

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

**SUBJECT:** Request for a side yard (south) setback variance from 10 feet to 6 feet for an existing room addition in PUD (Planned Unit Development District); Janet Work, applicant.

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

**AUTHORIZED BY:** Kathy Fall      **CONTACT:** Denny Gibbs      **EXT.** 7387

**Agenda Date** 8/28/06    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for a side yard (south) setback variance from 10 feet to 6 feet for an existing room addition in PUD (Planned Unit Development District); or
2. **DENY** the request for a side yard (south) setback variance from 10 feet to 6 feet for an existing room addition in PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Janet Work Owner: Robert & Janet Work Location: 2521 Thicket Ridge Court Zoning: PUD (Planned Unit Development District) Subdivision: Sabal Point At Sabal Green
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant constructed a 10 foot by 10 foot addition that encroaches 4 feet into the 10 foot side yard setback.</li> <li>• The side yard setback in the Sabal Point PUD is established at 10 feet between buildings and therefore based on the placement of the adjacent structure which is on the lot line.</li> <li>• Code enforcement has issued a violation (05-613) and also an extension for compliance.</li> </ul>

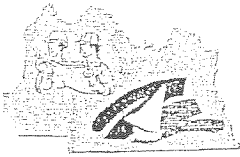
	<ul style="list-style-type: none"><li>• There is no record of prior variances for this property.</li></ul>
<b>STAFF FINDINGS</b>	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.</li><li>• Special conditions and circumstances result from the actions of the applicant.</li><li>• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li><li>• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</li></ul>
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the board should decide to grant a variance, staff recommends the following conditions of approval:<ul style="list-style-type: none"><li>• Any variance granted shall apply only to the addition as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.</li></ul></li></ul>

COMMISSION DISTRICT #:

GUI ZONED: PUD SEC: 33, 34 TWP: 20 RNG: 29  
 PROJ. #

DEVELOPMENT: Sabal Green		DEVELOPER: Sabal Point Property, Inc.	
LOCATION: 72 Lots – 19.83 Acres PB: 25 PG: 41, 43			
FILE#: P&Z:	BA:	SP:	BCC: 5/13/81
DEVEL. ORDER #:		TAX PAR. I.D. #:	
SIDEWALKS:		SETBACK REQUIREMENTS	
		FY: 20'	RY: 15'
ROAD TYPE: (CURB & GUTTER OR SWALE)		MAIN STRUCTURE OTHER: PATIO HOME *10' between buildings. Minimum Lot Size: 3,200 sq. ft. Minimum Living Area: 1,000 sq. ft. Maximum Height: 35'.	
COMMENTS OTHER:		ACCESSORY STRUCTURE SETBACKS:	
1) School: \$300.00 per unit to be paid at time of issuance of permit as of 3/29/85.		SY: 10 RY: 10	
2) Variance for cul-de-sac length and pavement width granted.		ACCESSORY STRUCTURE OTHER: Swimming Pools: SY: 5'; RY: 5'	
3) Variance for sidewalk system was approved. The approved sidewalk plan will be retained in our files.			
4) Easements for overhangs (roof) is recorded in Bk. 1337, pgs 1515-1553.			

IMPACT FEES	
SCREEN:	
TARAFFIC ZONE:	
LAND USE:	
1. ROAD-CO. WIDE	
2. ROAD-COLL.	
3. LIBRARY	
4. FIRE	
5. PARK	
6. SCHOOL	
7. LAW	
8. DRAINAGE	
TOTAL	
REMARKS:	



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

**COPY**

RECEIVED JUN 16 2006

APPL. NO. BV 2006-111

**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. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

**APPLICATION TYPE:**

- VARIANCE** side yard set back from 10 ft. to 6 ft. between structures.
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION
- MEDICAL HARDSHIP
- NIGHT WATCHMAN
- FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)
- SIZE OF MOBILE HOME / RV \_\_\_\_\_
- TIME NEEDED \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>JANET WORK</u>	
ADDRESS	<u>2521 Thicket Ridge Ct. Longwood, FL 32779</u>	
PHONE 1	<u>(407) 569-9427</u>	
PHONE 2	<u>(407) 230-2309 cell</u>	
E-MAIL		

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 2521 Thicket Ridge Ct

CURRENT USE OF PROPERTY: Residence

LEGAL DESCRIPTION: leg lot 17 SAHAI Green At SAHAI Point PB 25 PGS 41 to 43

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 33-20-29-5FP-0000-0170

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

KNOWN CODE ENFORCEMENT VIOLATIONS Notice of Code Violation Attached

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 8, 28, 06 (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.

SIGNATURE OF OWNER OR AGENT\* Janet Work DATE 6.16.06

**ADDITIONAL VARIANCES**

VARIANCE 2:

---

VARIANCE 3:

---

VARIANCE 4:

---

VARIANCE 5:

---

VARIANCE 6:

---

VARIANCE 7:

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**APPEAL FROM BOA DECISION TO BCC**

**APPELLANT INFORMATION**

NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

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

\_\_\_\_\_ APPELLANT SIGNATURE \_\_\_\_\_

**FOR OFFICE USE ONLY**

PROCESSING:

FEE(S): 150.00 COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING PUD / PD

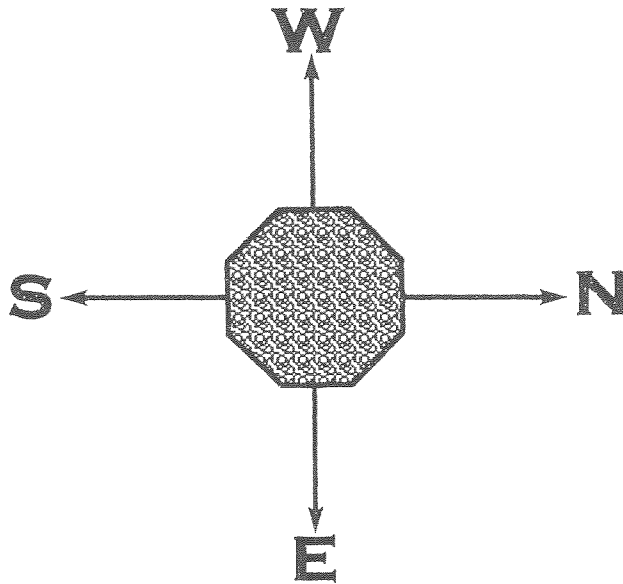
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS \_\_\_\_\_

---

PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_

SUFFICIENCY COMMENTS Check neighbor for variance



**Bob & Janet Work Residence**

2521 Thicket Ridge Ct  
Longwood, FL 32779  
(407) 869-9427 Res  
(407) 230-2308 Cell

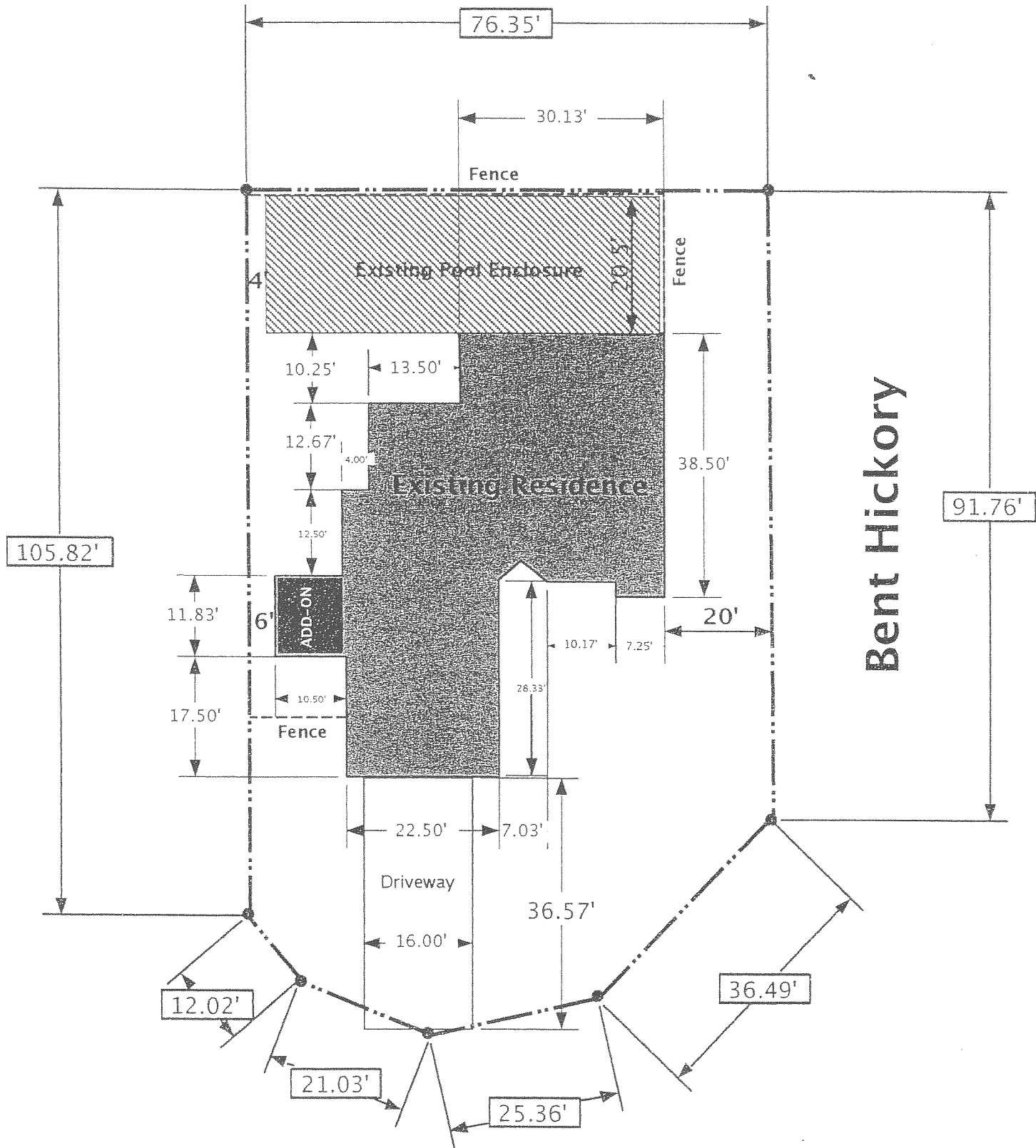
**Legal Description:**

Leg Lot 17, Sabal Green at Sabal  
Parcel ID: 33-20-29-5FP-0000-0170  
Point PB 25 PGS 41-43

**Legend:**

Property Lines - Green  
Residence Dimensions - Blue  
Residence Footprint - Brown  
Setbacks - Red

**Scale: 1" = 20'**

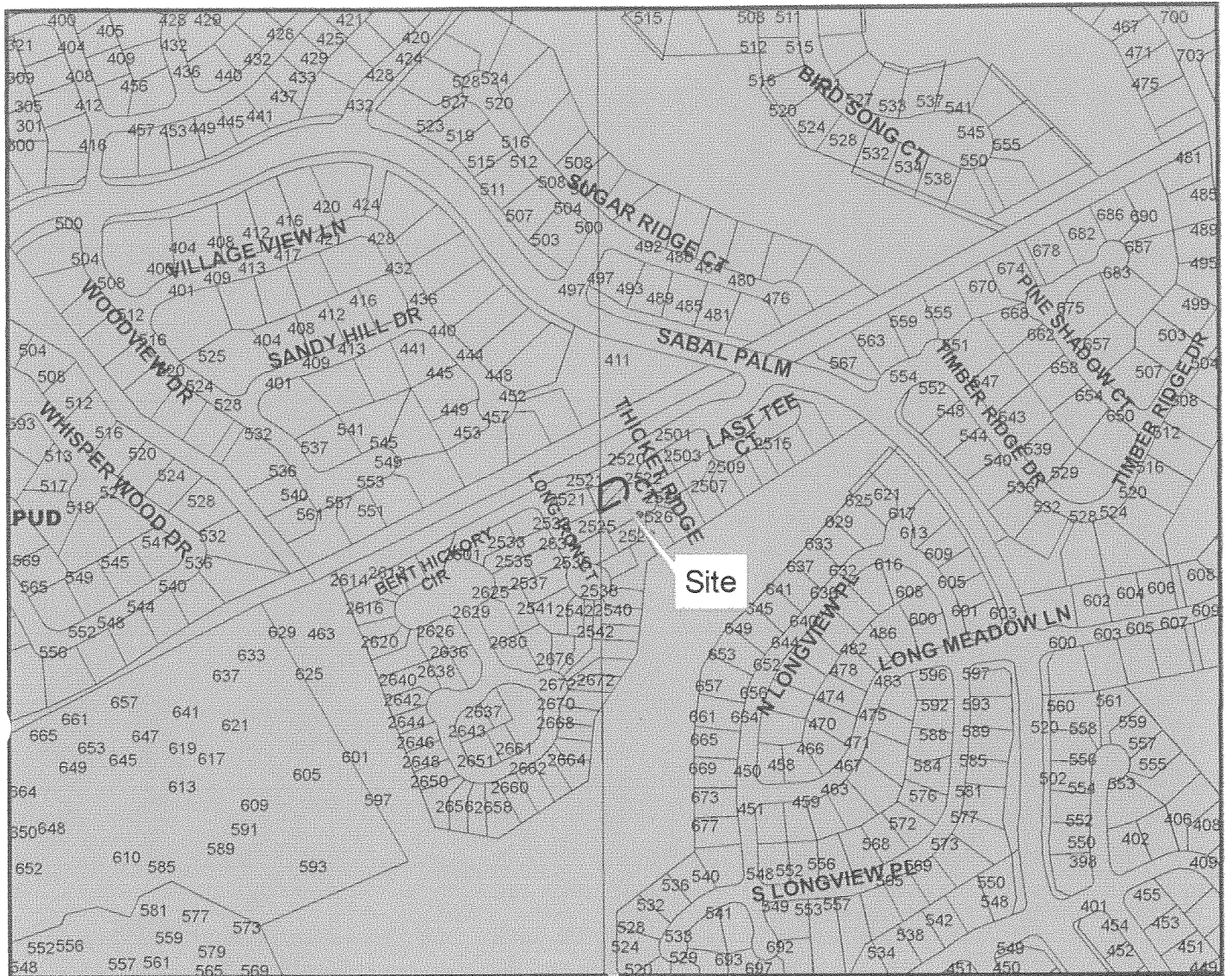


**Thicket Ridge Ct.**

<p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7508</p>																																					
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 33-20-29-5FP-0000-0170                  Owner: WORK ROBERT L &amp; JANET G                  Mailing Address: 2521 THICKET RIDGE CT                  City,State,ZipCode: LONGWOOD FL 32779                  Property Address: 2521 THICKET RIDGE CT LONGWOOD 32779                  Subdivision Name: SABAL POINT AT SABAL GREEN                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD                  Dor: 01-SINGLE FAMILY</p>		<p><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 1                  Depreciated Bldg Value: \$156,132                  Depreciated EXFT Value: \$6,950                  Land Value (Market): \$51,000                  Land Value Ag: \$0                  Just/Market Value: \$214,082                  Assessed Value (SOH): \$146,673                  Exempt Value: \$25,000                  Taxable Value: \$121,673                  Tax Estimator</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> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>10/1991</td> <td>02352</td> <td>0889</td> <td>\$140,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1985</td> <td>01646</td> <td>1780</td> <td>\$136,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1985</td> <td>01646</td> <td>1779</td> <td>\$144,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1982</td> <td>01432</td> <td>0386</td> <td>\$128,000</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	10/1991	02352	0889	\$140,000	Improved	Yes	WARRANTY DEED	06/1985	01646	1780	\$136,000	Improved	Yes	WARRANTY DEED	06/1985	01646	1779	\$144,500	Improved	Yes	WARRANTY DEED	12/1982	01432	0386	\$128,000	Improved	No	<p><b>2005 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$2,595                  2005 Tax Bill Amount: \$1,924                  Save Our Homes (SOH) Savings: \$671                  2005 Taxable Value: \$117,401                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																															
WARRANTY DEED	10/1991	02352	0889	\$140,000	Improved	Yes																															
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<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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>51,000.00</td> <td>\$51,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	51,000.00	\$51,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 17 SABAL GREEN AT SABAL POINT PB 25 PGS 41 TO 43</p>																							
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																
LOT	0	0	1.000	51,000.00	\$51,000																																
<b>BUILDING INFORMATION</b>																																					
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																												
1	SINGLE FAMILY	1982	7	1,498	2,179	1,498	SIDING AVG	\$156,132	\$172,521																												
			Appendage / Sqft	OPEN PORCH FINISHED / 140																																	
			Appendage / Sqft	GARAGE FINISHED / 478																																	
			Appendage / Sqft	OPEN PORCH FINISHED / 63																																	
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																																					
<b>EXTRA FEATURE</b>																																					
		Description	Year Blt	Units	EXFT Value	Est. Cost New																															
		FIREPLACE	1983	1	\$850	\$2,000																															
		POOL GUNITE	1983	384	\$3,264	\$7,680																															
		COOL DECK PATIO	1983	456	\$678	\$1,596																															
		SOLAR HEATER	1991	1	\$440	\$1,100																															
		SCREEN ENCLOSURE	1991	1,716	\$1,718	\$3,432																															
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.																																					



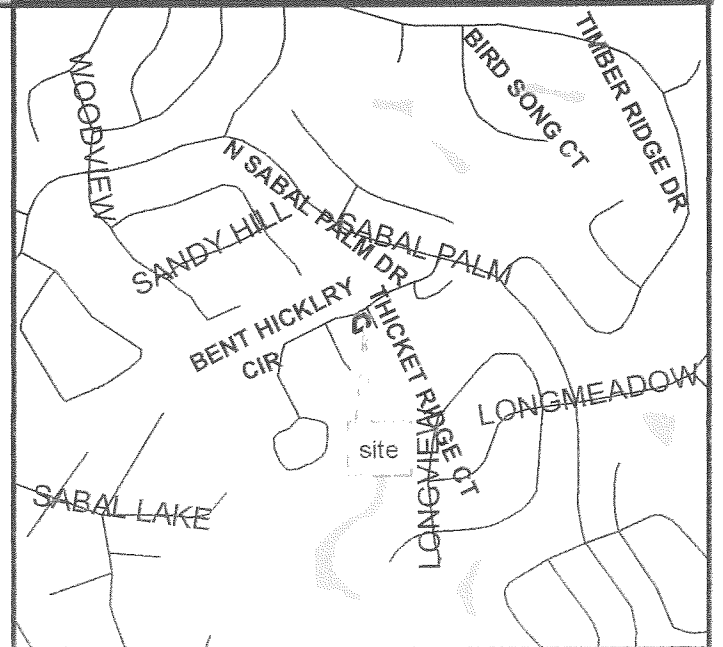
Janet & Robert Work  
2521 Thicket Ridge Ct  
Longwood, FL 32779



Seminole County Board of Adjustment  
August 28, 2006  
Case: BV2006-111  
Parcel No: 33-20-29-5FP-0000-0170

**Zoning**

-  BV2006-111
-  PUD



# NOTICE OF CODE VIOLATION

**LOCATION OF VIOLATION:** 1101 East First Street, Room 1020

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF Florida Building Code CHAPTER/ARTICLE 1 SECTION 705.5

**DESCRIPTION OF VIOLATION:** Low Sloped Roof Addition on  
existing roof

**CORRECTIVE ACTION:** Remove the roof addition

**THE ABOVE CORRECTIVE MEASURES MUST BE TAKEN BY** 5-31-06

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING TURNED OVER TO THE CODE ENFORCEMENT BOARD FOR FURTHER ACTION. THE CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 A DAY FOR EVERY DAY THE VIOLATION EXISTS.

IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS.



**For further information contact:**

**Building and Fire Inspection Division  
Seminole County Services Building  
1101 East First Street, Room 1020  
Sanford, FL 32771**

**PHONE: (407) 665-7338 OR (407) 665-7423**

**DATE:** 5-31-06 **INSPECTOR:** Sam Helle

**CASE NO:** 2006-1-1020

*5-31-06 Called - Sam Helle Tanya*  
*Have 30 Extension 'til June 19th*  
*Day See Reverse Side*

File Edit Functions Help

Case Inquiry - General Information & Names

16:18:44

Case number 05 00000613  
Property address, ID 2521 THICKET RIDGE CT 274022  
Parcel ID 33-20-29-5FP-0000-0170  
Subdivision Name SABAL POINT AT SABAL GREE  
Case status, desc CL CASE CLOSED  
Case type, desc, estbl UNPR UNPERMITTED CONSTRUCTION 10/06/05  
Origination code, desc AN ANONYMOUS - VOICE MAIL  
Default inspector ID 162 TOM HELLE  
Tenant name, number  
Case credit balance .00  
Type option, press Enter.  
5=View  
Opt Name Name type  
 WORK ROBERT L & JANET G OW OWNER

Job 239524/DRDG01/CASEHIST completed normally on 07/31/06 at 15:18:45.

OK Cancel Help

Actions Help



7/31/2006 4:21:59 PM

Case number	05 00000613
Property address, ID	2521 THICKET RIDGE CT 274022
Parcel ID	33-20-29-5FP-0000-0170
Subdivision Name	SABAL POINT AT SABAL GREE
Occupant name and number	

Case narrative	
Built addition to house with out permit / anon caller /c f	10/06/05
No visible signs of new construction - no construction	12/09/05
debris - roof shingles all replaced at same time - no one	12/09/05
answered door - need specific area - gates locked.168/tb	12/09/05
Case closed on 122005.tb	12/20/05
Case re-opened on 042506 due to N.O.V. issued for	4/25/06
constructing an addition without a permit.162/tb	4/25/06
(N.O.V. sent to homeowner on 042506.tb)	4/25/06
N.O.V. issued on 042506 for constructing an addition	4/25/06

OK Exit Cancel

ctions Help



7/31/2006 4:22:38 PM

Case number	05 00000613
Address, ID	2521 THICKET RIDGE CT 274022
ID	33-20-29-5FP-0000-0170
Division Name	SABAL POINT AT SABAL GREE
Contract name and number	

002 - CASE CLOSED Request status Case closed on 122005.tb	10/06/05
003 - MISC NOTES Request status Extension given to 061906 per TH on 050306 - homeowner waiting on plans.tb	12/20/05 5/03/06 5/03/06
004 - MISC NOTES Request status	

OK Exit Cancel

Functions Help

Navigation icons: Home, Back, Forward, Stop, Refresh, Print, HTS

7/31/2006 4:22:31 PM

Case number	05	00000613
Property address, ID	2521 THICKET RIDGE CT	274022
Parcel ID	33-20-29-5FP-0000-0170	
Subdivision Name	SABAL POINT AT SABAL GREE	
Tenant name and number		

without a permit. Must comply by 051906.162/tb (N.O.V. sent through mail on 042506)tb	4/25/06	▲
Extension given to 061906 per TH on 050306 - homeowner	4/25/06	▲
waiting on plans.tb	5/03/06	▲
Homeowner will be going before the Board of Adjustment on	5/03/06	▲
082806 for a variance request tb	6/26/06	▲
isolation comments	6/26/06	▲
inspection comments		▼
001 - 1ST INSPECTION		▼
Request status		▼

OK Exit Cancel

Actions Help



7/31/2006 4:22:49 PM

Case number	05 00000613
Property address, ID	2521 THICKET RIDGE CT 274022
Parcel ID	33-20-29-5FP-0000-0170
Subdivision Name	SABAL POINT AT SABAL GREE
Assessor's name and number	

constructing an addition without a permit.162/tb (N.O.V. sent to homeowner on 042506 tb)	4/25/06
003 - FIELD NOTICE OF VIOLATION	4/25/06
N.O.V. issued on 042506 for constructing an addition without a permit. Must comply by 051906.162/tb	4/25/06
(N.O.V. sent through mail on 042506)tb	4/25/06
Legal Description	
LEG LOT 17	
SABAL GREEN AT SABAL POINT	

OK Exit Cancel

Actions Help






7/31/2006 4:22:44 PM

Case number	05 00000613
Address, ID	2521 THICKET RIDGE CT 274022
Parcel ID	33-20-29-5FP-0000-0170
Subdivision Name	SABAL POINT AT SABAL GREE
Agent name and number	

Homeowner will be going before the Board of Adjustment on 082806 for a variance request.tb	6/26/06
Board meeting comments	6/26/06
Other action comments	
001 - FIELD NOTICE OF VIOLATION	
No visible signs of new construction - no construction debris - roof shingles all replaced at same time - no one answered door - need specific area - gates locked.168/tb	12/20/05
	12/20/05
002 - RE-OPEN CASE	
Case re-opened on 042506 due to N.O.V. issued for	4/25/06



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On August 28, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 17 SABAL GREEN AT SABAL POINT PB 25 PGS 41 TO 43

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

**FINDINGS OF FACT**

**Property Owner:** Robert & Janet Work  
2521 Thicket Ridge Court  
Longwood FL 32779

**Project Name:** Thicket Ridge Court (2521)

**Requested Development Approval:**

Request for a side yard (south) setback variance from 10 feet to 6 feet for an existing room addition in PUD (Planned Unit Development District); Janet Work, applicant.

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: Denny Gibbs, Senior Planner  
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. The variance granted will apply only to the addition as depicted on the attached site plan.
- (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: \_\_\_\_\_  
Tony Walter  
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 \_\_\_\_\_, 2006.

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

My Commission Expires: