

## SEMINOLE COUNTY DEVELOPMENT ORDER

On January 10, 2023 Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

### FINDINGS OF FACT

**Property Owner:** Omega Vision Investments LLC, Christopher Pearson, Shital Pearson

**Project Name:** Omega Vision Investments Rezone

**Requested Development Approval:** Rezone from RP (Residential Professional) to RP (Residential Professional) for a medical office on approximately 0.33 acre, located on the north side of State Road 434, 0.1 mile west of E. Lake Brantley Drive.

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 development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Tyler Reed  
1101 East First Street  
Sanford, Florida 32771

**Order**

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

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must 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, are as follows:

- A. Development must comply with the Conceptual Site Plan attached as Exhibit (B).
- B. Permitted Uses: RP (Residential Professional) uses more particularly described as: Single-Family Residence and General Office uses, including insurance, real estate, architects, engineering, attorneys, medical, dental, accounting, auditing, bookkeeping services, and other similar office uses.
- C. The maximum allowable building heights are as follows: Maximum height for new construction shall not exceed one (1) story.
- D. The existing setbacks from the external property boundaries are as follows:
  - North: Twenty-seven feet three inches (27' 3")
  - East: Seventy-one feet eight inches (71' 8")
  - South: Thirty-one feet eight inches (31' 8")
  - West: One foot six inches (1' 6")
- E. The buffers are as follows:
  - North: Existing vegetation to remain with one (1) additional understory tree to be planted
  - East: Existing vegetation to remain
  - South: Existing vegetation to remain with six (6) additional understory trees to be planted
  - West: Existing vegetation to remain

One (1) understory tree will be planted in the parking lot planting area. All eight (8) new trees to be planted will be native and a minimum of 1.5" caliper and 6' in height

\*Buffer components to be determined at site plan review in accordance with Sec. 30.1283 of the Seminole County Land Development Code.

- F. Per Sec. 30.672 of the Seminole County Land Development Code; any substantial change to the approved site plan or any substantial change of use shall be reviewed by the Planning and Zoning Commission and approved by the Board of County Commissioners.
- G. **In the case of a conflict between the written conditions A through F in this Development Order and the Conceptual Site Plan attached as Exhibit (B), the terms of the written conditions A through F will apply.**

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

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

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(8) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Amy Lockhart, Chairman

**EXHIBIT A**

**Legal Description**

LOT 3, BLOCK "C", MEREDITH MANOR NOB HILL SECTION RECORDED IN PLAT BOOK 9 PAGES 54 & 55 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1023.68 FEET; THENCE RUN S.89°49'30" E. 1020.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 434; THENCE RUN N 73°20'20"E. ALONG SAID RIGHT-OF-WAY LINE 115.00 FEET; THENCE RUN N. 16°39'40"W. 118.08 FEET; THENCE RUN S.79°23'58" W. 115.65 FEET; THENCE RUN S 16°39'40" E. 130.29 FEET TO THE POINT OF BEGINNING. CONTAINING 0.327 ACRES MORE OR LESS.

## EXHIBIT B Conceptual Site Plan

