

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE ONE YEAR PLACEMENT OF A MOBILE HOME/CONSTRUCTION TRAILER IN THE A-1 (AGRICULTURE DISTRICT), WHILE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION AT 331 BEACH AVENUE; (BONNIE GIROUX, APPLICANT).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Jason Showe **EXT.** 7398

Agenda Date 10-25-04 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

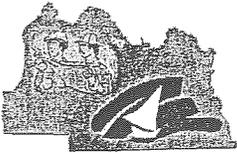
1. **APPROVE** REQUEST FOR SPECIAL EXCEPTION FOR THE ONE YEAR PLACEMENT OF A MOBILE HOME/CONSTRUCTION TRAILER IN THE A-1 (AGRICULTURE DISTRICT), WHILE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION AT 331 BEACH AVENUE; (BONNIE GIROUX, APPLICANT); OR
2. **DENY** REQUEST FOR SPECIAL EXCEPTION FOR THE ONE YEAR PLACEMENT OF A MOBILE HOME/CONSTRUCTION TRAILER IN THE A-1 (AGRICULTURE DISTRICT), WHILE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION AT 331 BEACH AVENUE; (BONNIE GIROUX, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

| | | |
|-----------------------------|--|----------------------------|
| GENERAL INFORMATION | BONNIE GIROUX, APPLICANT 331 BEACH AVENUE LONGWOOD, FL | A-1 (AGRICULTURE DISTRICT) |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO OCCUPY A MOBILE HOME FOR ONE YEAR IN THE A-1 DISTRICT, WHILE A PERMANENT SINGLE-FAMILY DWELLING IS UNDER CONSTRUCTION ON THE SAME PROPERTY. • THE PROPOSED MOBILE HOME/CONSTRUCTION TRAILER IS A 2004 MODEL, 60 FEET X 12 FEET IN SIZE. ALTHOUGH THE PROPOSED MOBILE HOME IS SIMILAR IN APPEARANCE TO A CONSTRUCTION TRAILER, IT WILL BE USED AS A SINGLE FAMILY RESIDENCE. • THE SUBJECT PROPERTY DOES NOT MEET THE MINIMUM SIZE AND YARD REQUIREMENTS OF THE A-1 DISTRICT. HOWEVER, THE BOARD OF ADJUSTMENT APPROVED A MINIMUM WIDTH AT BUILDING LINE VARIANCE FROM 150 FEET TO 110 FEET AT THE 10-27-03 | |

| | <p>MEETING.</p> <ul style="list-style-type: none"> • THE TEMPORARY OCCUPANCY OF A MOBILE HOME WHILE A SINGLE-FAMILY STRUCTURE IS UNDER CONSTRUCTION IS PERMITTED ONLY BY SPECIAL EXCEPTION IN THE A-1 DISTRICT. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--------------|------------------------|--------------|-----------------|------|-----|----------|--------------------|-------|-----|----------|---------------|-------|--------|----------|--------------------|-------|-----|----------|---------------|------|------|------|------------------------|------|-------|-----|---------------|
| ZONING & FLU | <table border="1"> <thead> <tr> <th>DIRECTION</th> <th>EXISTING ZONING</th> <th>EXISTING FLU</th> <th>USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td>SITE</td> <td>A-1</td> <td>LDR/CONS</td> <td>VACANT RESIDENTIAL</td> </tr> <tr> <td>NORTH</td> <td>A-1</td> <td>LDR/CONS</td> <td>SINGLE FAMILY</td> </tr> <tr> <td>SOUTH</td> <td>R-1AAA</td> <td>LDR/CONS</td> <td>VACANT RESIDENTIAL</td> </tr> <tr> <td>SOUTH</td> <td>A-1</td> <td>LDR/CONS</td> <td>SINGLE FAMILY</td> </tr> <tr> <td>EAST</td> <td>CITY</td> <td>CITY</td> <td>OTHER/NON-AGRICULTURAL</td> </tr> <tr> <td>WEST</td> <td>R-1AA</td> <td>LDR</td> <td>SINGLE FAMILY</td> </tr> </tbody> </table> | DIRECTION | EXISTING ZONING | EXISTING FLU | USE OF PROPERTY | SITE | A-1 | LDR/CONS | VACANT RESIDENTIAL | NORTH | A-1 | LDR/CONS | SINGLE FAMILY | SOUTH | R-1AAA | LDR/CONS | VACANT RESIDENTIAL | SOUTH | A-1 | LDR/CONS | SINGLE FAMILY | EAST | CITY | CITY | OTHER/NON-AGRICULTURAL | WEST | R-1AA | LDR | SINGLE FAMILY |
| DIRECTION | EXISTING ZONING | EXISTING FLU | USE OF PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE | A-1 | LDR/CONS | VACANT RESIDENTIAL | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NORTH | A-1 | LDR/CONS | SINGLE FAMILY | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SOUTH | R-1AAA | LDR/CONS | VACANT RESIDENTIAL | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SOUTH | A-1 | LDR/CONS | SINGLE FAMILY | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EAST | CITY | CITY | OTHER/NON-AGRICULTURAL | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEST | R-1AA | LDR | SINGLE FAMILY | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)</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>MOBILE HOMES ARE COMMONLY PERMITTED SINGLE FAMILY UNITS IN THE A-1 DISTRICT. THEREFORE, THE TEMPORARY OCCUPANCY OF THE SAME ON A LOT WHERE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION WOULD BE COMPATIBLE WITH THE TREND OF DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES WITHIN THIS ZONING CATEGORY.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>SINCE THE MOBILE HOME WOULD BE TEMPORARILY UTILIZED AS A SINGLE-FAMILY DWELLING THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN;</u></p> <p>THE REQUEST IS FOR THE TEMPORARY APPROVAL OF A USE, WHICH WOULD BE USED FOR SINGLE-FAMILY PURPOSES; THE SAME WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF LDR FUTURE LAND USE FOR THE SUBJECT PROPERTY.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | <p>THE SUBJECT PROPERTY DOES NOT MEET THE MINIMUM SIZE AND YARD REQUIREMENTS OF THE A-1 DISTRICT. HOWEVER, THE BOARD OF ADJUSTMENT APPROVED A MINIMUM WIDTH AT BUILDING LINE VARIANCE FROM 150 FEET TO 110 FEET AT THE 10-27-03 MEETING.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>AT PRESENT, THE TREND OF DEVELOPMENT IN THE IMMEDIATE AREA INCLUDES CONVENTIONAL SINGLE-FAMILY HOMES AND VACANT PROPERTIES. THEREFORE, THE TEMPORARY OCCUPANCY OF THE PROPOSED MOBILE HOME, WHILE A PERMANENT HOME IS CONSTRUCTED ON THE SUBJECT PROPERTY, WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST.</p> |
| <p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</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 COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RESIDENTIAL LAND USE:</u></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF SURROUNDING SINGLE-FAMILY LAND USE SINCE THE COMPREHENSIVE PLAN DESCRIBES LOW DENSITY RESIDENTIAL AS AN APPROPRIATE FLU CATEGORY FOR THE PLACEMENT OF A MOBILE.</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 COUNTY WATER AND SEWAGE SYSTEMS AND WOULD HAVE ACCESS TO OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, WHICH ARE AVAILABLE TO THE SITE.</p> |
| <p>STAFF FINDINGS</p> | <p>THE APPLICANT HAS SATISFIED THE STANDARDS FOR THE GRANT OF A SPECIAL EXCEPTION FOR TEMPORARY OCCUPANCY OF A MOBILE HOME AS A SINGLE-FAMILY DWELLING. BASED ON THE FINDINGS PRESENTED, STAFF RECOMMENDS APPROVAL OF THIS REQUEST, CONDITIONED UPON THE SITE PLAN SUBMITTED, CONFORMITY WITH THE COMPREHENSIVE PLAN, AND ADHERENCE TO THE FOLLOWING LAND DEVELOPMENT CODE STANDARDS</p> <ul style="list-style-type: none"> • A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED |

| | |
|--|--|
| | <p>MOBILE HOME AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.</p> <ul style="list-style-type: none">• A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED MOBILE HOME IS USED AS A TEMPORARY DWELLING.• THE PROPOSED MOBILE HOME/CONSTRUCTION TRAILER SHALL BE MODIFIED TO INCLUDE BATHROOM FACILITIES AND KITCHEN FACILITIES CONSISTENT WITH THOSE OF A SINGLE FAMILY DWELLING.• THE PLACEMENT & OCCUPANCY OF THE PROPOSED MOBILE HOME SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.• PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED MOBILE HOME WILL BE REMOVED.• THE PROPOSED MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS, FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME. |
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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.

APPLICATION TYPE:

VARIANCE

SPECIAL EXCEPTION

MOBILE HOME SPECIAL EXCEPTION 1 year temporary placement of a mobile home/construction trailer while house is being built

EXISTING PROPOSED REPLACEMENT

MOBILE HOME IS FOR _____

YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____

ANTICIPATED TIME MOBILE HOME IS NEEDED 1 year

PLAN TO BUILD YES NO IF SO, WHEN currently under construction

MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO

APPEAL FROM DECISION OF THE PLANNING MANAGER

| | PROPERTY OWNER | AUTHORIZED AGENT * |
|---------|------------------------------------|--------------------|
| NAME | <u>Bonnie Giroux</u> | |
| ADDRESS | <u>639 Clemson Drive</u> | |
| | <u>Altamonte Springs, FL 32714</u> | |
| PHONE 1 | <u>(407) 788-1615</u> | |
| PHONE 2 | <u>(407) 327-3030</u> | |
| E-MAIL | | |

RECEIVED

PROJECT NAME: Beach Avenue (331)

SITE ADDRESS: same

CURRENT USE OF PROPERTY: vacant under construction

LEGAL DESCRIPTION: LEC BLK D (LESS N 220 FT) TRACT 10, SANLANDO SPRINGS

SIZE OF PROPERTY: 1.035 acre(s) PARCEL I.D. 01-21-29-5CK-1000-0000

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NA

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on Oct 25, 2004 (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.

[Handwritten Signature]

9.17.04

SIGNATURE OF OWNER OR AGENT* _____ 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 _____

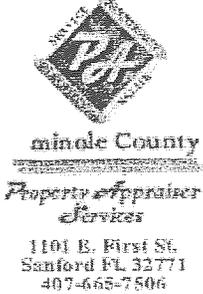
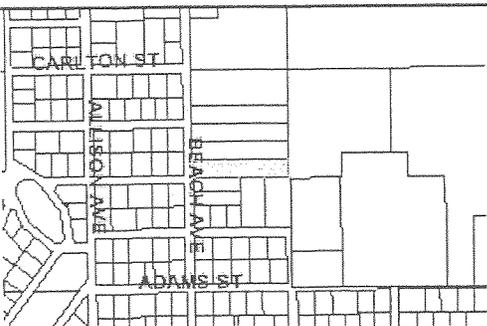
FOR OFFICE USE ONLY

PROCESSING:

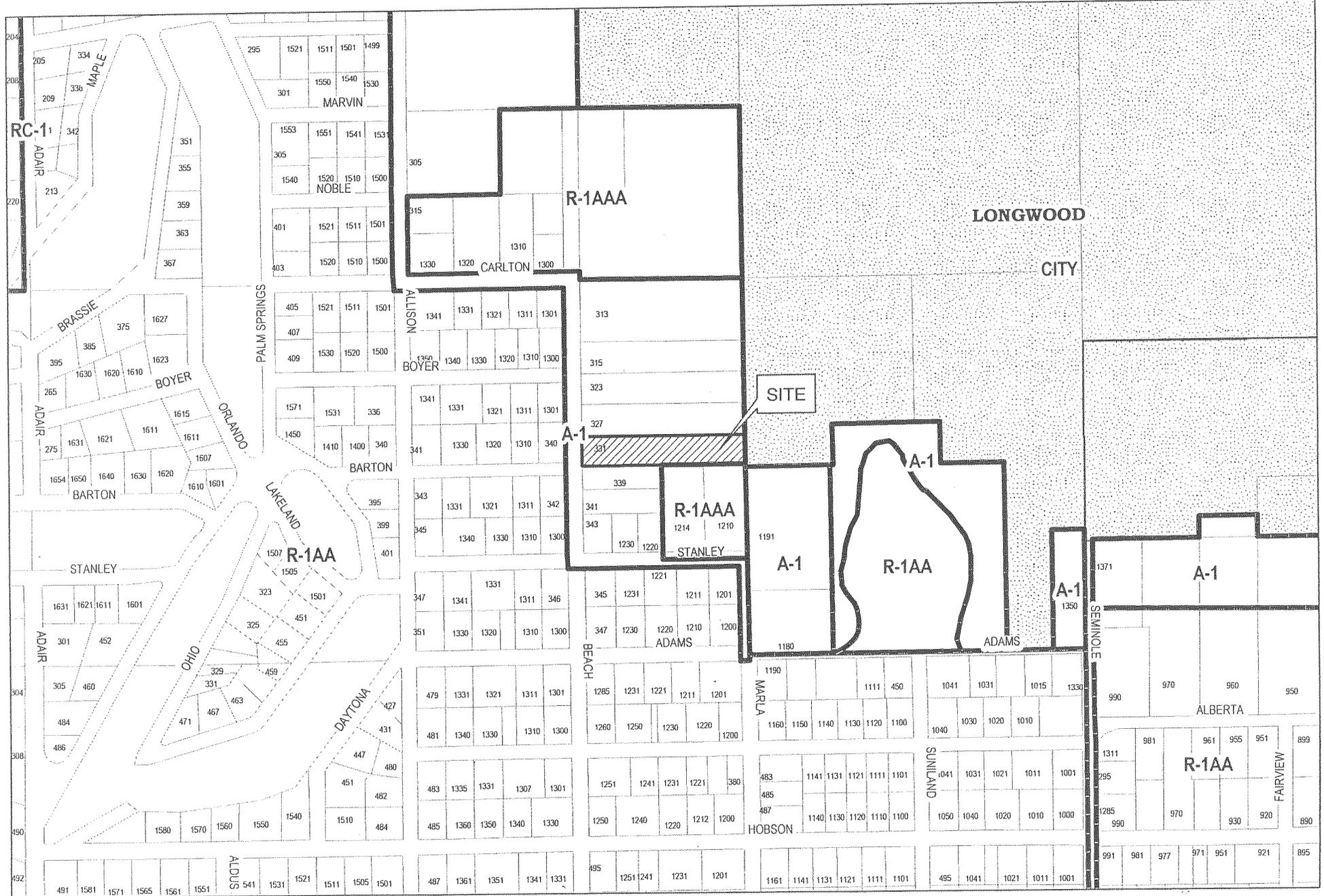
FEE: \$185.00 COMMISSION DISTRICT 4 FLU/ZONING LDR/A-1
LOCATION FURTHER DESCRIBED AS on the NE corner of the
intersection of Beach Ave + Barton St.

PLANNER J V DATE 9/17/04

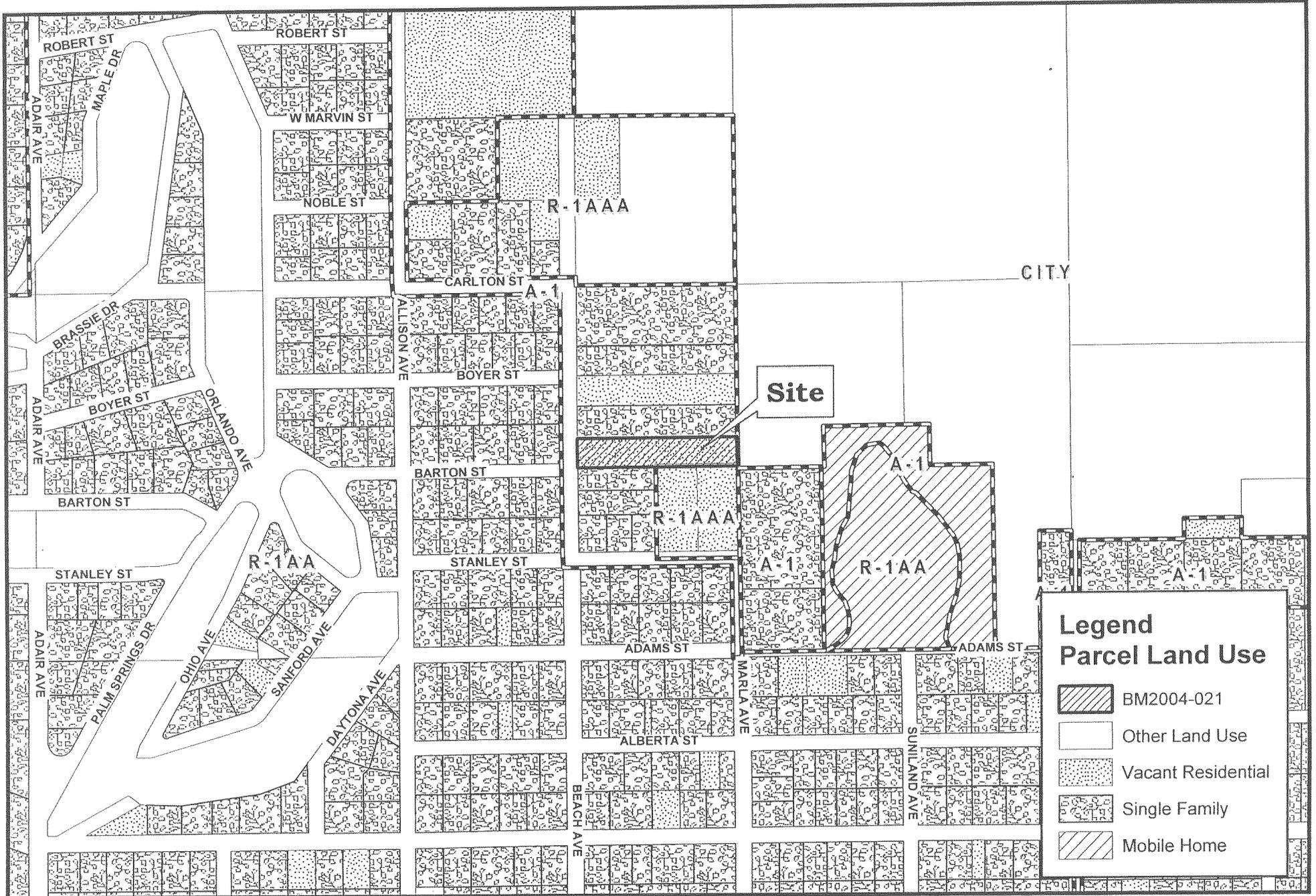
EFFICIENCY COMMENTS _____

| <p>PARCEL DETAIL</p>  <p>Alameda County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p> | <p>REAL ESTATE PERSONAL PROP. TAX ROLL RATES SEARCH</p> <p>◀ ◁ Back ▷ ▶</p> |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|------------|------------|------------|------------|------------|--------------------|---------|-------|------|----------|----------|---------------|---------|-------|------|----------|--------|--|---------|-------|------|-------|--------|----------|---------|-------|------|----------|--------|---------------|---------|-------|------|-------|----------|-----------------|---------|-------|------|-------|--------|-----------------|---------|-------|------|-------|--------|---------------|---------|-------|------|---------|----------|---------------|---------|-------|------|----------|--------|--|
| <p style="text-align: center;">GENERAL</p> <p>Parcel Id: 01-21-29-5CK-100D-0000 Tax District: 01-TX DIST 1 - COUNTY Owner: GIROUX BONNIE L & JAIME L Exemptions: Address: 639 CLEMSON DR City,State,ZipCode: ALTAMONTE SPRINGS FL 32714 Property Address: 331 BEACH AVE LONGWOOD 32750 Subdivision Name: SANLANDO SPRINGS Dor: 00-VACANT RESIDENTIAL</p> | | <p style="text-align: center;">2004 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$37,759 Land Value Ag: \$0 Just/Market Value: \$37,759 Assessed Value (SOH): \$37,759 Exempt Value: \$0 Taxable Value: \$37,759</p> <p style="text-align: center;">2004 Notice of Proposed Property Tax</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>09/2002</td> <td>04534</td> <td>1402</td> <td>\$54,900</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1998</td> <td>03403</td> <td>1892</td> <td>\$38,500</td> <td>Vacant</td> </tr> <tr> <td>FINAL JUDGEMENT</td> <td>12/1996</td> <td>03164</td> <td>1920</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>TAX DEED</td> <td>08/1996</td> <td>03114</td> <td>1893</td> <td>\$19,900</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1992</td> <td>02387</td> <td>1288</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>09/1984</td> <td>01595</td> <td>1239</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>09/1984</td> <td>01584</td> <td>0075</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1979</td> <td>01282</td> <td>0255</td> <td>\$1,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1974</td> <td>01029</td> <td>0660</td> <td>\$20,000</td> <td>Vacant</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p> | | Deed | Date | Book | Page | Amount | Vac/Imp | WARRANTY DEED | 09/2002 | 04534 | 1402 | \$54,900 | Vacant | WARRANTY DEED | 04/1998 | 03403 | 1892 | \$38,500 | Vacant | FINAL JUDGEMENT | 12/1996 | 03164 | 1920 | \$100 | Vacant | TAX DEED | 08/1996 | 03114 | 1893 | \$19,900 | Vacant | WARRANTY DEED | 01/1992 | 02387 | 1288 | \$100 | Improved | QUIT CLAIM DEED | 09/1984 | 01595 | 1239 | \$100 | Vacant | QUIT CLAIM DEED | 09/1984 | 01584 | 0075 | \$100 | Vacant | WARRANTY DEED | 12/1979 | 01282 | 0255 | \$1,000 | Improved | WARRANTY DEED | 01/1974 | 01029 | 0660 | \$20,000 | Vacant | <p style="text-align: center;">2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount: \$647 2003 Taxable Value: \$37,759</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> |
| Deed | Date | Book | Page | Amount | Vac/Imp | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 09/2002 | 04534 | 1402 | \$54,900 | Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 04/1998 | 03403 | 1892 | \$38,500 | Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FINAL JUDGEMENT | 12/1996 | 03164 | 1920 | \$100 | Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TAX DEED | 08/1996 | 03114 | 1893 | \$19,900 | Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 01/1992 | 02387 | 1288 | \$100 | Improved | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QUIT CLAIM DEED | 09/1984 | 01595 | 1239 | \$100 | Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QUIT CLAIM DEED | 09/1984 | 01584 | 0075 | \$100 | Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 12/1979 | 01282 | 0255 | \$1,000 | Improved | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 01/1974 | 01029 | 0660 | \$20,000 | Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT & DEPTH</td> <td>110</td> <td>425</td> <td>.000</td> <td>240.00</td> <td>\$37,752</td> </tr> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>.370</td> <td>20.00</td> <td>\$7</td> </tr> </tbody> </table> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | FRONT FOOT & DEPTH | 110 | 425 | .000 | 240.00 | \$37,752 | ACREAGE | 0 | 0 | .370 | 20.00 | \$7 | <p style="text-align: center;">LEGAL DESCRIPTION PLAT</p> <p>LEG BLK D (LESS N 220 FT) TRACT 10 SANLANDO SPRINGS PB 7 PG 1</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT FOOT & DEPTH | 110 | 425 | .000 | 240.00 | \$37,752 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ACREAGE | 0 | 0 | .370 | 20.00 | \$7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Bonnie Giroux
331 Beach Avenue



**Bonnie Giroux
331 Beach Avenue**



**Legend
Parcel Land Use**

-  BM2004-021
-  Other Land Use
-  Vacant Residential
-  Single Family
-  Mobile Home

**MOBILE HOME
APPLICATION TO THE BOARD OF ADJUSTMENT
SEMINOLE COUNTY**

PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771
Phone: (407) 665-7444 Fax: 665-7385

NEW APPLICATION Existing (Undocumented)
 RENEWAL
 REINSTATEMENT
 MEDICAL HARDSHIP

APPLICANT: Bonnie L. Giroux

MAILING ADDRESS: 639 Clemson Drive

CITY: Altamonte Springs STATE: FL ZIP CODE: 32714

PHONE: WORK 407-788-1818 HOME 407-327-3030 FAX: 407-774-0447

OWNER OF PROPERTY: Bonnie L. & Jaime L. Giroux

STREET ADDRESS OF SUBJECT PROPERTY: 331 Beach Avenue, Longwood, FL 32750

TAX PARCEL I.D. NUMBER: 15-21-29-5CK-100D-0000

LEGAL DESCRIPTION OF PROPERTY: _____

LEG BLK D (LESS N 220 FT) TRACT 10, SANLANDO SPRINS

DIRECTIONS TO PROPERTY : About 350 feet N of the intersection of Beach Ave. and Stanley St.

LOT SIZE: 1 Acre

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. The Mobile home is: Existing Proposed Replacement of existing mobile home
2. Who is the mobile home for? Self
3. Year of mobile home: 2004 Size of mobile home 12 x 60
4. Anticipated length of time mobile home is needed: 1 Year
5. Are you planning to build? Yes/Permit -04-1343 If so, when? October, 2004

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING SUBMITTALS:

- Application fee.
- Copy of site plan indicating the information requested on page 3.
- Copy of legal description from Property Appraisers Office with the tax parcel I.D. no.
- Letter of Authorization from the property owner granting permission to apply for the Special Exception.
- Medical Hardship applications shall be accompanied by a letter from a doctor substantiating the illness.

NOTE: Completion of the application form is considered to be of importance. Careful thought and correct answers should be given since many of the same questions may be asked at the hearing.

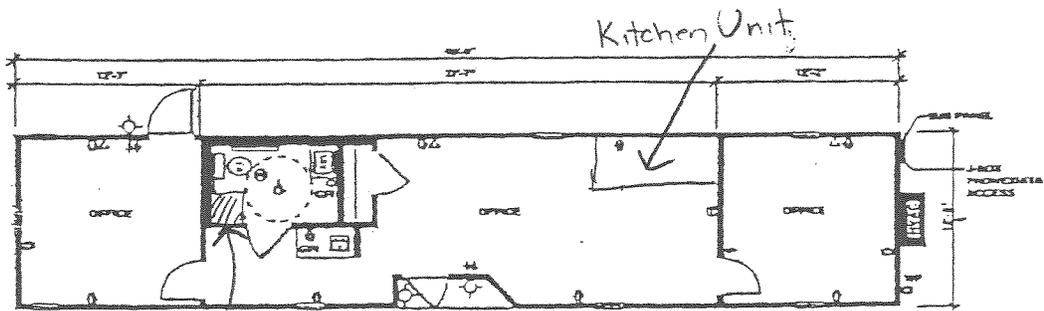
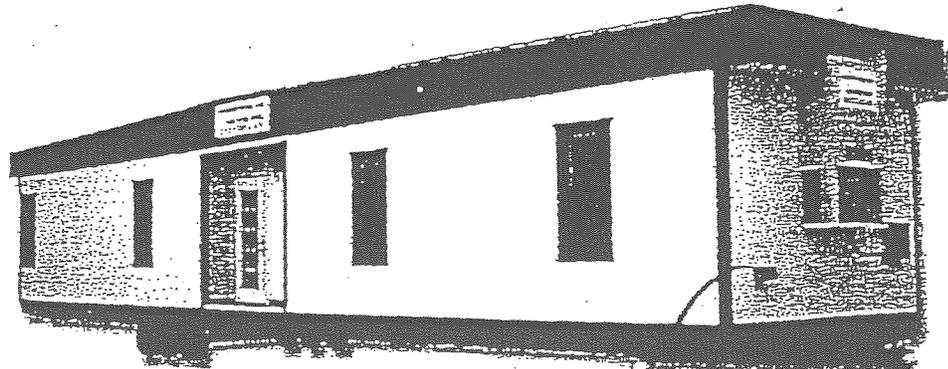
SIGNATURE OF APPLICANT [Signature] DATE 9/17/04

| FOR OFFICE USE ONLY | |
|--|--------------------------------------|
| FURTHER DESCRIBED AS: _____ | |
| _____ | |
| ZONING DISTRICT: _____ | |
| FLOOD PRONE REVIEW: _____ LOT SIZE / WIDTH VARIANCE: <u>yes / no</u> | |
| PROCESSING: | |
| FEE: _____ | DATE _____ |
| RECEIPT NO. _____ | |
| A. LEGAL AD TO NEWSPAPER _____ / _____ | D. BOARD ACTION / DATE _____ / _____ |
| B. PLACARDS / NOTICE _____ / _____ | E. LETTER TO APPLICANT _____ |
| C. NOTICE TO PROPERTY OWNERS _____ | F. PROJECT NO. _____ |
| COMMENTS: _____ | |

- Past Applications:
1. _____
 2. _____
 3. _____
 4. _____

COMMISSION DISTRICT: _____
FILE NO. _____
MEETING DATE _____

12' x 60' DESIGNER SERIES



Proposed Bath

Kitchen Unit

* Proposed modifications
not to scale



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION PERMIT

CENTRAX #: 59-S2-06978
DATE PAID: _____
FEE PAID: \$ _____
RECEIPT: _____
OSTDSNBR: 03-6997- -N

CONSTRUCTION PERMIT FOR:

New System Existing System Holding Tank Innovative Other
 Repair Abandonment Temporary _____

APPLICANT: Giroux, Bonnie AGENT: 00-0001,

PROPERTY STREET ADDRESS: 00 Beach Ave Longwood FL 32750

LOT: _____ BLOCK: D SUBDIVISION: Sanlando Springs
[Section/Township/Range/Parcel No.]

PROPERTY ID #: 01-21-29-5CKL00D0000 [OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF CHAPTER 64E-6, FAC DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC TIME PERIOD. ANY CHANGE IN MATERIAL FACTS WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE OR LOCAL PERMITTING REQUIRED FOR PROPERTY DEVELOPMENT.

SYSTEM DESIGN AND SPECIFICATIONS

T [1200] Gallons SEPTIC TANK MULTI-CHAMBERED/IN SERIES: [Y]
A [0] Gallons MULTI-CHAMBERED/IN SERIES: [Y]
M [0] GALLONS GREASE INTERCEPTOR CAPACITY
K [375] GALLONS DOSING TANK CAPACITY [84] GALLONS @ [6] DOSES PER 24 HRS # PUMPS [1]

[555] SQUARE FEET PRIMARY DRAINFIELD SYSTEM
[0] SQUARE FEET SYSTEM
A TYPE SYSTEM: [N] STANDARD [Y] FILLED [N] MOUND [N]
I CONFIGURATION: [Y] TRENCH [N] BED [N]

N
F LOCATION TO BENCHMARK: Pk Nail W/Green Dot and Ribbon In Small Leaning Oak Tree
I ELEVATION OF PROPOSED SYSTEM SITE [17.0] [INCHES] [BELOW] BENCHMARK/REFERENCE POINT
E BOTTOM OF DRAINFIELD TO BE [26.0] [INCHES] [BELOW] BENCHMARK/REFERENCE POINT
L
D FILL REQUIRED: [9.0] INCHES EXCAVATION REQUIRED: [32.0] INCHES

OTHER REMARKS:

The licensed contractor installing the system is responsible for installing the minimum category of tank in accordance with s. 64E-6.013(3)(f), FAC.
Sleeve potable water lines within 10 feet of drainfield. Potable water lines may not be installed within 2 ft of drainfield. Audio and visual alarms must be installed and working. Maintain 75 feet from surface water. Private potable wells must be 75 feet from system. Non potable wells must be 50 feet. The O horizon must be removed from beneath the drainfield, shoulder and slope area. No portion of drainfield may be located in any easement. Filled System: Grade properly and stabilize with sod (2:1).

SPECIFICATIONS BY: Wilson, David TITLE: _____

APPROVED BY: Wilson, David TITLE: Environmental Heal Seminole CHD

TE ISSUED: 1/15/04 EXPIRATION DATE: 7/15/05

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 25, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG BLK D (LESS N 220 FT) TRACT 10 SANLANDO SPRINGS PB 7 PG 1

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

FINDINGS OF FACT

Property Owners: BONNIE GIROUX
639 CLEMSON DRIVE
ALTAMONTE SPRINGS, FL 32714

Project Name: 331 BEACH AVENUE

Requested Development Approval:

SPECIAL EXCEPTION FOR THE TEMPORARY PLACEMENT OF A MOBILE HOME WHILE A SINGLE FAMILY HOME IS UNDER CONSTRUCTION FOR ONE YEAR IN THE A-1 (AGRICULTURE 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: Jason Showe, 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 BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED MOBILE HOME AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.
- A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED MOBILE HOME IS USED AS A TEMPORARY DWELLING.
- THE PROPOSED MOBILE HOME/CONSTRUCTION TRAILER SHALL BE MODIFIED TO INCLUDE BATHROOM FACILITIES AND KITCHEN FACILITIES CONSISTENT WITH THOSE OF A SINGLE FAMILY DWELLING.
- THE PLACEMENT & OCCUPANCY OF THE PROPOSED MOBILE HOME SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.
- PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED MOBILE HOME WILL BE REMOVED.
- THE PROPOSED MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS, FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME.

(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