

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

SUBJECT: Marker Street (Lot 9) - Craig Jones, applicant; Request for a (1) minimum lot size variance from 9,000 square feet to 4,300 square feet; (2) width at the building line variance from 75 feet to 50 feet; (3) side (west) yard setback variance from 10 feet to 4 feet; and (4) side (east) street setback variance from 25 feet to 20 feet for a proposed single family home in the R-2 (One & Two-Family Dwelling District).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Rufus Brown **EXT.** 7357

Agenda Date 1/22/07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a (1) minimum lot size variance from 9,000 square feet to 4,300 square feet; (2) width at the building line from 75 feet to 50 feet; (3) side (west) yard setback from 10 feet to 4 feet; and (4) side (east) street setback from 25 feet to 20 feet for a proposed single family home in the R-2 (One & Two-Family Dwelling District); or
2. **DENY** the request for a (1) minimum lot size variance from 9000 square feet to 4300 square feet; (2) width at the building line from 75 feet to 50 feet; (3) side (west) yard setback from 10 feet to 4 feet; and (4) side (east) street setback from 25 feet to 20 feet for a proposed single family home in the R-2 (One & Two-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Owner: Location: Zoning: Subdivision:	Craig Jones Gordon Merritt, ET-AL Marker Street (Lot 9) R-2 (One & Two-Family Dwelling District) Haymans Addition to Altamonte
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a single family home on a corner lot of Marker Street and Merritt Street. 	

	<ul style="list-style-type: none">• The proposed single family home will be approximately 1,300 square feet with a two car garage.• 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">• It is unclear to the exact date which the parcel was created, however on the 1971 tax roll, the parcel is shown as a parcel of record rendering it eligible for a variance request.• Policy FLU 3.2, adopted September 11, 1991, requires the recombination of properties when variances can be negated. Staff has determined that the subject property and the abutting properties to the north and west have not shared common ownership since the adoption of this policy. Therefore, no opportunity exists to reduce or eliminate the nonconformity of the subject property without the requested variances.• The subject lot was created from the acquisition of a portion of the parent parcel, which was platted as of September 5, 1923 as the Haymans Addition to Altamonte.• The subject property is located in the East Altamonte community which has been designated as a Community Development Target area by Seminole County in order to promote new housing opportunities.• 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.

	<ul style="list-style-type: none">• The variance requested 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 per the following conditions of approval:<ul style="list-style-type: none">• Any variance granted shall apply only to the lot and the proposed single family home 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.

Brown, Rufus

From: cdharrelljones@aol.com
Sent: Wednesday, December 27, 2006 11:18 AM
To: Brown, Rufus
Subject: PARCEL ID: 07-21-30-509-0B00-009C

Mr. Brown,

Thank for your consultation concerning my variance application for PARCEL ID: 07-21-30-509-0B00-009C. Please make to following amendments to my application: 1) move the proposed structure back 5ft to meet the 25ft Front yard setback on Merritt Street, and 2) delete the request for a change to the Rear yard setback. This is a Side yard to Marker Street with a 10ft setback. The back of the proposed structure would now be 19ft from the property line, meeting the setback requirement.

Thank you for your assistance,

Craig Jones
407-493-5409

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BU2006-219
Meeting Date 1-22-07



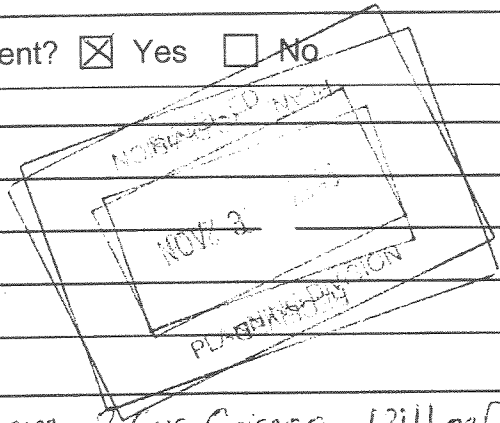
COPY
VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Craig Jones
Address: 660 Lake Harbor Circle City: Orlando Zip code: FL
Project Address: PARCEL ID: 07-21-30-509-0800-009C
Contact number(s): 407-493-5409
Email address: cdharrelljones@aol.com

Is the property available for inspection without an appointment? Yes No

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input checked="" type="checkbox"/> New Single Family Home	Please describe: <u>3 Bedroom, 2 Car Garage, 1341 sqft (TLA)</u>
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	



What type of variance is this request?			
<input checked="" type="checkbox"/> Minimum lot size	Required lot size:	<u>9000sqft</u>	Actual lot size: <u>4300</u>
<input checked="" type="checkbox"/> Width at the building line	Required lot width:	<u>75ft</u>	Actual lot width: <u>50</u>
<input checked="" type="checkbox"/> Front yard setback	Required setback:	<u>25ft</u>	Proposed setback: <u>20</u>
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>30ft</u>	Proposed setback: <u>24</u>
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>10ft</u>	Proposed setback: <u>4</u>
<input checked="" type="checkbox"/> Side street setback	Required setback:	<u>25ft</u>	Proposed setback: <u>20</u>
<input type="checkbox"/> Fence height	Required height:		Proposed height:
<input type="checkbox"/> Building height	Required height:		Proposed height:
Use below for additional yard setback variance requests:			
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Total number of variances requested <u>6</u>			

APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: Craig Jones

FOR OFFICE USE ONLY

Date Submitted: 11-30-06 Reviewed By: P. Johnson
 Tax parcel number: 07-21-30-509-0300-009C Zoning/FLU K-2 / MDR
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application and checklist complete
 Notes: _____

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.

	1. Completed application.
	2. Owner's authorization letter (if needed). <i>This form can be obtained online.</i>
	3. Provide a legible 8 ½ x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. <u>View a sample site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.</u>
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM (ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I Gordon A. Meyvitt, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s)) 07-21-30-509-0B00-009C

_____ hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map (circle one or more) from _____ to _____ and affirm that _____ is hereby designated to act as my / our authorized agent and to file the attached application for the stated amendment and make binding statements and commitments regarding the amendment request.

Scott W. Jones
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

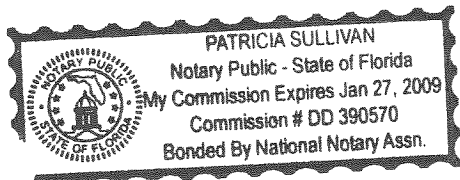
SWORN TO AND SUBSCRIBED before me this 30 day of Nov, 2006.

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 _____ has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 2006

PS
Notary Public in and for the County and State
Aforementioned

My Commission Expires: Jan 27, 2009

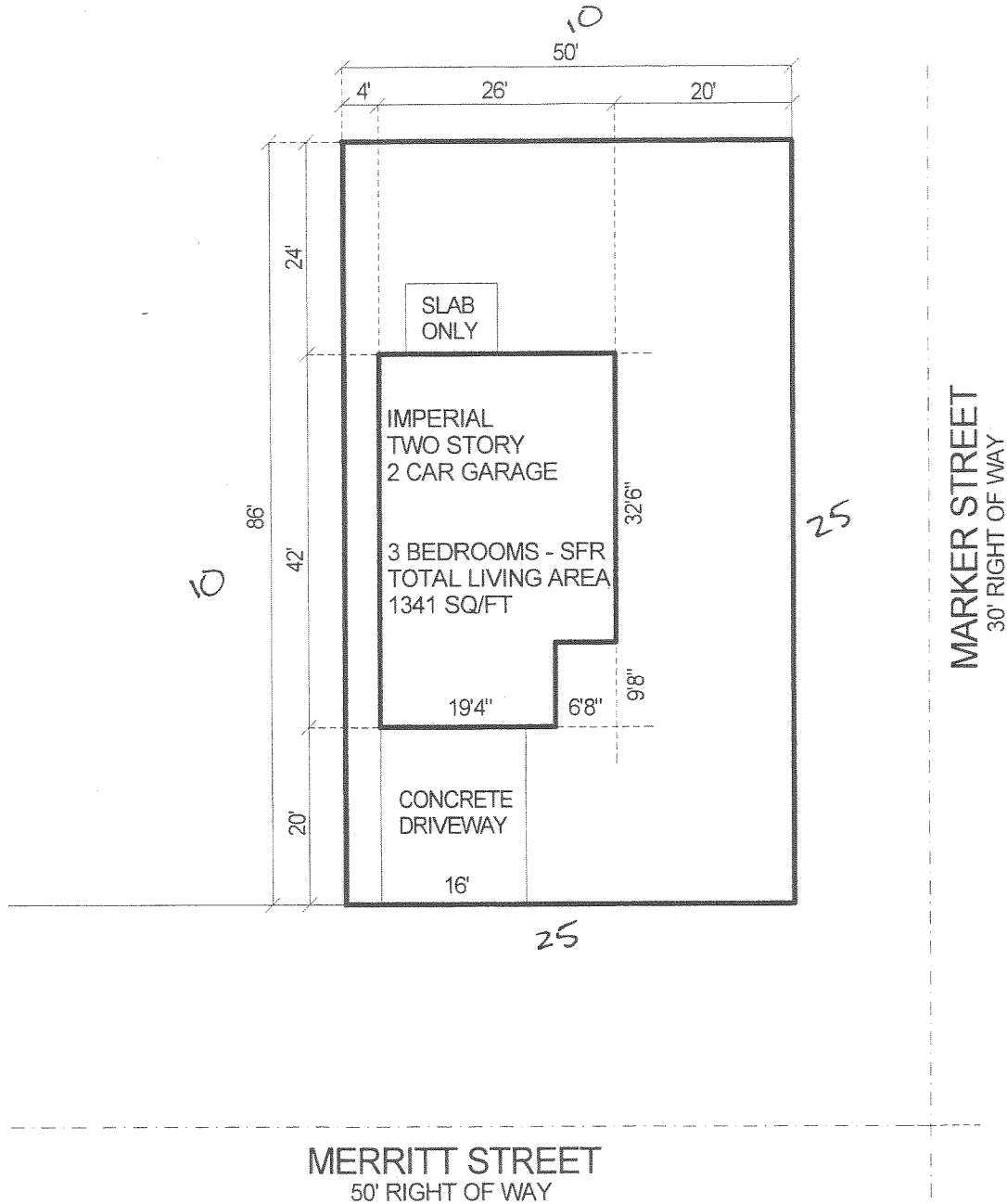


PLOT PLAN

LOT 9C, HAYMANS ADDITION


PLAT BOOK 3, PAGE 39, SEMINOLE COUNTY, FLORIDA, PUBLIC RECORDS

SCALE 1" = 20'



MERRITT STREET
50' RIGHT OF WAY

MARKER STREET
30' RIGHT OF WAY









Yolanda Harrell-Jones, CRC057142
This does not constitute a survey.

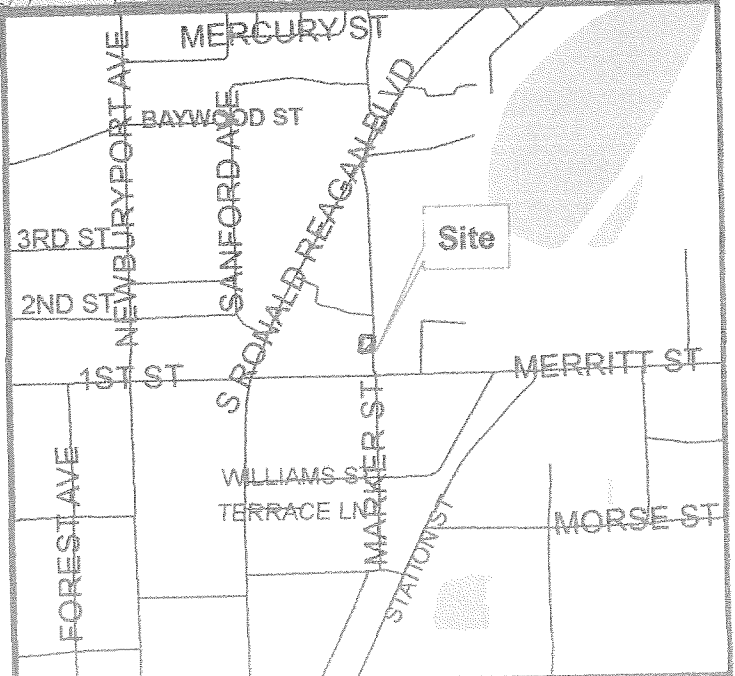
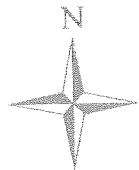
Gordon Merritt/Craig Jones
 E 50 ft of S 85 ft of Lot 9, BIK B
 Haymans Add to Altamonte, Altamonte Springs 32701
 Corner of Marker Street & Merritt Street



Seminole County Board of Adjustment
 January 22, 2007
 Case: BV2006-219 (Map 3156, Grid C6)
 Parcel No: 07-21-30-509-0B00-009C

Zoning

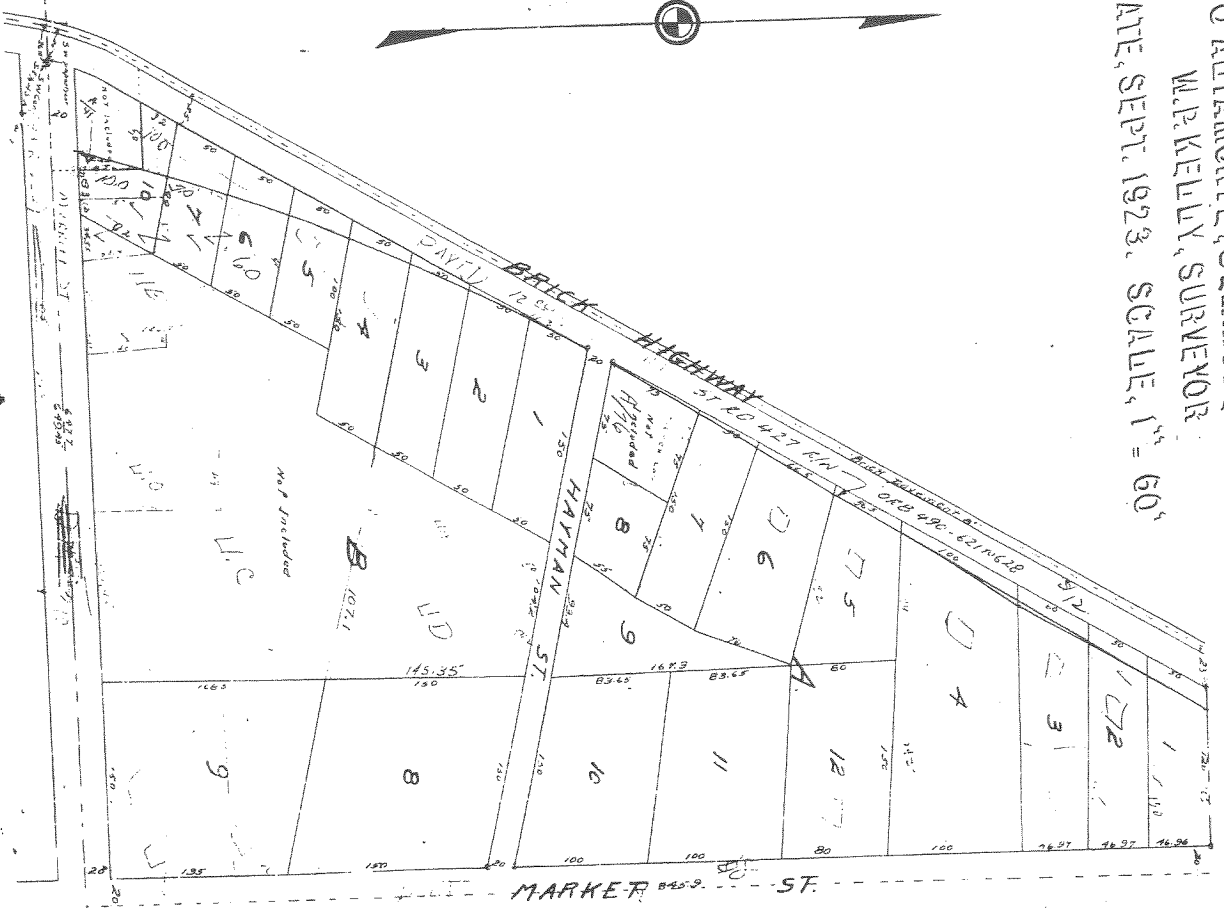
	BV2006-219		CN
	R-1		C-1
	R-1B		C-2
	R-2		



HAYMAN'S ADD

TO APTAMONTE, SEMINOLE COUNTY, FLA.
 W.P. KELLY, SURVEYOR

DATE, SEPT. 1923. SCALE, 1" = 60'



Description of land platted, Hayman's Addition
 The land embraced in the annexed plat, beginning at the SW corner of Aptamonte, is described as follows: ... (text continues with detailed description of the land boundaries and area)

Direction of streets
 When all men by these present, the 1901 W. Hayman ... (text continues with details of street directions and survey process)

State of Florida,
 County of Seminole
 I, the undersigned, being duly authorized to administer oaths and ... (text continues with official declaration and signature of W.P. Kelly)

On this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ... (text continues with the sworn statement of the surveyor)

Certificate of Approval
 This plat approved by the ... (text continues with the approval certificate and signature of the clerk)

11: 9 6 31
 Filed this 11th day of September 1923
 and recorded in Plat 39
 Book No. 3 Page 39
 of the Public Records of Seminole County Florida this 18th day of March A.P. 1923
 E. J. T. ...
 Clerk Circuit Court
 D.C.
 (Seal)

STATE OF FLORIDA, COUNTY OF SEMINOLE

REAL ESTATE PROPERTY, VALUES AND TAXES FOR 1971

12. FULLY
 13. PARTIALLY
 14. UNIMPROVED
 15. IMPROVED
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 100. UNIMPROVED

NAME AND ADDRESS OF OWNER	PARCEL NUMBER AND LEGAL DESCRIPTION	MAP NO.	CLASS.	V. A. L. U. E	TAX CODE	ARMY NUMBER
MERRITT CUNDOUR 604 1st ALTAMONTE SPRINGS FLA 32701	07 21 30 204 0000 0098 W 45 FT OF S 85 FT OF LOT		HEX		05	33341
	9 BLK B HAYMANS ADD TO ALTAMONTE		MEX	340		
	PB 3 PG 39		TOT	340		
MERRITT CUNDOUR 604 1st ALTAMONTE SPRINGS FLA	07 21 30 509 0000 0098 E 50 FT OF S 85 FT OF LOT		HEX		05	33342
	9 BLK B HAYMANS ADD TO ALTAMONTE		MEX	5600		
	PB 3 PG 39		TOT	5600		
TUCKER WALTER & HELEN J 204 1st ALTAMONTE SPRINGS FLA 32701	07 21 30 509 0000 0098 LOT 9 LESS S 85 FT BLK		HEX	3250	05	33343
	HAYMANS ADD TO ALTAMONTE		MEX			
	PB 3 PG 39		TOT	3250		

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																
<p align="center">GENERAL</p> <p>Parcel Id: 07-21-30-509-0B00-009C Owner: MERRITT GORDON A ET-AL Own/Addr: ATTN MRS PAUL SNEAD JR Mailing Address: 212 MARKER ST City,State,ZipCode: ALTAMONTE SPRINGS FL 32701 Property Address: NORTH & MARKET ST Subdivision Name: HAYMANS ADD TO ALTAMONTE Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 00-VACANT RESIDENTIAL</p>		<p align="center">2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$13,500 Land Value Ag: \$0 Just/Market Value: \$13,500 Assessed Value (SOH): \$13,500 Exempt Value: \$0 Taxable Value: \$13,500 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>WARRANTY DEED</td> <td>01/1977</td> <td>01141</td> <td>1905</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	01/1977	01141	1905	\$100	Vacant	No	<p align="center">2006 VALUE SUMMARY</p> <p>2006 Tax Bill Amount: \$218 2006 Taxable Value: \$13,500 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified										
WARRANTY DEED	01/1977	01141	1905	\$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>50</td> <td>86</td> <td>.000</td> <td>600.00</td> <td>\$13,500</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	50	86	.000	600.00	\$13,500	<p align="center">LEGAL DESCRIPTION</p> <p>PLATS: <input type="button" value="Pick..."/></p> <p>LEG E 50 FT OF S 85 FT OF LOT 9 BLK B HAYMANS ADD TO ALTAMONTE PB 3 PG 39</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value											
FRONT FOOT & DEPTH	50	86	.000	600.00	\$13,500											
<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>																

This Indenture,

Made this 20th day of September A. D. 1977, Between GORDON A. MERRITT ADMINISTRATOR OF THE ESTATE OF CONDOR MERRITT, DECEASED.

of the County of Broward in the State of Florida part y of the first part, and GORDON A. MERRITT, CLEARATHER WHITE, IONA WORLDS, GONNIE STONE, and CORA SNEAD, Beneficiaries of the County of Broward in the State of Florida whose post office address is c/o Gordon A. Merritt, 1435 N.W. 6th Street, Fort Lauderdale, Florida part y of the second part.

30
55

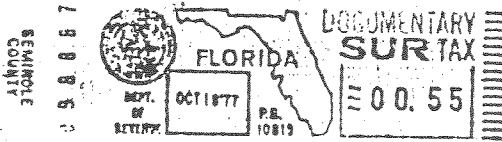
Witnesseth, That the said part y of the first part, for and in consideration of the sum of ONE AND NO/100 Dollars,

to him in hand paid by the said part ies of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said part ies of the second part, their heirs and assigns forever, the following described land, situate, and being in the County of Seminole State of Florida to wit:

See attached Exhibit A

11411905

BOOK PAGE SEMINOLE COUNTY FLORIDA

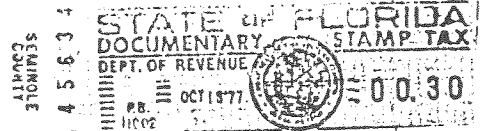


OCT 18 9 09 AM '77

079269

Subject to:

1. Conditions, limitations, restrictions and easements of record.
2. Taxes for the year 1977 and all subsequent years.
3. Existing mortgages of record, if any.



And the said part y of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Smith B. Maxwell
W. George Allen

Gordon A. Merritt, Adm.
GORDON A. MERRITT, ADMINISTRATOR OF THE ESTATE OF CONDOR MERRITT Deceased.

STATE OF FLORIDA, COUNTY OF Broward

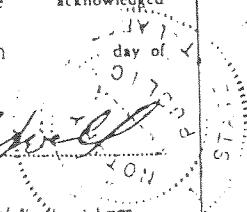
I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GORDON A. MERRITT, ADMINISTRATOR OF THE ESTATE OF CONDOR MERRITT, Deceased.

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

WITNESS my hand and official seal in the County and State last aforesaid this 20th September A. D. 1977

Smith B. Maxwell



Notary Public, State of Florida, My Commission Expires Feb. 14, 1979, Bonded by American Fire & Casualty Co.

This instrument prepared by:

LAW OFFICES W. GEORGE ALLEN

FILE #: BA(8-15-83)-91V **APPL:** PERRY, JAMES E. C.
EC: 07 **TWP:** 21 **RNG:** 30 **SUF:** **PL BK:** 3 **PB PG:** 39 **BLOCK #:** A

EVELOPMENT NAME: V-PERRY, JAMES E. C.
OC N W SIDE OF MARKER STREET AND 400 FT. N OF NORTH STREET.
C : 11 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
ARC #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:
LOT SIZE VARIANCE FROM 8,400 SQ. FT. TO 7,500 SQ. FT. AND LOT WIDTH
VARIANCE FROM 70 FT. TO 50 FT., AND SIDE YARD SETBACK VARIANCE FROM
0 FT. TO 6 FT. TO CONSTRUCT TWO SINGLE FAMILY DWELLINGS.

ACTION: APPROVED
DATE: 091983

REMARKS:
SUBJ TO SEPARATE DEEDS FOR EACH HALF OF LOT 11 PRIOR TO OBTAINING
BUILDING PERMIT (HAYMAN'S ADDITION TO ALTAMONTE SPRINGS)

CMD 1 - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

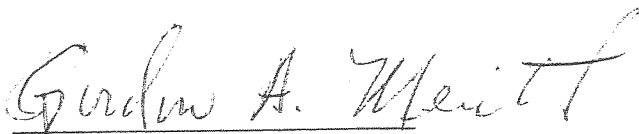
NOVEMBER 28, 2006

SEMINOLE COUNTY PLANNING DEPARTMENT
1101 EAST FIRST STREET
SANFORD, FLORIDA 32770

RE: VARIANCE APPLICATION FOR PARCEL ID#07-21-30-509-0B00-009C

TO WHOM IT MAY CONCERN:

THIS LETTER IS WRITTEN TO STATE THAT MERRITT GORDON A ET-AL IS THE CURRENT OWNER OF THERE: PARCEL. THE PARCEL IS UNDER CONTRACT TO SELL TO PROSPECTUS, INC. MERRITT GORDON A ET-AL HAS NO OBJECTIONS TO THE APPLICATION FOR ANY NECESSARY VARIANCES TO BUILD A SINGLE FAMILY RESIDENCE ON THIS PARCEL.


MERRITT, GORDON A., ET-AL

STATE OF FLORIDA COUNTY OF BROWARD

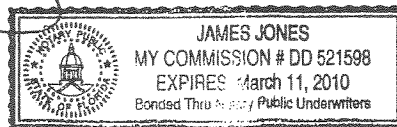
Sworn to (or affirmed) before me on 11-29 2006

by: Gordon Merritt

who produced: M630-281-28-179-0

as identification. () Or is personally known to me.





SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 22, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG E 50 FT OF S 85 FT OF LOT 9 BLK B HAYMANS ADD TO ALTAMONTE
PB 3 PG 39

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

FINDINGS OF FACT

Property Owner: MERRITT GORDON A ET-AL
NORTH & MARKET STREET (LOT 9C)
ALTAMONTE SPRINGS, FL 32701

Project Name: MARKER STREET (LOT 9)

Requested Development Approval:

Request for a (1) minimum lot size variance from 9,000 square feet to 4,300 square feet; (2) width at the building line variance from 75 feet to 50 feet; (3) side (west) yard setback variance from 10 feet to 4 feet; and (4) side (east) street setback variance from 25 feet to 20 feet for a proposed single family home in the R-2 (One & Two-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: Rufus Brown, Planning Inter
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 and the 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: _____
April Boswell, AICP
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 _____, 2007.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: