

BS2007-06

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 2710 Ridgewood Avenue – Bright House Network, Joe Pinckney, applicant; Request for a Special Exception for a Public Utility Structure consisting of 1) an 1,800 square foot unmanned equipment building and 2) a 500 square foot generator enclosure in A-1 (Agricultural District).

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Kathy Fall CONTACT: Denny Gibbs EXT: 7444

Agenda Date 05-21-07 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a Special Exception for a Public Utility Structure consisting of 1) an 1,800 square foot unmanned equipment building and 2) a 500 square foot generator enclosure in A-1 (Agricultural District); or
2. **DENY** the request for a Special Exception for a Public Utility Structure consisting of 1) an 1,800 square foot unmanned equipment building and 2) a 500 square foot generator enclosure in A-1 (Agricultural District); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	Bright House Networks 6373 All American Blvd Orlando FL 32810	A-1 District, LDC section 124 (conditional uses); Public Utility Structure
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to remove an existing tower and a 600 square foot unmanned equipment building. • An 1,800 square foot unmanned equipment building will be constructed on the site and a 500 square foot generator enclosure added to the remaining 600 square foot unmanned equipment building. • The school also proposes to connect the school's north and south parking areas by establishing an access easement on the west side of the subject property and constructing a 50' drive between the parking lots. 	

	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-1	PUBU	Communication Tower
	NORTH	City of Sanford		School Parking Lot
	SOUTH	City of Sanford		School Parking Lot
	EAST	City of Sanford		Seminole High School
	WEST	City of Sanford		Multi Family
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the Land Development Code upon determination the use requested:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>The use of this property as a utility site was historically established when the communication tower and its accessory structures were constructed. It is within a public school facility and not detrimental or inconsistent with the surrounding uses.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>No increase in traffic will result from this use.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>The Seminole County Vision 2020 Comprehensive Plan describes the Public, Quasi-Public (PUBU) future land use as a land use that allows uses such as transportation, communication, and utilities therefore the use of the subject site as a utility facility is consistent.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>Based on the submitted site plan, the proposed use, existing and proposed buildings meet the setback requirements of the</p>			

	<p>A-1 district with the exception that the subject property is non-conforming for lot area at .64 acres in A-1.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>The use of the property as a utility service structure will have a lesser impact than the existing use as a communication tower and will not adversely affect the public interest.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(a)</p>	<p>The BOA may permit any use allowed by special exception in the A-1 (agriculture district) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the land development code, that the use:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></p> <p>The Agriculture zoning district permits uses that have an agriculture purpose and non-agriculture uses with conditions to protect the character of the area.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>The request would be less intense than the existing communication tower use.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>The property is located within the Seminole High School property in the City of Sanford Service Area but requires no water or sewer services. Other county services, including emergency services are available to the site.</p>
<p>STAFF FINDINGS</p>	<p>Staff believes the proposed use would be compatible with the trend of development in the area for the following reasons:</p> <ul style="list-style-type: none"> • The property has historically had a utility service use and the proposed use for utility service buildings has a lesser impact than a communication tower. • The subject property is within a public school site.

STAFF RECOMMENDATION	Staff recommends approval subject to the following conditions: <ol style="list-style-type: none">1. To minimize the visual impact, landscaping shall be required at all the property lines. This can include the preservation of the existing natural buffers and where a natural buffer is not retained or where natural buffer is not adequate the landscape elements are required as follows:<ul style="list-style-type: none">• Canopy trees a minimum of eight (8) feet tall, two and one-half (2 1/2) inches in caliper, and a maximum of twenty five (25) feet apart planted around the perimeter.• A continuous hedge or equivalent understory plantings at least twenty-four (24) inches high at planting of sufficient health and quality able to attain a height of at least thirty-six (36) inches within twelve (12) months.• All landscaping shall be of the evergreen variety being a minimum quality of Florida #1.• All landscaping shall be xeriscape tolerant or irrigated and properly maintained to ensure good health and viability.2. Prior to the issuance of development permits, a site plan that meets the requirements of chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).
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Fee: \$370.00

Application # BS2007-06
Meeting Date 5-21-06



COPY
SPECIAL EXCEPTION 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: Joe Pinckney for Bright House Networks
Address: 6373 All American Boulevard City: Orlando Zip code: 32810
Project Address: 2710 Ridgewood Avenue City: Sanford Zip code: _____
Phone number(s): 407-215-5880
Email address: joe.pinckney@mybriighthouse.com

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower

RECEIVED MAR 30 2007

Other: 1800 s.f. unmanned equipment bldg & a 500 s.f. generator enclosure

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

What is the current use of the property? 600 Tower and 450 s.f. unmanned equipment building

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required pre-application conference has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: [Signature]

FOR OFFICE USE ONLY

Date Submitted: 3-30-07 Reviewed By: P. Johnson
 Tax parcel number: 02-20-30-300-047B-0000 Zoning/FLU A-1/PUBU
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots in dedication)
 Lot size _____ Meets minimum size and width
 Past approval # _____ Application and checklist complete
 Notes: _____

SPECIAL EXCEPTION SUBMITTAL CHECKLIST

<p>A Special Exception is approved to a <u>detailed conceptual</u> site plan. Following approval of the Special Exception by the Board of Adjustment a final engineered site plan is required to be submitted to Development Review. <u>View Site Plan Review information.</u></p>	
✓	1. Completed application.
✓	2. Provide a statement of the request including a summary of the business operation. Include information such as: square footage of facilities; hours of operation; seating capacity; number of clients, or students; number of staff and how many shifts; and address any other site concerns that may impact adjacent properties.
✓	3. Owner's authorization letter (if needed). <i>This form can be obtained online.</i>
	4. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:
✓	○ Size and dimensions of the parcel
✓	○ Location of wetland and/or flood plain line, if applicable
✓	○ Location and names of all abutting streets
✓	○ Location of driveways
✓	○ Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
✓	○ Location, size and type of any septic systems, drainfield and wells
✓	○ Location of all easements
✓	○ Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
✓	○ Building height
✓	○ Setbacks from each building to the property lines
✓	○ Proposed fences
✓	○ Location and size of buffers: show existing and proposed landscaping, fences and walls
✓	○ Location, number and size of existing and proposed parking spaces
✓	○ Location of existing and proposed outdoor lighting
N/A	○ Location of existing and proposed signage
✓	○ Location of fire lanes
✓	5. Provide an 8 ½ x 11 reduction of the site plan.

6373 All American Boulevard
Orlando, FL 32810

Tel 407-292-7200
Fax 407-295-8313



May 8, 2007

Seminole County Planning and Development
Ms. Denny Gibbs, Senior Planner
1101 East First Street
Sanford, FL 32771

RE: Bright House Networks Equipment Building

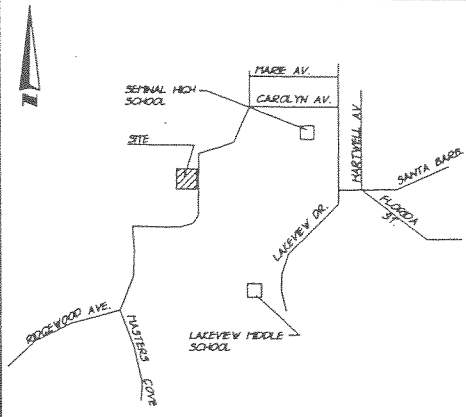
The above referenced project is an unmanned equipment facility for the distribution of cable television, internet access, and telephony services to the surrounding area. Bright House Networks personnel visit the facility once per week, or as needed to maintain or add electronic equipment. No outdoor storage or warehousing is planned for the site.

Please call or write if you have any questions, comments, or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read "J. K. Pinckney".

J. K. Pinckney
Director of Construction



VICINITY MAP

PARCEL ID# 00-00-00-00-0000.0-0000.00
SECTION 2, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SANFORD, FLORIDA

OWNER:
BRIGHT HOUSE NETWORKS
2251 LUCEN WAY
MANTLAND FL, 32751
CONTACT PERSON JOE PINCHNEY
TEL: (407) 215-5880

ENGINEER:
DROOR & ASSOCIATES, INC.
580 N. WICKHAM ROAD, SUITE #E
MELBOURNE, FL 32935
CONTACT PERSON NOEL DROOR
TEL: (407) 253-8233

SURVEYOR:
SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 Al Amerasia Boulevard
Orlando, Florida 32810-4350
(407) 292-8580 Cert. No. LB2108
e-mail: hio@southesternsurveying.com
CONTACT PERSON GARY B. KROCK

GENERAL STATEMENT:
TO CONSTRUCT A 1800 S.F. CONCRETE WALL & CONCRETE ROOF UNMANNED EQUIPMENT BUILDING & 450 S.F. GENERATOR ENCLOSURE ADDITION TO AN EXISTING 600 S.F. BUILDING BEING USED AS UNMANNED ELECTRONIC TRANSMISSION FACILITIES. NO REST ROOMS FACILITIES ARE PROVIDED, NO WATER OR SEWER SERVICES ARE REQUIRED

LEGAL DESCRIPTION:
Begin 17.58 chas (1160.28') West of and 2478.4' South of the NE corner of Section 2-205-30E, Seminole county, Florida, run West a distance 231.00' to a point, thence run South a distance of 123.75' to a point, thence run E a distance of 231.00' to a point, thence run N 123.75' to the POB, containing 0.66 acres more or less, subject to strip 15' wide along the South-Easterly side for roadway, (Further described as across from Seminole High School's driver training lot next to Gyroscum.

OCCUPANCY TYPE: CLASS B- NONE COMBUSTIBLE

ZONING: A-1 **ADJACENT ZONING:**
NORTH: SEMINOLE HIGH SCHOOL EAST: PARSONS ST. R/W
SOUTH: A-1 WEST: SEMINOLE CO.

BUILDING HEIGHT:
14 FEET MAXIMUM FROM OUTSIDE FINISH GRADE

SETBACKS:

REQUIRED:	PROVIDED:
NORTH (SIDE) 10'	NORTH 41.9'
EAST (FRONT) 50'	EAST 51.6'
WEST (REAR) 30'	WEST 104.2'
SOUTH (SIDE) 10'	SOUTH 51.9'

PROJECT AREAS:
TOTAL AREA OWNED = 28,570 S.F. = 0.66 AC.
PROJECT AREA = 28,750 S.F. = 0.66 AC. = 100%

EXISTING IMPERVIOUS:

Category	S.F.	Acres	%
BUILDING	700	0.016	2.4
GEN. ENCL.	200	0.005	0.7
PAVING	1,442	0.033	5.0
IMPERVIOUS	2,342	0.054	8.1

EXISTING IMPERVIOUS TO BE REMOVED:

Category	S.F.	Acres	%
BUILDING	100	0.002	0.3

EXISTING IMPERVIOUS TO REMAIN:

Category	S.F.	Acres	%
BUILDING	600	0.014	2.1
GEN. ENCL.	200	0.005	0.7
PAVING	1,442	0.033	5.0

PROPOSED IMPERVIOUS:

Category	S.F.	Acres	%
BUILDINGS	1,800	0.041	6.3
GEN. ENCL.	450	0.010	1.6
PAVING	3,659	0.08	12.1
IMPERVIOUS	5,909	0.136	20.6

PROPOSED & EXIST. IMPERVIOUS:

Category	S.F.	Acres	%
BUILDINGS	2,400	0.055	8.3
GEN. ENCL.	650	0.015	2.3
PAVING	5,101	0.117	17.7
TOTAL IMPERVIOUS	8,151	0.187	28.4
TOTAL PERVIOUS	20,419	0.469	71.6
TOTAL SITE AREA	28,570	0.66	100

FLOODZONE INFO:
Property is located in FIRM zone "X" per Community Panel No. 1217c00456 Dated 4/17/95.

DROOR & ASSOCIATES INC.
580 N Wickham Rd, Suite 'E' Melbourne, FL 32935
PH (321) 253-8233
FAX (321) 253-8232
EB-0007218

NO.	DATE	REVISIONS

**B.H. UNMANNED EQUIP. BLDG.
SANFORD, SEMINOLE COUNTY, FL
SITE PLAN**

PREPARED FOR: BRIGHTHOUSE NETWORKS

PROJECT NO:
2007-08

FILE NO:
S:\DWG\2007-08\

DESIGNED BY: N.D.

DRAWN BY: J.D.

CHECKED BY: N.D.

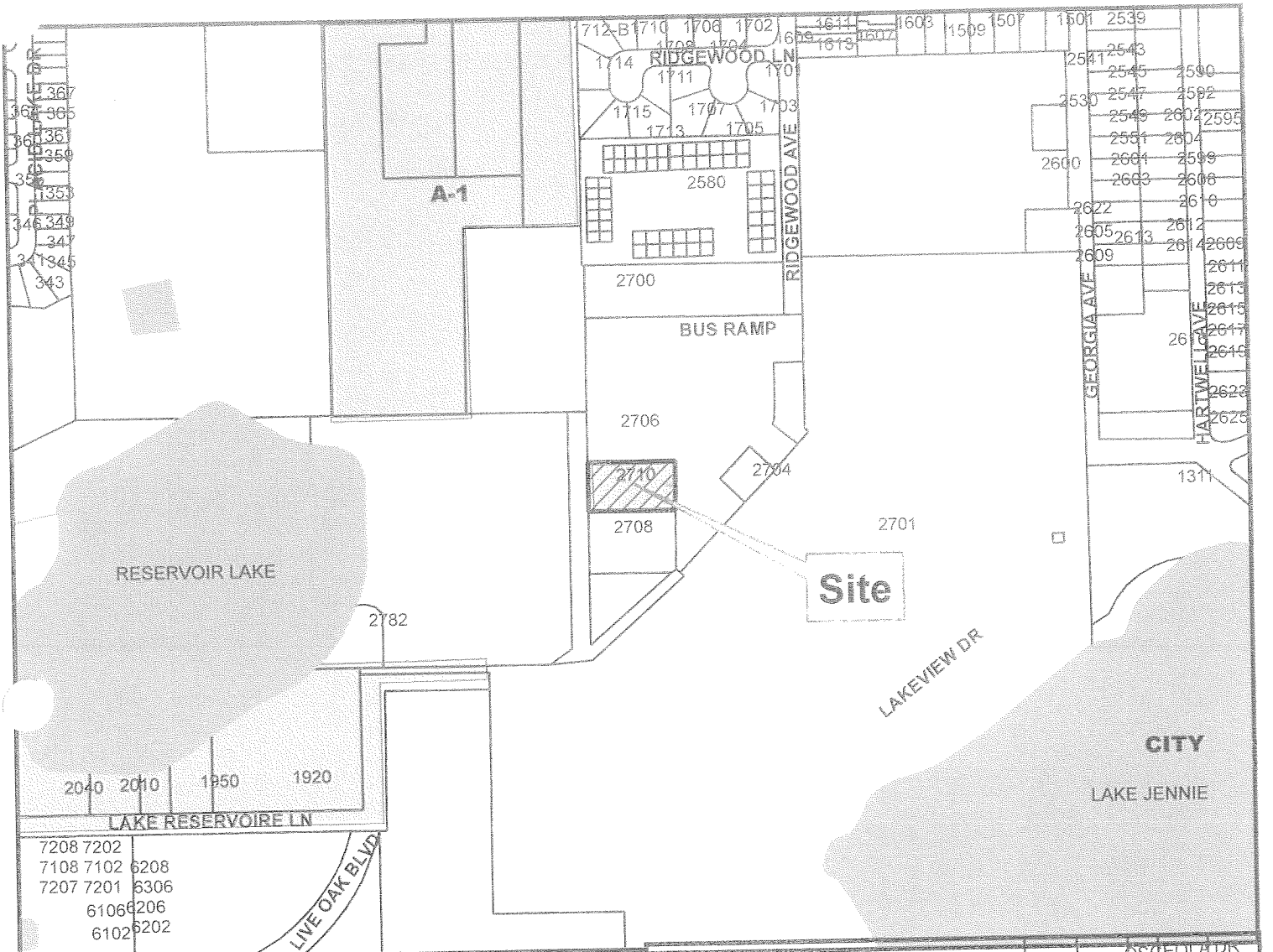
DATE: 02/02/07

DRAWING NO:
C-1
SHEET # OF #

NOEL DROOR
P.E. 37259

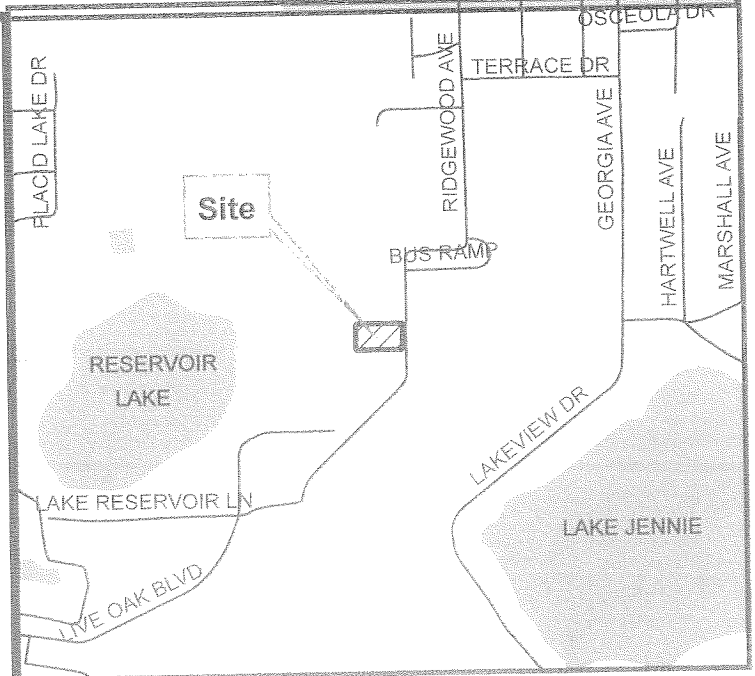
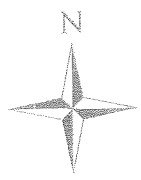
EB-0007218

Joe Pinckney/Bright House Networks
2710 Ridgewood Avenue
Sanford, Florida 32773



Seminole County Board of Adjustment
May 21, 2007
Case: BS2007-06 (Map 3053, Grid A5)
Parcel No: 02-20-30-300-047B-0000

Zoning
BS2007-06
A-1



<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																					
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 02-20-30-300-047B-0000 Owner: TWEAN SUBSIDIARY LLC Own/Addr: C/O ADVANCE/NEWHOUSE COMM Mailing Address: PO BOX 4739 City,State,ZipCode: SYRACUSE NY 13221 Property Address: 2710 RIDGEWOOD AVE Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 91-GAS/ELECTRIC/TELEPHO</p>		<p style="text-align: center;">2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 2 Depreciated Bldg Value: \$58,033 Depreciated EXFT Value: \$8,250 Land Value (Market): \$25,600 Land Value Ag: \$0 Just/Market Value: \$91,883 Assessed Value (SOH): \$91,883 Exempt Value: \$0 Taxable Value: \$91,883 Tax Estimator</p>																																			
<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>QUIT CLAIM DEED</td> <td>01/2003</td> <td>04816</td> <td>0235</td> <td>\$77,700</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>04/1995</td> <td>02908</td> <td>1271</td> <td>\$31,800</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>03/1995</td> <td>02908</td> <td>1268</td> <td>\$31,800</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1977</td> <td>01113</td> <td>0848</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	01/2003	04816	0235	\$77,700	Improved	No	SPECIAL WARRANTY DEED	04/1995	02908	1271	\$31,800	Improved	No	SPECIAL WARRANTY DEED	03/1995	02908	1268	\$31,800	Improved	No	WARRANTY DEED	01/1977	01113	0848	\$100	Vacant	No	<p style="text-align: center;">2006 VALUE SUMMARY</p> <p>2006 Tax Bill Amount: \$1,499 2006 Taxable Value: \$92,988 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p>EXTRA FEATURE</p>																																					

Description	Year Blt	Units	EXFT Value	Est. Cost New
6' CHAIN LINK FENCE	1972	160	\$320	\$800
8' CHAIN LINK FENCE	1999	686	\$4,026	\$5,488
BLOCK WALL	1999	320	\$768	\$960
COMMERCIAL CONCRETE DR 4 IN	1999	1,960	\$3,136	\$3,920

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.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 21, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 02 TWP 20S RGE 30E BEG 1160.28 FT W + 2478.4 FT S OF NE COR RUN W 231 FT S 123.75 FT E 231 FT N 123.75 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: TWEAN SUBSIDIARY LLC
C/O ADVANCE/NEWHOUSE COMM
PO BOX 4739
SYRACUSE NY 13221

Project Name: Ridgewood Avenue (2710)

Requested Development Approval:

Request for a Special Exception for a Public Utility Structure consisting of 1) an 1,800 square foot unmanned equipment building and 2) a 500 square foot generator enclosure in A-1 (Agricultural 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 utility structures as depicted on the attached site plan.
2. To minimize the visual impact, landscaping shall be required at all the property lines. This can include the preservation of the existing natural buffers and where a natural buffer is not retained or where natural buffer is not adequate the landscape elements are required as follows:
 - Canopy trees a minimum of eight (8) feet tall, two and one-half (2 1/2) inches in caliper, and a maximum of twenty five (25) feet apart planted around the perimeter.
 - A continuous hedge or equivalent understory plantings at least twenty-four (24) inches high at planting of sufficient health and quality able to attain a height of at least thirty-six (36) inches within twelve (12) months.
 - All landscaping shall be of the evergreen variety being a minimum quality of Florida #1.
 - All landscaping shall be xeriscape tolerant or irrigated and properly maintained to ensure good health and viability.

(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: _____
Dori L. DeBord
Planning & Development Director

**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

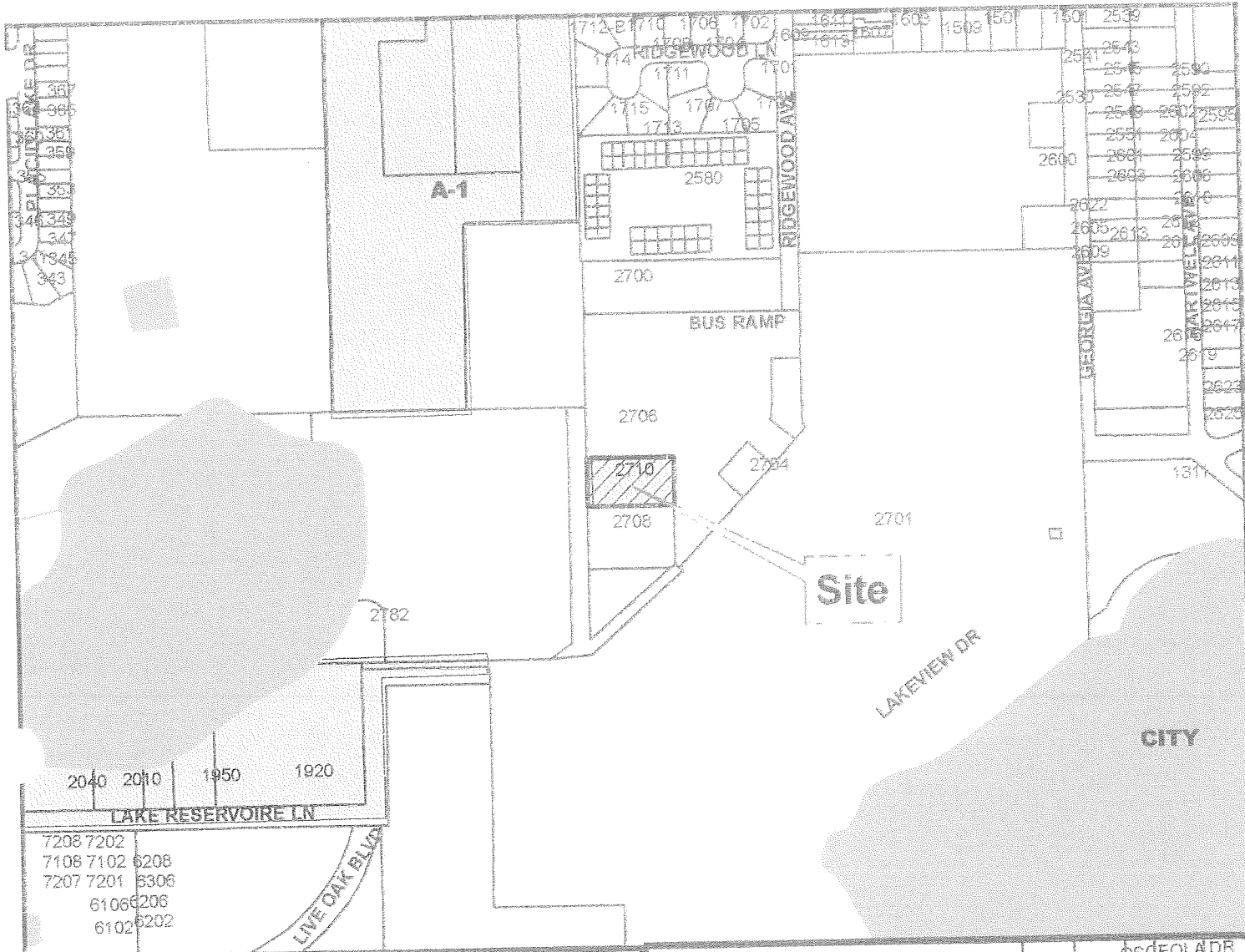
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

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

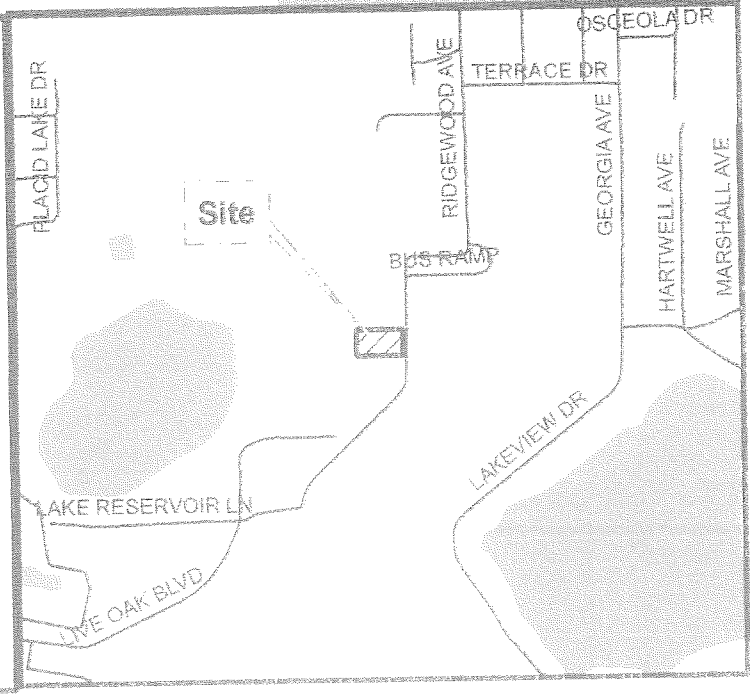
My Commission Expires:

Joe Pickney/Bright House Networks
 2710 Ridgewood Avenue
 Sanford, Florida 32773



Seminole County Board of Adjustment
 May 21, 2007
 Case: BS2007-06 (Map 3053, Grid A5)
 Parcel No: 19-21-31-5UN-0000-0210

Zoning
 BS2007-06
 A-1



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 JOE PINCKNEY FOR BRIGHT HOUSE NETWORKS, the fee simple owner of the following
(Owner's Name)
 described property (Provide Legal Description or Tax Parcel ID Number(s)) _____
02-20-30-300-047B-0000

I 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.

[Signature]

 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 29th day of March, 2007.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to
 take acknowledgments, personally appeared Joe Pinckney, 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 29th day of
March, 2007

Jennifer A. Yacoub
 Notary Public in and for the County and State
 Aforesaid

My Commission Expires: Jan. 6, 2008

