

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 43,560 SQUARE FEET (1 ACRE) TO 30,945 SQUARE FEET (0.71 ACRE), AND (2) MINIMUM FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 15 FEET FOR A PROPOSED HOME IN THE A-1 (AGRICULTURAL DISTRICT); (PAM & MELVIN OLSON, APPLICANTS)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Jason Showe **EXT.** 7398

Agenda Date 11-15-04 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 43,560 SQUARE FEET (1 ACRE) TO 30,945 SQUARE FEET (0.71 ACRE), AND (2) MINIMUM FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 15 FEET FOR A PROPOSED HOME IN THE A-1 (AGRICULTURAL DISTRICT); (PAM & MELVIN OLSON, APPLICANTS); OR
2. **DENY** REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 43,560 SQUARE FEET (1 ACRE) TO 30,945 SQUARE FEET (0.71 ACRE), AND (2) MINIMUM FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 15 FEET FOR A PROPOSED HOME IN THE A-1 (AGRICULTURAL DISTRICT); (PAM & MELVIN OLSON, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANTS: LOCATION: ZONING:	PAM & MELVIN OLSON 5545 WILSON ROAD A-1 (AGRICULTURE DISTRICT)
BACKGROUND/ REQUEST	<ul style="list-style-type: none"> • THE APPLICANTS WISH TO CONSTRUCT A HOUSE AT 5545 ON A LOT THAT IS DEFICIENT IN MINIMUM LOT SIZE. THE APPLICANTS ARE ALSO PROPOSING A HOME THAT WOULD ENCROACH INTO THE MINIMUM FRONT YARD SETBACK ALONG GARDA AVENUE BY 35 FEET; THE STATED VARIANCES ARE THEREBY REQUESTED. • THE PROPERTY CURRENTLY FEATURES A 1930 SINGLE FAMILY DWELLING THAT IS SITUATED ON THE PROPERTY AND PARTIALLY IN THE GARDA AVENUE RIGHT OF WAY. BASED ON CLAIMS FROM THE 	

	<p>APPLICANT, THIS HOUSE WOULD BE DEMOLISHED IN ADVANCE OF THE PROPOSED HOME'S CONSTRUCTION. THE APPLICANTS HAVE A PERMIT TO DEMOLISH THIS DWELLING UNIT.</p> <ul style="list-style-type: none"> • THE APPLICANTS HAVE STATED THAT THEY INTEND TO BUILD A HOME WITH A WIDTH OF 76 FEET, APPROXIMATELY 2373 SQUARE FEET IN SIZE. AND WITH THE EXCEPTION OF THE FRONT YARD VARIANCE ENCROACHMENT, THE PROPOSED HOME WOULD COMPLY WITH THE REMAINDER OF THE SETBACKS. PLANS FOR THE PROPOSED HOME ARE INCLUDED IN THIS REPORT. • THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY. 																
<p>STAFF FINDINGS</p>	<p>THE APPLICANTS HAVE DEMONSTRATED A HARDSHIP, BASED ON THE STANDARDS FOR GRANTING VARIANCES:</p> <ul style="list-style-type: none"> • THE SUBJECT LOT WAS CREATED AS A PART OF THE 1ST ADDITION TO SYLVAN LAKE, WHICH WAS PLATTED ON OCTOBER 17, 1925. • THE ADOPTION OF COUNTYWIDE ZONING IN 1960 BY SEMINOLE COUNTY SUBSEQUENTLY RENDERED THE LOT NONCONFORMING WITH RESPECT TO A-1 DISTRICT MINIMUM LOT SIZE, THEREBY CREATING A HARDSHIP. • THE SIZE OF THE SUBJECT PROPERTY IS 30,945 SQUARE FEET. THE PROPERTY SIZE MOST CLOSELY MIMICS R-1AAAA (SINGLE-FAMILY DWELLING DISTRICT) REQUIREMENTS FOR MINIMUM LOT SIZE (21,780 SQUARE FEET). FOR THIS REASON, STAFF BELIEVES SIMILAR SETBACKS SHOULD APPLY AS STATED BELOW TO ENSURE COMPATIBILITY WITH THE TREND OF NEARBY SINGLE-FAMILY DEVELOPMENT: <table border="1" data-bbox="565 1331 1438 1507"> <thead> <tr> <th colspan="4">MINIMUM SETBACKS</th> </tr> <tr> <th></th> <th>A-1 DISTRICT</th> <th>R-1AAAA DISTRICT</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FRONT YARD</td> <td>50 FT</td> <td>25 FT</td> <td>15 FT</td> </tr> <tr> <td>SIDE YARD (INTERIOR)</td> <td>10 FT</td> <td>10 FT</td> <td>10 FT</td> </tr> </tbody> </table>	MINIMUM SETBACKS					A-1 DISTRICT	R-1AAAA DISTRICT	PROPOSED	FRONT YARD	50 FT	25 FT	15 FT	SIDE YARD (INTERIOR)	10 FT	10 FT	10 FT
MINIMUM SETBACKS																	
	A-1 DISTRICT	R-1AAAA DISTRICT	PROPOSED														
FRONT YARD	50 FT	25 FT	15 FT														
SIDE YARD (INTERIOR)	10 FT	10 FT	10 FT														
<p>STAFF RECOMMENDATION</p>	<p>BASED ON THE ABOVE FINDINGS, STAFF RECOMMENDS THE BOARD <u>DENY</u> THE REQUEST FOR FRONT YARD SETBACK VARIANCE FROM 50 FT TO 15 FT AND CONSIDER GRANTING A FRONT YARD SETBACK VARIANCE FROM 50 FT TO 25 FT AND THE REQUESTED MINIMUM LOT SIZE VARIANCE FROM 43,560 SQUARE FEET TO 30,945 SQUARE FEET WITH THE RECOMMENDED CONDITIONS:</p> <ul style="list-style-type: none"> • ANY VARIANCES GRANTED SHOULD APPLY ONLY TO THE EXISTING LOT AS DEPICTED ON THE ATTACHED SITE PLAN; AND • ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE 																

	<p>BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</p> <p>STAFF BELIEVES THIS WOULD ALLOW A SINGLE-FAMILY HOME TO BE CONSTRUCTED ON THE PROPERTY, AT THE MINIMUM VARIANCE NECESSARY TO ENSURE REASONABLE USE OF THE PROPERTY IS RETAINED. IF THE BOARD SHOULD DECIDE TO REDUCE THE FRONT YARD SETBACK TO 15 FT AS REQUESTED, STAFF RECOMMENDS THE IMPOSITION OF A CONDITION TO REQUIRE SIDE ENTRY INTO THE PROPOSED GARAGE, AS SHOWN ON THE ATTACHED SITE PLAN.</p>
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COPY

APPL. NO. BV 2004-1104

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- VARIANCE** FYSBV from 50' to 15' for proposed SF home
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION**
- EXISTING (YEAR _____) PROPOSED (YEAR _____)
- REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
- ANTICIPATED TIME MOBILE HOME IS NEEDED _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	PAM & MELVIN OLSON	
ADDRESS	500 ORANGE BLVD	
	SANFORD, FL 32771	
PHONE 1	407-688-0443	
PHONE 2	407-322-7911	
E-MAIL	Pam@DETAILDYNAMICS.INC.COM	

PROJECT NAME: N/A

SITE ADDRESS: 5545 Wilson Road

CURRENT USE OF PROPERTY: Vacant SF

LEGAL DESCRIPTION: see attached

SIZE OF PROPERTY: 0.71 acre(s) PARCEL I.D. 3119+30-501-0000-1050

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS N/A

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO TBD

This request will be considered at the Board of Adjustment regular meeting on / / (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

[Signature]
 SIGNATURE OF OWNER OR AGENT*

10.27.04
 DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

MLSV from 1 acre (43,560 sf) to 30,945 sf for proposed SF home

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:

FEE(S): \$ 200.00 COMMISSION DISTRICT 5 FLU / ZONING LDR / A-1

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS SE corner of Wilson Road & Garda Avenue

PLANNING ADVISOR ERM DATE 10-27-04

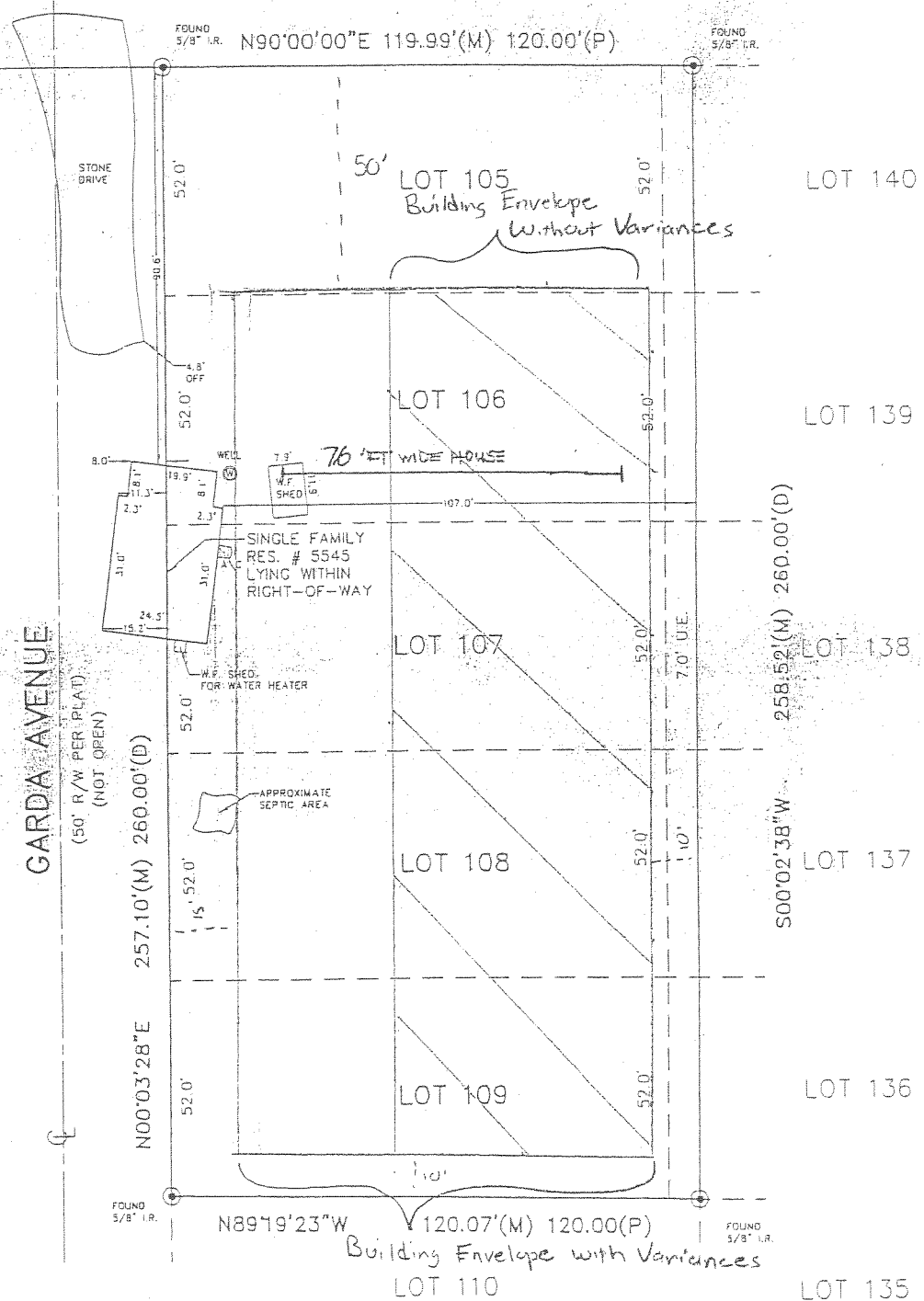
SUFFICIENCY COMMENTS _____

BOUNDARY SURVEY

PROPERTY DESCRIPTION (AS PROVIDED BY CLIENT): LOTS 105, 106, 107, 108 AND 109, 1ST ADDITION TO SYLVAN LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 18 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

WILSON ROAD (FIELD) SIXTH STREET (PLAT)

(50' R/W)



GARDA AVENUE
(50' R/W PER PLAT)
(NOT OPEN)

N00°03'28"E 257.10'(M) 260.00'(D)

258.52'(M) 260.00'(D)

500°02'38"W

N89°19'23"W 120.07'(M) 120.00'(P)


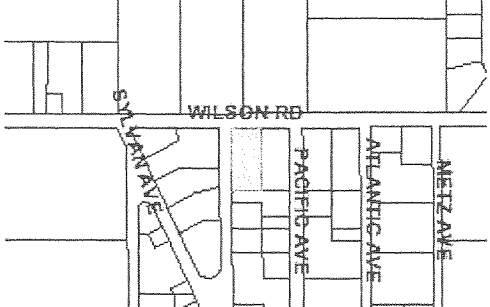

LEGEND:

- = CONCRETE
- = SET 1/2" REBAR & CAP PSM # 7020
- = FOUND PROPERTY CORNER
- = FOUND 4" X 4" CONCRETE MONUMENT #
- = WELL
- = GAS METER
- = FIRE HYDRANT
- = CENTERLINE
- = BUILDING SETBACK LINE
- = BARBED WIRE FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY LINES

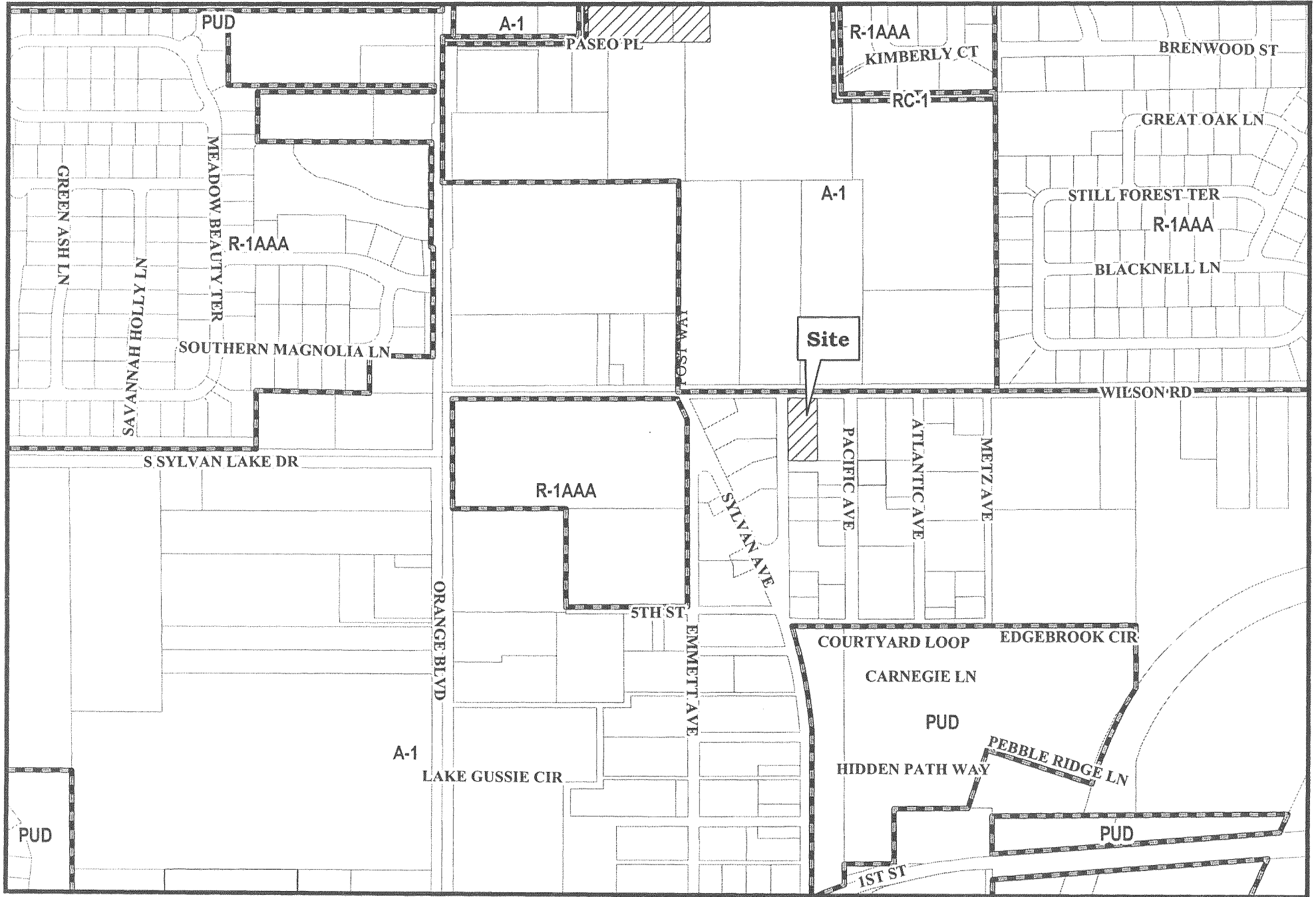
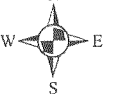
- NR = NOT RADIAL
- RAD = RADIAL
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- CH.BRC. = CHORD BEARING
- LS. = LAND SURVEYOR
- LB. = LAND SURVEYING BUSINESS
- M = MEASURED
- D = DESCRIPTION
- P = PLAT
- PRM = PERMANENT REFERENCE MONUMENT
- PC = POINT OF CURVATURE
- POB = POINT OF BEGINNING
- PT = POINT OF TANGENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- RES. = RESIDENCE
- U.R. = UTILITY ROOM
- CONC. = CONCRETE
- C.B. = CONCRETE BLOCK
- W.F. = WOOD FRAME
- COV. = COVERED
- ENT. = ENTRANCE
- WA. = WATER METER
- WPP = WOOD POWER POLE
- CPP = CONC. POWER POLE
- A/C = AIR CONDITIONER
- R/W = RIGHT OF WAY
- I.R. = IRON ROD
- I.P. = IRON PIPE
- C.M. = CONCRETE MONUMENT
- FF ELEV. = FINISHED FLOOR ELEVATION
- D.U.E. = DRAINAGE & UTILITY EASEMENT

SCALE:
1" = 40 FEET

103
7.81

<p>PARCEL DETAIL</p>	<p>REAL ESTATE</p>	<p>PERSONAL PROP</p>	<p>TAX ROLL</p>	<p>SALES SEARCH</p>	<p>◀ Back ▶</p>																								
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																													
<p>GENERAL</p> <p>Parcel Id: 31-19-30-501-0000-1050 Tax District: 01-COUNTY-TX DIST 1 Owner: OLSON PAMELA A & MELVIN L Exemptions: 00-HOMESTEAD Address: 5545 WILSON RD City,State,ZipCode: SANFORD FL 32771 Property Address: 5545 WILSON RD SANFORD 32771 Subdivision Name: SYLVAN LAKE 1ST ADD Dor: 01-SINGLE FAMILY</p>			<p>2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$20,022 Depreciated EXFT Value: \$0 Land Value (Market): \$40,812 Land Value Ag: \$0 Just/Market Value: \$60,834 Assessed Value (SOH): \$29,071 Exempt Value: \$25,000 Taxable Value: \$4,071</p>																										
<p>SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>09/2004</td> <td>05460</td> <td>1583</td> <td>\$71,000</td> <td>Improved</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>09/1996</td> <td>03132</td> <td>0053</td> <td>\$39,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1996</td> <td>03096</td> <td>0570</td> <td>\$34,200</td> <td>Improved</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	09/2004	05460	1583	\$71,000	Improved	SPECIAL WARRANTY DEED	09/1996	03132	0053	\$39,000	Improved	WARRANTY DEED	07/1996	03096	0570	\$34,200	Improved	<p>2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$614 2004 Tax Bill Amount: \$60 Save Our Homes (SOH) Savings: \$554 2004 Taxable Value: \$3,529</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>		
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1	SINGLE FAMILY	1930	3	744	904	744	SIDING AVG	\$20,022	\$39,068																				
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																													

Pam & Melvin Olson
5545 Wilson Road



Parcel: 31-19-30-501-0000-1050 / District: 5

BV2004-166
NOVEMBER 15, 2004

0 150 300 600 Feet



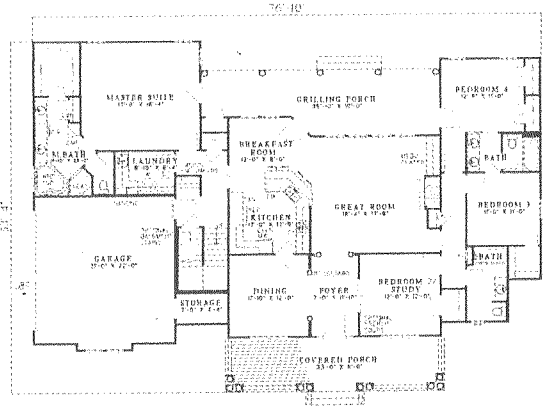
Bedrooms : 4 Bathrooms : 3 IHP1617-NDG-646

Style : Country **2373 sq.ft. (213,57 sq.m.)**

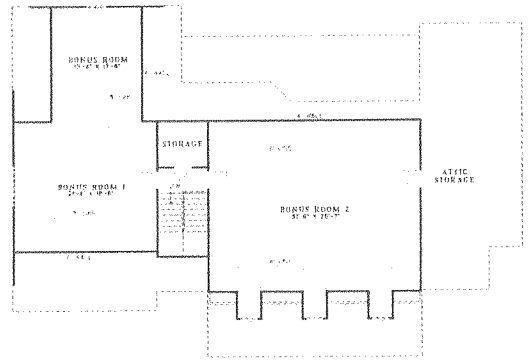
Plan description :
1st Level : Foyer, kitchen with snack-bar, breakfast area, formal dining room, great room with fireplace, master with walk-in and private bathroom including whirlpool bathtub, 2 bedrooms, study, 2 bathrooms, laundry facilities.
2nd Level : Attic storage and bonus room totalling.
Two-car garage : 523 sq.ft. (47,07 sq.m.)
Slab or crawlspace foundation options.

3049

1st Level : 2273 sq.ft. (204,57 sq.m.)



2nd Level : 776 sq.ft. (69,84 sq.m.)



2nd L

SEMINOLE COUNTY

BUILDING PERMIT

ISSUED DATE 10/22/04
5545 WILSON RD
SANFORD

FL 32771

PERMIT# 04-12859
31-19-30-501-0000-1050

OWNER: CRESSWELL KEVIN

UTILITIES

NONE

NONE

5545 WILSON RD
SANFORD

FL 32771

TRAFFIC

ZONE: A1 JUR: 01

WORK D: R545
DEMOLITION

FIRE ZONE: 34 USE ZONE: 01
TYPE: BAZE SINGLE FAMILY BLDG PERM
PERMITTED VALUE: 200

CONTRACTORS

PRIMARY OWNER BUILDER

000

SANFORD

FL 32771

LICENSE HOLDER NAME
STATE CONTRACTORS LICENSE

OWNER
OWNER

TYPE:
DEMO OWNER BUILDER
PLAN: OWNER BUILDER

CLMS OWNER BUILDER

SPECIAL CONDITIONS:

1107 & 105 SYLVAN LAKES/ DEMO EXISTING HOME AND SHED/ 1102

DATE BY

REQUIRED INSPECTIONS

BLLA FINAL SUPERVISION
E408 FINAL ELECTRICAL
P245 FINAL PLUMBING

PERMIT FEE ASSESSED

AMOUNT

RECEIVED
OCT 29 2004

APPLICATION ACCEPTED BY: JF
REQUIREMENTS SET BY: JF
APPROVED FOR ISSUANCE: JF

CONTRACTOR FEES

DEMO PH ACCESS 004127833 15.00
CLMS PH ACCESS 004127841 20.00
PLBS PH ACCESS 004127854 20.00

VALIDATED ON 10/22/04

TOTAL FEES ASSESSED \$ 55.00

CHECK# 000000000000 BY PAH & RELV
REC# TR: 03062202

LESS DEPOSIT 85.00
LESS PAYMENT 1.00

NOTE:

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING SEPTIC TANK, AIR CONDITIONING, WELL DRILLING AND/OR PUMP INSTALLATION REMOVAL OR RELOCATION OF TREES AND ADVERTISING SIGNS.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMPLETED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER THAT WORK IS COMMENCED.

ALL PLANS FOR THE BUILDING WHICH ARE REQUIRED TO BE STORED AND SEALED BY THE ARCHITECT OR ENGINEER OF RECORD SHALL CONTAIN A STATEMENT THAT, TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES.

THE NAMED CONTRACTOR/OWNER/BUILDER TO WHOM THE PERMIT IS ISSUED SHALL HAVE THE RESPONSIBILITY FOR SUPERVISION, DIRECTION, MANAGEMENT, AND CONTROL OF THE CONSTRUCTION ACTIVITIES ON THE PROJECT FOR WHICH THE PERMIT WAS ISSUED.

SIGNATURE OF OWNER

DATE

SIGNATURE OF CONTRACTOR

DATE

FAILURE TO COMPLY WITH THE PECHANIE'S LION LAW CAN RESULT IN THE PROPERTY OWNER PAYING TRIPLE FOR BUILDING IMPROVEMENTS.

PURSUANT TO SEMINOLE COUNTY RESOLUTION 02-R-24, THE VALUE OF CONSTRUCTION IS DETERMINED BY THE MOST RECENT DECEMBER PUBLISHING OF SOUTHERN BUILDING CODE CONGRESS ESTIMATES PER SQUARE FOOT, EXCLUDING REGIONAL MODIFIER, OF ALL AREAS UNDER ROOF ACCORDING TO TYPE OF CONSTRUCTION AND USE. THE (GOOD) CLASS WILL BE USED FOR ALL CONSTRUCTION. APPLICANT MAY APPEAL TO THE BUILDING OFFICIAL AND PRESENT DOCUMENTATION TO HAVE THE PROJECT CLASSIFIED AS (AVERAGE) PRIOR TO ISSUANCE OF BUILDING PERMIT. BY SIGNING THIS DOCUMENT, APPLICANT IS WAIVING THEIR RIGHT TO APPEAL THE FEE CHARGED.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On November 15, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOTS 105 106 107 108 + 109 1ST ADD TO SYLVAN LAKE PB 4 PG 18

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: PAMELA & MELVIN OLSON
5545 WILSON RD
SANFORD, FL 32771

Project Name: 5545 WILSON RD

Requested Development Approval:

1. MINIMUM LOT SIZE VARIANCE FROM 43,560 SQUARE FEET (1 ACRE) TO 30,945 SQUARE FEET (0.71 ACRE), AND
2. MINIMUM FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 15 FEET FOR A PROPOSED HOME IN THE A-1 (AGRICULTURE DISTRICT).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Jason Showe, Planner
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. THE VARIANCES GRANTED WILL APPLY ONLY TO THE EXISTING LOT AS DEPICTED ON THE ATTACHED SITE PLAN.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: