

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

**SUBJECT:** Request for (1) a lot size variance from 8,400 square feet to 5,700 square feet; a (2) width at the building line from 70 feet to 60 feet; and (3) a rear yard (west) setback from 30 feet to 20 feet for a proposed home in R-1 (Single Family Dwelling District); Arthur Jackson, applicant.

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

**AUTHORIZED BY:** Kathy Fall      **CONTACT:** Denny Gibbs      **EXT.** 7387

**Agenda Date** 8/28/06    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for (1) a lot size variance from 8,400 square feet to 5,700 square feet; a (2) width at the building line from 70 feet to 60 feet; and (3) a rear yard (west) setback from 30 feet to 20 feet for a proposed home in R-1 (Single Family Dwelling District); or
2. **DENY** the request for (1) a lot size variance from 8,400 square feet to 5,700 square feet; a (2) width at the building line from 70 feet to 60 feet; and (3) a rear yard (west) setback from 30 feet to 20 feet for a proposed home in R-1 (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<p><b>GENERAL INFORMATION</b></p>	<p>Applicant: Arthur Jackson          Owner: Priscilla &amp; Arthur Jackson          Location: Moton Ave (Lots 239 &amp; 240)          Zoning: R-1 (Single Family Dwelling District)          Subdivision: Bookertown</p>
<p><b>BACKGROUND / REQUEST</b></p>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a single family home on a platted lot that does not meet the R-1 zoning classification minimal dimensional requirements for lot area and lot width.</li> <li>• The applicant also proposes to construct a single family home that would encroach 10 feet into the 30 foot rear</li> </ul>

	<p>yard setback.</p> <ul style="list-style-type: none"><li>• There are currently no code enforcement or building violations for this property.</li><li>• There is no record of prior variances for this property.</li></ul>
<b>STAFF FINDINGS</b>	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• The subject lot was created in the Bookertown plat in 1930.</li><li>• The adoption of County wide zoning in 1960 subsequently rendered the lot non-conforming thereby created a hardship.</li><li>• The size of the subject property is consistent with the surrounding properties and development pattern of this neighborhood.</li><li>• Special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.</li><li>• Special conditions and circumstances did not result from the actions of the applicant.</li><li>• The granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li><li>• The literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would not retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would be in harmony with the general intent of Chapter 30.</li></ul>

<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• Based on the stated findings, staff recommends approval of the request. If the board should decide to grant a variance, staff recommends the following conditions of approval:<ul style="list-style-type: none"><li>• Any variance granted shall apply only to the lot size and lot width as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.</li></ul></li></ul>
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SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

**COPY**

APPL. NO. Pl 2006-107

**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 9,400 square ft. to 5,700 square ft. for a proposed home.

**SPECIAL EXCEPTION**

**LIMITED USE**

- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)
- SIZE OF MOBILE HOME / RV
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- MEDICAL HARDSHIP
- FAMILY HARDSHIP
- TIME NEEDED \_\_\_\_\_

**APPEAL FROM DECISION OF THE PLANNING MANAGER**

	<b>PROPERTY OWNER</b>	<b>AUTHORIZED AGENT*</b>
NAME	<u>Arthur JACKSON</u>	
ADDRESS	<u>P.O. Box 470162</u>	
	<u>LAKE MONROE, FL 32747</u>	
PHONE 1	<u>(407) 323-0275</u>	
PHONE 2		
E-MAIL		

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

SITE ADDRESS: maton Ave

CURRENT USE OF PROPERTY: VACANT

LEGAL DESCRIPTION: Lots 239, 240

E 1/2 of VACO St. Adj on W. Bockertown PB4 P6 98

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 20-19-30-501-0000-2390

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

KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 8/28/06 (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.

Arthur Jackson 6-9-06

**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): 150.00 COMMISSION DISTRICT \_\_\_\_\_ FLU/ZONING R-1 / MR

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

LOCATION FURTHER DESCRIBED AS \_\_\_\_\_

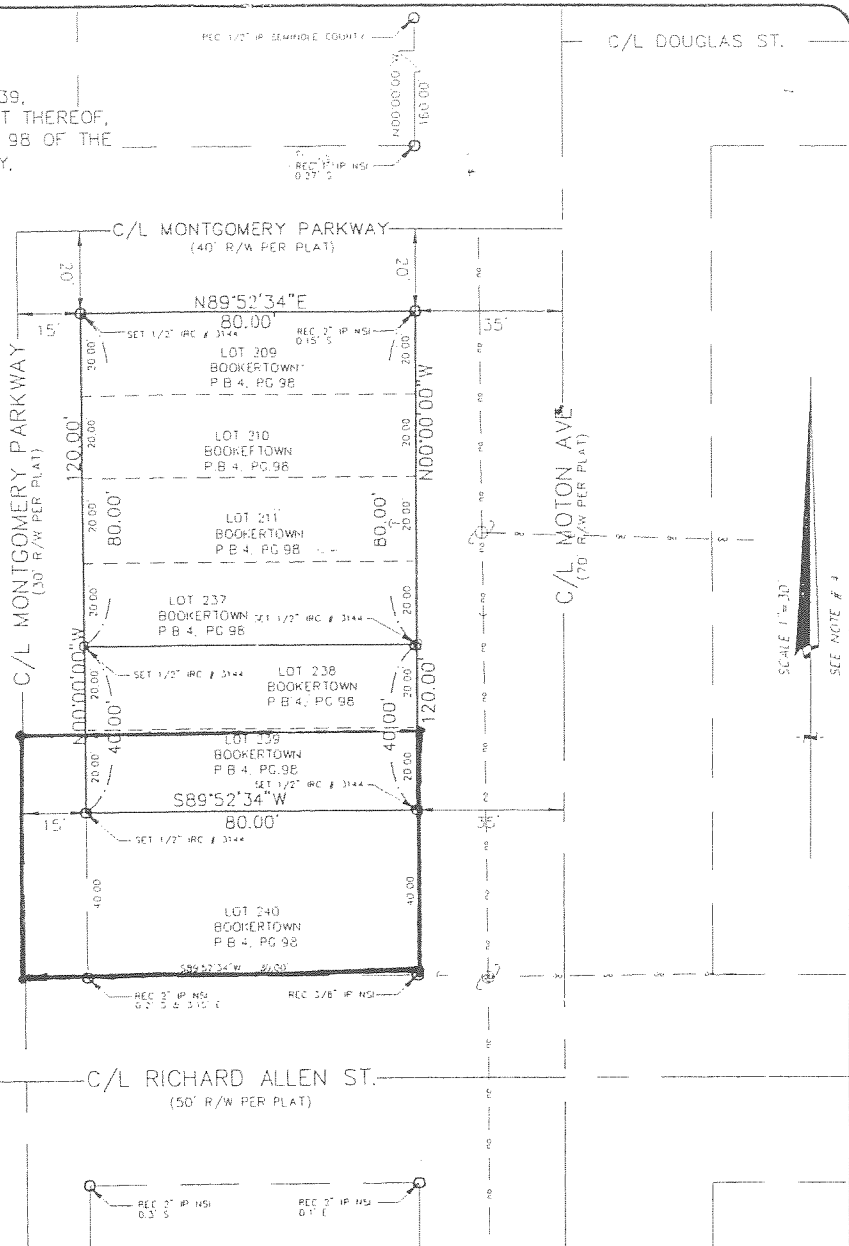
PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_

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

" BOUNDARY SURVEY "

" REAL PROPERTY DESCRIPTION "

LOTS 209, 210, 211, 237, 238, AND 239, BOOKERTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 98 OF THE RECORDS OF SEMINOLE COUNTY.



PARK BOOKERTOWN P B 4, PG. 98

FOR LOT 238 30.00' S 06.0° E

SCALE 1" = 40'  
SEE NOTE # 4

ABBREVIATION LEGEND:

- |                                      |                        |                                   |                               |                                   |
|--------------------------------------|------------------------|-----------------------------------|-------------------------------|-----------------------------------|
| PRM - PERMANENT REFERENCE MONUMENT   | CM - CONCRETE MONUMENT | EL - ELEVATION                    | CONC - CONCRETE               | WM - WATER METER                  |
| P.O.C. - POINT OF COMMENCEMENT       | PLB - PLAT BOOK        | A/C - AIR CONDITIONER             | CLF - CHAIN LINK FENCE        | FH - FIRE HYDRANT                 |
| P.C. - POINT OF CURVATURE            | Pg - PAGE              | TYP - TYPICAL                     | WF - WOOD FENCE               | N & D - NAIL AND DISC             |
| P.R.C. - POINT OF REVERSE CURVATURE  | NR - NON-RADIAL        | UE - UTILITY EASEMENT             | C & G - CURB & GUTTER         | BM - BENCH MARK                   |
| P.C.C. - POINT OF COMPOUND CURVATURE | RAD - RADIAL           | B.E. - BRUSHED FLOOR              | CATV - CABLE TELEVISION RISER | P.W.M. - PAVEMENT                 |
| P.T. - POINT OF TANGENCY             | R - RADIUS             | B.S. - BUILDING SETBACK           | TELE - TELEPHONE RISER        | FB - FIELD BOOK                   |
| P.I. - POINT OF INTERSECTION         | L - ARC LENGTH         | C.B.S. - CONCRETE BLOCK STRUCTURE | TRANS - TRANSFORMER PAD       | WH - WAINSCOT                     |
| P.C.P. - PERMANENT CONTROL POINT     | Δ - DELTA              | (P) - PLAT                        | LP - LIGHT POLE               | (A) - ACTUAL                      |
| P.O.L. - POINT OF LINE               | R.P. - RADIUS POINT    | (M) - MEASURED                    | P.P. - POWER POLE             | REC - RECOVERED                   |
| CB - CHORD BEARING                   | R/W - RIGHT-OF-WAY     | (CAL) - CALCULATED                | N.C. - NATURAL GROUND         | NSI - NO SURVEYORS IDENTIFICATION |
| T.B. - TANGENT BEARING               | C - CENTER LINE        |                                   | 50 FT - SQUARE FEET           |                                   |

SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE "REAL PROPERTY DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
- BEARINGS ARE BASED ON THE CENTER LINE OF MOTON AVE ASSUMED AS BEING N. 00°00'00" W.
- SURVEYOR HAS NOT ABSTRACTED LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF SAID LANDS.

CLIENT: AUTHUR JACKSON  
JOB NUMBER: 01-072  
CADD DWG. FILE: P3/WORK/01-072.DWG


CERTIFIED TO:  
AUTHUR JACKSON

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*R. L. Roberts*  
R. L. ROBERTS, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NUMBER 3144

COMMENTS	FIELD	DATE	OFFICE	DATE
BOUNDARY SURVEY	A.R.	6/5/01	T.R.K.II	6/8/01

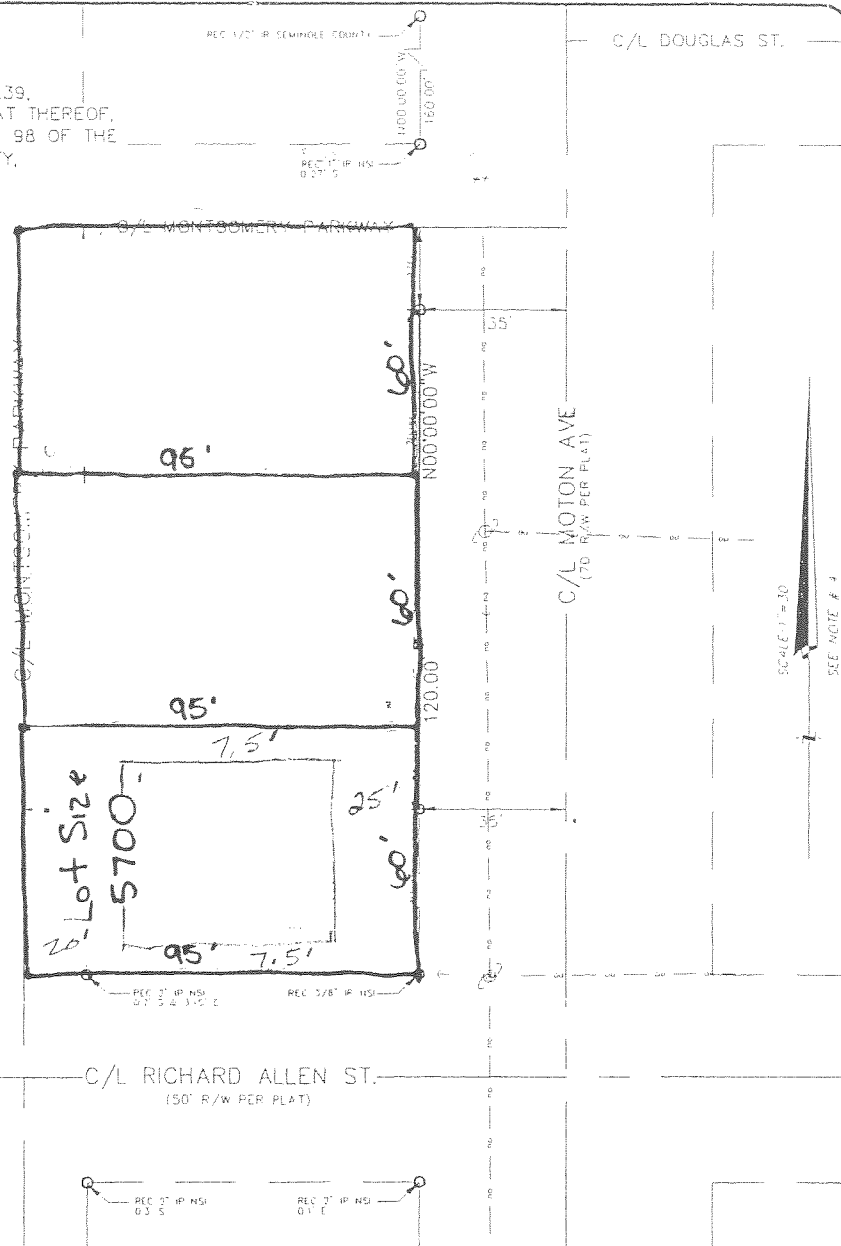


**ROBERTS**  
SURVEYING & MAPPING, INC.  
185 N. COUNTRY CLUB ROAD  
LAKE MARY, FLORIDA  
PH. (407) 322-2213 FAX 322-2232

" BOUNDARY SURVEY "

" REAL PROPERTY DESCRIPTION "

LOTS 209, 210, 211, 237, 238, AND 239,  
BOOKERTOWN, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 4, PAGE 98 OF THE  
RECORDS OF SEMINOLE COUNTY,  
FLORIDA.



PARK  
BOOKERTOWN  
P.B. 4, PG. 98

SEE COP LOT 209  
REC 1/2 IP NSI  
0.00' S

ABBREVIATION LEGEND

P.R.M. - PERMANENT REFERENCE MONUMENT	C.M. - CONCRETE MONUMENT	EL. - ELEVATION	CONC. - CONCRETE	W.M. - WATER METER
P.O.C. - POINT OF COMMENCEMENT	P.B. - PLAT BOOK	A/C - AIR CONDITIONER	CLF - CHAIN LINK FENCE	F.H. - FIRE HYDRANT
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P.C.P. - PERMANENT CONTROL POINT	Δ - DELTA	C.B.S. - CONCRETE BLOCK STRUCTURE	L.P. - LIGHT POLE	(A) - ACTUAL
P.O.L. - POINT ON LINE	Δ P - DELTA POINT	(P) - PLAT	P.P. - POWER POLE	REC - RECOVERED
C.B. - CHORD BEARING	R/W - RIGHT-OF-WAY	(M) - MEASURED	H.G. - NATURAL GROUND	NSI - NO SURVEYOR IDENTIFICATION
T.B. - TANGENT BEARING	C.L. - CENTER LINE	(C) - CALCULATED	SQ. FT. - SQUARE FEET	

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CLIENT: AUTHUR JACKSON  
JOB NUMBER: 01-072  
CADD DWG. FILE: P3/WORK/01-072.DWG

CERTIFIED TO:

AUTHUR JACKSON

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PROFESSIONAL SURVEYOR & MAPPER  
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COMMENTS	FIELD	DATE	OFFICE	DATE
BOUNDARY SURVEY	A.R.	6/5/01	T.R.K.II	6/8/01



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SURVEYING & MAPPING, INC.  
185 N. COUNTRY CLUB ROAD  
LAKE MARY, FLORIDA  
PH. (407) 322-2213 FAX 322-2232

# Bookertown

SHEET NO. TWO OF TWO SHEETS.

**DESCRIPTION:**

BEGINNING 660 FEET NORTH OF THE EAST ONE HALF MILE POST OF SECTION 20, TOWNSHIP 19 SOUTH RANGE 30 EAST, SEMI-NOLE COUNTY, FLORIDA, RUN WEST PARALLEL WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION 20 A DISTANCE OF 1799.5 FEET TO THE WEST LINE OF THE SANFORD GRANT; THENCE NORTH 25 DEGREES EAST ON SAID SANFORD GRANT LINE 1842.5 FEET TO THE CENTER LINE OF ORANGE BOULEVARD IN THE PLAT OF SANFORD FARMS ON RECORD IN PLAT BOOK ONE PAGES 127 AND 128, SEMINOLE COUNTY, FLORIDA RECORDS; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF ORANGE BOULEVARD 1053.6 FEET TO THE EAST LINE OF SAID SECTION 20, THENCE SOUTH 1864 FEET TO THE BEGINNING, CONTAINING 58 ACRES, MORE OR LESS.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE SANFORD DEVELOPMENT CO., A FLORIDA CORPORATION BY J.C. WAINWRIGHT, ITS PRESIDENT AND H.V. DRAA, ITS SECRETARY, AS OWNER, HAS CAUSED THE LANDS EMBRACED IN THE PLAT ON THE ADJOINING SHEET NO. ONE OF THIS PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS BOOKERTOWN, AND THAT THE STREETS, ALLEYS, AND PARKS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

Sebiel C. Hoorman  
D. B. Brife

SANFORD DEVELOPMENT CO., INC.  
J. C. Wainwright PRESIDENT  
H. V. Draa SECRETARY

STATE OF FLORIDA  
 COUNTY OF SEMINOLE

ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, J.C. WAINWRIGHT AND H.V. DRAA, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE ABOVE DEDICATION AND WHO BEING EACH BY ME DULY SWORN DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE SANFORD DEVELOPMENT CO., A FLORIDA CORPORATION, AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID J.C. WAINWRIGHT AND H.V. DRAA ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT SANFORD, COUNTY OF SEMINOLE, STATE OF FLORIDA THIS 2 DAY OF MARCH A.D. 1926.

Jilly Benjamin NOTARY PUBLIC.  
 MY COMMISSION EXPIRES Jan 27, 1930

**SURVEYORS CERTIFICATE:**

ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, WILBUR A. GINN, WHO CERTIFIES THAT HE IS A COMPETENT SURVEYOR AND CIVIL ENGINEER HOLDING STATE CERTIFICATE NO. 162, AND THAT HE MADE THE SURVEY AND PLAT ON THE ADJOINING SHEET NO. 1 OF THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLANTED AT POINTS MARKED THIS O. ALL MEASUREMENTS ARE TO FEET AND HUNDREDTHS AND ALL ANGLES ARE IN DEGREES AND MINUTES.

H. V. Draa  
Mildred B. Ginn

Wilbur A. Ginn (SEAL)

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF MARCH A.D. 1926 AT SANFORD, COUNTY OF SEMINOLE, STATE OF FLORIDA.

Jilly Benjamin NOTARY PUBLIC  
 MY COMMISSION EXPIRES Jan 27, 1930

MUNICIPAL APPROVAL: THIS PLAT WAS APPROVED BY THE CITY COMMISSION OF SANFORD, FLORIDA AT A MEETING HELD Feb 17 1926 AT THE CITY CLERK'S OFFICE.



COUNTY APPROVAL: THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA AT A MEETING HELD March 11 1926 AT THE COUNTY CLERK'S OFFICE.

W. C. Bragg COUNTY CLERK



4797

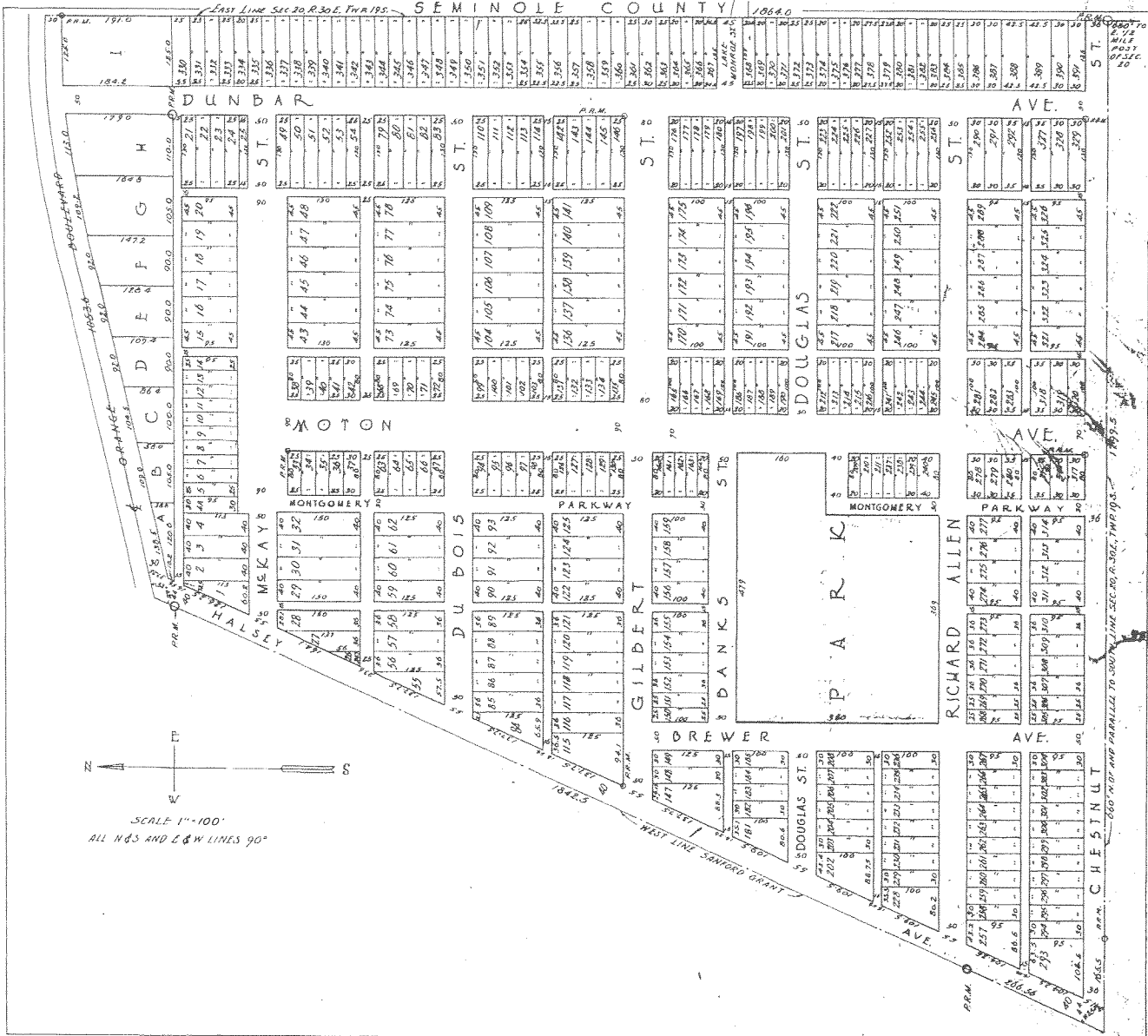


# BOOKERTOWN

SHEET ONE OF TWO SHEETS.

4 98

SEMINOLE COUNTY



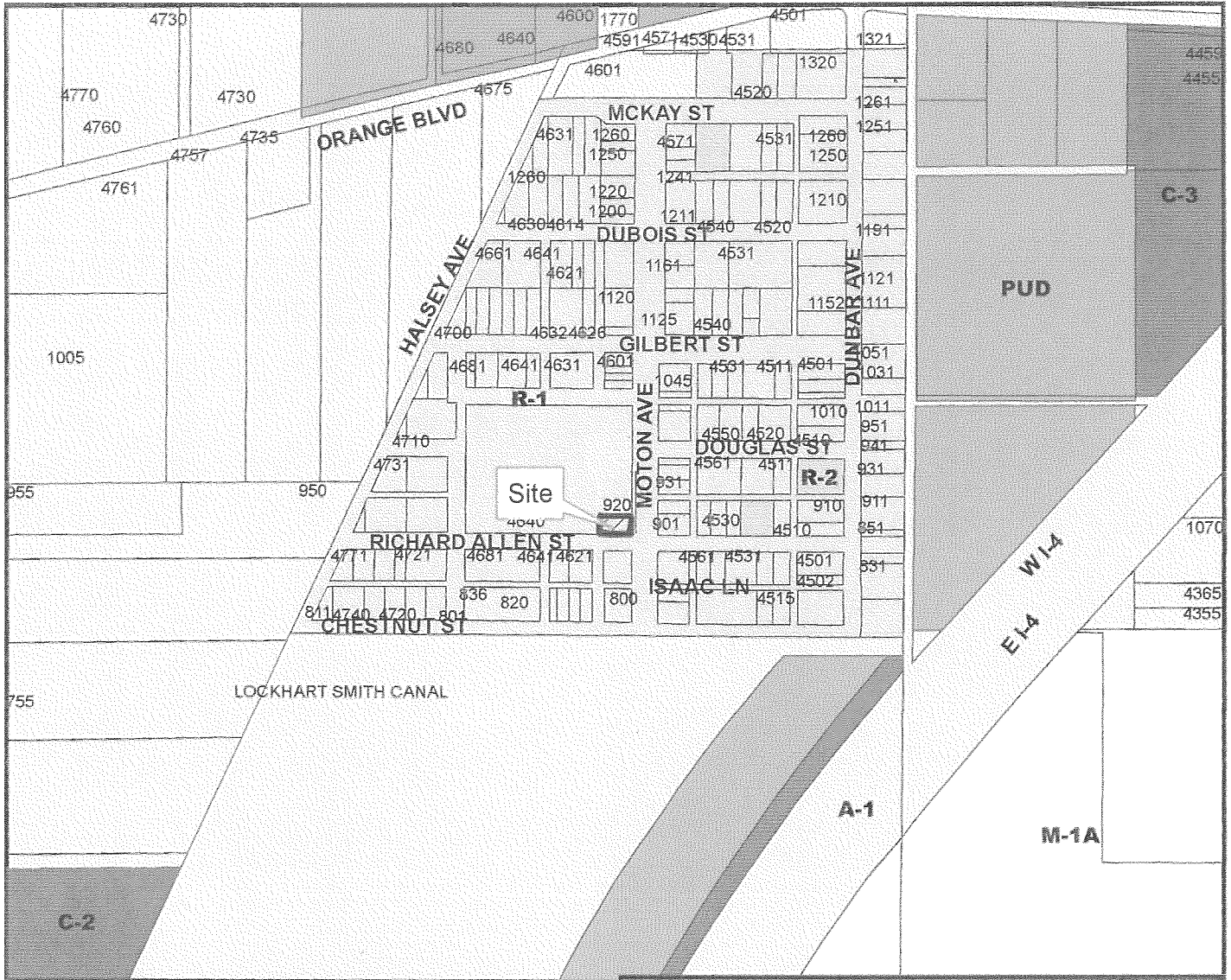
SCALE 1"=100'  
ALL N&S AND E&W LINES 90°

660' NOT AND PARALLEL TO 300' LINE SEC 20 R 30 L TWA 195

PRM-1000 TO 1000' WILF 1033 OF SEC 20










<p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7506</p>													
<p><b>GENERAL</b>                  Parcel Id: 20-19-30-501-0000-2390                  Owner: JACKSON PRISCILLA &amp; ARTHUR L                  Mailing Address: PO BOX 470162                  City,State,ZipCode: LAKE MONROE FL 32747                  Property Address:                  Subdivision Name: BOOKERTOWN                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions:                  Dor: 00-VACANT RESIDENTIAL</p>	<p><b>2006 WORKING VALUE SUMMARY</b>                  Value Method: Market                  Number of Buildings: 0                  Depreciated Bldg Value: \$0                  Depreciated EXFT Value: \$0                  Land Value (Market): \$7,110                  Land Value Ag: \$0                  Just/Market Value: \$7,110                  Assessed Value (SOH): \$7,110                  Exempt Value: \$0                  Taxable Value: \$7,110                  Tax Estimator</p>												
<p><b>SALES</b>                  Deed Date Book Page Amount Vac/Imp Qualified                  Find Comparable Sales within this Subdivision</p>	<p><b>2005 VALUE SUMMARY</b>                  2005 Tax Bill Amount: \$50                  2005 Taxable Value: \$3,081                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>												
<p><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>FRONT FOOT &amp; DEPTH</td> <td>60</td> <td>95</td> <td>.000</td> <td>150.00</td> <td>\$7,110</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	60	95	.000	150.00	\$7,110	<p><b>LEGAL DESCRIPTION</b>                  PLATS: <input type="text" value="Pick..."/>                  LOTS 239 &amp; 240 &amp; E 1/2 OF VAC'D ST ADJ ON W BOOKERTOWN                  PB 4 PG 98</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
FRONT FOOT & DEPTH	60	95	.000	150.00	\$7,110								
<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>													


**Arthur Jackson**  
**Lots 239, 240 & E 1/2 of Vac'd St adj on W, Moton Ave,**  
**Bookertown, Lake Monroe, FI 32771**

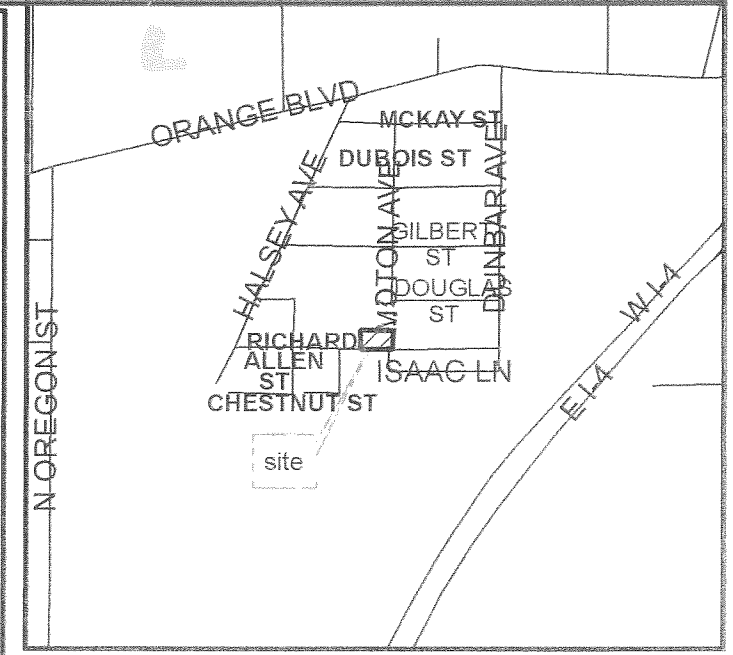


**Seminole County Board of Adjustment**  
**August 28 2006**  
**Case: BV2006-107**  
**Parcel No: 20-19-30-501-0000-2390**

**Zoning**

 BV2006-107	 R-2	 M-1A
 A-1	 C-2	 PUD
 R-1	 C-3	 PCD

N  




## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 28, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 239 & 240 & E 1/2 OF VAC'D ST ADJ ON W BOOKERTOWN PB 4 PG 98

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

### FINDINGS OF FACT

**Property Owner:** Priscilla & Arthur Jackson  
PO Box 470162  
Lake Monroe FL 32747

**Project Name:** Moton Ave (Lots 239 & 240)

### Requested Development Approval:

Request for (1) a lot size variance from 8,400 square feet to 5,700 square feet; a (2) width at the building line from 70 feet to 60 feet; and (3) a rear yard (west) setback from 30 feet to 20 feet for a proposed home in 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: Denny Gibbs, Senior 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 lot size, lot width and rear yard (west) setback 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 \_\_\_\_\_, 2006.

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

My Commission Expires: