

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2 DAWN ESTATES PB 18 PG 19

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

A. FINDINGS OF FACT

Property Owner: TODD & SANDRA JUSTIN
3440 DAWN COURT
LAKE MARY, FL 32746

Project Name: DAWN CT (3440)

Variance Approval:

Request for a 1) a size variance from 1,851 square feet to 2,929 square feet; and (2) a height variance from sixteen (16) feet to twenty-four feet one inch (24' 1") for a detached accessory structure in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 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:

- (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 detached accessory structure 2,929 square feet in size and twenty-four feet one inch (24' 1") in height as depicted on the approved elevations, floor plans, and 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: _____
Joy Giles
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 Joy Giles, 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 May, 2025.

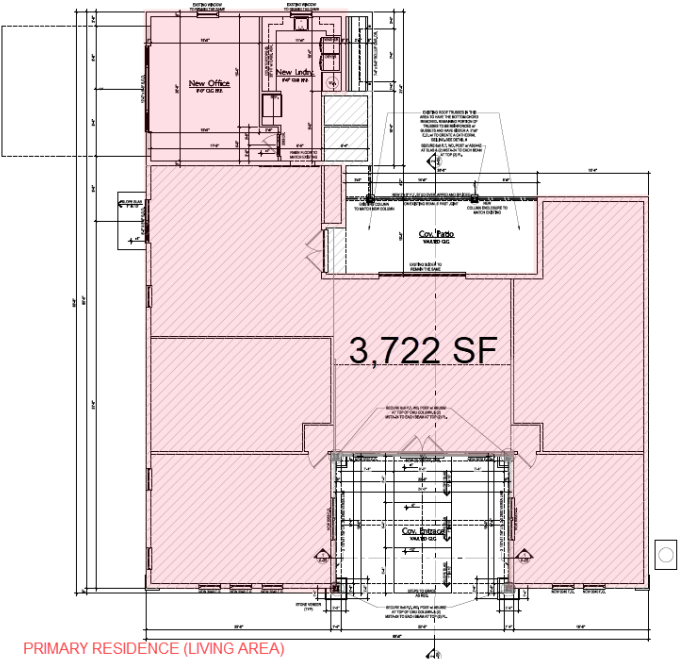
Notary Public

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

EXHIBIT A
SITE PLAN

VARIANCE 1- MASS/SIZE

EXISTING PRIMARY RESIDENCE (LIVING AREA)



PROPOSED ACCESSORY STRUCTURE
PROPOSED AREA CALCULATIONS

AREA CALCULATIONS	
Name	Area

F.F.E.

3-BAY GARAGE	1028 SF
GARAGE STORAGE	140 SF
STORE ROOM	188 SF
ENTRY	64 SF
STOOP	21 SF

F.F.E.

1441 SF

2nd FLOOR

2

LIVING SPACE	1092 SF
BALCONY	68 SF
REAR BALCONY	328 SF

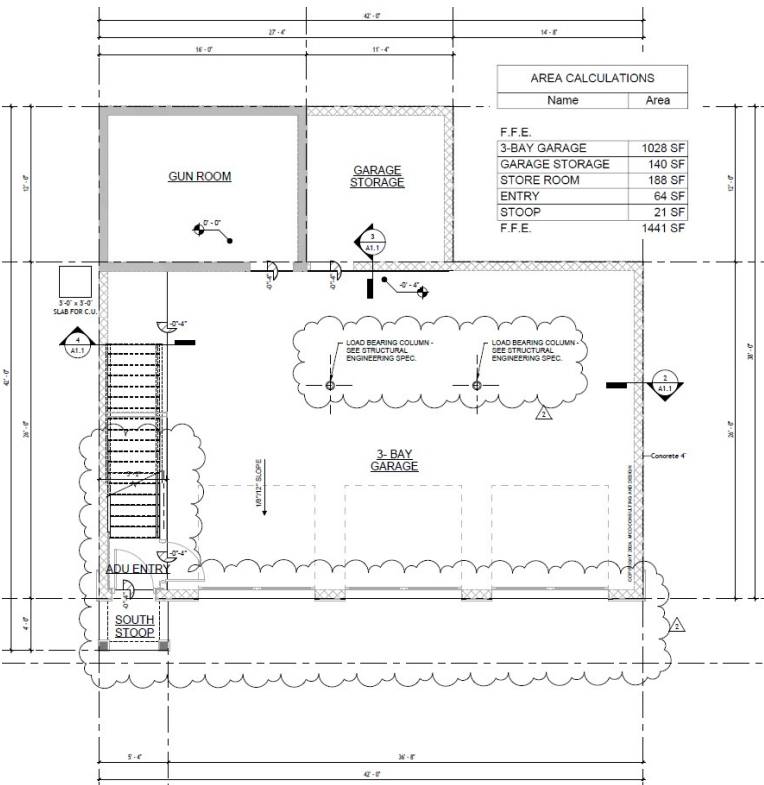
2nd FLOOR

1488 SF

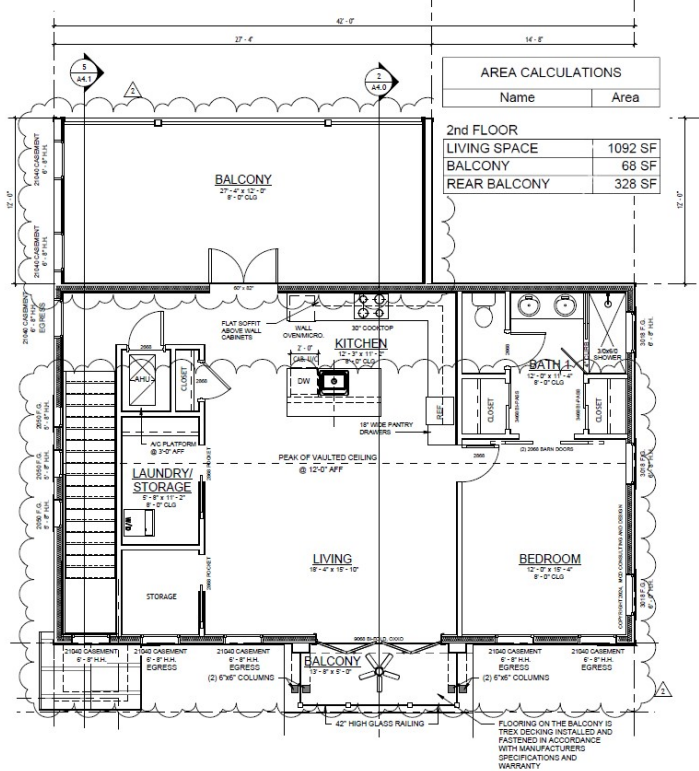
TOTAL UNDER ROOF

2929 SF

PROPOSED FIRST FLOOR (1,441 SF)

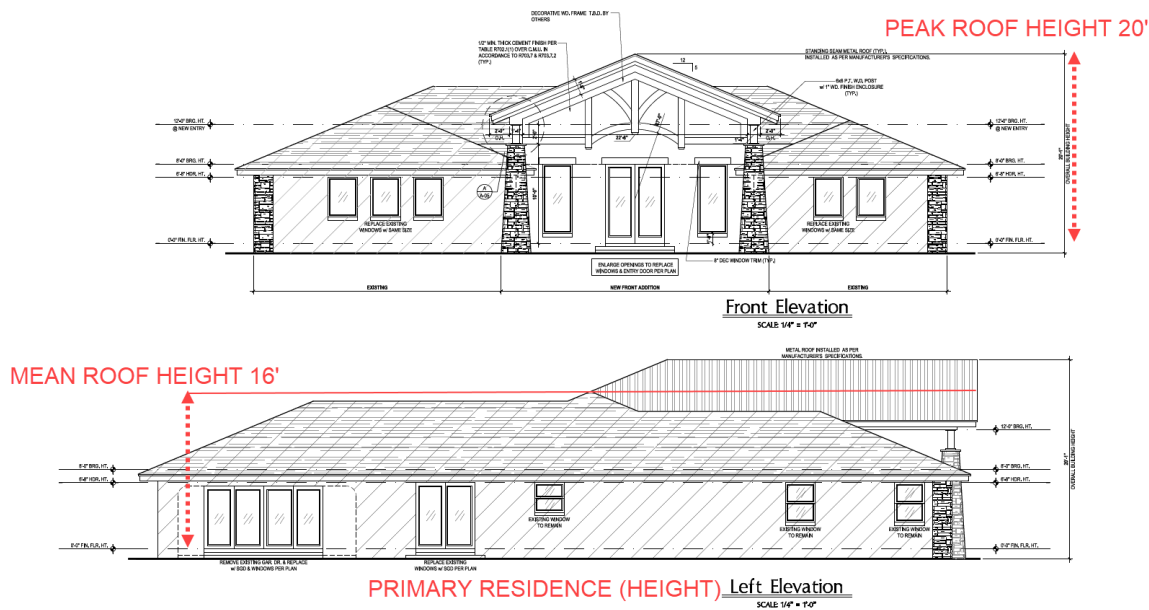


PROPOSED SECOND FLOOR/ADU (1,488 SF)

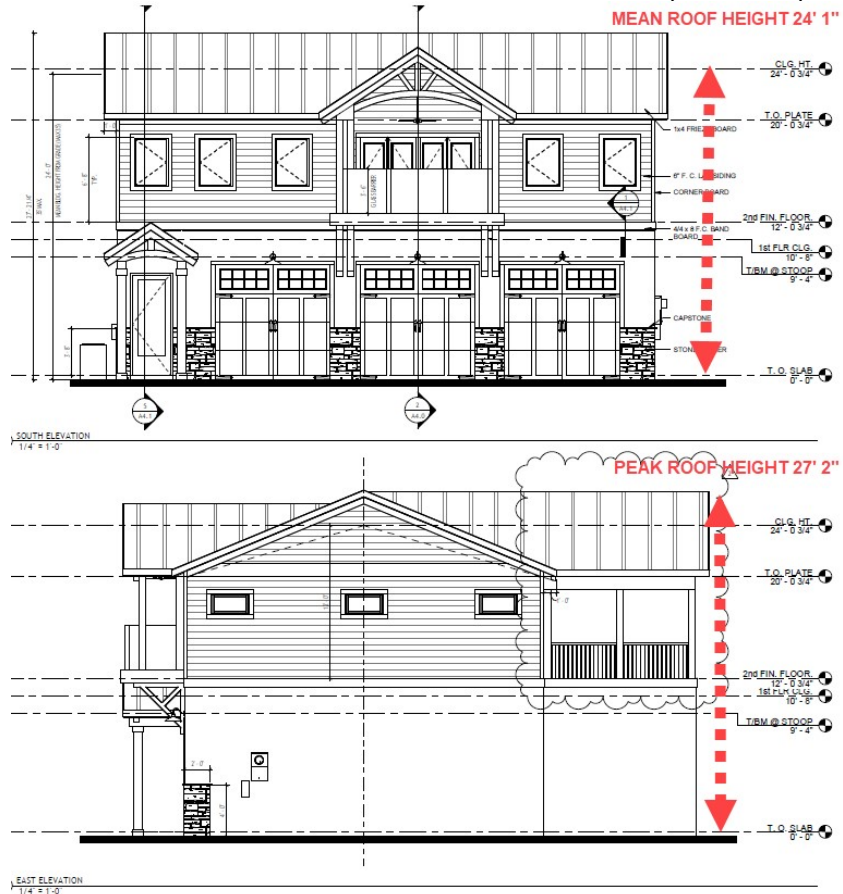


VARIANCE 2- HEIGHT

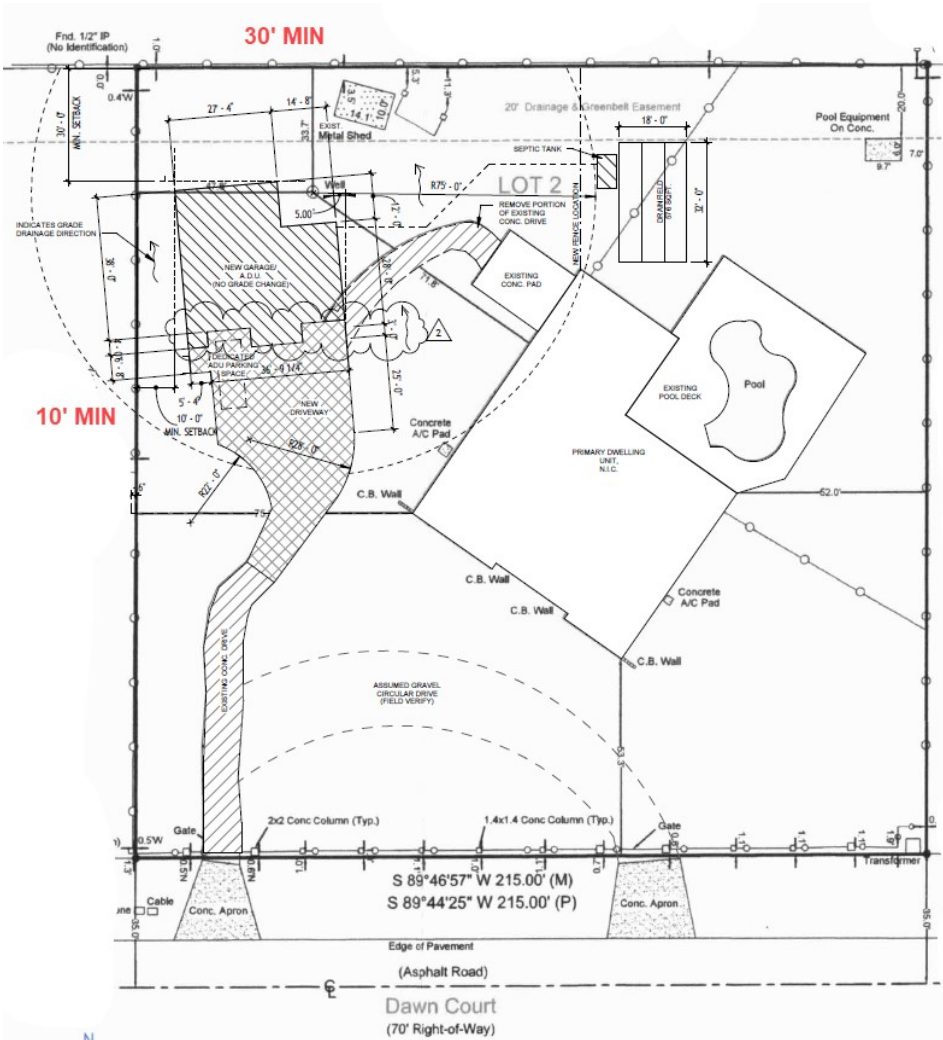
EXISTING RESIDENCE (HEIGHT)



PROPOSED ACCESSORY STRUCTURE (HEIGHT)



SITE PLAN



GROSS FLOOR AREA-ADU		GFA - GROSS FLOOR AREA (S.F.)	
PDU-PRIMARY DWELLING UNIT, MAX. ADU SIZE PERMITTED OR MAXIMUM		3,722	35%
		1,303	
		1,002	
ADU-ACCESSORY DWELLING UNIT PROPOSED		1,002	
* INCLUSIVE OF ONLY 2ND FLOOR A/C LIVING SPACE; EXCL. 1ST FLOOR, GARAGE & STORAGE			

IMPERVIOUS LOT AREA CALCULATIONS		S.F.	
LOT AREA		43,680	(1.002 ACRES)
IMPERVIOUS, EXISTING			
PDU - PRIMARY DWELLING UNIT, DRIVEWAY (S)		3,722	
METAL SHED		1,704	
POOL DECK (POOL SURFACE AREA EXCLUDED)		140	
CONC. PAD		1,803	
TOTAL EXISTING		7,548	
IMPERVIOUS, NEW CONSTRUCTION			
GARAGE 1ST FLOOR		1,578	
NEW DRIVEWAY/PARKING APRON		2,138	
TOTAL NEW CONSTRUCTION		3,716	
IMPERVIOUS, TOTAL PROPERTY ACHIEVED		11,264	25%
MAXIMUM IMPERVIOUS PERMITTED		13,104	30%