

Item # BV2008-15

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 200 Echo Hollow Way – Frank Tibbitts, applicant; Request for a side yard (east) setback variance from 20 feet to 7.5 feet for an existing carport in RC-1 (Country Homes District).

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

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

**Agenda Date** 3/25/08    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a side yard (east) setback variance from 20 feet to 7.5 feet for an existing carport in RC-1 (Country Homes District); or
2. **Approve** the request for a side yard (east) setback variance from 20 feet to 7.5 feet for an existing carport in RC-1 (Country Homes District); or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Frank Tibbitts Location: 200 Echo Hollow Way Zoning: RC-1 (Country Homes District) Subdivision: Roann Estates
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant constructed a two-car carport that encroaches 17.5 feet into the required 20-foot side yard setback and received a notice of violation for unpermitted construction.</li> <li>• A Building Permit is under review for the carport but requires a variance prior to issuance.</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,</li> </ul>

	<p>structures or building in the same zoning district.</p> <ul style="list-style-type: none"><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>
<p><b>STAFF RECOMMENDATION</b></p>	<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 two-car carport 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

**COPY**

Application # BV 2008-15  
Meeting Date 3-24-08



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

RECEIVED FEB 05 2008

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

Name: Frank S. Tibbits RC-1/SE  
Address: 300 ECHO BOLLOW WAY City: OWIEAO Zip code: 32765  
Project Address: SAME City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Contact number(s): 407/366-6672 - 407/648-5022 - 407/621-3500  
Email address: TIBBITSFANC@AOL.COM

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

<input checked="" 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>TWO-CAR GARAGE</u>
<input checked="" type="checkbox"/> This request is for a structure that has already been built.	

<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:		Proposed setback:	
<input checked="" type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>20'</u>	Proposed setback:	<u>7'6"</u>
<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 checked="" type="checkbox"/> Total number of variances requested <u>2</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: Frank S. Tibbits

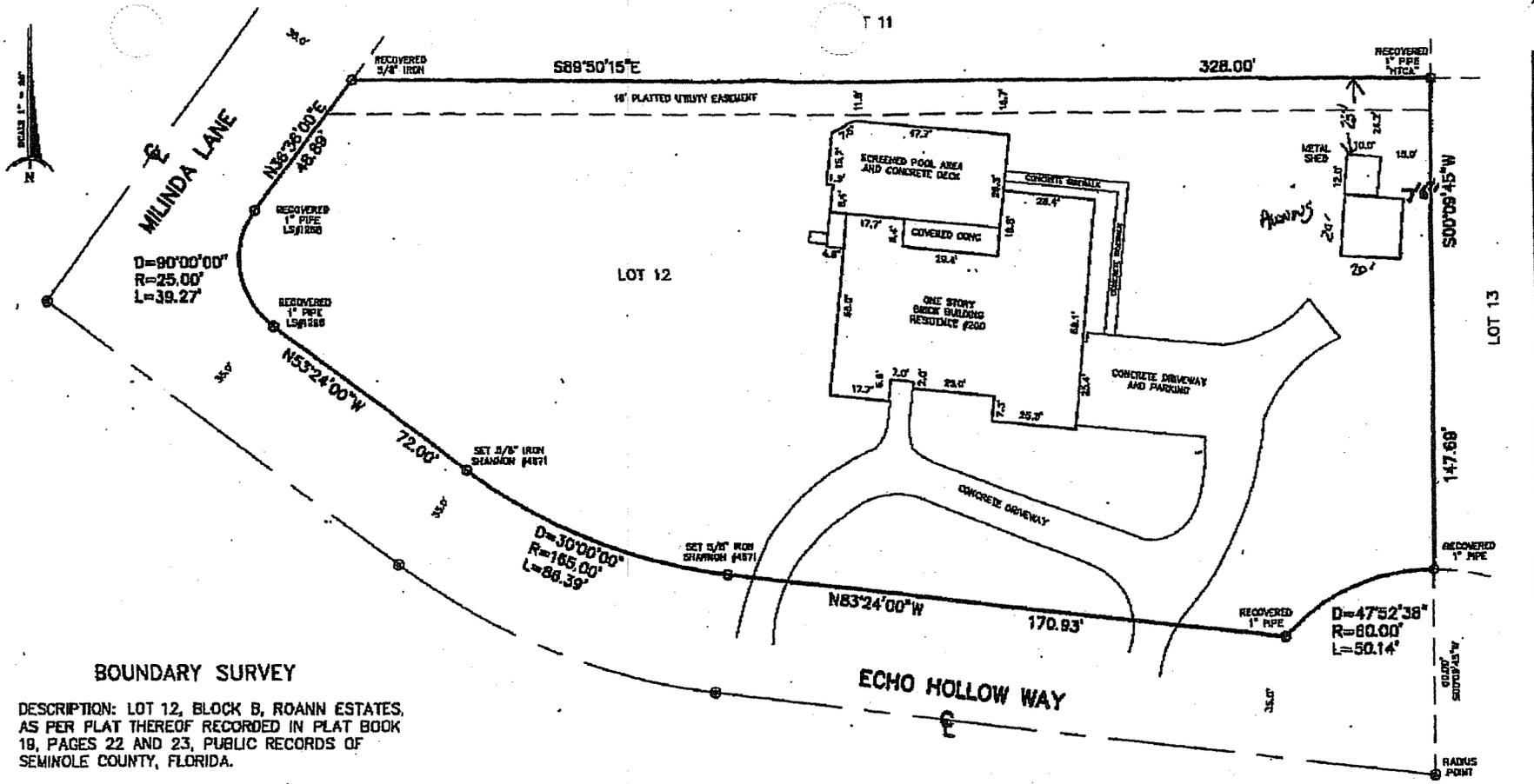
**FOR OFFICE USE ONLY**

Date Submitted: 2-5-08 Reviewed By: P. Johnson  
 Tax parcel number: 30-21-31-502-0800-0120 Zoning/FLU PC-1/SE  
 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.



**BOUNDARY SURVEY**

DESCRIPTION: LOT 12, BLOCK B, ROANN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 22 AND 23, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**NOTES:**

- BEARINGS BASED ON THE CENTERLINE OF MILINDA LANE AS BEING N36°36'00"E.
- UNDERGROUND UTILITIES WERE NOT LOCATED.
- ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 12117C0145 E, DATED APRIL 17, 1995 THE DESCRIBED PROPERTY LIES IN ZONE "X".

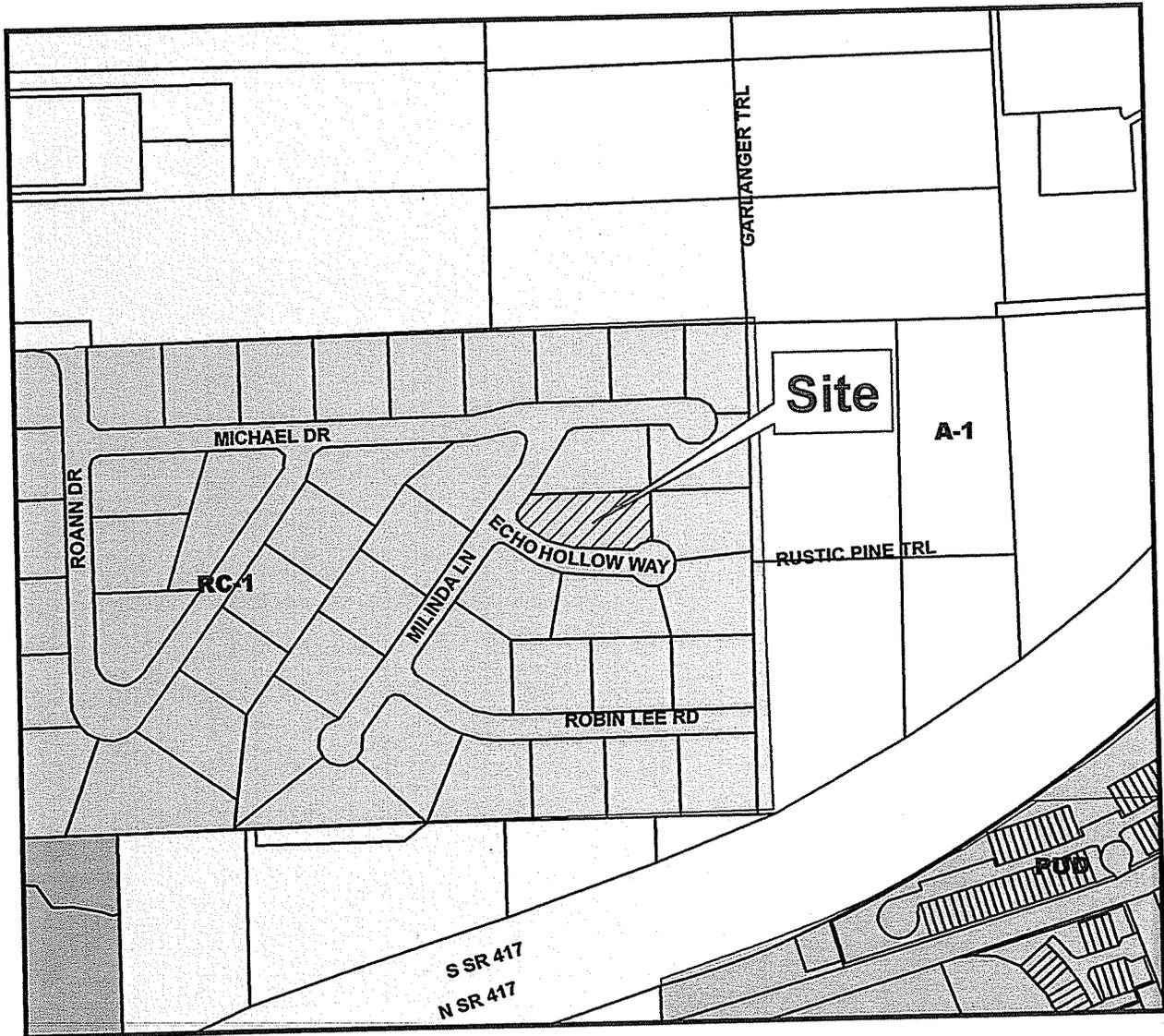
CERTIFIED TO:  
 FRANK TIBBITTS AND MARY TIBBITTS  
 REAL ESTATE MORTGAGE PROFESSIONALS  
 CHASE MANHATTAN MORTGAGE CORPORATION  
 OLD REPUBLIC NATIONAL INSURANCE COMPANY  
 MARLOWE, APPLETON & WEATHERFORD, P.A.

*(Signature)*  
 JAMES R. SHANNON JR., P.L.L. #4871  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING INC.  
 499 NORTH S.R. 434, SUITE 2155  
 ALTAMONTE SPRINGS, FLORIDA, 32714  
 (407) 774-8372

DATE OF SURVEY: MARCH 14, 2001  
 FIELD BY: J.H. SCALE: 1" = 30'  
 FILE NUMBER: PB18-22 LOT 12 B

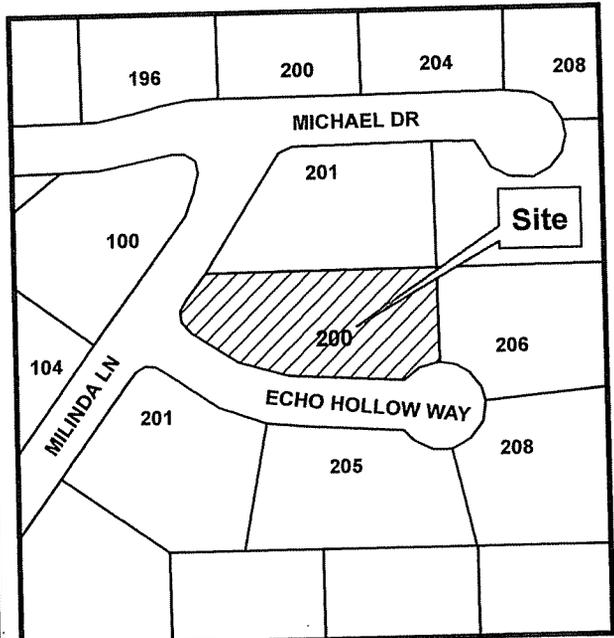
Frank Tibbitts  
200 Echo Hollow Way  
Oviedo, Florida 32765



Seminole County Board of Adjustment  
March 24, 2008  
Case: BV2008-15 (Map 3211, Grid E5)  
Parcel No: 30-21-31-502-0B00-0120

**Zoning**

-  BV2008-15
-  A-1
-  RC-1
-  PUD



<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>11D</p> <p>11E</p>																																											
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 30-21-31-502-0B00-0120</p> <p>Owner: TIBBITTS FRANK S &amp; MARY K</p> <p>Mailing Address: 200 ECHO HOLLOW WAY</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address: 200 ECHO HOLLOW WAY OVIEDO 32765</p> <p>Subdivision Name: ROANN ESTATES</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2002)</p> <p>Dor: 01-SINGLE FAMILY</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: 1</p> <p>Depreciated Bldg Value: \$421,493</p> <p>Depreciated EXFT Value: \$7,974</p> <p>Land Value (Market): \$85,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$514,467</p> <p>Assessed Value (SOH): \$296,557</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$271,557</p> <p>Tax Estimator</p> <p>Portability Calculator</p>																																											
<p style="text-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>03/2001</td> <td>04029</td> <td>1149</td> <td>\$365,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1986</td> <td>01759</td> <td>0554</td> <td>\$46,800</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>06/1982</td> <td>01399</td> <td>1419</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1978</td> <td>01156</td> <td>1668</td> <td>\$400,000</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>01/1976</td> <td>01109</td> <td>0014</td> <td>\$1,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	03/2001	04029	1149	\$365,000	Improved	Yes	WARRANTY DEED	08/1986	01759	0554	\$46,800	Improved	Yes	QUIT CLAIM DEED	06/1982	01399	1419	\$100	Vacant	No	WARRANTY DEED	02/1978	01156	1668	\$400,000	Vacant	No	CERTIFICATE OF TITLE	01/1976	01109	0014	\$1,000	Vacant	No	<p style="text-align: center;"><b>2007 VALUE SUMMARY</b></p> <p>Tax Amount(without SOH): \$7,588</p> <p>2007 Tax Bill Amount: \$3,904</p> <p>Save Our Homes (SOH) Savings: \$3,684</p> <p>2007 Taxable Value: \$264,324</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>	
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<p style="text-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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>85,000.00</td> <td>\$85,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	85,000.00	\$85,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="button" value="Pick..."/></p> <p>LEG LOT 12 BLK B ROANN ESTATES PB 19 PGS 22 + 23</p>																															
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																								
LOT	0	0	1.000	85,000.00	\$85,000																																								
<b>BUILDING INFORMATION</b>																																													
Bld Num	Bld Type	Year Bit	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																				
1	SINGLE FAMILY	1986	8	3,480	4,358	3,480	BRICK/WOOD FRAMING	\$421,493	\$460,648																																				
			Appendage / Sqft	OPEN PORCH FINISHED / 232																																									
			Appendage / Sqft	OPEN PORCH FINISHED / 21																																									
			Appendage / Sqft	GARAGE FINISHED / 625																																									
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																																													
<b>Permits</b>																																													
<b>EXTRA FEATURE</b>																																													
		Description	Year Bit	Units	EXFT Value	Est. Cost New																																							
		FIREPLACE	1986	1	\$900	\$2,000																																							
		POOL GUNITE	1986	450	\$4,050	\$9,000																																							
		COOL DECK PATIO	1986	630	\$992	\$2,205																																							
		SCREEN ENCLOSURE	1990	2,540	\$2,032	\$5,080																																							
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.																																													

**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: FRANK S. TIBBITS  
 Address: 200 ECHO Hollow WAY OVIDO  
 Phone #: 407/366-6672 - 407/448-5077

Name: MARY K. TIBBITS  
 Address: 200 ECHO Hollow WAY OVIDO  
 Phone #: 407/366-6672 - 407/448-5076

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.

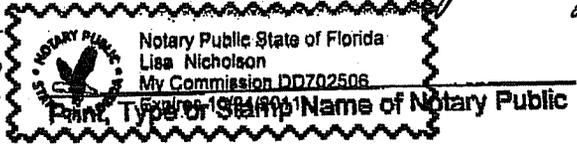
1/28/08  
 Date

Frank S. Tibbitts  
 Owner, Agent, Applicant Signature

STATE OF FLORIDA  
 COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 28th day of January, 2008 by Frank S. Tibbitts

Lisa Nicholson  
 Signature of Notary Public



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

**For Use by Planning & Development Staff**

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:

LEG LOT 12 BLK B ROANN ESTATES PB 19 PGS 22 + 23

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

### FINDINGS OF FACT

**Property Owner:** FRANK S & MARY K TIBBITTS  
200 ECHO HOLLOW WAY  
OVIEDO FL 32765

**Project Name:** Echo Hollow (200) BV2008-15

### Requested Development Approval:

Request for a side yard (east) setback variance from 20 feet to 7.5' feet for an existing carport in RC-1 (Country Homes District).

The Development Approval was sought to bring into compliance the construction of an existing carport within the side yard setback. The applicant still retains reasonable use of the property without the granting of the requested variance.

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:

LEG LOT 12 BLK B ROANN ESTATES PB 19 PGS 22 + 23

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

### FINDINGS OF FACT

**Property Owner:** FRANK S & MARY K TIBBITTS  
200 ECHO HOLLOW WAY  
OVIEDO FL 32765

**Project Name:** Echo Hollow (200) BV2008-15

#### Requested Development Approval:

Request for a side yard (east) setback variance from 20 feet to 7.5' feet for an existing carport in RC-1 (Country Homes 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:
  - a. The variance granted will apply only to the two-car carport 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:

