

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

SUBJECT: Request for (1) a lot size variance from 8,400 square feet to 6,800 square feet; (2) width at the building line variance from 70 feet to 69.1 feet; (3) front yard setback variance from 25 feet to 15 feet; (4) rear yard setback variance from 30 feet to 11 feet for a proposed home in the R-1 (Single-Family Dwelling District); (Vernon Thompson, applicant).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Ian Sikonia **EXT.** 7398

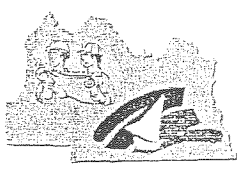
Agenda Date <u>11-28-05</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Public Hearing – 6:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. **APPROVE** the request for (1) a lot size variance from 8,400 square feet to 6,800 square feet; (2) width at the building line variance from 70 feet to 69.1 feet; (3) front yard setback variance from 25 feet to 15 feet; (4) rear yard setback variance from 30 feet to 11 feet for a proposed home in the R-1 (Single-Family Dwelling District); (Vernon Thompson, applicant); or
2. **DENY** the request for (1) a lot size variance from 8,400 square feet to 6,800 square feet; (2) width at the building line variance from 70 feet to 69.1 feet; (3) front yard setback variance from 25 feet to 15 feet; (4) rear yard setback variance from 30 feet to 11 feet for a proposed home in the R-1 (Single-Family Dwelling District); (Vernon Thompson, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Vernon Thompson Property Owner: Orlando Property Group Inc. Location: Ronald Reagan Blvd. (Parcel 66D) Zoning: R-1 (Single-Family Dwelling District)
BACKGROUND REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a single-family home on a vacant lot that fails to meet the minimum lot size, minimum width at building line and minimum setback requirements of the R-1 district; the aforementioned variances are requested to reduce those standards. • There is no record of prior variances having been granted for this property.
STAFF FINDINGS	Staff has determined the following:

	<ul style="list-style-type: none">• It is unclear to the exact date which the parcel was created. However on the 1971 tax roll it is shown as a parcel of record rendering it eligible for variance requests.• Due to the irregularity of the parcel the proposed setbacks will allow the applicant reasonable use of the subject property. Without allowing for the requested setbacks the parcel would be rendered unbuildable and would be a hardship.• The aforementioned circumstances comprise a hardship, for which the applicant is not responsible.• Without the requested variances, no reasonable use of the subject property can be made for constructing a single-family home, a use expressly permitted in the R-1 district.
STAFF RECOMMENDATION	<p>Based on the stated findings and the representations of the applicant, staff recommends approval of the request, subject to the following conditions:</p> <ol style="list-style-type: none">1. Any variance granted should apply only to the existing parcel and proposed home, as depicted on the attached site plan.2. Any additional conditions deemed appropriate, based on information presented at the public hearing.



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

APPL. NO. BV 2005-169

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** Lot size VARIANCE from 9,000 square ft to 6,900 square
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING)
- SIZE OF MOBILE HOME / RV
- PLAN TO BUILD
- YES
- NO IF SO, WHEN
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED
 OCT - 7 2005
 PLANNING DIVISION
 (PROPOSED)
 RECEIVED
 OCT - 7 2005
 RECEIVED

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	ORLANDO PROPERTY GROUP	VERNON THOMPSON
ADDRESS	320 SABAL PALM LANE ORLA LONGWOOD, FLA 32779	
PHONE 1	407-739-7891	
PHONE 2		
E-MAIL	VJT	

PROJECT NAME: ORLANDO PROPERTY
 SITE ADDRESS: VACANT LOT (ON RONALD REAGAN)
 CURRENT USE OF PROPERTY: VACANT LOT.
 LEGAL DESCRIPTION: LEG SEC 07 TWP 21S RANGE 30E 209 FT N 183.27 FT. WDF SECCOR OF NE 1/4 OF N
 SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 07-21-30-300-0660-0000
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS NA

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 11/28/05 (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.

SIGNATURE OF OWNER OR AGENT* [Signature] DATE 10/7/05

ADDITIONAL VARIANCES

VARIANCE 2:
width At Building Line VARIANCE from 75 to 68

VARIANCE 3:
front yard set back VARIANCE from 25 ft. to 15 ft.

VARIANCE 4:
REAR yard setback VARIANCE from 30 ft. to 13 ft.

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

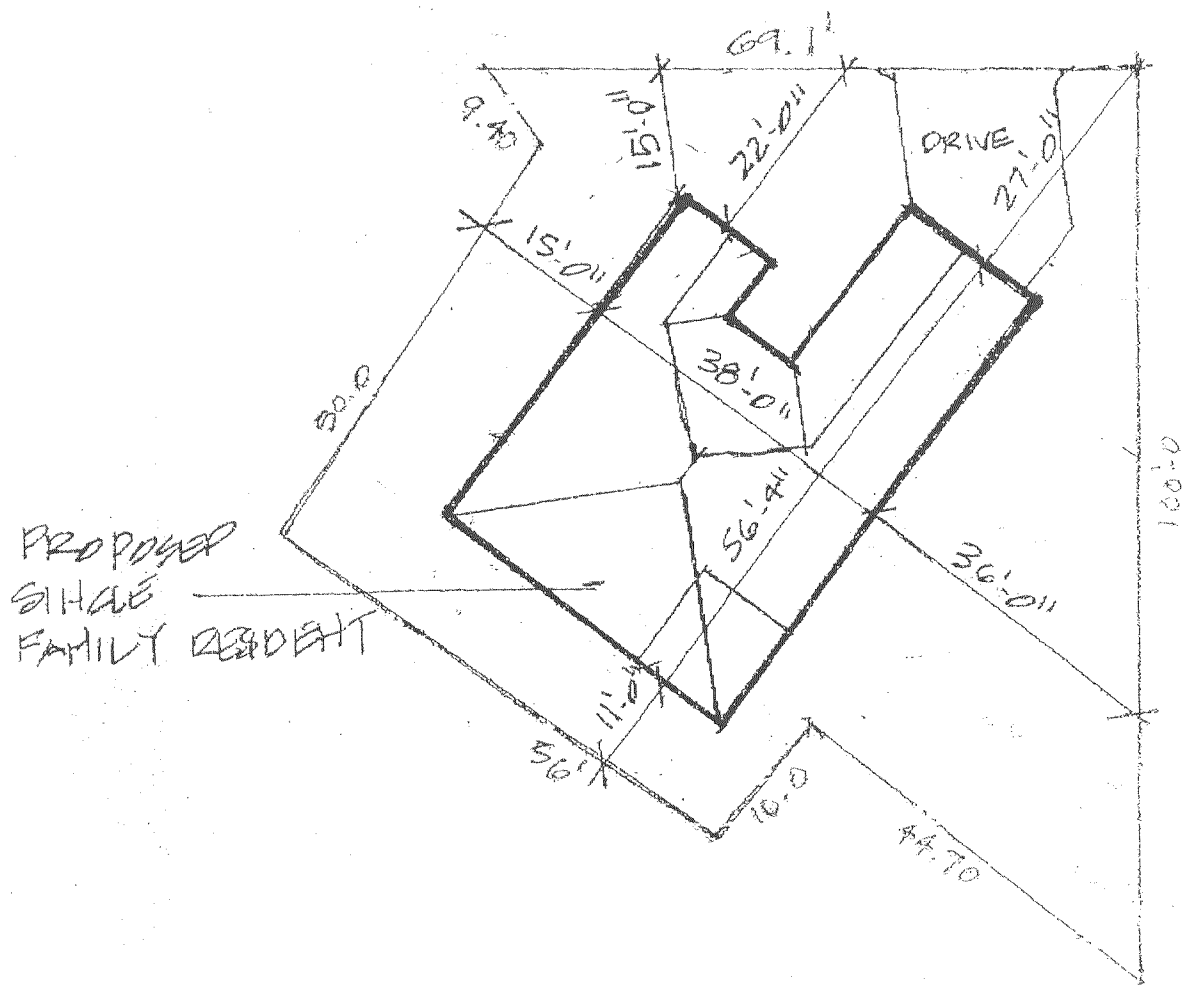
NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

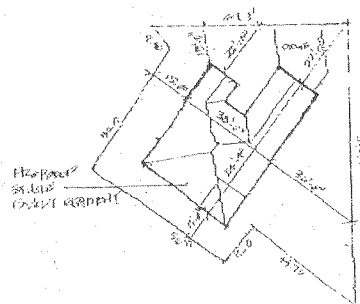
FOR OFFICE USE ONLY

PROCESSING:
FEE(S): \$ 300 COMMISSION DISTRICT 4 FLU / ZONING R-2 / MDR
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS S. side of Ronald Reagan Boulevard
0.1 mi west of the intersection of Ronald Reagan Blvd + Oak Ave
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____



LEGAL DESCRIPTION

LEG SEC 07 TWP 21S RGE 30E BEG 20P T N +

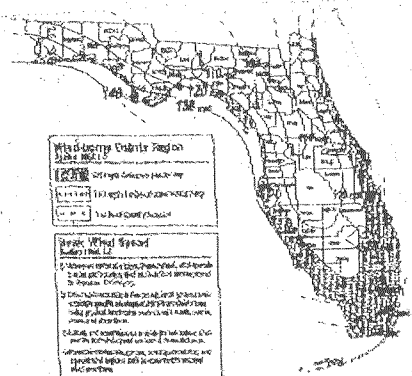


LEGAL DESCRIPTION
 AEG. SEC. 07 TWP. 28 S. R. 16 E. SEC. 20 FT. N. +
 153.37 FT. W. OF DE. COR. OF NE 1/4 OF SW
 1/4 R. 16 W. 44.20 FT. S. 32 FT. W. 54 FT. N. 50 FT. W.
 18.3 FT. W. 60 DEGS. N. 18.45 SEC. E
 18.2 FT. S. 18 DEGS. 32 W. 146.6 E. 101 FT. TO EEG.

SITE PLAN

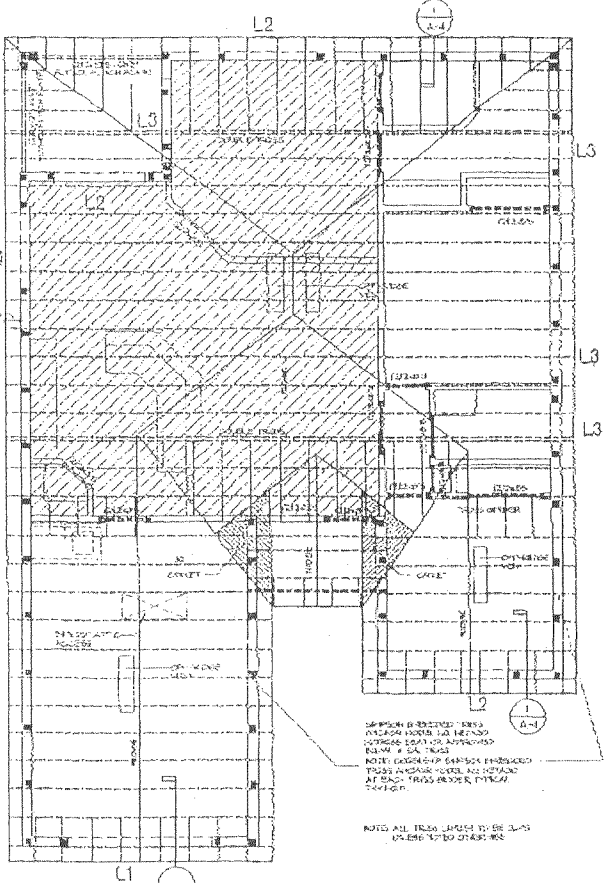
DESIGN CRITERIA

WIND	WIND VELOCITY	EXP. COND.
DESIGN WIND SPEED (MPH)	114	1
REF. WIND SPEED (MPH)	100	1
WIND DIRECTION	100	1
WIND PERIOD	100	1
WIND PERIOD	100	1
WIND PERIOD	100	1
WIND PERIOD	100	1



FLORIDA WIND VELOCITY MAP
 THIS MAP IS A REPRODUCTION OF THE FLORIDA WIND VELOCITY MAP, WHICH WAS
 DEVELOPED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE
 FLORIDA STATE UNIVERSITY.

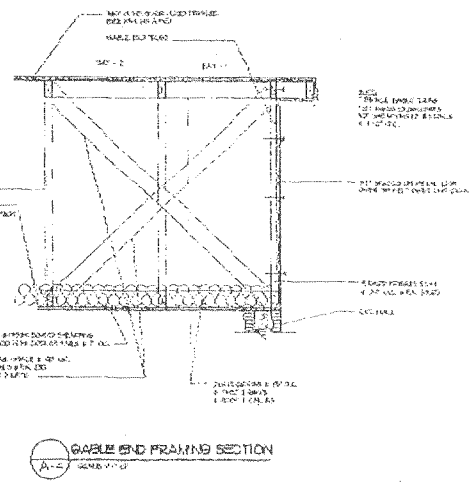
ORLANDO PROPERTY GROUP
 320 SABAL PALM LANE
 LONGWOOD, FLORIDA 32779



ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

WOOD FRAMED WALL NOTES

1. ALL INTERIOR WALLS SHALL BE CONCRETE TO 6" MIN. THICK. ALL EXTERIOR WALLS SHALL BE CONCRETE TO 8" MIN. THICK. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO.
2. CEILING SHALL BE 5/8" GYPSUM BOARD FINISHED WITH POP AND FINISH PLASTER OR STUCCO.
3. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO.
4. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO.
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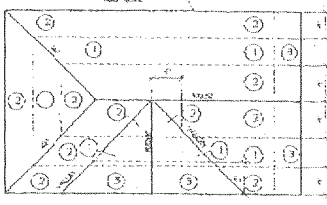


GABLE END FRAMING SECTION
SCALE: 1/4"=1'-0"

TRUSS SCHEDULE

TRUSS TYPE	MEMBER	SECTION
TOP CHORD	TOP CHORD	2x8
	TOP CHORD	2x8
BOTTOM CHORD	BOTTOM CHORD	2x8
	BOTTOM CHORD	2x8
WEB	WEB	2x4
	WEB	2x4
DIAGONAL	DIAGONAL	2x4
	DIAGONAL	2x4

- TRUSS FRAMING NOTES**
1. ALL TRUSSES SHALL BE 12' ON CENTER.
 2. ALL TRUSSES SHALL BE 12' ON CENTER.
 3. ALL TRUSSES SHALL BE 12' ON CENTER.
 4. ALL TRUSSES SHALL BE 12' ON CENTER.
 5. ALL TRUSSES SHALL BE 12' ON CENTER.



ROOF NAIL PATTERN

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 4. ALL TRUSSES SHALL BE 12' ON CENTER.
 5. ALL TRUSSES SHALL BE 12' ON CENTER.

CONCRETE SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1000	CU YD
2	CONCRETE	2000	CU YD
3	CONCRETE	3000	CU YD
4	CONCRETE	4000	CU YD
5	CONCRETE	5000	CU YD

CONCRETE SCHEDULE

ALL CONCRETE SHALL BE 4000 PSI STRENGTH. ALL CONCRETE SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO. ALL CONCRETE SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO.

LINTEL SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	LINTEL	100	LINEAL FT
2	LINTEL	200	LINEAL FT
3	LINTEL	300	LINEAL FT

LINTEL SCHEDULE

ALL LINTELS SHALL BE 8" x 16" x 18". ALL LINTELS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO. ALL LINTELS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH PLASTER OR STUCCO.

LINTEL SCHEDULE

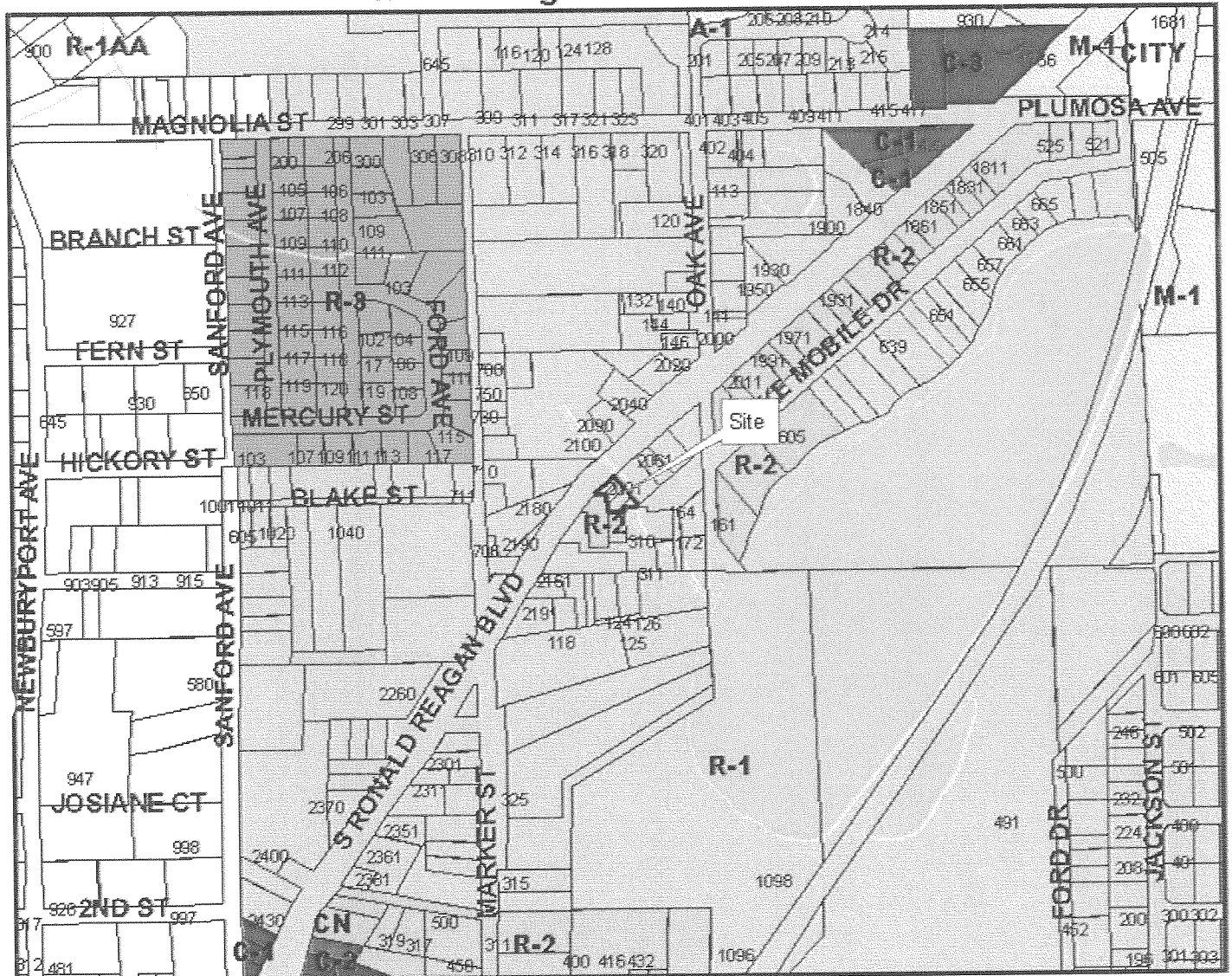
ITEM	DESCRIPTION	QUANTITY	UNIT
1	LINTEL	100	LINEAL FT
2	LINTEL	200	LINEAL FT
3	LINTEL	300	LINEAL FT

ORLANDO PROPERTY GROUP
320 SABAL PALM LANE
LONGWOOD, FLORIDA 32779

Paradise Design and Construction
4121 Dorton Drive
Orlando, Florida 32808

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																						
<p align="center">GENERAL</p> <p>Parcel Id: 07-21-30-300-066D-0000 Owner: CURRY LUCILLE & CURRY Own/Addr: LEROY & CURRY LARRY Mailing Address: 690 DEPUGH ST City,State,ZipCode: WINTER PARK FL 32789 Property Address: Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 00-VACANT RESIDENTIAL</p>	<p align="center">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$6,970 Land Value Ag: \$0 Just/Market Value: \$6,970 Assessed Value (SOH): \$6,970 Exempt Value: \$0 Taxable Value: \$6,970 Tax Estimator</p>																					
<p align="center">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> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>PROBATE RECORDS</td> <td>04/2005</td> <td>05693</td> <td>1660</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1987</td> <td>01842</td> <td>1261</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	PROBATE RECORDS	04/2005	05693	1660	\$100	Vacant	No	WARRANTY DEED	04/1987	01842	1261	\$100	Vacant	No	<p align="center">2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$114 2005 Taxable Value: \$6,970 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																
PROBATE RECORDS	04/2005	05693	1660	\$100	Vacant	No																
WARRANTY DEED	04/1987	01842	1261	\$100	Vacant	No																
<p align="center">LAND</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>FRONT FOOT & DEPTH</td> <td>68</td> <td>100</td> <td>.000</td> <td>125.00</td> <td>\$6,970</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	68	100	.000	125.00	\$6,970	<p align="center">LEGAL DESCRIPTION</p> <p>LEG SEC 07 TWP 21S RGE 30E BEG 209 FT N + 183.27 FT W OF SE COR OF NE 1/4 OF SW 1/4 RUN W 44.73 FT S 16 FT W 54 FT N 50 FT W 18.5 FT N 50 DEG 37 MIN 45 SEC E 68.3 FT S 39 DEG 22 1/4 MIN E 100 FT TO BEG</p>									
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																	
FRONT FOOT & DEPTH	68	100	.000	125.00	\$6,970																	
<p><small>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.</small></p>																						

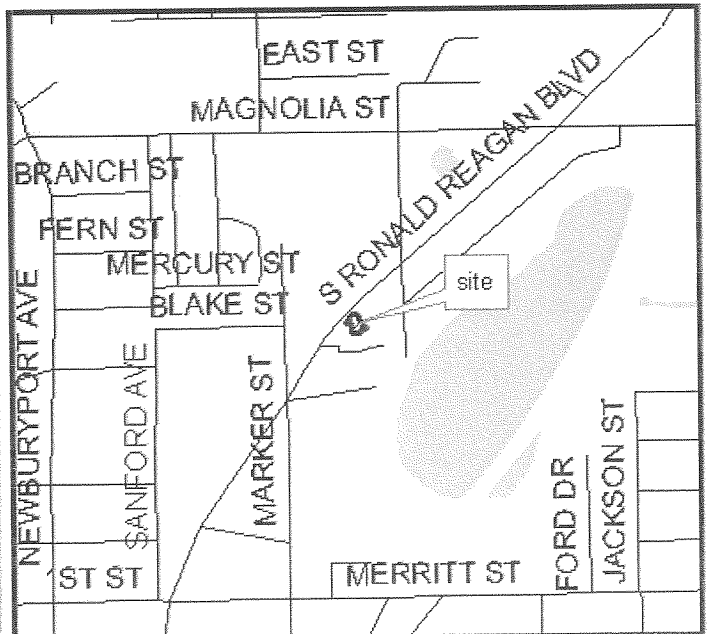
Vernon Thompson Ronald Reagan Boulevard



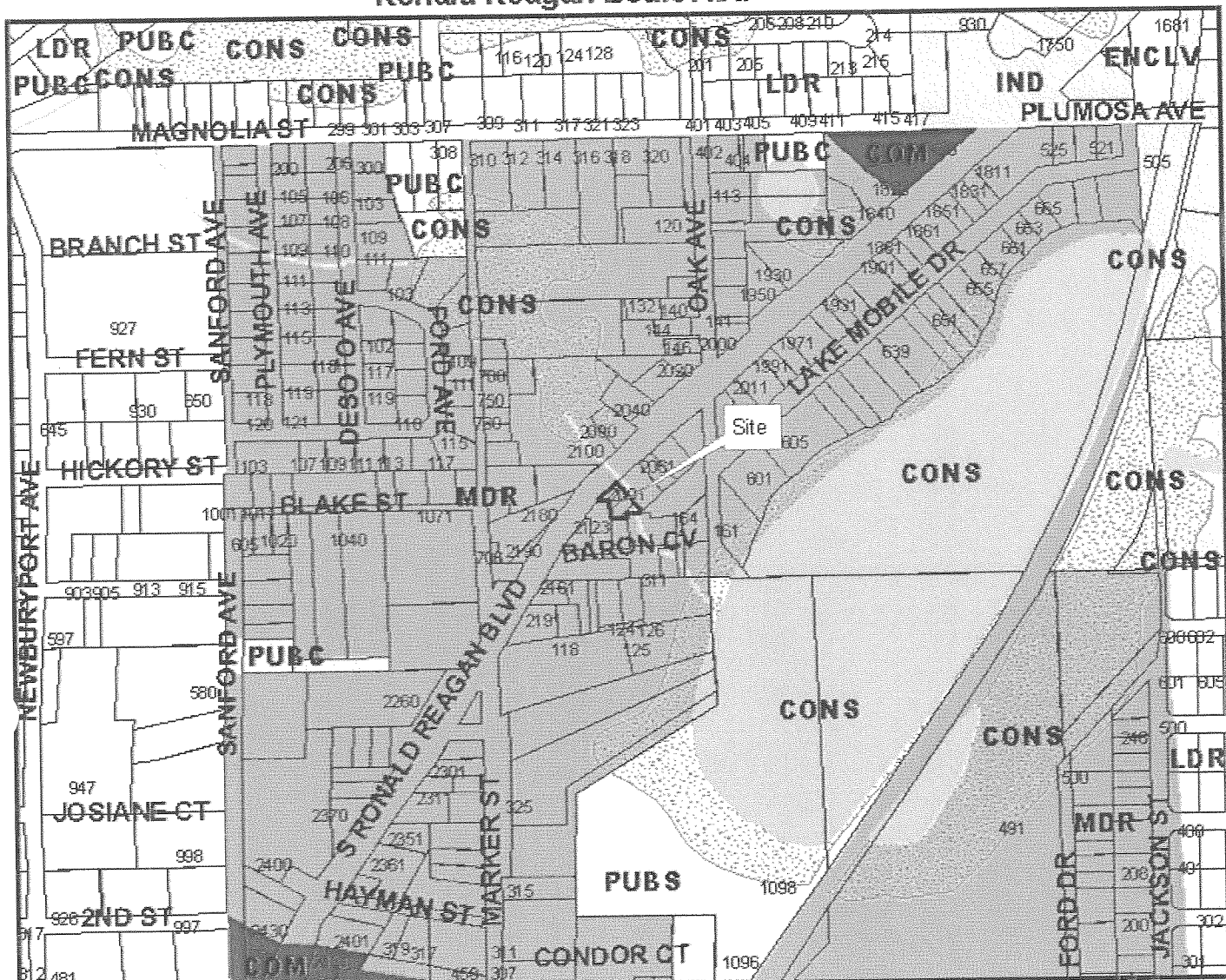
Seminole County Board of Adjustment
November 28, 2005
Case: BV2005-169
Parcel No: 07-21-30-066D-0000

Zoning

- | | |
|---------------------------------|--------------------------------|
| A-1 Agricultural-1Ac | C-1 Retail Commercial |
| R-1AA Single Fam-11700 | C-2 Retail Commercial |
| R-1 Single Fam-8400 | C-3 Gen Commercial & Wholesale |
| R-2 One and Two-Family-9000 | M-1 Industrial |
| R-3 Multi-Family-13DU | BV2005-169 |
| CN Restricted Neighborhood Comm | |



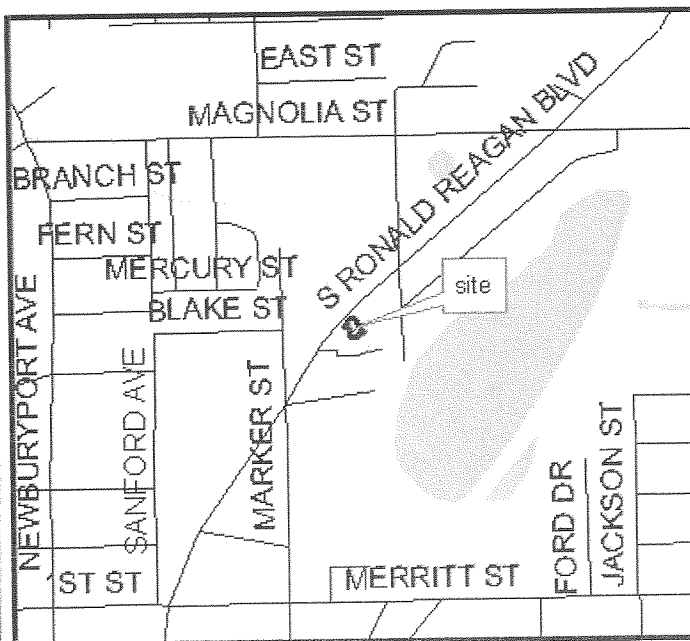
Vernon Thompson
Ronald Reagan Boulevard



Seminole County Board of Adjustment
November 28, 2005
Case: BV2005-169
Parcel No: 07-21-30-066D-0000

Future Land Use

- | | | | |
|--|------------|--|------------|
| | CONS, PUBC | | LDR, NONE |
| | CONS, PUBS | | MDR, NONE |
| | CONS, LDR | | COM, NONE |
| | CONS, MDR | | IND, NONE |
| | CONS, IND | | BV2005-169 |
| | PUBC, NONE | | |
| | PUBS, NONE | | |



MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05120 PG 0399
CLERK'S # 13005165302
RECORDED 09/23/2015 04:14:03 PM
DEED DOC TA 186.0
RECORDING FEE \$ 00.00
RECORDED BY t hilden

Prepared by and return to:

JOHN M. McCORMICK, P.A.
501 East Church Street
Orlando, FL 32801
Parcel #07-21-30-300-006D-0000

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of September, 2005, by LUCILLE CURRY, an unmarried widow; LARRY CURRY, a single man; and LEROY CURRY, a married man joined by his wife, CYNTHIA CURRY, whose post office address is 690 Depugh Street, Winter Park, Florida 32789, hereinafter called the Grantors, to ORLANDO PROPERTY GROUP, INC., a Florida corporation, whose post office address is 320 W. Sabal Palm Place, Suite 300, Longwood, FL 32779, hereinafter called the Grantee:

WITNESSETH:

THAT the Grantors for an in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee, all that certain and situate in Orange County, Florida, viz:

Beginning 209.93 feet North and 183.27 feet West of S.E. Corner of N.E. 1/4 of SW 1/4 Section 7, Township 21, Range 30 East. Run West 44.73 feet, thence South 16 feet, West 56 feet, North 50 feet, West 18.5 feet to the Easterly right of way of State Road No. 427, said point being 40 feet from the center of present road, thence North 50 degrees 37'45" East along the Easterly right of way 68.3 feet thence South 39 degrees 22' 15" East 100 feet to point of beginning.

SUBJECT to real estate taxes for the year 2005 which are not yet due and payable.

SUBJECT to easements, restrictions and reservations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantors hereby covenant with said Grantee and the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

John M. McCormick
John M. McCormick
Elizabeth M. Hamilton
Elizabeth M. Hamilton

Lucille Curry
LUCILLE CURRY, an unmarried widow
Larry Curry
LARRY CURRY, a single man
Leroy Curry
LEROY CURRY, a married man
Cynthia Curry
CYNTHIA CURRY, a married woman

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, LUCILLE CURRY, an unmarried widow; LARRY CURRY, a single man; LEROY CURRY; a married man; and CYNTHIA CURRY, a married woman, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same, and provided their Florida Drivers Licenses as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of September, 2005.



Elizabeth M. Hamilton
Elizabeth M. Hamilton
Notary Public

WARRANTY DEED
INDIVID TO INDIVID

DAVID N. BERRIEM
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FL.

RECORDED & VERIFIED

This Warranty Deed Made the 16th day of August 1987 A. D. 1987 APR 29 PM 12:26

NOAH JONES and AMANDA JONES, his wife
hereinafter called the grantor, to

O'DELL CURRY, a single man
whose postoffice address is 901 Carver Street Winter Park, Florida
hereinafter called the grantee:

(Whereas used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Seminole County, Florida, viz:

Tract 1 Beginning 209.0 ft. North and 183.27 feet West of S.E. Corner of NE 1/4 of SW 1/4 Section 7 Township 21 Range 30 East. Run West 44.73 feet., thence South 16 feet, West 56 Feet, North 50 feet, West 18.5 feet to Easterly Right of Way of State Road No. 427, said point being 40 feet from center of present Road, thence N. 50 37'45" East along Easterly Right of Way 68.3 feet thence 539 22' 15" E 100 feet to point of beginning.

Documentary Tax Pk. \$ 1.505
David N. Berriem
County By: MSS

1842 1261
SEMINOLE CO., FL.
BOOK
PAGE

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 87

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature of Notary Public]
STATE OF FLORIDA
COUNTY OF ORANGE

[Signature of Noah Jones]
NOAH JONES
[Signature of Amanda Jones]
AMANDA JONES

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

NOAH JONES and AMANDA JONES his wife

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of August, A. D. 1987

Notary Public
This instrument prepared by:
Address
NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXPIRES JULY 16, 1988
BONDED THROUGH GLOBAL EBS - 1987

PREPARED BY AND RETURN TO: RONALD L. SIMS, ESQ., 215 E. Central Boulevard Orlando, Florida

Notarized

SEMINOLE COUNTY DEVELOPMENT ORDER

On November 28, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 07 TWP 21S RGE 30E BEG 209 FT N + 183.27 FT W OF SE COR OF NE ¼
RUN W 44.73 FT S 16 FT W 54 FT N 50 FT W 18.5 FT N 50 DEG 37 MIN 45 SEC E
68.3 FT S 39 DEG 22 ¼ MIN E 100 FT TO BEG

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

FINDINGS OF FACT

Property Owner: Orlando Property Group Inc.
320 W Sabal Palm Place Ste. 300
Longwood, FL 32779

Project Name: Ronald Reagan Blvd. (Parcel 66D)

Requested Development Approval:

Request for (1) a lot size variance from 8,400 square feet to 6,800 square feet; (2) width at the building line variance from 70 feet to 69.1 feet; (3) front yard setback variance from 25 feet to 15 feet; (4) rear yard setback variance from 30 feet to 11 feet for a proposed home 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: Ian Sikonia, 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:

The variances granted shall apply only to the existing lot and proposed single-family 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: