

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Appeal of the Board of Adjustment's decision to deny a Special Exception for the permanent placement of a mobile home at 2881 Richmond Avenue; (Kimberlee Ann Pay Baker, applicant/appellant).

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

AUTHORIZED BY: Dan Matthys ^{DM/LS} **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date <u>05/09/06</u>	Regular <input type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input checked="" type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>		

MOTION/RECOMMENDATION:

1. **UPHOLD** the Board of Adjustment's decision to deny a Special Exception for the permanent placement of a mobile home at 2881 Richmond Avenue; (Kimberlee Ann Pay Baker, applicant/appellant); or
2. **OVERTURN** the Board of Adjustment's decision to deny a Special Exception for the permanent placement of a mobile home at 2881 Richmond Avenue; (Kimberlee Ann Pay Baker, applicant/appellant); or
3. **MODIFY** the Board of Adjustment's decision to deny a Special Exception for the permanent placement of a mobile home at 2881 Richmond Avenue; (Kimberlee Ann Pay Baker, applicant/appellant); or
4. **CONTINUE** the request to a time and date certain.

Commission District #5, Carey

Kathy Fall, Principal Planner

BACKGROUND:

On February 27, 2005 the Board of Adjustment (BOA) heard the applicant's request for the permanent placement of a mobile home. The Board of Adjustment denied the request based on the finding that the trend of development in the area did not support the placement of a mobile home. An appeal was filed pursuant to the Seminole County Land Development Code Section 30.43(e). The applicant contends error in that four (4) mobile homes exist in the area and her mobile home was not destroyed on February 23, 1998. Upholding the BOA's denial will prohibit the placement of a mobile home at 2881 Richmond Avenue.

Reviewed by:	<u>KFT</u>
Co Atty:	<u>KFT</u>
DFS:	_____
Other:	_____
DCM:	<u>SSA</u>
CM:	<u>AD</u>
File No.	<u>ph130pdp05</u>

STAFF RECOMMENDATION:

Staff recommends the Board of County Commissioners uphold the Board of Adjustment's decision based upon the finding in the staff report.

Attachments: Staff Report, Special Exception application & appeal request (02/27/06)
Plot plan, aerial, mobile home and zoning maps
Past approvals
Property Appraiser Information
BOA minutes (02/27/06)
Administrative Order

STAFF REPORT

GENERAL INFORMATION	Kimberlee Ann Pay Baker, applicant 2891 Richmond Avenue Sanford, FL	A-1 district, LDC sections 30.104 (A-10 conditional uses) & 30.1401 (mobile home siting standards)																										
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • Since 1984 the property has been granted three renewals for the placement of a mobile home. The last renewal request in 1992 was denied by the Board of Adjustment and then approved, under appeal, by the Board of County Commissioners for 5 years. The mobile home was destroyed by a tornado in 1998. • In 1999 the applicant constructed conventional single family home on the site west of this property as her primary residence. The property which the mobile home is being requested has remained vacant since 1998. • The applicant is requesting the permanent placement of a 2006 24 feet x 40 feet wide mobile home on a 4 acre parcel. She is requesting the placement of the mobile home for her parents. • While proximate to the Orlando-Sanford International Airport, the property is not located in the airport's future expansion area. 																											
ZONING & FLU	<table border="1"> <thead> <tr> <th data-bbox="545 1041 756 1108">Direction</th> <th data-bbox="756 1041 938 1108">Existing zoning</th> <th data-bbox="938 1041 1120 1108">Existing FLU</th> <th data-bbox="1120 1041 1445 1108">Use of property</th> </tr> </thead> <tbody> <tr> <td data-bbox="545 1108 756 1150">Site</td> <td data-bbox="756 1108 938 1150">A-1</td> <td data-bbox="938 1108 1120 1150">HIP-AP</td> <td data-bbox="1120 1108 1445 1150">Vacant</td> </tr> <tr> <td data-bbox="545 1150 756 1192">North</td> <td data-bbox="756 1150 938 1192">A-1</td> <td data-bbox="938 1150 1120 1192">HIP-AP</td> <td data-bbox="1120 1150 1445 1192">Single family</td> </tr> <tr> <td data-bbox="545 1192 756 1234">South</td> <td data-bbox="756 1192 938 1234">A-1</td> <td data-bbox="938 1192 1120 1234">HIP-AP</td> <td data-bbox="1120 1192 1445 1234">Vacant</td> </tr> <tr> <td data-bbox="545 1234 756 1276">East</td> <td data-bbox="756 1234 938 1276">A-1</td> <td data-bbox="938 1234 1120 1276">HIP-AP</td> <td data-bbox="1120 1234 1445 1276">Vacant</td> </tr> <tr> <td data-bbox="545 1276 756 1339">West</td> <td data-bbox="756 1276 938 1339">A-1</td> <td data-bbox="938 1276 1120 1339">HIP-AP</td> <td data-bbox="1120 1276 1445 1339">Single Family (applicant's home)</td> </tr> </tbody> </table>				Direction	Existing zoning	Existing FLU	Use of property	Site	A-1	HIP-AP	Vacant	North	A-1	HIP-AP	Single family	South	A-1	HIP-AP	Vacant	East	A-1	HIP-AP	Vacant	West	A-1	HIP-AP	Single Family (applicant's home)
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STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)	<p>The Board of County Commissioners shall have the power to hear and decide those special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested:</p> <p><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u></p> <p>The permanent placement of the proposed mobile home would be incompatible with the trend of conventional single-family development on nearby and adjacent properties.</p> <p>Available records and field visits indicate that several nearby parcels consist of single family homes and large vacant parcels.</p>																											

There are no permanently approved mobile homes in the area. Mobile homes that have been approved by the Board of Adjustment are for temporary placement.

Is consistent with the Seminole County Vision 2020 Comprehensive Plan:

The County's policy FLU 5.15 Regulation of Existing uses, allows the development of lots of record (that otherwise meet the standards of the applicable zoning district) for single-family purposes in the HIP-AP Future Land Use category without the necessity of a rezone to an allowable (PUD or PCD) zoning classification.

Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:

Since the proposed use is a single-family unit that would not be highly intensive in nature, staff does not believe it would adversely impact adjoining transportation facilities.

Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:

The subject property is a 4 acre parcel, which meets the minimum size and dimensional requirements of the A-1 district.

The A-1 district is not an allowable zoning classification in the HIP-AP (Higher Intensity Planning Development - Airport) Future Land Use category. The A-1 zoning existed at the time that HIP-AP future land use was applied to this property in December 1997 and continues as a non-conforming zoning category. However, the County's policy FLU 5.15 Regulation of Existing Uses, allows the development of lots of record (that otherwise meet the standards of the applicable zoning district) for single-family purposes in the HIP-AP future land use category without the necessity of a rezone to an allowable (PUD or PCD) zoning classification.

Will not adversely affect the public interest:

The present trend of development in the immediate area comprises conventional single-family home. The Future Land Use of High Intensity Planned Development – Airport plans for the area to transition to non-residential airport compatible uses.

	<p>Residential uses, whether conventional or mobile home, are not consistent with the Future Land Use of the property. Further, the trend of development in the surrounding area mainly consists of industrial airport support uses and single-family homes. For these reasons staff does not support the permanent placement of a mobile home.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</p>	<p>The BOA may permit any use allowed by Special Exception in the A-1 (Agriculture District) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the Land Development Code, that the use:</p> <p><u>Is consistent with the general zoning plan of the rural zoning classifications:</u></p> <p>Since the proposed mobile home doesn't constitute a limited use, it is a Special Exception in the A-1 district. To ensure consistency with the general zoning plan of the A-1 district and protect the character of the area, the mobile home siting standards enumerated in section 30.1401 of the Land Development Code would apply as stated elsewhere in this report.</p> <p><u>Is not highly intensive in nature:</u></p> <p>The request is not highly intensive in nature, as the proposed mobile home use would be permitted for single-family occupancy.</p> <p><u>Has access to an adequate level of urban services such as sewer, water, police, schools and related services.</u></p> <p>The proposed use would be served by on-site septic and well systems. An on-site septic permit shall be applied for and obtained, prior to the siting of the proposed mobile home on the subject property. Other county services, including schools and emergency services, are also available to the site.</p>
<p>MOBILE HOME SITING STANDARDS; LDC SECTION 30.1401</p>	<p>For the placement of a mobile home in the A-1 district, section 30.1401 of the land development code requires the following:</p> <ul style="list-style-type: none"> ○ The proposed mobile home shall have safe and convenient vehicular access. ○ The proposed mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting.
<p>FINDINGS & STAFF RECOMMENDATION</p>	<p>Based upon the stated findings staff does not recommend the permanent placement of a 2006 24 feet x 40 feet mobile home.</p>

COPY

RECEIVED MAR 13 2007

Appeal 1

APPL. NO. BM 2006-002

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

RECEIVED MAR 13 2007

APPLICATION TYPE:

- VARIANCE** 01-03 06 002
 - SPECIAL EXCEPTION** PERMANENT PLACEMENT
OF 2006 16 x 58 MOBILE HOME
 - LIMITED USE** 24 x 40
- SE DWELLING UNDER CONSTRUCTION MEDICAL HARDSHIP
 NIGHT WATCHMAN FAMILY HARDSHIP
 YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED 2006)
 SIZE OF MOBILE HOME / RV _____ TIME NEEDED _____
 PLAN TO BUILD YES NO IF SO, WHEN _____

APPEAL FROM DECISION OF THE PLANNING MANAGER

PROPERTY OWNER		AUTHORIZED AGENT
NAME	KIMBERLEE ANN PAY BAKER	
ADDRESS	2891 RICHMOND AVE	
	SANFORD FLA 32773	
PHONE 1	407 321 6935	
PHONE 2	407 314 6900	
E-MAIL		

PROJECT NAME: _____
 SITE ADDRESS: 2881 RICHMOND AVE SANFORD FLA 32773
 CURRENT USE OF PROPERTY: _____
 LEGAL DESCRIPTION: LEG SEC 03 SEE ATTACHED
 SIZE OF PROPERTY: 4.07 acre(s) PARCEL I.D. 03-20-31-300-617C-0000
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS NO

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 2/27/06 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Kimberlee A. Baker
 SIGNATURE OF OWNER OR AGENT* DATE 1-3-06

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION	
NAME	Kimberlee A. Baker
ADDRESS	2891 Richmond AVE SANFORD FLA 32773
PHONE 1	407 321-6935
PHONE 2	407 314-6900
E-MAIL	

NATURE OF THE APPEAL Appealing the board of adjustment decision to deny the permanent placement of the 2006 mobile home.

Kimberlee A. Baker APPELLANT SIGNATURE

FOR OFFICE USE ONLY

PROCESSING:

FEE(S): 195.00 COMMISSION DISTRICT _____ FLU / ZONING A1 / HIPAP

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

To whom it may concern,

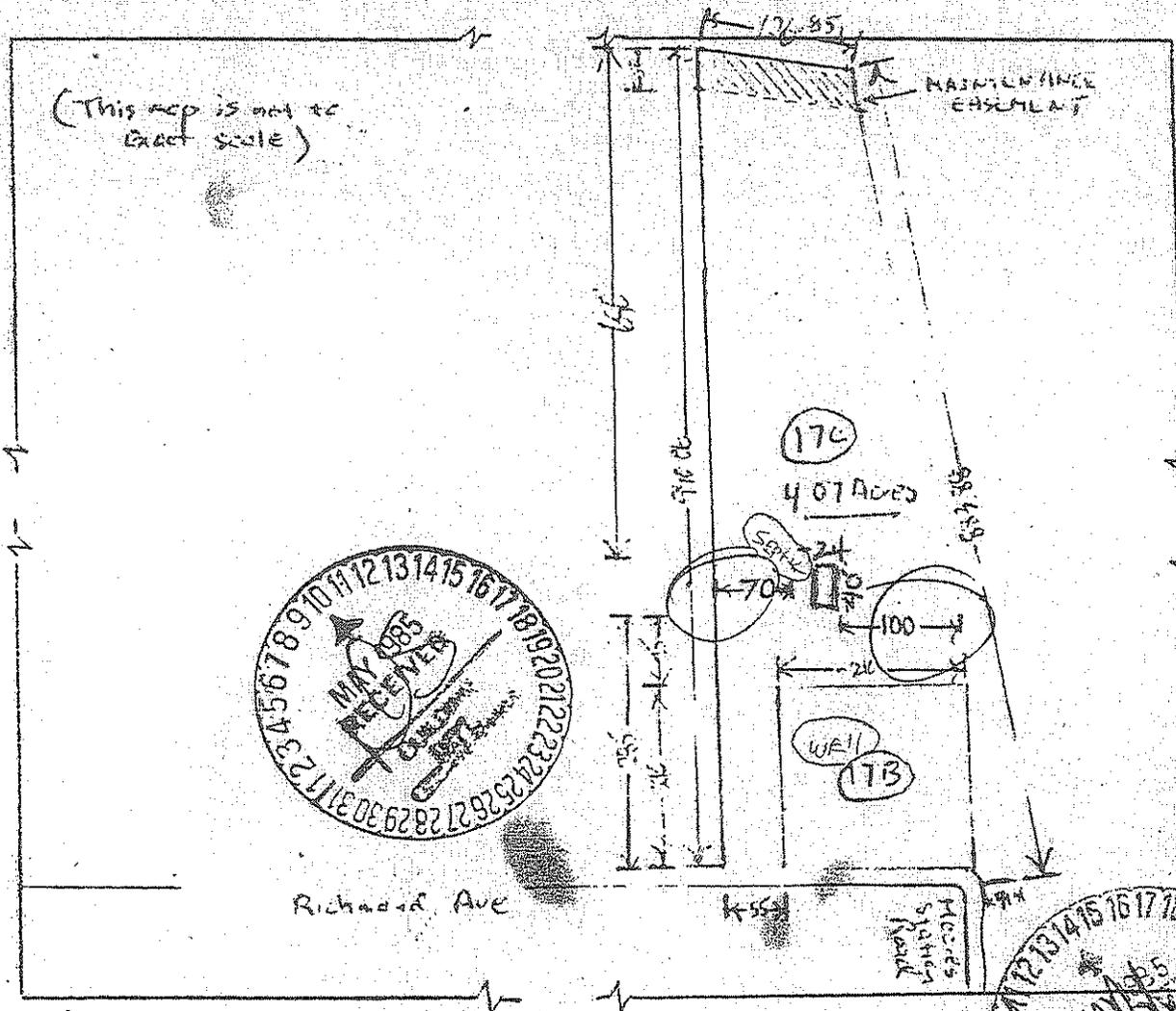
I would like to appeal the Decision that the board of adjustment made on February 27, 2006. To deny the permanent placement of the 2006 mobile home. There are currently 4 mobile homes on the same side of Richmond Ave as my home. I received a special exception in 1984 for a mobile home. The mobile home was still there when the Tornado hit on February 23, 1998 at 12:19 am.

Thank you, Kim Baker

PLOT PLAN

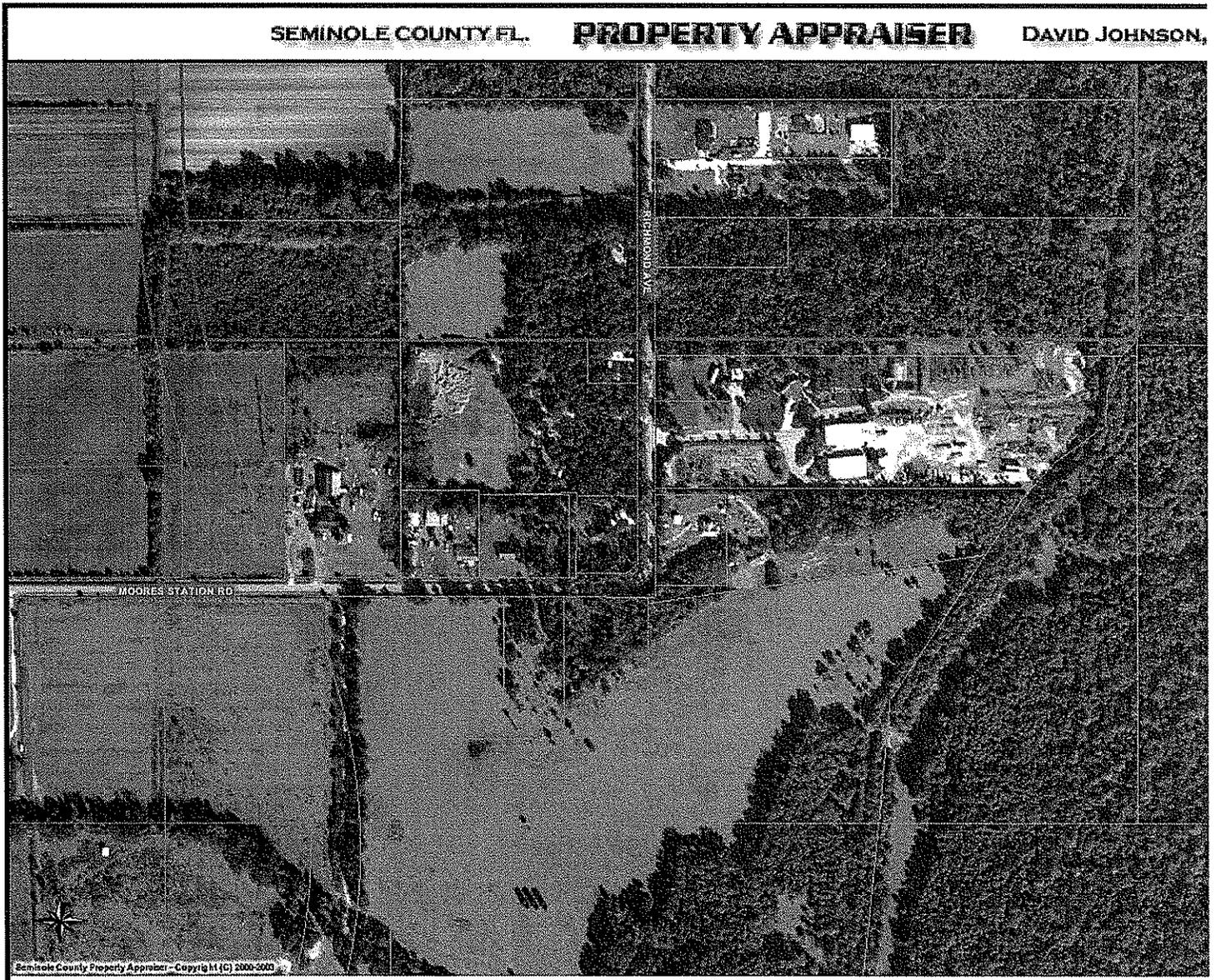
A plot plan must be submitted along with any application for building permit, or application for special exception to the Board of Adjustment. This form may be utilized for any single family construction, either conventional or mobile home. The following items must be indicated:

1. Dimensions of lot or parcel.
2. Name of abutting street or road.
3. Proposed location of home, accessory building, or mobile home; showing setbacks to all property lines.
4. Any existing structures on property. none
5. If any trees are to be removed, show location, size, and type. none
6. Any easements on property.

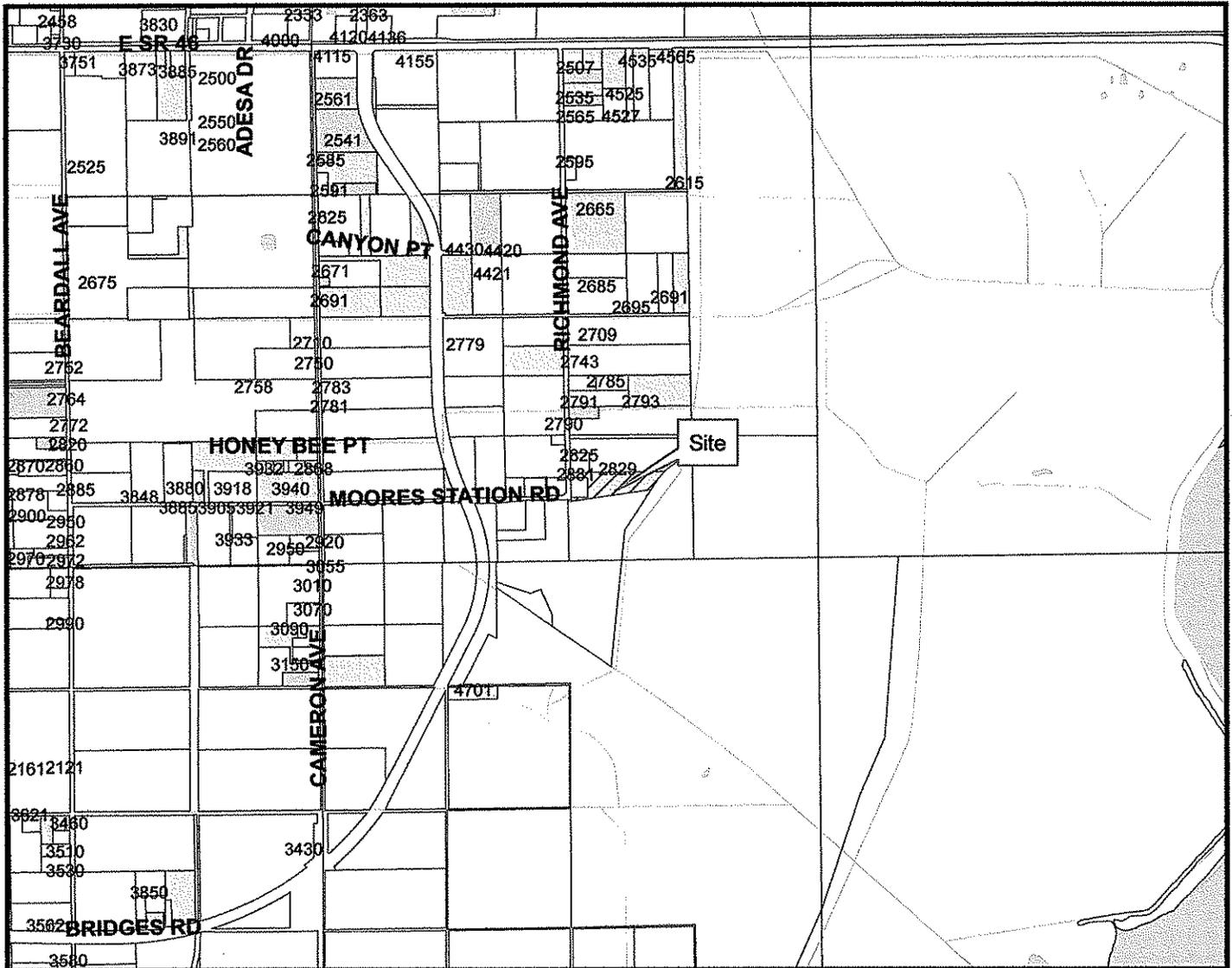


Date _____

Applicant _____



Kimberlee Ann Pay Baker
 2891 Richmond Ave.
 Sanford, FL 32773

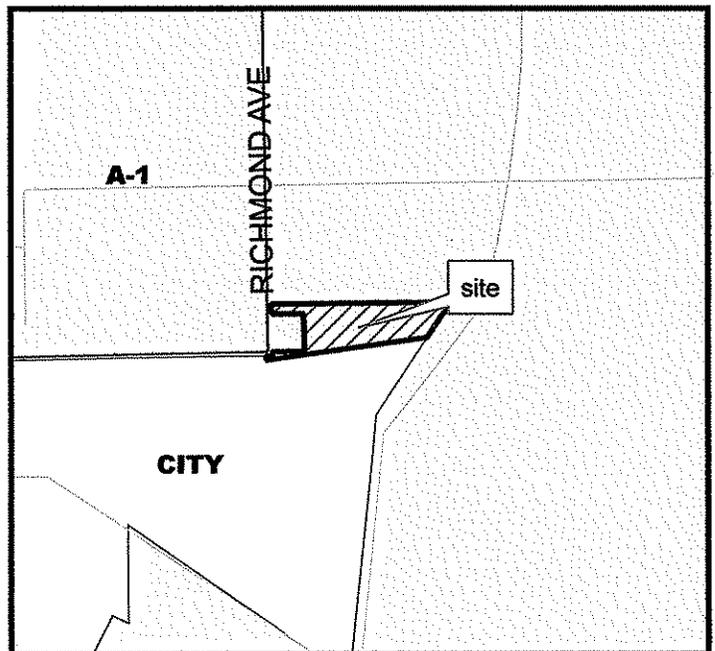


Seminole County Board of Adjustment
 February 27, 2006
 Case: BM2006-002
 Parcel No: 03-20-31-300-017C-0000

Zoning

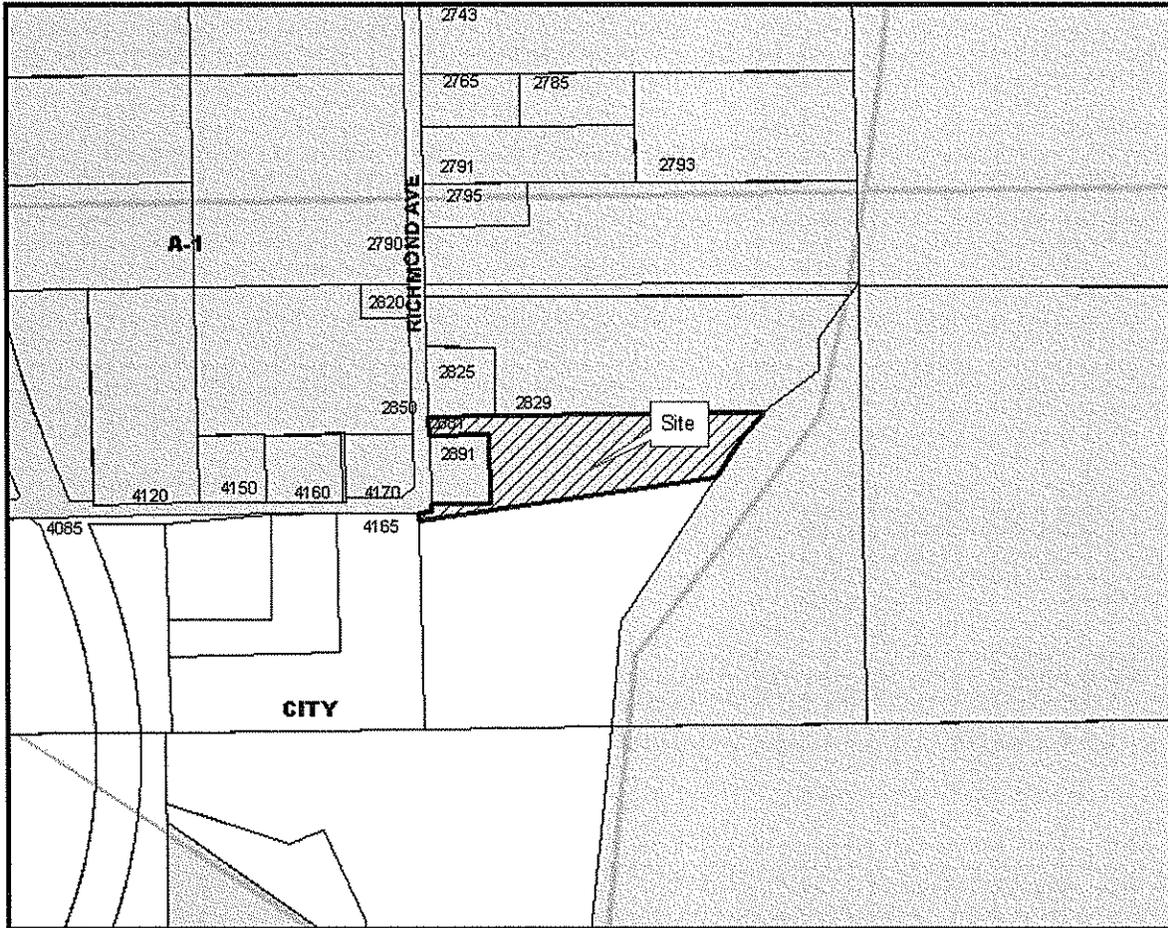
-  BM2006-002
-  A-1
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

 Feet
 028860 1,1201,6802,240



RICHMOND AVENUE (2881)
SPECIAL EXCEPTIONS-MOBILE HOMES

Kimberlee Ann Pay Baker
2891 Richmond Ave.
Sanford, FL 32773

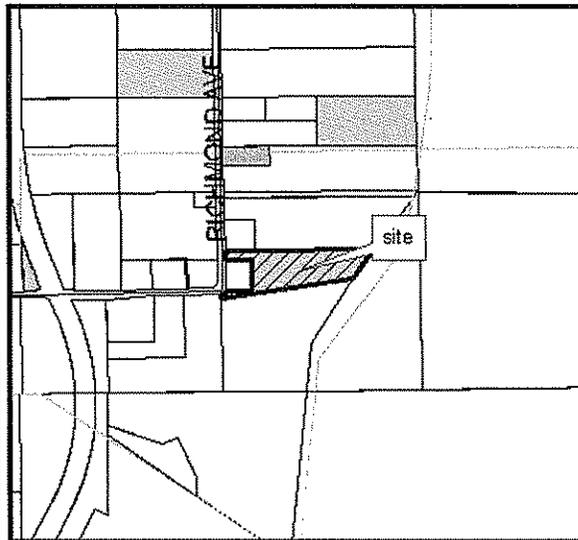


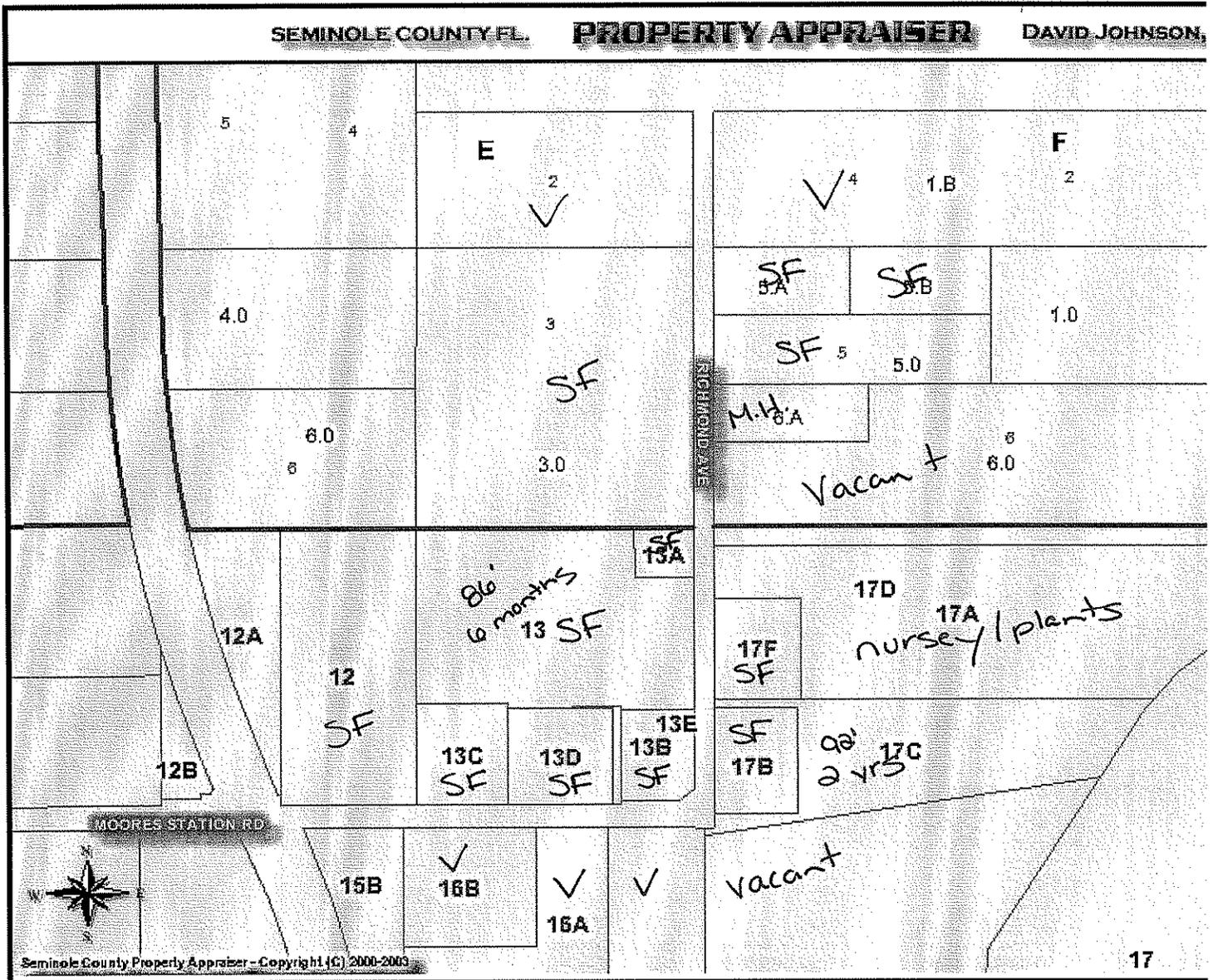
Seminole County Board of Adjustment
February 27, 2006
Case: BM2006-002
Parcel No: 03-20-31-300-017C-0000

Zoning

-  BM2006-002
-  A-1
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

0 75 150 300 450 600 Feet



SF - "conventional" single family

V - vacant

MH - mobile home

FILE #: BA92-11-85TE **APPL:** PAY, KIMBERLEE ANN
SEC: 03 **TWP:** 20 **RNG:** 31 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

DEVELOPMENT NAME: MH-PAY, KIMBERLEE ANN
LOC: E SIDE OF RICHMOND AVENUE AND 3/4 MILE S OF SR-46.
LOT #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
PARC #1: 17C **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:
TO PLACE A MOBILE HOME (REINSTATEMENT).

ACTION: DENIED; APPEALED & ON 1-12-93: BCC OVERTURNED BOA & APPROVED FOR
DATE: 112392

REMARKS:
(ACTION CONT.: 5 YEARS SUBJECT TO M.H. NOT BEING UTILIZED FOR RENTAL.)

CMD 1 - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

FILE #: BA87-2-14TE **APPL:** PAY, KIMBERLEE
SEC: 03 **TWP:** 20 **RNG:** 31 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

DEVELOPMENT NAME: MH - KIMBERLEE PAY
LOC: RICHMOND AVENUE, E SIDE, 7/8 MILE S OF SR-46.
LOT #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
PARC #1: 17C **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:
MOBILE HOME RENEWAL.

ACTION: APPROVED.
DATE: 021687

REMARKS:
APPROVED FOR 5 YEARS.

CMD 1 - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

FILE #: BA(12-17-84)-161TE **APPL:** PAY, KIMBERLEE A.
SEC: 03 **TWP:** 20 **RNG:** 31 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

DEVELOPMENT NAME: MH - PAY, KIMBERLEE A.
LOC: 210 FT N OF NW CORNER OF RICHMOND AVE AND MOORE STATION RD
LOT #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
PARC #1: 17C **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:
TO PLACE A MOBILE HOME IN A-1

ACTION: APPROVED
DATE: 121784

REMARKS:
(ASSESSOR'S MAP NO. 155)

CMD 1 - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

<p>DAVID JOHNSON, CPA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-888-7508</p>																													
<p align="center">GENERAL</p> <p>Parcel Id: 03-20-31-300-017C-0000 Owner: PAY KIMBERLEE A Mailing Address: 2891 RICHMOND AVE City,State,ZipCode: SANFORD FL 32773 Property Address: Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 00-VACANT RESIDENTIAL</p>	<p align="center">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$61,050 Land Value Ag: \$0 Just/Market Value: \$61,050 Assessed Value (SOH): \$61,050 Exempt Value: \$0 Taxable Value: \$61,050 Tax Estimator</p>																												
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>10/1984</td> <td>01587</td> <td>0921</td> <td>\$22,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1984</td> <td>01564</td> <td>1834</td> <td>\$20,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1981</td> <td>01355</td> <td>1645</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	10/1984	01587	0921	\$22,000	Vacant	Yes	WARRANTY DEED	05/1984	01564	1834	\$20,000	Vacant	Yes	WARRANTY DEED	09/1981	01355	1645	\$100	Vacant	No	<p align="center">2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$1,000 2005 Taxable Value: \$61,050 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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WARRANTY DEED	05/1984	01564	1834	\$20,000	Vacant	Yes																							
WARRANTY DEED	09/1981	01355	1645	\$100	Vacant	No																							
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<p>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.</p>																													

**MINUTES FOR THE SEMINOLE COUNTY BOARD OF ADJUSTMENT
FEBRUARY 27, 2006 MEETING
ITEM #19**

2881 RICHMOND AVENUE – Kimberlee Ann Pay Baker, applicant; Request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District); Located on the northeast corner of Moores Station Road and Richmond Avenue; (BM2006-002).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the applicant was requesting the permanent placement of a 2006 single wide mobile home on a 4 acre parcel. She further stated that while proximate to the Sanford –Orlando International Airport, the property was not located in the airport's future expansion area. She then stated that the permanent placement of the proposed mobile home would be incompatible with the trend of conventional single-family development on nearby and adjacent properties. She also stated that there were no permanently approved mobile homes in the area. She then stated that residential uses, whether conventional or mobile home, are not consistent with the future land use of the property. She lastly stated that the trend of development in the surrounding area mainly consists of industrial airport support uses and single-family homes and for those reasons staff does not recommend approval of the permanent of a mobile home.

Kimberlee Baker stated that she bought the property in 1983 and received a mobile home permit in 1984. She further stated that on February 23, 1998 a category 4 tornado hit the area and destroyed the mobile home. She then stated that she had not been able to rebuild because she didn't have the money. She also stated that her parents needed a place to live, and she would like to purchase the brand new mobile home for them. She further stated that her father was 77 and he had heart problems and her mother was 69 and she was scheduled to have a total hip replacement next month. She then stated that she has to take care of her parents. She lastly stated that the 2006 mobile home looks like a conventional home.

Mr. Pennington asked if she was familiar with the fact that she was near the airport.

Kimberlee Baker stated yes sir.

Mr. Pennington made a motion to approve the request.

Mr. O'Daniel seconded the motion.

The motion failed by a (2-3) consent. Mr. Hattaway, Mr. Bushrui and Mrs. Chase were in opposition.

Mr. Bushrui made a motion to deny the request.

Mrs. Chase seconded the motion.

The motion passed by 3-2 consent. Mr. Pennington and Mr. O'Daniel were in opposition.

SEMINOLE COUNTY ADMINTRATIVE ORDER

On February 27, 2006, Seminole County issued this Administrative Order relating to and touching and concerning the following described property:

LEG SEC 03 TWP 20S RGE 31E BEG 619 FT N OF S 1/4 COR RUN N 25 FT E
25 FT N 16 FT E 185 FT N 210 FT W 185 FT N 55 FT E 990.06 FT S 40 DEG
22 MIN W 108.41 FT S 33 DEG 22 MIN W 126.85 FT S 85 DEG 53 MIN 56 SEC
W 883.88 FT TO BEG (4.07 AC)

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

FINDINGS OF FACT

Property Owner: Kimberlee Ann Pay Baker
2891 Richmond Avenue
Sanford, Fl 32771

Project Name: 2881 Richmond Avenue

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A 2006 MODEL OR NEWER MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 2881 RICHMOND AVENUE, AS DEPICTED ON THE ATTACHED SITE PLAN.

After fully considering staff analysis and all evidence submitted at the public hearing of February 27, 2006, regarding this matter, the Board of Adjustment has found, determined and concluded that the request for the Special Exception for the ten year placement of a mobile home is inconsistent with the trend of development of the area.

Prepared by: Kathy Fall
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Tony Walter
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: