

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

SUBJECT: 242 North Jungle Road – Kathy Hattaway, applicant; Request for a special exception for a Bed and Breakfast in the A-5 (Rural Zoning Classification).

DEPARTMENT: Growth Management **DIVISION:** Planning & Development

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT:** 7389

Agenda Date 2/22/10 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Approve** the request for a special exception for a Bed and Breakfast in the A-5 (Rural Zoning Classification); or
2. **Deny** the request for a special exception for a Bed and Breakfast in the A-5 (Rural Zoning Classification); or
3. **Continue** The request to a time and date certain.

GENERAL INFORMATION	Applicant:	Kathy Hattaway
	Owner:	Daniel Shaw
	Location:	232 N. Jungle Road
	Zoning:	A-5

Reviewed by:

Co Atty: _____

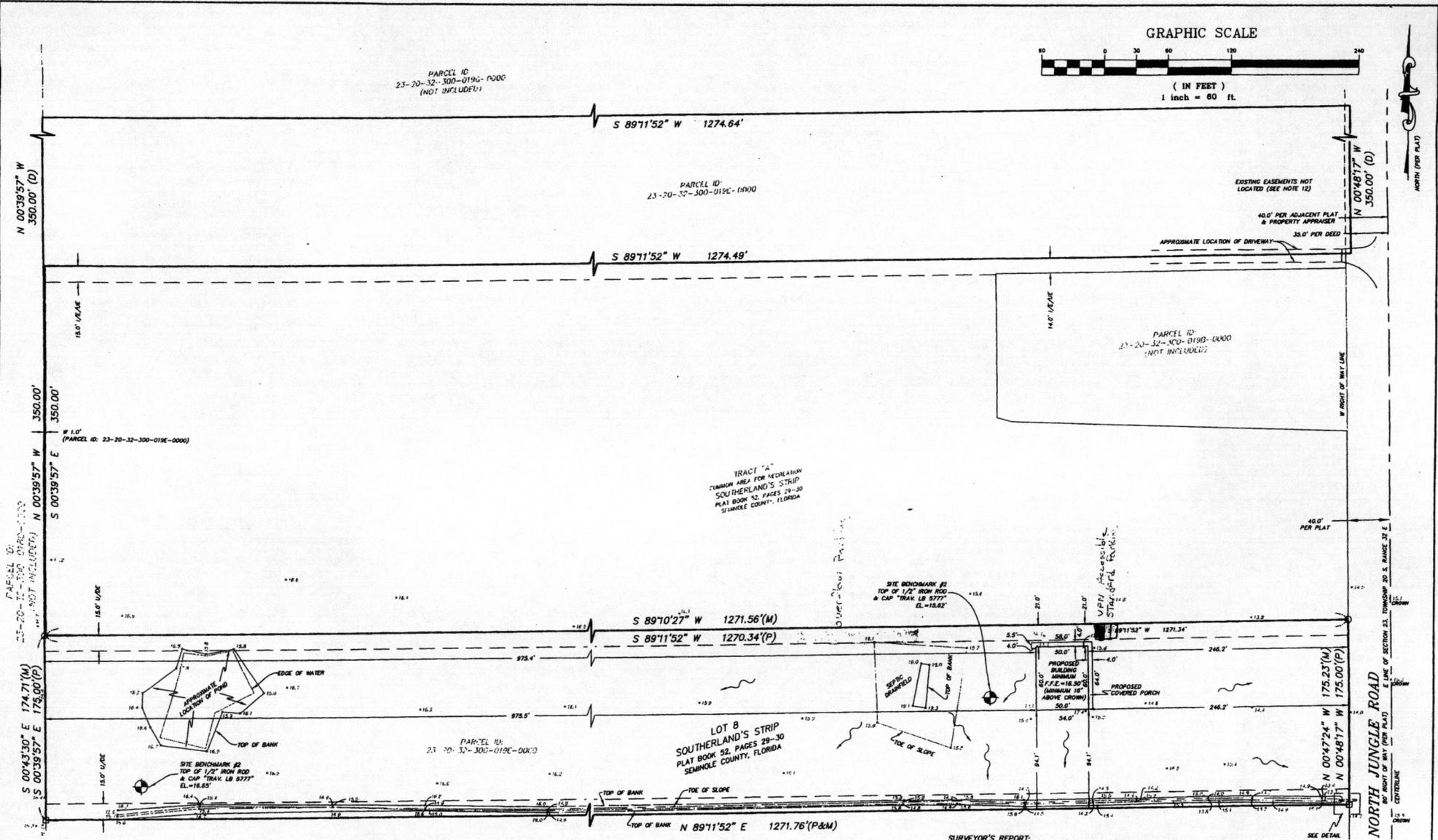
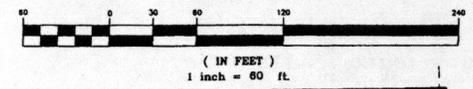
Pln Mgr: _____

<p>BACKGROUND / REQUEST</p>	<ul style="list-style-type: none">• The applicant proposes to use an existing guest house as a Bed and Breakfast and to offer social gatherings, including weddings, to the overnight guests which are a customary accessory use.• The existing guest house consists of two (2) guest rooms and an unfinished area on the second story for an additional guest suite. The Land Development Code, by definition, allows no more than three (3) guestrooms on premise.• The remainder of the building includes a game room, laundry room, office and an open airplane hangar/garage.• Overnight guests can use the adjacent outside gazebo area for wedding ceremonies and facilities in the enclosed guest house building for social gatherings.• The property owner resides in a single-family home on the property and will be operating the Bed and Breakfast without the need for employees.• The A-5 zoning classification permits Bed and Breakfast establishments, by special exception, when located adjacent to the Seminole County trail system.
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the Land Development Code upon determination the use requested:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>The guest house is a permitted accessory use to a single-family residence in the A-5 (Rural Zoning Classification). The use of the Bed and Breakfast is consistent with the trend of development in the area with the impact being less than one dwelling unit per five (5) acres and having a single-family residential facade.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>There will be no employees associated with the Bed and Breakfast, as the property owners will be the caretakers. There will no more than three guest rooms, which is typical for a single-family use. The applicant will be required to submit for concurrency at the time of site plan review.</p>

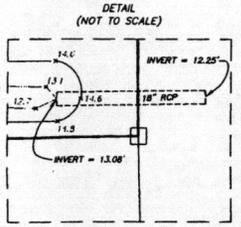
	<p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY COMPREHENSIVE PLAN:</u></p> <p>The Seminole County Comprehensive Plan describes the Rural Land Use of Rural-5 as accommodating rural residential development that maintains the rural character. The property consists of approximately fifteen (15) acres which includes a single-family home and the existing guest house. The proposed use of the Bed and Breakfast, with a maximum of three guest rooms, along with the single-family home will have less impacts than one (1) dwelling unit per five (5) net building acres.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>The A-5 zoning district permits Bed and Breakfast establishments when located adjacent to or encompassing a part of the Seminole County trail system. The west side property is adjacent to the Seminole County Lake Proctor Wilderness area and trail system.</p> <p>Based on the submitted site plan, the proposed use of the existing building does meet the minimum area and dimensional requirements of the A-5 rural zoning classification.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>The guest house is a permitted accessory use to a single-family residence in the A-5 (Rural Zoning Classification). The property consists of approximately fifteen (15) acres which includes a single-family home and the existing guest house. The proposed use of the Bed and Breakfast, with a maximum of three guest rooms, along with the single-family home will have less impacts than one (1) dwelling unit per five (5) net building acres. No building shall be increased without Board of Adjustment or County approval. There shall be a requirement for the use to have one (1) handicapped parking space.</p>
<p>STAFF RECOMMENDATION</p>	<p>Staff recommends approval of the subject request based upon the following conditions:</p> <p>a. The Special Exception granted will allow the</p>

	<p>accessory use of a Bed and Breakfast, as defined by the Land Development Code. Weddings and parties associated with the use of a Bed and Breakfast are permitted when hosted by the overnight guests of the Bed and Breakfast.</p> <ul style="list-style-type: none">b. Social gatherings hosted by the overnight guests of the Bed and Breakfast, such as weddings and parties, shall not exceed more than forty (40) people onsite, including event staff.c. There shall be no more than three (3) guest rooms in which the length of stay may range from one (1) day to three (3) months (seasonal).d. There will be no outdoor amplification of sound unless the appropriate permit is obtained from the County.e. No outdoor lighting except for typical residential security lighting.f. The general layout of the proposed uses as depicted on the site plan shall not change.g. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).h. The special exception granted shall expire one (1) year after approval unless a development permit based upon and incorporating the special exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board. SCLDC 30.45
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GRAPHIC SCALE



- LEGEND**
- (P) = PER PLAT
 - (M) = FIELD MEASURED OR CALCULATED BASED ON FIELD MEASUREMENTS
 - 1/E/A/E = INGRESS, EGRESS & UTILITY EASEMENT
 - U/DE = UTILITY & DRAINAGE EASEMENT
 - = FOUND 1" IRON PIPE & CAP "LB 3744"
 - = FOUND 4" X 4" CONCRETE MONUMENT "LB 3744"
 - F.F.E. = FINISHED FLOOR ELEVATION
 - RCP = REINFORCED CONCRETE PIPE
 - = SPOT ELEVATION
- "Unless Noted Otherwise"



Legal Description:

LOT 8 AND THE WEST 1.00 FOOT OF TRACT "A", SOUTHERLAND'S STRIP, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 29-30 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH: (O.R.B. 2994, PAGE 1103 - 1104)

THE SOUTH 175.0 FEET OF THE NORTH 719.67 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE EAST 35 FEET FOR ROAD; SUBJECT TO DRIVEWAY EASEMENT OVER AND ACROSS THE SOUTH 20 FEET OF THE EAST 50 FEET THEREOF.

AND: (O.R.B. 2507, PAGE 1914)

THE NORTH 175.00 FEET OF THE SOUTH 1925.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE EAST 35.00 FEET FOR ROAD, SUBJECT TO DRIVEWAY EASEMENT OVER AND ACROSS THE NORTH 20 FEET OF THE EAST 50 FEET THEREOF.

SURVEYOR'S REPORT:

- 1) Based on the National Flood Insurance Program "FIRM" Map Community - Panel Number 120289 0180 E Dated April 17, 1995 the above described property is located in Zone "X". Areas determined to be outside the 500 year flood plain.
- 2) Bearings are based on the South line of Lot 8 being N 89°11'52" E, per plat.
- 3) Vertical Datum is based on: Seminole County Benchmark Designation Number 3861001, elevation being 12.475' (NGVD 29).
- 4) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
- 5) No underground installations, foundation footings or improvements have been located except as noted.
- 6) There may be additional restrictions that are not recorded on this site plan that may or may not be found in the public records of this county.
- 7) There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the site plan.
- 8) This Site Plan was prepared for the Entities named hereon and is "Non-transferable".
- 9) Improvements within their specific easements have not been located as a part of this plan.
- 10) This is not a boundary survey.
- 11) The existing improvements depicted hereon are accurate to Lot 8, SOUTHERLAND'S STRIP.
- 12) Only those easements affecting elements of this site plan have been depicted hereon.

LAND TECH
SURVEYING & MAPPING CORP.
 250 S. Central Ave., Oviedo, FL 32745
 P.O. Box 528192, Oviedo, FL 32752
 Voice (407) 363-1936
 Fax (407) 363-1838
 Licensed Business No. 5777

SITE PLAN

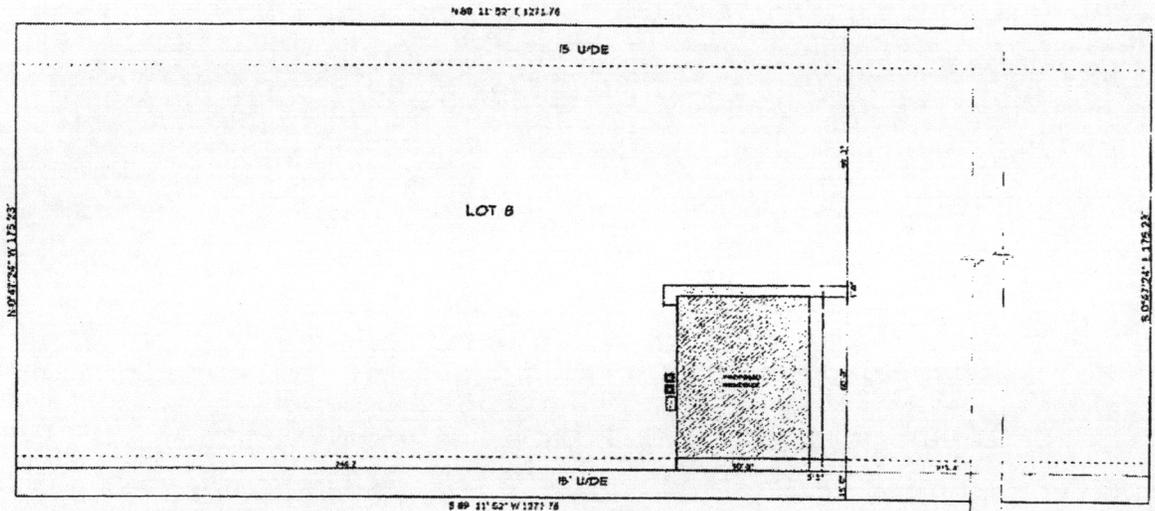
DAN SHAW

DATE OF FIELD SURVEY: 6/7/07
 JOB NO.: 06133-08
 FIELD BY: RAR
 DRAWN BY: RE
 CHECKED BY: SAR
 REVISION BOX

Scale: 1" = 60'

NO.	DATE	DESCRIPTION	BY
2	10/03/07	ADDED SPOT ELEVATIONS	GLG
1	9/18/07	REVISIONS PER CLIENT	GLG
		DESCRIPTION	BY

NORTH JUNGLE ROAD



TRACK "A"
COMMON AREA FOR RECREATION
SOUTHLAND'S STRIP

FLOOD ZONE
 PANEL NUMBER L20189 0160 E DATED 4/17/2005
 THE PROPERTY IS LOCATED IN ZONE "1" HAS BEEN DETERMINED
 TO BE SUBJECT TO THE 500 YEAR FLOOD PLAIN

LEGAL DESCRIPTION
 LOT 8 AND THE WEST 100 FEET OF TRACT "A",
 COUNTRYLAND'S STRIP, ACCORDING TO THE PLAT
 THEREOF, AS RECORDED IN PLAT BOOK 52,
 PAGE 28308 OF THE PUBLIC RECORDS OF
 SEMINOLE COUNTY, FLORIDA

THIS IS NOT A SURVEY. REFER TO THE
 PLATTED SURVEY FOR DETAILED
 INFORMATION

CONTRACTOR AND SURVEYOR
 TO VERIFY ALL SETBACKS &
 EASEMENTS PRIOR TO
 CONSTRUCTION

REVIEWED
 [Signature]
 SEMINOLE COUNTY
 PLANNING EXAMINER

SITE PLAN
 SCALE 1"=30'

REVISIONS

CALCULATIONS FOR WIND LOADS HAVE BEEN MADE BY:
REBEKAH A. J. RUNDAPP
 14116 Lakewood Street, NW, Marietta, GA 30066
 (770) 429-1111
 THIS DRAWING CONFORMS TO ALL CITY, STATE, AND
 FEDERAL REQUIREMENTS. NO CLAIM IS MADE TO THE ACCURACY OR
 COMPLETENESS OF THESE PLANS.
 DATE: December 20, 2007

GUEST HOUSE FOR: Daniel Shaw
 LOT:
 COMMUNITY: Lake Harvey Shores
 First Addition

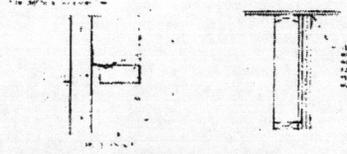
Rick Marquez

2 OF 11

SITE PLAN

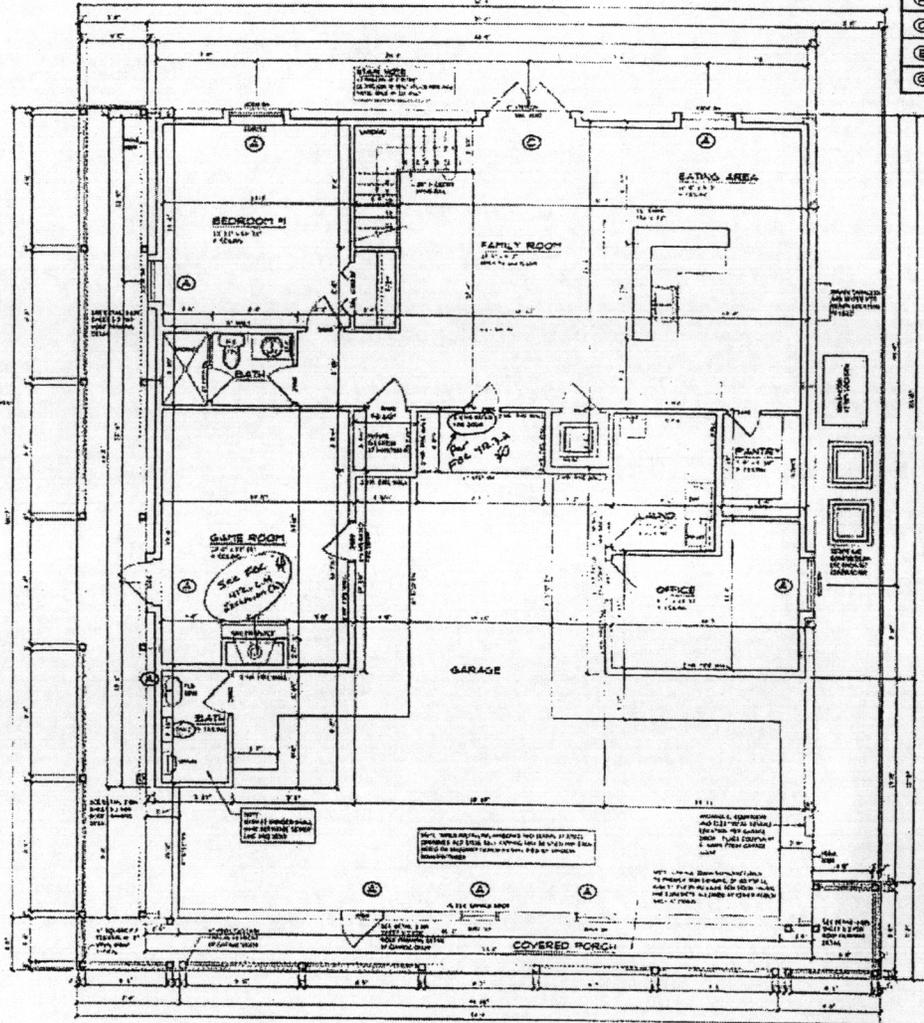


CONFIGURATION A
DIMENSIONS ARE IN FEET AND INCHES



- 1. Floor construction of this house is 2 1/2" thick concrete on 4" x 4" joists with 1/2" thick gypsum board on top of 2" x 4" joists.
- 2. Walls are 8" thick concrete on 4" x 4" joists with 1/2" thick gypsum board on both sides.
- 3. Ceilings are 5/8" thick gypsum board on 2" x 4" joists.
- 4. Windows are 1/2" thick aluminum with 1/2" thick glass.
- 5. Doors are 1 3/4" thick solid core with 1/2" thick glass.
- 6. Roofs are 12" thick concrete on 2" x 4" joists with 1/2" thick gypsum board on top.
- 7. All exterior walls are finished with stucco.
- 8. All interior walls are finished with drywall.
- 9. All floors are finished with carpet.
- 10. All ceilings are finished with drop ceiling.

FIRE RESISTANCE RATINGS - ANSUL 703
DESIGN NO. U373
WALL RATINGS - 2 HOUR
FLOOR RATINGS - 120 MIN.



120 MPH OPENING PRESSURES

A	+25.9 / -28.1	B	-25.9 / -34.7
C	+24.7 / -26.9	D	+24.7 / -32.4
E	+23.2 / -25.4	F	+23.2 / -29.3
G	SEE COVER	H	SEE COVER

GENERAL NOTES

- 1. ALL WINDOW AND DOOR UNITS SHALL BE INSTALLED AND OPERATED AS PER THE MANUFACTURER'S INSTRUCTIONS.
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REVIEWED
DATE: 12/11/07

AREA TABULATION

1st FLOOR	1713 S.F.
2nd FLOOR	1377 S.F.
TOTAL LIVING	3090 S.F.
COVERED PORCH	547 S.F.
GARAGE	1189 S.F.
TOTAL	4836 S.F.

1st FLOOR PLAN
DATE: 12/11/07

REVISIONS

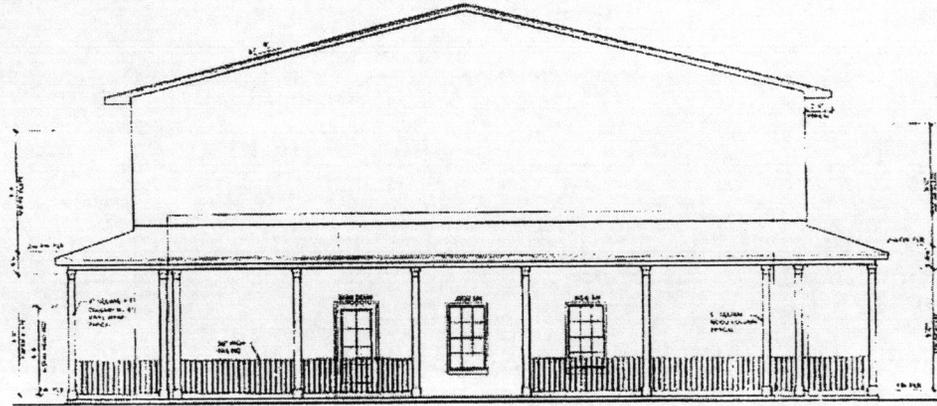
NO.	DESCRIPTION

CALCULATIONS FOR WIND LOADS HAVE BEEN MADE BY
MICHAEL J. SHADEN
15115 Coastal Springs Way, Orange, CA, 92668
AND I, **SEAN MURPHY**, WITH THE 2004, Florida Building Code, CHAPTER 16, SECTION 1607 OF THESE PLANS.
MICHAEL J. SHADEN
DATE: December 11, 2007

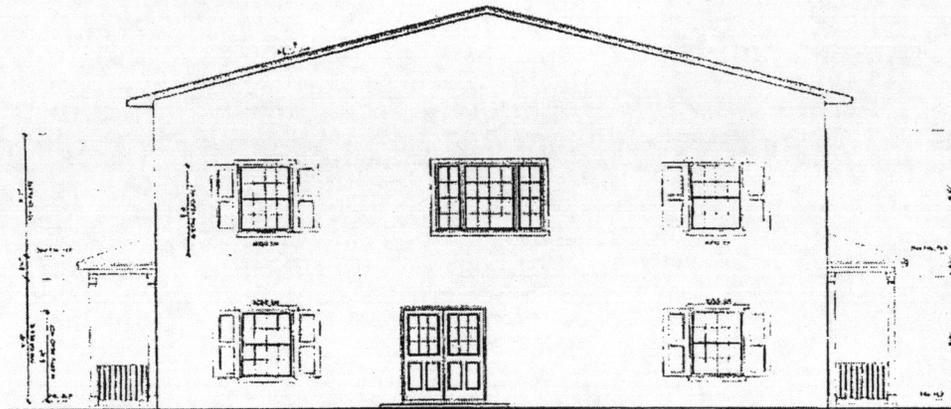
GUEST HOUSE FOR: Daniel Shaw
LOT: COMMUNITY: Lake Harney Shores
FIRST ADDITION

Rick Marquez
3 OF 11

1st FLOOR PLAN



REAR ELEVATION



FRONT ELEVATION

REVIEWED
 SPRINGHILL COUNTY
 PLANNING DEPARTMENT

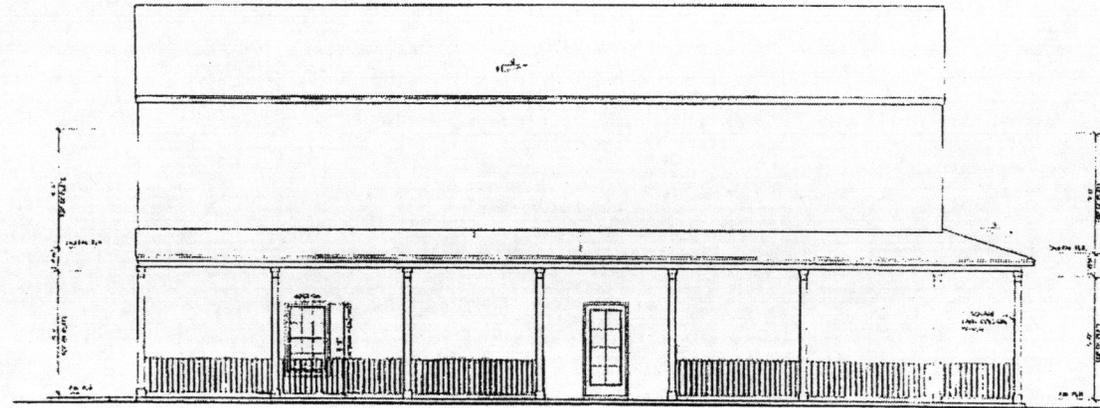
REVISIONS	

CALL FOR REVIEWS FOR WIND LOADS, MAINT. BATHS, KITCHEN ETC.
MICHAEL J. BURDEN
 14118 Coastal Spring Way, Orlando, FL 32828
 AND IS IN COMPLIANCE WITH THE 2004, Florida
 BUILDING CODE, CHAPTER 6, SECTION 1609
 AND TO THE EXTENT PERMITTED
 BY THESE PLANS
MICHAEL J. BURDEN
 ARCHITECT
 O.A.T.C., December 06, 2007

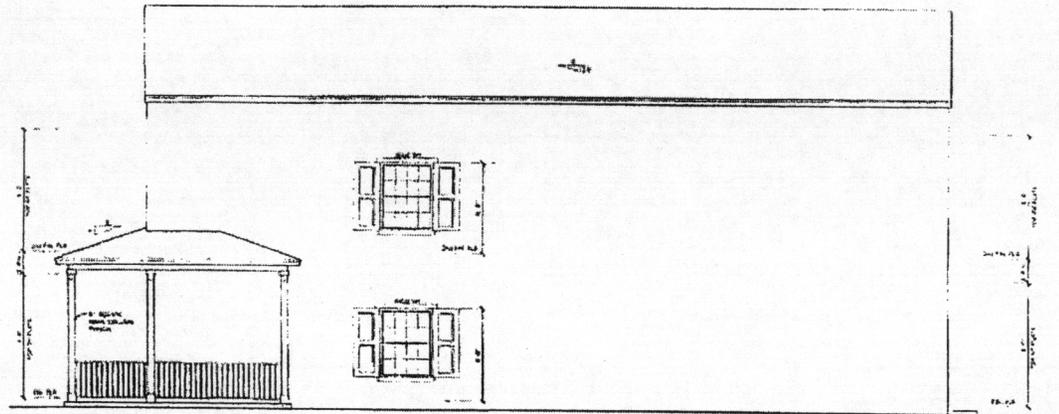
GUEST HOUSE FOR: Daniel Shaw
 LOT: Lake Hamley Shores
 COMMUNITY: First Addition

Rick Marquez
 5 OF 11

FRONT & REAR ELEVATIONS



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

REVIEWED:

DATE: 12/6/2007

REVISIONS	

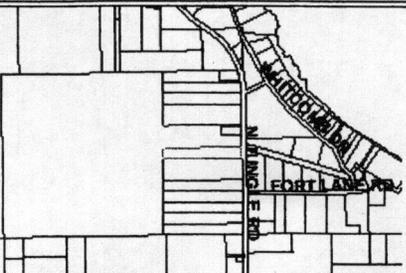
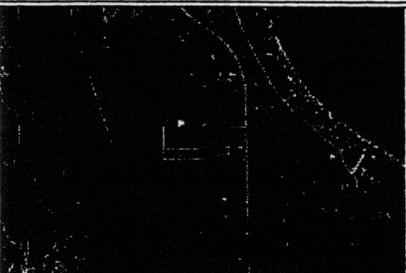
CALCULATIONS FOR WIND LOADS WERE MADE BY:
MICHAEL J. BURDEN
 14138 Central Spine Way, Orlando, FL 32826
 AND IS IN COMPLIANCE WITH THE 2004 Florida Building Code, CHAPTER 16, SECTION 1609, AS APPLIED TO THE ARCHITECTURE OF THESE PLANS.
 MICHAEL J. BURDEN
 DATE: 12/06/07

GUEST HOUSE FOR: Daniel Shaw
 LOT: Lake Harney Shores
 COMMUNITY: First Addition

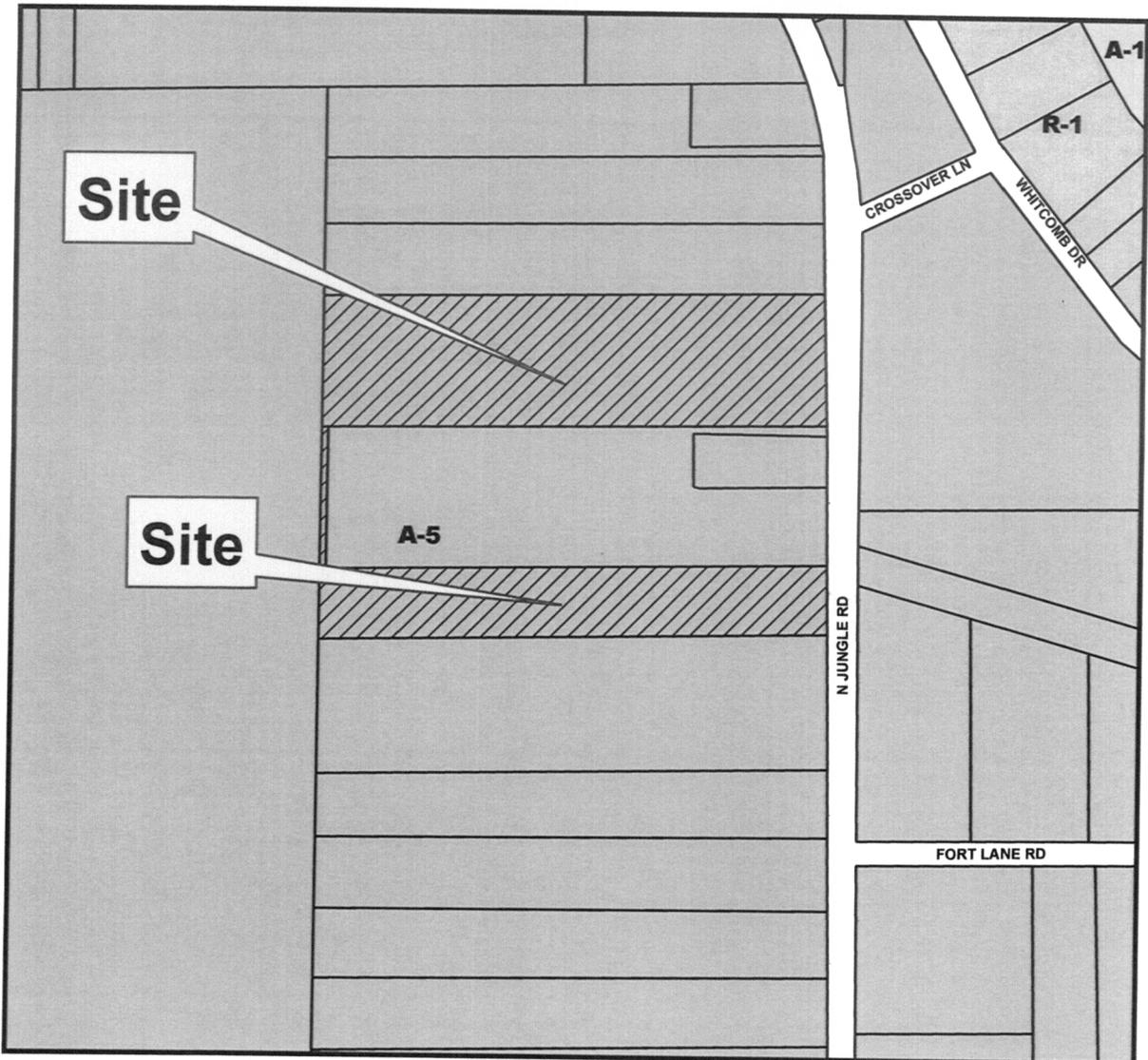
Rick Marquez

6 OF 11

RIGHT & LEFT ELEVATION

<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 style="text-align: center;">GENERAL</p> <p>Parcel Id: 24-20-32-5UZ-0000-0080</p> <p>Owner: REFERENCE ONLY</p> <p>Mailing Address:</p> <p>City,State,ZipCode:</p> <p>Property Address:</p> <p>Subdivision Name: SOUTHERLANDS STRIP</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="padding-left: 40px;">Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2010 Working</th> <th style="text-align: center;">2009 Certified</th> </tr> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Tax Estimator</u></p>	VALUES	2010 Working	2009 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)	\$0	\$0	Land Value Ag	\$0	\$0	Just/Market Value	\$0	\$0	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$0	\$0
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2010 TAXABLE VALUE WORKING ESTIMATE																																			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value																																
County General Fund	\$0	\$0	\$0																																
Schools	\$0	\$0	\$0																																
Fire	\$0	\$0	\$0																																
Road District	\$0	\$0	\$0																																
SJWM(Saint Johns Water Management)	\$0	\$0	\$0																																
County Bonds	\$0	\$0	\$0																																
The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.																																			
<p style="text-align: center;">SALES</p> <p>Deed Date Book Page Amount Vac/Imp Qualified</p> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p>		<p style="text-align: center;">2009 VALUE SUMMARY</p> <p style="text-align: right;">2009 Tax Bill Amount: \$0</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>																																	
<p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Land Assess Method</th> <th style="text-align: center;">Frontage</th> <th style="text-align: center;">Depth</th> <th style="text-align: center;">Land Units</th> <th style="text-align: center;">Unit Price</th> <th style="text-align: center;">Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1.000</td> <td style="text-align: center;">.00</td> <td></td> </tr> </tbody> </table> <p><u>Permits</u></p>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	.00		<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>ASSESSED WITH 23-20-32-300-019E-0000 ALL OF LOT 8 & W 1 FT OF TRACT A</p> <p>SOUTHERLANDS STRIP PB 52 PGS 29 & 30 & 24-20-32-5UZ-0A01-0000</p> <p>W 1 FT OF TRACT A SOUTHERLANDS STRIP PB 52 PGS 29 & 30</p>																					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																														
LOT	0	0	1.000	.00																															
<p>NOTE: 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>																																			

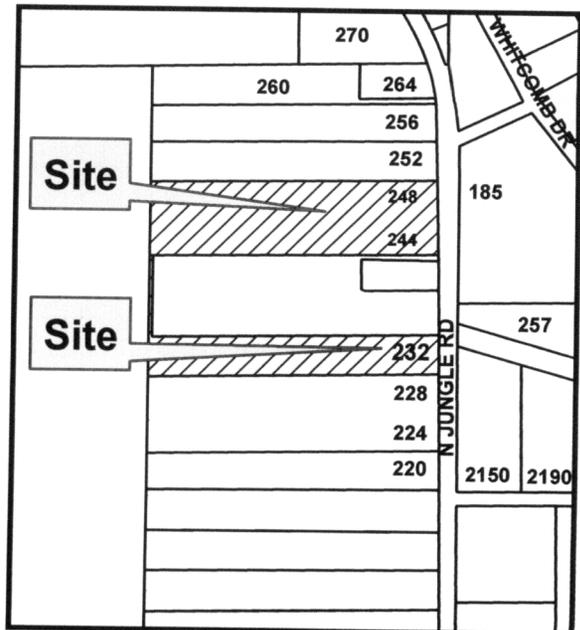
Kathy Hattaway, AICP
232 N Jungle Road
Geneva, FL 32732



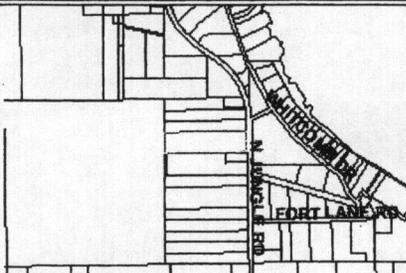
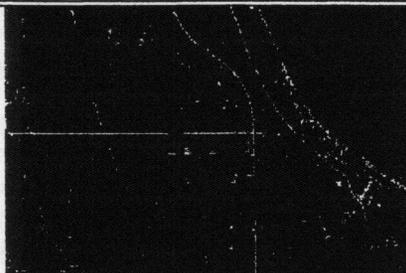
Seminole County Board of Adjustment
February 22, 2010
Case: BS2009-20 (Map 3110 Grid A4)
Parcel No: 24-20-32-5UZ-0000-0080
23-20-32-300-019E-0000

Zoning

-  BS2009-20
-  BS2009-20
-  A-1
-  A-5
-  R-1



Personal Property Please Select Account

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1488 407-665-7506</p>		
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 23-20-32-300-019E-0000 Owner: SHAW DANIEL C Mailing Address: 244 N JUNGLE RD City,State,ZipCode: GENEVA FL 32732 Property Address: 244 JUNGLE RD N GENEVA 32732 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (1997) Dor: 01-SINGLE FAMILY</p>	<p style="text-align: center;">VALUE SUMMARY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2010 Working</th> <th style="text-align: center;">2009 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$446,237</td> <td style="text-align: right;">\$307,617</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$8,509</td> <td style="text-align: right;">\$7,678</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$147,840</td> <td style="text-align: right;">\$147,840</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$602,586</td> <td style="text-align: right;">\$463,135</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$39,740</td> <td style="text-align: right;">\$63,713</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$562,846</td> <td style="text-align: right;">\$399,422</td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator Portability Calculator</p>	VALUES	2010 Working	2009 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	3	2	Depreciated Bldg Value	\$446,237	\$307,617	Depreciated EXFT Value	\$8,509	\$7,678	Land Value (Market)	\$147,840	\$147,840	Land Value Ag	\$0	\$0	Just/Market Value	\$602,586	\$463,135	Portability Adj	\$0	\$0	Save Our Homes Adj	\$39,740	\$63,713	Assessed Value (SOH)	\$562,846	\$399,422
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2010 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$562,846	\$50,000	\$512,846
Schools	\$562,846	\$25,000	\$537,846
Fire	\$562,846	\$50,000	\$512,846
Road District	\$562,846	\$50,000	\$512,846
SJWM(Saint Johns Water Management)	\$562,846	\$50,000	\$512,846
County Bonds	\$562,846	\$50,000	\$512,846

Potential Portability Amount is \$39,740
 The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<p style="text-align: center;">SALES</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book</th> <th style="text-align: left;">Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> </thead> <tbody> <tr> <td>SPECIAL WARRANTY DEED</td> <td>09/1992</td> <td>02507</td> <td>1914</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1985</td> <td>01646</td> <td>1716</td> <td>\$20,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	SPECIAL WARRANTY DEED	09/1992	02507	1914	\$100	Vacant	No	WARRANTY DEED	05/1985	01646	1716	\$20,000	Vacant	Yes	<p style="text-align: center;">2009 VALUE SUMMARY</p> <p>Tax Amount (without SOH): \$7,236 2009 Tax Bill Amount: \$5,653 Save Our Homes (SOH) Savings: \$1,583 2009 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value														
ACREAGE	0	0	5.120	16,500.00	\$84,480														
ACREAGE	0	0	5.120	16,500.00	\$83,360														

BUILDING INFORMATION									
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1996	13	3,228	4,728	3,228	CB/STUCCO FINISH	\$253,422	\$266,760
		Appendage / Sqft		UTILITY FINISHED / 66					
		Appendage / Sqft		OPEN PORCH FINISHED / 473					
		Appendage / Sqft		GARAGE FINISHED / 898					
		Appendage / Sqft		OPEN PORCH FINISHED / 63					

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base

Semi Finished

Building Sketch	2	SINGLE FAMILY	2009	11	1,251	4,982	2,528 CORRUGATED METAL	\$161,855	\$162,668
Appendage / Sqft							ATTIC FINISHED / 615		
Appendage / Sqft							UPPER STORY FINISHED / 748		
Appendage / Sqft							UTILITY FINISHED / 100		
Appendage / Sqft							BASE / 162		
Appendage / Sqft							GARAGE FINISHED / 1180		
Appendage / Sqft							BASE / 304		
Appendage / Sqft							BASE SEMI FINISHED / 63		
Appendage / Sqft							OPEN PORCH FINISHED / 559		

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Building Sketch	3	BARN/SHEDS	1997	0	3,800	3,800	3,800 CONC BLOCK	\$30,960	\$41,838
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NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1996	1	\$1,170	\$1,200
FIREPLACE	2009	1	\$1,170	\$1,200
BRICK PATIO	1996	1,171	\$3,045	\$4,684
SCREEN ENCLOSURE	1996	2,196	\$2,344	\$4,392
WATER FEATURE	1996	1	\$650	\$1,000

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.

Fee: \$370.00

RECEIVED OCT 27 2009

COPY

Application # 052009-20
Meeting Date 12-7-09



SPECIAL EXCEPTION 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: Kathy Hattaway, AICP
Address: P.O. Box 149921 City: Orlando Zip code: 32814
Project Address: 232 N. Jungle Road City: Geneva Zip code: 32732
Phone number(s): 407-622-7500 (o) 407-718-0858 (c)
Email address: Kathy@HattawayConsulting.com

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower

RECEIVED OCT 27 2009

Other: Bed + Breakfast with Accessory Uses

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

What is the current use of the property? Guest House

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: _____

FOR OFFICE USE ONLY

Date Submitted: 10-27-09 Reviewed By: P. Johnson
 Tax parcel number: 24-20-32-542-0000-0080 Zoning/FLU A-5/ R-5
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots / in dedication)
 Lot size _____ Meets minimum size and width
 Past approval # _____ Application and checklist complete
 Notes: _____

SPECIAL EXCEPTION SUBMITTAL CHECKLIST

A Special Exception is approved to a detailed conceptual site plan. Following approval of the Special Exception by the Board of Adjustment a final engineered site plan is required to be submitted to Development Review. See link for Site Plan Review information:
<http://www.seminolecountyfl.gov/pd/devrev/plansummary.asp>

	1. Completed application.
	2. Provide a statement of the request including a summary of the business operation. Include information such as: square footage of facilities; hours of operation; seating capacity; number of clients, or students; number of staff and how many shifts; and address any other site concerns that may impact adjacent properties.
	3. Ownership Disclosure Form (Seminole County Application & Affidavit).
	4. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp
	5. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:
	○ Size and dimensions of the parcel
	○ Location of wetland and/or flood plain line, if applicable
	○ Location and names of all abutting streets
	○ Location of driveways
	○ Identification of available utilities (<i>ex: water, sewer, well or septic</i>)
	○ Location, size and type of any septic systems, drain field and wells
	○ Location of all easements
	○ Existing and/or proposed buildings, structures and improvements (<i>Label existing, label proposed, and include square footage and dimension of each</i>)
	○ Building height
	○ Setbacks from each building to the property lines
	○ Proposed fences
	○ Location and size of buffers: show existing and proposed landscaping, fences and walls
	○ Location, number and size of existing and proposed parking spaces
	○ Location of existing and proposed outdoor lighting
	○ Location of existing and proposed signage
	○ Location of fire lanes
	6. Provide an 8 ½ x 11 reduction of the site plan.

Danville Bed and Breakfast

Request for Special Exception In A5 Zoning for Bed and Breakfast with Accessory Uses

Project History

Mr. Dan Shaw is the owner of a Residence and Guest House on Jungle Road in the Geneva area. Mr. Shaw is one of the founders of the Southerlands Strip Association that developed a subdivision with an airstrip on Jungle Road in the 1990s. In 2007, Mr. Shaw permitted through Seminole County the construction of a Guest House on his residential property within the Southerlands Strip subdivision.

The living quarters of the Guest House is a two-story element that consists of one (1) bedroom and bathroom upstairs, one (1) bedroom and bathroom downstairs, and a living room/eating area. The remainder of the structure serves as Mr. Shaw's office, a bar/gameroom for guests, a laundry room, and an open floor space/garage area that can be used as an enclosed or open gathering place for social events. The theme of the Guest House is that of a small village, "Danville". This northern portion of the interior is dedicated to creating the village scene, complete with multi-level building façades and a mix of architectural styles and building materials reminiscent of "Main Street USA" at the Disney Magic Kingdom theme park. The village area houses individual doors accessing the office, bar, laundry, and "Inn" elements of the village. The living quarters are within the "Inn" element and are constructed on two floors encompassing the southern half of the structure. French doors on the south side of the building also provide direct access to the living quarters.

In addition to the unique building that Mr. Shaw has constructed, he has also enhanced the natural beauty of the property. A flowing fountain and ornate gazebo grace the site, as well as hardscape and landscape features that invite guests to relax and enjoy nature. The property is surrounded on two sides by natural lands: an undeveloped wetland to the south and the Lake Proctor Wilderness Area to the west. A public access gate for pedestrians and horses into the Lake Proctor trail system is located at the western property line. To the north of the property is a common area for the Southerlands Community Association and Mr. Shaw's residence. Jungle Road traverses the east side of the property.

Special Exception Request

The response by guests and visitors to Danville Hangar has been extraordinary. The building has been featured in national magazines and will be the cover story in an upcoming edition of Rural Builder magazine. Mr. Shaw is pursuing a Special Exception for a Bed and Breakfast with accessory uses in order to provide a unique, comfortable facility on the east side of Seminole County for overnight lodging and small social gatherings. While the lodging component of the facility is limited to four (4) guestrooms (2 existing and 2 future), the residential nature of a Bed and Breakfast makes it a preferred location for small social events. A typical event for a Bed and Breakfast is a small wedding on the property followed by the wedding couple staying at the facility for all or a portion of their honeymoon. Bed and Breakfast facilities are also commonly used for anniversary, birthday, and other family-focused events because of their intimate scale and comfortable surroundings. This particular facility, centered in the rural area of the county, is also appropriate for small community uses, such as a property owner's association meeting or neighborhood organization meeting. Mr. Shaw's Special Exception request includes all of the above uses.

**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, Daniel C. Shaw (Owner's Name), the fee simple owner of the following

described property (Provide Legal Description or Tax Parcel ID Number(s))
24-20-32-502-0000-0080

hereby affirm that Kathy Hattaway/HCI 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

[Signature]
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.

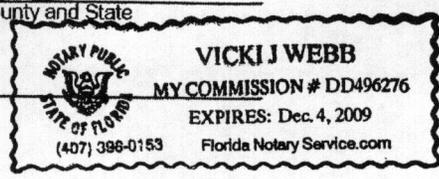
SWORN TO AND SUBSCRIBED before me this 27th day of October 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Dan Shaw 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 27th day of October 2009

Vicki Webb
Notary Public in and for the County and State
Aforementioned

My Commission Expires _____



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
Daniel C. Shaw	244 N. Jungle Road Geneva, FL 32732	321-229-7568

(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.

10/27/09
Date

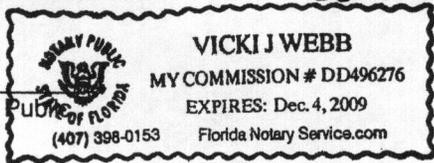
[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 27th day of October, 2009 by Dan Shaw

[Signature]
Signature of Notary Public

Vicki J Webb
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: _____









ZONING

FLU

OSIA

RESTART



Seminole County Property Appraiser Copyright (C) 2009-2008

LAYERS

- All Layers
- Base Map
- County Boundary
- Townships
- Sections
- Major Roads
- Streets
- Vacated R/W
- Hydrology
- Lot Lines
- Subdivision Lines
- Parcels
- Parcel Anno
- Misc
- Bldg Outlines
- Institutional
- Environmental
- School Zones
- Aerials
 - 1999 Aerials
 - 2004 Aerials
 - 2006 Aerials
 - 2008 Aerials
 - 2009 Aerials

Refresh Map

Auto Refresh

Help:

- A closed group, click to open.
- An open group, click to close.
- A map layer.
- A hidden group/layer, click to make visible.
- A visible group/layer, click to hide.
- A visible layer, but not at this scale.
- A partially visible group, click to refresh.

**SEMINOLE COUNTY APPROVAL DEVELOPMENT
ORDER**

On February 22, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Assessed with 23-20-32-300-19E-0000 all of Lot 8 & W 1 ft of Tract A Southerlands Strip PB 52 Pgs 29 & 30 & 24-20-32-5UZ-0A01-0000 W 1 Ft of Tract A Southerlands Strip Pb 52 Pgs 29 & 30

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

FINDINGS OF FACT

Property Owner: Dan Shaw
244 N. Jungle Road
Geneva, Fl. 32732

Project Name: N. Jungle Road (242)

Special Exception Approval:

Request for a special exception for a Bed and Breakfast in the A-5 (Rural Zoning) district.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED.**

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. The Special Exception granted will allow the accessory use of a Bed and Breakfast, as defined by the Land Development Code. Weddings and parties associated with the use of a bed and breakfast are permitted when hosted by the overnight guests of the Bed and Breakfast.
- b. Social gatherings hosted by the overnight guests of the Bed and Breakfast, such as weddings and parties, shall not exceed more than forty (40) people onsite, including event staff.
- c. There shall be no more than three (3) guest rooms in which the length of stay may range from one (1) day to three (3) months (seasonal).
- d. There will be no outdoor amplification of sound unless the appropriate permit is obtained from the County.
- e. No outdoor lighting except for typical residential security lighting.
- f. The general layout of the proposed uses as depicted on the site plan shall not change.
- g. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).
- h. The special exception granted shall expire one (1) year after approval unless a development permit based upon and incorporating the special exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board. SCLDC 30.45

(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 and Development 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 DENIAL DEVELOPMENT ORDER

On December 7, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Assessed with 23-20-32-300-19E-0000 all of Lot 8 & W 1 ft of Tract A Southerlands Strip PB 52 Pgs 29 & 30 & 24-20-32-5UZ-0A01-0000 W 1 Ft of Tract A Southerlands Strip Pb 52 Pgs 29 & 30

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

FINDINGS OF FACT

Property Owner: Dan Shaw
244 N. Jungle Road
Geneva, Fl. 32732

Project Name: N. Jungle Road (242)

Special Exception Request:

Request for a special exception for a Bed and Breakfast in the A-5 (Rural Zoning) classification.

Approval was sought to establish a Bed and Breakfast on the subject property. The Board of Adjustment finds that the proposed use is inconsistent with development trends in the area and would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By:

Alison C. Stettner
Planning and Development Manager

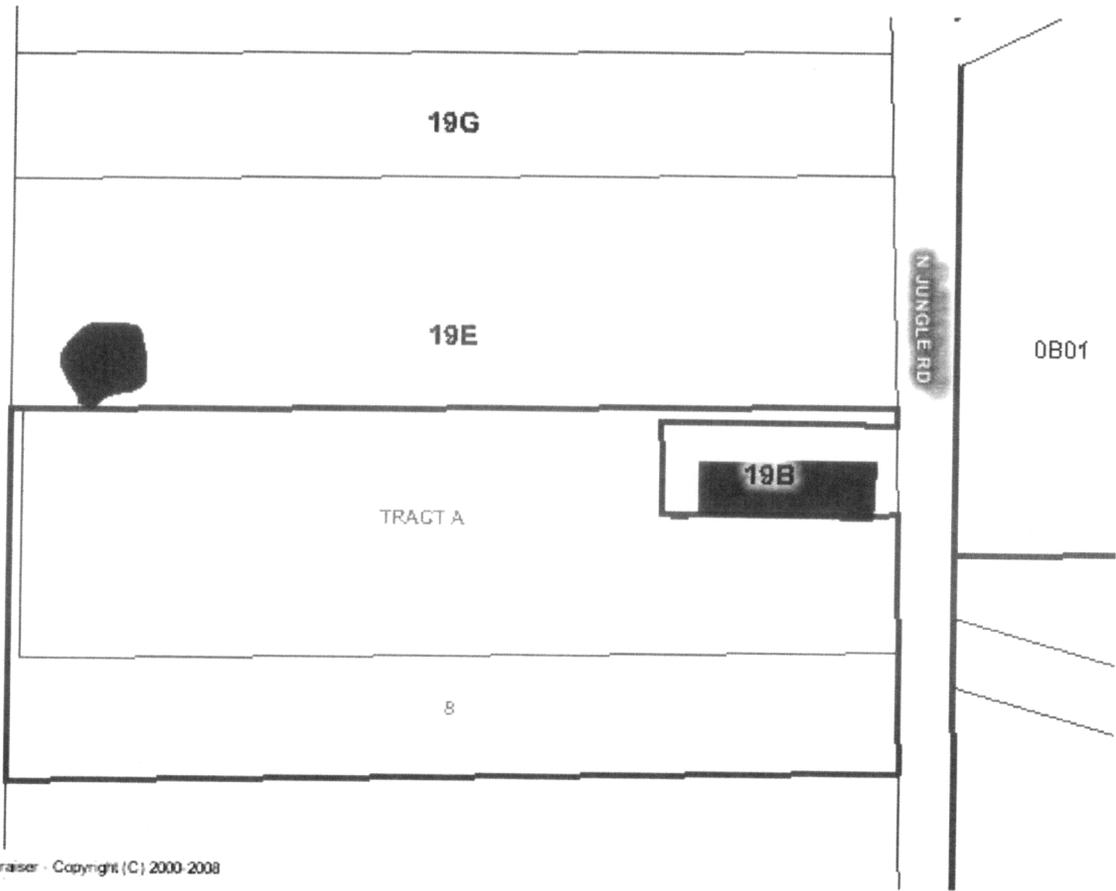
**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

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 Property Appraiser - Copyright (C) 2000-2008