

**SEMINOLE COUNTY APPROVAL DEVELOPMENT  
ORDER**

On June 11, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4, FIRST ADDITION TO PARKINSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 13, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

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

**A. FINDINGS OF FACT**

**Property Owner(s):** Brian D. Smith Revocable Trust  
5819 Bear Lake Circle  
Apopka, FL 32703

**Project Name:** Bear Lake Circle (5819)

**Requested Development Approval:**

Consider approval of a 1,725 square foot boat dock/house on the north side of Bear Lake Circle, approximately 418 feet west of Linneal Beach Drive, more particularly known as 5819 Bear Lake Circle. The findings reflected in the record of the June 11, 2024 Board of County Commissioners meeting are incorporated in this Order by reference.

**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.

### 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 Owner of the property, are as follows:

a. The approval granted shall apply to the 1,725 square foot boat dock/house as shown and as shown on attached Exhibit A Site Plan, attached hereto and incorporated herein by reference.

b. All applicable permits must be applied for, inspected and approved prior to the final inspection of the new 1,725 sq. foot boathouse/dock.

(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 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.

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

**SEMINOLE COUNTY BOARD OF COUNTY  
COMMISSIONERS**

**By: \_\_\_\_\_  
Jay Zembower, Chairman**

Prepared by: Mary Robinson, Planner  
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Sanford, Florida 32771