

**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**

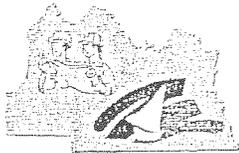
MOTION/RECOMMENDATION:

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.

GENERAL INFORMATION	Applicant: Owner: Location: Zoning: Subdivision:	Arthur Jackson Priscilla & Arthur Jackson Moton Ave (Lots 209 & 210) R-1 (Single Family Dwelling District) Bookertown
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • 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. • The applicant also proposes to construct a single family home that would encroach 10 feet into the 30 foot rear 	

	<p>yard setback.</p> <ul style="list-style-type: none">• There are currently no code enforcement or building violations for this property.• There is no record of prior variances for this property.
STAFF FINDINGS	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• The subject lot was created in the Bookertown plat in 1930.• The adoption of County wide zoning in 1960 subsequently rendered the lot non-conforming thereby created a hardship.• The size of the subject property is consistent with the surrounding properties and development pattern of this neighborhood.• 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.• Special conditions and circumstances did not result from the actions of the applicant.• 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.• 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.• The variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would not retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would be in harmony with the general intent of Chapter 30.

STAFF RECOMMENDATION	<ul style="list-style-type: none">• 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">• Any variance granted shall apply only to the lot size and lot width as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.
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COPY

APPL. NO. BV 2006-109

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 _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>ARTHUR JACKSON</u>	
ADDRESS	<u>P.O. BOX 470162</u>	
	<u>LAKE MONROE FLA. 32747</u>	
PHONE 1	<u>(407) 323-0275</u>	
PHONE 2		
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: _____

CURRENT USE OF PROPERTY: _____

LEGAL DESCRIPTION: lot 209, 210, N + E 1/2
YAC'D Street Bookertown PB 4 PG 48

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. _____

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 8/29/06 (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.

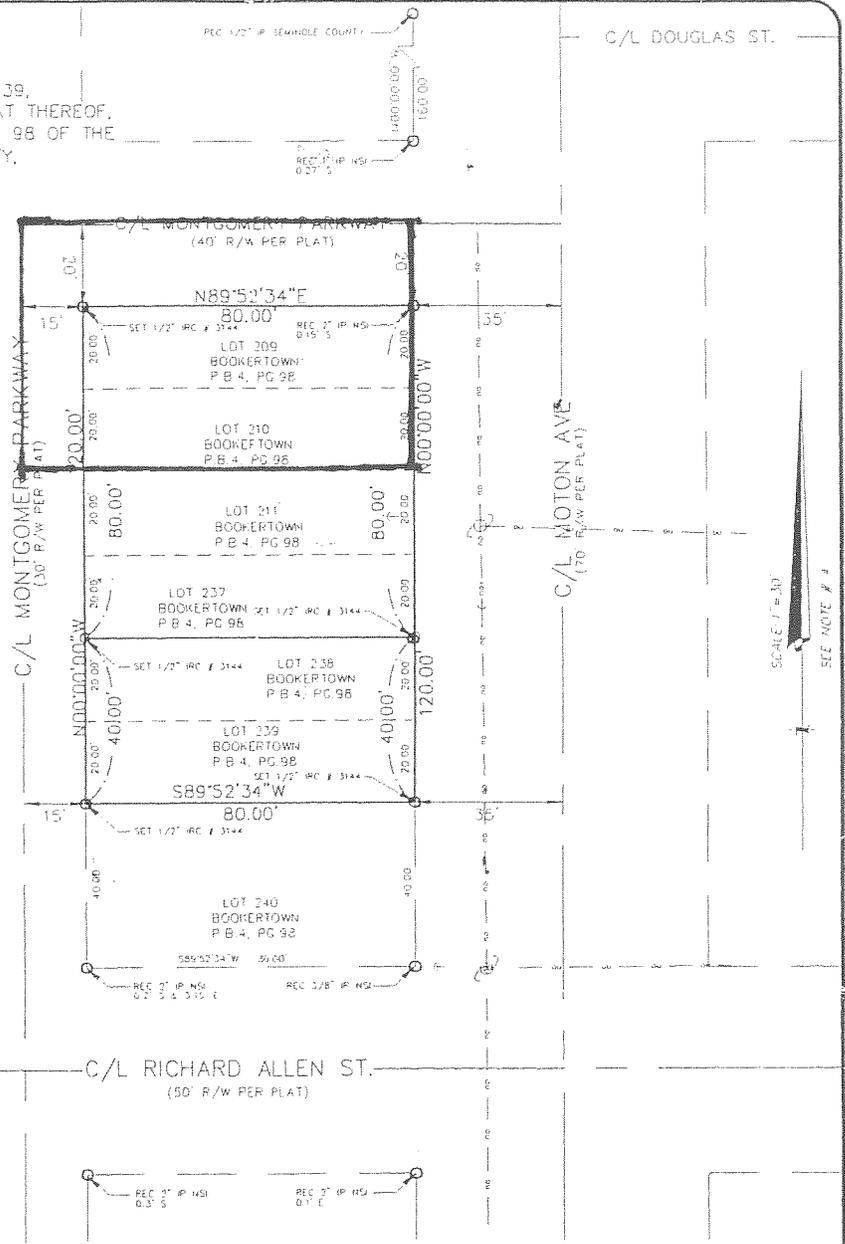
Arthur Jackson
 SIGNATURE OF OWNER OR AGENT

6-9-06
 DATE

" BOUNDARY SURVEY "

" REAL PROPERTY DESCRIPTION "

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



PARK
 BOOKERTOWN
 P.B. 4, PG. 98

SCALE 1" = 30'
 SEE NOTE # 1

ABBREVIATION LEGEND:

- | | | | | |
|--------------------------------------|------------------------|-----------------------------------|-------------------------------|-----------------------------------|
| PRM - PERMANENT REFERENCE MONUMENT | CM - CONCRETE MONUMENT | EL - ELEVATION | CONC - CONCRETE | WM - WATER METER |
| P.O.C. - POINT OF COMMENCEMENT | P.B. - PLAT BOOK | A/C - AIR CONDITIONER | DLF - CHAIN LINK FENCE | F.H. - 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 | N.P. - NON-RADIAL | U.E. - UTILITY EASEMENT | C & G - CURB & GUTTER | B.M. - BENCH MARK |
| P.C.C. - POINT OF COMPOUND CURVATURE | RAD. - RADIAL | D.E. - DRAINAGE EASEMENT | CATV - CABLE TELEVISION RISER | P.M.T. - PAVEMENT |
| P.T. - POINT OF TANGENCY | R. - RADIUS | F.F. - FINISHED FLOOR | TELE. - TELEPHONE RISER | F.B. - FIELD BOOK |
| P.I. - POINT OF INTERSECTION | L. - ARC LENGTH | B.S. - BUILDING SETBACK | TRANS. - TRANSFORMER PAD | W.H. - MANHOLE |
| 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 | R.P. - RADIUS POINT | (F) - FLAG | P.P. - POWER POLE | RC - RECOVERED |
| CB - CHORD BEARING | R/W - RIGHT-OF-WAY | (C) - CALCULATED | N.C. - NATURAL GROUND | NSI - NO SURVEYORS IDENTIFICATION |
| T.B. - TANGENT BEARING | C - CENTER LINE | | SO 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.

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.

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

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

COMMENTS	FIELD	DATE	OFFICE	DATE
BOUNDARY SURVEY	A.R.	6/3/01	T.R.K.II	6/8/01

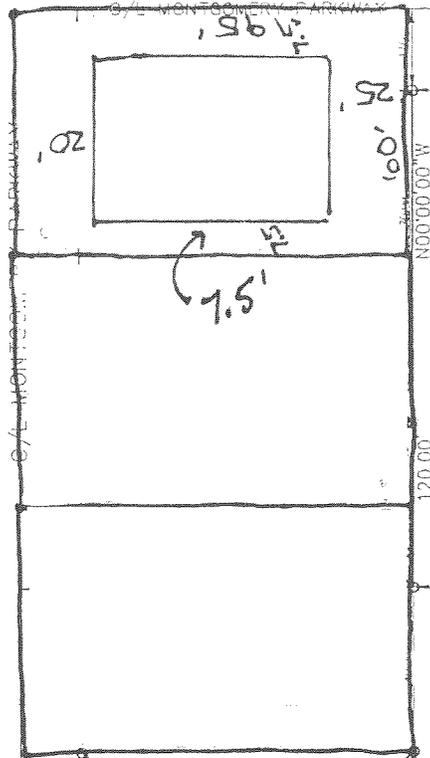


ROBERTS
 SURVEYING & MAPPING, INC.
 185 N. COUNTRY CLUB ROAD
 LAKE MARY, FLORIDA
 PH. (407) 322-2213 FAX 322-2232

" BOUNDARY SURVEY "

" REAL PROPERTY DESCRIPTION "

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



PARK
 BOOKERTOWN
 P.B. 4, PG. 98

C/L RICHARD ALLEN ST.
 (50' R/W PER PLAT)

C/L DOUGLAS ST.

C/L MOTON AVE
 (70' R/W PER PLAT)

SCALE 1" = 30'
 SEE NOTE # 4

ABBREVIATION LEGEND:

P.R.M. - PERMANENT REFERENCE MONUMENT	C.M. - CONCRETE MONUMENT	EL. - ELEVATION	CONC. - CONCRETE	W.M. - WATER METER
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P.C. - POINT OF CURVATURE	Pg. - PAGE	T.M.F. - TYPICAL	WF - WOOD FENCE	N & D - NAIL AND DISC
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P.T. - POINT OF TANGENCY	R. - RADIUS	F.F. - FINISHED FLOOR	TELE. - TELEPHONE RISER	F.B. - FIELD BOOK
P.I. - POINT OF INTERSECTION	Δ - ARC LENGTH	B.S. - BUILDING SETBACK	TRANS. - TRANSFORMER PAD	M.H. - MANHOLE
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	R.P. - RADIUS POINT	(P) - PLAT	P.P. - POWER POLE	REC - RECOVERED
CB - CHORD BEARING	R/W - RIGHT-OF-WAY	(A) - AS SHOWN	R.G. - NATURAL GROUND	NSI - NO SURVEYORS IDENTIFICATION
T.B. - TANGENT BEARING	C. - CENTER LINE	(C) - CALCULATED	SQ. FT. - SQUARE FEET	

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

CERTIFIED TO:
 AUTHUR JACKSON

SURVEYOR'S CERTIFICATE:

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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

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 28 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 1083.6 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 LAMOS 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.

Samuel C. Thomas
D. B. Baifer

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.

Jillie 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

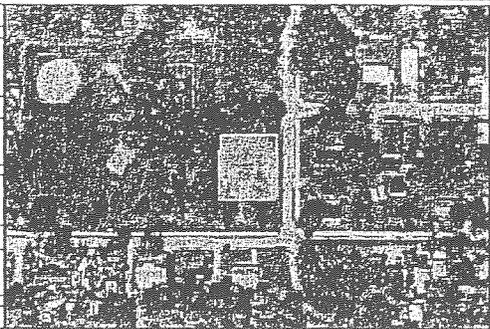
Wilbur A. Ginn (SEAL)

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

Jillie Benjamin NOTARY PUBLIC
MY COMMISSION EXPIRES Jan 27, 1930

COUNTY APPROVAL: THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA AT A MEETING HELD AT THE COURTHOUSE IN SANFORD, FLORIDA, ON THE 19th DAY OF MARCH, 1926.
 ATTEST: W. B. Baifer COUNTY CLERK.
 FILED: April 1926 DAY OF April 1926.
 THIS PLAT COMPLIES WITH SECTION 1798, 1925, FILED THIS 5 DAY OF April 1926 AND RECORDED IN PLAT BOOK 4, PAGE 91, 198.
 BY W. B. Baifer COUNTY CLERK, SEMINOLE COUNTY, FLORIDA.



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506	0P00-0000 PARK		184 187 187.0 190		189 191 190 194 195.0		
	RICHARD ALLEN ST		209 209.0 239 240		212 216 217 218 221 217.0 220.0		
269 271 273 274 277 278.0 290		278.0		281.0 283 286.0		289 293	
307 310		315		318 321 324			

GENERAL

Parcel Id: 20-19-30-501-0000-2090
 Owner: JACKSON SELINA M
 Mailing Address: PO BOX 470022
 City,State,ZipCode: LAKE MONROE FL 32747
 Property Address: 920 MOTON AVE SANFORD 32771
 Subdivision Name: BOOKERTOWN
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 00-VACANT RESIDENTIAL

2006 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	0
Depreciated Bldg Value:	\$0
Depreciated EXFT Value:	\$0
Land Value (Market):	\$14,220
Land Value Ag:	\$0
Just/Market Value:	\$14,220
Assessed Value (SOH):	\$14,220
Exempt Value:	\$0
Taxable Value:	\$14,220
Tax Estimator	

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	02/2002	04315	1702	\$100	Vacant	No
QUIT CLAIM DEED	11/2001	04228	0065	\$100	Vacant	No
WARRANTY DEED	02/1997	03214	1276	\$6,000	Vacant	No
WARRANTY DEED	02/1997	03214	1273	\$100	Vacant	No
WARRANTY DEED	02/1997	03214	1266	\$100	Vacant	No
PROBATE RECORDS	05/1996	03076	0347	\$100	Vacant	No
PROBATE RECORDS	05/1996	03072	1391	\$100	Vacant	No

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY

2005 Tax Bill Amount: \$101
 2005 Taxable Value: \$6,162
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	120	95	.000	150.00	\$14,220

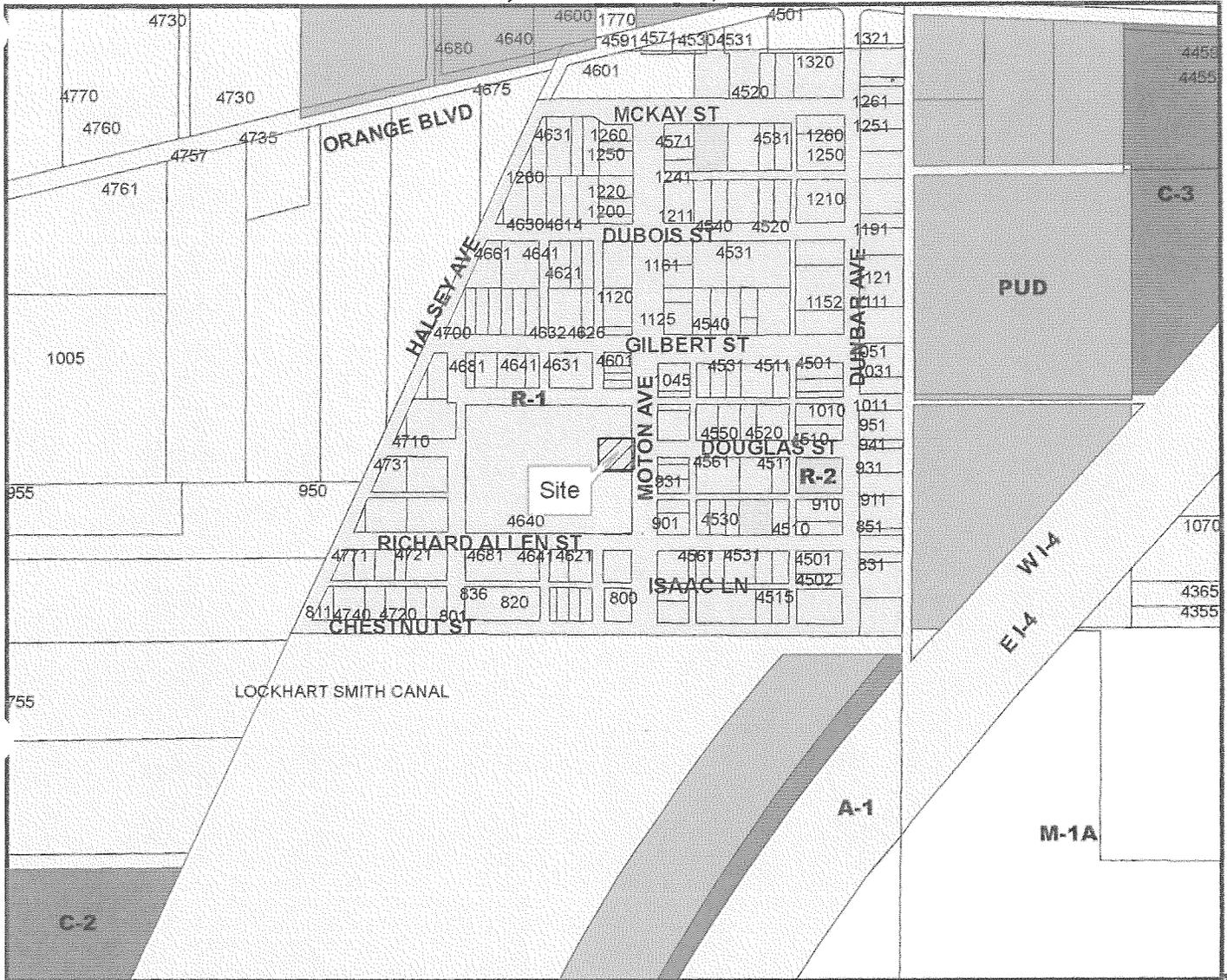
LEGAL DESCRIPTION

PLATS:

LOTS 209 210 211 237 & 238 & S 1/2 OF VACD ST ADJ ON N & E 1/2 OF VACD ST ADJ ON W
 BOOKERTOWN PB 4 PG 98

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.

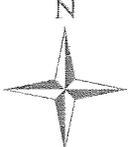
Arthur Jackson
Lots 209, 210 & S 1/2 of vac'd St adj on N &
E 1/2 of Vac'd St adj on W, Moton Ave,
Bookertown, Lake Monroe, FL 32771

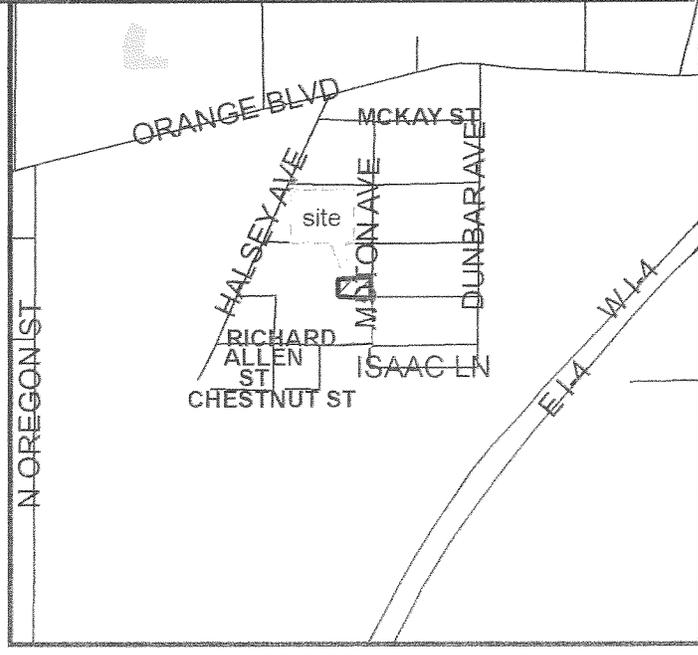


Seminole County Board of Adjustment
August 28 2006
Case: BV2006-109
Parcel No: 20-19-30-501-0000-2090

Zoning

 BV2006-109	 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 209 & 210 & E 1/2 OF VACD 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 209 & 210)

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: