

BM2004-010

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1475 BRIGHAM LOOP; (JERRY & CHERYL COAKLEY, APPLICANTS).

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

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** TONY WALTER **EXT.** 7375

**Agenda Date** 6-28-04 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1475 BRIGHAM LOOP; (JERRY & CHERYL COAKLEY, APPLICANTS); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1475 BRIGHAM LOOP; (JERRY & CHERYL COAKLEY, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	JERRY & CHERYL COAKLEY, APPLICANTS 1475 BRIGHAM LOOP GENEVA, FL 32732	A-5 DISTRICT, LDC SECTIONS 30.104 (A-5 CONDITIONAL USES) & 30.1401 (MOBILE HOME SITING STANDARDS)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"><li>• THE APPLICANT PROPOSES TO REPLACE AN EXISTING 1988 MOBILE HOME WITH A NEW MOBILE HOME IN THE A-5 DISTRICT.</li><li>• THE PERMANENT PLACEMENT OF A MOBILE HOME IS PERMITTED ONLY BY SPECIAL EXCEPTION IN THE A-5 DISTRICT.</li></ul>	

ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-5	RURAL-5	MOBILE HOME
NORTH	A-5	RURAL-5	MOBILE HOME & SINGLE-FAMILY	
SOUTH	A-5	RURAL-5	SINGLE-FAMILY	
EAST	A-5	RURAL-5	SINGLE-FAMILY	
WEST	A-5	RURAL-5	MOBILE HOME & SINGLE-FAMILY	

**STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)**

THE BOARD OF ADJUSTMENT (BOA) 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:

**IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:**

THE PERMANENT PLACEMENT OF THE PROPOSED MOBILE HOME WOULD NOT BE INCOMPATIBLE WITH THE TREND OF DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES.

AVAILABLE RECORDS INDICATE THAT SEVERAL NEARBY PARCELS HAVE MOBILE HOME USES AS DEPICTED ON THE ATTACHED MAP ENTITLED, "PARCEL LAND USE."

**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.

**IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN;**

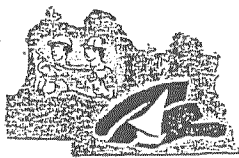
THE REQUEST IS FOR THE PERMANENT APPROVAL OF A MOBILE HOME USE, WHICH IS THEREBY CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF RURAL-5 FLU FOR THE SUBJECT PROPERTY.

**MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:**

THE SUBJECT PROPERTY IS A 5.3 ACRE PARCEL, WHICH MEETS THE MINIMUM SIZE AND DIMENSIONAL REQUIREMENTS OF THE A-5 DISTRICT.

	<p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>THE PRESENT TREND OF DEVELOPMENT IN THE IMMEDIATE AREA INCLUDES CONVENTIONAL AND MOBILE HOMES, THEREFORE, THE PERMANENT PLACEMENT OF A MOBILE HOME WOULD BE CONSISTENT WITH THE CHARACTER OF DEVELOPMENT IN THE AREA.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</b></p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION 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><b><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE RURAL ZONING CLASSIFICATIONS:</u></b></p> <p>THE PROPOSED MOBILE HOME IS A SPECIAL EXCEPTION USE IN THE A-5 DISTRICT. TO ENSURE CONSISTENCY WITH THE GENERAL ZONING PLAN OF THE A-5 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><b><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL LAND USE:</u></b></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF SURROUNDING RURAL LAND USE SINCE THE COMPREHENSIVE PLAN DESCRIBES RURAL-5 AS AN APPROPRIATE FLU CATEGORY FOR THE SITING OF MOBILE HOMES AND ACCESSORY USES BY SPECIAL EXCEPTION.</p> <p><b><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></b></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><b><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES.</u></b></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><b>MOBILE HOME SITING</b></p>	<p>FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 DISTRICT, SECTION 30.1401 OF THE LAND</p>

<b>STANDARDS; LDC SECTION 30.1401</b>	DEVELOPMENT CODE REQUIRES THE FOLLOWING: <ul style="list-style-type: none"><li>○ THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.</li><li>○ THE PROPOSED MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING.</li></ul>
<b>FINDINGS &amp; STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>● BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANT, THE APPLICANT HAS SATISFIED ALL CRITERIA FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 DISTRICT, AS REQUIRED BY THE LAND DEVELOPMENT CODE.</li><li>● FOR THIS REASON, STAFF BELIEVES THE PERMANENT PLACEMENT OF THE PROPOSED MOBILE HOME, AS REQUESTED, WOULD BE CONSISTENT WITH THE RURAL CHARACTER OF NEARBY AND ADJACENT PROPERTIES IF THE FOLLOWING STANDARDS ARE APPLIED AS REQUIRED BY SECTION 30.1401 OF THE LAND DEVELOPMENT CODE:<ul style="list-style-type: none"><li>○ THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.</li><li>○ THE PROPOSED MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING.</li></ul></li><li>● BASED ON THIS DETERMINATION, STAFF RECOMMENDS APPROVAL OF THIS REQUEST, CONDITIONED UPON THE SITE PLAN SUBMITTED AND CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.</li></ul>



**COPY**

APPL. NO. BM 2004-010

**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.

**APPLICATION TYPE:**

- VARIANCE**
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION** FOR PERMANENT PLACEMENT OF A REPLACEMENT MOBILE HOME.
  - EXISTING  PROPOSED  REPLACEMENT
  - MOBILE HOME IS FOR residence permanent placement
  - YEAR OF MOBILE HOME 2004 SIZE OF MOBILE HOME 26'4" x 60'0"
  - ANTICIPATED TIME MOBILE HOME IS NEEDED permanent placement
  - PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
  - MEDICAL HARDSHIP  YES (LETTER FROM DOCTOR REQUIRED)  NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	<u>Jered W &amp; Cheryl Coakley</u>	
ADDRESS	<u>1475 Brigham Loop</u>	
	<u>Geneva, FL 32732</u>	
PHONE 1	<u>407-349-2955</u>	
PHONE 2	<u>321-917-6404</u>	
E-MAIL	<u>CoakleyConstruct@peoplepc.com</u>	

PROJECT NAME: \_\_\_\_\_  
 SITE ADDRESS: 1475 Brigham Loop Geneva, FL 32732  
 CURRENT USE OF PROPERTY: residence  
 LEGAL DESCRIPTION: Lot H-5, Section 14, Township 20 South Range 32 east, Seminole County  
 SIZE OF PROPERTY: 5.3 acre(s) PARCEL I.D. 10-20-32-3AE-003V-0000  
 UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_  
 KNOWN CODE ENFORCEMENT VIOLATIONS N/A

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on JUNE 28, 6PM.  
 (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.

Cheryl Coakley  
 SIGNATURE OF OWNER OR AGENT\* 05/01/04  
DATE

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

ADDITIONAL VARIANCE

VARIANCE 2:

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VARIANCE 3:

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VARIANCE 4:

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VARIANCE 5:

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VARIANCE 6:

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VARIANCE 7:

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VARIANCE 8:

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APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL \_\_\_\_\_

BCC PUBLIC HEARING DATE \_\_\_\_\_

FOR OFFICE USE ONLY

PROCESSING:

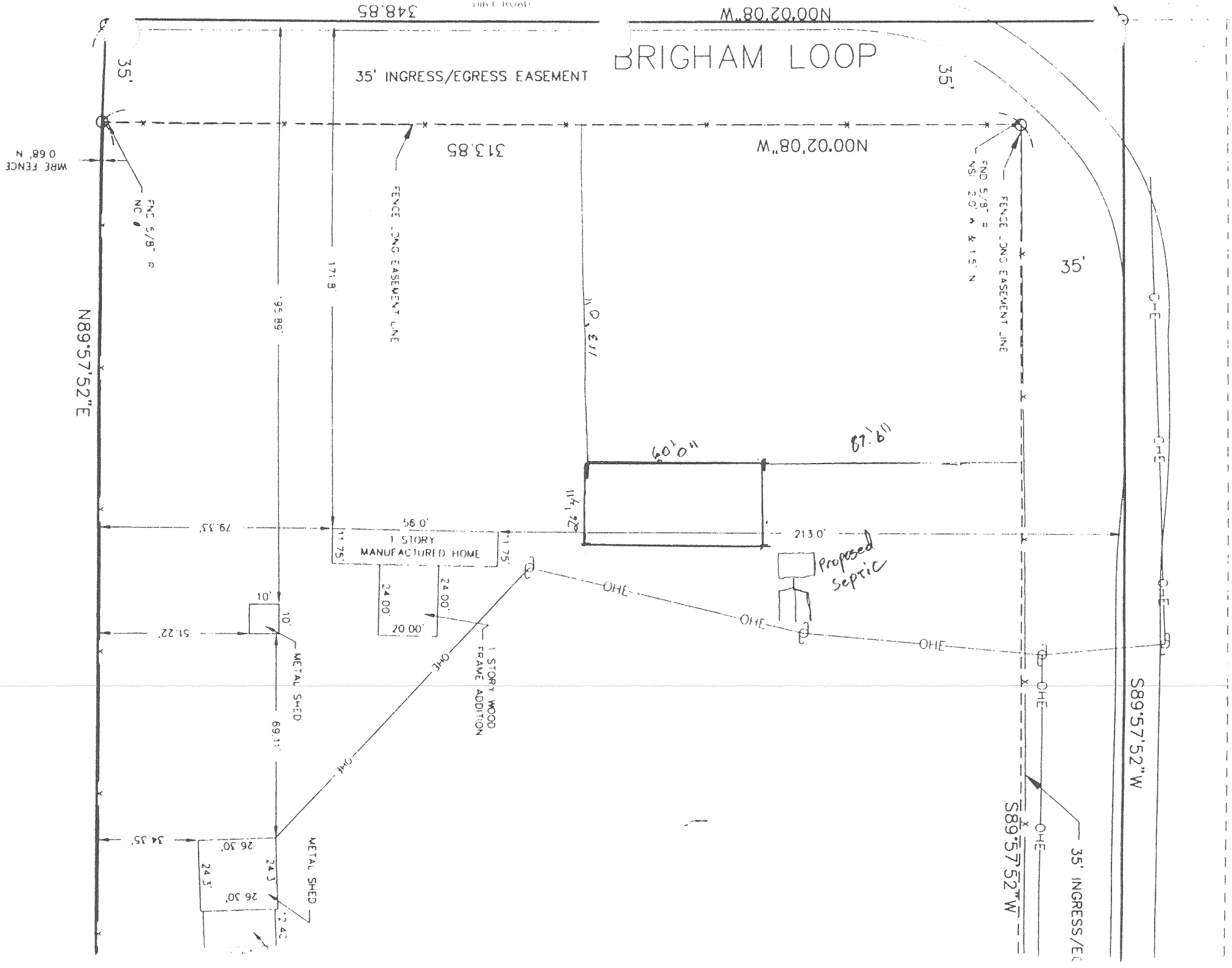
FEE: \$185 COMMISSION DISTRICT 2 FLU/ZONING R5/A5

LOCATION FURTHER DESCRIBED AS \_\_\_\_\_

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PLANNER VB DATE MAY 3, 2004

SUFFICIENCY COMMENTS BOUGHT HOME APPROX 1 YR BACK WITH AN  
EXISTING MOBILE HOME.



# BRIGHAM LOOP

35' INGRESS/EGRESS EASEMENT

35'

WIRE FENCE

FENCE 5/8" R NC

FENCE 5/8" R NSI 20' x 15' N

35'

N89°57'52"E

O-E  
O-E  
O-E  
O-E

313.85

N00°02'08"W

171.8'

95.89'

110.311'

60'0"

67'6"

56.0'

1 STORY MANUFACTURED HOME

Proposed septic

10'

METAL SHED

24.00'

24.00'

1 STORY WOOD FRAME ADDITION

69.11'

51.22'

34.35'

26.30'

24.5'

26.30'

24.5'

26.30'

24.5'

26.30'

24.5'

26.30'

24.5'

26.30'

24.5'

26.30'

24.5'

26.30'

24.5'

26.30'

24.5'

26.30'

24.5'

S89°57'52"W

S89°57'52"W

35' INGRESS/EGRESS

348.85

N00°02'08"W

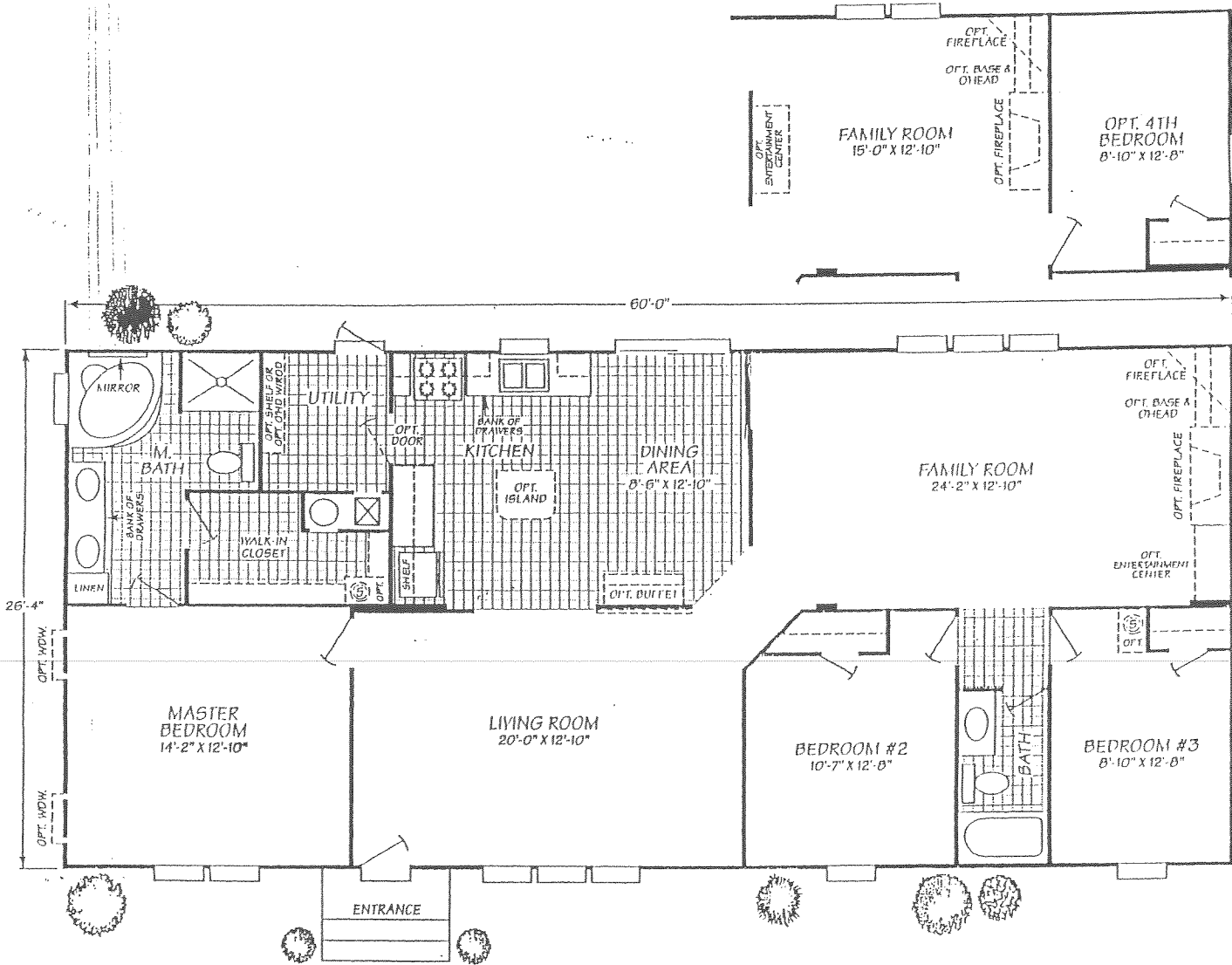
DIRTY ROAD



# 3 5 7 800

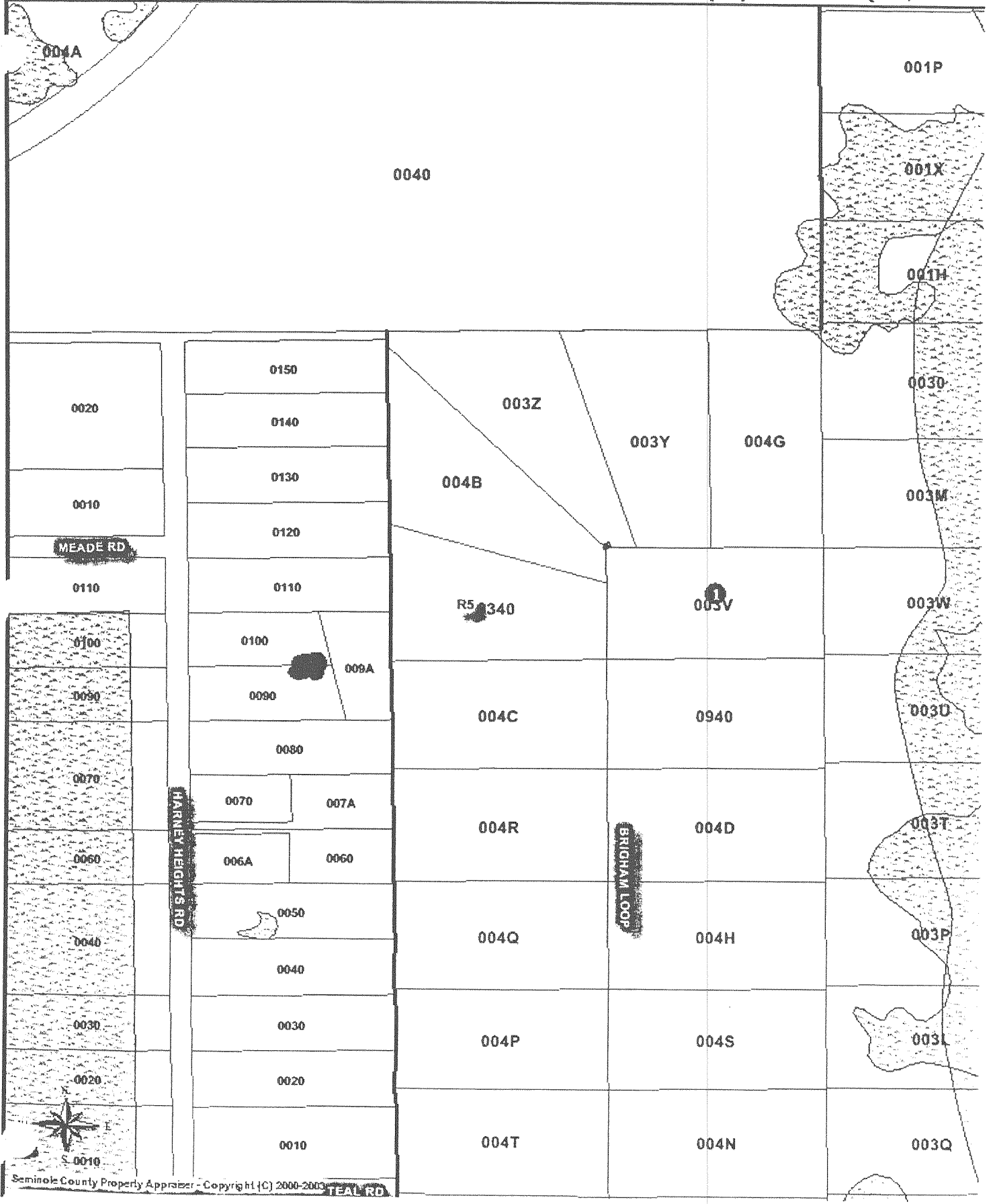
# Fleetwood Value XLE Series Model 4603A


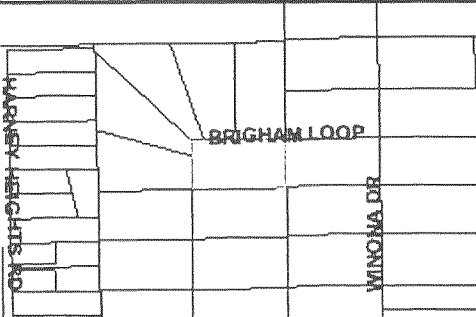
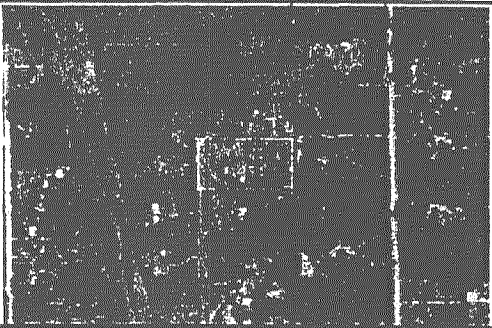
3 Bedrooms • 2 Baths • 1,579 Square Feet



Fleetwood Homes reserves the right to change colors, prices, specifications, models, dimensions and materials without notice. Rendering and diagrams are meant to be representative and, in keeping with Fleetwood's policy of constant improvement, may vary from the actual home. All dimensions are nominal and approximated. Square footage is measured from exterior wall to exterior wall, and is an approximate figure. Length indicated in floorplans is only. The length of the hitch is not included. (Add four feet to arrive at transportable length.) Ask your retailer for specifics. PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

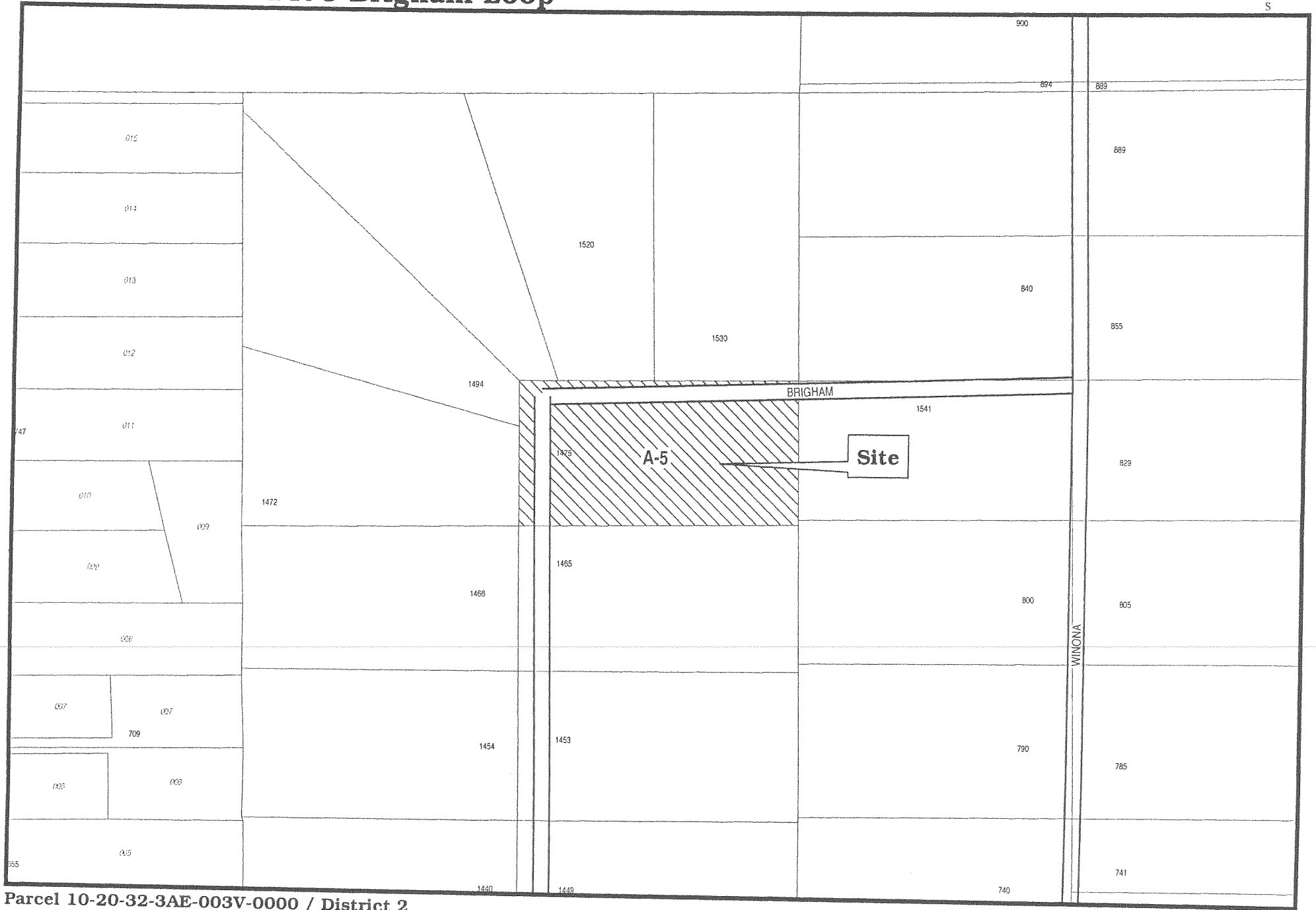




PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ Back ▶																				
 <p><b>Seminole County</b> Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																									
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 10-20-32-3AE-003V-0000      Tax District: 01-TX DIST 1 - COUNTY            Owner: COAKLEY JERED W &amp; CHERYL L      Exemptions:            Address: 1475 BRIGHAM LP            City,State,ZipCode: GENEVA FL 32732            Property Address: 1475 BRIGHAM LOOP GENEVA 32732            Subdivision Name:            Dor: 02-MOBILE/MANUFACTURED      <i>A-5</i></p>			<p align="center"><b>2004 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market            Number of Buildings: 1            Depreciated Bldg Value: \$7,258            Depreciated EXFT Value: \$16,713            Land Value (Market): \$26,500            Land Value Ag: \$0            Just/Market Value: \$50,471            Assessed Value (SOH): \$50,471            Exempt Value: \$0            Taxable Value: \$50,471</p>																						
<p align="center"><b>SALES</b></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> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>12/2002</td> <td>04653</td> <td>0779</td> <td>\$47,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1979</td> <td>01219</td> <td>0066</td> <td>\$14,500</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	12/2002	04653	0779	\$47,000	Improved	WARRANTY DEED	04/1979	01219	0066	\$14,500	Vacant	<p align="center"><b>2003 VALUE SUMMARY</b></p> <p>2003 Tax Bill Amount: \$886            2003 Taxable Value: \$51,670            DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>				
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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>																									

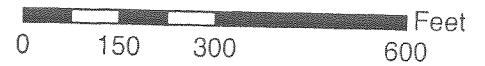
[BACK](#)      [PROPERTY APPRAISER HOME PAGE](#)      [CONTACT](#)

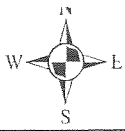
# Jered & Cheryl Coakley 1475 Brigham Loop



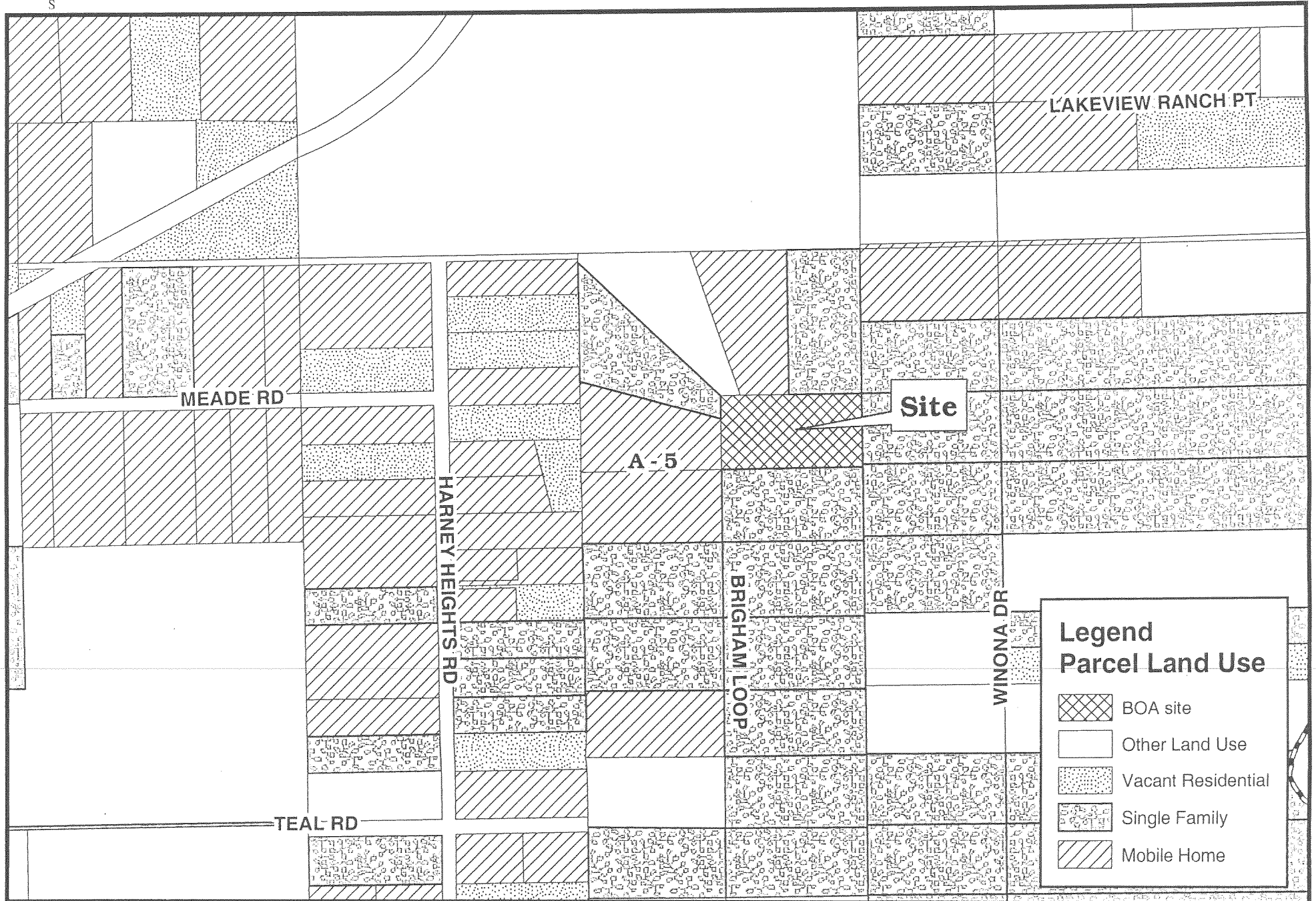
Parcel 10-20-32-3AE-003V-0000 / District 2

BM2004-010



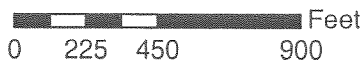


Jered & Cheryl Coakley  
1475 Brigham Loop



**Legend  
Parcel Land Use**

-  BOA site
-  Other Land Use
-  Vacant Residential
-  Single Family
-  Mobile Home



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On JUNE 28, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 14 TWP 20S RGE 32E BEG 646.06 FT S OF N 1/4 COR RUN S  
348.85 FT W 662.31 FT N 348.85 FT E TO BEGINING

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

**FINDINGS OF FACT**

**Property Owners:** JERED W. & CHERYL.L COAKLEY  
1475 BRIGHAM LOOP  
GENEVA FL 32732

**Project Name:** BRIGHAM LOOP (1475)

**Requested Development Approval:**

SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1475 BRIGHAM LOOP, GENEVA, FL.

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: Tony Walter  
Assistant Planning Manager  
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:
  1. THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.
  2. THE PROPOSED MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING.
- (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: \_\_\_\_\_  
Matthew West  
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 \_\_\_\_\_, 2004.

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

My Commission Expires: