

	<ul style="list-style-type: none">• In 1983 this property received a variance for parking.
STAFF FINDINGS	<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">• 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.• Special conditions and circumstances result from the actions of the applicant.• 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.• 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.• The variance requested is not 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 not be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. 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 covered porch addition as depicted on the attached site plan; and• 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



VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION ROOM 2201
1101 East First Street Sanford FL 32771 (407) 667-7444

COPY

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

Name: Pinter Enterprises Inc. Roger Repstien
Address: 853 BR436 Suite 151 City: Casselberry Zip code: 32707
Project Address: 2500 & 2450 17-92 S City: Longwood Zip code: 32750
Tax Parcel number: 05-21-517-2700-0010
Contact number(s): (407) 930-6522 (Roger)
Email address: Roger@pdc-inc.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: RECEIVED DEC 02 2009
<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: Fence, landscaping & covered patio
<input type="checkbox"/> This request is for a structure that has already been built.	

What type of variance 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 checked="" type="checkbox"/> Front yard setback DOG TRACK	Required setback:	25'	Proposed setback: 10'*
<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 checked="" type="checkbox"/> 17-92 yard setback	Required setback:	25'	Proposed setback:	24'
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	

Total number of variances requested 2

Signed: [Signature]

Date: 11-19-09

FOR OFFICE USE ONLY

Date Submitted: _____
Zoning/FLU C-2 / MXD

- 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

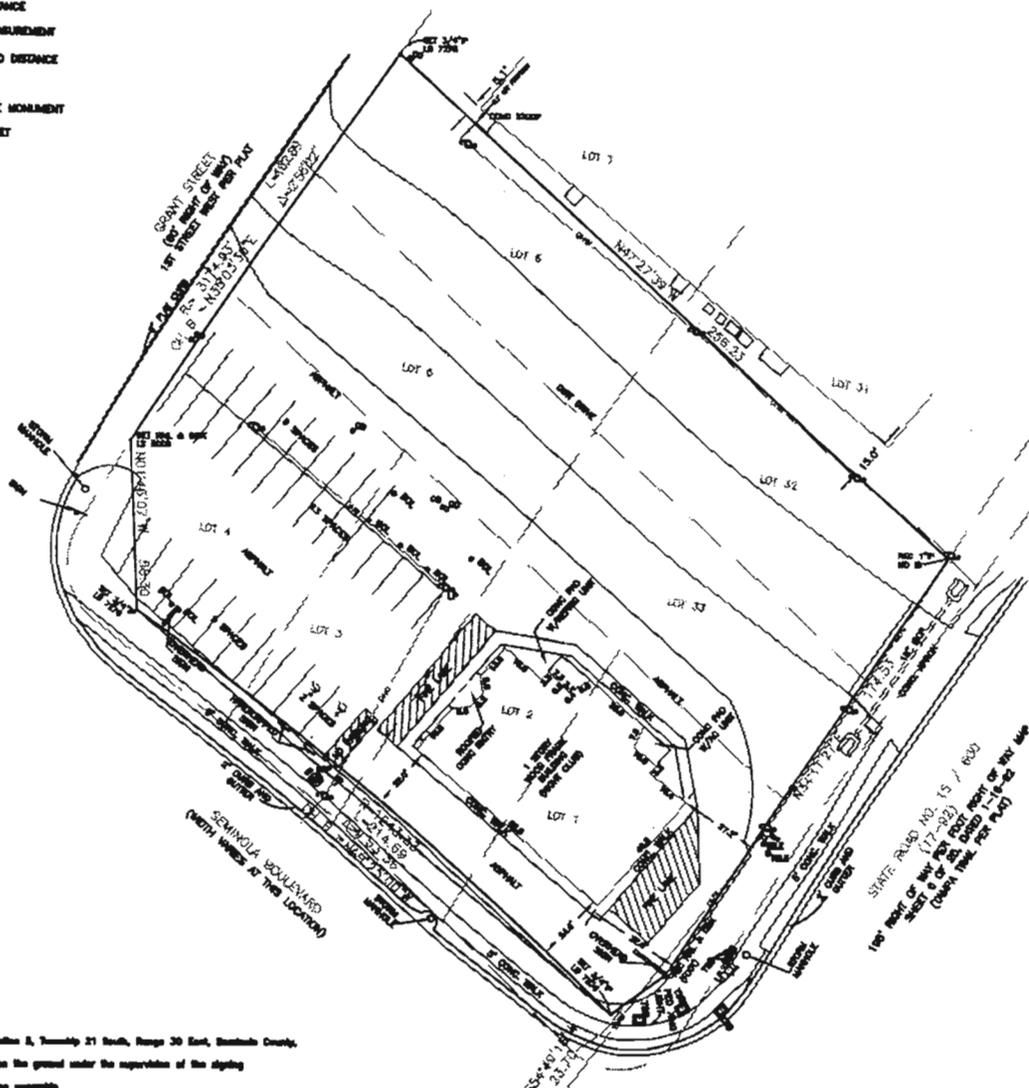
Please return this checklist with your application!

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/pdl/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.

SYMBOL LEGEND

- | | | | |
|-------|----------------------------|-------|--------------------|
| — T — | SHR | COV | COVERED |
| — U — | UTILITY POLE | O.R. | OFFICIAL RECORDS |
| — A — | GUY ANCHOR | TELE | TELEPHONE |
| — T — | TELEPHONE RISER | CONC. | CONCRETE |
| — F — | FLAG POLE | (P) | PLAT DISTANCE |
| — L — | LIGHT POLE | (F) | FIELD MEASUREMENT |
| — M — | MANHOLE | (D) | DESCRIBED DISTANCE |
| — F — | FIRE DEPARTMENT CONNECTION | CON. | COVERED |
| — V — | WATER VALVE | CM | CONCRETE MONUMENT |
| — H — | FIRE HYDRANT | DI | DROP INLET |
| — M — | DRAINAGE MANHOLE | | |
| — O — | MANHOLE | | |



EXISTING

DESCRIPTION:
 LOTS 1-6, 32 AND 33 BLOCK 27, REPLAT OF LOTS 1-10 INC. & INC. BLK 27, KATHRYN PARK ADDITION NO. 1; ACCORDING TO THE THEREOF RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS SEMINOLE COUNTY, FLORIDA.
 LESS THAT PART TAKEN FOR RIGHT OF WAY OF STATE ROAD NO. 11 AND SEMNOLA BOULEVARD.

SURVEY REPORT:

- The above described land lies within Section 8, Township 21 South, Range 30 East, Seminole County, Florida.
- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- This survey does not reflect or determine ownership.
- No title data has been provided to this surveyor unless otherwise noted.
- All monuments of which the surveyor has knowledge of, or has had furnished to him, has been noted on the survey map.
- Underground improvements or underground facilities have not been located except as noted on survey map.
- According to the Flood Insurance Rate Map, this property lies in Zone(s) "X".
 Map number 12117091887 F, dated September 28, 2007
- The North-South Right of Way Line for Seminola Boulevard as shown herein, is based on the best efforts of this surveyor, utilizing existing field information and the Seminola County Right of Way Map. However, it appears that there are errors in the right of way map and could not be verified by this surveyor. There may be other information, not provided to this surveyor or not discovered by this surveyor that could modify this right of way location.

SCALE: 1"=30'
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH-EASTERLY LINE OF LOTS 8 AND 32 HAVING A BEARING OF N 47°27'30" W (ASSUMED)

BOUNDARY SURVEY
 FOR
 PINTER ENTERPRISES, INC.

HENRICH-LUKE & SWAGGERTY, LLC
 Surveyors & Engineers
 1400 Semnola Blvd
 Suite 1000
 Casselberry, Florida 32709
 (407) 847-7348
 FAX (407) 847-3889
 Licensed Professional Surveyors No. 7977

REVISIONS

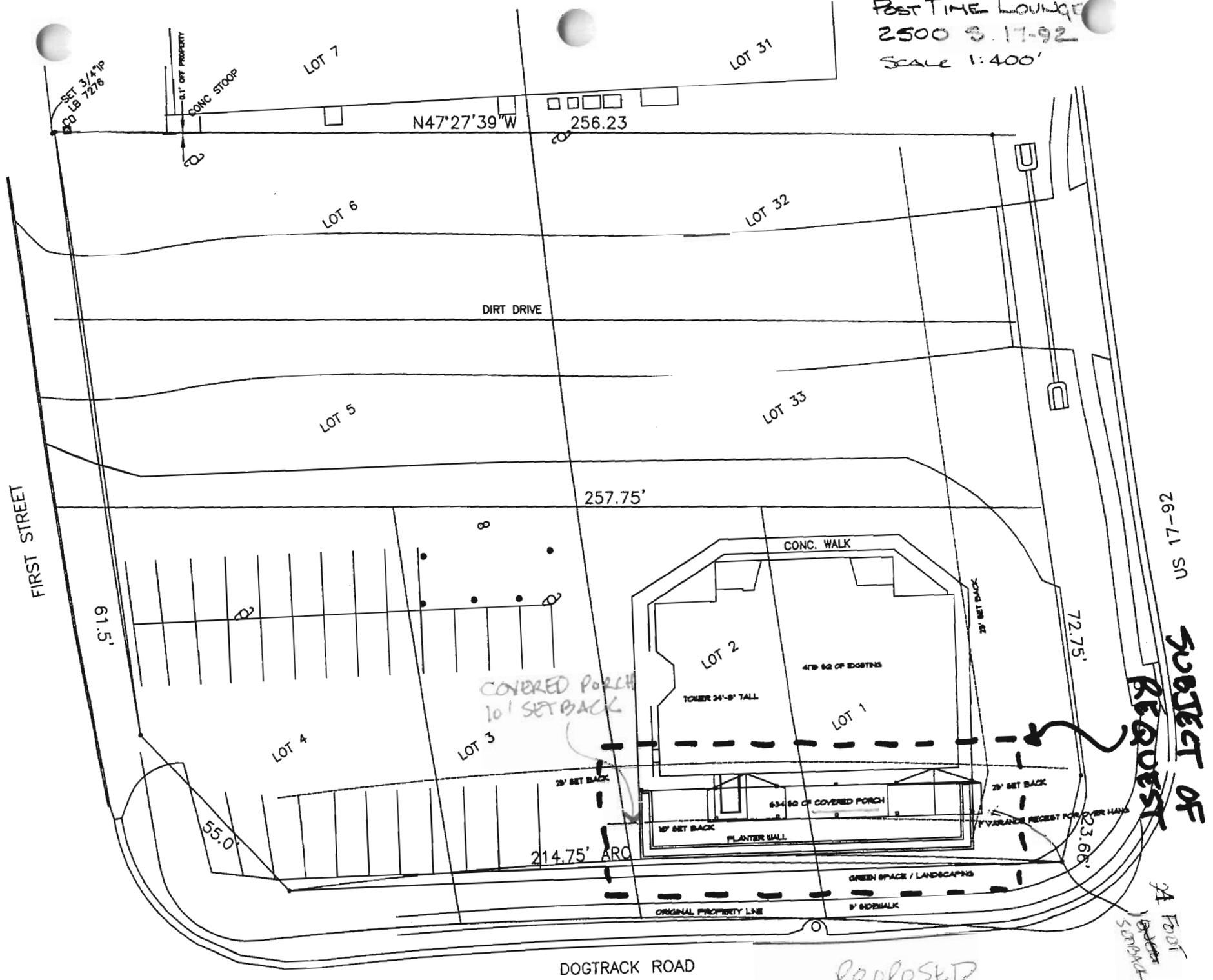
Rev. _____	Date: _____

THIS SURVEY MAP AND REPORT OR THE COPIES TO NOT VALID WITHOUT THE SIGNATURE AND THE OFFICIAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAP

Job No: E-8848
 Field Date: 2-22-08
 Drawn By: JML
 Field By: WKP
 Scale: 1"=30'
 Drawing File: LOT# 1-10

Mark L. Luke
 Professional Surveyor & Mapper
 Florida Registrar

POST TIME LOUNGE
2500 S. 17-92
SCALE 1:400'



SUBJECT OF REQUEST

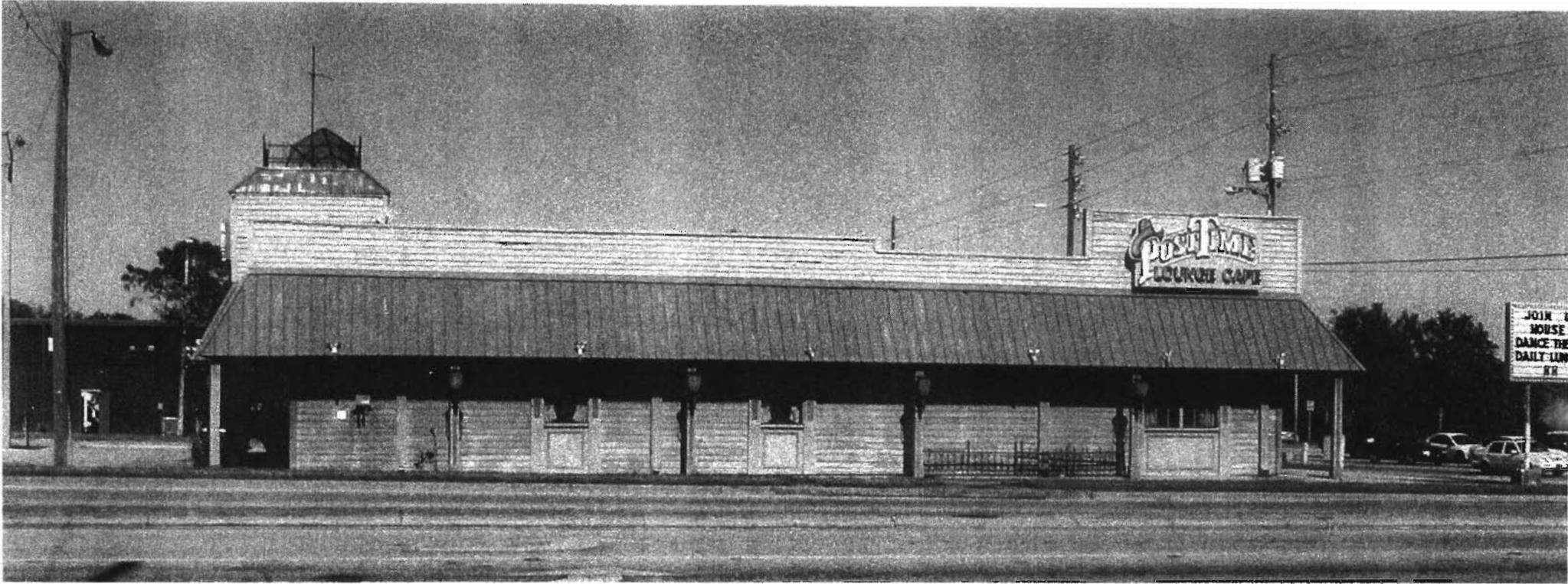
26-11 SU US 17-92

FIRST STREET

DOGTRACK ROAD

PROPOSED

14 FOOT SIDEWALK
SERVING

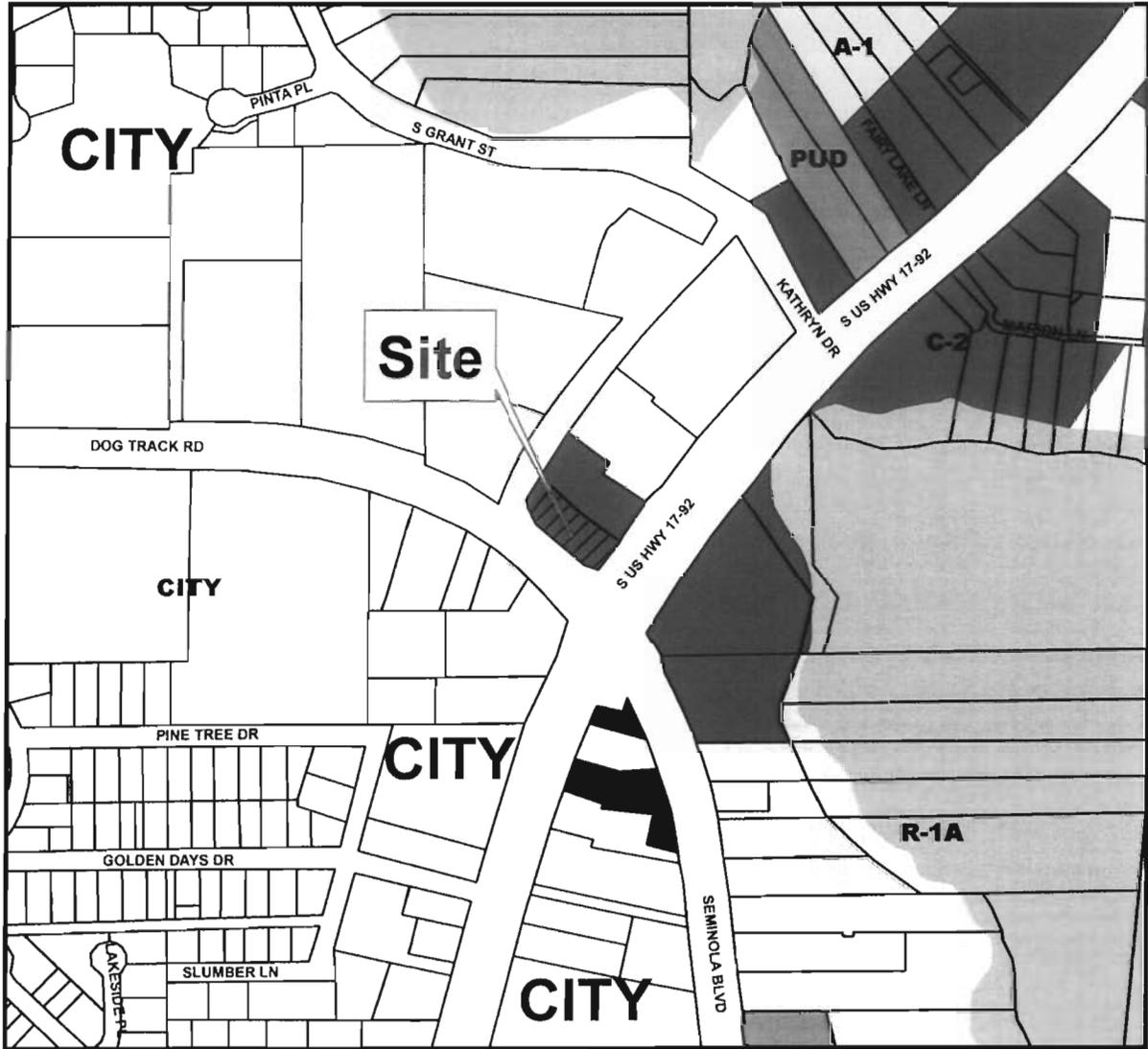


EXISTING



PROPOSED

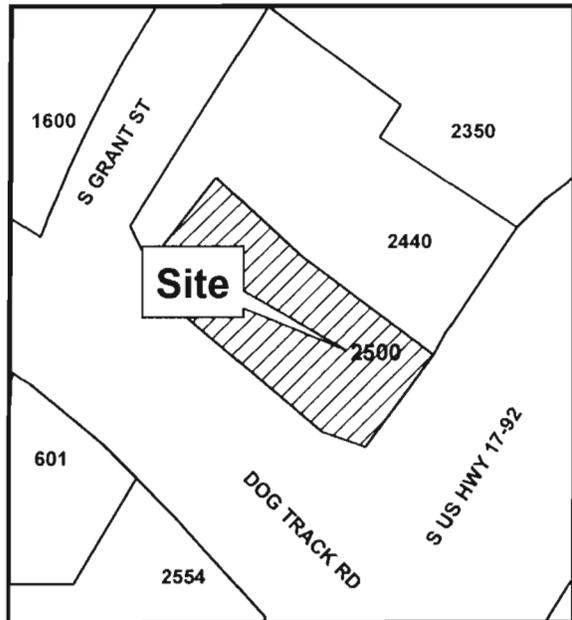
Roger Repstein
2500 South Highway 17-92
Longwood, FL 32750



Seminole County Board of Adjustment
January 25, 2010
Case: BV2009-114 (Map 3156 Grid E4)
Parcel No: 05-21-30-517-2700-0010

Zoning

-  BV2009-114
-  A-1
-  R-1A
-  C-2
-  PUD



Personal Property



	VALUE SUMMARY		
GENERAL	VALUES	2010 Working	2009 Certified
Parcel Id: 05-21-30-517-2700-0010	Value Method	Cost/Market	Cost/Market
Owner: PINTER ENTERPRISES INC	Number of Buildings	1	1
Mailing Address: 853 SR 436 STE 151	Depreciated Bldg Value	\$177,607	\$181,502
City, State, Zip Code: CASSELBERRY FL 32707	Depreciated EXFT Value	\$13,463	\$13,463
Property Address: 2500 17-92 S	Land Value (Market)	\$209,250	\$209,250
Facility Name: POST TIME LOUNGE	Land Value Ag	\$0	\$0
Tax District: 04-COUNTY- 17-92 REDVDST	Just/Market Value	\$400,320	\$404,215
Exemptions:	Portability Adj	\$0	\$0
Dor: 33-NIGHT CLUB	Save Our Homes Adj	\$0	\$0
	Assessed Value (SOH)	\$400,320	\$404,215
	Tax Estimator		

2010 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$400,320	\$0	\$400,320
Schools	\$400,320	\$0	\$400,320
Fire	\$400,320	\$0	\$400,320
Road District	\$400,320	\$0	\$400,320
SJWM(Saint Johns Water Management)	\$400,320	\$0	\$400,320
County Bonds	\$400,320	\$0	\$400,320

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

SALES	2009 VALUE SUMMARY																												
<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>08/1983</td> <td>01484</td> <td>1891</td> <td>\$300,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1978</td> <td>01177</td> <td>0328</td> <td>\$100,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1973</td> <td>01008</td> <td>0461</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Sales within this DOR Code</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/1983	01484	1891	\$300,000	Improved	No	WARRANTY DEED	08/1978	01177	0328	\$100,000	Improved	No	WARRANTY DEED	01/1973	01008	0461	\$100	Improved	No	<p style="text-align: center;">2009 Tax Bill Amount: \$6,316</p> <p style="text-align: center;">2009 Certified Taxable Value and Taxes</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																							
WARRANTY DEED	08/1983	01484	1891	\$300,000	Improved	No																							
WARRANTY DEED	08/1978	01177	0328	\$100,000	Improved	No																							
WARRANTY DEED	01/1973	01008	0461	\$100	Improved	No																							

LAND	LEGAL DESCRIPTION												
<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>18,600</td> <td>15.00</td> <td>\$209,250</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	SQUARE FEET	0	0	18,600	15.00	\$209,250	<p style="text-align: center;">PLATS: <input type="text" value="Pick.."/></p> <p>LEG SLY 100 FT OF LOTS 1 2 + 3 + ELY 38.7 FT OF SLY 100 FT OF LOT 4 BLK 27 (LESS RD) KATHRYN PARK PB 6 PG 61</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
SQUARE FEET	0	0	18,600	15.00	\$209,250								

BUILDING INFORMATION							
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value Est. Cost New
1	MASONRY PILAS	1972	8	3,910	1	WOOD SIDING WITH WOOD OR METAL STUDS	\$177,607 \$311,591
	Subsection / Sqft		BASE SEMI FINISHED / 256				
	Subsection / Sqft		OPEN PORCH FINISHED / 1158				

Permits

EXTRA FEATURE					
Description	Year Blt	Units	EXFT Value	Est. Cost New	
COMMERCIAL ASPHALT DR 2 IN	1979	13,625	\$4,960	\$12,399	

WALKS CONC COMM	1979	664	\$879	\$2,198
6' CHAIN LINK FENCE	1979	180	\$360	\$900
POLE LIGHT CONCRETE 1 ARM	1988	2	\$2,076	\$2,076
POLE LIGHT CONCRETE 2 ARM	1988	2	\$5,188	\$5,188

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

SEMINOLE COUNTY
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
Michael E. Pinter, Jr.	322 Spring Club Dr Ahamonte Springs, FL 32714	407.592.1056

(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
Michael E. Pinter, Jr.	President	322 Spring Club Dr Ahamonte Springs, FL 32714	100

(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.

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.

11-18-09
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 18 day of Nov, 2009 by Michael E. Pinter, Jr.

[Signature]
Signature of Notary Public

Print, Type or Stamp Name of Notary Public



Personally Known OR Produced Identification _____

Type of Identification Produced _____

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

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

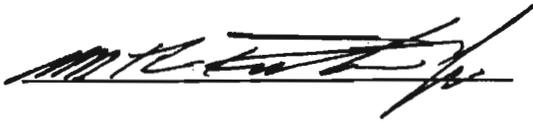
An authorized applicant is defined as:

- 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).

1. Michael E. Pinter, Jr. / PINTER ENTERPRISES, INC.
(Owner's Name) the fee simple owner of the following

described property (Provide Legal Description or Tax Parcel ID Number(s)) _____
05-21-517-2700-0010

hereby affirm that ROGER A. REDSTIEN 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.



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 18 day of Nov 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 Michael E. Pinter, Jr. 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 18 day of Nov, 2009


Notary Public in and for the County and State
Aforementioned

My Commission Expires: 12/1/09



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 25, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SLY 100 FT OF LOTS 1 2 + 3 + ELY 38.7 FT OF SLY 100 FT OF LOT 4 BLK 27 (LESS
RD)

KATHRYN PARK PB 6 PG 61

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

FINDINGS OF FACT

Property Owner: Pinter Enterprises Inc
853 SR 436 Ste 151
Casselberry FL 32707

Project Name: Post Time US HWY 17-92 S (2500)

Requested Variance:

1) a front yard (southwest) setback variance from 25 feet to 10 feet and 2) a side street (southeast) setback variance from 25 feet to 24 feet for a proposed covered patio in C-2 (Commercial) district.

Approval was sought to construct a covered porch within the front 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 _____, 2010.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 25, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SLY 100 FT OF LOTS 1 2 + 3 + ELY 38.7 FT OF SLY 100 FT OF LOT 4 BLK 27 (LESS
RD)

KATHRYN PARK PB 6 PG 61

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

FINDINGS OF FACT

Property Owner: Pinter Enterprises Inc
853 SR 436 Ste 151
Casselberry FL 32707

Project Name: Post Time US HWY 17-92 S (2500)

Variance Approval:

1) a front yard (southwest) setback variance from 25 feet to 10 feet and 2) a side street (southeast) setback variance from 25 feet to 24 feet for a proposed covered patio in C-2 (Commercial) 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 covered porch 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 _____, 2010.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

