

**SEMINOLE COUNTY APPROVAL DEVELOPMENT
ORDER**

On September 9, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 157
GLADES ON SYLVAN LAKE PH 2
PB 52 PGS 65 THRU 69

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

A. FINDINGS OF FACT

Property Owners: Mark and Anja Carter
6657 Sylvan Woods
Dr. Sanford, FL 32771

Project Name: Sylvan Woods (6657)

Requested Development Approval:

Consider approval of a 3,372 square foot boat dock/house on the west side of Sylvan Woods Dr, approximately 3,255 feet west of Orange Blvd, more particularly known as 6657 Sylvan Woods Dr.

B. CONCLUSIONS OF LAW

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

Prepared by: Mary Robinson Planner/Code
Enforcement Officer
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 will 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 Owners of the property, are as follows:

The approval granted shall apply to a 3,372 square foot boat dock/house on the west side of Sylvan Woods Dr, approximately 3,255 feet west of Orange Blvd, more particularly known as 6657 Sylvan Woods Dr. and in accordance with Chapter 70 Dredging and Filling, Sections 70.4, 70.6, and 70.7 of the Seminole County Land Development Code. See attached Exhibit A Site Plan.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Order shall 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 Owners 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 Owners 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.

By: _____
Jay Zembower
Chairman

