

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 11, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 150 GLADES ON SYLVAN LAKE PH 2 PB 52 PGS 65 THRU 69

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

### A. FINDINGS OF FACT

**Applicant:** Peter Fleck  
100 W. Plant Street  
Winter Garden, FL 34787

**Property Owner:** Joseph and Carol Howley  
6699 Sylvan Woods Dr.  
Sanford, FL 32771

**Project Name:** Sylvan Woods Dr. (6699)

#### **Development Approval:**

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

The findings reflected in the record of the February 11, 2025, Board of County Commissioners meeting are incorporated herein by reference.

### B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below shall run with, follow and perpetually burden the aforescribed property.

## 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, to the extent that such requirements are not inconsistent with this Development Order.

(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 Property Owner of the property are as follows:

The approval granted shall apply a 3,044.8 square foot boat dock/house on the west side of the Sylvan Woods Dr, approximately 2,730 feet south of State Road 46, more particularly known as 6699 Sylvan Woods Drive in accordance with Chapter 70 Dredging and Filling, Sections 70.4, 70.6 and 70.7 of the Land Development Code of Seminole County. See attached Exhibit A.

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 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.

(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.

(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 and/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 and/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.

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

Attest: \_\_\_\_\_  
Grant Maloy  
Clerk to the Board of County Commissioners

By: \_\_\_\_\_  
Jay Zembower, Chairman  
Board of County Commissioners

Prepared by: Mary Robinson, Planner/  
Code Enforcement Officer  
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