FILE NO.: BV2025-044 DEVELOPMENT ORDER # 25-30000044

# SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

#### N 120 FT OF LOTS 1 & 2 BLK C A B STEVENS ADD TO MIDWAY PB 7 PG 38

(The above described legal description has been provided by Seminole County Property Appraiser)

#### A. FINDINGS OF FACT

**Property Owner**: CLARETHA P HUDSON

2591 BYRD AVE SANFORD, FL 32771

**Project Name**: BYRD AVE (2591)

### Variance Approval:

Request for a front yard setback variance from twenty-five (25) feet to four (4) feet for a fence and driveway gates in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

#### **B. CONCLUSIONS OF LAW**

All six (6) 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 is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

#### Order

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

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- (1) The aforementioned 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, to the extent that such requirements are not inconsistent with this Development Order.
  - (3) The conditions upon this development approval are as follows:
    - a. The variance granted applies only to the six (6) feet tall chain link fence and driveway gates as depicted on the site plan, attached hereto as Exhibit A.
- (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 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.

DEVELOPMENT ORDER #

FILE NO.:

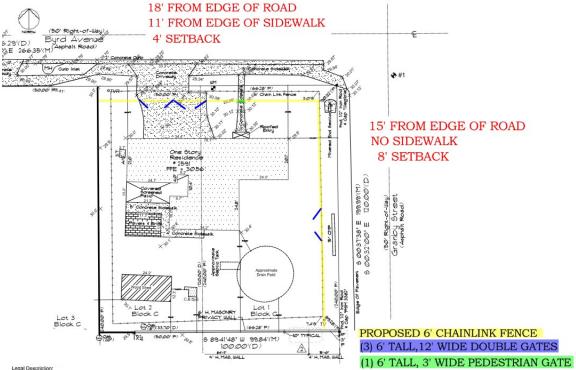
BV2025-044

Prepared by: Meggan Znorowski, Project Coordinator 1101 East First Street Sanford, Florida 32771

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## **EXHIBIT A** SITE PLAN



Legal Description:

LOTS 3, 4, 5, 5, BLOCK C, A.B. STEVENS ADDITION TO MIDWAY ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF
SEMMOLE COUNTY, FLORIDA.

SEMINOLE COUNTY, FLORIDA.

AND

A PORTION OF LOT 2, BLOCK C, A. B. STEVENS ADDITION TO MIDWAY ACCORDING TO THE
PLAT THEREOR, AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK C, RUN NORTH ALONG THE
WEST LINE OF LOT 2, BLOCK C, A DISTANCE OF 120 FEET; THENCE RUN BAST 16,69 FEET
TO A POINT; THENCE RUN SOUTH 120 FEET TO THE SOUTH LIDE OF LOT 2, BLOCK C;
THENCE RUN WEST ALONG THE SAID SOUTH LINE A DISTANCE OF 17,10 FEET TO THE
POINT OF BEGINNING.