

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

**SUBJECT:** REQUEST FOR MINIMUM LOT SIZE VARIANCE FROM 8,400 SQUARE FEET TO 7,588 SQUARE FEET FOR A PROPOSED HOME IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (CRAIG JONES, APPLICANT).

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Michael Rumer **EXT.** 7387

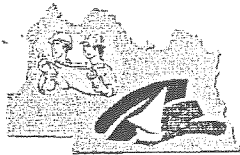
**Agenda Date** 09/26/05 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** REQUEST FOR MINIMUM LOT SIZE VARIANCE FROM 8,400 SQUARE FEET TO 7,588 SQUARE FEET FOR A PROPOSED HOME IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (CRAIG JONES, APPLICANT); OR
2. **DENY** REQUEST FOR MINIMUM LOT SIZE VARIANCE FROM 8,400 SQUARE FEET TO 7,588 SQUARE FEET FOR A PROPOSED HOME IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (CRAIG JONES, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	<p>APPLICANT: CRAIG JONES</p> <p>LOCATION: LOT 93 OAKLAND HILLS ADDITION HILLVIEW DRIVE</p> <p>ZONING: R-1 (SINGLE-FAMILY DWELLING DISTRICT)</p>
<b>BACKGROUND/REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES TO CONSTRUCT A SINGLE-FAMILY HOME ON A VACANT LOT THAT FAILS TO MEET THE MINIMUM LOT SIZE REQUIREMENT OF THE R-1 ZONING DISTRICT; THE AFOREMENTIONED VARIANCE IS REQUESTED.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>
<b>STAFF FINDINGS</b>	<p>THE APPLICANT HAS DEMONSTRATED A HARDSHIP, BASED ON THE STANDARDS FOR GRANTING VARIANCES:</p> <ul style="list-style-type: none"> <li>• THE SUBJECT PROPERTY WAS PLATTED ON MARCH 28, 1961 AT A LOT SIZE OF 7,588 SF. ALL INTERIOR LOTS WERE PLATTED AT 7,000 SF (70 X 100).</li> <li>• IT THEREBY FAILS TO MEET THE MINIMUM LOT SIZE</li> </ul>

	<p>ESTABLISHED FOR THE R-1 DISTRICT. THE SUBSEQUENT APPLICATION OF R-1 ZONING TO THE SUBJECT PROPERTY RESULTED IN A NON-CONFORMING LOT OF RECORD.</p> <ul style="list-style-type: none"><li>• POLICY FLU 3.2, ADOPTED ON SEPTEMBER 11, 1991, REQUIRES THE RECOMBINATION OF PROPERTIES WHEN VARIANCES CAN BE NEGATED. ACCORDING TO SEMINOLE COUNTY REAL PROPERTY RECORDS, NO OPPORTUNITY HAS EXISTED SINCE 1991 TO COMBINE THE SUBJECT PROPERTY WITH ABUTTING LOTS SINCE NONE OF THOSE PROPERTIES HAVE BEEN IN COMMON OWNERSHIP. FOR THIS REASON, POLICY 3.2 CAN NOT BE APPLIED TO REQUIRE THE COMBINATION OF THOSE LOTS, PURSUANT TO THE DIMENSIONAL NONCONFORMITY.</li><li>• THE LOT IS ADJACENT TO TWO PLATTED RIGHTS-OF-WAY MAKING IT A CORNER LOT. THE FRONT YARD IS ADJACENT TO HILLVIEW DRIVE AND THE WEST SIDE YARD IS ADJACENT TO ONONDAGA STREET. ONONDAGA STREET IS AN UNIMPROVED 50 FOOT RIGHT-OF-WAY THAT RUNS 75 FEET ALONG LOT 94 &amp; 95. A WALL IS LOCATED TO THE REAR OF ALL THE LOTS WHICH PROHIBITS ONONDAGA STREET FROM EVER BEING ACCESSED. THE PROPERTY TO THE REAR (SOUTH) IS A PLATTED RETENTION AREA KNOWN AS TRACT B OF GATE WAY CROSSINGS.</li><li>• ALL OF THE SPECIAL CIRCUMSTANCES DESCRIBED ABOVE DID NOT RESULT FROM ANY ACTIONS BY THE APPLICANT.</li><li>• MOST OF THE ADJOINING PROPERTIES ARE OF A SIMILAR SIZE AND SINGLE-FAMILY CHARACTER. FOR THIS REASON, STAFF BELIEVES THE GRANTING OF THE VARIANCE REQUEST WOULD BE IN GENERAL HARMONY WITH CHAPTER 30 OF THE LAND DEVELOPMENT CODE AND WOULD NOT BE INJURIOUS TO ADJOINING PROPERTIES OR THE PUBLIC WELFARE IN GENERAL.</li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<p>BASED ON THE ABOVE STANDARDS FOR GRANTING VARIANCES AND STAFF FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST SUBJECT TO THE FOLLOWING CONDITION AND MAKE APPROPRIATE FINDINGS OF FACT:</p> <ul style="list-style-type: none"><li>• ANY VARIANCES GRANTED SHOULD APPLY ONLY TO THE EXISTING LOT AND HOME AS DEPICTED ON THE ATTACHED SITE PLAN; AND</li><li>• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul>



**COPY**

APPL. NO. BV2005-066

**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** <sup>①</sup> Lot size from 8400 sq. ft to 7,588 sq. ft
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION       MEDICAL HARDSHIP
- NIGHT WATCHMAN       FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)
- SIZE OF MOBILE HOME / RV \_\_\_\_\_  TIME NEEDED \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *	
NAME	<u>Peoples Gas</u>	<u>Craig Jones</u>	<u>JK (14)</u>
ADDRESS	<u>702 N. Franklin St.</u>	<u>660 Lake Harbor Circle</u>	
	<u>Tampa FL 33601</u>	<u>Orlando FL 32809</u>	
PHONE 1	<u>813-228-1648</u>	<u>407-493-5409</u>	
PHONE 2			
E-MAIL			

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: Hillview Dr.

CURRENT USE OF PROPERTY: Vacant

LEGAL DESCRIPTION: LEG LOT 93 OAKLAND HILLS ADDITION  
PB 13 PG 90

SIZE OF PROPERTY: ? acre(s) PARCEL I.D. 21-21-29-502-0000-0930

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS \_\_\_\_\_

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 9/28/05 (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.

Craig Jones 5/4/05  
 SIGNATURE OF OWNER OR AGENT\* DATE

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



*Handwritten initials*

**ADDITIONAL VARIANCES**

VARIANCE 2:

side street set back from 25ft to 22ft.

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 COMMISSION DISTRICT 3 FLU / ZONING R-1

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

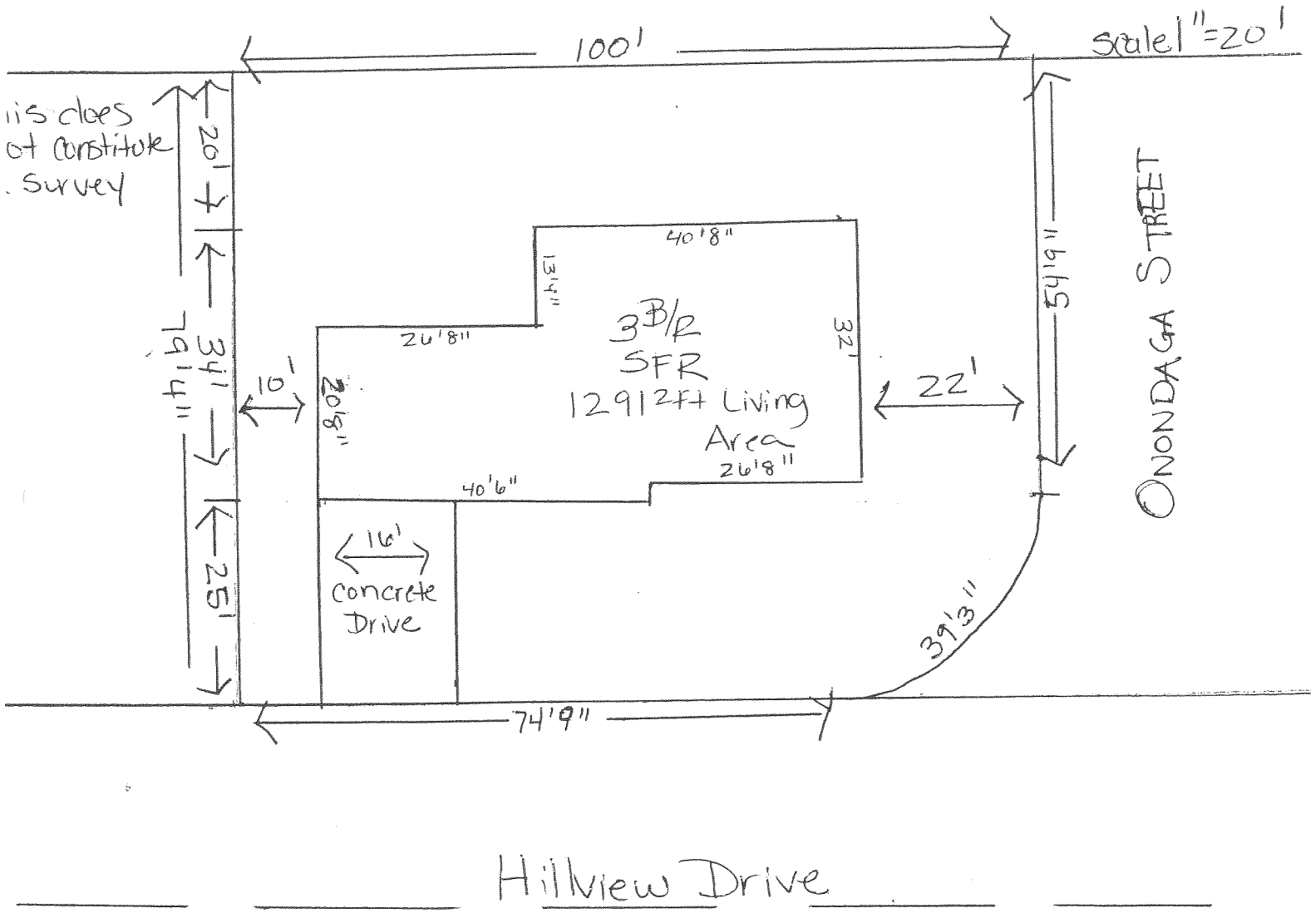
LOCATION FURTHER DESCRIBED AS south of Hillview Dr 1/2 mile east of the intersection of Durango Way + Hillview Dr.

PLANNING ADVISOR MR DATE 5/4/05

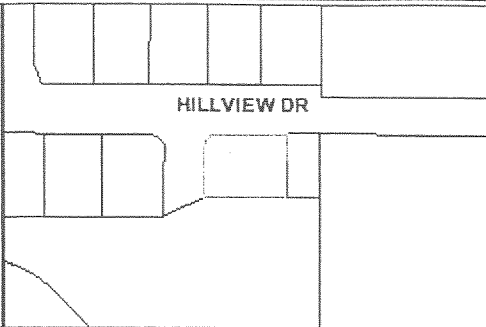
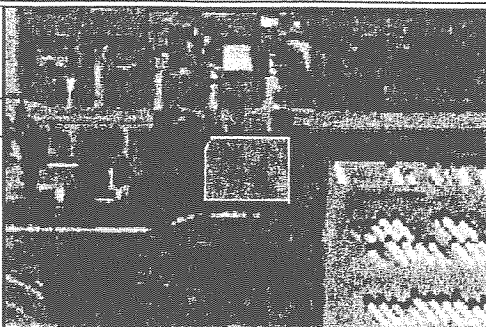
SUFFICIENCY COMMENTS \_\_\_\_\_

# Plot Plan

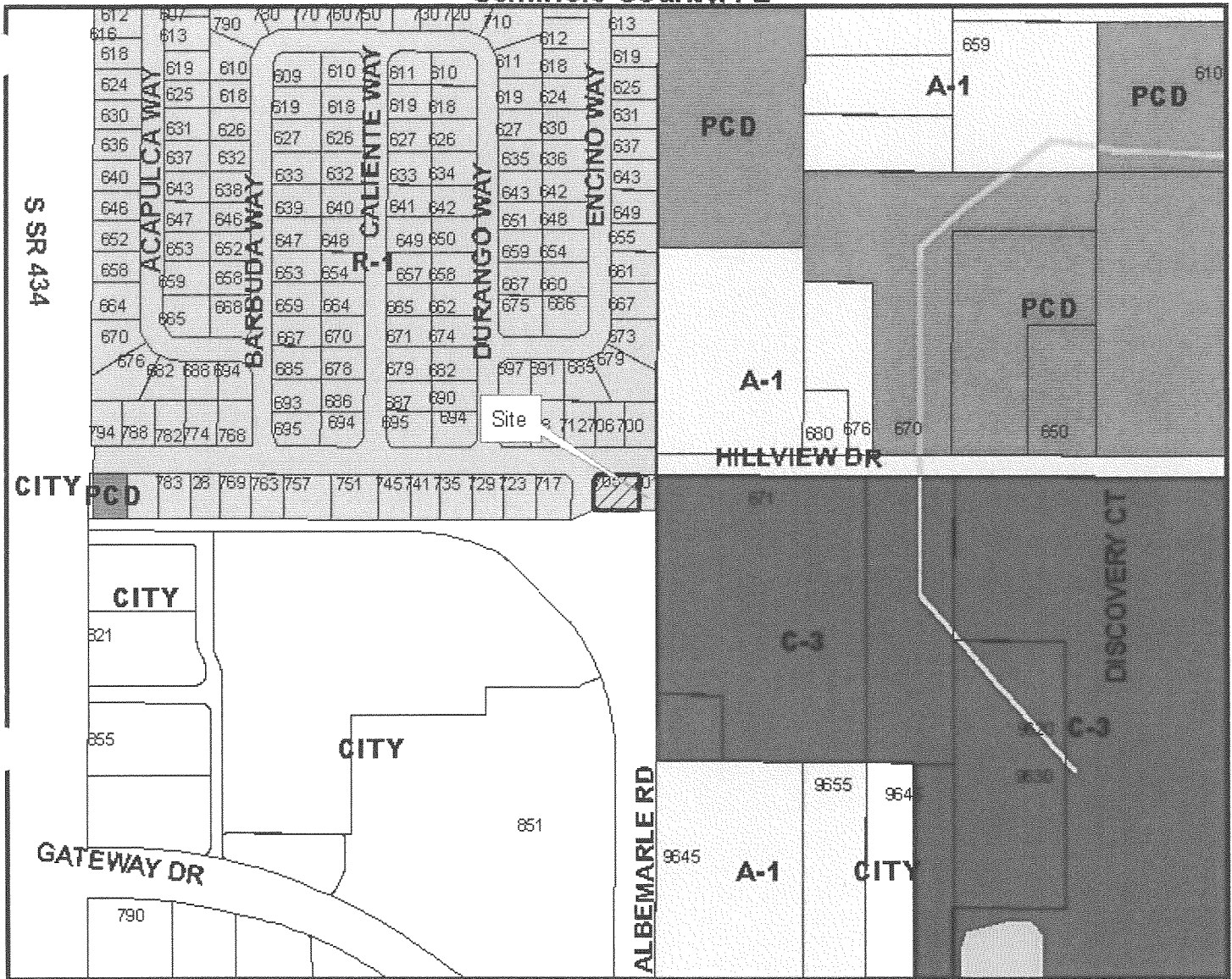
Lot 93 Oakland Hills Addition  
Plat BK 13 Pg 90  
Hillview Drive



Madda Hulle  
CRC057142






<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>	 <p>HILLVIEW DR</p>												
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 21-21-29-502-0000-0930      Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: PEOPLES GAS SYSTEM INC      Exemptions:</p> <p>Own/Addr: C/O TAX DEPARTMENT</p> <p>Address: PO BOX 2562</p> <p>City,State,ZipCode: TAMPA FL 33601</p> <p>Property Address: HILLVIEW DR</p> <p>Subdivision Name: OAKLAND HILLS ADDITION</p> <p>Dor: 00-VACANT RESIDENTIAL</p>	<p align="center"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$16,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$16,000</p> <p>Assessed Value (SOH): \$16,000</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$16,000</p> <p align="right">Tax Estimator</p>												
<p align="center"><b>SALES</b></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>SPECIAL WARRANTY DEED</td> <td>06/1979</td> <td>01231</td> <td>1234</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	SPECIAL WARRANTY DEED	06/1979	01231	1234	\$100	Vacant	<p align="center"><b>2004 VALUE SUMMARY</b></p> <p>2004 Tax Bill Amount: \$194</p> <p>2004 Taxable Value: \$11,500</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp								
SPECIAL WARRANTY DEED	06/1979	01231	1234	\$100	Vacant								
<p align="center"><b>LAND</b></p> <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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>16,000.00</td> <td>\$16,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	16,000.00	\$16,000	<p align="center"><b>LEGAL DESCRIPTION PLAT</b></p> <p>LEG LOT 93 OAKLAND HILLS ADDITION PB 13 PG 90</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	16,000.00	\$16,000								
<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>													

**Craig Jones  
Hillview Drive  
Seminole County, FL**

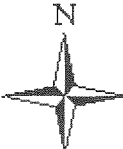


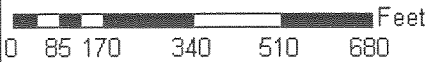
**Seminole County Board of Adjustment  
June 27, 2005  
Case: BV2005-066  
Parcel No: 21-21-29-502-0000-0930**

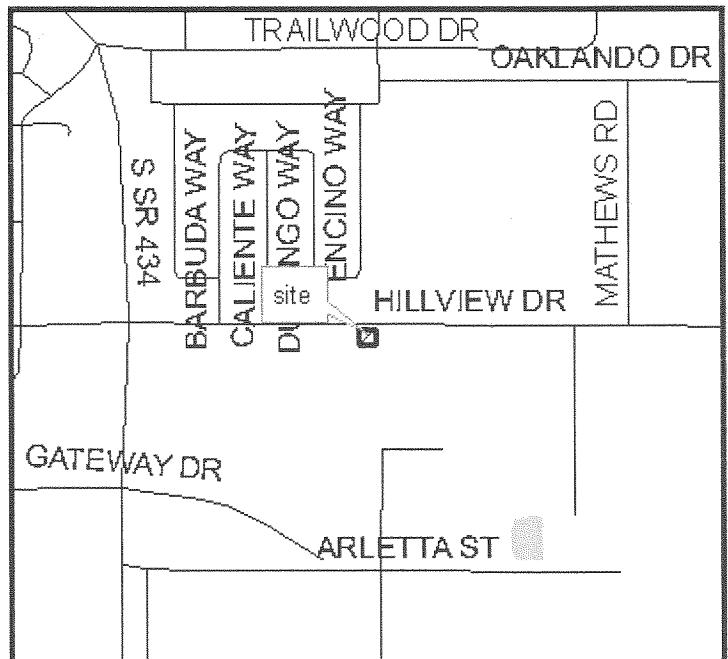
**Zoning**

-  A-1 Agricultural-1Ac
-  R-1 Single Fam-8400
-  C-3 Gen Commercial & Wholesale
-  PCD Planned Commercial Dist.
-  BV2005-066

N

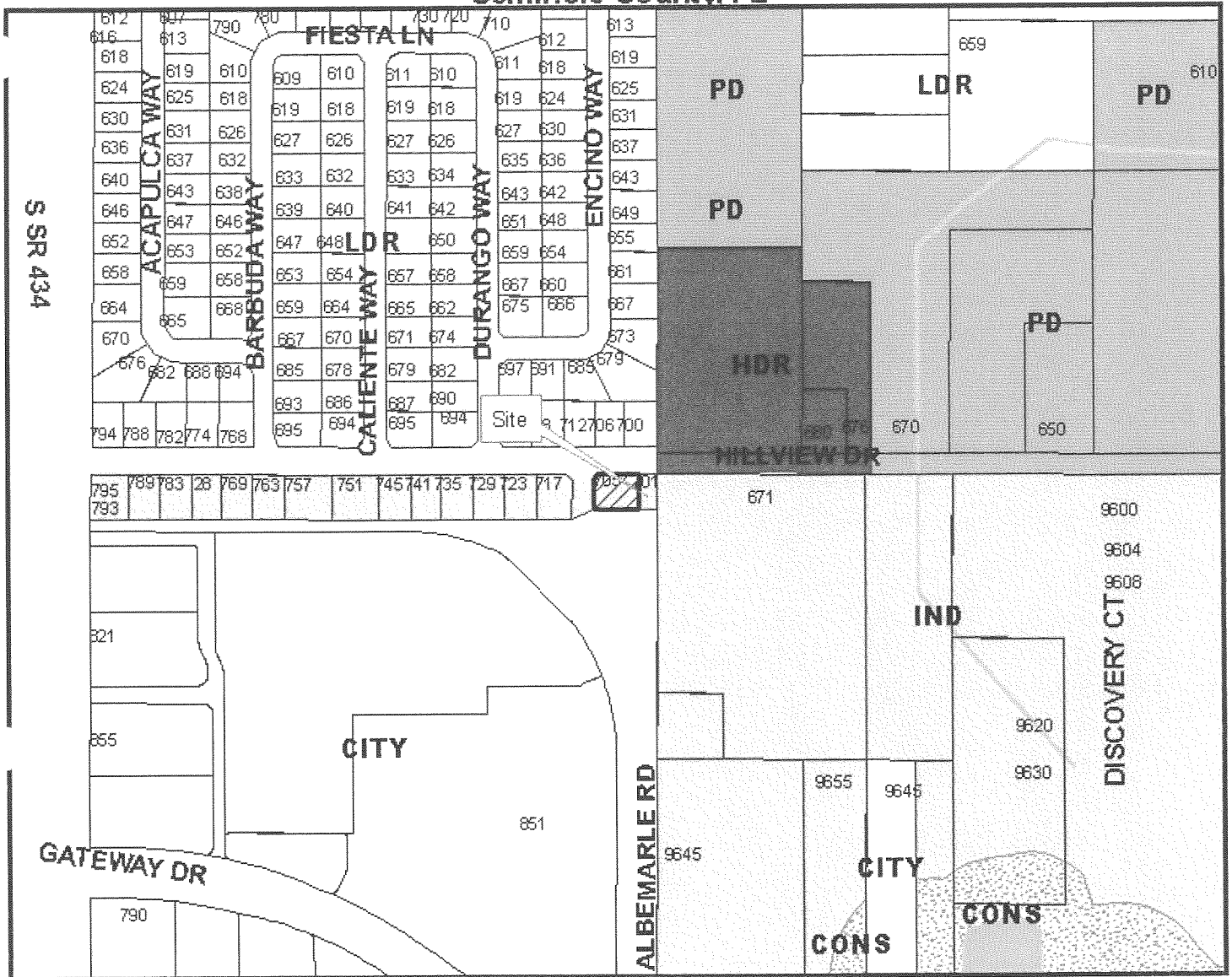


 Feet  
0 85 170 340 510 680





**Craig Jones  
Hillview Drive  
Seminole County, FL**



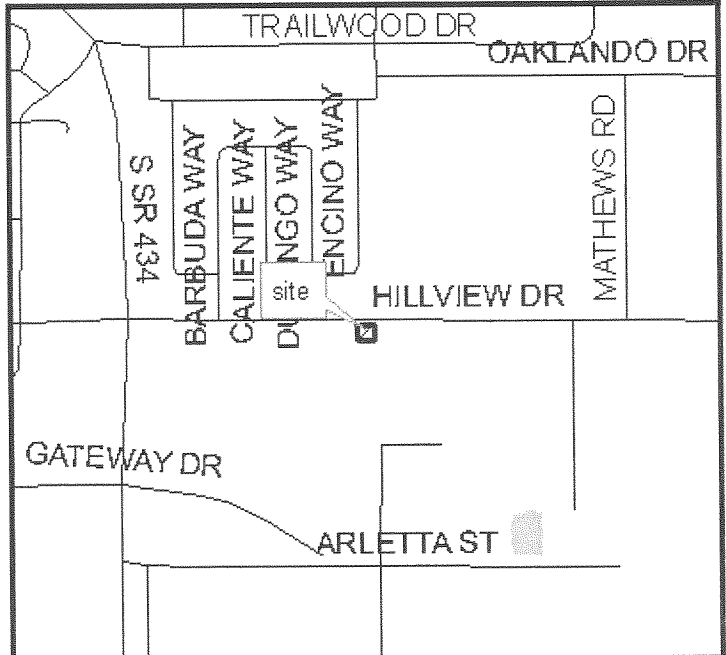
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**Future Land Use**

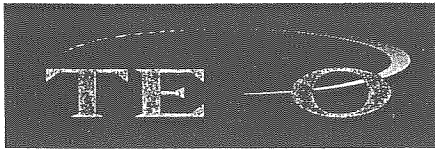
- CONS, IND
- LDR, NONE
- HDR, NONE
- PD, NONE
- IND, NONE
- BV2005-066

N

0 85 170 340 510 680 Feet







PEOPLES GAS

MAY 5, 2005

SEMINOLE COUNTY  
PLANNING AND DEVELOPMENT DEPT  
1101 EAST FIRST STREET  
SANFORD, FL 32771

Re: PARCEL ID # 21-21-29-502-0000-0930

This letter is written to state Peoples Gas System is the current owner of the Re: parcel, that the parcel is under contract to sell to Prospectus, Inc, and that Peoples Gas has no objection to Prospectus, Inc. applying for a rear setback variance for the Re: parcel.

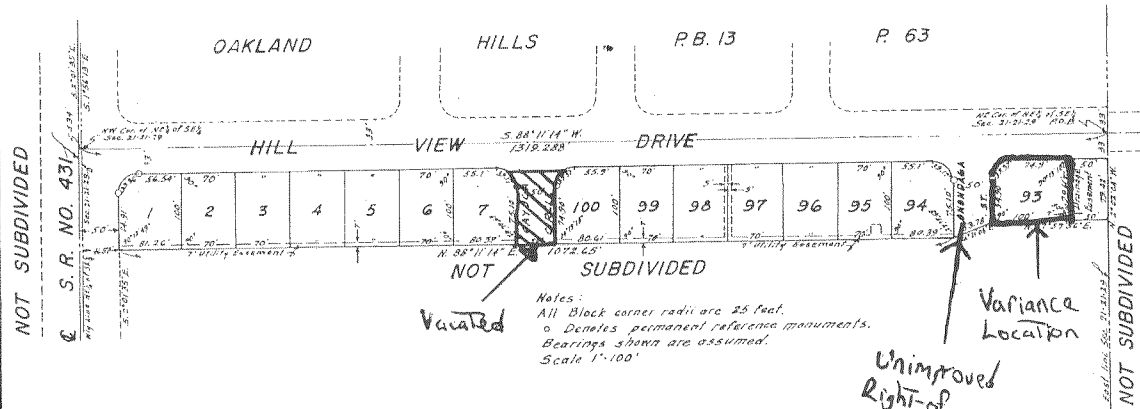
Cordially,

Peoples Gas System

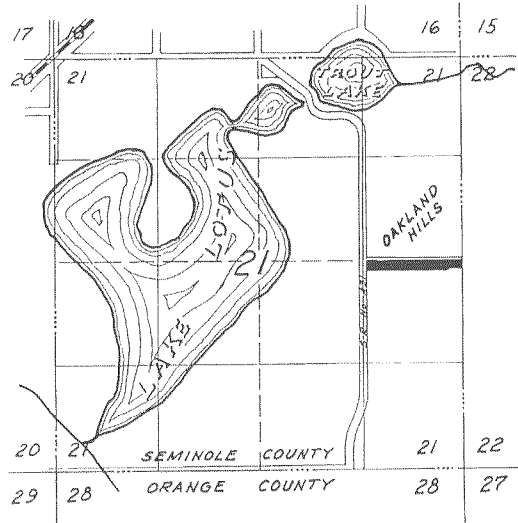
# OAKLAND HILLS ADDITION SEMINOLE COUNTY, FLORIDA

## DESCRIPTION

Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 29 East, thence run S. 88° 11' 14" W. a distance of 1319.288 feet to the NW corner of the NE 1/4 of the SE 1/4 of said Section 21, thence run S. 1° 56' 18" E. along the Westerly line of the NE 1/4 of the SE 1/4 of said Section 21 a distance of 133.0 feet, thence run S. 88° 11' 14" E. a distance of 1119.52 feet, thence run N. 66° 21' 08" E. a distance of 333.78 feet, thence run N. 87° 57' 56" E. a distance of 159.0 feet to a point on the Easterly line of the NE 1/4 of the SE 1/4 of said Section 21, thence run N. 1° 02' 04" W. a distance of 112.42 feet to the point of beginning.



VICINITY MAP  
Scale 1"=1000'



## DEDICATION

WHEREAS: The Corporation named below being owner of lands described in foregoing Caption, have caused said lands to be laid out as shown on annexed plat, hereby dedicate streets shown hereon to the perpetual use of the Public and in Witness Whereof have caused these Resolutions to be signed by the Officers named below and its Corporate Seal to be affixed hereto this 13th day of February 1961.

Oakland Consolidated Corporation by [Signature] Vice President  
 Witness: [Signature] Attest: [Signature] Not Secretary

## ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF SEMINOLE  
 This is to certify that before me, an Officer duly authorized to take acknowledgments, personally appeared Sumner Kramer and Bernard Tarlow, Vice President and Assistant Secretary, respectively of the above named Corporation, Incorporated under the laws of the State of Florida, to me known to be the persons who executed the foregoing Dedication and who acknowledge same as their free act and deed as authorized officers of said Corporation, and the Seal of said Corporation as Witness said Dedication is in proper form of said Corporation. In Witness Whereof I have set my hand and seal on this 13th day of February 1961.

Notary Public [Signature]  
 My Commission Expires: [Date]

## CERTIFICATIONS

MORTGAGEES - hereby consent to the Platting of the lands heretofore described and agree that in event of foreclosure above dedication shall remain fully effective.

[Signature]  
[Signature]

SURVEYED, Monumented, and Platted as shown on this plat in accordance with existing Statutory requirements.

STATE OF FLORIDA  
 Registration No. 241 681 Surveyor  
 This 20th day of March 1961

COUNTY OF SEMINOLE ZONING COMMISSION  
 Approved: [Signature] Chairman  
 This 8 day of February 1961.

BOARD OF COMMISSIONERS  
 Approved: [Signature] Chairman  
 Attest: [Signature] Clerk  
 This 28 day of March 1961

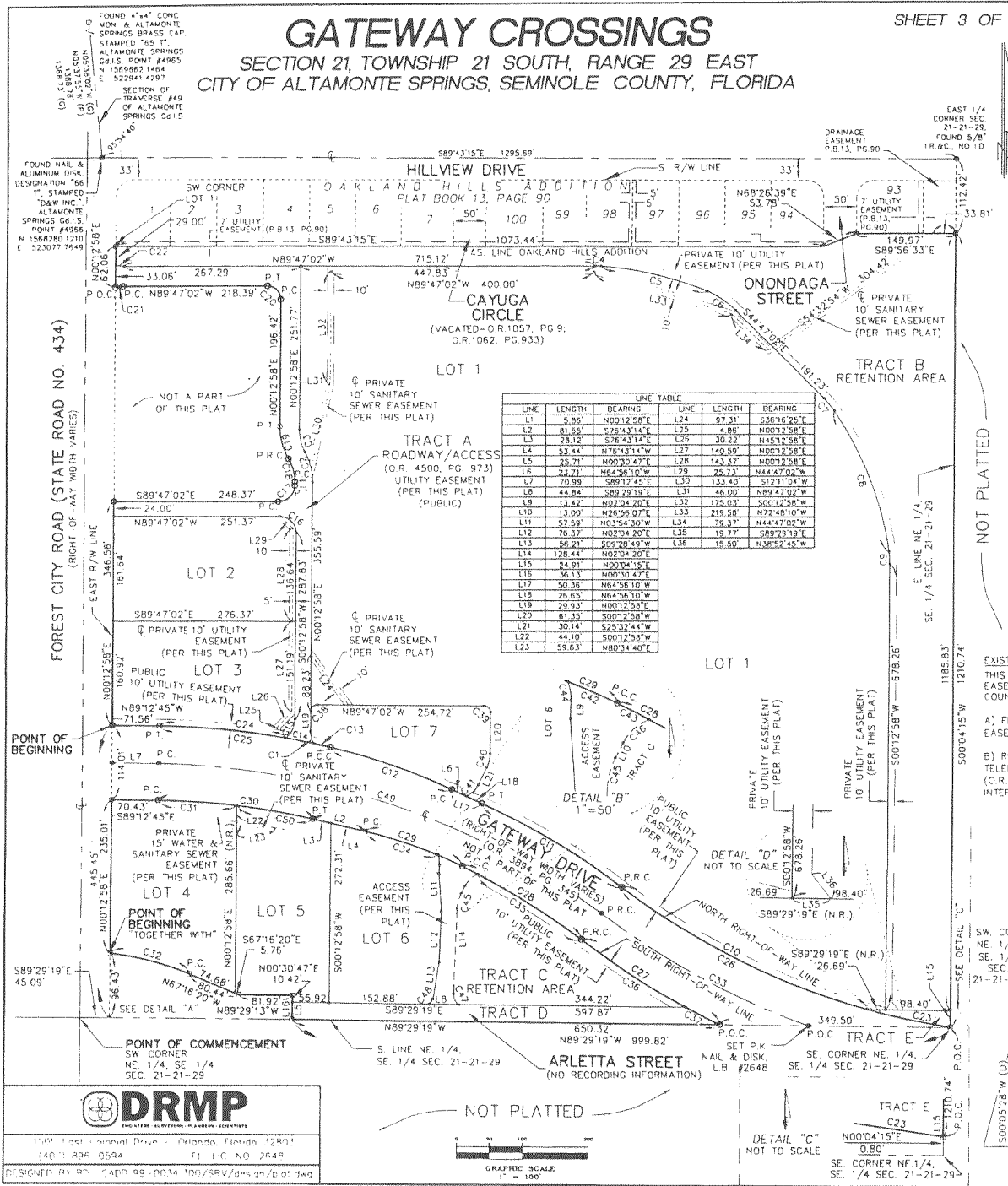
C. CLERK OF THE CIRCUIT COURT  
 Correct as to Statutory compliance and filed for record this 29 day of March 1961, at Sanford, Florida.  
 At 11:34 AM  
 File No 12047 [Signature] Clerk

# GATEWAY CROSSINGS

SECTION 21, TOWNSHIP 21 SOUTH, RANGE 29 EAST  
CITY OF ALTAMONTE SPRINGS, SEMINOLE COUNTY, FLORIDA

SHEET 3 OF 3

PLAT BOOK 64 PAGE 5



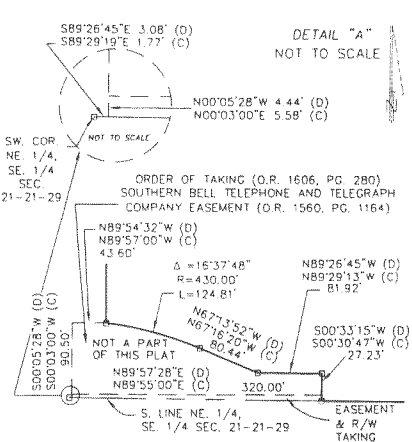
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	5.86	N0012.58'E	L24	97.31	S3616.22'E
L2	81.55	S7833.14'E	L25	4.86	N0012.58'E
L3	28.12	S7643.14'E	L26	30.22	N4512.58'E
L4	53.44	N7643.14'W	L27	140.59	N0012.58'E
L5	25.71	N0010.47'E	L28	143.37	N0012.58'E
L6	24.71	N6456.10'W	L29	75.23	N4447.02'W
L7	70.89	S8912.45'E	L30	133.40	S1211.04'W
L8	44.84	S8929.19'E	L31	46.00	N8947.02'W
L9	13.42	N0204.20'E	L32	175.03	S0012.58'W
L10	13.00	N4556.10'W	L33	219.58	N2748.10'W
L11	57.59	N0334.40'W	L34	39.37	N4447.02'W
L12	76.37	N0204.20'E	L35	19.27	S8929.19'E
L13	56.21	S8929.19'W	L36	15.50	N3852.45'W
L14	128.44	N0204.20'E			
L15	24.91	N0004.15'E			
L16	36.13	N0030.47'E			
L17	50.36	N6456.10'W			
L18	26.65	N6456.10'W			
L19	29.93	N0012.58'E			
L20	61.35	S0012.58'W			
L21	30.14	S2532.44'W			
L22	44.10	S0012.58'W			
L23	59.63	N8034.40'E			

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	153.22.47	35.00	18.96	18.64	S153.22'E
C2	2815.33	97.00	47.84	47.36	N153.54'W
C3	2815.33	73.00	36.00	35.64	S153.54'W
C4	0406.32	130.00	9.32	9.32	N87.43'W
C5	1736.58	530.00	166.04	165.36	N76.42'W
C6	2206.30	130.00	52.05	51.71	N56.15'W
C7	1112.17	130.00	25.42	25.38	N39.04'W
C8	2521.02	530.00	234.50	232.58	N20.54'W
C9	0826.41	130.00	19.16	19.14	N04.00'W
C10	2154.83	1087.00	419.98	412.03	N63.56'W
C11	1156.90	1191.42	246.43	243.98	N58.57'W
C12	1147.04	959.06	197.26	196.91	N70.49'W
C13	0115.23	1201.00	26.34	26.34	N77.20'W
C14	0204.00	1201.00	43.32	43.32	N79.00'W
C15	5217.53	35.00	31.95	31.95	N26.21'W
C16	9000.00	25.00	39.27	35.26	N44.47'W
C17	9000.00	25.00	39.27	35.26	N45.72'W
C18	3019.33	70.00	37.05	36.62	N14.56'W
C19	3019.33	100.00	52.33	52.31	N14.56'W
C20	9000.00	20.00	31.42	28.26	N44.47'W
C21	1332.65	50.00	11.82	11.80	S83.76'W
C22	1451.02	50.00	12.96	12.92	S82.71'W
C23	0640.31	1097.00	122.81	122.23	S78.42'W
C24	0210.00	1201.00	192.22	191.99	N84.57'W
C25	1529.31	1201.00	261.85	261.33	N82.58'W
C26	2835.24	1097.00	547.38	541.23	N67.17'W
C27	1147.08	1197.00	246.22	245.78	S58.52'W
C28	11508.16	1096.00	213.05	212.24	S58.33'W
C29	1225.37	71.93	158.68	158.32	S70.25'W
C30	1279.31	1087.00	237.00	236.53	S82.58'W
C31	0617.46	1087.00	119.45	119.39	N86.03'W
C32	1637.48	430.00	124.81	124.37	N75.35'W
C33	1736.31	1141.00	359.18	357.71	S61.52'W
C34	0918.17	721.95	112.23	112.10	N72.04'W
C35	0942.49	1096.00	185.81	185.59	N57.50'W
C36	0850.20	1197.00	187.29	186.67	S57.29'W
C37	0247.48	1197.00	38.42	38.42	S63.22'W
C38	9000.00	10.00	15.71	14.14	N45.72'W
C39	9000.00	10.00	15.71	14.14	S44.47'W
C40	2619.46	50.00	22.10	21.92	S12.52'W
C41	4748.09	35.00	26.35	25.54	S46.50'W
C42	0512.24	721.95	41.46	41.45	N65.46'W
C43	0125.27	1096.00	22.24	22.24	N63.24'W
C44	2522.38	35.00	15.30	15.18	N10.26'W
C45	2451.47	50.00	23.87	23.68	S14.50'W
C46	4419.24	35.00	27.08	26.41	S49.95'W
C47	5233.23	20.00	16.69	16.02	S24.42'W
C48	2800.10	20.00	9.77	9.68	N36.24'W
C49	3437.55	1195.91	222.86	221.90	S71.51'W
C50	0611.45	1087.00	117.55	117.49	N79.49'W

EXISTING EASEMENT NOTE:  
THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXISTING EASEMENTS FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

A) FLORIDA POWER CORPORATION BLANKET-TYPE DISTRIBUTION EASEMENT (O.R. 4215, PG. 169), NOT PLOTTABLE.

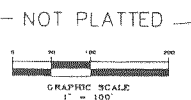
B) RIGHT-OF-WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH (BLANKET-TYPE, NOT PLOTTABLE) (O.R. 956, PG. 1719), AND SUBORDINATION OF UTILITY INTERESTS (O.R. 1560, PG. 1164) SEE DETAIL "A".



**DRMP**  
ENGINEERS SURVEYORS PLANNERS SCIENTISTS

1100 East Colonial Drive, Orlando, Florida 32801  
407.896.0594 FAX 407.896.2648

DESIGNED BY: [Signature] DATE: 09/03/24 TIME: 10:00 AM



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On September 26, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 93 OAKLAND HILLS ADDITION PB 13 PG 90

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

**FINDINGS OF FACT**

**Property Owner:** PEOPLES GAS  
PO BOX 2562  
TAMPA, FL 33601

**Project Name:** HILLVIEW LOT 93

**Requested Development Approval:**

MINIMUM LOT SIZE VARIANCE FROM 8,400 SQUARE FEET TO 7,588 SQUARE FEET FOR A PROPOSED SINGLE-FAMILY RESIDENCE IN THE R-1 (SINGLE-FAMILY DWELLING 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: Michael Rumer, 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 variance granted will apply only to the existing lot and proposed home 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: \_\_\_\_\_  
Tony Walter  
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 \_\_\_\_\_, 2005.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: