

	<p>Land Development Code and was therefore made non-conforming with the adoption of the code in 1960.</p> <ul style="list-style-type: none"> • The applicant also requires setback variances in order to build on the property. The required front setback is 50 feet for A-5. The lot is only 50 feet deep. The applicant is asking for a front yard setback to be established at 10 feet. The required rear yard setback is 30 feet. The applicant is requesting a new rear yard setback be established at 7.5 feet. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.
<p>STAFF FINDINGS</p>	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"> • Special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district. • Special conditions and circumstances do not result from the actions of the applicant. • The granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district. • The literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification. • The variance requested is the minimum variance that will make possible reasonable use of the land, building or structure. • The applicant would still retain reasonable use of the land, building or structure without the granting of the variance. • The grant of the variance would be in harmony with the general intent of Chapter 30.
<p>STAFF RECOMMENDATION</p>	<p>Based on the stated findings, staff recommends approval of the request. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none"> • Any variance granted shall apply only to the new single family home as depicted on the attached site plan; and

	<ul style="list-style-type: none">• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.
--	--

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 # BU2009-54
Meeting Date 7-27-09



VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION ROOM 2201
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: SHUWAN L. JACKSON Andre JACKSON
Address: P.O. BOX 470013 City: LAKE MONROE Zip code: 32747
Project Address: Lot 1 Turkey Ave City: Oviedo Zip code: _____
Tax Parcel number: 06-21-32-503-0000-001A
Contact number(s): (407) 304-9889
Email address: CAREFREEGEM@AOL.COM

Is the property available for inspection without an appointment?

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

RECEIVED MAY 08 2009

What type of variance is this request?			
<input checked="" type="checkbox"/> Minimum lot size	Required lot size:	<u>5 acres</u>	Actual lot size: <u>50 x 150 Lot</u>
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width: <u>7,500 square ft.</u>
<input checked="" type="checkbox"/> Front yard setback	Required setback:	<u>50 ft.</u>	Proposed setback: <u>10 ft.</u>
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>30 ft.</u>	Proposed setback: <u>7.5 ft.</u>
<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 checked="" type="checkbox"/> Total number of variances requested <u>3</u>			

Signed: Andie Jackson

Date: 5-8-09

FOR OFFICE USE ONLY

Date Submitted: <u>5-8-09</u>	Reviewed By: <u>P. Johnson</u>
Zoning/FLU <u>A-5/ R-5</u>	
<input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split)	
<input type="checkbox"/> Platted Lot (check easements as shown on lots, in notes or in dedication)	
<input type="checkbox"/> Lot size _____ <input type="checkbox"/> Meets minimum size and width	
<input type="checkbox"/> Application and checklist complete	
Notes: _____	

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist is provided to the Planning division.

<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>	
	1. Completed application.
	2. Ownership Disclosure Form (Seminole County Application & Affidavit).
	3. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp
	4. Provide a legible 8 ½ x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.
	<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, drain field 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 (ex: water, sewer, well or septic)
	5. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

PLAT OF SURVEY

DESCRIPTION THE NORTH 50.00 FEET OF EAST 150.00 FEET
OF LOT 1 O.P. SWOPE, INC. AMENDED PLAT
OF IOWA CITY

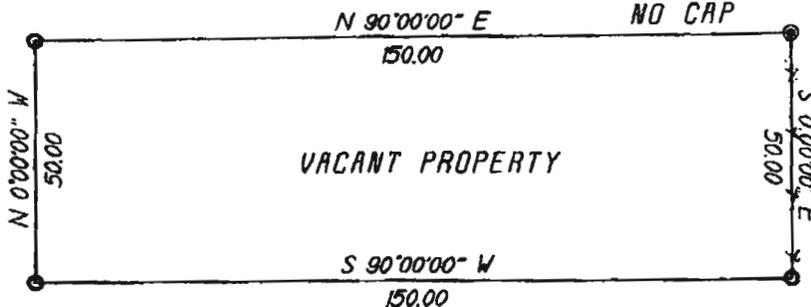
AS RECORDED IN MAP BOOK 6 PAGE(S) 96 OF
THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



TURKEY AVENUE (30' R/W) DIRT

FD REBAR
NO CAP

PART OF LOT 1



PART OF LOT 2

PART OF LOT 1

NOTES:

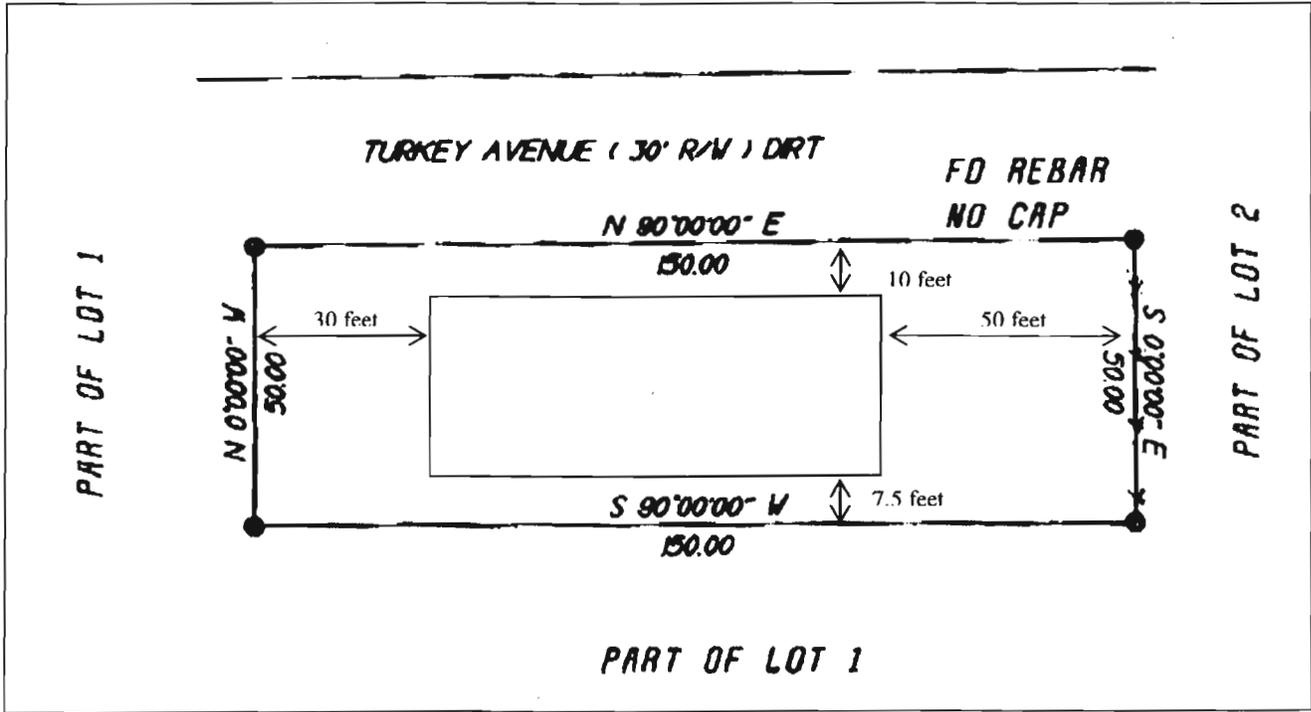
- 1 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2 THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
- 3 NO UNDER GROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHER WISE SHOWN.
- 4 DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5 BEARINGS ARE BASED ON ADJACENT DATUM AND ON THE LINE SHOWN AS BASE BEARING (S.B.).
- 6 VERTICAL CONTROL (NATIONAL GEODETIC VERTICAL DATUM 1988)

LEV - ELEVATION	HP - PVI AND BVI	BLK - BLOCK
FO - POINT	POB - POINT OF BEGINNING	CBM - CEMENT
GRV - GRADIENT	POC - POINT OF CURVATURE	IF - IRON PIPE
HTY - STORY	CD - CURVED DRIVE	S - SIGN
C - CENTERLINE	R/W - RIGHT OF WAY	Δ - DELTA
P-M - PERCH	PL - PROPERTY LINE	C - CHISEL
RES - RESURFACE	PC - POINT OF CURVE	L - LEAD
SL - SLOPE	CS - CURVE	P - PLAT
SP - SP - SPAN FRAME	HW - HIGHWAY	Δ - IRON
UTL - UTILITY	IB - IRON	IB - IRON CONC MARK
FD - FD REBAR	IB - IRON CONC MARK	IB - IRON CONC MARK
TR - TERRY BENCH MARK	IB - IRON CONC MARK	IB - IRON CONC MARK
NR - NATURAL OBSTACLE	FF - FINISH FLOOR	IB - IRON CONC MARK

PREPARED FOR LONDON CAMPBELL

M. EDWARD GORDON SURVEYING
M. Edward Gordon
 REGISTERED LAND SURVEYOR #2289
 PO Box 197 SANFORD, FLORIDA 32772 PHONE 334 5720
 308 WEST 1-TH STREET SANFORD, FLORIDA

TYPE SURVEY BOUNDARY	DATE: 8/16/2006
SCALE 1" = 30'	DRAWING NO:
JOB NO:	SHEET: 1 OF: 1



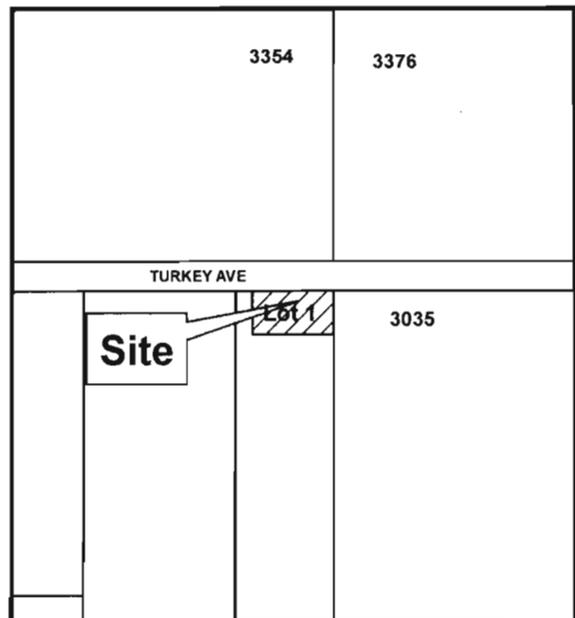
Shuwan K. Jackson
Turkey Avenue (Lot 1)
Oviedo, Florida 32765

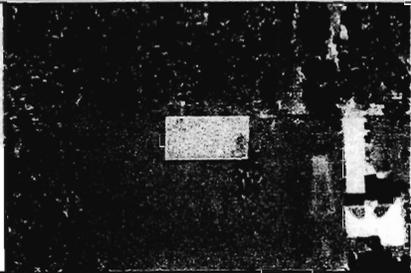


Seminole County Board of Adjustment
July 27, 2009
Case: BV2009-54 (Map 3161 Grid B3)
Parcel No: 06-21-32-503-0000-001A

Zoning

-  BV2009-54
-  A-1
-  A-5



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>	<p>1.A</p>																																		
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 06-21-32-503-0000-001A Owner: JACKSON SHUWAN K Mailing Address: PO BOX 470013 City,State,ZipCode: LAKE MONROE FL 32747 Property Address: TURKEY AVE Subdivision Name: SWOPES AMENDED PLAT OF IOWA CITY Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 00-VACANT RESIDENTIAL</p>		<p style="text-align: center;">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: center;">\$11,210</td> <td style="text-align: center;">\$11,210</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td style="text-align: center;">\$11,210</td> <td style="text-align: center;">\$11,210</td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td style="text-align: center;">\$11,210</td> <td style="text-align: center;">\$11,210</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Estimator</p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$11,210	\$11,210	Land Value Ag	\$0	\$0	Just/Market Value	\$11,210	\$11,210	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$11,210	\$11,210
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																			

1960 TAX ROLL - LOT OF RECORD
 PG 1664 REAL ESTATE FOR 1960

**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, Shuwan K. Jackson, the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) _____
06-21-32-503-0000-001A

hereby affirm that Andre' L. Jackson is hereby designated to act as my /our
authorized agent and to file the attached application for the stated special exception / variance request and
make binding statements and commitments regarding the request.

Shuwan K. Jackson _____
Shuwan K. Jackson _____
Owner's Signature

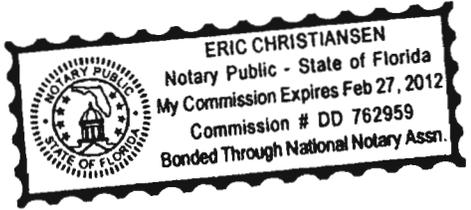
I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 8TH day of MAY, 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SHUWAN JACKSON, who is personally known to me or who has produced FL DL 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 8 day of MAY, 2009

[Signature]
Notary Public in and for the County and State
Aforementioned
My Commission Expires: 2-27-2012



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
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I, Shuwan K. Jackson, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s))
06-21-32-503-0000-001A

hereby affirm that Arthur Jackson is hereby designated to act as my /our
authorized agent and to file the attached application for the stated special exception / variance request and
make binding statements and commitments regarding the request.

Shuwan K. Jackson
Shuwan K. Jackson
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.

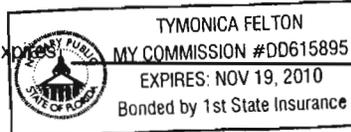
SWORN TO AND SUBSCRIBED before me this 1st day of July 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Shuwan K. Jackson 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 1st day of July, 2009

Tymonica Felton
Notary Public in and for the County and State
Aforementioned

My Commission Expires



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

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I, Shuwan K. Jackson, the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) 06-21-32-503-0000-001A

hereby affirm that Andre Jackson is hereby designated to act as my /our authorized agent and to file the attached application for the stated special exception / variance request and make binding statements and commitments regarding the request.

Shuwan K. Jackson
Shuwan K. Jackson
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.

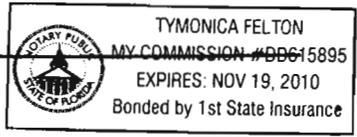
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Tymonica Felton
Notary Public in and for the County and State
Aforementioned

My Commission Expires:



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

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I Shuwan K. Jackson the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s) _____
06-21-32-503-0000-001A

hereby affirm that Michael Payne is hereby designated to act as my /our authorized agent and to file the attached application for the stated special exception / variance request and make binding statements and commitments regarding the request.

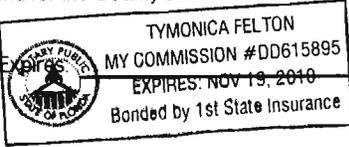
Shuwan K. Jackson
Shuwan K. Jackson
Owner's Signature

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 15th day of July 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Shuwan K. Jackson 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 15th day of July, 2009

Tymonica Felton
Notary Public in and for the County and State
Aforementioned
My Commission Expires _____


Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

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 NUMBER
SHUWAN JACKSON	P.O. BOX 470013	(407) 304-9889
	LAKE MONROE, FLA. 32747	

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent 2% or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are not traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(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 and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, or partnership, provide the information required for those entities in paragraphs 2, 3, and/or 4 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

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 rezoning, 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.

May 8, 2009
Date

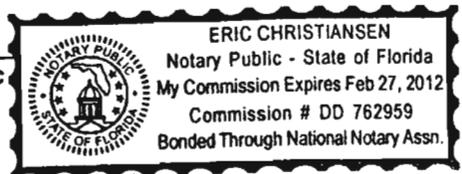
Anderson K. Jackson
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 8th day of MAY, 2009 by SHUAN JACKSON

[Signature]
Signature of Notary Public

ERIC CHRISTIANSEN
Print, Type or Stamp Name of Notary Public



Personally Known _____ OR Produced Identification X
Type of Identification Produced FL DL

For Use by Planning & Development Staff	
Date: _____	Application Number: _____

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG N 50 FT OF E 150 FT OF LOT 1 O P SWOPE INC AMENDED PLAT
OF IOWA CITY PB 6 PG 96

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

FINDINGS OF FACT

Property Owner: Shuwan K Jackson
PO Box 470013
Lake Monroe FL 32747

Project Name: Turkey Avenue (Lot 1)

Variance Approval:

1) a lot area variance from 5 acres to 7,500 square feet; 2) a front yard setback variance from 50 feet to 10 feet; 3) rear yard variance from 30 feet to 7.5 feet for a proposed single family home in A-5 (Rural Zoning Classification) district.

All six criteria for granting a variance under the Land Development Code have been satisfied.

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 single family home as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

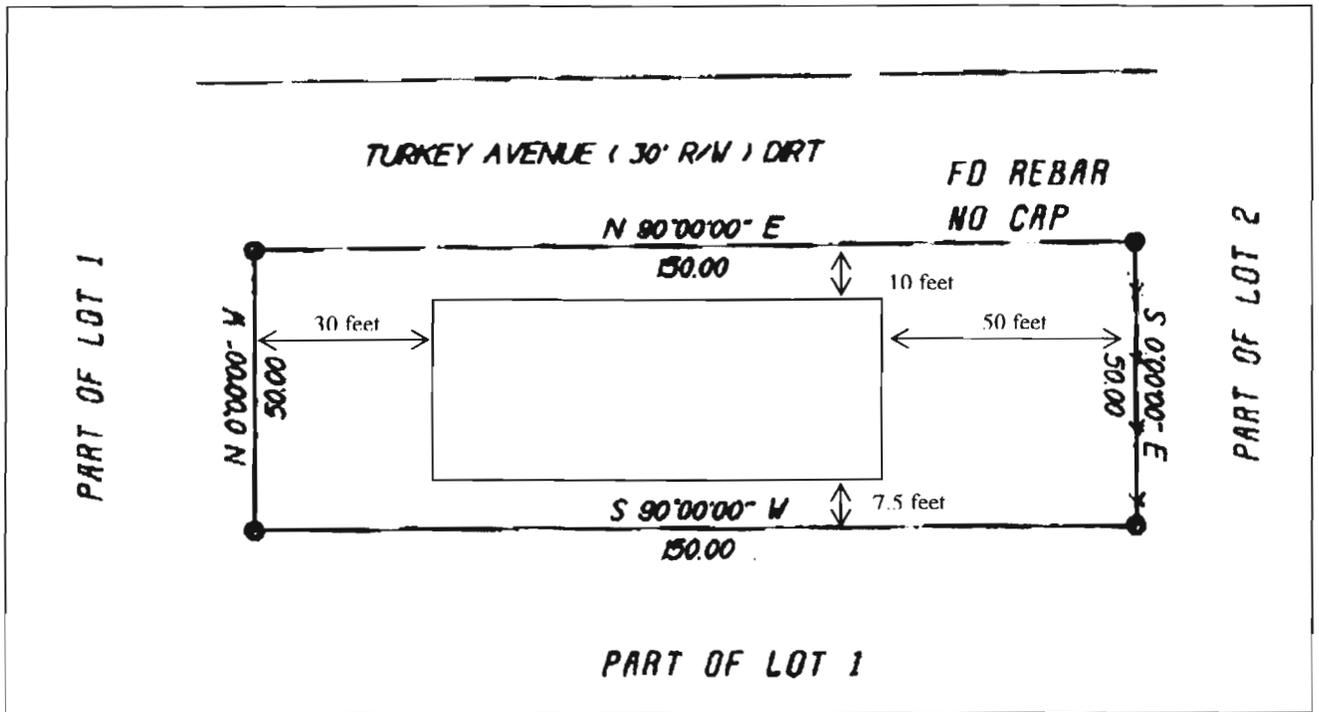
**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG N 50 FT OF E 150 FT OF LOT 1 O P SWOPE INC AMENDED PLAT
OF IOWA CITY PB 6 PG 96

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

FINDINGS OF FACT

Property Owner: Shuwan K Jackson
PO Box 470013
Lake Monroe FL 32747

Project Name: Turkey Avenue (Lot 1)

Requested Variance:

1) a lot area variance from 5 acres to 7,500 square feet; 2) a front yard setback variance from 50 feet to 10 feet; 3) rear yard variance from 30 feet to 7.5 feet for a proposed single family home in A-5 (Rural Zoning Classification) district.

Approval was sought to construct a single family home on a substandard lot and within the front and rear yard setbacks. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. 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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: