

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

SUBJECT: 5573 1st Street – Matthew & Lara Cato, applicants; Request for 1) a front yard setback variance from 50 feet to 20 feet, and 2) a rear yard setback variance from 30 feet to 16 feet for a proposed single story home in A-1 (Agriculture) district;

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

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

Agenda Date 10/26/09 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Approve** the request for 1) a front yard setback variance from 50 feet to 20 feet, and 2) a rear yard setback variance from 30 feet to 16 feet for a proposed single story home in A-1 (Agriculture) district; or
2. **Deny** the request for 1) a front yard setback variance from 50 feet to 20 feet, and 2) a rear yard setback variance from 30 feet to 16 feet for a proposed single story home in A-1 (Agriculture) district; or
3. **Continue** the request to a time and date certain.

| | | |
|-----------------------------|---|--|
| GENERAL INFORMATION | Applicant: Location: Zoning: Subdivision: | Matthew & Lara Cato 5573 1 st Street A-1 (Agriculture) Town of Sylvan Lake |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant proposes to remove and existing single family home that was built in 1954, and construct a new 2, 300 square foot single family home. • The subject site consist of lots 25 and 26 of the Town of Lake Sylvan plat which was platted in 1914 prior to the Seminole County subdivision regulations. • The proposed single family home will encroach less in the front yard setback than the existing home which currently encroaches 38 feet into the required 50-foot | |

Reviewed by: KAT
Co Atty: _____
Pln Mgr: _____

| | |
|-----------------------------|---|
| | <p>front yard setback.</p> <ul style="list-style-type: none">• The rear yard abuts a bike path; therefore the rear yard setback encroachment would not be intrusive to abutting property owners.• There are currently no code enforcement or building violations for this property.• There is no record of prior variances for this property. |
| STAFF FINDINGS | <p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• 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.• The subject site was platted prior to the Seminole County subdivision regulations.• Special conditions and circumstances do not result from the actions of the applicant.• The adoption of County wide zoning in 1960 subsequently rendered the lot non-conforming with respect to A-1 zoning minimal dimensional requirements, thereby creating a hardship.• The granting of the variance requested would not 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 deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would not still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would be in harmony with the general intent of Chapter 30. |
| STAFF RECOMMENDATION | <p>Based on the stated findings, staff recommends approval of the request; the applicant 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</p> |

| | |
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| | <p>variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the front yard for a 20-foot setback and the rear yard for a 16-foot setback for the proposed 2,308- square foot single story home 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

COPY

Application # BV2009-89
Meeting Date 10-20-09



VARIANCE APPLICATION

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: Matthew B & Lara J Cato

Address: PO Box 951556 City: Lake Mary Zip code: 32795

Project Address: 5573 1st Street City: SANFORD Zip code: 32771

Tax Parcel number: 31-19-30-502-0000-0250

Contact number(s): 407 402 3005 / 407 402 3762

Email address: lara@catoenvironmental.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: RECEIVED SEP 02 2009 |
| <input type="checkbox"/> Pool | Please describe: |
| <input type="checkbox"/> Pool screen enclosure | Please describe: |
| <input type="checkbox"/> Covered screen room | Please describe: RECEIVED SEP 02 2009 |
| <input type="checkbox"/> Addition | Please describe: |
| <input checked="" type="checkbox"/> New Single Family Home | Please describe: |
| <input type="checkbox"/> Other | Please describe: |

| 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 checked="" type="checkbox"/> Front yard setback | Required setback: | <u>50</u> | Proposed setback: | <u>20ft.</u> |
| <input checked="" type="checkbox"/> Rear yard setback | Required setback: | <u>30</u> | Proposed setback: | <u>16ft.</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"/> <u> </u> yard setback | Required setback: | <u>-</u> | Proposed setback: | |
| <input type="checkbox"/> <u> </u> yard setback | Required setback: | <u>-</u> | Proposed setback: | |
| <input checked="" type="checkbox"/> Total number of variances requested <u>2</u> | | | | |

Signed: Matthew B Cato

Date: 9/2/09

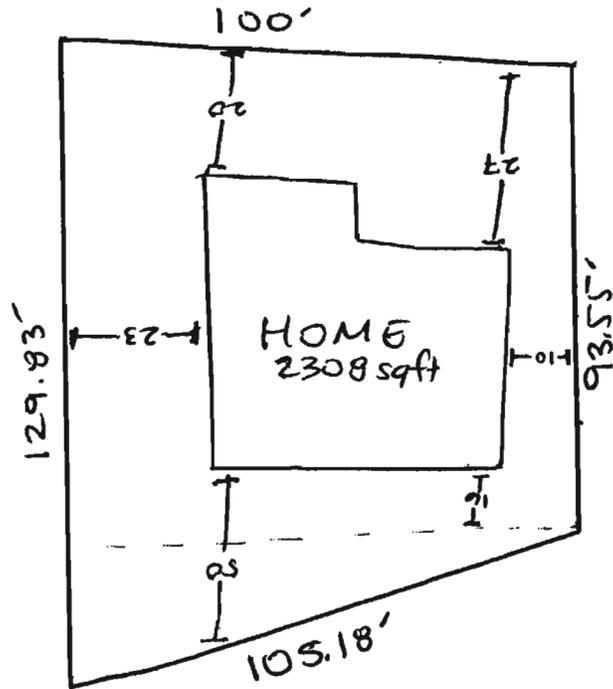
Proposed Site Plan

5573 FIRST STREET
SANFORD, FLORIDA

First Street



FRONT



BACK

EXISTING Site Plan

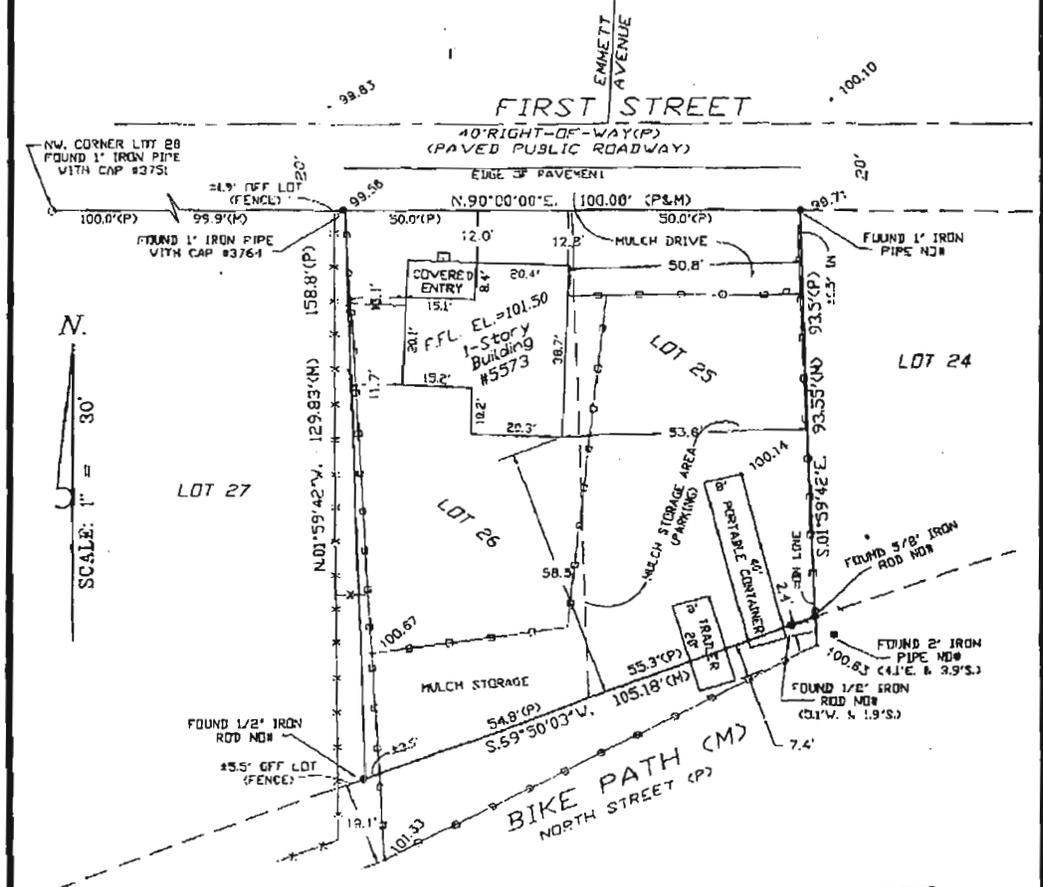
BOUNDARY SURVEY

"CATO PROPERTY"

5573 FIRST STREET, SANFORD, FLORIDA

LEGAL DESCRIPTION

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



N.
SCALE: 1" = 30'

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

REVIEW AND ACCEPT
 X _____
 X _____

SURVEYOR'S NOTES:

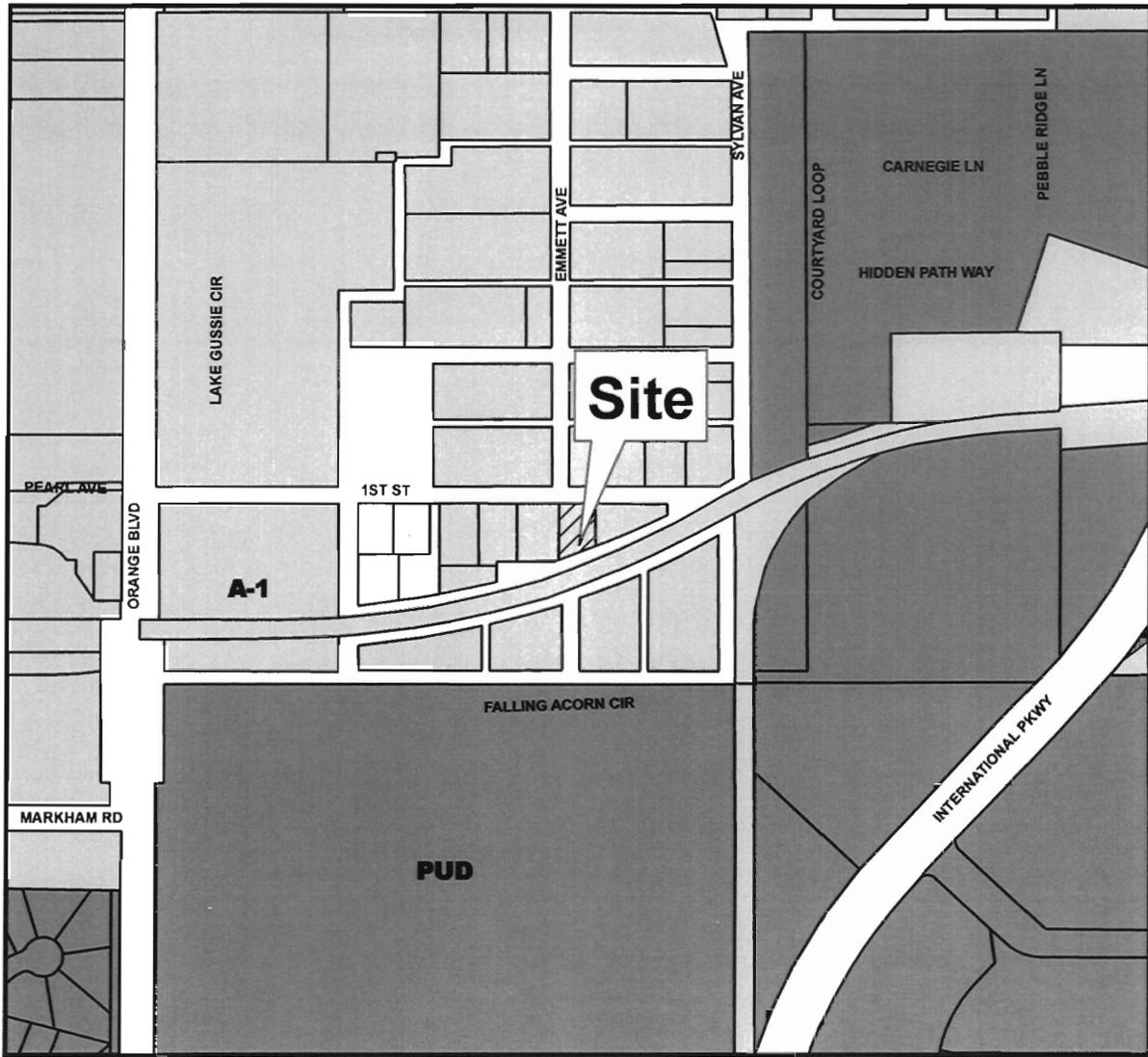
- 1.) BEARINGS ARE BASED ON THE CENTERLINE OF FIRST STREET AS BEING N90°00'00" E., PER PLAT.
- 2.) UNDERGROUND/OVERHEAD UTILITIES AND OTHER IMPROVEMENTS ARE NOT SHOWN AS A PART OF THIS SURVEY, UNLESS NOTED OTHERWISE.
- 3.) THERE MAY BE ADDITIONAL EASEMENTS AND/OR OTHER RESTRICTIONS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4.) I HAVE REVIEWED THE NATIONAL FLOOD INSURANCE RATE MAP AND HAVE DETERMINED THAT THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LIE WITHIN A 100-YEAR DESIGNATED FLOOD PRONE AREA.
- 5.) BUILDING DIMENSIONS SHOWN HEREON DEPICT EXTERIOR WALL LINES AND MAY VARY FROM THOSE ALONG THE STRUCTURES FOUNDATION.

| | | |
|--|--|---|
| Proj. # CATO SURVEYING, MAPPING AND REPROGRAPHICS TECHNOLOGY SERVICES & SUPPLIES | LINO T. SANFT, P.S.M. 110 Old Hickory Court Longwood, Florida 32750 Phone: 407-786-9456 Fax: 407-786-0659 Email: PLS5792@aol.com | Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid. |
| | Lino T. Sanft, Professional Land Surveyor & Mapper, Florida Registration #5792 | 05/14/04 Date |

SSC

11/10/08

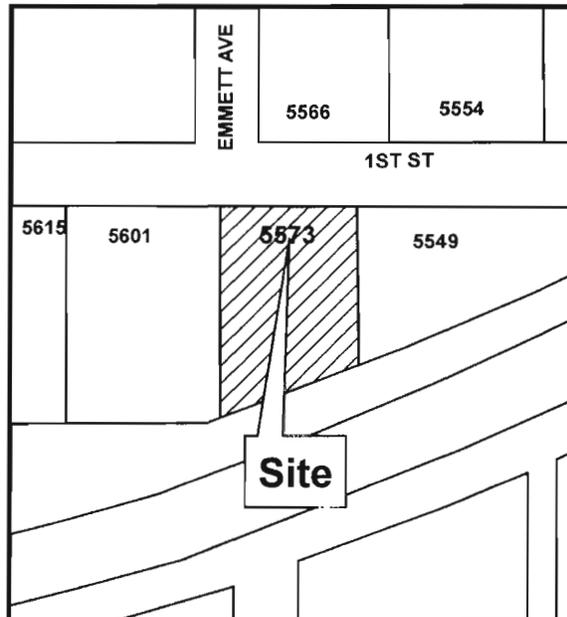
Matthew & Lara Cato
5573 1st Street
Sanford, FL 32771



Seminole County Board of Adjustment
October 26, 2009
Case: BV2009-89 (Map 3051 Grid B3)
Parcel No: 31-19-30-502-0000-0250

Zoning

-  BV2009-89
-  A-1
-  R-1AA
-  PUD



| <p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1466 407-655-7506</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------|--|------------------|------------------|----------------|---------------|---------------------|-------------|---------------------|----------|------------|------------------------|--|---------------|------------------------|----------|----------|---------------------|----------------------|------------|---------------|----------|------------------------------------|-------------------|---------------|----------|-----------------|----------|----------|--------------------|---------------|---------|----------------------|----------|----------|-----|---|--|
| <p align="center">GENERAL</p> <p>Parcel Id: 31-19-30-502-0000-0250 Owner: CATO MATTHEW B & LARA J Mailing Address: PO BOX 951556 City,State,ZipCode: LAKE MARY FL 32795 Property Address: 5573 1ST ST Subdivision Name: SYLVAN LAKE TOWN OF Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY</p> | | <p align="center">VALUE SUMMARY</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 align="center">1</td> <td align="center">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td align="right">\$42,653</td> <td align="right">\$47,923</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="right">\$662</td> <td align="right">\$662</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$30,600</td> <td align="right">\$38,250</td> </tr> <tr> <td>Land Value Ag</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td align="right">\$73,915</td> <td align="right">\$86,835</td> </tr> <tr> <td>Portability Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$73,915</td> <td align="right">\$86,835</td> </tr> </tbody> </table> <p align="center">Tax Estimator 2009 Notice of Proposed Property Tax</p> | VALUES | 2009 Working | 2008 Certified | Value Method | Cost/Market | Cost/Market | Number of Buildings | 1 | 1 | Depreciated Bldg Value | \$42,653 | \$47,923 | Depreciated EXFT Value | \$662 | \$662 | Land Value (Market) | \$30,600 | \$38,250 | Land Value Ag | \$0 | \$0 | Just/Market Value | \$73,915 | \$86,835 | Portability Adj | \$0 | \$0 | Save Our Homes Adj | \$0 | \$0 | Assessed Value (SOH) | \$73,915 | \$86,835 | | | |
| VALUES | 2009 Working | 2008 Certified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Value Method | Cost/Market | Cost/Market | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Buildings | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated Bldg Value | \$42,653 | \$47,923 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated EXFT Value | \$662 | \$662 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value (Market) | \$30,600 | \$38,250 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value Ag | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Portability Adj | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Save Our Homes Adj | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessed Value (SOH) | \$73,915 | \$86,835 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>2009 TAXABLE VALUE WORKING ESTIMATE</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 align="right">\$73,915</td> <td align="right">\$0</td> <td align="right">\$73,915</td> </tr> <tr> <td>Schools</td> <td align="right">\$73,915</td> <td align="right">\$0</td> <td align="right">\$73,915</td> </tr> <tr> <td>Fire</td> <td align="right">\$73,915</td> <td align="right">\$0</td> <td align="right">\$73,915</td> </tr> <tr> <td>Road District</td> <td align="right">\$73,915</td> <td align="right">\$0</td> <td align="right">\$73,915</td> </tr> <tr> <td>SJWM(Saint Johns Water Management)</td> <td align="right">\$73,915</td> <td align="right">\$0</td> <td align="right">\$73,915</td> </tr> <tr> <td>County Bonds</td> <td align="right">\$73,915</td> <td align="right">\$0</td> <td align="right">\$73,915</td> </tr> </tbody> </table> | | | Taxing Authority | Assessment Value | Exempt Values | Taxable Value | County General Fund | \$73,915 | \$0 | \$73,915 | Schools | \$73,915 | \$0 | \$73,915 | Fire | \$73,915 | \$0 | \$73,915 | Road District | \$73,915 | \$0 | \$73,915 | SJWM(Saint Johns Water Management) | \$73,915 | \$0 | \$73,915 | County Bonds | \$73,915 | \$0 | \$73,915 | | | | | | | | |
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| County General Fund | \$73,915 | \$0 | \$73,915 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Schools | \$73,915 | \$0 | \$73,915 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fire | \$73,915 | \$0 | \$73,915 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Road District | \$73,915 | \$0 | \$73,915 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SJWM(Saint Johns Water Management) | \$73,915 | \$0 | \$73,915 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| County Bonds | \$73,915 | \$0 | \$73,915 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">SALES</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>03/2003</td> <td>04744 0922</td> <td>\$60,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>08/2002</td> <td>04495 1274</td> <td>\$39,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>06/2002</td> <td>04438 0134</td> <td>\$47,700</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1980</td> <td>01296 0098</td> <td>\$12,200</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1976</td> <td>01101 0975</td> <td>\$6,600</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p> | Deed | Date | Book Page | Amount | Vac/Imp | Qualified | WARRANTY DEED | 03/2003 | 04744 0922 | \$60,000 | Improved | Yes | SPECIAL WARRANTY DEED | 08/2002 | 04495 1274 | \$39,000 | Improved | No | CERTIFICATE OF TITLE | 06/2002 | 04438 0134 | \$47,700 | Improved | No | WARRANTY DEED | 09/1980 | 01296 0098 | \$12,200 | Improved | Yes | WARRANTY DEED | 01/1976 | 01101 0975 | \$6,600 | Improved | Yes | <p align="center">2008 VALUE SUMMARY</p> <p align="right">2008 Tax Bill Amount: \$1,308</p> <p align="center">2008 Certified Taxable Value and Taxes</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> | |
| Deed | Date | Book Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 03/2003 | 04744 0922 | \$60,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPECIAL WARRANTY DEED | 08/2002 | 04495 1274 | \$39,000 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CERTIFICATE OF TITLE | 06/2002 | 04438 0134 | \$47,700 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 09/1980 | 01296 0098 | \$12,200 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 01/1976 | 01101 0975 | \$6,600 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td align="center">0</td> <td align="center">0</td> <td align="center">.255</td> <td align="right">120,000.00</td> <td align="right">\$30,600</td> </tr> </tbody> </table> | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | ACREAGE | 0 | 0 | .255 | 120,000.00 | \$30,600 | <p align="center">LEGAL DESCRIPTION</p> <p align="center">PLATS: <input type="text" value="Pick..."/></p> <p align="center">LEG LOTS 25 + 26 TOWN OF SYLVAN LAKE PB 2 PG 69</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ACREAGE | 0 | 0 | .255 | 120,000.00 | \$30,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>BUILDING INFORMATION</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>1954</td> <td align="center">3</td> <td align="right">740</td> <td align="right">1,450</td> <td align="right">1,291</td> <td>SIDING AVG</td> <td align="right">\$42,653</td> <td align="right">\$66,907</td> </tr> </tbody> </table> <p> Building Sketch Appendage / Sqft: OPEN PORCH FINISHED / 39 Appendage / Sqft: ENCLOSED PORCH FINISHED / 91 Appendage / Sqft: ENCLOSED PORCH FINISHED / 160 Appendage / Sqft: ENCLOSED PORCH FINISHED / 300 Appendage / Sqft: OPEN PORCH FINISHED / 120 </p> | | | Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | 1 | SINGLE FAMILY | 1954 | 3 | 740 | 1,450 | 1,291 | SIDING AVG | \$42,653 | \$66,907 | | | | | | | | | | | | | | | | |
| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | SINGLE FAMILY | 1954 | 3 | 740 | 1,450 | 1,291 | SIDING AVG | \$42,653 | \$66,907 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p> <p>Permits</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

EXTRA FEATURE

| Description | Year Blt | Units | EXFT Value | Est. Cost New |
|--------------------|----------|-------|------------|---------------|
| WOOD UTILITY BLDG | 1979 | 216 | \$518 | \$1,296 |
| WOOD CARPORT NO FL | 1979 | 120 | \$144 | \$360 |

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

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 |
|----------------|-------------------------|--------------|
| Lara J Cato | PO Box 951556, LM 32795 | 407 402 3762 |
| Matthew B Cato | PO Box 951556, LM 32795 | 407 402 3005 |

(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.

N/A

| NAME | TITLE OR OFFICE | ADDRESS | % OF INTEREST |
|------|-----------------|---------|---------------|
| | | | |
| | | | |
| | | | |
| | | | |

(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: N/A

| NAME | TRUSTEE OR BENEFICIARY | ADDRESS | % OF INTEREST |
|------|------------------------|---------|---------------|
| | | | |
| | | | |
| | | | |
| | | | |

(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. N/A

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

(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. N/A

Name of Purchaser: _____

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

Date of Contract: _____

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 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.

Date Sept. 2, 2009

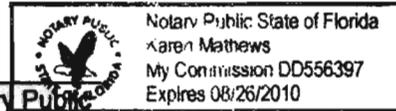
M. Brian Cato
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 2 day of September, 2009 by _____

Karen Mathews
Signature of Notary Public

Print, Type or Stamp Name of Notary Public



Personally Known _____ OR Produced Identification ✓

Type of Identification Produced Florida Drivers License

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 26, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 25 + 26
TOWN OF SYLVAN LAKE PB 2 PG 69

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

FINDINGS OF FACT

Property Owner: Matthew & Lara Cato
PO BOX 951556
Lake Mary, FL 32795

Project Name: First Street (5573)

Variance Approval:

Variance for 1) a front yard setback variance from 50 feet to 20 feet, and 2) a rear yard setback variance from 30 feet to 16 feet for a proposed single story home in A-1 (Agriculture) 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 front yard for a 20-foot setback and the rear yard for a 16-foot setback for the proposed 2,308-square foot single story home 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.

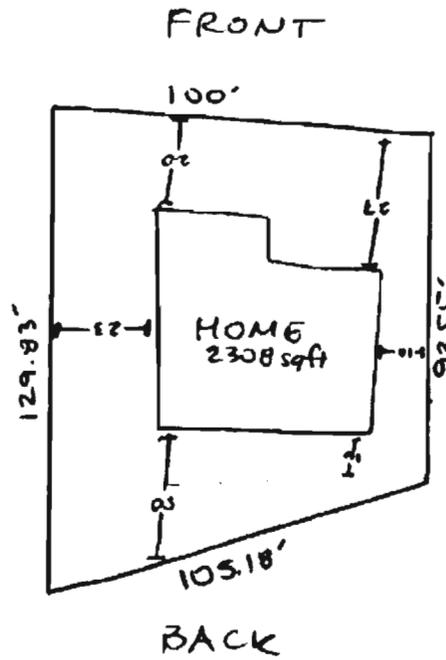
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

5573 FIRST STREET
SANFORD, FLORIDA

FIRST STREET



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On October 26, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 25 + 26
TOWN OF SYLVAN LAKE PB 2 PG 69

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

FINDINGS OF FACT

Property Owner: Matthew & Lara Cato
PO BOX 951556
Lake Mary, FL 32795

Project Name: First Street (5573)

Requested Variance:

Variance for 1) a front yard setback variance from 50 feet to 20 feet, and 2) a rear yard setback variance from 30 feet to 16 feet for a proposed single story home in A-1 (Agriculture) district.

Approval was sought to allow for a single family home to encroach within the front and rear yard setbacks. 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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: