

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO AMEND AN EXISTING SPECIAL EXCEPTION FOR A VETERINARY CLINIC IN THE A-1 (AGRICULTURE DISTRICT); (TOM GRIFFIN, APPLICANT).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 08-22-05 Regular Consent Public Hearing – 6:00

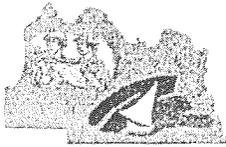
MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR SPECIAL EXCEPTION TO AMEND AN EXISTING SPECIAL EXCEPTION FOR A VETERINARY CLINIC IN THE A-1 (AGRICULTURE DISTRICT); (TOM GRIFFIN, APPLICANT); OR
2. **DENY** REQUEST FOR SPECIAL EXCEPTION TO AMEND AN EXISTING SPECIAL EXCEPTION FOR A VETERINARY CLINIC IN THE A-1 (AGRICULTURE DISTRICT); (TOM GRIFFIN, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

| | | | | |
|-----------------------------|---|---|-----------------------------------|---|
| GENERAL INFORMATION | TOM GRIFFIN, APPLICANT 9905 SOUTH US 17-92 MAITLAND, FL | A-1 DISTRICT, LDC SECTION 30.124(B), (4) | | |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • THE APPLICANT REQUEST TO AMEND AN EXISTING SPECIAL EXCEPTION (VETERINARY SPECIALISTS CENTER) AND SITE PLAN FOR A VETERINARY CLINIC IN ORDER TO CONSTRUCT A 1,600 SQUARE FOOT ADDITION AND 17 PARKING SPACES. • ON FEBRUARY 28, 2000, VETERINARY SPECIALIST CENTER WAS GRANTED A SPECIAL EXCEPTION FOR A 12,744 SQUARE FOOT VETERINARY CLINIC. ON JANUARY 27, 2003 AN AMENDMENT WAS GRANTED FOR A 4,673 SQUARE FOOT BUILDING ADDITION AND TWO ADDITIONAL PARKING AREAS. | | | |
| ZONING & FLU | DIRECTION SITE | EXISTING ZONING A-1 | EXISTING FLU COMMERICAL | USE OF PROPERTY VETERINARY CLINIC |

| | | | | |
|---|--|---|--------------------------|-------------------|
| | NORTH | C-2 | COMMERCIAL | GAS STATION |
| | SOUTH | ORANGE COUNTY/COMMERICAL AND RESIDENTIAL USES | | |
| | EAST | R-3A | HIGH DENSITY RESIDENTIAL | APARTMENTS |
| | WEST | C-2 | COMMERCIAL | VETERINARY CLINIC |
| <p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p> | <p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE REQUESTED SPECIAL EXCEPTION WOULD INCREASE THE CURRENT USE THAT WAS ESTABLISHED ON THE PROPERTY IN 2000.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>THE ADDITIONAL BUILDING WILL BE UTILIZED FOR STORAGE AND OFFICES FOR THE STAFF. THE ADDITIONAL PARKING WILL ALSO BE DESIGNATED FOR THE EXISTING STAFF. THE TRAFFIC GENERATED FROM THESE IMPROVEMENTS WOULD NOT HAVE A SIGNIFICATE IMPACT ON THE EXISTING TRAFFIC.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES LOW DENSITY RESIDENTIAL FUTURE LAND USE AS APPROPRIATE FOR A VARIETY OF USES (INCLUDING VETERINARY CLINICS).</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED ADDITIONS WOULD MEET THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE A-1 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> | | | |

| | |
|-----------------------------|--|
| | <p>WITHIN THE A-1 DISTRICT, VETERINARY CLINICS ARE ALLOWED AS SPECIAL EXCEPTION; THIS SITE HAS RECEIVED PREVIOUS APPROVALS FOR A VETERINARY CLINIC. THE ADDITIONS TO THE EXISTING SITE WOULD BE CONSISTENT WITH THE CURRENT APPROVED USE.</p> |
| STAFF FINDINGS | <p>IN THE EVALUATION OF THIS APPLICATION, STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none">• THE PROPERTY IS CURRENTLY SERVED BY SEMINOLE COUNTY WATER AND IS PROPOSING TO CONNECT TO SEMINOLE COUNTY SEWER WHEN AVAILABLE.• THERE ARE NO IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN.• THE PROPERTY IS CURRENTLY USED AS A VETERINARY CLINIC; IT IS CONSISTENT WITH THE TREND OF DEVELOPMENT ALONG US 17-92.• THE PROPOSED AMENDMENTS WOULD NOT HAVE A SIGNIFICANT IMPACT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS OR VOLUMES.• THE PROPOSED AMENDMENTS WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF LOW DENSITY RESIDENTIAL FUTURE LAND USE FOR THE SUBJECT PROPERTY, AND THE PROPOSED ADDITIONS WOULD NOT ADVERSELY AFFECT THE PUBLIC INTEREST. |
| STAFF RECOMMENDATION | <p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">○ SUBMITTAL OF A FINAL SITE PLAN, IN ACCORDANCE WITH THE CODE, FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. |



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY

APPL. NO. BS 2005-015

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**
- SPECIAL EXCEPTION** FOR A NEW 1600 SF BUILDING FOR VETERINARY OFFICES AND ALSO WAIVER FROM PERIMETER WALL AT SOUTH AND EAST OF NEW PARKING AREA (USE OPAQUE LANDSCAPE SCREEN INSTEAD)
- 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**

| PROPERTY OWNER | | AUTHORIZED AGENT* |
|----------------|--|--|
| NAME | | TOM F. GRIFFIN (MCCREE, INC) |
| ADDRESS | 9905 S. US 17-92 MAITLAND, FL 32751 | 500 E. PRINCETON STREET ORLANDO, FL 32803 |
| PHONE 1 | 407-644-1287 | 407-898-4821 |
| PHONE 2 | | FAX 407-896-8763 |
| E-MAIL | AVSDEHAAN@AOL.COM | TOM.GRIFFIN@MCCREE.COM |

PROJECT NAME: VETERINARY SPECIALIST CENTER - NEW 1600 SF BUILDING

SITE ADDRESS: 9905 S. US 17-92, MAITLAND, FL 32751

CURRENT USE OF PROPERTY: VETERINARY CLINIC

LEGAL DESCRIPTION: LOT 2 VETERINARY MEDICAL PARK, PLAT BOOK 63, PAGES 18 AND 19, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.78 acre(s) PARCEL I.D. 19-21-30-527-0000-0020

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS N/A

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 08/22/05 (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 OF OWNER OR AGENT*

DATE

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

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

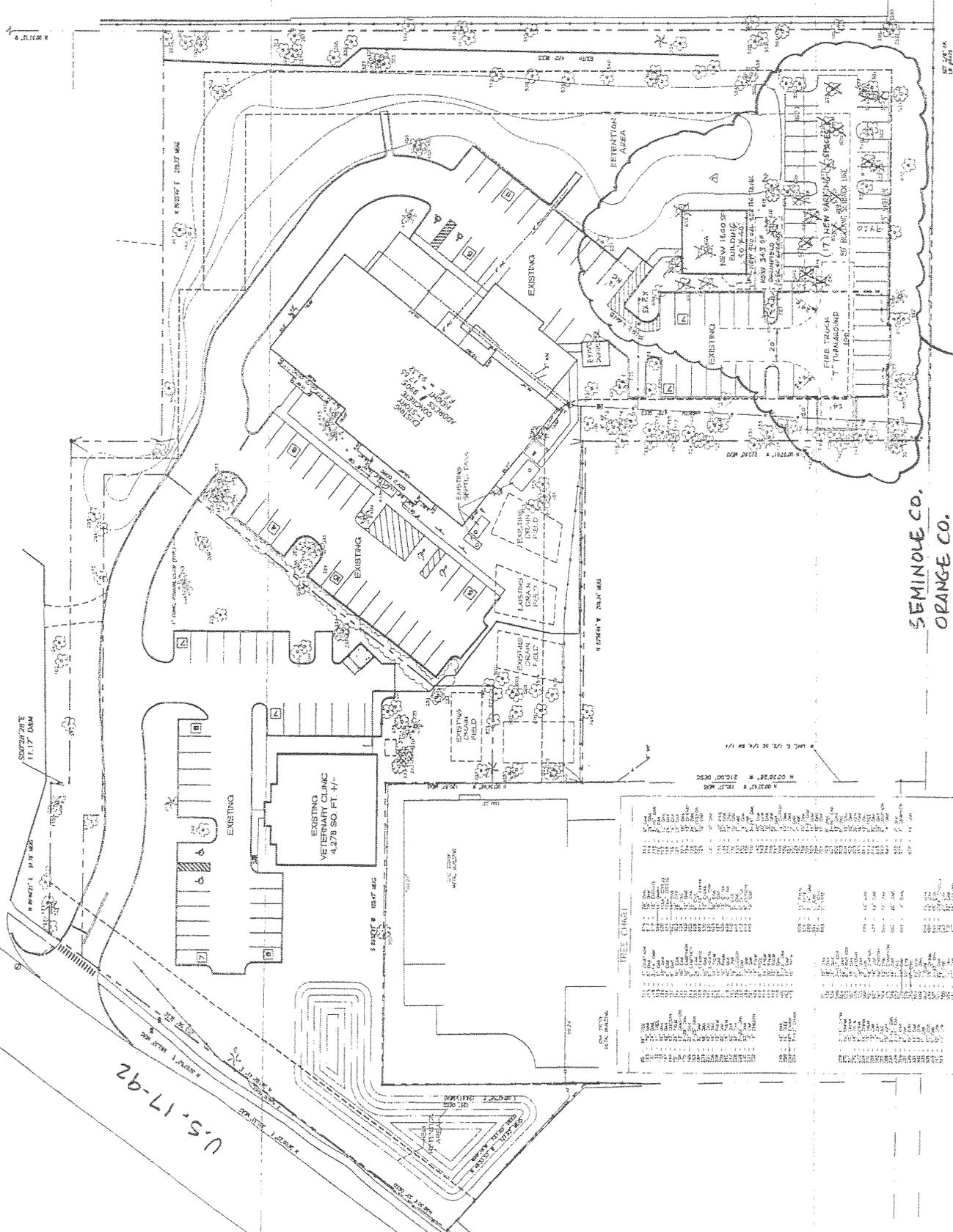
| | |
|---------|--|
| NAME | |
| ADDRESS | |
| PHONE 1 | |
| PHONE 2 | |
| E-MAIL | |

NATURE OF THE APPEAL

APPELLANT SIGNATURE

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): \$ 370.00 COMMISSION DISTRICT 4 FLU/ZONING LDR/A-1
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS west side of 17-92 1/2 mi from
intersection of 17-92 and ^N 40th Ave.
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____



AREA OF PROPOSED WORK

SEMINOLE CO.
ORANGE CO.

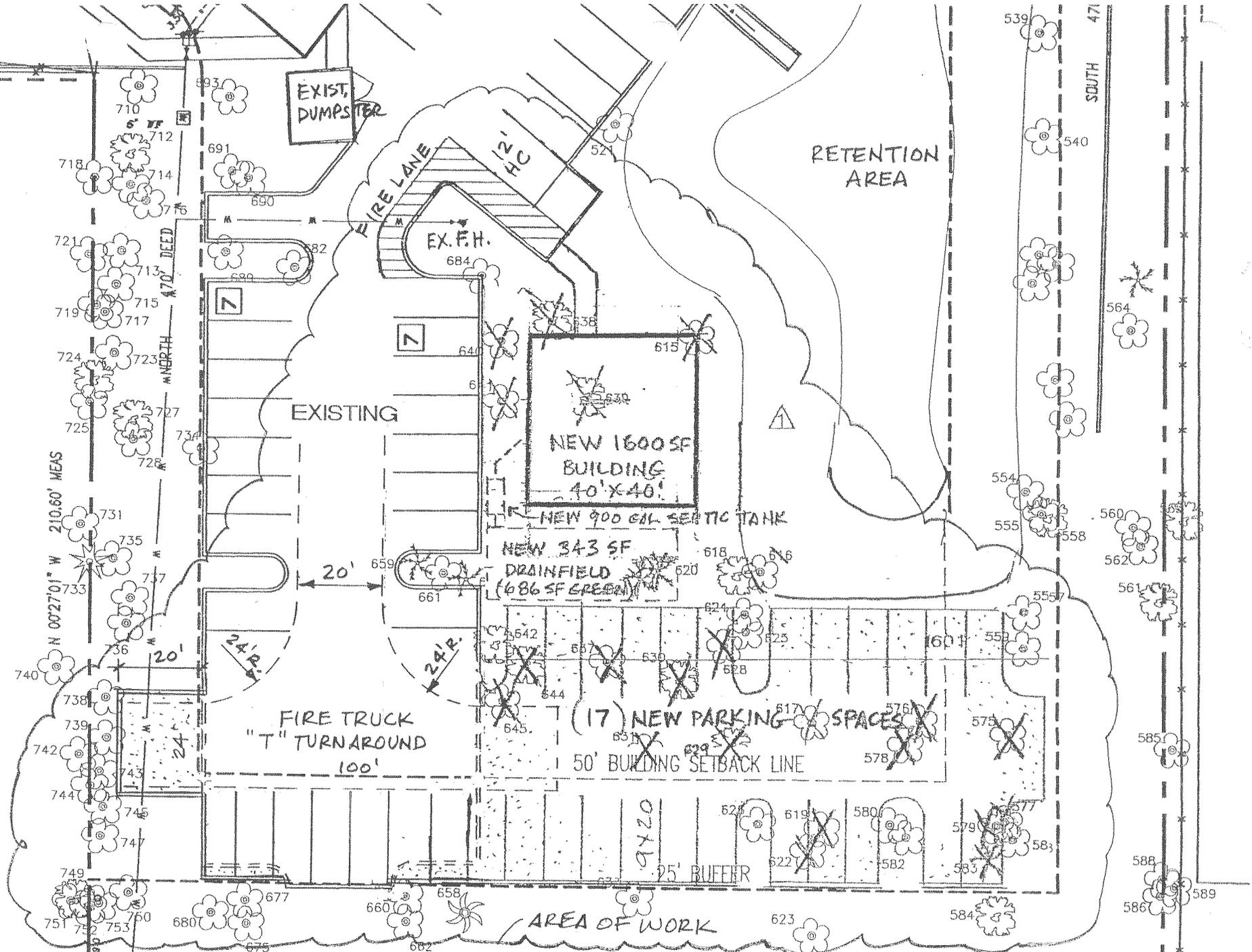
SPECIAL EXCEPTION PLAN
SCALE: 1/8" = 1'-0"



TREE CHASE

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------|-----|
| 1 | 02/02/22 | REVISION | GVA |
| 2 | 02/02/22 | REVISION | GVA |
| 3 | 02/02/22 | REVISION | GVA |
| 4 | 02/02/22 | REVISION | GVA |
| 5 | 02/02/22 | REVISION | GVA |
| 6 | 02/02/22 | REVISION | GVA |
| 7 | 02/02/22 | REVISION | GVA |
| 8 | 02/02/22 | REVISION | GVA |
| 9 | 02/02/22 | REVISION | GVA |
| 10 | 02/02/22 | REVISION | GVA |
| 11 | 02/02/22 | REVISION | GVA |
| 12 | 02/02/22 | REVISION | GVA |
| 13 | 02/02/22 | REVISION | GVA |
| 14 | 02/02/22 | REVISION | GVA |
| 15 | 02/02/22 | REVISION | GVA |
| 16 | 02/02/22 | REVISION | GVA |
| 17 | 02/02/22 | REVISION | GVA |
| 18 | 02/02/22 | REVISION | GVA |
| 19 | 02/02/22 | REVISION | GVA |
| 20 | 02/02/22 | REVISION | GVA |
| 21 | 02/02/22 | REVISION | GVA |
| 22 | 02/02/22 | REVISION | GVA |
| 23 | 02/02/22 | REVISION | GVA |
| 24 | 02/02/22 | REVISION | GVA |
| 25 | 02/02/22 | REVISION | GVA |
| 26 | 02/02/22 | REVISION | GVA |
| 27 | 02/02/22 | REVISION | GVA |
| 28 | 02/02/22 | REVISION | GVA |
| 29 | 02/02/22 | REVISION | GVA |
| 30 | 02/02/22 | REVISION | GVA |
| 31 | 02/02/22 | REVISION | GVA |
| 32 | 02/02/22 | REVISION | GVA |
| 33 | 02/02/22 | REVISION | GVA |
| 34 | 02/02/22 | REVISION | GVA |
| 35 | 02/02/22 | REVISION | GVA |
| 36 | 02/02/22 | REVISION | GVA |
| 37 | 02/02/22 | REVISION | GVA |
| 38 | 02/02/22 | REVISION | GVA |
| 39 | 02/02/22 | REVISION | GVA |
| 40 | 02/02/22 | REVISION | GVA |
| 41 | 02/02/22 | REVISION | GVA |
| 42 | 02/02/22 | REVISION | GVA |
| 43 | 02/02/22 | REVISION | GVA |
| 44 | 02/02/22 | REVISION | GVA |
| 45 | 02/02/22 | REVISION | GVA |
| 46 | 02/02/22 | REVISION | GVA |
| 47 | 02/02/22 | REVISION | GVA |
| 48 | 02/02/22 | REVISION | GVA |
| 49 | 02/02/22 | REVISION | GVA |
| 50 | 02/02/22 | REVISION | GVA |
| 51 | 02/02/22 | REVISION | GVA |
| 52 | 02/02/22 | REVISION | GVA |
| 53 | 02/02/22 | REVISION | GVA |
| 54 | 02/02/22 | REVISION | GVA |
| 55 | 02/02/22 | REVISION | GVA |
| 56 | 02/02/22 | REVISION | GVA |
| 57 | 02/02/22 | REVISION | GVA |
| 58 | 02/02/22 | REVISION | GVA |
| 59 | 02/02/22 | REVISION | GVA |
| 60 | 02/02/22 | REVISION | GVA |
| 61 | 02/02/22 | REVISION | GVA |
| 62 | 02/02/22 | REVISION | GVA |
| 63 | 02/02/22 | REVISION | GVA |
| 64 | 02/02/22 | REVISION | GVA |
| 65 | 02/02/22 | REVISION | GVA |
| 66 | 02/02/22 | REVISION | GVA |
| 67 | 02/02/22 | REVISION | GVA |
| 68 | 02/02/22 | REVISION | GVA |
| 69 | 02/02/22 | REVISION | GVA |
| 70 | 02/02/22 | REVISION | GVA |
| 71 | 02/02/22 | REVISION | GVA |
| 72 | 02/02/22 | REVISION | GVA |
| 73 | 02/02/22 | REVISION | GVA |
| 74 | 02/02/22 | REVISION | GVA |
| 75 | 02/02/22 | REVISION | GVA |
| 76 | 02/02/22 | REVISION | GVA |
| 77 | 02/02/22 | REVISION | GVA |
| 78 | 02/02/22 | REVISION | GVA |
| 79 | 02/02/22 | REVISION | GVA |
| 80 | 02/02/22 | REVISION | GVA |
| 81 | 02/02/22 | REVISION | GVA |
| 82 | 02/02/22 | REVISION | GVA |
| 83 | 02/02/22 | REVISION | GVA |
| 84 | 02/02/22 | REVISION | GVA |
| 85 | 02/02/22 | REVISION | GVA |
| 86 | 02/02/22 | REVISION | GVA |
| 87 | 02/02/22 | REVISION | GVA |
| 88 | 02/02/22 | REVISION | GVA |
| 89 | 02/02/22 | REVISION | GVA |
| 90 | 02/02/22 | REVISION | GVA |
| 91 | 02/02/22 | REVISION | GVA |
| 92 | 02/02/22 | REVISION | GVA |
| 93 | 02/02/22 | REVISION | GVA |
| 94 | 02/02/22 | REVISION | GVA |
| 95 | 02/02/22 | REVISION | GVA |
| 96 | 02/02/22 | REVISION | GVA |
| 97 | 02/02/22 | REVISION | GVA |
| 98 | 02/02/22 | REVISION | GVA |
| 99 | 02/02/22 | REVISION | GVA |
| 100 | 02/02/22 | REVISION | GVA |

U.S. 17-92



SEMINOLE COUNTY
ORANGE COUNTY

VETERINARY SPECIALIST CENTER
SPECIAL EXCEPTION PLAN (ENLARGED)
SCALE: 1" = 30'-0"

8/2/05
SET 5/8" I.R.
LB #4475

Veterinary Specialist Center – New 1600 SF Building for Veterinary Offices

Special Exception to add a new 1600 sf building for Veterinary Offices and (20) new parking spaces, and a Waiver from a perimeter wall at the south and east of the new parking area. (We will use opaque landscape screening of two staggered rows of wax myrtle trees in lieu of the perimeter wall. This would maintain the existing “natural” landscaping look along the south side of the property).

The Project is at 9905 S. US 17-92, Maitland, FL 32751.

The property is currently used for veterinary offices and the existing building is 15,544 sf. The new building is proposed to be 1600 sf.

There are 75 parking spaces existing, of which 28 spaces are required. The Owner is proposing to add 20 new spaces that will be 9 X 20 size because they are over the required number of spaces.

The existing building is on a septic tank system because there are no sanitary lines near the property. The new building will have a new septic system that would include a new 900 gallon septic tank and a 343 sf drainfield. There is existing water from City of Casselberry that is serving the existing building and immediately adjacent to the new building.

The new building will be 107 feet from the east property line, 101 feet from the west property line, and 108 feet from the south property line. The required setbacks are 50 feet. The new parking area is 26 feet away from the south and east property lines, which would be outside of the active buffer of 25 feet. See above for the request of waiver from new perimeter walls.

There are existing fire lanes per code for the existing building, and the rear fire lane is right in front of the new proposed building location.

The existing dry retention area will handle the new impervious area. There are no wetlands on the property.

The hours of operation are 7:00 AM – 6:00 PM Monday through Friday, and 7:00 AM to 1:00 PM on Saturday.

The height of the new building will be 15 feet.

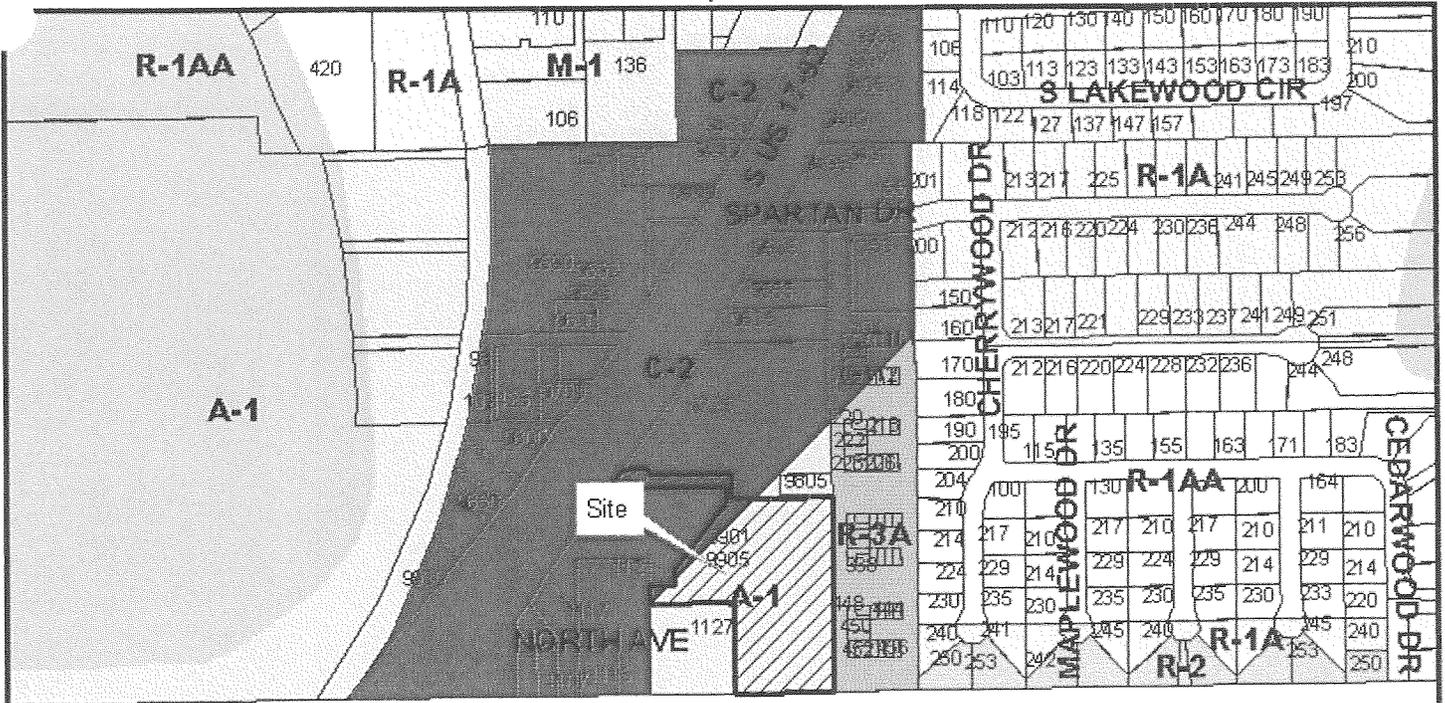
There is existing signage along US 17-92 that will remain. There is no new signage.

| PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1488 407-655-7506 | | | | | | | | | | | | | | | |
|--|---------------|---|---------------------------|---------------|------------|----------------------------|------------|---------------|---|---|---------|------|-----------|---|--|
| GENERAL Parcel Id: 19-21-30-527-0000-0020 Tax District: 04-COUNTY- 17-92 REDVDST Owner: VSC PROPERTIES Exemptions: Address: 9905 S US HWY 17-92 City,State,ZipCode: MAITLAND FL 32751 Property Address: 9905 17-92 HWY S Facility Name: Dor: 1902-VETERINARIAN CLINIC | | 2005 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 4 Depreciated Bldg Value: \$1,255,929 Depreciated EXFT Value: \$49,333 Land Value (Market): \$493,971 Land Value Ag: \$0 Just/Market Value: \$1,799,233 Assessed Value (SOH): \$1,799,233 Exempt Value: \$0 Taxable Value: \$1,799,233 Tax Estimator | | | | | | | | | | | | | |
| SALES Deed Date Book Page Amount Vac/Imp Find Comparable Sales within this DOR Code | | 2004 VALUE SUMMARY 2004 Tax Bill Amount: \$17,678 2004 Taxable Value: \$1,045,962 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS | | | | | | | | | | | | | |
| LAND <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>SQUARE FEET</td> <td>0</td> <td>0</td> <td>164,657</td> <td>3.00</td> <td>\$493,971</td> </tr> </tbody> </table> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | SQUARE FEET | 0 | 0 | 164,657 | 3.00 | \$493,971 | LEGAL DESCRIPTION PLAT LOT 2 VETERINARY MEDICAL PARK PB 63 PGS 18 & 19 | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | |
| SQUARE FEET | 0 | 0 | 164,657 | 3.00 | \$493,971 | | | | | | | | | | |
| BUILDING INFORMATION | | | | | | | | | | | | | | | |
| Bld Num | Bld Class | Year Blt | Fixtures | Gross SF | Stories | Ext Wall | Bld Value | Est. Cost New | | | | | | | |
| 1 | MASONRY PILAS | 2000 | 38 | 12,768 | 1 | CONCRETE TILT UP - MASONRY | \$943,467 | \$1,006,365 | | | | | | | |
| Subsection / Sqft | | | OPEN PORCH FINISHED / 448 | | | | | | | | | | | | |
| 2 | MASONRY PILAS | 2004 | 3 | 1,184 | 1 | CONCRETE TILT UP - MASONRY | \$102,351 | \$103,647 | | | | | | | |
| 3 | MASONRY PILAS | 2004 | 0 | 1,154 | 1 | CONCRETE TILT UP - MASONRY | \$125,160 | \$126,744 | | | | | | | |
| 4 | MASONRY PILAS | 2004 | 3 | 1,027 | 1 | CONCRETE TILT UP - MASONRY | \$84,951 | \$86,026 | | | | | | | |
| EXTRA FEATURE | | | | | | | | | | | | | | | |
| Description | Year Blt | Units | EXFT Value | Est. Cost New | | | | | | | | | | | |
| COMMERCIAL ASPHALT DR 2 IN | 2000 | 26,360 | \$19,144 | \$21,879 | | | | | | | | | | | |
| WALKS CONC COMM | 2000 | 2,386 | \$4,176 | \$4,772 | | | | | | | | | | | |
| POLE LIGHT CONCRETE | 2000 | 14 | \$1,960 | \$1,960 | | | | | | | | | | | |
| 6' CHAIN LINK FENCE | 2000 | 278 | \$1,390 | \$1,668 | | | | | | | | | | | |
| 6' WOOD FENCE | 2000 | 100 | \$100 | \$100 | | | | | | | | | | | |
| STUCCO WALL | 2000 | 2,826 | \$9,891 | \$11,304 | | | | | | | | | | | |
| 6' CHAIN LINK FENCE | 2004 | 120 | \$696 | \$720 | | | | | | | | | | | |
| WALKS CONC COMM | 2004 | 1,243 | \$2,424 | \$2,486 | | | | | | | | | | | |

| | | | | |
|-----------------------------|------|-------|---------|---------|
| COMMERCIAL CONCRETE DR 4 IN | 2004 | 340 | \$663 | \$680 |
| POLE LIGHT CONCRETE | 2004 | 8 | \$1,120 | \$1,120 |
| COMMERCIAL ASPHALT DR 2 IN | 2004 | 9,600 | \$7,769 | \$7,968 |

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.

Tom F. Griffin (McCree, INC)
 9905 S. U.S. 17-92
 Maitland, FL 32751

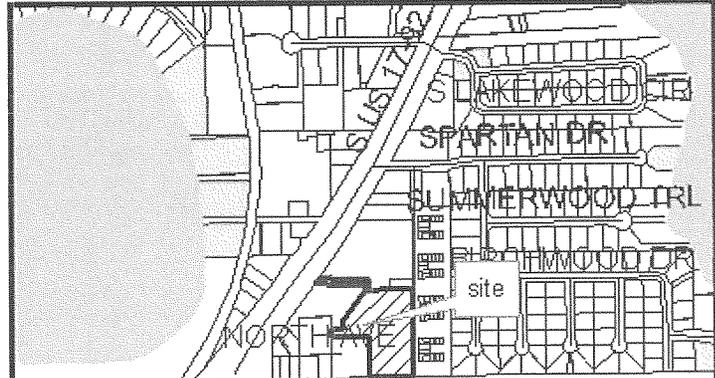


Seminole County Board of Adjustment
 August 22, 2005
 Case: BS2005-015
 Parcel No: 19-21-30-527-0000-0020

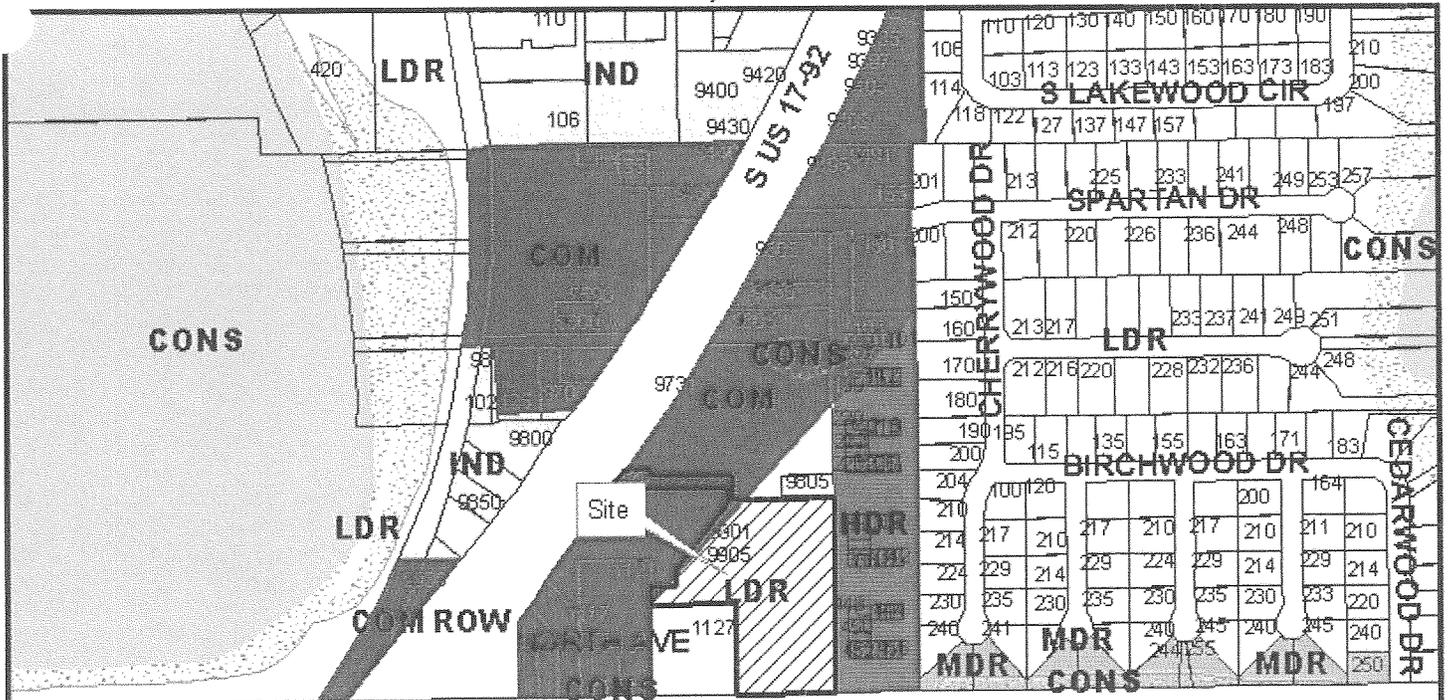
Zoning

- A-1 Agricultural-1A c
- R-1AA Single Fam-11700
- R-1A Single Fam-9000
- R-2 One and Two-Family-9000
- R-3A Multi-Family-10DU
- C-2 Retail Commercial
- M-1 Industrial
- BS2005-015

0 95 190 380 570 760 Feet



Tom F. Griffin (McCree, INC)
 9905 S. U.S. 17-92
 Maitland, FL 32751



Seminole County Board of Adjustment
 August 22, 2005
 Case: BS2005-015
 Parcel No: 19-21-30-527-0000-0020

Future Land Use

- | | | | |
|--|-----------|--|---------------------------|
| | CONS, LDR | | All Other Values |
| | CONS, MDR | | Vacant Residential |
| | CONS, COM | | Single Family Residential |
| | LDR, NONE | | Mobile Home |
| | MDR, NONE | | BS2005-015 |
| | HDR, NONE | | |
| | COM, NONE | | |
| | IND, NONE | | |

