

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

**SUBJECT:** 1711 Timocuan Way – Jack Reynolds, applicant; Request for a front yard setback variance from 50 feet to 30 feet for proposed warehouses in M-1A (Very Light Industrial District).

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

**AUTHORIZED BY:** Kathy Fall      **CONTACT:** Kathy Fall      **EXT.** 7433

**Agenda Date** 1/28/2007 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a front yard setback variance from 50 feet to 30 feet for proposed warehouses in M-1A (Very Light Industrial District); or
2. **Approve** the request for a front yard setback variance from 50 feet to 30 feet for proposed warehouses in M-1A (Very Light Industrial District); or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Owner: Location: Zoning: Subdivision:	Jack Reynolds Gary Luedecke 1711 Timocuan Way M-1A Spring Hammock
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is requesting front yard setback variance from 50 feet to 30 feet for two proposed warehouses.</li> <li>• The property is located in an Industrial Park which allows for Light Industrial Uses.</li> <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>	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:	

	<ul style="list-style-type: none"><li>• No 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 result from the actions of the applicant.</li><li>• The granting of the variance requested would 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 not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</li></ul>
<b>STAFF RECOMMENDATION</b>	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none"><li>• Any variance granted shall apply only to the warehouses 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>

**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

**Support information:**

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents
  
- Proposed Development Order

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

Application # BV 2007-157  
Meeting Date 1-28-08

**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: Gary Luedecke / JACK Reynolds (407) 327-7700

Address: 342 Old Mill Road City: Enterprise Zip code: 32725

Project Address: 1711 Timocuan Way City: Longwood Zip code: 32750

Contact number(s): Home 407-321-5233 Cell 407-592-7245

Email address: luedeckeg@bellsouth.net

Is the property available for inspection without an appointment? **RECEIVED NOV 21 2007**

Yes  No If gated please provide a gate code to staff.

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"/> Covered screen room	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input checked="" type="checkbox"/> Other	Please describe: <u>2 WAREHOUSES</u>
<input type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request?				
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:	
<input checked="" type="checkbox"/> Front yard setback	Required setback:	50'	Proposed setback:	30'
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:	
<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 type="checkbox"/> Total number of variances requested <u>1</u>				

NO 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: [Signature]

**FOR OFFICE USE ONLY**

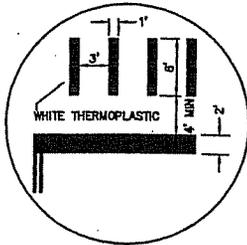
Date Submitted: 11-21-07 Reviewed By: P. Johnson  
 Tax parcel number: 21-20-30-SAP-0000-004R Zoning/FLU M-1A JNO  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  
 Platted Lot (check easements as shown on lots, in notes or in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Application and checklist complete  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_

**VARIANCE SUBMITTAL CHECKLIST**

*Please return this checklist with your application!*

<p>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.</p>	
	1. Completed application.
	2. Owner's authorization letter (if needed). <i>This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></i>
	3. Provide a legible 8 1/2 x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>View a site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	<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 or 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.

S89°59'31"W  
20.00' D



**GENERAL NOTES**

1. CURRENT ZONING M-1A/ FLU - INDUSTRIAL
2. ALL EXTERIOR EQUIPMENT, WHETHER GROUND OR ROOF MOUNTED, WILL BE SCREENED FROM OFF SITE VIEWS.
3. 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
4. STOP BAR SHALL BE 24" WIDE, WHITE THERMOPLASTIC AND LOCATED AS SHOWN ON SITE PLAN.
5. ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM STREET.
6. INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE 810.09, PARAGRAPH D.
7. POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
8. NO CONSTRUCTION CAN OCCUR UNTIL THE APPLICANT HAS HAD A PRE-CONSTRUCTION CONFERENCE WITH SEMINOLE CO.
9. ALL WORK IN THE RIGHT OF WAY WILL BE REPAIRED OR REPLACED IF DAMAGED DURING CONSTRUCTION.
10. LOW INTENSITY, INDIRECT LIGHTING SHALL BE UTILIZED TO PREVENT GLARE.
11. MULTI-TENANT BUILDING.
12. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. POTABLE WATER AND SANITARY SEWER IS SUPPLIED BY SEMINOLE COUNTY PUBLIC UTIL
14. SIGNAGE AND DUMPSTER ENCLOSURES WILL REQUIRE A SEPARATE PERMIT FROM THE I
15. BUILDING HEIGHT - 35' MAX.

SITE STATISTICAL DATA			
DESCRIPTION	SQ. FT.	ACRES	% OF SITE
TOTAL SITE *	46,757	1.07	100.00%
PROP. BLDG.	11,000	0.25	23.52%
PROP. PAVEMENT	13,785	0.33	29.48%
TOTAL IMPERVIOUS	24,785	0.58	53.00%
OPEN SPACE	21,972	0.49	47.00%

\* BASED ON BOUNDARY SURVEY THE TOTAL SITE AREA IS 50,761 SQ.FT./1.16 AC. THE 20' x 200.18' (4,004' SQ.FT.) INGRESS/EGRESS EASEMENT HAS BEEN I OUT OF THE TOTAL SITE AREA. NEW SITE AREA IS 46,757 SQ.FT./1.07 AC.

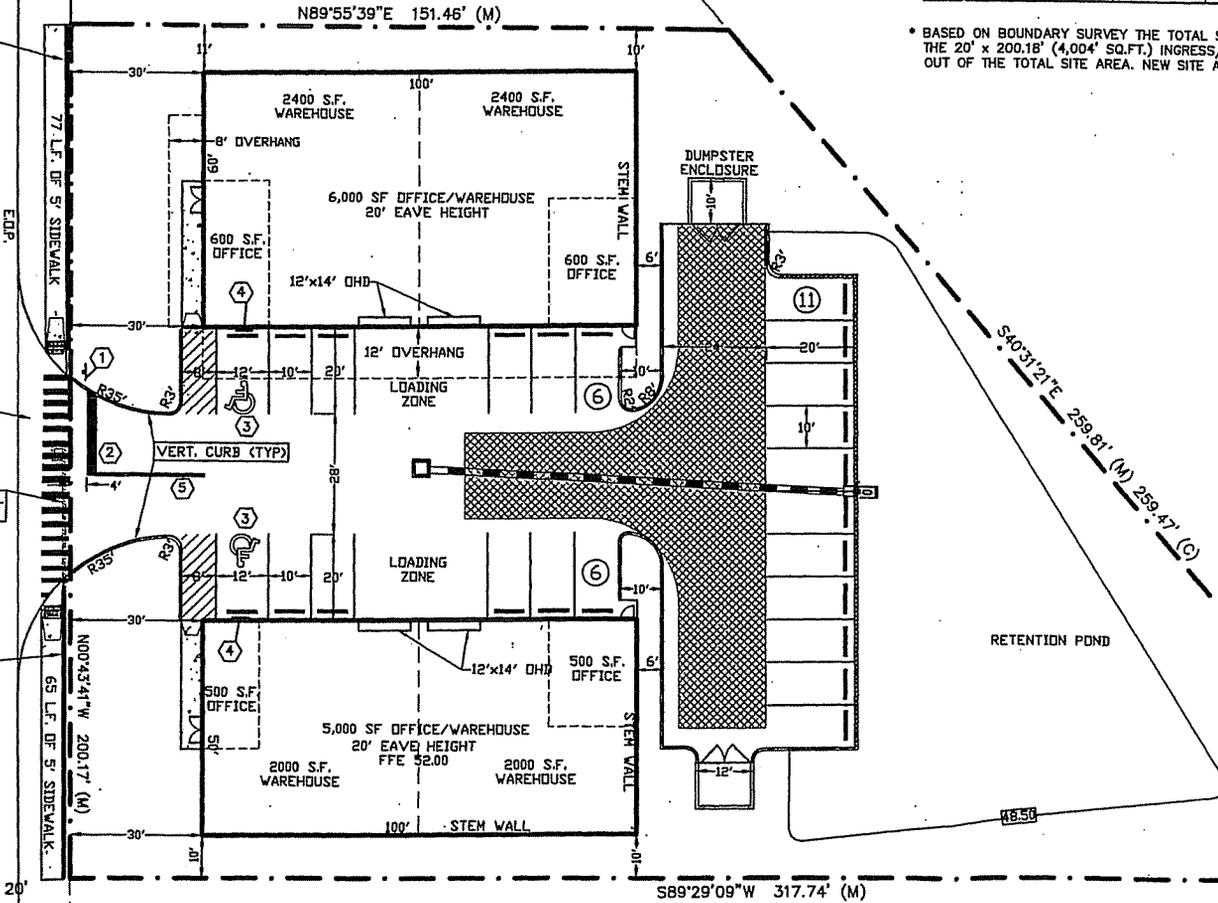
ALL CMU REMAIN

TIMOC N WAY

IST. CONC DRIVE BE REMOVED & REPLACED

L.F. OF CMU WALL BE REMOVED

TALL CMU D REMAIN



S89°29'09"W 317.74' (M)

RETENTION POND

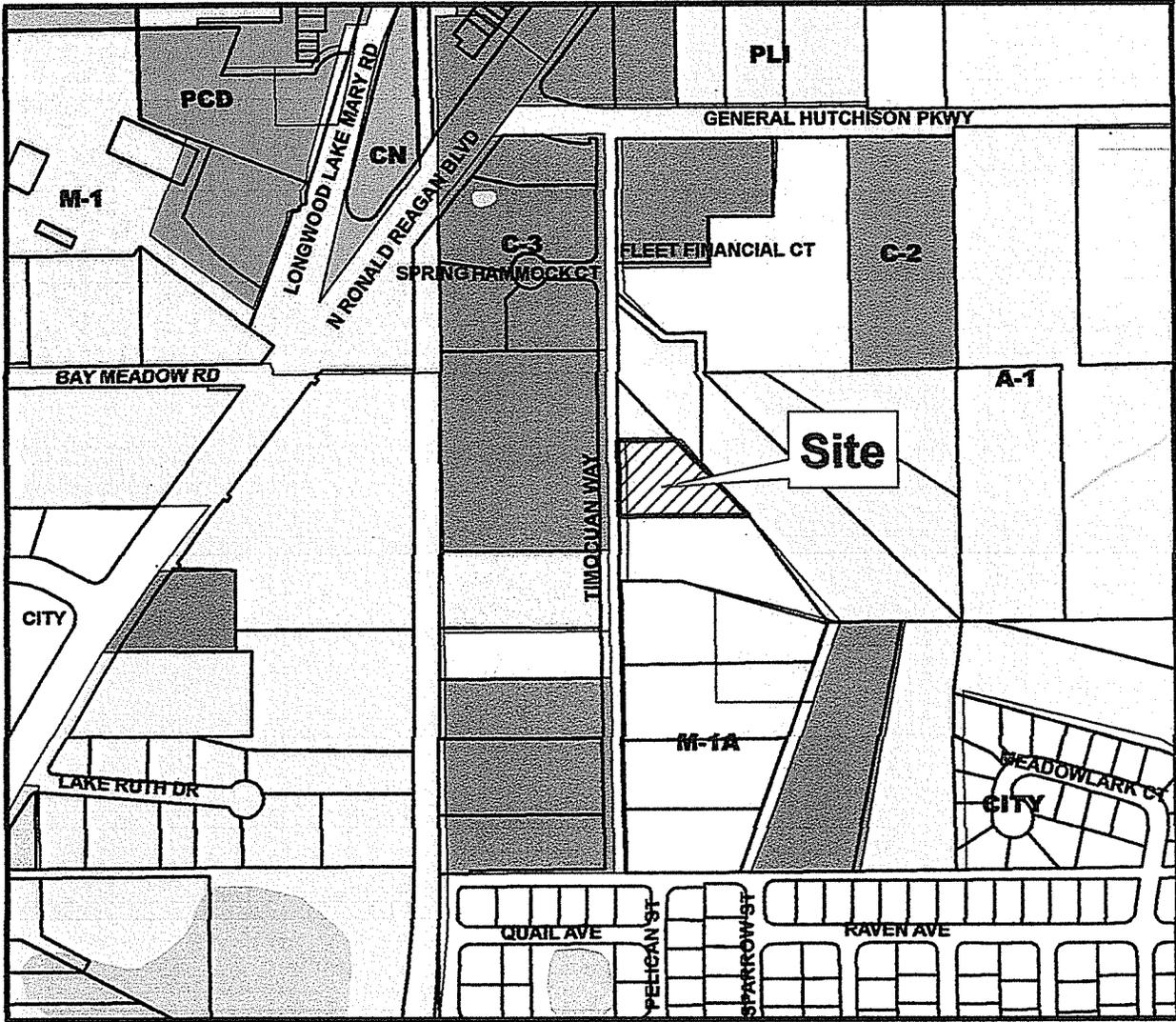
S40°31'21"E 259.81' (M) 259.47' (C)

S00°40'31"E 180.00' C & D

N89°55'39"E 151.46' (M)

N00°43'41"W 200.17' (M)

Gary Luedecke/Jack Reynolds  
 1711 Timocuan Way  
 Longwood, Florida 32750

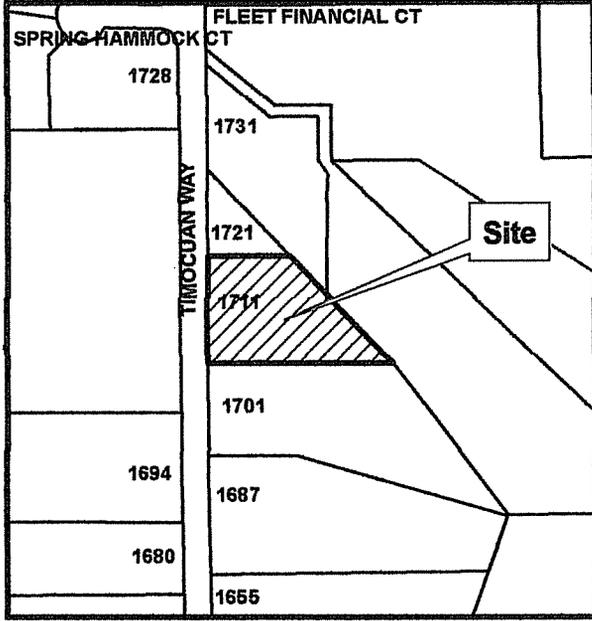


Seminole County Board of Adjustment  
 January 28, 2008  
 Case: BV2007-157 (Map 3103, Grid E6)  
 Parcel No: 21-20-30-5AP-0000-064R

**Zoning**

BV2007-157	C-2	PUD
A-1	C-3	PCD
OP	M-1A	PLI
CN	M-1	

N





<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																														
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 21-20-30-5AP-0000-064R</p> <p>Owner: LUEDECKE GARY S &amp; MONIKA W</p> <p>Mailing Address: 342 OLD MILL RD</p> <p>City,State,ZipCode: ENTERPRISE FL 32725</p> <p>Property Address: 1711 TIMOCUAN WAY</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 40-VAC INDUSTRIAL GENER</p>		<p><b>2008 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$148,974</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$148,974</p> <p>Assessed Value (SOH): \$148,974</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$148,974</p> <p><u>Tax Estimator</u></p> <p><u>Tax Reform Calculator</u></p>																												
<p align="center"><b>SALES</b></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>WARRANTY DEED</td> <td>07/2006</td> <td><u>06347</u></td> <td><u>1417</u></td> <td>\$195,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>07/2006</td> <td><u>06347</u></td> <td><u>1410</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/2001</td> <td><u>04083</u></td> <td><u>1458</u></td> <td>\$127,500</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p align="center"><u>Find Sales within this DOR Code</u></p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	07/2006	<u>06347</u>	<u>1417</u>	\$195,000	Vacant	Yes	CORRECTIVE DEED	07/2006	<u>06347</u>	<u>1410</u>	\$100	Improved	No	WARRANTY DEED	05/2001	<u>04083</u>	<u>1458</u>	\$127,500	Improved	No	<p><b>2007 VALUE SUMMARY</b></p> <p>2007 Tax Bill Amount: \$2,200</p> <p>2007 Taxable Value: \$148,974</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p align="center"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>SQUARE FEET</td> <td>0</td> <td>0</td> <td>49,658</td> <td>3.00</td> <td>\$148,974</td> </tr> </tbody> </table> <p><u>Permits</u></p>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	SQUARE FEET	0	0	49,658	3.00	\$148,974	<p><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="button" value="Pick..."/></p> <p>LEG BEG 985.56 FT W OF SE COR OF LOT 66 RUN N 40 DEG 31 MIN 21 SEC W 868.08 FT S</p> <p>550.56 FT E 198.01 FT S 73 DEG 42 MIN 1 SEC E 395.43 FT TO BEG (LESS N 180 FT + S 170.38 FT MEAS ALG W LN) SPRING HAMMOCK PB 2 PG 2</p>																
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																									
SQUARE FEET	0	0	49,658	3.00	\$148,974																									
<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																														

**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 Gary Luedecke, the fee simple owner of the following  
(Owner's Name)  
described property (Provide Legal Description or Tax Parcel ID Number(s))  
21-20-30-5AP-0000-064R

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  
Jack Reynolds 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.

*Gary Luedecke*  
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 21 day of Nov, 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 Gary Luedecke who is personally known to me or  
who has produced Drivers License 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 21 day of  
November, 2007.

*Patricia Richards*  
Notary Public in and for the County and State  
Aforementioned

My Commission Expires: \_\_\_\_\_



**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

Please provide the information as requested below in accordance with Ordinance No. 07- \_\_\_\_\_:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: Gary Luedecke  
Address: 342 Old Mill Rd  
Phone #: 407-321-7245

Name: Monika Luedecke (wife)  
Address: 342 Old Mill Rd.  
Phone #: 407-321-7245

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: \_\_\_\_\_  
Trustees: \_\_\_\_\_  
Address: \_\_\_\_\_

Beneficiaries: \_\_\_\_\_  
Address: \_\_\_\_\_

(Use additional sheets for more space.)

**SEMINOLE COUNTY  
APPLICATION AND AFFIDAVIT**

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: \_\_\_\_\_ Name of Partnership: \_\_\_\_\_  
Principal: \_\_\_\_\_ Principal: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_

(Use additional sheets for more space.)

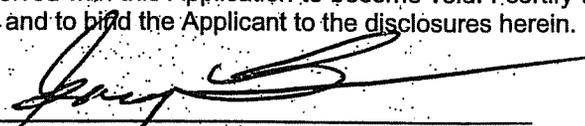
5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: \_\_\_\_\_ Contract Vendee: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

11/20/07  
Date

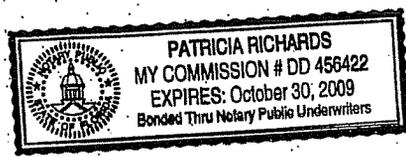
  
\_\_\_\_\_  
Owner, Agent, Applicant Signature  
Owner, Gary Luedecke

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 21 day of November, 2007 by Gary  
Stephen Luedecke

Patricia Richards \_\_\_\_\_  
Signature of Notary Public Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification   
Type of Identification Produced Drivers License



**For Use by Planning & Development Staff**

Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On January 28, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG BEG 985.56 FT W OF SE COR OF LOT 66 RUN N 40 DEG 31 MIN 21 SEC W 868.08 FT S 550.56 FT E 198.01 FT S 73 DEG 42 MIN 1 SEC E 395.43 FT TO BEG (LESS N 180 FT + S 170.38 FT MEAS ALG W LN) SPRING HAMMOCK PB 2 PG 2

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

**FINDINGS OF FACT**

**Property Owner:** Gary & Monika Luedecke  
342 Old Mill Road  
Enterprise, Fl. 32725

**Project Name:** Timocuan Way (1711)

**Requested Development Approval:**

Request for a front yard setback variance from 50 feet to 25 feet for proposed warehouses in M-1A (Very Light Industrial 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: Kathy Fall, Principal 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 warehouses 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: \_\_\_\_\_  
Alison C. Stettner  
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 \_\_\_\_\_, 2008.

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

My Commission Expires: