

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

**SUBJECT:** East Lake Mary Blvd and Laura Avenue (vacant) – Jim Williams, The Lake Doctors, Inc, applicant; Request for a side street (west) setback variance from 50 feet to 10 feet for a proposed industrial warehouse/office M-1 (Industrial).

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

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

Agenda Date <u>3/24/08</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Public Hearing – 6:00 <input checked="" type="checkbox"/>
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**MOTION/RECOMMENDATION:**

1. **Deny** the request for a side street (west) setback variance from 50 feet to 10 feet for a proposed industrial warehouse/office M-1 (Industrial); or
2. **Approve** the request for a side street (west) setback variance from 50 feet to 10 feet for a proposed industrial warehouse/office M-1 (Industrial); or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Jim Williams, President Owner: The Lake Doctors, Inc Location: Northeast corner of East Lake Mary Blvd and Laura Ave Zoning: M-1 (Industrial) Subdivision: N/A
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is proposing to construct a 12,500 square foot warehouse and a 5,000 square foot office for The Lake Doctors, Inc that will encroach 40 feet into the required 50-foot side street setback along the western property boundary.</li> <li>• On 1/22/08 this property was rezoned from A-1 to M-1.</li> <li>• The property is approximately 160 feet wide with a canal/ditch on the east side.</li> </ul>

	<ul style="list-style-type: none"><li>• Although several residential structures remain adjacent to the subject parcel, the surrounding Future Land Use is Industrial.</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>	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <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 warehouse building setback along the western property boundary 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 # BV2008-14  
Meeting Date 3-24-08



**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: THE LAKE DOCTORS, INC (JIM WILLIAMS - PRESIDENT)  
Address: 3523 S.R. 419 City: WINTER SPRINGS Zip code: 32708  
Project Address: NE CORNER OF E. LAKE MARY LAURA M City: SAUNFORD Zip code: \_\_\_\_\_  
Contact number(s): (407) 321-1060  
Email address: lakedoc@lakedoctors.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 type="checkbox"/> New Single Family Home	Please describe:
<input checked="" type="checkbox"/> Other	Please describe: <u>NEW INDUSTRIAL OFFICE / WAREHOUSE BUILDING</u>
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED FEB 01 2008

What type of variances is this request for?				
<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 type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Side street setback	Required setback:	<u>50'</u>	Proposed setback:	<u>10'</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>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: J. Williams Pres

**FOR OFFICE USE ONLY**

Date Submitted: 2-1-09 Reviewed By: P. Johnson  
 Tax parcel number: 09-20-31-300-037A-0000 zoning/FLU M-1/IND.  
 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><i>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.</i></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>See the attached site plan 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.

EDG #07-052.00

File: 9.1

## Justification Summary:

The proposed variance request is being made to reduce the street side setback along Laura Avenue from 50 feet down to 10 feet. The reason for the request is to allow the site to be designed such that the area of work for the day to day operations will be furthest from the adjacent properties to the west. By placing the building as shown on the site plan, the area for working is on the east side of the building and the building acts as a buffer to reduce the amount of noise from the neighbors to the west.

The hardship for the property is that an existing canal and easement exist along the east property line that limits the width of the property. Since a portion of the drainage easement is on the property, the building can not be shifted to the east enough to allow the parking area to be constructed without being close to the property line along Laura Avenue. In addition, if the building is placed along the east side of the property facing west, then besides the parking being closer to the adjacent properties to the west, the bay doors and work area in front of the doors will also be facing the adjacent owners to the west. This will have the adjacent owners to the west not only hear the noises from the vehicles parked along the west property line, but they will also see more of the day to day operations since the building will not block the view.

As mentioned, by allowing the building to be constructed along the west side of the property as shown on the site, the building will act as a buffer to the view and noises of the proposed industrial use. The owner will also provide landscaping along the west property line between the building and Laura Avenue in accordance with the Seminole County Land Development Code to provide a visual barrier between the property owners and the back of the building.

The owner/ applicant appreciate the Board's consideration of this variance request.

FLU: INDUSTRIAL

NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8-20-31

FASCIANA ERNEST G  
08-20-31-501-0000-0130  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

EAST RIGHT OF WAY LINE OF LAURA AVENUE

WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8-20-31

LEE WALTER A  
08-20-31-501-0000-0140  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

LOTS 9-15  
SEMINOLE GARDENS  
P.B. 5, PG. 23

ROGERS TERRY L & CHRISTINE C  
08-20-31-501-0000-0150  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

CRONIN JOSEPH E  
08-20-31-501-0000-0160  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

LOT 16  
SEMINOLE GARDENS  
P.B. 5, PG. 23

POB PROPOSED PARCEL "A"  
REC. 5/8" IRON ROD & CAP #3591

SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8-20-31

POC PROPOSED PARCEL "A"  
SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8-20-31

BRISSON INV LLC  
17-20-31-501-0000-0010  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: SUBURBAN ESTATES

SIMONS JOSHUA H JR & BERNICE W  
17-20-31-501-0000-0150  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: SUBURBAN ESTATES

SIMONS BURNI  
17-20-31-501-0000-0150  
EXISTING LAR

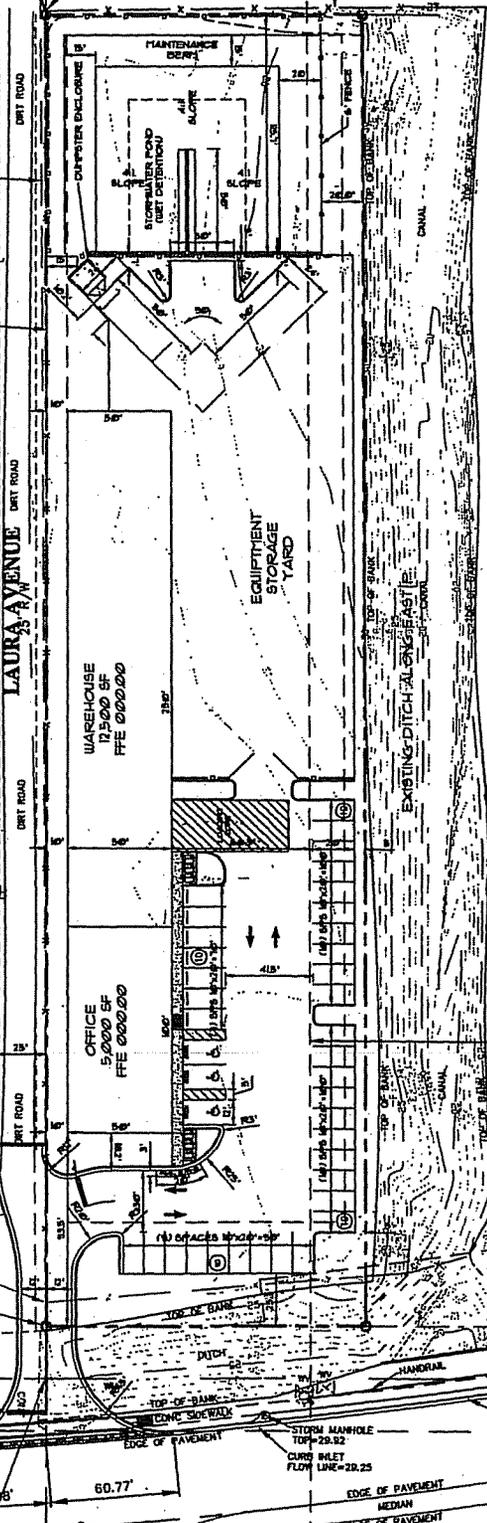
FLU:

MASAI HOLDINGS LLC  
08-20-31-300-0380-0000  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

N  
T  
C

4' BARR WIRE FENCE CORNER 1.96' NORTH 0.34' EAST

4' BARR WIRE FENCE CORNER 3.12' NORTH



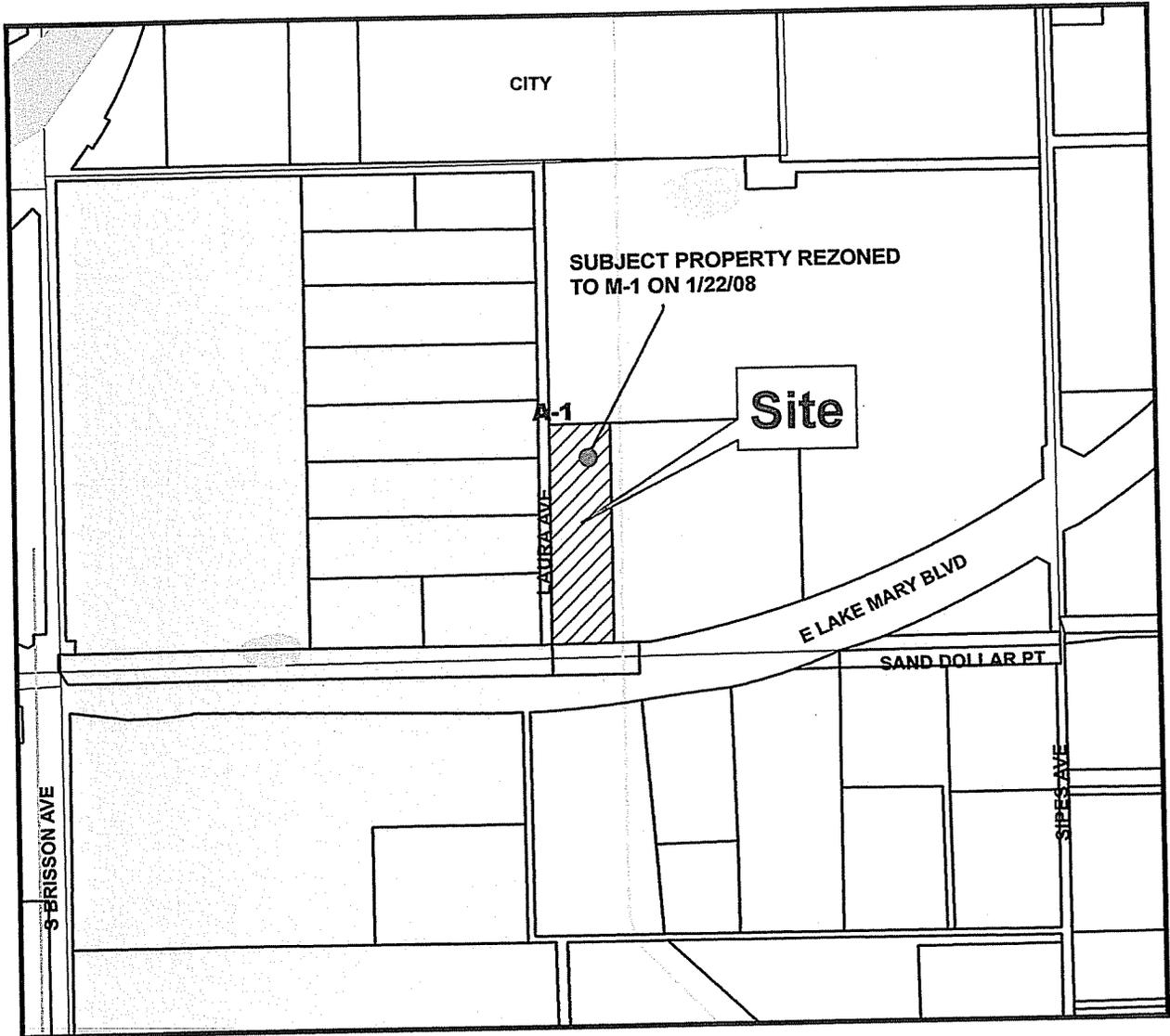
(SEE NOTE #3)

125' DRAINAGE MINUTE BOOK (QUIT-CLAIMED IN O.R.B. 741, LOCATION IS TAKEN FROM F (NO TITLE WOR

DRAINAGE (UNDER MAP, IS PROVIDED

EAST LAKE MARY BOULEVARD  
R/W VARIES (PER FDOT R/W MAP)

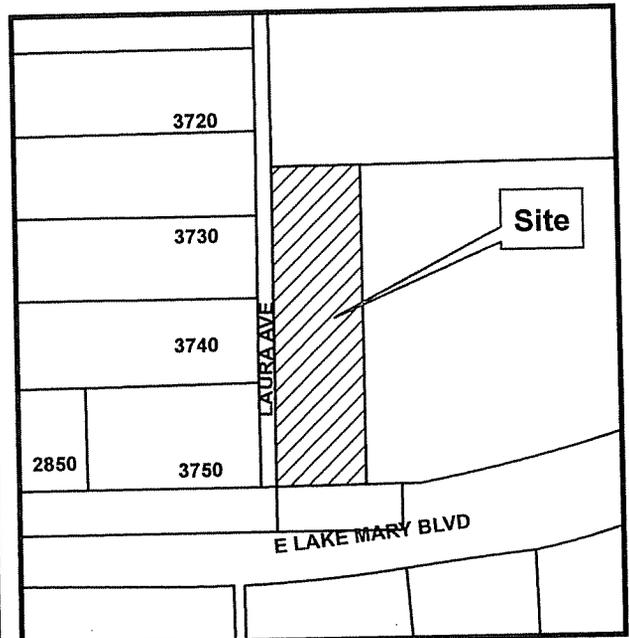
The Lake Doctors, Inc.  
Parcel 37A  
NE Corner of E Lake Mary Blvd. & Laura Ave.  
Sanford, Florida 32773



Seminole County Board of Adjustment  
March 24, 2008  
Case: BV2008-14 (Map 3106, Grid B1)  
Parcel No: 08-20-31-300-037A-0000

Zoning

-  BV2008-14
-  A-1



<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 407-655-7508</p>															
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 08-20-31-300-037A-0000</p> <p>Owner: LAKE DOCTORS INC THE</p> <p>Mailing Address: 3523 SR 419</p> <p>City,State,ZipCode: WINTER SPRINGS FL 32708</p> <p>Property Address:</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 99-ACREAGE NOT AGRICULT</p>	<p><b>2008 WORKING VALUE SUMMARY</b></p> <p>Amendment 1 impact not reflected.</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): \$86,000</p> <p>Land Value Ag: \$0</p> <p><u>Just/Market Value</u>: \$86,000</p> <p>Assessed Value (SOH): \$86,000</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$86,000</p> <p><u>Tax Estimator</u></p> <p><u>Portability Calculator</u></p>														
<p align="center"><b>SALES</b></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>TRUSTEE DEED</td> <td>06/2007</td> <td>06730</td> <td>1420</td> <td>\$420,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p>Find Sales within this DOR Code</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	TRUSTEE DEED	06/2007	06730	1420	\$420,000	Vacant	Yes	<p><b>2007 VALUE SUMMARY</b></p> <p><u>2007 Tax Bill Amount</u>: \$6</p> <p><u>2007 Taxable Value</u>: \$484</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified									
TRUSTEE DEED	06/2007	06730	1420	\$420,000	Vacant	Yes									
<p align="center"><b>LAND</b></p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>2.150</td> <td>40,000.00</td> <td>\$86,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	2.150	40,000.00	\$86,000	<p><b>LEGAL DESCRIPTION</b></p> <p>SEC 08 TWP 20S RGE 31E W 161.65 FT OF SW 1/4 OF SE 1/4 OF SE 1/4 (LESS RY &amp; CANAL R/W &amp; RD)</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value										
ACREAGE	0	0	2.150	40,000.00	\$86,000										
<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  
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: \_\_\_\_\_  
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: THE LAKE DOCTORS, INC  
Officers: JIM WILLIAMS, PRESIDENT  
Address: 3523 S.R. 49, WINTER SPRINGS, FL  
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**

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.

1/31/08  
Date

J. Williams Prop  
Owner, Agent, Applicant Signature

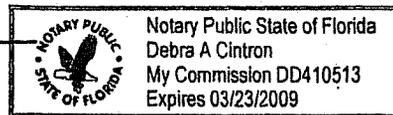
STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 31 day of January, 2008 by \_\_\_\_\_

Debra A. Cintron  
Signature of Notary Public

Debra A. Cintron  
Print, Type or Stamp Name of Notary Public

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



<b>For Use by Planning &amp; Development Staff</b>	
Date: _____	Application Number: _____

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 24, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 08 TWP 20S RGE 31E W 161.65 FT OF SW ¼ OF SE ¼ OF SE ¼ (LESS RY & CANAL  
RW & RD)

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

### FINDINGS OF FACT

**Property Owner:** JIM WILLIAMS  
THE LAKE DOCTORS, INC  
3523 SR 419  
WINTER SPRINGS FL 32708

**Project Name:** East Lake Mary Blvd and Laura Avenue (vacant)  
The Lake Doctor, Inc.

### Requested Development Approval:

Request for a side street setback variance from 50 feet to 10 feet for a proposed industrial warehouse/office M-1 (Industrial).

The Development Approval was sought in order to construct a warehouse/office in M-1. The Board of Adjustment finds that the proposed use would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Denny Gibbs, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

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:

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On March 24, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 08 TWP 20S RGE 31E W 161.65 FT OF SW ¼ OF SE ¼ OF SE ¼ (LESS RY & CANAL R/W & RD)

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**Requested Development Approval:**

Request for a side street setback variance from 50 feet to 10 feet for a proposed industrial warehouse/office M-1 (Industrial).

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

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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:
  - a. The variance granted will apply only to the warehouse/office building 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:

FLU: INDUSTRIAL

NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8-20-31

FASCIANA ERNEST G  
08-20-31-501-0000-0130  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

EAST RIGHT OF WAY LINE OF LAURA AVENUE

WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8-20-31

LEE WALTER A  
08-20-31-501-0000-0140  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

LOTS 9-15  
SEMINOLE GARDENS  
P.B. 5, PG. 23

ROGERS TERRY L & CHRISTINE C  
08-20-31-501-0000-0150  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

CROMIN JOSEPH E  
08-20-31-501-0000-0160  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

LOT 16  
SEMINOLE GARDENS  
P.B. 5, PG. 23

POB PROPOSED PARCEL "A"  
REC. 5/8" IRON ROD & CAP #3691

SOUTH LINE OF THE SE 1/4 OF SECTION 8-20-31

POC PROPOSED PARCEL "A"  
SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8-20-31

BRISSON INV LLC  
17-20-31-501-0000-0010  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: SUBURBAN ESTATES

SIMONS JOSHUA H JR & BERNICE W  
17-20-31-501-0000-0150  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: SUBURBAN ESTATES

SIMONS BURNI  
17-20-31-501-0000-0150  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: SUBURBAN ESTATES

MASAI HOLDINGS LLC  
08-20-31-300-0380-0000  
EXISTING LAND USE: G1 - AGRICULTURAL  
ZONING: A1  
FLU: INDUSTRIAL

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4" BARS WIRE FENCE CORNER 1.96' NORTH 0.34' EAST

4" BARS WIRE FENCE CORNER 3.12' NORTH

LAURA AVENUE

LAURA AVENUE

EAST LAKE MARY BOULEVARD  
R/W VARIES (PER FDOT R/W MAP)

125' DRAINAGE MINUTE BOOK (QUIT-CLAIMED IN O.R.B. 741, (LOCATION IS TAKEN FROM F (NO TITLE WOR

DRAINAGE (TAKEN MAP. N PROVIDED

