

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On December 4, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 17 TWP 21S RGE 30E
FROM S 1/4 COR RUN W 174.86 FT N 42
DEG 47 MIN 18 SEC E 1158.15 FT N 47
DEG 12 MIN 42 SEC W 385.34 FT NWLY
ON CURVE 136.71 FT TO POB RUN S 42
DEG 47 MIN 18 SEC W 193.62 FT N 47
DEG 12 MIN 42 SEC W 20 FT S 42
DEG 47 MIN 18 SEC W 449 FT S 47 DEG
12 MIN 42 SEC E 68 FT S 42 DEG 47
MIN 18 SEC W 263 FT N 47 DEG 12
MIN 42 SEC W 110 FT S 42 DEG 47 MIN
18 SEC W 13.50 FT N 47 DEG 12 MIN
42 SEC W 55 FT N 85 DEG 55 MIN 2
SEC W 245.95 FT S 36 DEG 39 MIN 13
SEC W 145 FT N 49 DEG 24 MIN 59 SEC
W TO ELY R/W OXFORD RD N 40 DEG 35
MIN 1 SEC E 52.71 FT N 36 DEG 39
MIN 13 SEC E 440.08 FT S 58 DEG 25
MIN 22 SEC E 321.25 FT N 36 DEG 39
MIN 13 SEC E 135 FT N 58 DEG 25 MIN
22 SEC W 321.25 FT N 36 DEG 39 MIN
13 SEC E 36.20 FT N 31 DEG 34 MIN
38 SEC E 3.94 FT S 58 DEG 25 MIN 22
SEC E 361 FT N 38 DEG 20 MIN 42 SEC
E 473.23 FT SELY ALONG SLY R/W SR
436 TO BEG (LESS PT IN FERNWOOD &
RD)

&

PT OF LOT 1 DESC AS BEG 22.12 FT N 31 DEG 34 MIN 38 SEC E OF MOST WLY COR
RUN S 31 DEG 34 MIN 38 SEC W 22.12 FT S
52 DEG 46 MIN 17 SEC E 148.36 FT E
TO PT S 58 DEG 25 MIN 22 SEC E OF
BEG N 58 DEG 25 MIN 22 SEC W TO BEG
FERNWOOD PLAZA
PB 13 PG 95

&

BEG N 1 DEG 19 MIN 32 SEC W 1197.08 FT S OF S 1/4 COR RUN S 38 DEG 20 MIN 42
SEC W TO S LI LOT 1 E TO SE COR NLY
TO BEG
FERNWOOD PLAZA
PB 13 PG 95

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

A. FINDINGS OF FACT

Property Owner: MARK BRENCHLEY
3790 BEACON RIDGE WAY
CLERMONT, FL 34711

Project Name: (345) SR 436

Variance Approval:

Request for: (1) Wall signs from one (1) sign to two (2) signs for EOS Fitness; and (2) maximum allowable copy area variance from thirty (30) square feet to 280.66 square feet; for a sign in the C-2 (Retail Commercial) district.

The findings reflected in the record of the December 4, 2023, 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 signs as depicted on the site plan.

(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: _____
Kathy Hammel, Principal Planner
Acting 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 Kathy Hammel, 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 December, 2023.

Notary Public

Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A

