

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

**SUBJECT:** 1330 Palm Drive – Carl & Aileen Carothers, applicant; Request for a front yard setback variance from 25 feet to 15 feet for a proposed two story single family residence in R-1AA (Single Family Dwelling) district.

**DEPARTMENT:** Growth Management      **DIVISION:** Planning & Development

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

**Agenda Date** 3/22/10    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a front yard setback variance from 25 feet to 15 feet for a proposed two story single family residence in R-1AA (Single Family Dwelling) district; or
2. **Approve** the request for a front yard setback variance from 25 feet to 15 feet for a proposed two story single family residence in R-1AA (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

|                             |   |
|-----------------------------|---|
| <b>GENERAL INFORMATION</b>  | Applicant: Carl & Aileen Carothers<br>Location: 1330 Palm Drive<br>Zoning: R-1AA (Single Family Dwelling)<br>Subdivision: Sunset Shores   |
| <b>BACKGROUND / REQUEST</b> | <ul style="list-style-type: none"> <li>• The applicant proposes to construct a new 4,000 square foot home with a side loading garage that will encroach 10 feet into the required 25-foot front 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</li> </ul>  |

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

|  |   |
|--|---|
|  | <p>and which are not applicable to other lands, 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 garage of the new home 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

Application # BV2010-06  
Meeting Date 3/22/10



**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: Carl A + Aileen B. Carothers  
Address: 3936 Emerald Estates Cir City: Apopka Zip code: 32703  
Project Address: 1330 Palm Dr. Ap City: Apopka Zip code: 32703  
Tax Parcel number: 18-21-29-512-0A00-0050  
Contact number(s): 407 492-4548 407 221-5701  
Email address: CCaroth688@AOL.COM

Is the property available for inspection without an appointment?

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

| What type of structure is this request for?   |   |
|---|---|
| <input type="checkbox"/> Shed   | Please describe:                                      |
| <input type="checkbox"/> Fence  | Please describe:                                      |
| <input type="checkbox"/> Pool   | Please describe:                                      |
| <input type="checkbox"/> Pool screen enclosure  | Please describe:                                      |
| <input type="checkbox"/> Covered screen room  | Please describe:                                      |
| <input type="checkbox"/> Addition   | Please describe:                                      |
| <input checked="" type="checkbox"/> New Single Family Home                            | Please describe: <u>Two Story +/- 4,000 sq.ft A/C</u> |
| <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 checked="" type="checkbox"/> Front yard setback                | Required setback:   | <u>25'</u> | Proposed setback: <u>15'</u> |
| <input type="checkbox"/> Rear yard setback                            | Required setback:   |            | Proposed setback:            |
| <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 type="checkbox"/> Total number of variances requested <u>1</u> |                     |            |                              |

Signed: Carl Carothers

Date: 2/2/10

**FOR OFFICE USE ONLY**

Date Submitted: 2-4-10 Reviewed By: P. Johnson  
 Zoning/FLU R-1AA/LOR

- 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

F = 25  
S = 10  
f = 30

Notes: what type of fence?

**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.

|  |   |
|--|---|
| <p><i>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.</i></p> |   |
| ✓  | 1. Completed application.   |
| ✓  | 2. Ownership Disclosure Form (Seminole County Application & Affidavit).   |
| N/A  | 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>   |
| ✓  | 4. Provide a legible 8 ½ 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> |
| ✓  | <input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)   |
| ✓  | <input type="checkbox"/> Size and dimension of the parcel   |
| ✓  | <input type="checkbox"/> Location and name of all abutting streets  |
| ✓  | <input type="checkbox"/> Location of driveways  |
| ✓  | <input type="checkbox"/> Location, size and type of any septic systems, drain field and wells   |
| ✓  | <input type="checkbox"/> Location of all easements  |
| ✓  | <input type="checkbox"/> <del>Existing</del> or proposed house or addition<br>(Label existing, label proposed, and include square footage and dimensions of each)   |
| ✓  | <input type="checkbox"/> Existing and/or proposed buildings, structures and improvements<br>(Label existing, label proposed, and include square footage and dimension of each)  |
| ✓  | <input type="checkbox"/> Building height  |
| ✓  | <input type="checkbox"/> Setbacks from each building to the property lines  |
| ✓  | <input type="checkbox"/> Location of proposed fence(s)  |
| ✓  | <input type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic)   |
|  | 5. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.  |



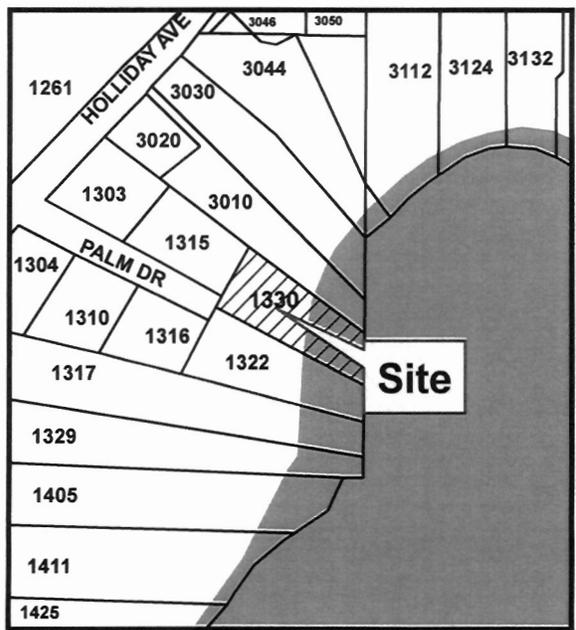
Carl & Aileen Carothers  
 1330 Palm Drive  
 Apopka, FL 32703



**Seminole County Board of Adjustment**  
 March 22, 2010  
 Case: BV2010-06 (Map 3154 Grid A7)  
 Parcel No: 18-21-29-512-0A00-0050

**Zoning**

-  BV2010-06
-  R-1AA
-  R-1A
-  R-1

**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 |
|------------------|---------------------------|--------------|
| Carl Carothers   | 3936 Emerald Estates Cir. | 407 295-6383 |
| Aileen Carothers | 3936 Emerald Estates Cir. | 407 295-6383 |
|                  |                           |              |

(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 |
|------|-----------------|---------|---------------|
|      |                 |         |               |
|      |                 |         |               |
|      |                 |         |               |

(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 |
|------|------------------------|---------|---------------|
|      |                        |         |               |
|      |                        |         |               |
|      |                        |         |               |

(Use additional sheets for more space.)

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 |
|------|---------|---------------|
|      |         |               |
|      |         |               |
|      |         |               |

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

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

(Use additional sheets for more space.)

6. 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 |
|------|---------|---------------|
|      |         |               |
|      |         |               |
|      |         |               |

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.

2/2/10  
Date

[Signature]  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF seminole

Sworn to (or affirmed) and subscribed before me this 2<sup>nd</sup> day of FEBRUARY, 2010 by Carl Carothers

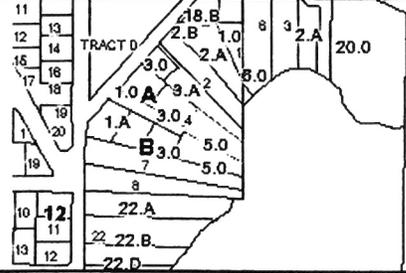
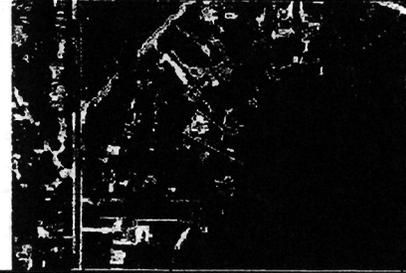
[Signature]  
Signature of Notary Public

NOTARY PUBLIC  
TERESA L. FERRARINI  
Print, Type or Stamp Name of Notary Public  
MY COMMISSION #00861255  
EXPIRES: March 25, 2013  
Bonded Thru Budget Notary Services  
STATE OF FLORIDA

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

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

Personal Property Please Select Account

| <p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA<br/> <b>PROPERTY APPRAISER</b><br/>                 SEMINOLE COUNTY FL.<br/>                 1101 E. FIRST ST<br/>                 SANFORD, FL 32771-1468<br/>                 407-665-7506</p>  |  |    |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
|---|---|--|------------------|------------------|----------------|---------------|---------------------|--------------------|---------------------|-----------|-----------|------------------------|-----------|---|------------------------|---------------|---------|---------------------|---------------|------------|---------------|-----------|------------------------------------|-------------------|-----------|-----------|-----------------|-----------|-----|--------------------|---------|-------|----------------------|-----------|-----------|----|-----------------|---------|-------|------|----------|----------|----|-----------------------|---------|-------|------|-----------|----------|----|----------------------|---------|-------|------|-------|----------|----|---------------|---------|-------|------|-----------|----------|-----|--|
| <p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 18-21-29-512-0A00-0050<br/>                 Owner: CAROTHERS CARL A &amp; AILEEN B<br/>                 Mailing Address: 3936 EMERALD ESTATES CIR<br/>                 City,State,ZipCode: APOPKA FL 32703<br/>                 Property Address: 1330 PALM DR APOPKA 32703<br/>                 Subdivision Name: SUNSET SHORES REPLAT OF LOTS 4 5 AND 6<br/>                 Tax District: 01-COUNTY-TX DIST 1<br/>                 Exemptions:<br/>                 Dor: 01-SINGLE FAMILY</p>  |   | <p style="text-align: center;"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2010 Working</th> <th style="text-align: center;">2009 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$13,787</td> <td style="text-align: right;">\$59,022</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$3,074</td> <td style="text-align: right;">\$3,188</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$233,840</td> <td style="text-align: right;">\$233,840</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$250,701</td> <td style="text-align: right;">\$296,050</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$250,701</td> <td style="text-align: right;">\$296,050</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Tax Estimator</u></p> | VALUES           | 2010 Working     | 2009 Certified | Value Method  | Cost/Market         | Cost/Market        | Number of Buildings | 1         | 1         | Depreciated Bldg Value | \$13,787  | \$59,022  | Depreciated EXFT Value | \$3,074       | \$3,188 | Land Value (Market) | \$233,840     | \$233,840  | Land Value Ag | \$0       | \$0                                | Just/Market Value | \$250,701 | \$296,050 | Portability Adj | \$0       | \$0 | Save Our Homes Adj | \$0     | \$0   | Assessed Value (SOH) | \$250,701 | \$296,050 |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| VALUES  | 2010 Working  | 2009 Certified   |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Value Method  | Cost/Market   | Cost/Market  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Number of Buildings   | 1   | 1  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Depreciated Bldg Value  | \$13,787  | \$59,022   |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Depreciated EXFT Value  | \$3,074   | \$3,188  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Land Value (Market)   | \$233,840   | \$233,840  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Land Value Ag   | \$0   | \$0  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Just/Market Value   | \$250,701   | \$296,050  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Portability Adj   | \$0   | \$0  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Save Our Homes Adj  | \$0   | \$0  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Assessed Value (SOH)  | \$250,701   | \$296,050  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| <p><b>2010 TAXABLE VALUE WORKING ESTIMATE</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Taxing Authority</th> <th style="text-align: center;">Assessment Value</th> <th style="text-align: center;">Exempt Values</th> <th style="text-align: center;">Taxable Value</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">County General Fund</td> <td style="text-align: right;">\$250,701</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$250,701</td> </tr> <tr> <td style="text-align: center;">Schools</td> <td style="text-align: right;">\$250,701</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$250,701</td> </tr> <tr> <td style="text-align: center;">Fire</td> <td style="text-align: right;">\$250,701</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$250,701</td> </tr> <tr> <td style="text-align: center;">Road District</td> <td style="text-align: right;">\$250,701</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$250,701</td> </tr> <tr> <td style="text-align: center;">SJWM(Saint Johns Water Management)</td> <td style="text-align: right;">\$250,701</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$250,701</td> </tr> <tr> <td style="text-align: center;">County Bonds</td> <td style="text-align: right;">\$250,701</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$250,701</td> </tr> </tbody> </table>  |   |  | Taxing Authority | Assessment Value | Exempt Values  | Taxable Value | County General Fund | \$250,701          | \$0                 | \$250,701 | Schools   | \$250,701              | \$0       | \$250,701   | Fire                   | \$250,701     | \$0     | \$250,701           | Road District | \$250,701  | \$0           | \$250,701 | SJWM(Saint Johns Water Management) | \$250,701         | \$0       | \$250,701 | County Bonds    | \$250,701 | \$0 | \$250,701          |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Taxing Authority  | Assessment Value  | Exempt Values  | Taxable Value    |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| County General Fund   | \$250,701   | \$0  | \$250,701        |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Schools   | \$250,701   | \$0  | \$250,701        |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Fire  | \$250,701   | \$0  | \$250,701        |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Road District   | \$250,701   | \$0  | \$250,701        |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| SJWM(Saint Johns Water Management)  | \$250,701   | \$0  | \$250,701        |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| County Bonds  | \$250,701   | \$0  | \$250,701        |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| <p>The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.</p>   |   |  |                  |                  |                |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| <p style="text-align: center;"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Deed</th> <th style="text-align: center;">Date</th> <th style="text-align: center;">Book</th> <th style="text-align: center;">Page</th> <th style="text-align: center;">Amount</th> <th style="text-align: center;">Vac/Imp</th> <th style="text-align: center;">Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>11/2009</td> <td>07296</td> <td>0136</td> <td>\$215,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/2006</td> <td>06383</td> <td>1799</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>03/2006</td> <td>06180</td> <td>1407</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>10/1997</td> <td>03319</td> <td>1027</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>04/1993</td> <td>02582</td> <td>0492</td> <td>\$67,500</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>07/1989</td> <td>02091</td> <td>1712</td> <td>\$165,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>09/1988</td> <td>01998</td> <td>1026</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1986</td> <td>01788</td> <td>0600</td> <td>\$165,000</td> <td>Improved</td> <td>Yes</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       | 11/2009   | 07296     | 0136                   | \$215,000 | Improved  | Yes                    | WARRANTY DEED | 08/2006 | 06383               | 1799          | \$100      | Improved      | No        | QUIT CLAIM DEED                    | 03/2006           | 06180     | 1407      | \$100           | Improved  | No  | QUIT CLAIM DEED    | 10/1997 | 03319 | 1027                 | \$100     | Improved  | No | QUIT CLAIM DEED | 04/1993 | 02582 | 0492 | \$67,500 | Improved | No | SPECIAL WARRANTY DEED | 07/1989 | 02091 | 1712 | \$165,000 | Improved | No | CERTIFICATE OF TITLE | 09/1988 | 01998 | 1026 | \$100 | Improved | No | WARRANTY DEED | 10/1986 | 01788 | 0600 | \$165,000 | Improved | Yes | <p style="text-align: center;"><b>2009 VALUE SUMMARY</b></p> <p style="text-align: right;">2009 Tax Bill Amount: \$4,037</p> <p style="text-align: center;"><b>2009 Certified Taxable Value and Taxes</b></p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> |
| Deed  | Date  | Book   | Page             | Amount           | Vac/Imp        | Qualified     |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| WARRANTY DEED   | 11/2009   | 07296  | 0136             | \$215,000        | Improved       | Yes           |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| WARRANTY DEED   | 08/2006   | 06383  | 1799             | \$100            | Improved       | No            |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| QUIT CLAIM DEED   | 03/2006   | 06180  | 1407             | \$100            | Improved       | No            |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| QUIT CLAIM DEED   | 10/1997   | 03319  | 1027             | \$100            | Improved       | No            |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| QUIT CLAIM DEED   | 04/1993   | 02582  | 0492             | \$67,500         | Improved       | No            |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| SPECIAL WARRANTY DEED   | 07/1989   | 02091  | 1712             | \$165,000        | Improved       | No            |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| CERTIFICATE OF TITLE  | 09/1988   | 01998  | 1026             | \$100            | Improved       | No            |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| WARRANTY DEED   | 10/1986   | 01788  | 0600             | \$165,000        | Improved       | Yes           |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| <p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Land Assess Method</th> <th style="text-align: center;">Frontage</th> <th style="text-align: center;">Depth</th> <th style="text-align: center;">Land Units</th> <th style="text-align: center;">Unit Price</th> <th style="text-align: center;">Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT &amp; DEPTH</td> <td style="text-align: center;">79</td> <td style="text-align: center;">142</td> <td style="text-align: center;">.000</td> <td style="text-align: right;">4,000.00</td> <td style="text-align: right;">\$233,840</td> </tr> </tbody> </table>  |   | Land Assess Method   | Frontage         | Depth            | Land Units     | Unit Price    | Land Value          | FRONT FOOT & DEPTH | 79                  | 142       | .000      | 4,000.00               | \$233,840 | <p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p style="text-align: center;">PLATS: Pick...</p> <p>LEG LOT 5 BLK A + 1/2 OF VACD PKWY ON S REPLAT OF LOTS 4 5 + 6<br/>                 SUNSET SHORES PB 8 PG 81</p> |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Land Assess Method  | Frontage  | Depth  | Land Units       | Unit Price       | Land Value     |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| FRONT FOOT & DEPTH  | 79  | 142  | .000             | 4,000.00         | \$233,840      |               |                     |                    |                     |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| <p><b>BUILDING INFORMATION</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Bld Num</th> <th style="text-align: center;">Bld Type</th> <th style="text-align: center;">Year Blt</th> <th style="text-align: center;">Fixtures</th> <th style="text-align: center;">Base SF</th> <th style="text-align: center;">Gross SF</th> <th style="text-align: center;">Living SF</th> <th style="text-align: center;">Ext Wall</th> <th style="text-align: center;">Bld Value</th> <th style="text-align: center;">Est. Cost New</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">SINGLE FAMILY</td> <td style="text-align: center;">1972</td> <td style="text-align: center;">6</td> <td style="text-align: right;">1,845</td> <td style="text-align: right;">4,051</td> <td style="text-align: right;">2,310</td> <td style="text-align: center;">SIDING AVG</td> <td style="text-align: right;">\$13,787</td> <td style="text-align: right;">\$16,916</td> </tr> </tbody> </table> <p>                 Building Sketch<br/>                 Appendage / Sqft: UTILITY UNFINISHED / 1431<br/>                 Appendage / Sqft: SCREEN PORCH UNFINISHED / 290             </p>  |   |  | Bld Num          | Bld Type         | Year Blt       | Fixtures      | Base SF             | Gross SF           | Living SF           | Ext Wall  | Bld Value | Est. Cost New          | 1         | SINGLE FAMILY   | 1972                   | 6             | 1,845   | 4,051               | 2,310         | SIDING AVG | \$13,787      | \$16,916  |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| Bld Num   | Bld Type  | Year Blt   | Fixtures         | Base SF          | Gross SF       | Living SF     | Ext Wall            | Bld Value          | Est. Cost New       |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |
| 1   | SINGLE FAMILY   | 1972   | 6                | 1,845            | 4,051          | 2,310         | SIDING AVG          | \$13,787           | \$16,916            |           |           |                        |           |   |                        |               |         |                     |               |            |               |           |                                    |                   |           |           |                 |           |     |                    |         |       |                      |           |           |    |                 |         |       |      |          |          |    |                       |         |       |      |           |          |    |                      |         |       |      |       |          |    |               |         |       |      |           |          |     |  |

**Appendage / Sqft**

OPEN PORCH FINISHED / 20

**Appendage / Sqft**

UPPER STORY FINISHED / 465

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

**Permits**

**EXTRA FEATURE**

| Description | Year Blt | Units | EXFT Value | Est. Cost New |
|-------------|----------|-------|------------|---------------|
| BOAT HOUSE  | 1972     | 336   | \$1,075    | \$2,688       |
| BOAT DOCK   | 1972     | 260   | \$520      | \$1,300       |
| WOOD DECK   | 1998     | 569   | \$1,479    | \$2,845       |

**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 DENIAL DEVELOPMENT ORDER

On March 22, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 5 BLK A + 1/2 OF VACD PKWY ON S REPLAT OF LOTS 4 5 + 6 SUNSET  
SHORES PB 8 PG 81

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

### FINDINGS OF FACT

**Property Owner:** CARL A & AILEEN B CAROTHERS  
3936 EMERALD ESTATES CIR  
APOPKA FL 32703

**Project Name:** Palm Dr (1330)

**Requested Variance:**

Front yard setback variance from 25 feet to 15 feet for a proposed two story single family residence in R-1AA (Single Family Dwelling) district.

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

The requested development approval is hereby denied.

Prepared by: Denny Gibbs, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Alison C. Stettner  
Planning & Development 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 \_\_\_\_\_, 2010.

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

My Commission Expires:

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On March 22, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 5 BLK A + 1/2 OF VACD PKWY ON S REPLAT OF LOTS 4 5 + 6 SUNSET  
SHORES PB 8 PG 81

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

### FINDINGS OF FACT

**Property Owner:** CARL A & AILEEN B CAROTHERS  
3936 EMERALD ESTATES CIR  
APOPKA FL 32703

**Project Name:** Palm Dr (1330)

**Variance Approval:**

Front yard setback variance from 25 feet to 15 feet for a proposed two story single family residence in R-1AA (Single Family Dwelling) 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: Denny Gibbs, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

### Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - a. The variance granted will apply only to the garage of the new 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 & Development 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 \_\_\_\_\_, 2010.

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

My Commission Expires:

