# SEMINOLE COUNTY
# APPROVAL DEVELOPMENT ORDER

On May 20, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 24 TWP 19S RGE 29E
N 250 FT OF S 375 FT OF E
149.5 FT OF W 174.5 FT OF
GOVT LOT 1

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

## A. FINDINGS OF FACT

**Property Owner**: JASON TURNER, VISION ASSETS, LLC
305 E. 4th ST #101
SANFORD, FL 32771

**Project Name**: 285 N. ORANGE AVE

**Variance Approval**:

Request to enlarge a previously approved guard house from 385 square feet to 785 square feet by adding an attached carport in the A-1 (Agriculture) district.

The findings reflected in the record of the May 20, 2024, 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:**

(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 guard house (approximately 785 square feet) 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.

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

By: _____
Dale Hall, AICP, ASLA, MPA
Planning and Development Manager

**STATE OF FLORIDA**
**COUNTY OF SEMINOLE**

**I HEREBY CERTIFY** that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Dale Hall, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this _____ day of June, 2024.

_____
Notary Public

Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771
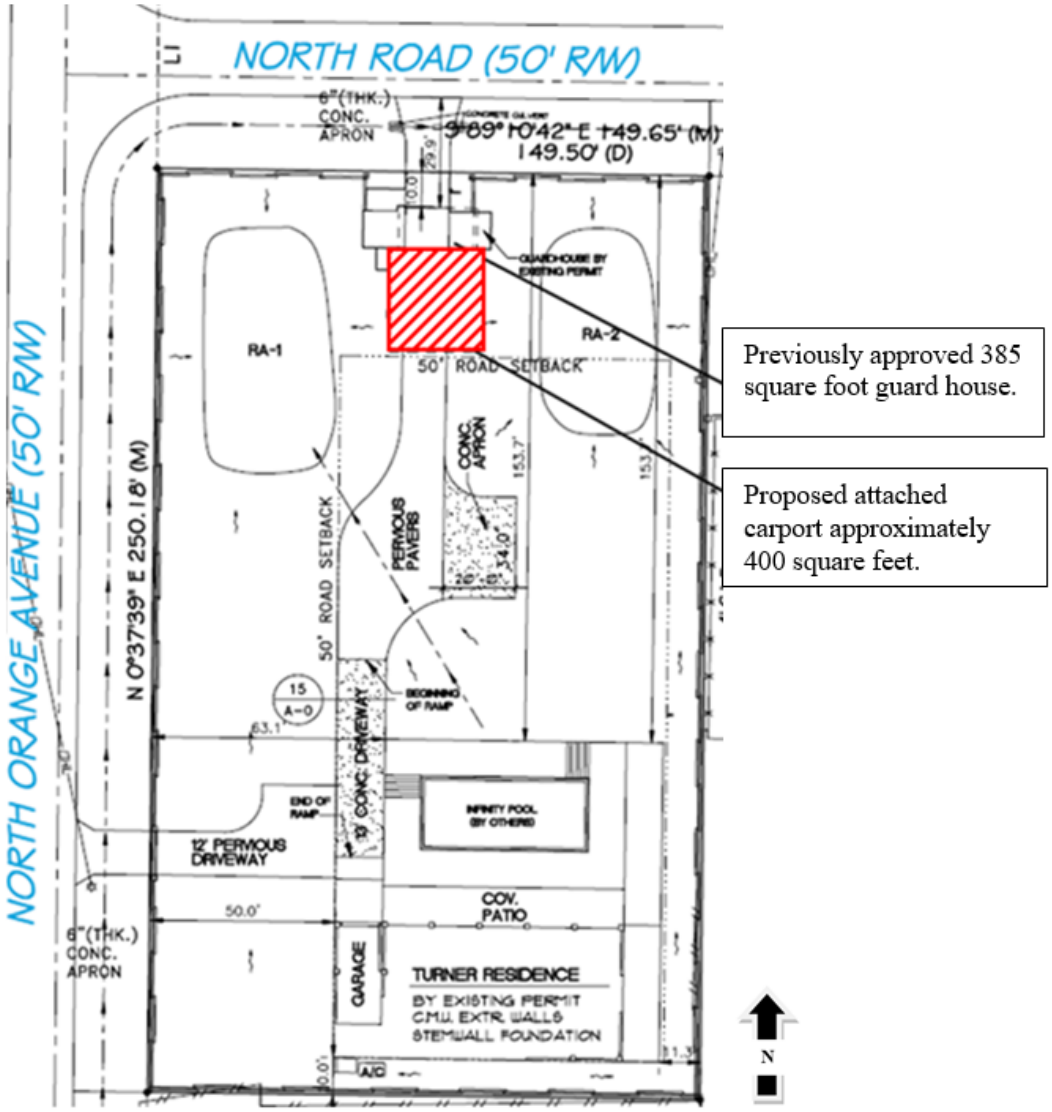
EXHIBIT A
SITE PLAN