

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 1737 Cedar Stone Court – Reynolds Contractors Group, applicant;
Request for a side yard setback variance from 20 feet to 15.5 feet for a
garage addition in RC-1 (Country Homes) district.

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Kathy Fall CONTACT: Joy Williams EXT. 7399

Agenda Date 8/25/08 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **Deny** the request for a side yard setback variance from 20 feet to 15.5 feet for a garage addition in RC-1 (Country Homes) district; or
2. **Approve** the request for a side yard setback variance from 20 feet to 15.5 feet for a garage addition in RC-1 (Country Homes) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Reynolds Contractors Group Owner: Robert & Pamela Stockman Location: 1737 Cedar Stone Ct Zoning: RC-1 (Country Homes) Subdivision: Markham Oaks
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to expand an existing 432 square foot detached garage. • The addition will be 18 feet by 26 feet and will encroach 4.5 feet into the required 20-foot side yard setback. • In 1994 the applicant was issued a building permit to construct the existing garage which currently encroaches 4.5 feet into the side yard setback; however, there is no record of a prior variance. • There are currently no code enforcement or building violations for this property.

Reviewed by:
Co Atty: _____
Pln Mgr: _____

STAFF FINDINGS	<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">• 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.• Special conditions and circumstances result from the actions of the applicant.• 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.• 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.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the detached garage as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BV 2008-78
Meeting Date 8-25-08

COPY



VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Reynolds Contractors Group JASON REYNOLDS
Address: 779 Welch Hill Circle City: Apopka Zip code: 32712
Project Address: 1737 Cedar Stone CT City: Lake Mary Zip code: 32746
Contact number(s): 321-299-3591
Email address: rcghomes@hotmail.com

Is the property available for inspection without an appointment?

Yes No If gated please provide a gate code to staff.

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input checked="" type="checkbox"/> Addition	Please describe: <u>Addition to existing detached garage</u>
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED JUL 11 2008

What type of variance is this request?				
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>20</u>	Proposed setback:	<u>15.5</u>
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Fence height	Required height:		Proposed height:	
<input type="checkbox"/> Building height	Required height:		Proposed height:	
Use below for additional yard setback variance requests:				
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Total number of variances requested _____				

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: J Reynolds

FOR OFFICE USE ONLY

Date Submitted: 7-11-08 Reviewed By: P. Johnson
 Tax parcel number: 35-19-29-501-0000-0070 Zoning/FLU RC-1/5E
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application and checklist complete
 Notes: check for previous variance

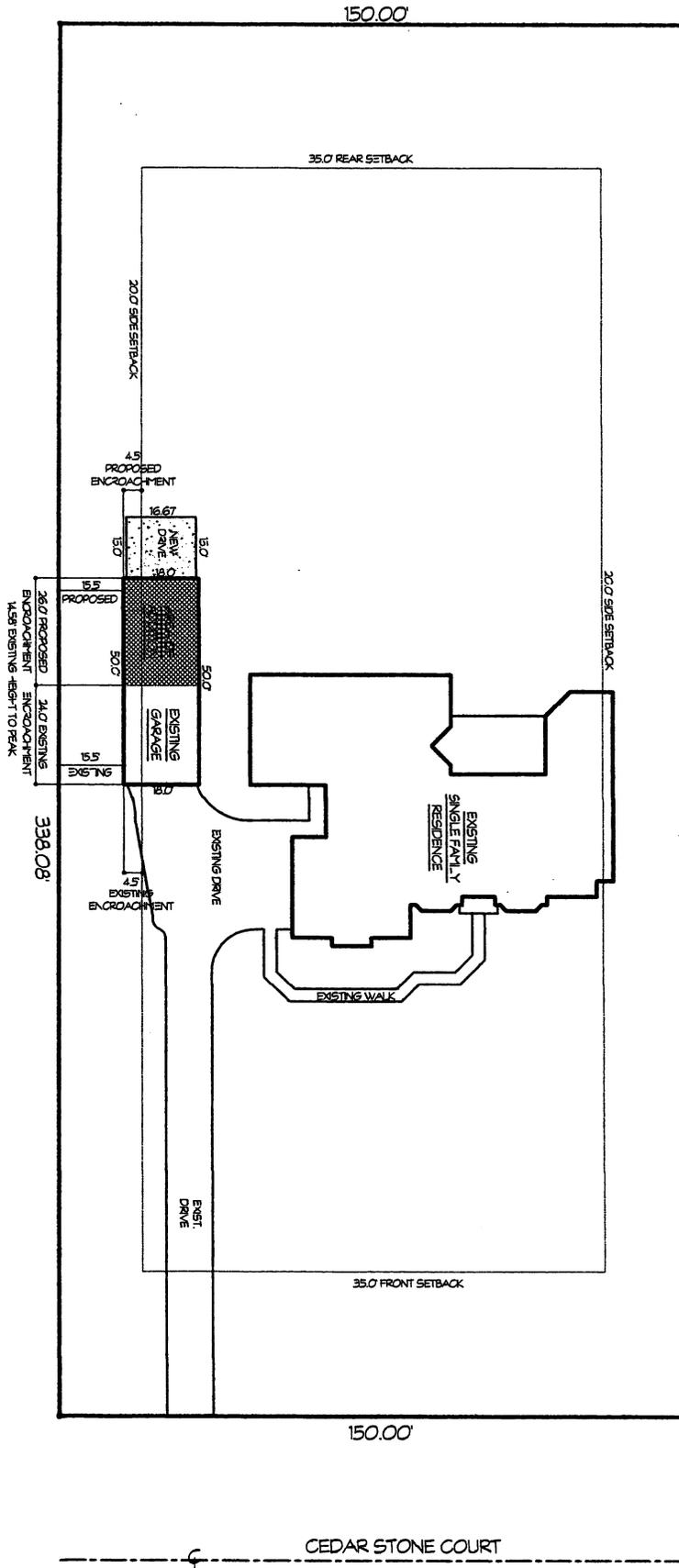
VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

<p>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</p>	
	1. Completed application.
	2. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i>
	3. Provide a legible 8 ½ x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. View a site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house or addition (Label existing, label proposed, and include square footage and dimensions of each)
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic)
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

SCOPE OF WORK:
 EXTENSION OF EXISTING GARAGE FOLLOWING EXISTING GARAGE WALLS SOUTH.
 ADDING NEW CONCRETE DRIVE ON SOUTH END OF GARAGE.

338.08'



LEGAL DESCRIPTION:
 LOT 7 MARKHAM OAKS RECORDED IN PLAT BOOK 28 PAGE 37 & 38
 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

SITE PLAN
 SCALE: 1" = 40'



DATE: 06/06/03	GARAGE ADDITION TO THE:	ERIC M. LUCIA CPBD, AIBD 962 MALDEN COURT LONGWOOD, FLORIDA 32750 407-402-3497	
DATE: 10/07	STOCKMAN RESIDENCE		
DRAWN: E.L.	1737 CEDAR STONE COURT		
CS: 05/03	LAKE MARY, FLORIDA 32746		
SHEET: A-1			
OF 1 SHEETS			

2877852

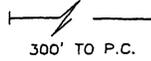
Legal Description: LOT 7 MARKHAM OAKS

Recorded in Plat Book 28 Page 37 & 38 of the Public Records of SEMINOLE County, Florida

CEDAR STONE COURT

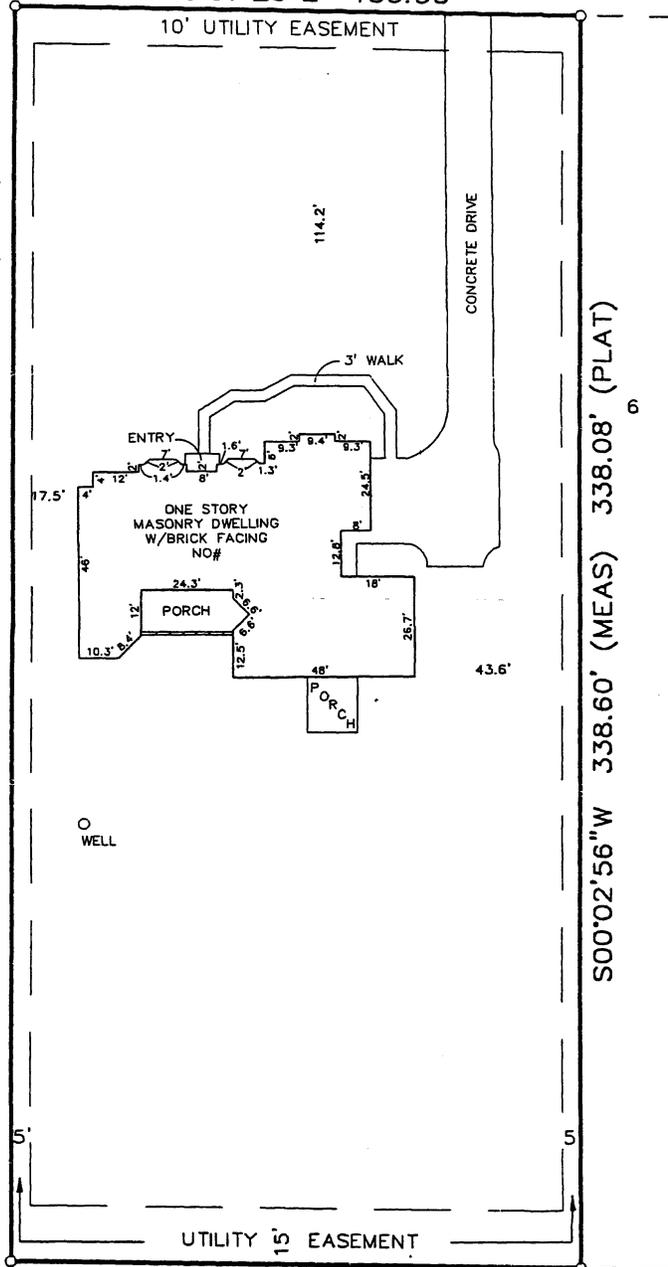
70' R/W

S89°07'29"E 150.00'



N00°02'56"E 338.60' (MEAS) 338.08' (PLAT)

S00°02'56"W 338.60' (MEAS) 338.08' (PLAT)



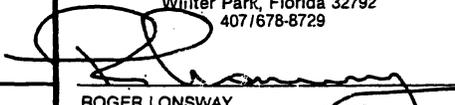
PER PLAT

Based on the National Flood Insurance Program FIRM Map Community No. 120289 Panel Number 20C dated 1/16/87 the above described property is not within a special flood hazard area. Zone "C".

N89°07'29"W 150.00'

NOT PLATTED

I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA in accordance with CH. 21HH-6, Florida Administrative Code and that there is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey. The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record. No underground installations or improvements have been located except as noted.

Boundary Survey		Date: June 27, 1990 MR		 SOUTHEASTERN SURVEYING & MAPPING CORP. 925 S. Semoran Blvd., Suite 112 Winter Park, Florida 32792 407/678-8729
CERTIFIED TO		Job No.: 38760	Scale: 1" = 40'	
Robert F. Stockman, Pam B. Stockman, The Harkins Corp., Anderson & Rush, Attorneys Coral Gables Federal Savings & Loan Assn.		LEGEND • = Iron Rod o = Iron Pipe 1" #2864 □ = Conc. Monument o = Nail & Disc. X = Cross Cut		
		Revised:	 ROGER LONSWAY REGISTERED LAND SURVEYOR NO. 2247	

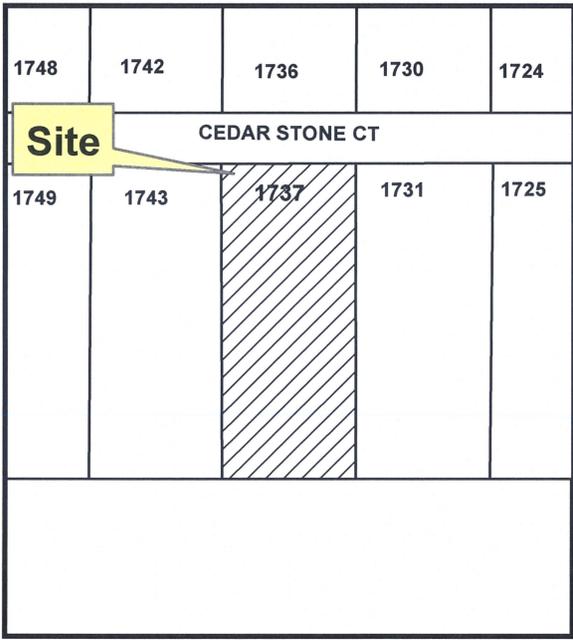
Jason Reynolds
 1737 Cedar Stone Court
 Lake Mary, Florida 32746



Seminole County Board of Adjustment
 August 25, 2008
 Case: BV2008-78 (Map3050, Grid D4)
 Parcel No: 35-19-29-501-0000-0070

Zoning

-  BV2008-78
-  A-1
-  RC-1
-  PUD
-  PLI

PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7508

GENERAL

Parcel Id: 35-19-29-501-0000-0070
 Owner: STOCKMAN ROBERT F & PAMELA B
 Mailing Address: 1737 CEDAR STONE CT
 City,State,ZipCode: LAKE MARY FL 32746
 Property Address: 1737 CEDAR STONE CT LAKE MARY 32746
 Subdivision Name: MARKHAM OAKS
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (1994)
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY

Amendment 1 impact not reflected.

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$330,784
 Depreciated EXFT Value: \$12,950
 Land Value (Market): \$100,000
 Land Value Ag: \$0
Just/Market Value: \$443,734
 Assessed Value (SOH): \$268,475
 Exempt Value: \$25,000
 Taxable Value: \$243,475

[Tax Estimator](#)
[Portability Calculator](#)

SALES

Deed	Date	Book	Page	Amount	Vac/lmp	Qualified
WARRANTY DEED	08/1986	01767	0131	\$45,000	Vacant	Yes
WARRANTY DEED	03/1985	01627	1132	\$43,600	Vacant	Yes
WARRANTY DEED	04/1984	01541	0248	\$450,000	Vacant	No

[Find Comparable Sales within this Subdivision](#)

2007 VALUE SUMMARY

Tax Amount(without SOH): \$7,414
2007 Tax Bill Amount: \$3,480
Save Our Homes (SOH) Savings: \$3,934
 2007 Taxable Value: \$235,655
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	100,000.00	\$100,000

LEGAL DESCRIPTION

PLATS:

LEG LOT 7 MARKHAM OAKS PB 28 PGS 37 & 38

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1990	12	3,484	4,990	3,484	SIDING AVG	\$330,784	\$353,780
Appendage / Sqft		SCREEN PORCH FINISHED / 288							
Appendage / Sqft		GARAGE FINISHED / 745							
Appendage / Sqft		OPEN PORCH FINISHED / 41							
Appendage / Sqft		DETACHED GARAGE FINISHED / 432							

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1990	1	\$1,100	\$2,000
SCREEN ENCLOSURE	1995	625	\$709	\$1,250
COOL DECK PATIO	1995	195	\$461	\$683

POOL GUNITE	2000	490	\$7,840	\$9,800
COOL DECK PATIO	2000	914	\$2,559	\$3,199
ALUM FENCE	2000	117	\$281	\$351

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-23:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: Robert & Pamela Stockman
Address: 1737 Cedar Stone CT
City/Zip: Lake Mary FL 32746
Phone #: 407-474

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____
Officers: _____
Address: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
Shareholders: _____
Address: _____

Name of Corporation: _____
Officers: _____
Address: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
Shareholders: _____
Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____
Trustees: _____
Address: _____
City/Zip: _____

Beneficiaries: _____
Address: _____
City/Zip: _____

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____	Name of Partnership: _____
Principal: _____	Principal: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee:	Contract Vendee:
Name: _____	Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____

(Use additional sheets for more space.)

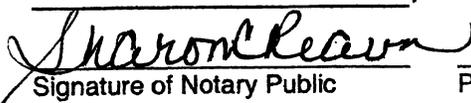
6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

<u>JULY 9, 2008</u> Date	 Owner, Agent, Applicant Signature
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STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 9 day of July, 2008 by Robert F. Stockman

 Signature of Notary Public	_____ Print, Type or Stamp Name of Notary Public
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Personally Known _____ OR Produced Identification
Type of Identification Produced Florida Driver Lic

 Sharon C. Reaves
My Commission DD346330
Expires August 12, 2008

For Use by Planning & Development Staff	
Date: _____	Application Number: _____

FROM THE DESK OF BOB STOCKMAN

JULY 15, 2008

SEMINOLE COUNTY PLANNING AND DEVELOPMENT

RE: VARIANCE / 1737 CEDAR STONE CT., LAKE MARY, FL 32746

TO WHOM IT CONCERNS,

THE FOLLOWING LETTER HEREBY AUTHORIZES AND GRANTS
PERMISSION TO REYNOLDS CONTRACTORS GROUP TO APPLY
FOR A VARIANCE FOR MY GARAGE ADDITION. (# BV2008-78)

SINCERELY,



BOB STOCKMAN
407.333.2875

July 9, 2008

Seminole County Planning & Development
Seminole County, Florida

To Whom It May Concern:

RE: Stockman Garage Extension, 1737 Cedar Stone Court,
Lake Mary, FL 32746

As next door neighbors who face the area where the Stockman proposed garage extension is to be erected, given the plans we have been presented, we support the Stockman efforts and have no opposition to the proposed addition to the existing garage structure.

As 10+ year neighbors of the Stockmans, we have no doubt whatsoever that they will comply with all restrictions of our neighborhood, the County, and as our neighbors.

Please accept this as our express support for the garage addition endeavors of the Stockmans. Should you require additional information, or require a personal phone conversation, please do not hesitate to call.

Sincerely,

Jack & Isabelle Pitcher
1731 Cedar Stone Court
Lake Mary, FL 32746
407-444-5613



c/o CPM • 860 N. SR 434 • Suite 1009 • Altamonte Springs • FL 32714

May 15, 2008

Bob & Pam Stockman
1737 Cedar Stone Court
Lake Mary, FL 32746

RE: Garage Expansion

The MOHOA Architectural Review Committee has reviewed your request to expand your existing 1-car garage back deeper onto your property, creating a 3-car garage. Given the plans you've submitted, the ARC has granted your request*.

As with all additions, they must follow the look of the existing structure within the guidelines of our covenants.

Should you have any questions or unforeseen changes, please contact the ARC immediately for review/approval.

Please call any member of the ARC should you have any questions/concerns or additional considerations. Good luck!

Sincerely,

Isabelle M. Pitcher
MOHOA President

**Please note that trees that require removal for the expansion may be removed, but keep in mind peripheral vegetation must remain in place unless approved in advance (i.e. clearing of the lot beyond expansion site).*

**SEMINOLE COUNTY DENIAL DEVELOPMENT
ORDER**

On August 25, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7
MARKHAM OAKS PB 28 PGS 37 & 38

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

FINDINGS OF FACT

Property Owner: Robert & Pamela Stockman
1737 Cedar Stone Ct
Lake Mary, FL 32746

Project Name: Cedar Stone Court (1737)

Requested Development Approval:

Request for a side yard setback variance from 20 feet to 15.5 feet for a garage addition in RC-1 (Country Homes) district.

The Development Approval was sought to allow a detached garage to encroach within the side yard setback. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Joy Williams, Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 25, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7
MARKHAM OAKS PB 28 PGS 37 & 38

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

FINDINGS OF FACT

Property Owner: Robert & Pamela Stockman
1737 Cedar Stone Ct
Lake Mary, FL 32746

Project Name: Cedar Stone Court (1737)

Requested Development Approval:

Request for a side yard setback variance from 20 feet to 15.5 feet for a garage addition in RC-1 (Country Homes) district.

All six criteria for granting a variance under the Land Development Code have been satisfied.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and 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: Joy Williams, 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:
 - a. The variance granted will apply only to the detached garage on the east side of property 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: _____
Alison C. Stettner
Planning Manager

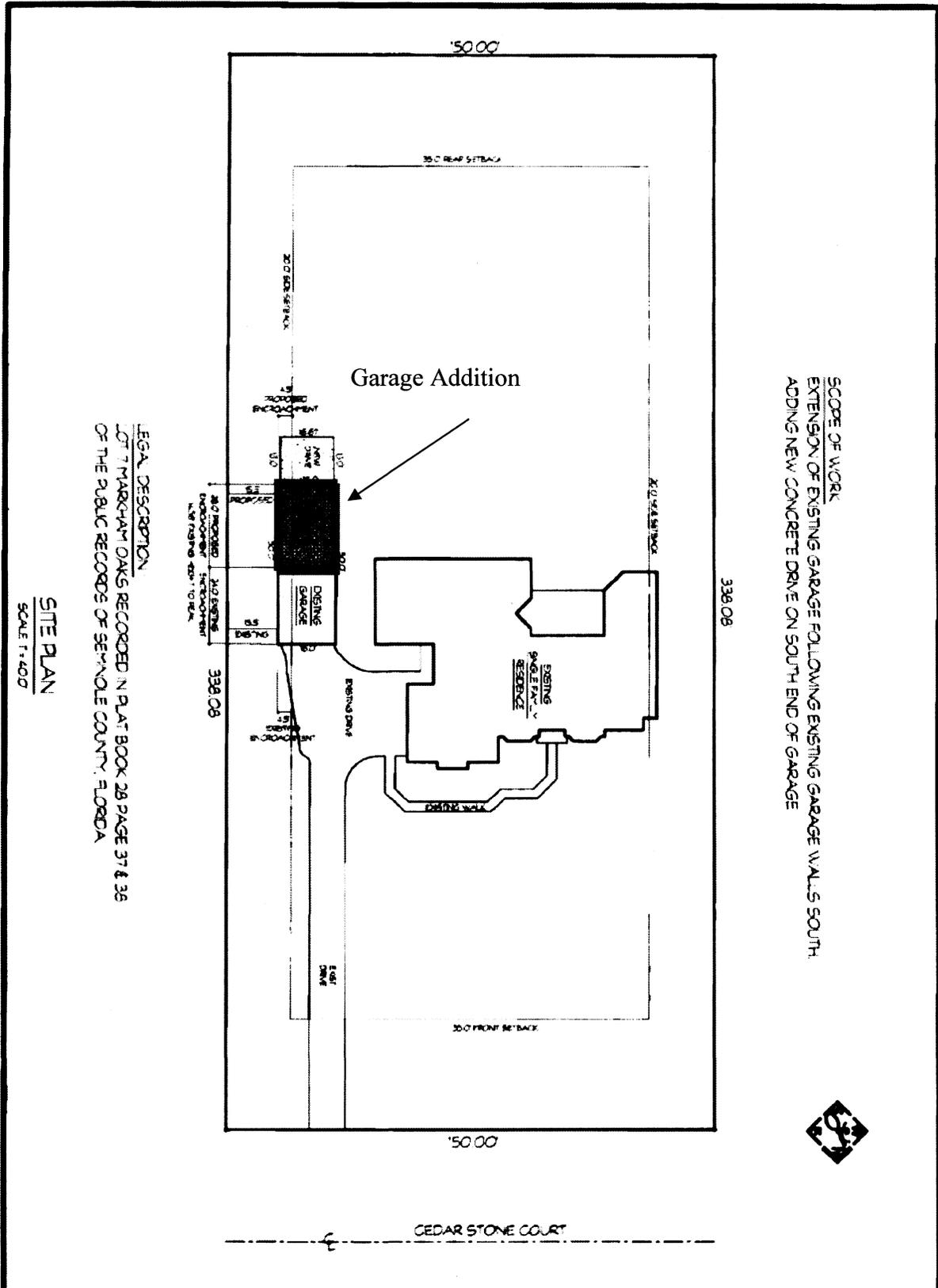
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:



GARAGE ADDITION TO THE
STOCKMAN RESIDENCE
 1737 CEDAR STONE COURT

ERIC M. LUCIA CPBD, AIBD
 962 MALDEN COURT
 LONGWOOD, FLORIDA 32750
 407.266.1400

