

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A LANDSCAPE CONTRACTOR'S BUSINESS AS AN ACCESSORY USE TO A WHOLESALE NURSERY IN THE A-1 (AGRICULTURE DISTRICT) AT 5573 1<sup>ST</sup> STREET; (MATHEW & LARA CATO, APPLICANTS).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

**Agenda Date** 07-26-04 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A LANDSCAPE CONTRACTOR'S BUSINESS AS AN ACCESSORY USE TO A WHOLESALE NURSERY IN THE A-1 (AGRICULTURE DISTRICT) AT 5573 1<sup>ST</sup> STREET; (MATHEW & LARA CATO, APPLICANTS); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A LANDSCAPE CONTRACTOR'S BUSINESS AS AN ACCESSORY USE TO A WHOLESALE NURSERY IN THE A-1 (AGRICULTURE DISTRICT) AT 5573 1<sup>ST</sup> STREET; (MATHEW & LARA CATO, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                       |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>GENERAL INFORMATION</b>  | MATHEW & LARA CATO, APPLICANTS<br>4009 SHADY OAK COURT<br>LAKE MARY, FL 32746                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | A-1 DISTRICT, LDC SECTION 30.124(b)(22); (LANDSCAPE CONTRACTOR'S BUSINESS AS AN ACCESSORY USE TO A WHOLESALE NURSERY) |
| <b>BACKGROUND / REQUEST</b> | <ul style="list-style-type: none"> <li>• THE APPLICANTS PROPOSE TO ESTABLISH A LANDSCAPE CONTRACTOR'S BUSINESS AS AN ACCESSORY USE TO A WHOLESALE NURSERY ON A 0.26 ACRE PARCEL.</li> <li>• THERE ARE CURRENTLY FOUR (4) STRUCTURES ON THE PROPERTY, WHICH INCLUDE A 1,450 SQUARE FOOT SINGLE-FAMILY HOME, TWO SHEDS AND A 200 SQUARE FOOT OFFICE BUILDING.</li> <li>• THE APPLICANT WAS CITED BY CODE ENFORCEMENT FOR OPERATING A LANDSCAPE CONTRACTOR'S BUSINESS WITHOUT THE REQUIRED SPECIAL EXCEPTION.</li> <li>• THE APPLICANTS INTEND TO CONTINUE THE USE OF</li> </ul> |                                                                                                                       |

|                                                                                   | <p>THE HOME AND THE OFFICE BUILDING .</p> <ul style="list-style-type: none"> <li>• THE LOT IS DEFICIENT IN BOTH SIZE AND WIDTH AT THE BUILDING LINE; THE EXPANSION OF ANY EXISTING BUILDINGS AND/OR CONSTRUCTION OF NEW BUILDINGS WILL REQUIRE VARIANCES FROM THOSE STANDARDS. NO BUILDING IMPROVEMENTS ARE PROPOSED, BESIDES THOSE REQUIRED TO BRING THE EXISTING STRUCTURES INTO COMPLIANCE WITH THE BUILDING CODE.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                         |                           |              |                 |      |     |                  |                      |       |     |                         |                           |       |     |                     |                          |      |     |                  |        |      |     |                  |        |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------|--------------|-----------------|------|-----|------------------|----------------------|-------|-----|-------------------------|---------------------------|-------|-----|---------------------|--------------------------|------|-----|------------------|--------|------|-----|------------------|--------|
| <p><b>ZONING &amp; FLU</b></p>                                                    | <table border="1"> <thead> <tr> <th>DIRECTION</th> <th>EXISTING ZONING</th> <th>EXISTING FLU</th> <th>USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td>SITE</td> <td>A-1</td> <td>SUBURBAN ESTATES</td> <td>SINGLE-FAMILY OFFICE</td> </tr> <tr> <td>NORTH</td> <td>A-1</td> <td>LOW DENSITY RESIDENTIAL</td> <td>SINGLE-FAMILY RESIDENTIAL</td> </tr> <tr> <td>SOUTH</td> <td>PUD</td> <td>PLANNED DEVELOPMENT</td> <td>MULTI-FAMILY RESIDENTIAL</td> </tr> <tr> <td>EAST</td> <td>A-1</td> <td>SUBURBAN ESTATES</td> <td>VACANT</td> </tr> <tr> <td>WEST</td> <td>A-1</td> <td>SUBURBAN ESTATES</td> <td>VACANT</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | DIRECTION               | EXISTING ZONING           | EXISTING FLU | USE OF PROPERTY | SITE | A-1 | SUBURBAN ESTATES | SINGLE-FAMILY OFFICE | NORTH | A-1 | LOW DENSITY RESIDENTIAL | SINGLE-FAMILY RESIDENTIAL | SOUTH | PUD | PLANNED DEVELOPMENT | MULTI-FAMILY RESIDENTIAL | EAST | A-1 | SUBURBAN ESTATES | VACANT | WEST | A-1 | SUBURBAN ESTATES | VACANT |
| DIRECTION                                                                         | EXISTING ZONING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXISTING FLU            | USE OF PROPERTY           |              |                 |      |     |                  |                      |       |     |                         |                           |       |     |                     |                          |      |     |                  |        |      |     |                  |        |
| SITE                                                                              | A-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SUBURBAN ESTATES        | SINGLE-FAMILY OFFICE      |              |                 |      |     |                  |                      |       |     |                         |                           |       |     |                     |                          |      |     |                  |        |      |     |                  |        |
| NORTH                                                                             | A-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LOW DENSITY RESIDENTIAL | SINGLE-FAMILY RESIDENTIAL |              |                 |      |     |                  |                      |       |     |                         |                           |       |     |                     |                          |      |     |                  |        |      |     |                  |        |
| SOUTH                                                                             | PUD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PLANNED DEVELOPMENT     | MULTI-FAMILY RESIDENTIAL  |              |                 |      |     |                  |                      |       |     |                         |                           |       |     |                     |                          |      |     |                  |        |      |     |                  |        |
| EAST                                                                              | A-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SUBURBAN ESTATES        | VACANT                    |              |                 |      |     |                  |                      |       |     |                         |                           |       |     |                     |                          |      |     |                  |        |      |     |                  |        |
| WEST                                                                              | A-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SUBURBAN ESTATES        | VACANT                    |              |                 |      |     |                  |                      |       |     |                         |                           |       |     |                     |                          |      |     |                  |        |      |     |                  |        |
| <p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b></p> | <p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>THE PROPOSED USE WOULD REPRESENT THE USE OF AN AGRICULTURALLY ZONED LOT TO ACCOMODATE A WHOLESALE NURSERY AND A LANDSCAPE CONTRACTOR'S BUSINESS AS AN ACCESSORY TO THAT NURSERY. ABUTTING PROPERTIES IN THE VICINITY ARE CHARACTERIZED BY MIXED SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT.</p> <p>GIVEN THE LIGHT INDUSTRIAL CHARACTER OF THE PROPOSED USE, IN COMBINATION WITH THE COMPREHENSIVE PLAN'S CHARACTERIZATION OF LIGHT INDUSTRIAL USES AS AN INAPPROPRIATE TRANSITION BETWEEN THE AFOREMENTIONED SURROUNDING USES, STAFF BELIEVES THE PROPOSED USE WOULD BE INCONSISTENT WITH THE CHARACTER OF SURROUNDING DEVELOPMENT.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> |                         |                           |              |                 |      |     |                  |                      |       |     |                         |                           |       |     |                     |                          |      |     |                  |        |      |     |                  |        |

THE PROPOSED USE IS NOT EXPECTED TO GENERATE MORE PEAK HOUR TRAFFIC THAN OTHER SIMILAR COMMERCIAL USES ALLOWED IN THE C-2 DISTRICT. FURTHERMORE, THE ABUTTING SEGMENT OF 1<sup>ST</sup> STREET IS PROGRAMMED FOR IMPROVEMENTS TO MEET THE COUNTY STANDARD, AND CAPACITY WILL BE AVAILABLE TO SERVE THE PROPOSED USE.

**IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:**

THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES SUBURBAN ESTATES LAND USE AS APPROPRIATE FOR A VARIETY OF RURAL USES (INCLUDING ACCESSORY LANDSCAPE CONTRACTOR'S BUSINESS).

ALTHOUGH THE ABUTTING SEGMENT OF 1<sup>ST</sup> STREET COULD ACCOMMODATE THE PROPOSED USE, THE TREND OF DEVELOPMENT IS CLEARLY ESTABLISHED FOR USES OF A LESSER INTENSITY THAN THE USE PROPOSED. FOR THIS REASON, STAFF BELIEVES THE REQUEST WOULD BE INCONSISTENT WITH THE COMPREHENSIVE PLAN'S CLASSIFICATION OF PROPERTIES IN THE AREA AS MOSTLY RESIDENTIAL DEVELOPMENT.

**MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:**

BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED USE DOES NOT MEET THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE A-1 DISTRICT. AS PREVIOUSLY STATED, THE EXPANSION OF ANY EXISTING BUILDINGS AND/OR CONSTRUCTION OF NEW BUILDINGS WILL REQUIRE VARIANCES FROM THOSE STANDARDS. NO BUILDING IMPROVEMENTS ARE PROPOSED, BESIDES THOSE REQUIRED TO BRING THE EXISTING STRUCTURES INTO COMPLIANCE WITH THE BUILDING CODE.

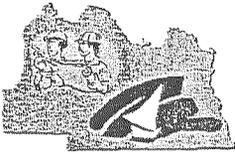
**WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:**

WITHIN THE A-1 DISTRICT, ACCESSORY LANDSCAPE CONTRACTOR BUSINESSES ARE ALLOWED BY SPECIAL EXCEPTION. HOWEVER, THE PROPOSED USE WOULD BE INCONSISTENT WITH THE GENERAL CHARACTER OF EXISTING DEVELOPMENT IN THIS AREA, AS DESCRIBED ELSEWHERE IN THIS REPORT.

**STAFF FINDINGS**

IN THE EVALUATION OF THIS APPLICATION, STAFF HAS DETERMINED THE FOLLOWING:

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | <ul style="list-style-type: none"> <li>• THE PROPERTY IS CURRENTLY SERVED BY WELL AND SEPTIC.</li> <li>• ADEQUATE TRANSPORTATION FACILITIES ARE AVAILABLE TO SERVE THE PROPOSED DEVELOPMENT.</li> <li>• THERE ARE NO IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN.</li> <li>• THE PROPERTY WAS PREVIOUSLY DEVELOPED AS A SINGLE-FAMILY HOME WITH ACCESSORY STRUCTURES.</li> <li>• ALTHOUGH LANDSCAPE CONTRACTOR ESTABLISHMENTS ARE PERMITTED BY SPECIAL EXCEPTION IN THE A-1 DISTRICT WHEN DEEMED COMPATIBLE WITH SURROUNDING USES, THE NATURE AND INTENSITY OF THE PROPOSED USE WOULD BE INCONSISTENT WITH THE GENERAL CHARACTER OF SURROUNDING DEVELOPMENT AND WOULD NOT SERVE AS AN EFFECTIVE TRANSITIONAL USE BETWEEN ANY OF THE SURROUNDING RESIDENTIAL USES.</li> </ul>                                                                                                                                                                                                                                                                           |
| <p><b>STAFF RECOMMENDATION</b></p> | <p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A LANDSCAPE CONTRACTORS BUSINESS AS AN ACCESSORY USE TO A WHOLESALE NURSERY. IF THE BOARD SHOULD DECIDE TO GRANT THE REQUEST, STAFF RECOMMENDS THE APPLICATION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"> <li>○ PRIOR TO THE COMMENCEMENT OF THE LANDSCAPE CONTRACTOR'S BUSINESS, A WHOLESALE NURSERY SHALL BE ESTABLISHED ON THE SUBJECT PROPERTY;</li> <li>○ RETAIL SALES SHALL BE PROHIBITED;</li> <li>○ ALL LANDSCAPING EQUIPMENT STORED ON-SITE SHALL BE SHIELDED FROM ADJACENT LOTS BY AN OPAQUE FENCE;</li> <li>○ THE EXISTING OFFICE TRAILER AND STORAGE UNIT SHALL BE RELOCATED TO COMPLY WITH A-1 DISTRICT SETBACK REGULATIONS OR VARIANCE FROM APPLICABLE SETBACKS SHALL BE OBTAINED;</li> <li>○ THE MAXIMUM NUMBER OF EMPLOYEES SHALL NOT EXCEED A TOTAL OF EIGHT (8); AND</li> <li>○ HOURS OF OPERATION SHALL BE FROM 6:30 A.M. TO 8:00 P.M. MONDAY THROUGH SATURDAY.</li> </ul> |



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX APPL. NO. BS 2004-012

**APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT**

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

**APPLICATION TYPE:**

- VARIANCE**
- SPECIAL EXCEPTION** for landscaping business to an accessory use to a wholesale plant nursery
- MOBILE HOME SPECIAL EXCEPTION**
- EXISTING**  **PROPOSED**  **REPLACEMENT**
- MOBILE HOME IS FOR \_\_\_\_\_
- YEAR OF MOBILE HOME \_\_\_\_\_ SIZE OF MOBILE HOME \_\_\_\_\_
- ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- MEDICAL HARDSHIP  YES (LETTER FROM DOCTOR REQUIRED)  NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

|         | PROPERTY OWNER                           | AUTHORIZED AGENT * |
|---------|------------------------------------------|--------------------|
| NAME    | MATTHEW B. LARACATO                      |                    |
| ADDRESS | 4009 SHADE OAK CT<br>LAKE MARY, FL 32746 |                    |
| PHONE 1 | 407 804 0306 / 407 402 3762              |                    |
| PHONE 2 | 407 402 3762                             |                    |
| E-MAIL  | LARACATO@YAHOO.COM                       |                    |

PROJECT NAME: N/A

SITE ADDRESS: 5573 1st STREET, SANFORD

CURRENT USE OF PROPERTY: RESIDENCE / NURSERY & EQUIPMENT STORAGE

LEGAL DESCRIPTION: LEG LOTS 25 + 26 TOWN OF SYLVAN LAKE PB 2 PG 69

SIZE OF PROPERTY: 1 acre(s) PARCEL I.D. 31-19-30-502-0000-0250

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS landscape contractors establishment for equipment storage

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on June 28, 2004 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Matthew Laracato M. Brientato 4/24/04  
 SIGNATURE OF OWNER OR AGENT DATE

\* Proof of owner's authorization is required with submittal if signed by agent.

**ADDITIONAL VARIANCES**

VARIANCE 2:  
 \_\_\_\_\_  
 \_\_\_\_\_

VARIANCE 3:  
 \_\_\_\_\_  
 \_\_\_\_\_

VARIANCE 4:  
 \_\_\_\_\_  
 \_\_\_\_\_

VARIANCE 5:  
 \_\_\_\_\_  
 \_\_\_\_\_

VARIANCE 6:  
 \_\_\_\_\_  
 \_\_\_\_\_

VARIANCE 7:  
 \_\_\_\_\_  
 \_\_\_\_\_

VARIANCE 8:  
 \_\_\_\_\_  
 \_\_\_\_\_

**APPEAL FROM BOA DECISION TO BCC**

|         | PROPERTY OWNER                       | AUTHORIZED AGENT * |
|---------|--------------------------------------|--------------------|
| NAME    | MATTHEW B. LARAS CATO                |                    |
| ADDRESS | 4009 SHADY OAK<br>LAKE MARY FL 32116 |                    |
| PHONE 1 | 407 402 3762                         |                    |
| PHONE 2 | 407 804 0306                         |                    |
| E-MAIL  | LARAS.MTO@VATHOOD.COM                |                    |

NATURE OF THE APPEAL \_\_\_\_\_  
 \_\_\_\_\_

BCC PUBLIC HEARING DATE \_\_\_\_\_

**FOR OFFICE USE ONLY**

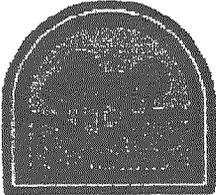
**PROCESSING:**

FEE: \$370 COMMISSION DISTRICT 5 FLU/ZONING LDR/A-1

LOCATION FURTHER DESCRIBED AS LOCATED ON THE SOUTH SIDE OF  
 1<sup>ST</sup> STREET APPROX. 1100 FT EAST OF INTERSECTION  
 WITH ORANGE BLVD.

PLANNER v b DATE 2/28/04

SUFFICIENCY COMMENTS \_\_\_\_\_  
 \_\_\_\_\_



**CATO**  
**Environmental Services, Inc.**

April 27, 2004

*Letter of Intent for Special Exception*

To Whom It May Concern:

This letter is to inform you of our intentions for use of the special exception to 5573 1<sup>st</sup> Street, Sanford, FL, zoned A-1, Landscape Business as accessory to Wholesale Plant Nursery.

We currently have a plant nursery on the property as well as a shed and office space as shown in the attached drawing. The shed is used to store equipment for the nursery as well as our landscaping equipment. The equipment that is used off of the property is picked up in the morning and dropped back off in the evening.

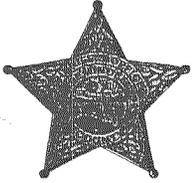
Thank you,



Lara Cato

President

Cato Environmental Services, Inc.



Seminole County

**Sheriff Donald F. Eslinger**

Member, Florida Sheriffs Association  
Member, National Sheriffs' Association

An Internationally Accredited Agency



April 15, 2004

Certified Mail: 7003 1010 0003 7840 4622  
7003 1010 0003 7840 4615

Matthew B. & Lara J. Cato      Cato Environmental Services, Inc  
36730 Forestdel Dr.            2112 Cluster Branch Ct  
Eustis, FL 32736                Longwood, FL 32779

RE: Tax Parcel Id #: 31-19-30-502-0000-0250, 5573 1<sup>st</sup> Street

*2001 E 1st St  
407 665-7444*

Dear Property Owner and any interested Parties:

A recent inspection of the above referenced property revealed violations of the Seminole County Land Development Code, Chapter 30, Sec. 30.121, Permitted Uses in the A-1 Agricultural Zone, more specifically:

**Landscaping (lawn maintenance) contractors establishment or the extension of same, is not a permitted use**

Please be advised that a special exception would be required for this type of business activity to be permitted on the above referenced property.

Notice is hereby given to cease and desist utilizing the above referenced property for the use of any commercial business activity and remove all equipment, unpermitted storage/office facilities from the site.

*-shed - 3mild 407 665 7050*

Failure to comply by **May 3, 2004** could result in the matter being filed with the Code Enforcement Board for further action. The Code Enforcement Board has the power to levy fines up to \$250.00 a day for every day the violation exists.

*352  
589  
0646  
Claudia Russell / 3850 Don...*

Chapter 162, Section 162.06 (2) Florida State Statute states: "If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement board even if the violation has been corrected prior to the board hearing."

*by 4/02  
\$370*

If you have any questions concerning this matter, please call (407) 333-8208.

*- site plan -  
- tax parcel #  
- legal ID  
- survey - description*

*407-333-8208*

*665-6715 DIST 2  
971-3508 DIST 4*

Sincerely,  
*Deborah Leigh*

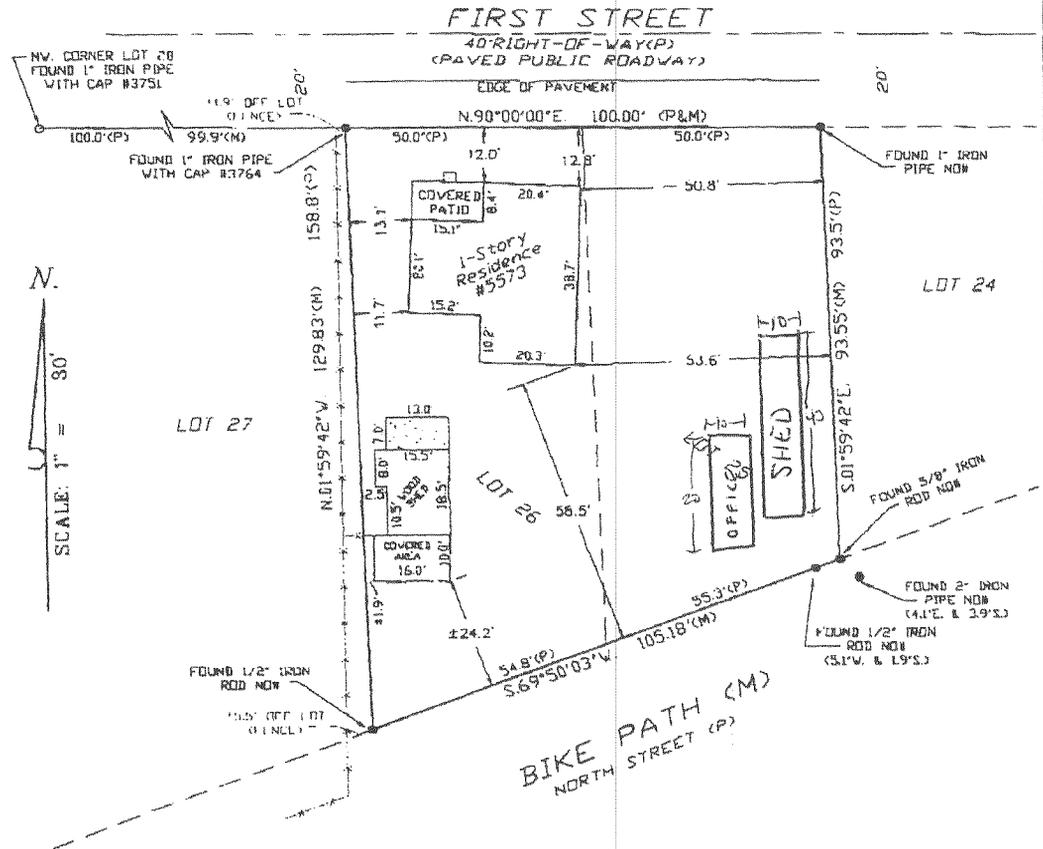
Deborah Leigh  
Senior Code Enforcement Officer - ref  
Seminole Neighborhood Policing-District 3

*Edo Sargent  
444-0468  
0569*

# BOUNDARY SURVEY "CATO PROPERTY" 5573 FIRST STREET, SANFORD, FLORIDA

## LEGAL DESCRIPTION

LOTS 25 & 26, TOWN OF SYLVAN LAKE, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF AS DESCRIBED IN PLAT BOOK 2, PAGE(S) 69, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



### LEGEND

- = CONCRETE
- (P) = AS PER PLAT
- (M) = AS PER FIELD MEASUREMENT
- = WOOD FENCE
- = CHAIN LINK FENCE
- = WIRE FENCE
- = RECOVERED MONUMENTATION

### SURVEYOR'S NOTES:

- 1.) BEARINGS ARE BASED ON THE CENTERLINE OF FIRST STREET AS BEING  $N.90^{\circ}00'00"E$ , PER PLAT.
- 2.) UNDERGROUND/OVERHEAD UTILITIES AND OTHER IMPROVEMENTS ARE NOT SHOWN AS A PART OF THIS SURVEY, UNLESS NOTED OTHERWISE.
- 3.) THERE MAY BE ADDITIONAL EASEMENTS AND/OR OTHER RESTRICTIONS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4.) I HAVE REVIEWED THE NATIONAL FLOOD INSURANCE RATE MAP AND HAVE DETERMINED THAT THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LIE WITHIN A 100-YEAR DESIGNATED FLOOD PRONE AREA.
- 5.) BUILDING DIMENSIONS SHOWN HEREON DEPICT EXTERIOR WALL LINES AND MAY VARY FROM THOSE ALONG THE STRUCTURES FOUNDATION.

Proj. # : CATO

SURVEYING,  
MAPPING  
AND  
REPROGRAPHICS  
TECHNOLOGY

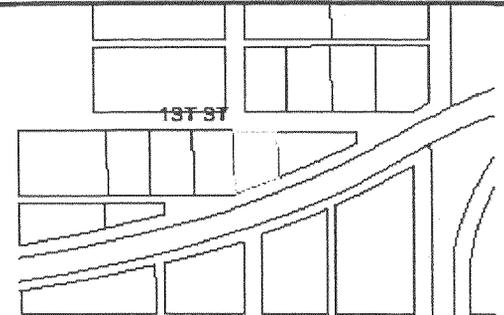
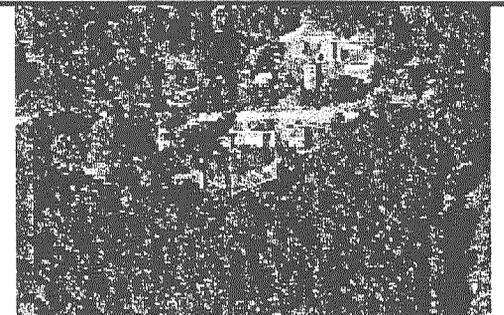
SERVICES & SUPPLIES

**LINO T. SANFT, P.S.M.**

110 Old Hickory Court  
Longwood, Florida 32750  
Phone: 407-786-9456  
Fax: 407-786-0659  
Email: PL55792@aol.com

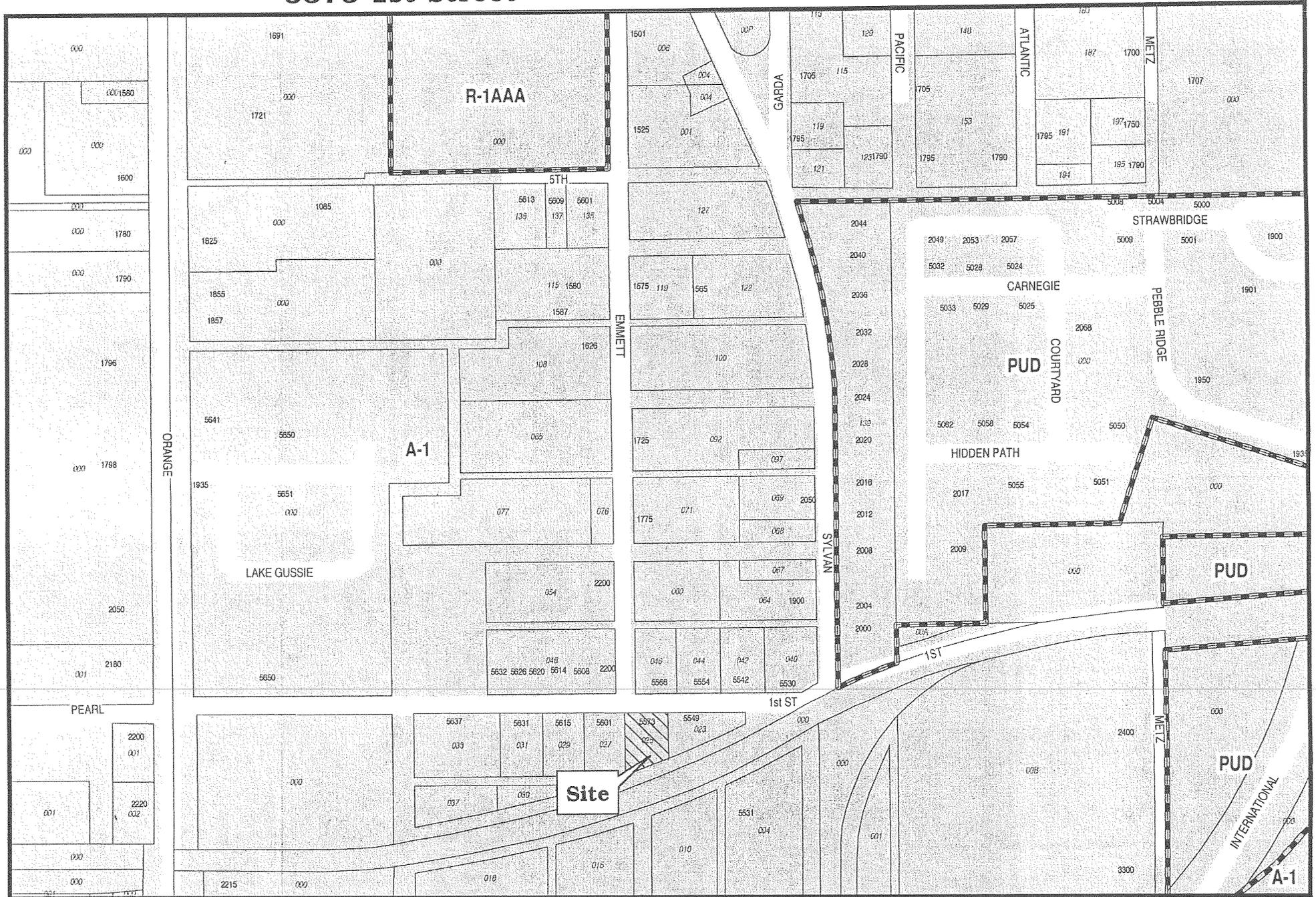
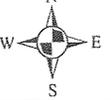
Unless it bears the signature and the original (sealed) of a Florida Licensed Surveyor and Mapper the drawing, sketch, plat or map is for informational purposes only and is not valid.

03/31/03  
Date  
Lino T. Sanft  
Professional Land Surveyor & Mapper.  
Florida Registration #5792

| <b>PARCEL DETAIL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <span style="border: 1px solid black; padding: 2px;">REAL ESTATE</span> <span style="border: 1px solid black; padding: 2px; margin-left: 10px;">PERSONAL PROP.</span> <span style="border: 1px solid black; padding: 2px; margin-left: 10px;">TAX ROLL</span> <span style="border: 1px solid black; padding: 2px; margin-left: 10px;">SALES SEARCH</span> | <span style="border: 1px solid black; padding: 2px;">◀ ◁ Back ▷ ▶</span>                                                                                                                                                                                                                                                                                                                                    |                               |               |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------|------------|------------|---------------|-------------------|---------------|----------|-----------|---------------|--------------------|-------------------------------------------------------------------------------------------------------------------------|---------|-------|-------|----------|----------|----------------------|----------|----------|------|------------------|----------|--------------------------|---------|-------|------|----------|----------|---------------|---------|------------------|------|------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|------------------|--|-------------------------------|--|--|--|--|--|--|--|------------------|--|-------------------------------|--|--|--|--|--|--|--|------------------|--|---------------------------|--|--|--|--|--|--|
|  <p><b>Seminole County</b><br/>Property Appraiser Services<br/>1101 E. First St.<br/>Sanford FL 32771<br/>407-665-7506</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                           |                               |               |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| <p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 31-19-30-502-0000-0250      Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: CATO MATTHEW B &amp; LARA J      Exemptions:</p> <p>Address: 36730 FORESTDEL DR</p> <p>City,State,ZipCode: EUSTIS FL 32736</p> <p>Property Address: 5573 1ST ST</p> <p>Subdivision Name: SYLVAN LAKE TOWN OF</p> <p>Dor: 01-SINGLE FAMILY</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                           | <p style="text-align: center;"><b>2004 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$39,935</p> <p>Depreciated EXFT Value: \$662</p> <p>Land Value (Market): \$13,324</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$53,921</p> <p>Assessed Value (SOH): \$53,921</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$53,921</p> |                               |               |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| <p style="text-align: center;"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>03/2003</td> <td>04744</td> <td>0922</td> <td>\$60,000</td> <td>Improved</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>08/2002</td> <td>04495</td> <td>1274</td> <td>\$39,000</td> <td>Improved</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>06/2002</td> <td>04438</td> <td>0134</td> <td>\$47,700</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1980</td> <td>01296</td> <td>0098</td> <td>\$12,200</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1976</td> <td>01101</td> <td>0975</td> <td>\$6,600</td> <td>Improved</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                           | Deed                                                                                                                                                                                                                                                                                                                                                                                                        | Date                          | Book          | Page       | Amount     | Vac/Imp       | WARRANTY DEED     | 03/2003       | 04744    | 0922      | \$60,000      | Improved           | SPECIAL WARRANTY DEED                                                                                                   | 08/2002 | 04495 | 1274  | \$39,000 | Improved | CERTIFICATE OF TITLE | 06/2002  | 04438    | 0134 | \$47,700         | Improved | WARRANTY DEED            | 09/1980 | 01296 | 0098 | \$12,200 | Improved | WARRANTY DEED | 01/1976 | 01101            | 0975 | \$6,600                      | Improved | <p style="text-align: center;"><b>2003 VALUE SUMMARY</b></p> <p>2003 Tax Bill Amount: \$882</p> <p>2003 Taxable Value: \$51,455</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| Deed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Date                                                                                                                                                                                                                                                                                                                                                      | Book                                                                                                                                                                                                                                                                                                                                                                                                        | Page                          | Amount        | Vac/Imp    |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| WARRANTY DEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 03/2003                                                                                                                                                                                                                                                                                                                                                   | 04744                                                                                                                                                                                                                                                                                                                                                                                                       | 0922                          | \$60,000      | Improved   |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| SPECIAL WARRANTY DEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 08/2002                                                                                                                                                                                                                                                                                                                                                   | 04495                                                                                                                                                                                                                                                                                                                                                                                                       | 1274                          | \$39,000      | Improved   |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| CERTIFICATE OF TITLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 06/2002                                                                                                                                                                                                                                                                                                                                                   | 04438                                                                                                                                                                                                                                                                                                                                                                                                       | 0134                          | \$47,700      | Improved   |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| WARRANTY DEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 09/1980                                                                                                                                                                                                                                                                                                                                                   | 01296                                                                                                                                                                                                                                                                                                                                                                                                       | 0098                          | \$12,200      | Improved   |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| WARRANTY DEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 01/1976                                                                                                                                                                                                                                                                                                                                                   | 01101                                                                                                                                                                                                                                                                                                                                                                                                       | 0975                          | \$6,600       | Improved   |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| <p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>.255</td> <td>55,000.00</td> <td>\$13,324</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                           | Land Assess Method                                                                                                                                                                                                                                                                                                                                                                                          | Frontage                      | Depth         | Land Units | Unit Price | Land Value    | ACREAGE           | 0             | 0        | .255      | 55,000.00     | \$13,324           | <p style="text-align: center;"><b>LEGAL DESCRIPTION PLAT</b></p> <p>LEG LOTS 25 + 26 TOWN OF SYLVAN LAKE PB 2 PG 69</p> |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| Land Assess Method                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Frontage                                                                                                                                                                                                                                                                                                                                                  | Depth                                                                                                                                                                                                                                                                                                                                                                                                       | Land Units                    | Unit Price    | Land Value |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| ACREAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0                                                                                                                                                                                                                                                                                                                                                         | 0                                                                                                                                                                                                                                                                                                                                                                                                           | .255                          | 55,000.00     | \$13,324   |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| <p style="text-align: center;"><b>BUILDING INFORMATION</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Heated SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1954</td> <td>3</td> <td>740</td> <td>1,450</td> <td>740</td> <td>SIDING AVG</td> <td>\$39,935</td> <td>\$57,050</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">OPEN PORCH FINISHED / 39</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">ENCLOSED PORCH FINISHED / 91</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">ENCLOSED PORCH FINISHED / 160</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">ENCLOSED PORCH FINISHED / 300</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">OPEN PORCH FINISHED / 120</td> </tr> </tbody> </table> |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                             | Bld Num                       | Bld Type      | Year Blt   | Fixtures   | Base SF       | Gross SF          | Heated SF     | Ext Wall | Bld Value | Est. Cost New | 1                  | SINGLE FAMILY                                                                                                           | 1954    | 3     | 740   | 1,450    | 740      | SIDING AVG           | \$39,935 | \$57,050 |      | Appendage / Sqft |          | OPEN PORCH FINISHED / 39 |         |       |      |          |          |               |         | Appendage / Sqft |      | ENCLOSED PORCH FINISHED / 91 |          |                                                                                                                                                                                                                    |  |  |  |  |  | Appendage / Sqft |  | ENCLOSED PORCH FINISHED / 160 |  |  |  |  |  |  |  | Appendage / Sqft |  | ENCLOSED PORCH FINISHED / 300 |  |  |  |  |  |  |  | Appendage / Sqft |  | OPEN PORCH FINISHED / 120 |  |  |  |  |  |  |
| Bld Num                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Bld Type                                                                                                                                                                                                                                                                                                                                                  | Year Blt                                                                                                                                                                                                                                                                                                                                                                                                    | Fixtures                      | Base SF       | Gross SF   | Heated SF  | Ext Wall      | Bld Value         | Est. Cost New |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SINGLE FAMILY                                                                                                                                                                                                                                                                                                                                             | 1954                                                                                                                                                                                                                                                                                                                                                                                                        | 3                             | 740           | 1,450      | 740        | SIDING AVG    | \$39,935          | \$57,050      |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Appendage / Sqft                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                             | OPEN PORCH FINISHED / 39      |               |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Appendage / Sqft                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                             | ENCLOSED PORCH FINISHED / 91  |               |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Appendage / Sqft                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                             | ENCLOSED PORCH FINISHED / 160 |               |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Appendage / Sqft                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                             | ENCLOSED PORCH FINISHED / 300 |               |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Appendage / Sqft                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                             | OPEN PORCH FINISHED / 120     |               |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| <p style="text-align: center;"><b>EXTRA FEATURE</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>WOOD UTILITY BLDG</td> <td>1979</td> <td>216</td> <td>\$518</td> <td>\$1,296</td> </tr> <tr> <td>WOOD CARPORT NO FL</td> <td>1979</td> <td>120</td> <td>\$144</td> <td>\$360</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                             | Description                   | Year Blt      | Units      | EXFT Value | Est. Cost New | WOOD UTILITY BLDG | 1979          | 216      | \$518     | \$1,296       | WOOD CARPORT NO FL | 1979                                                                                                                    | 120     | \$144 | \$360 |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Year Blt                                                                                                                                                                                                                                                                                                                                                  | Units                                                                                                                                                                                                                                                                                                                                                                                                       | EXFT Value                    | Est. Cost New |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| WOOD UTILITY BLDG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1979                                                                                                                                                                                                                                                                                                                                                      | 216                                                                                                                                                                                                                                                                                                                                                                                                         | \$518                         | \$1,296       |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| WOOD CARPORT NO FL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1979                                                                                                                                                                                                                                                                                                                                                      | 120                                                                                                                                                                                                                                                                                                                                                                                                         | \$144                         | \$360         |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |
| <p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                             |                               |               |            |            |               |                   |               |          |           |               |                    |                                                                                                                         |         |       |       |          |          |                      |          |          |      |                  |          |                          |         |       |      |          |          |               |         |                  |      |                              |          |                                                                                                                                                                                                                    |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                               |  |  |  |  |  |  |  |                  |  |                           |  |  |  |  |  |  |

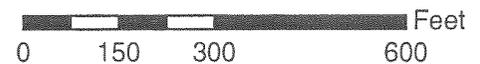
BACK
PROPERTY APPRAISER HOME PAGE
CONTACT

# Matthew & Lara Cato 5573 1st Street



Parcel 31-19-30-502-0000-0250 / District 5

**BS2004-012**  
**July, 2004**



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On July 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOTS 15-17 TOWN OF SYLVAN LAKE PB 2 PG 69

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

**FINDINGS OF FACT**

**Property Owner:** MATHEW & LARA CATO  
4009 SHADY OAK COURT  
LAKE MARY, FL 32746

**Project Name:** FIRST STREET (5573)

**Requested Development Approval:**

SPECIAL EXCEPTION TO ESTABLISH A LANDSCAPE CONTRACTOR'S BUSINESS AS AN ACCESSORY USE TO A WHOLESALE NURSERY IN THE A-1 (AGRICULTURE DISTRICT), AS DEPICTED ON THE ATTACHED SITE PLAN.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa  
1101 East First Street  
Sanford, Florida 32771

**Order**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall 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.

(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 owner of the property are as follows:

1. PRIOR TO THE COMMENCEMENT OF THE LANDSCAPE CONTRACTOR'S BUSINESS, A WHOLESALE NURSERY SHALL BE ESTABLISHED ON THE SUBJECT PROPERTY;
2. RETAIL SALES SHALL BE PROHIBITED;
3. ALL LANDSCAPING EQUIPMENT STORED ON-SITE SHALL BE SHIELDED FROM ADJACENT LOTS BY AN OPAQUE FENCE;
4. THE EXISTING OFFICE TRAILER AND STORAGE UNIT SHALL BE RELOCATED TO COMPLY WITH A-1 DISTRICT SETBACK REGULATIONS OR VARIANCE FROM APPLICABLE SETBACKS SHALL BE OBTAINED;
5. THE MAXIMUM NUMBER OF EMPLOYEES SHALL NOT EXCEED A TOTAL OF EIGHT (8); AND
6. HOURS OF OPERATION SHALL BE FROM 6:30 A.M. TO 8:00 P.M. MONDAY THROUGH SATURDAY.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Matthew West  
Planning Manager

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

