

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 1049 Reading Court – Zenaida Arrietta & Maria Martinez, applicant;  
Request for a rear yard setback variance from 30 feet to 24.07 feet for an  
addition in the R-1A (Single Family Dwelling) district.

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

**AUTHORIZED BY:** Kathy Fall      **CONTACT:** Kathy Fall      **EXT.** 7389

Agenda Date 8/24/09    Regular     Consent     Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 30 feet to 24.07 feet for an addition in the R-1A (Single Family Dwelling) district.; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 24.07 feet for an addition in the R-1A (Single Family Dwelling) district.; or
3. **Continue** the request to a time and date certain.

|                             |  |
|-----------------------------|--|
| <b>GENERAL INFORMATION</b>  | Applicant: Zenaida Arrietta & Maria Martinez<br>Location: 1049 Reading Court<br>Zoning: R-1A<br>Subdivision: Howell Estates  |
| <b>BACKGROUND / REQUEST</b> | <ul style="list-style-type: none"> <li>• The applicant proposed to construct an addition that will consist of a bathroom and lanai that will encroach approximately 6 feet into the rear yard setback.</li> <li>• There are currently no code enforcement or building violations for this property.</li> <li>• There is no record of prior variances for this property.</li> </ul> |
| <b>STAFF FINDINGS</b>       | The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <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,</li> </ul>  |

Reviewed by \_\_\_\_\_  
Co Atty: ELC  
Pln Mgr: \_\_\_\_\_

|  |  |
|--|--|
|  | <p>structures or building in the same zoning district.</p> <ul style="list-style-type: none"><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 requested is not 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> |
| <p><b>STAFF<br/>RECOMMENDATION</b></p> | <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"><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>   |

**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

RECEIVED JUN 26 2009

Application # BV 2009-65

Meeting Date Aug 24, 2009



# VARIANCE APPLICATION **COPY**

SEMINOLE COUNTY PLANNING DIVISION ROOM 2201  
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: ZENAI DA ARRIETA & MARIA CORAL MARTINEZ

Address: 6116 SW 45 ST City: MIAMI FL Zip code: 33155

Project Address: 1049 READING CT City: WINTER PARK FL Zip code: 32792

Tax Parcel number: 26-21-30-504-0000-0410

Contact number(s): 786-251-5322 CELL

Email address: mhenryg@bellsouth.net

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>MASTER BATH 12.5' x 15.67' LANAI 12.5' x 11.83'</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. |   |

| 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 checked="" type="checkbox"/> Rear yard setback                            | Required setback:   | Proposed setback: | <u>24.09'</u> |
| <input type="checkbox"/> Side yard setback                                       | Required setback:   | Proposed setback: |               |
| <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 checked="" type="checkbox"/> Total number of variances requested <u>1</u> |                     |                   |               |

Signed: MARIA CORAL MARTINEZ

Date: 6/23/09

FOR OFFICE USE ONLY

Date Submitted: 6-26-09Reviewed By: P. JohnsonZoning/FLU R-1A/LDR

- 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: \_\_\_\_\_

**VARIANCE SUBMITTAL CHECKLIST***Please return this checklist with your application!*

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

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.

|    |   |               |
|----|---|---------------|
| OK | 1. Completed application.   |               |
| OK | 2. Ownership Disclosure Form (Seminole County Application & Affidavit).   |               |
| OK | 3. Owner's authorization letter (if needed). This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a>   |               |
| OK | 4. Provide a legible 8 1/2 x 11 inch site plan with the following information<br><b>NOTE: Please use your property survey for your site plan, if available.</b><br><b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b> |               |
| OK | o Please start with a clean survey (ex: white out old approval stamps)  | Survey        |
| OK | o Size and dimension of the parcel  | G-1 Survey    |
| OK | o Location and name of all abutting streets   | Sheet         |
| OK | o Location of driveways   | G-1 Survey    |
| OK | o Location, size and type of any septic systems, drain field and wells  |               |
| OK | o Location of all easements   | G-1 Survey    |
|    | o Existing or proposed house or addition<br>(Label existing, label proposed, and include square footage and dimensions of each)   | G-1 A-2, 3, 4 |
| OK | o Existing and/or proposed buildings, structures and improvements<br>(Label existing, label proposed, and include square footage and dimension of each)   | G-1 A 2, 3, 4 |
| OK | o Building height   | A-4           |
| OK | o Setbacks from each building to the property lines   | G-1           |
| OK | o Location of proposed fence(s)   | G-1           |
| OK | o Identification of available utilities (ex: water, sewer, well or septic)  | G-1           |
|    | 5. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.  |               |



**Boundary Survey**



1" = 30'  
GRAPHIC SCALE

0 15 30

**READING COURT**  
50' PLATTED RIGHT-OF-WAY  
ASPHALT ROADWAY

①  $\Delta = 45^{\circ}14'23''$   
 $R = 50.00'$   
 $L = 39.48'$   
 $CB = S63^{\circ}06'04''E$   
 $C = 38.46'$

LOT 49

LOT 42

LOT 40

LOT 41

$N00^{\circ}00'00''E$   
14.70'

FENCE IS 1.0' ON & 0.2' OFF

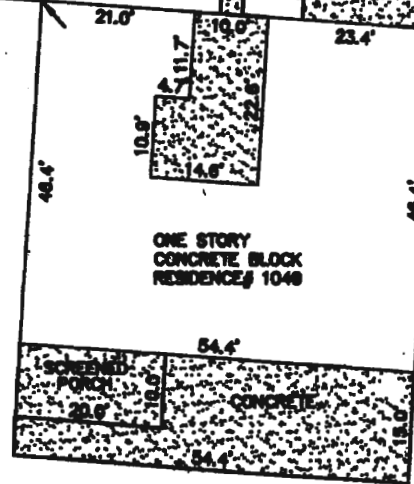
FOUND 1/2" IRON ROD AND CAP LBY 2108

RADIAL  
 $N49^{\circ}30'58''E$

E DRAINAGE & UTILITY EASEMENT

173.51'

FENCE IS 0.5' ON



FOUND 1/2" IRON ROD AND CAP LBY 2108

FOUND RAIL ROAD SPIKE - NO NUMBER RADUS POINT

WALK IS 0.4' OFF

WALK IS 0.4' OFF

FOUND 1" IRON PIPE NO NUMBER

28.0'

10.0'

46.4'

ASBESTOS

WALK IS 0.4' OFF

FENCE IS 0.5' ON

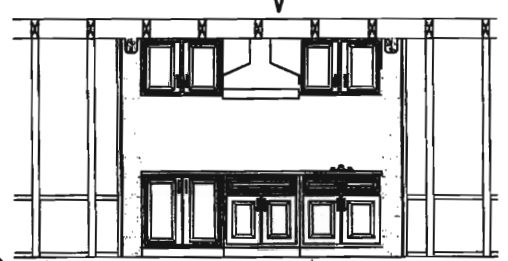
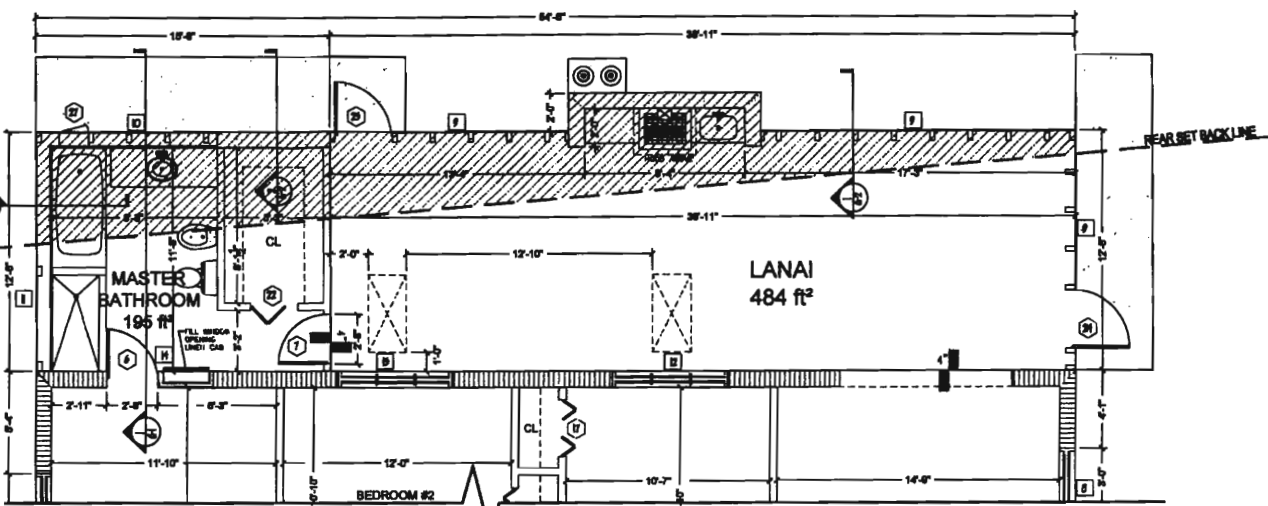
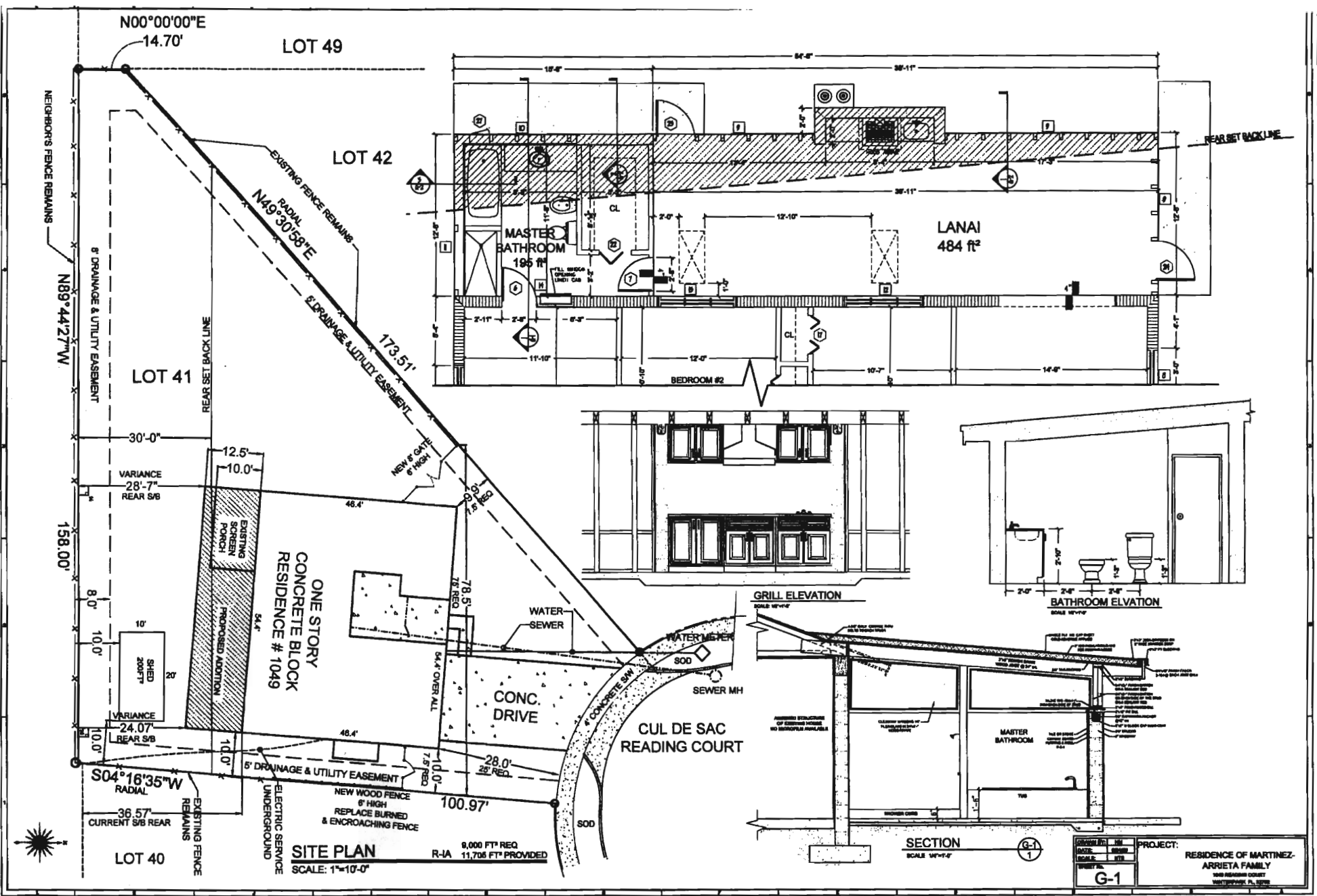
110.97'

IMAGE & UTILITY EASEMENT

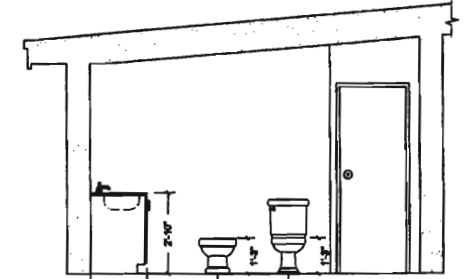
FOUND 1" IRON PIPE NO NUMBER

RADIAL  
 $S04^{\circ}16'35''W$

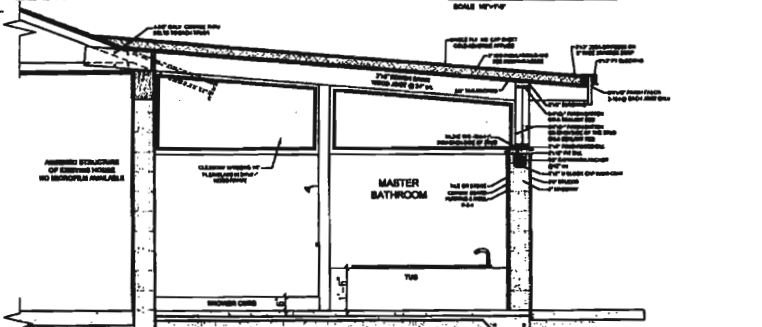
15.0'



GRILL ELEVATION  
SCALE 1/8"=1'-0"



BATHROOM ELEVATION  
SCALE 1/8"=1'-0"

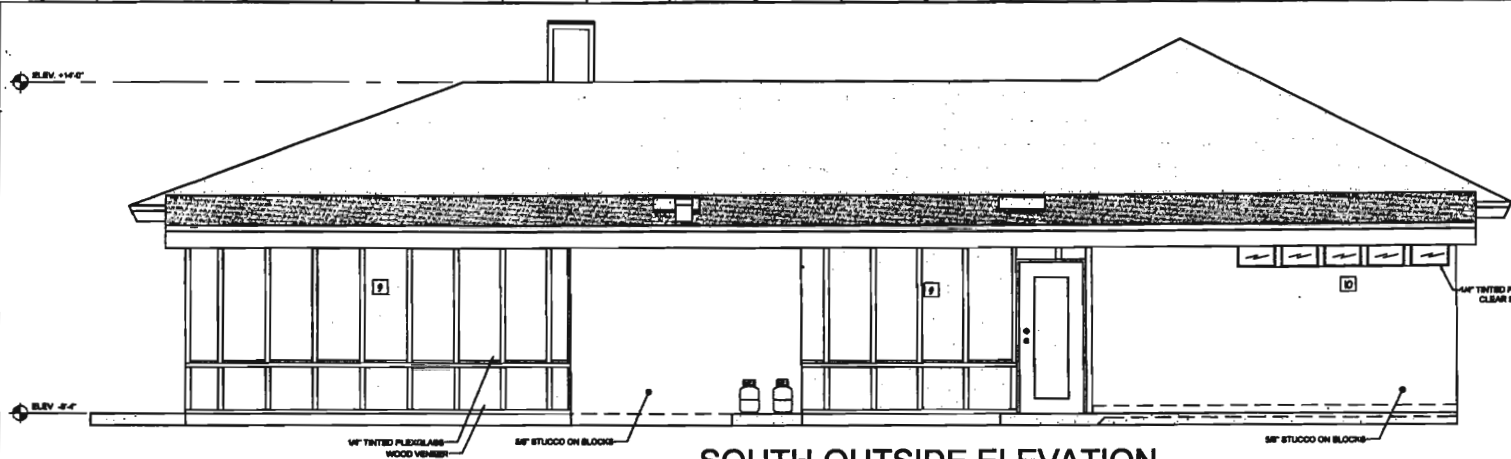


SECTION  
SCALE 1/4"=1'-0"

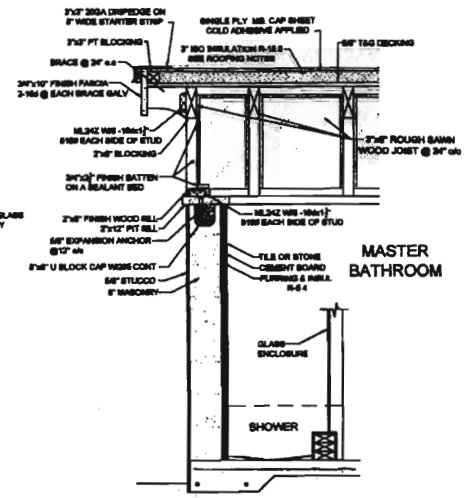
**SITE PLAN**  
R-JA 9,000 FT<sup>2</sup> REQ.  
11,705 FT<sup>2</sup> PROVIDED  
SCALE: 1"=10'-0"

|        |       |   |
|--------|-------|---|
| DATE:  | BY:   | PROJECT:  |
| SCALE: | SITE: | RESIDENCE OF MARTINEZ-ARRIETA FAMILY                |
| G-1    |       | 1049 RESIDENCE CONCEPT<br>WEST PALM BEACH, FL 33411 |

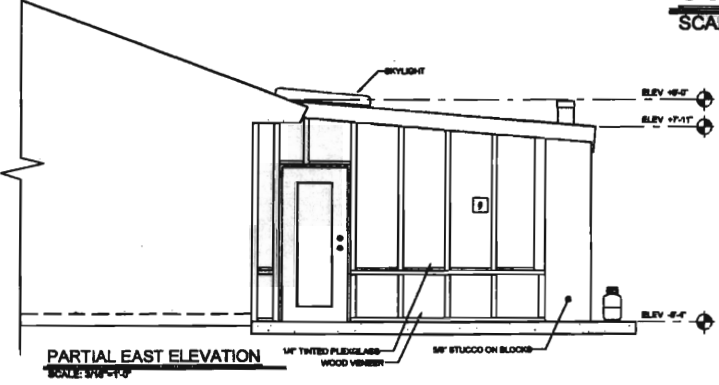




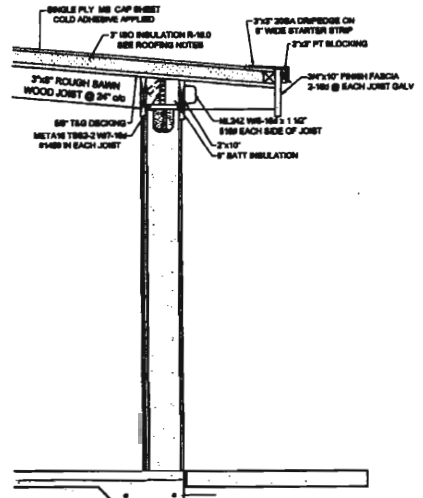
**SOUTH OUTSIDE ELEVATION**  
SCALE: 3/16"=1'-0"



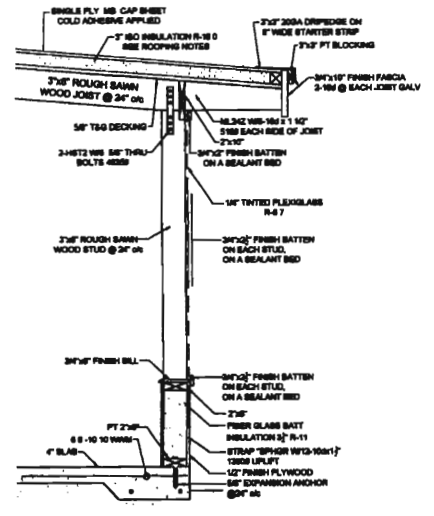
**WALL SECTION** (G-1)  
SCALE: 1/4"=1'-0"



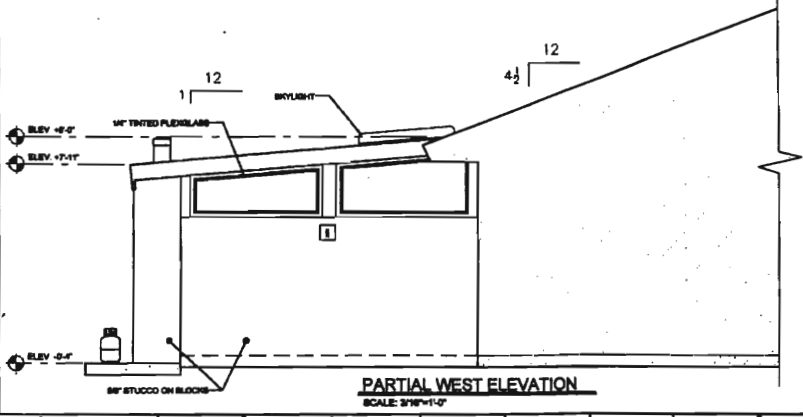
**PARTIAL EAST ELEVATION**  
SCALE: 3/16"=1'-0"



**WALL SECTION** (G-1)  
SCALE: 1/4"=1'-0"



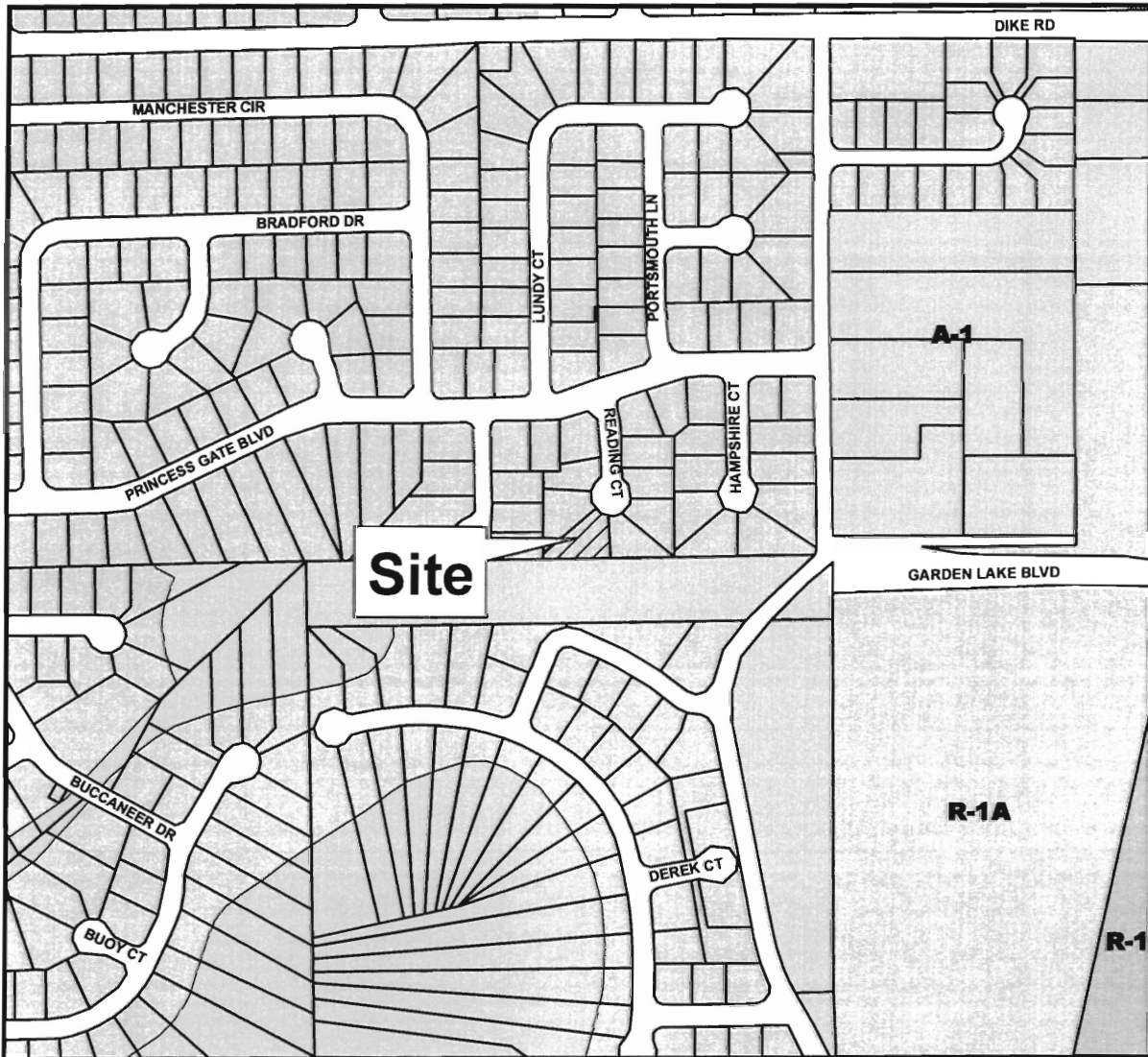
**SECTION** (G-1)  
SCALE: 1/4"=1'-0"



**PARTIAL WEST ELEVATION**  
SCALE: 3/16"=1'-0"





|              |            |                                      |
|--------------|------------|--------------------------------------|
| DESIGNED BY: | DATE:      | PROJECT:                             |
| DRAWN BY:    | 1/18/17    | RESIDENCE OF MARTINEZ-ARRIETA FAMILY |
| CHECKED BY:  | 1/18/17    | 1940 REVEREND COURT                  |
| SCALE:       | 1/8"=1'-0" | WESTMINSTER, CO, COLORADO            |
| PROJECT NO.: | G-2        |                                      |


Henry G. Martinez  
1049 Reading Court  
Winter Park, FL 32792

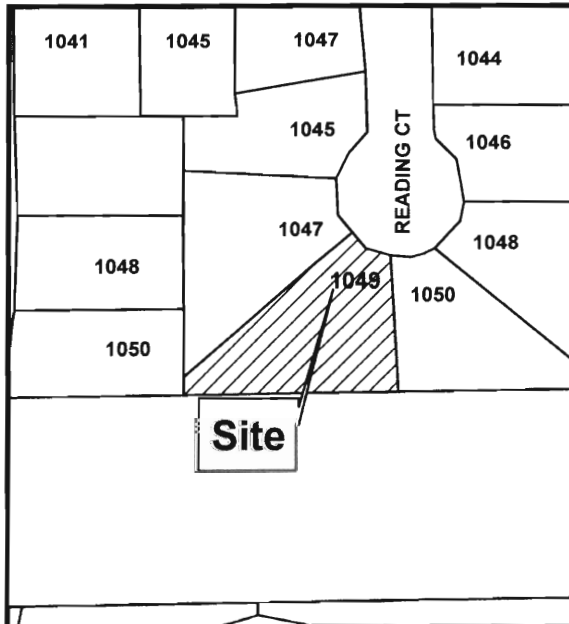


Seminole County Board of Adjustment  
August 24, 2009  
Case: BV2009-65 (Map 3211 Grid A4)  
Parcel No: 26-21-30-504-0000-0410

**Zoning**

|   |           |
|---|-----------|
|  | BV2009-65 |
|  | A-1       |
|  | R-1A      |
|  | R-1       |

N  




| <p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST<br/>SANFORD, FL 32771-1408<br/>407-655-7505</p>  | <p>24</p>        |   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
|--|------------------|---|------------------|------------------|----------------|---------------|---------------------|---------------|---------------------|------------|-----------|------------------------|-----------|---|------------------------|------------|----------|---------------------|---------------|------------------|---------------|------------|------------------------------------|-------------------|-----------|---------------|-----------------|------------|----------|--------------------|-----|-----------------|----------------------|------------|-----------|----------|----|-----------------|---------|------------|-------|----------|----|-----------------|---------|------------|----------|----------|----|---------------|---------|------------|----------|----------|-----|---------------|---------|------------|-------|--------|----|--|
| <p><b>GENERAL</b></p> <p>Parcel Id: 26-21-30-504-0000-0410</p> <p>Owner: ARRIETA ZENaida E &amp;</p> <p>Own/Addr: MARTINEZ MARIA C</p> <p>Mailing Address: 1049 READING CT</p> <p>City,State,ZipCode: WINTER PARK FL 32792</p> <p>Property Address: 1049 READING CT WINTER PARK 32792</p> <p>Subdivision Name: HOWELL ESTATES 1ST ADD</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2007)</p> <p>Dor: 01-SINGLE FAMILY</p>   |                  | <p><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2009 Working</th> <th>2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$145,138</td> <td>\$160,885</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$1,212</td> <td>\$1,212</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$33,000</td> <td>\$40,000</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$179,350</td> <td>\$202,097</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$179,350</td> <td>\$202,097</td> </tr> </tbody> </table> <p style="text-align: right;"><b>Tax Estimator</b></p> | VALUES           | 2009 Working     | 2008 Certified | Value Method  | Cost/Market         | Cost/Market   | Number of Buildings | 1          | 1         | Depreciated Bldg Value | \$145,138 | \$160,885   | Depreciated EXFT Value | \$1,212    | \$1,212  | Land Value (Market) | \$33,000      | \$40,000         | Land Value Ag | \$0        | \$0                                | Just/Market Value | \$179,350 | \$202,097     | Portability Adj | \$0        | \$0      | Save Our Homes Adj | \$0 | \$0             | Assessed Value (SOH) | \$179,350  | \$202,097 |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| VALUES   | 2009 Working     | 2008 Certified  |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Value Method   | Cost/Market      | Cost/Market   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Number of Buildings  | 1                | 1   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Depreciated Bldg Value   | \$145,138        | \$160,885   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Depreciated EXFT Value   | \$1,212          | \$1,212   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Land Value (Market)  | \$33,000         | \$40,000  |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Land Value Ag  | \$0              | \$0   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Just/Market Value  | \$179,350        | \$202,097   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Portability Adj  | \$0              | \$0   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Save Our Homes Adj   | \$0              | \$0   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Assessed Value (SOH)   | \$179,350        | \$202,097   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| <p><b>2009 TAXABLE VALUE WORKING ESTIMATE</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Taxing Authority</th> <th>Assessment Value</th> <th>Exempt Values</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>County General Fund</td> <td>\$179,350</td> <td>\$50,000</td> <td>\$129,350</td> </tr> <tr> <td>Schools</td> <td>\$179,350</td> <td>\$25,000</td> <td>\$154,350</td> </tr> <tr> <td>Fire</td> <td>\$179,350</td> <td>\$50,000</td> <td>\$129,350</td> </tr> <tr> <td>Road District</td> <td>\$179,350</td> <td>\$50,000</td> <td>\$129,350</td> </tr> <tr> <td>SJWM(Saint Johns Water Management)</td> <td>\$179,350</td> <td>\$50,000</td> <td>\$129,350</td> </tr> <tr> <td>County Bonds</td> <td>\$179,350</td> <td>\$50,000</td> <td>\$129,350</td> </tr> </tbody> </table>   |                  |   | Taxing Authority | Assessment Value | Exempt Values  | Taxable Value | County General Fund | \$179,350     | \$50,000            | \$129,350  | Schools   | \$179,350              | \$25,000  | \$154,350   | Fire                   | \$179,350  | \$50,000 | \$129,350           | Road District | \$179,350        | \$50,000      | \$129,350  | SJWM(Saint Johns Water Management) | \$179,350         | \$50,000  | \$129,350     | County Bonds    | \$179,350  | \$50,000 | \$129,350          |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Taxing Authority   | Assessment Value | Exempt Values   | Taxable Value    |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| County General Fund  | \$179,350        | \$50,000  | \$129,350        |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Schools  | \$179,350        | \$25,000  | \$154,350        |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Fire   | \$179,350        | \$50,000  | \$129,350        |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Road District  | \$179,350        | \$50,000  | \$129,350        |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| SJWM(Saint Johns Water Management)   | \$179,350        | \$50,000  | \$129,350        |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| County Bonds   | \$179,350        | \$50,000  | \$129,350        |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| <p>The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.</p>  |                  |   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| <p><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>01/2006</td> <td>08115 1236</td> <td>\$255,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/2005</td> <td>05941 0501</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>02/2005</td> <td>05616 0776</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/2002</td> <td>04536 0292</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>09/2001</td> <td>04223 1474</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>01/2001</td> <td>03995 1180</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>11/1991</td> <td>02793 1098</td> <td>\$87,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1981</td> <td>01345 1259</td> <td>\$89,900</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1981</td> <td>01330 0339</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p> |                  | Deed  | Date             | Book Page        | Amount         | Vac/Imp       | Qualified           | WARRANTY DEED | 01/2006             | 08115 1236 | \$255,000 | Improved               | Yes       | WARRANTY DEED   | 09/2005                | 05941 0501 | \$100    | Improved            | No            | QUIT CLAIM DEED  | 02/2005       | 05616 0776 | \$100                              | Improved          | No        | WARRANTY DEED | 09/2002         | 04536 0292 | \$100    | Improved           | No  | QUIT CLAIM DEED | 09/2001              | 04223 1474 | \$100     | Improved | No | QUIT CLAIM DEED | 01/2001 | 03995 1180 | \$100 | Improved | No | QUIT CLAIM DEED | 11/1991 | 02793 1098 | \$87,000 | Improved | No | WARRANTY DEED | 07/1981 | 01345 1259 | \$89,900 | Improved | Yes | WARRANTY DEED | 04/1981 | 01330 0339 | \$100 | Vacant | No | <p><b>2008 VALUE SUMMARY</b></p> <p style="text-align: right;"><b>2008 Tax Bill Amount: \$2,479</b></p> <p style="text-align: right;"><b>2008 Certified Taxable Value and Taxes</b></p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> |
| Deed   | Date             | Book Page   | Amount           | Vac/Imp          | Qualified      |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| WARRANTY DEED  | 01/2006          | 08115 1236  | \$255,000        | Improved         | Yes            |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| WARRANTY DEED  | 09/2005          | 05941 0501  | \$100            | Improved         | No             |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| QUIT CLAIM DEED  | 02/2005          | 05616 0776  | \$100            | Improved         | No             |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| WARRANTY DEED  | 09/2002          | 04536 0292  | \$100            | Improved         | No             |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| QUIT CLAIM DEED  | 09/2001          | 04223 1474  | \$100            | Improved         | No             |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| QUIT CLAIM DEED  | 01/2001          | 03995 1180  | \$100            | Improved         | No             |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| QUIT CLAIM DEED  | 11/1991          | 02793 1098  | \$87,000         | Improved         | No             |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| WARRANTY DEED  | 07/1981          | 01345 1259  | \$89,900         | Improved         | Yes            |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| WARRANTY DEED  | 04/1981          | 01330 0339  | \$100            | Vacant           | No             |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| <p><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>33,000.00</td> <td>\$33,000</td> </tr> </tbody> </table>  |                  | Land Assess Method  | Frontage         | Depth            | Land Units     | Unit Price    | Land Value          | LOT           | 0                   | 0          | 1.000     | 33,000.00              | \$33,000  | <p><b>LEGAL DESCRIPTION</b></p> <p>PLATS: Pick... </p> <p>LEG LOT 41 HOWELL ESTATES 1ST ADD PB 23 PG 32</p> |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Land Assess Method   | Frontage         | Depth   | Land Units       | Unit Price       | Land Value     |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| LOT  | 0                | 0   | 1.000            | 33,000.00        | \$33,000       |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| <p><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>Living 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>1981</td> <td>6</td> <td>1,719</td> <td>2,248</td> <td>1,719</td> <td>CB/STUCCO FINISH</td> <td>\$145,138</td> <td>\$163,998</td> </tr> </tbody> </table> <p>Appendage / Sqft      GARAGE FINISHED / 529</p> <p><i>NOTE: Appendage Codes Included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</i></p> <p><b>Permits</b></p>  |                  |   | Bld Num          | Bld Type         | Year Blt       | Fixtures      | Base SF             | Gross SF      | Living SF           | Ext Wall   | Bld Value | Est. Cost New          | 1         | SINGLE FAMILY   | 1981                   | 6          | 1,719    | 2,248               | 1,719         | CB/STUCCO FINISH | \$145,138     | \$163,998  |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| Bld Num  | Bld Type         | Year Blt  | Fixtures         | Base SF          | Gross SF       | Living SF     | Ext Wall            | Bld Value     | Est. Cost New       |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| 1  | SINGLE FAMILY    | 1981  | 6                | 1,719            | 2,248          | 1,719         | CB/STUCCO FINISH    | \$145,138     | \$163,998           |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |
| <p><b>EXTRA FEATURE</b></p>  |                  |   |                  |                  |                |               |                     |               |                     |            |           |                        |           |   |                        |            |          |                     |               |                  |               |            |                                    |                   |           |               |                 |            |          |                    |     |                 |                      |            |           |          |    |                 |         |            |       |          |    |                 |         |            |          |          |    |               |         |            |          |          |     |               |         |            |       |        |    |  |

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a (check one)

- Individual                       Corporation                       Land Trust  
 Limited Liability Company    Partnership  
 Other (describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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              | ADDRESS         | PHONE NUMBER |
|-------------------|-----------------|--------------|
| ZENAIDA ARRIBETA  | 1049 READING CT | 786-282-1036 |
| MARIA C. MARTINEZ | 1049 READING CT | 786-282-1036 |
|                   |                 |              |

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent 2% or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are not traded publicly on any national stock exchange.

| NAME      | TITLE OR OFFICE | ADDRESS | % OF INTEREST |
|-----------|-----------------|---------|---------------|
| NOT APPLY |                 |         |               |
|           |                 |         |               |
|           |                 |         |               |
|           |                 |         |               |

(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 and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: \_\_\_\_\_

| NAME      | TRUSTEE OR BENEFICIARY | ADDRESS | % OF INTEREST |
|-----------|------------------------|---------|---------------|
| NOT APPLY |                        |         |               |
|           |                        |         |               |
|           |                        |         |               |
|           |                        |         |               |

(Use additional sheets for more space.)

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

| NAME             | ADDRESS | % OF INTEREST |
|------------------|---------|---------------|
| <i>NOT APPLY</i> |         |               |
|                  |         |               |
|                  |         |               |

(Use additional sheets for more space.)

5. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, or partnership, provide the information required for those entities in paragraphs 2, 3, and/or 4 above.

Name of Purchaser: \_\_\_\_\_

| NAME             | ADDRESS | % OF INTEREST |
|------------------|---------|---------------|
| <i>NOT APPLY</i> |         |               |
|                  |         |               |
|                  |         |               |

Date of Contract: *NOT APPLY*

Please specify any contingency clause related to the outcome of the consideration of the application.

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.

7. 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 rezoning, 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.

6/22/2009  
Date

*[Signature]*  
Owner, Agent, Applicant Signature  
**MARIA C. MARTINEZ**

STATE OF FLORIDA  
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 23<sup>RD</sup> day of JUNE, 2009 by \_\_\_\_\_

*[Signature]*  
Signature of Notary Public

*Lourdes Alvarez Vega*  
Print, Type or Stamp Name of Notary Public



Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

|  |                           |
|--|---------------------------|
| <b>For Use by Planning &amp; Development Staff</b> |                           |
| Date: _____  | Application Number: _____ |

# SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM (ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I ZENAIDA ARRIETA & MARIA C. MARTINEZ, the fee simple owner of the following  
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s) 26-21-30-504-0000-0410  
LOT 41 HOWELL ESTATES FIRST ADDITION, PB 23 PG 32

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map <sup>TABLE</sup>  
(circle one or more) from 30' REAR S/B to 24.07' REAR S/B and affirm that  
HENRY G. MARTINEZ is hereby designated to act as my / our authorized agent and to file the  
attached application for the stated amendment and make binding statements and commitments regarding the  
amendment request.

ZENAIDA E ARRIETA  
Zenaida E Arrieta  
Owner's Signature

MARIA CORAL MARTINEZ  
Maria Coral Martinez

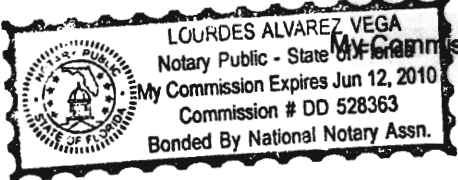
I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 23<sup>RD</sup> day of JUNE 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MARIA C MARTINEZ who is personally known to me or who has produced N/A has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 23<sup>RD</sup> day of JUNE, 2009.

[Signature]  
Notary Public in and for the County and State  
Aforementioned



My Commission Expires: June 20, 2009

| Tax Parcel ID No.      | Owner                                  | Mailing Address      | City              | State | Zip   | Property          |
|------------------------|--|----------------------|-------------------|-------|-------|-------------------|
| 28-21-30-300-0240-0000 | GROENENDYK, ALEXANDER H & JACQUELINE S | 1457 PELICAN BAY TRL | WINTER PARK       | FL    | 32792 | 1298 GRAND AVE    |
| 28-21-30-504-0000-0490 | WILLIAMS, ANTHONY & SHARON D           | 1050 RAMSGATE CT     | WINTER PARK       | FL    | 32792 | 1050 RAMSGATE CT  |
| 28-21-30-504-0000-0500 | MEARS, GARLAND E & FONDA R             | PO BOX 150158        | ALTAMONTE SPRINGS | FL    | 32715 | 1049 RAMSGATE CT  |
| 28-21-30-504-0000-0480 | SANTIAGO, ELIZABETH M & ROBERTO        | 1048 RAMSGATE CT     | WINTER PARK       | FL    | 32792 | 1048 RAMSGATE CT  |
| 28-21-30-504-0000-0420 | EDMISTON, STEVEN                       | 1047 READING CT      | WINTER PARK       | FL    | 32792 | 1047 READING CT   |
| 28-21-30-504-0000-0400 | MC ANANY, JOHN W JR                    | 1545 SYKES CREEK DR  | MERRITT ISLAND    | FL    | 32953 | 1050 READING CT   |
| 28-21-30-504-0000-0380 | BUTCHER, ROBERT J                      | 1048 READING CT      | WINTER PARK       | FL    | 32792 | 1048 READING CT   |
| 28-21-30-504-0000-0380 | SCHOOLMAN, ROLF M & VERONIKA K         | 1046 READING CT      | WINTER PARK       | FL    | 32792 | 1046 READING CT   |
| 28-21-30-504-0000-0430 | DA SILVA, JORGE A & VERA L             | 1045 READING CT      | WINTER PARK       | FL    | 32792 | 1045 READING CT   |
| 28-21-30-504-0000-0310 | SOTO, ARMANDO J & HILDA                | 1047 HAMPSHIRE CT    | WINTER PARK       | FL    | 32792 | 1047 HAMPSHIRE CT |
| 28-21-30-504-0000-0300 | THOMPSON, KAREN & EADS LARRY D         | 333 PINE RIDGE LP    | DURANGO           | CO    | 81301 | 1049 HAMPSHIRE CT |

|                        |                                      |                 |             |    |       |                 |
|------------------------|--------------------------------------|-----------------|-------------|----|-------|-----------------|
| 28-21-30-504-0000-0410 | ARRIETA ZENAIDA E & MARTINEZ MARIA C | 1049 READING CT | WINTER PARK | FL | 32792 | 1049 READING CT |
|------------------------|--------------------------------------|-----------------|-------------|----|-------|-----------------|

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 24, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 41 HOWELL ESTATES 1<sup>ST</sup> ADD PB 23 PG 32

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

### FINDINGS OF FACT

**Property Owner:** Zenaida Arrietta & Maria Martinez  
6116 SW 45 Street  
Miami, Fl. 33155

**Project Name:** Reading Court (1049)

**Variance Approval:**

Rear yard setback variance from 30 feet to 24.07 feet for an addition.

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: Kathy Fall, 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 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: \_\_\_\_\_  
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 \_\_\_\_\_, 2009.

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

My Commission Expires:

**SEMINOLE COUNTY DENIAL DEVELOPMENT  
ORDER**

On August 24, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 41 HOWELL ESTATES 1<sup>ST</sup> ADD PB 23 PG 32

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

**FINDINGS OF FACT**

**Property Owner:** Zenaida Arrietta & Maria Martinez  
6116 SW 45 Street  
Miami, Fl. 33155

**Project Name:** Reading Court (1049)

**Requested Variance:**

Rear yard setback variance from 30 feet to 24.07 feet for an addition.

Approval was sought to construct an addition consisting of bathroom and lanai. 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: Kathy Fall, 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 \_\_\_\_\_, 2009.

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

My Commission Expires: