

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

**SUBJECT:** REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF A MOBILE HOME FOR A MEDICAL HARDSHIP IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1641 BANDIT WAY; (HELEN ALBRIGHT, APPLICANT).

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

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

**Agenda Date** 8-23-04 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF A MOBILE HOME FOR A MEDICAL HARDSHIP IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1641 BANDIT WAY; (HELEN ALBRIGHT, APPLICANT).; OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF A MOBILE HOME FOR A MEDICAL HARDSHIP IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1641 BANDIT WAY; (HELEN ALBRIGHT, APPLICANT).; OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

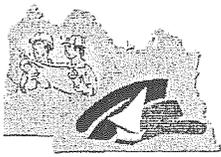
<b>GENERAL INFORMATION</b>	HELEN ALBRIGHT 1641 BANDIT WAY GENEVA, FL 32732	A-5 DISTRICT, LDC SECTIONS 30.43(b)(2), 30.104(b)(10), 30.104(b)(11), 30.123 & 30.1401									
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT REQUESTS APPROVAL FOR THE TWO YEAR PLACEMENT OF AN PROPOSED MOBILE HOME FOR A MEDICAL HARDSHIP IN THE A-5 DISTRICT.</li> <li>• THE PLACEMENT OF A MOBILE HOME FOR A MEDICAL HARDSHIP IN 1995, BUT THE APPLICANT DID NOT PLACE THE SECOND MOBILE HOME ON THE PROPERTY.</li> <li>• THE TEMPORARY PLACEMENT OF A MOBILE HOME FOR MEDICAL HARDSHIP ON A LOT OCCUPIED BY A PRIMARY RESIDENCE IS PERMITTED ONLY BY SPECIAL EXCEPTION IN THE A-5 DISTRICT.</li> </ul>										
<b>ZONING &amp; FLU</b>	<table border="1"> <thead> <tr> <th data-bbox="553 1776 764 1843"><b>DIRECTION</b></th> <th data-bbox="764 1776 927 1843"><b>EXISTING ZONING</b></th> <th data-bbox="927 1776 1138 1843"><b>EXISTING FLU</b></th> <th data-bbox="1138 1776 1438 1843"><b>USE OF PROPERTY</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="553 1843 764 1879"><b>SITE</b></td> <td data-bbox="764 1843 927 1879"><b>A-5</b></td> <td data-bbox="927 1843 1138 1879"><b>RURAL-5</b></td> <td data-bbox="1138 1843 1438 1879"><b>MOBILE HOME</b></td> </tr> </tbody> </table>			<b>DIRECTION</b>	<b>EXISTING ZONING</b>	<b>EXISTING FLU</b>	<b>USE OF PROPERTY</b>	<b>SITE</b>	<b>A-5</b>	<b>RURAL-5</b>	<b>MOBILE HOME</b>
<b>DIRECTION</b>	<b>EXISTING ZONING</b>	<b>EXISTING FLU</b>	<b>USE OF PROPERTY</b>								
<b>SITE</b>	<b>A-5</b>	<b>RURAL-5</b>	<b>MOBILE HOME</b>								

	NORTH	A-5	RURAL-5	SINGLE FAMILY
	SOUTH	A-5	RURAL-5	VACANT
	EAST	A-5	RURAL-5	VACANT
	WEST	A-5	RURAL-5	MOBILE HOME
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b></p>	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p>			
	<p><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>THE TREND OF NEARBY AND ADJACENT DEVELOPMENT INCLUDES LOW-DENSITY SINGLE-FAMILY USES, INCLUDING MOBILE HOMES. FOR THIS REASON, STAFF BELIEVES THE EXISTING USE WOULD BE COMPATIBLE.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>SINCE THE EXISTING 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.</p> <p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>THE REQUEST IS FOR THE APPROVAL OF SINGLE-FAMILY RESIDENTIAL USE, WHICH IS THEREBY CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF RURAL-5 FLU FOR THE SUBJECT PROPERTY.</p> <p><b><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></b></p> <p>THE SUBJECT PROPERTY IS A 5 ACRE SITE WHICH WAS A LOT OF RECORD PRIOR TO 1991. BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED MOBILE HOME USE WOULD COMPLY WITH THE MINIMUM DIMENSIONAL STANDARDS OF THE A-5 DISTRICT.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>THE TREND OF DEVELOPMENT IN THE AREA INCLUDES SINGLE-FAMILY DEVELOPMENTS, MOST OF WHICH ARE MOBILE HOMES. FOR THIS REASON, STAFF DOES NOT</p>			

	<p>BELIEVE THE EXISTING OR PROPOSED MOBILE HOME USES WOULD ADVERSELY AFFECT THE PUBLIC INTEREST.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</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 A-5 (RURAL ZONING CLASSIFICATION DISTRICT):</u></b></p> <p>THE EXISTING AND PROPOSED MOBILE HOME USES ARE CONDITIONAL USES IN THE A-5 DISTRICT. THE EXISTING MOBILE HOME COMPLIES WITH THE SITING STANDARDS ENUMERATED IN SECTION 30.124(B)(18) OF THE LAND DEVELOPMENT CODE, WHICH ARE INTENDED TO MINIMIZE POTENTIAL INCOMPATIBILITY WITH NEARBY CONVENTIONAL SINGLE-FAMILY HOMES. THE PROPOSED MOBILE HOME WOULD BE REQUIRED TO COMPLY WITH THE SAME STANDARDS.</p> <p><b><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></b></p> <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE EXISTING AND PROPOSED MOBILE HOME USES 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 EXISTING AND PROPOSED MOBILE HOME IS SERVED BY ON-SITE SEPTIC AND WELL SYSTEMS. THE PROPOSED MOBILE HOME WOULD UTILIZE THE SAME SERVICES AND WOULD THEREBY REQUIRE SEPARATE WELL AND SEPTIC SYSTEMS. OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.</p>
<p><b>MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTIONS 30.104(b)(10), 30.104(b)(11) &amp; 30.1401</b></p>	<p>MOBILE AND MANUFACTURED HOMES SHALL BE PERMITTED IN THE A-5 DISTRICT IN ACCORDANCE WITH THE SITING STANDARDS OF LAND DEVELOPMENT CODE SECTION, WHICH ARE AS FOLLOWS:</p> <p><b><u>THE MOBILE HOME UNIT SHALL HAVE STREET ACCESS.</u></b></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE SITE HAS DIRECT VEHICULAR ACCESS TO BANDIT WAY.</p> <p><b><u>THE MOBILE HOME UNIT SHALL BE INSTALLED AND ANCHORED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE.</u></b></p>

	<p>THE PROPOSED MOBILE HOME WILL BE REQUIRED TO BE INSTALLED AND ANCHORED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE.</p> <p><b><u>OPAQUE SKIRTING SHALL BE USED AT THE BASE OF THE MOBILE HOME UNIT.</u></b></p>
	<p>THE PROPOSED MOBILE HOME WILL BE REQUIRED TO HAVE OPAQUE SKIRTING TO SCREEN THE OPEN BASE OF THE UNIT.</p>
<p><b>STANDARDS FOR LIMITED USE OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTIONS 30.123</b></p>	<p>THE TEMPORARY OCCUPANCY OF A MOBILE HOME BY A CHRONICALLY ILL RELATIVE IS ALLOWED IN THE A-5 DISTRICT SUBJECT TO THE FOLLOWING CONDITONS:</p> <ul style="list-style-type: none"> <li>o A MOBILE HOME SHALL BE PLACED ON THE SAME LOT OR PARCEL AS THE FAMILY RESIDENCE.</li> <li>o THE NECESSITY OR HARDSHIP SHALL BE SUBSTANTIATED BY DOCUMENTARY EVIDENCE.</li> <li>o PERMITS SHALL BE LIMITED TO A MAXIMUM OF TWO (2) YEARS AND ONLY (1) ONE EXTENSION OF THIS CONDITIONAL USE MAY BE APPROVED.</li> </ul>
<p><b>STAFF FINDINGS:</b></p>	<p>SPECIAL EXCEPTIONS WITH RESPECT TO MOBILE HOMES, SECTION 30.104(b) OF THE LAND DEVELOPMENT CODE PROVIDES THE ABILITY FOR THE BOA IN ITS SOUND DISCRETION TO PLACE REASONABLE CONDITIONS AND LIMITATIONS, WHICH ARE NECESSARY TO PROTECT THE CHARACTER OF AN AREA AND ARE IN FURTHERANCE OF THE PUBLIC INTEREST. THEREFORE, THE BOA SHOULD GIVE PRIMARY CONSIDERATION TO EITHER GRANTING TEMPORARY STATUS OR DENYING THE REQUEST, BASED UPON THE FOLLOWING FACTORS:</p> <p><b><u>COMPATIBILITY:</u></b></p> <p>STAFF BELIEVES THE SUBJECT PROPERTY'S LOCATION IS IN AN AREA WHERE MOBILE HOMES ARE THE PREDOMINANT SINGLE-FAMILY LAND USE. THEREFORE, THE POTENTIAL FOR ADVERSE IMPACT TO CONVENTIONAL SINGLE-FAMILY HOMES IN THE AREA ARE MINIMIZED. THIS BELIEF IS SUPPORTED BY THE FACT THAT THERE ARE MOBILE HOMES IN THE VICINITY OF WEST STATE ROAD 46 AND COCKRAN ROAD.</p> <p><b><u>DEVELOPMENT TRENDS IN THE AREA (CONVENTIONAL VS. MOBILE HOMES)</u></b></p> <p>AS STATED ELSEWHERE IN THIS REPORT, DEVELOPMENT TRENDS IN THE AREA HAVE LARGELY CONSISTED OF MOBILE HOMES AND CONVENTIONAL BUILT HOMES AS THE PREDOMINANT SINGLE-FAMILY LAND USE TYPE.</p>

<b>STAFF RECOMMENDATION:</b>	THE EXISTING AND PROPOSED USES ARE COMPATIBLE WITH THE FLU DESIGNATION OF RURAL-5 AND MEETS THE SIZE AND DIMENSIONAL REQUIREMENTS OF THE A-5 DISTRICT. THE USE INTENSITY OF THE PROPOSED MOBILE HOME IS OTHERWISE CONSISTENT WITH THAT OF ADJOINING SINGLE-FAMILY DEVELOPMENTS, WHICH INCLUDES MOBILE HOMES.
	FOR THE REASONS STATED ABOVE, STAFF RECOMMENDS APPROVAL OF THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE PLACEMENT OF A MOBILE HOME, FOR TWO YEARS, IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT FOR A MEDICAL HARDSHIP AT 1641 BANDIT WAY, SUBJECT TO THE FOLLOWING CONDITIONS: <ul style="list-style-type: none"><li>• THE MOBILE HOME SHALL BE USED EXCLUSIVELY FOR THE PURPOSE OF A MEDICAL HARDSHIP AND SHALL BE REMOVED WHEN THE MEDICAL HARDSHIP CAN NO LONGER BE SUBSTANTIATED THROUGH DOCUMENTARY EVIDENCE.</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><li>• ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, FOLLOWING INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul>



**COPY** PL. NO. BM 2004-015

**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 THE PERMANENT LOCATION OF A SECOND (NEW) MOBILE HOME FOR A MEDICAL HARDSHIP

EXISTING  PROPOSED  REPLACEMENT  
 MOBILE HOME IS FOR MEDICAL HARDSHIP / RESIDENCE  
 YEAR OF MOBILE HOME 1995 OR NEWER SIZE OF MOBILE HOME (28x60) ESTIMATE  
 ANTICIPATED TIME MOBILE HOME IS NEEDED PERMANENT  
 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>Helen Albright</u>	
ADDRESS	<u>1641 BANDIT WAY</u>	
	<u>GENEVA FL 32732</u>	
PHONE 1	<u>407 349 5457</u>	
PHONE 2	<u>407 474 2671</u>	
E-MAIL	<u>Strdner1951@Aol.com</u>	

PROJECT NAME: N/A

SITE ADDRESS: Same

CURRENT USE OF PROPERTY: Residence

LEGAL DESCRIPTION: SEE ATTACHED

330x660

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 04-20-32-300-002B-0000

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER SEE EASEMENTS

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 August 23 (6 PM) (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.

Helen Albright  
 SIGNATURE OF OWNER OR AGENT\* July 2, 2004  
 DATE

\* 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:

VARIANCE 8:

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:

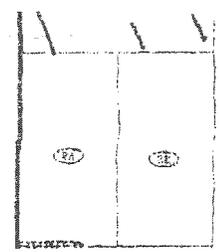
FEE: 185 COMMISSION DISTRICT \_\_\_\_\_ FLU/ZONING R5/A5

LOCATION FURTHER DESCRIBED AS ON WEST SIDE OF BANDIT WAY  
APPROX. 0.2 MI. SOUTH OF BLUE FISH PL.

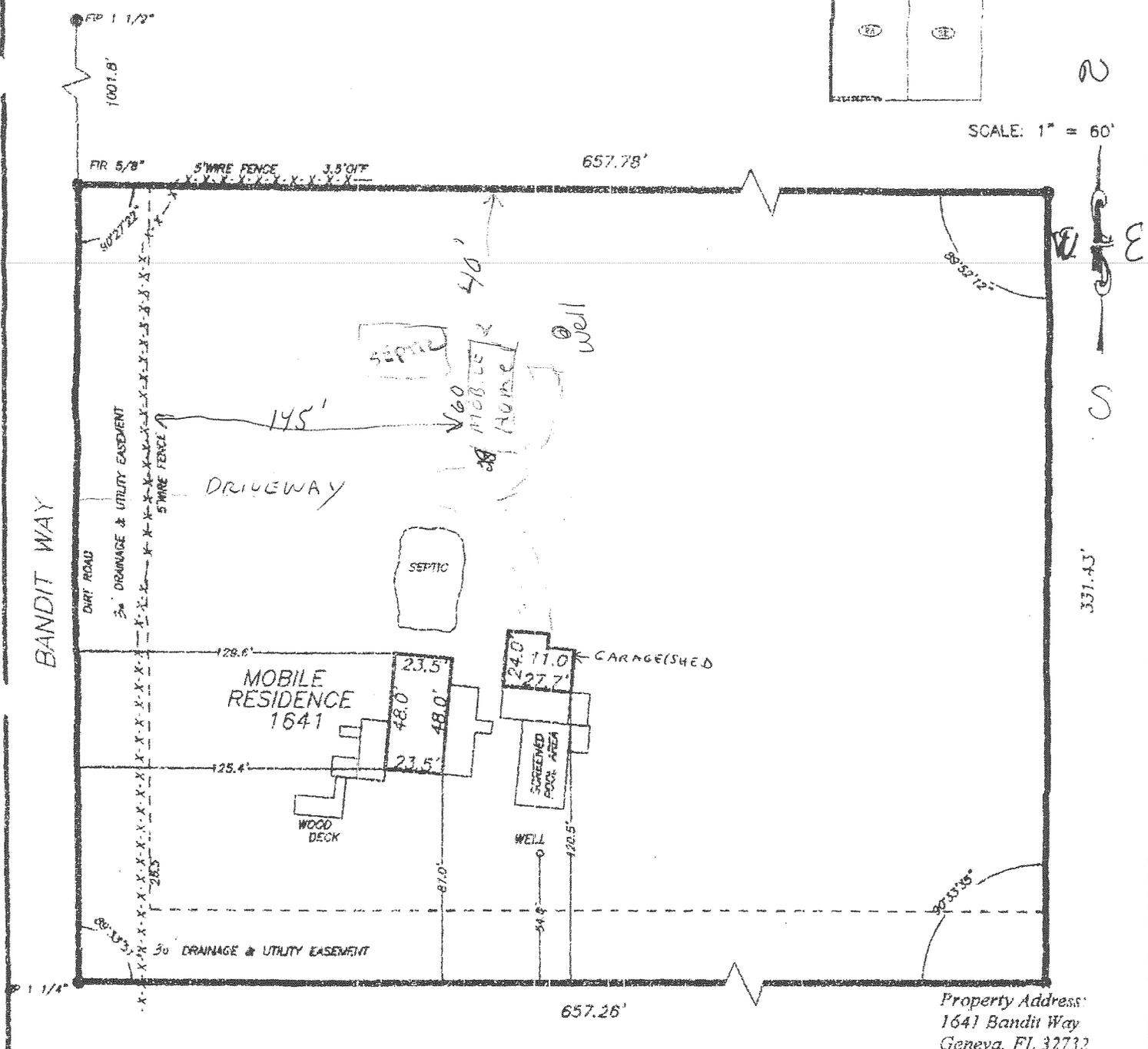
PLANNER VB DATE 7/2/04

SUFFICIENCY COMMENTS \_\_\_\_\_

Surveyed by: A. Albright; Helen I. Albright; Mortgagee Title Services, Inc.; American Pioneer Title Insurance Company; Fairwinds Credit Union, its successors and/or assigns.



SCALE: 1" = 60'



Property Address:  
1641 Bandit Way  
Geneva, FL 32732

LEGEND

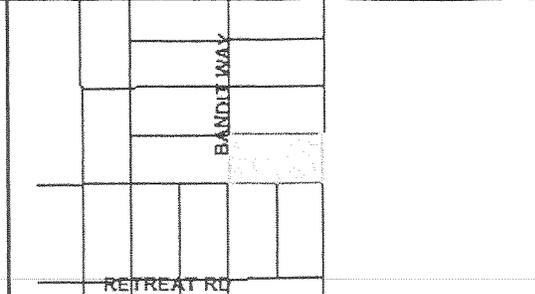
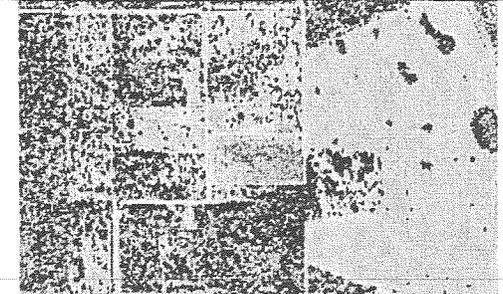
-  -  -	Wood Fence	CATV	Cable Riser	M.H.	Manhole
-x-x-	Wire Fence	W.M.	Water Meter	N.T.S.	Not to Scale
FN	Found Nail	TEL.	Telephone Facilities	O.R.	Official Records
•	Property Corner	CA	Covered Area	G.R.B.	Official Records Book
R	Rebar	B.R.	Bearing Reference	P.C.P.	Permanent Control Point
M	Field Measured	CH	Chord	P.R.M.	Point Reference Monument
CL	Clear	RAD	Radial	PG.	Page
ENCR	Encroachment	N.R.	Non-Radial	PVMT.	Pavement
C	Centerline	A/C	Air Conditioning	PB	Plat Book
CONC	Concrete	B.M.	Benchmark	P.O.B.	Point of Beginning
P.L.	Property Line	C.	Calculated	P.O.C.	Point of Commencement
C.M.	Concrete Monument	SW	Block Wall	P.O.L.	Point of Line
FLR	Found Iron Rod	Δ	Central Angle/Delta	P.C.	Point of Curvature
F.I.P.	Found Iron Pipe	D.B.	Dead Book	P.R.C.	Point of Reverse Curvature
R/W	Right of Way	D.	Description or Deed	P.T.	Point of Tangency
D	Nail & Disk	D.H.	Drill Hole	R.	Radius (Radial)
E	Drainage Easement	D/W	Driveway	R.O.E.	Roof Overhang Easement
UE	Utility Easement	ESMT	Easement	S.I.R.	Set Iron Rod as Cap
FD	F and D	EL	Elevation	SW	Sidewalk
T	Flag	F.F.	Finished Floor	T.O.B.	Top of Bank
ASPH	Asphalt	F.C.M.	Found Concrete Monument	TYP.	Typical
UE	Overhead Utilities	F.P.K.	Found Parker-Kaiser Nail	W.C.	Witness Corner
EP	Power Pole	L	Length	EX.E.	Existing Elevation
TR	Transformer	L.A.E.	Limited Access Easement	E.O.W.	Edge of Water

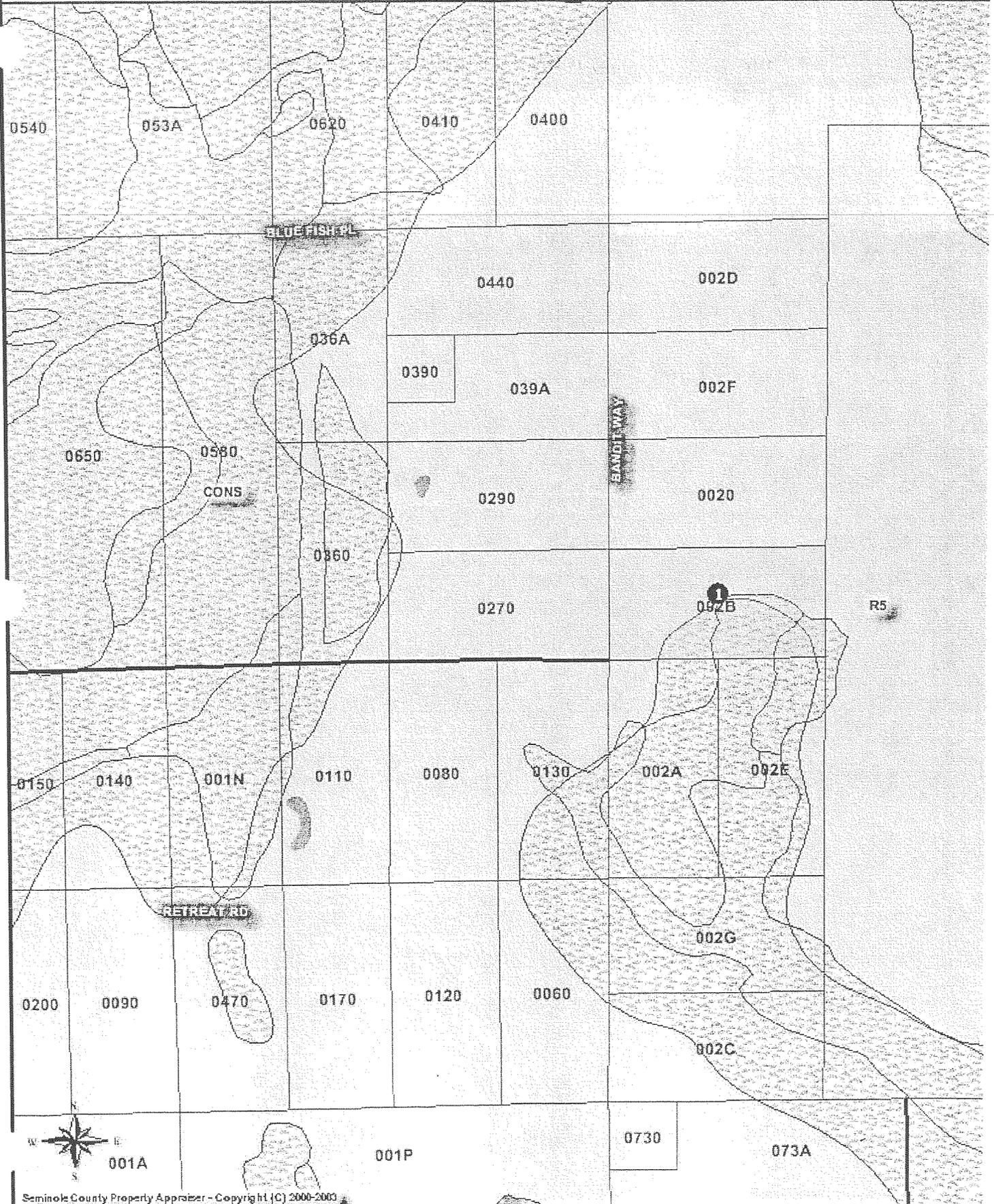
GENERAL NOTES

1. Legal description provided by others.
  2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
  3. Underground portions of footings, foundations or other improvements were not located.
  4. Wall ties are to the face of the wall.
  5. Only visible encroachments located.
  6. No identification found on property corners unless noted.
  7. Dimensions shown are plat and measured unless otherwise noted.
  8. Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
  9. Adjoining lots are within the same block, unless otherwise noted.
  10. This is an AS-BUILT SURVEY unless otherwise noted.
  11. Not valid unless sealed with the signing surveyors embossed seal.
  12. Flood zone determinations are provided as a courtesy only, and are derived from the best source available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by others.
  13. L.B. 7-130
- I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

*[Signature]*  
Registered Land Surveyor No. 411

Swerdlhoff & Long Surveying, Inc.  
365 Wayne Court, Suite 109, Lake Mary, FL 32746  
Voice 407.685.7631 Fax 407.686.7691

<b>PARCEL DETAIL</b>	<input type="button" value="REAL ESTATE"/> <input type="button" value="PERSONAL PROP."/> <input type="button" value="TAX ROLL"/> <input type="button" value="SALES SEARCH"/>	<input type="button" value="Back"/>																																																						
 <p style="font-size: small;">Seminole County Property Appraiser Services 1101 E. First St. Sanford, FL 32771 407-668-7506</p>																																																								
<p style="text-align:center;"><b>GENERAL</b></p> <p>Parcel Id: 04-20-32-300-002B-0000      Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: ALBRIGHT HELEN I &amp;      Exemptions: 00-HOMESTEAD</p> <p>Own/Addr: FINCH ROBERT M Address: 1641 BANDIT WAY City,State,ZipCode: GENEVA FL 32732 Property Address: 1641 BANDIT WAY GENEVA 32732 Subdivision Name: Dor: 02-MOBILE/MANUFACTURED</p>		<p style="text-align:center;"><b>2004 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$60,795 Land Value (Market): \$42,500 Land Value Ag: \$0 Just/Market Value: \$103,295 Assessed Value (SOH): \$58,767 Exempt Value: \$25,000 Taxable Value: \$33,767</p>																																																						
<p style="text-align:center;"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"> <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>QUIT CLAIM DEED</td><td>05/2003</td><td>04834</td><td>0019</td><td>\$14,000</td><td>Improved</td></tr> <tr><td>QUIT CLAIM DEED</td><td>06/1997</td><td>03290</td><td>0252</td><td>\$100</td><td>Improved</td></tr> <tr><td>FINAL JUDGEMENT</td><td>03/1997</td><td>03212</td><td>1803</td><td>\$100</td><td>Improved</td></tr> <tr><td>SPECIAL WARRANTY DEED</td><td>12/1993</td><td>02720</td><td>0332</td><td>\$28,000</td><td>Improved</td></tr> <tr><td>CERTIFICATE OF TITLE</td><td>04/1993</td><td>02571</td><td>2017</td><td>\$59,900</td><td>Improved</td></tr> <tr><td>QUIT CLAIM DEED</td><td>07/1988</td><td>01974</td><td>1946</td><td>\$100</td><td>Improved</td></tr> <tr><td>QUIT CLAIM DEED</td><td>10/1986</td><td>01776</td><td>0564</td><td>\$100</td><td>Improved</td></tr> <tr><td>WARRANTY DEED</td><td>02/1983</td><td>01442</td><td>0521</td><td>\$18,500</td><td>Vacant</td></tr> </tbody> </table> <p style="text-align:center; font-size: x-small;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	QUIT CLAIM DEED	05/2003	04834	0019	\$14,000	Improved	QUIT CLAIM DEED	06/1997	03290	0252	\$100	Improved	FINAL JUDGEMENT	03/1997	03212	1803	\$100	Improved	SPECIAL WARRANTY DEED	12/1993	02720	0332	\$28,000	Improved	CERTIFICATE OF TITLE	04/1993	02571	2017	\$59,900	Improved	QUIT CLAIM DEED	07/1988	01974	1946	\$100	Improved	QUIT CLAIM DEED	10/1986	01776	0564	\$100	Improved	WARRANTY DEED	02/1983	01442	0521	\$18,500	Vacant	<p style="text-align:center;"><b>2003 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$1,105 2003 Tax Bill Amount: \$560 Savings Due To SOH: \$545 2003 Taxable Value: \$32,671 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p style="text-align:center;"><b>EXTRA FEATURE</b></p> <table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr><td>MOBILE HOME</td><td>1994</td><td>1,152</td><td>\$48,730</td><td>\$54,144</td></tr> <tr><td>MH A/C PKG</td><td>1994</td><td>1,152</td><td>\$1,296</td><td>\$1,440</td></tr> <tr><td>WOOD SCREEN PORCH</td><td>1994</td><td>200</td><td>\$900</td><td>\$1,500</td></tr> <tr><td>WOOD UTILITY BLDG</td><td>1994</td><td>345</td><td>\$1,242</td><td>\$2,070</td></tr> <tr><td>POOL FIBERGLASS</td><td>1994</td><td>319</td><td>\$4,785</td><td>\$6,380</td></tr> <tr><td>COOL DECK PATIO</td><td>1994</td><td>381</td><td>\$1,001</td><td>\$1,334</td></tr> <tr><td>SCREEN ENCLOSURE</td><td>1994</td><td>1,800</td><td>\$2,401</td><td>\$3,600</td></tr> <tr><td>ELECTRIC HEATER</td><td>1994</td><td>1</td><td>\$440</td><td>\$1,100</td></tr> </tbody> </table>			Description	Year Blt	Units	EXFT Value	Est. Cost New	MOBILE HOME	1994	1,152	\$48,730	\$54,144	MH A/C PKG	1994	1,152	\$1,296	\$1,440	WOOD SCREEN PORCH	1994	200	\$900	\$1,500	WOOD UTILITY BLDG	1994	345	\$1,242	\$2,070	POOL FIBERGLASS	1994	319	\$4,785	\$6,380	COOL DECK PATIO	1994	381	\$1,001	\$1,334	SCREEN ENCLOSURE	1994	1,800	\$2,401	\$3,600	ELECTRIC HEATER	1994	1	\$440	\$1,100									
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<p><b>NOTE:</b> 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>																																																								



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Clarence Scott, M.D., P.A.

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INTERNAL MEDICINE

819 EAST FIRST STREET, SUITE 7  
SANFORD, FLORIDA 32771

Telephone (407) 322-4431

May 21, 2004

To Whom It May Concern:

I am writing this letter to inform you that I have been treating Mrs. Irene Batterson for a couple years now & it has come to my concern that she has become unsteady on her feet. I am requesting that there be constant supervision & assistance to Mrs. Batterson at all times to aide her throughout everyday tasks. This request if satisfied should aide in the prevention of future problems or accidents. I appreciate any help you can give in this matter & also apologize for any problems.

Sincerely,

A handwritten signature in black ink, appearing to read "Clarence Scott", enclosed within a large, loopy oval flourish.

# Seminole County Government

Current Planning Division 1101 East First Street Sanford FL 32771 Telephone (407) 321-1130 Extension 7441 FAX 328-3239

COPY OF  
PRIOR LETTER  
USED ON PRIOR  
APPROVAL WHICH  
EXPIRED BEFORE  
BEING USED  
BECAUSE SON  
WAS IN THE ARMY.

May 23, 1995

Helen Albright  
1641 Bandit Way  
Geneva, Florida 32732

RE: File #BA95-5-33TE

Dear Mrs. Albright:

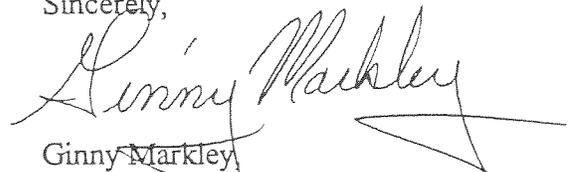
At their meeting of May 22, 1995, the Seminole County Board of Adjustment approved your request for a Special Exception to place a mobile home for a Medical Hardship on the following described property:

Tax Parcel 2B, Section 4-20-32; E side of Bandit Way, 1/4 mile  
E of Retreat Road, 1 mile E of Mullet Lake Park Road and  
1-1/4 mile N of SR-46. (DIST 5)

The approval of this request is for a period of five (5) years with the mobile home to be a 1990 or newer doublewide.

In addition, there is a 15 day appeal period in which this decision can be appealed to the Board of County Commissioners. Therefore, the Development Order granted by the Board of Adjustment is not final until the appeal period has lapsed and no appeals have been filed. This means that a building permit incorporating the Special Exception cannot be issued prior to June 7, 1995.

Sincerely,

  
Ginny Markley  
Zoning Coordinator

GM/tb

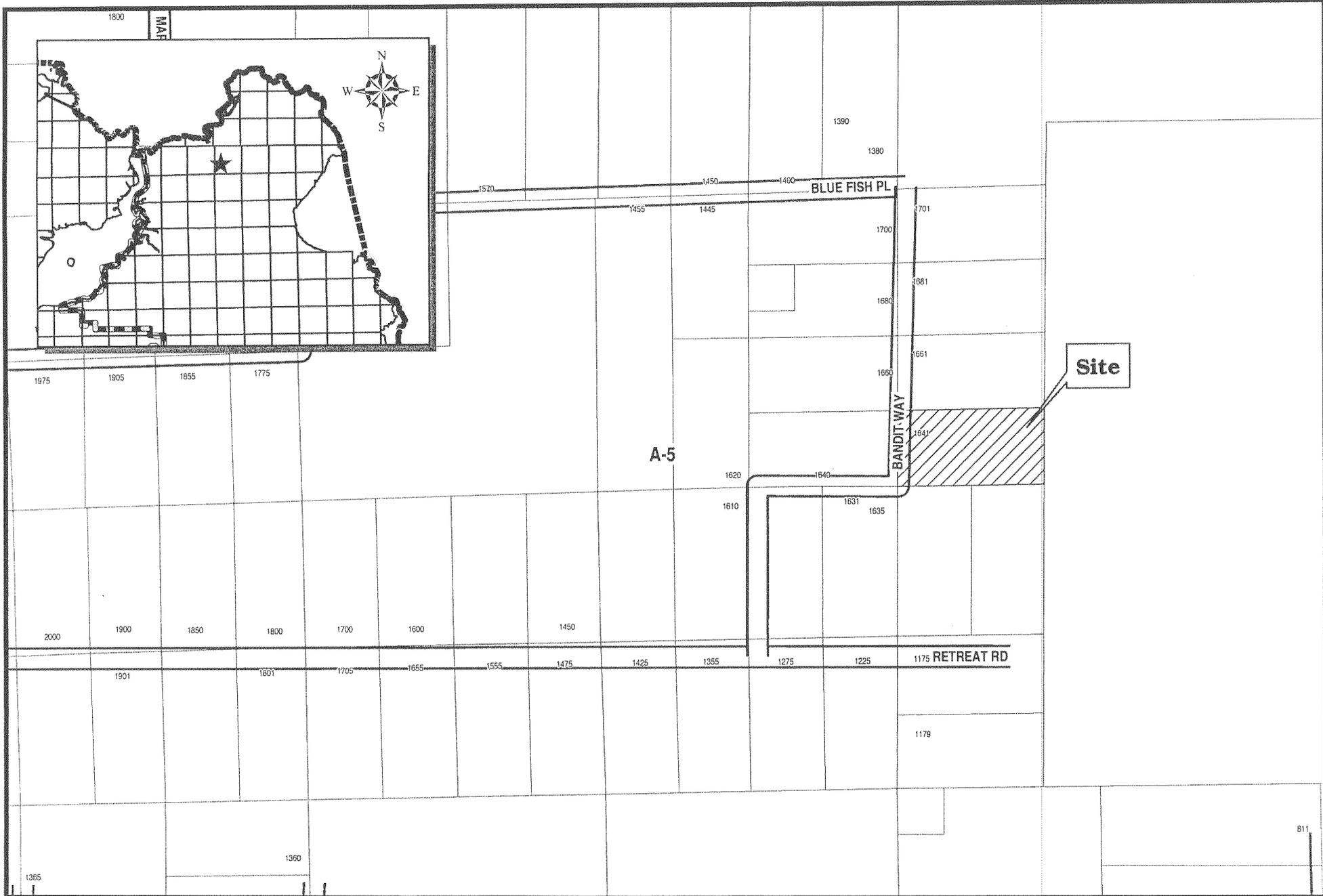
Helen Albright  
1641 Bandit way  
Geneva, Florida 32732

I Helen Albright am requesting a special exception for the permanent placement of a mobile home in the A-1 District for a medical hardship on property description.

Tax parcel 2B, Section 4-20-32:Eside of bandit Way, 1/4 mile E of Retreat Road, 1mile E of Mullet Lake Park Road and 1-1/4 mile N of SR-46. (DIST 5)

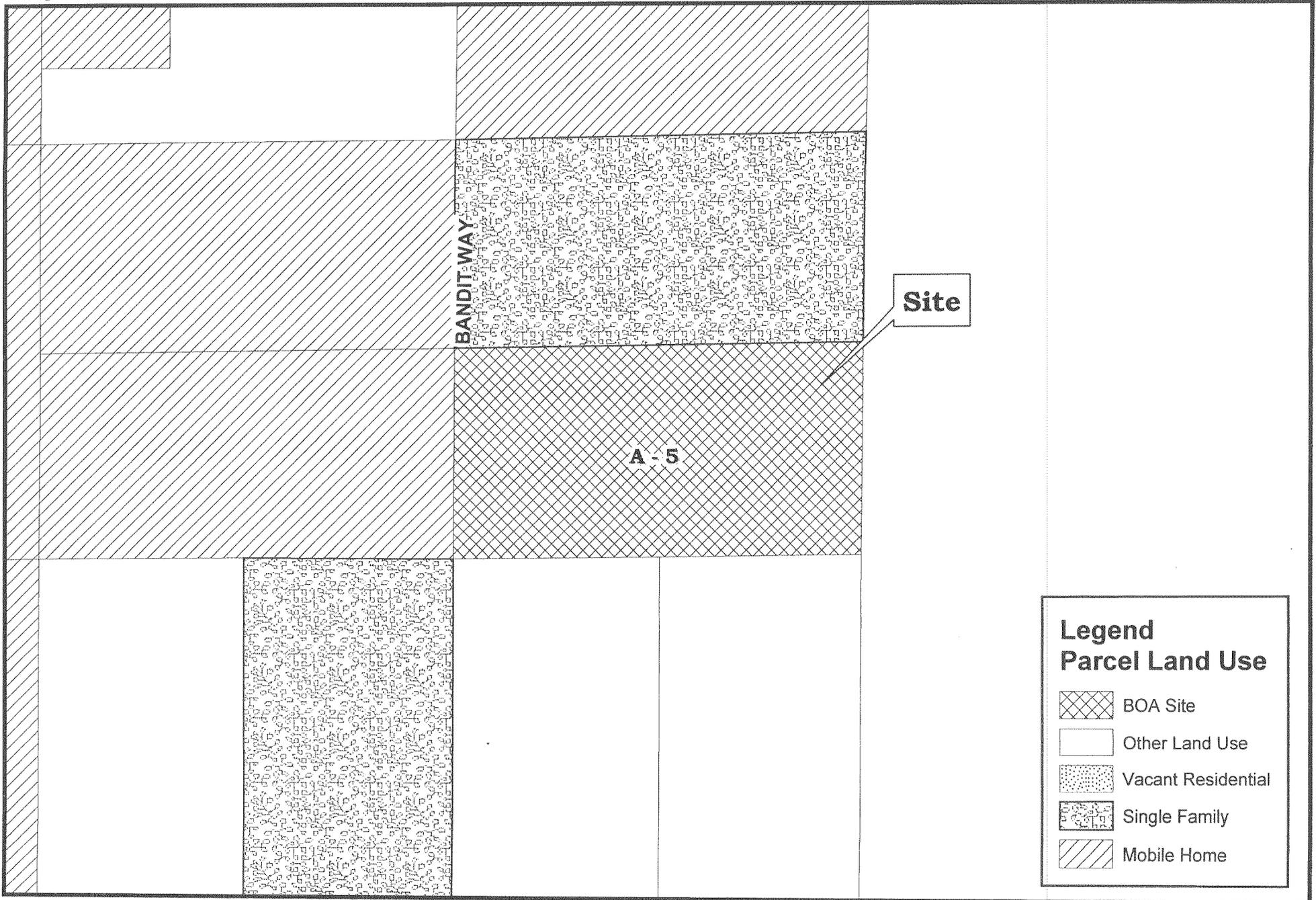
Albright Project  
site address 1641 Bandit Way, Geneva Florida 32732  
currant use ag. residential  
legal discription as above  
size 5ac  
dimenstion of lot 330'x660'  
Bandit way only abutting street  
driveway in place  
parcel identification number 04-20-32--300-002B-000  
tax district:01-TXDist 1-county  
Florida power&light available utilities  
no code enforcement violations  
easy accessibility  
\$185 application fee  
applicant & owner same  
sight plan attached

# Helen Albright 1641 Bandit Way





# Helen Albright 1641 Bandit Way



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On August 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 04 TWP 20S RGE 32E S 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4 (5 acres)

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

**FINDINGS OF FACT**

**Property Owners:** Helen Albright  
1641 Bandit Way  
Geneva, FL 32732

**Project Name:** 1641 Bandit Way

**Requested Development Approval:**

SPECIAL EXCEPTION FOR THE PLACEMENT OF A MOBILE HOME FOR A MEDICAL HARDSHIP FOR TWO YEARS IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

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

### Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  1. THE MOBILE HOME SHALL BE USED EXCLUSIVELY FOR THE PURPOSE OF A MEDICAL HARDSHIP AND SHALL BE REMOVED WHEN THE MEDICAL HARDSHIP CAN NO LONGER BE SUBSTANTIATED THROUGH DOCUMENTARY EVIDENCE.
  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: