SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER

On April 25, 2022, 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
746 LULLWATER DR
OVIEDO, FL 32765

Project Name: NORTH RD (5795)

Variance Approval:

Request for a front yard setback variance from one-hundred feet to ten (10) feet for an accessory structure in the A-1 (Agricultural) district.

The findings reflected in the record of the April 25, 2022, 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 accessory structure (approximately 385 square feet) 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: _____
Mary Moskowitz, AICP, CPM
Planning and Development Manager

STATE OF FLORIDA
COUNTY OF SEMINOLE

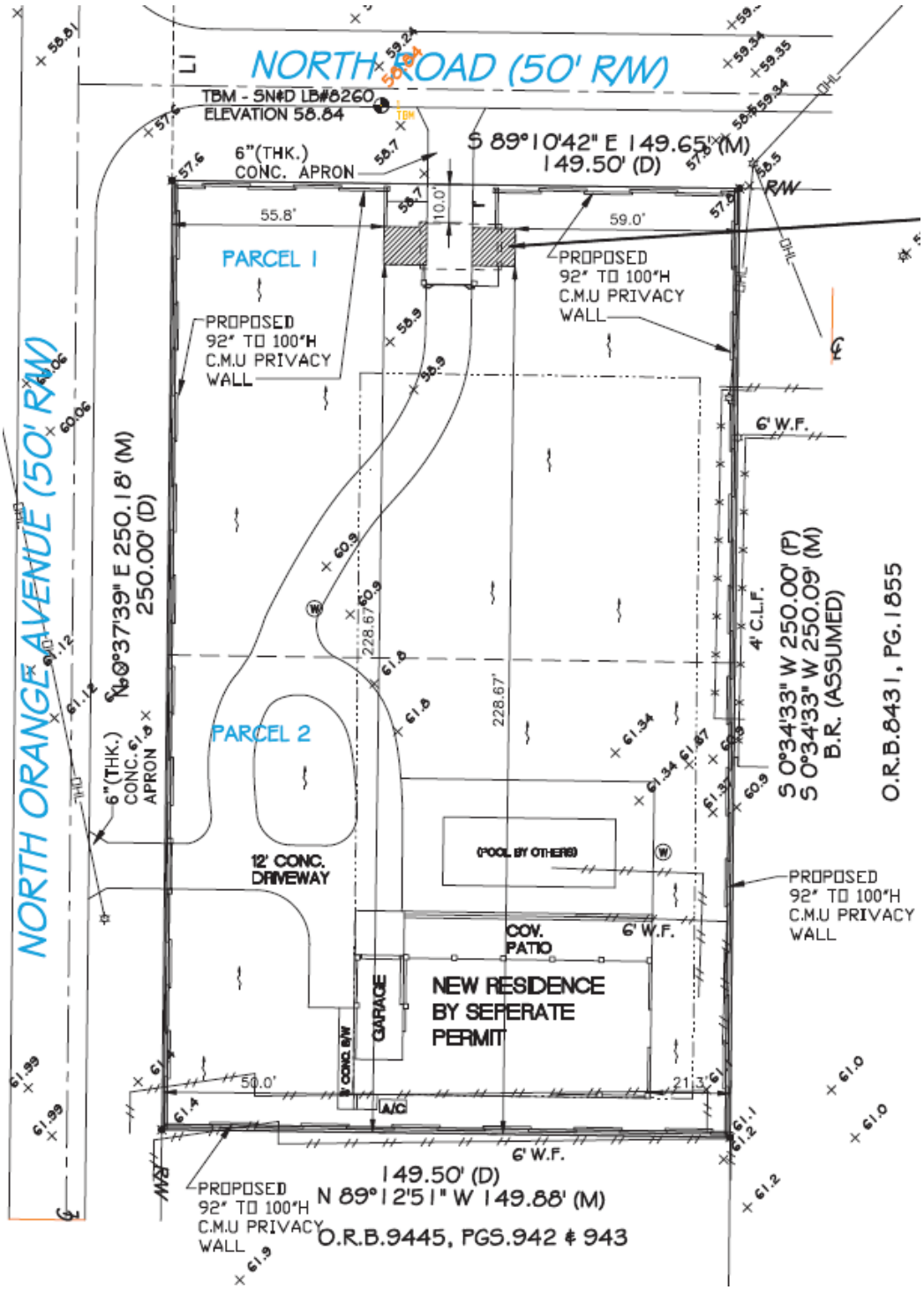
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Mary Moskowitz, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of May, 2022.

_____
Notary Public

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

EXHIBIT A


NORTH ROAD (50' R/W)
TBM - SN#D LB#8260
ELEVATION 58.84
6"(THK.) CONC. APRON
S 89°10'42" E 149.65' (M)
149.50' (D)
R/W
55.8'
110.0'
59.0'
PARCEL 1
PROPOSED 92" TO 100"H C.M.U PRIVACY WALL
PROPOSED 92" TO 100"H C.M.U PRIVACY WALL
6' W.F.
NORTH ORANGE AVENUE (50' R/W)
N 0°37'39" E 250.18' (M)
250.00' (D)
228.67'
228.67'
PARCEL 2
4' C.L.F.
S 0°34'33" W 250.00' (P)
S 0°34'33" W 250.09' (M)
B.R. (ASSUMED)
O.R.B.8431, PG.1855
6"(THK.) CONC. APRON
12' CONC. DRIVEWAY
POOL BY OTHERS
PROPOSED 92" TO 100"H C.M.U PRIVACY WALL
COV. PATIO
6' W.F.
NEW RESIDENCE BY SEPERATE PERMIT
GARAGE
4' CONC. S/W
50.0'
21.3'
A/C
6' W.F.
149.50' (D)
N 89°12'51" W 149.88' (M)
PROPOSED 92" TO 100"H C.M.U PRIVACY WALL
O.R.B.9445, PGS.942 & 943