

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 1208 OSCEOLA ROAD; (ANN SAUCER, APPLICANT).

DEPARTMENT: Planning & Development DIVISION: Planning

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

Agenda Date 11-15-04 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 1208 OSCEOLA ROAD; (ANN SAUCER, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1208 OSCEOLA ROAD; (ANN SAUCER, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	ANN SAUCER, APPLICANT 1208 OSCEOLA ROAD 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 1967 MOBILE HOME, WHICH WAS DAMAGED BY RECENT HURRICANES, WITH A NEWER MOBILE HOME IN THE A-5 DISTRICT WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION.</li> <li>• IN 1980, THE PROPERTY RECEIVED A 2 YEAR SPECIAL EXCEPTION FOR THE CURRENT MOBILE HOME, WHICH HAS SINCE EXPIRED; THE REQUEST REPRESENTS A RENEWAL OF THAT APPLICATION.</li> </ul>	

ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-5	RURAL-5	MOBILE HOME
	NORTH	A-5	RURAL-5	VACANT
	SOUTH	A-5	RURAL-5	MOBILE HOME
	EAST	A-5	RURAL-5	MOBILE HOME
	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>GIVEN THE TREND OF MIXED (MOBILE AND CONVENTIONAL HOME) SINGLE-FAMILY DEVELOPMENT IN THE AREA, THE REPLACEMENT OF THE EXISTING MOBILE HOME WITH A STRUCTURE NEARLY IDENTICAL TO THE PREVIOUSLY APPROVED UNIT WOULD BE COMPATIBLE WITH SURROUNDING LAND USE.</p> <p>AVAILABLE RECORDS INDICATE THAT SEVERAL PARCELS WITHIN THE GENERAL VICINITY HAVE MOBILE HOMES THAT THE BOA HAS TYPICALLY APPROVED FOR BOTH PERMANENT AND LIMITED TIME PERIODS.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>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.</p> <p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>THE REQUEST WOULD BE CONSISTENT WITH THE TREND OF LOW-DENSITY SINGLE-FAMILY LAND USE, INCLUDING CONVENTIONAL AND MOBILE HOMES, ESTABLISHED IN THIS AREA.</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 1.7 ACRE PARCEL DOES NOT MEET THE A-5 BUILDING SITE AREA REQUIRMENT HOWEVER THE THE VISION 2020 POLICY 11.15 STATES EXISTING PARCELS OF RECORD, PRIOR TO 1991, SHALL BE PERMITTED TO BE DEVELOPED. THE SUBJECT PROPERTY OTHERWISE MEET THE MINIMUM DIMENSIONAL REQUIRMENTS OF THE A-5 DISTRICT.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A MOBILE HOME, APPROVED FOR A TWO YEAR SPECIAL EXCEPTION BY THE BOA IN 1980. SINCE THAT TIME, THE TREND OF DEVELOPMENT IN THE AREA HAS LARGELY REMAINED INCLUSIVE OF CONVENTIONAL AND MOBILE HOMES. IN LIGHT OF THIS, STAFF BELIEVES THE PROPOSED USE WOULD BE CONSISTENT WITH THE CHARACTER OF SINGLE-FAMILY HOMES IN THE AREA.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE 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 A-5 (RURAL ZONING CLASSIFICATION DISTRICT):</u></b></p> <p>THE PROPOSED USE IS ALLOWED ONLY BY SPECIAL EXCEPTION IN THE A-5 DISTRICT. THE PROPOSED MOBILE HOME WOULD BE REQUIRED TO COMPLY WITH THE SITING STANDARDS ENUMERATED IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE, WHICH ARE INTENDED TO MINIMIZE POTENTIAL INCOMPATIBILITY WITH NEARBY CONVENTIONAL SINGLE-FAMILY HOMES AS FOLLOWS:</p> <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> <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 WOULD ONLY BE PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</p> <p><b><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES</u></b></p>

	<p><b><u>SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></b></p> <p>THE SUBJECT PROPERTY IS SERVED BY ON-SITE SEPTIC AND WELL 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 SECTION 30.103</b></p>	<p>A MOBILE HOME MAY BE PERMITTED AS A SPECIAL EXCEPTION ON A LOT OR PARCEL OF RECORD IN THE A-5 (AGRICULTURE DISTRICT), SUBJECT TO THE PREVIOUSLY REFERENCED MOBILE HOME SITING STANDARDS IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE.</p>
<p><b>STAFF FINDINGS:</b></p>	<p>SPECIAL EXCEPTIONS WITHIN ANY ZONING DISTRICT ARE GENERALLY GRANTED FOR PERMANENT USES. HOWEVER, WITH RESPECT TO MOBILE HOMES, SECTION 30.123 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 A SPECIAL EXCEPTION FOR THE CONTINUED OCCUPANCY OF THE EXISTING MOBILE HOME OR DENYING THE REQUEST, BASED UPON THE FOLLOWING FACTORS:</p> <p><b><u>COMPATIBILITY &amp; DEVELOPMENT TRENDS IN THE AREA (CONVENTIONAL VS. MOBILE HOMES); AND</u></b></p> <p>AT THE TIME THE EXISTING MOBILE HOME WAS APPROVED BY SPECIAL EXCEPTION IN 1980, STAFF RECOMMENDED APPROVAL OF THE REQUEST FOR A PERIOD NOT TO EXCEED TWO YEARS. SINCE THAT TIME, SINGLE-FAMILY DEVELOPMENT IN THE AREA HAS REMAINED INCLUSIVE OF BOTH MOBILE AND CONVENTIONAL HOMES.</p>
<p><b>STAFF RECOMMENDATION:</b></p>	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS APPROVAL OF THE REQUEST WITH THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"> <li>○ ONLY ONE (1) SINGLE-FAMILY MOBILE HOME SHALL OCCUPY THE SITE, AS SHOWN ON THE PROPOSED SITE PLAN; THE EXISTING MOBILE HOME SHALL BE REMOVED, PRIOR TO THE ISSUANCE OF A PERMIT FOR THE PROPOSED MOBILE HOME;</li> <li>○ THE EXISTING MOBILE HOME SHALL OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, INCLUDING STANDARDS FOR ANCHORING, UTILITY</li> </ul>

	ACCESSIBILITY AND SKIRTING.
--	-----------------------------



~440

001A

Existing Well

Existing Septic

~50

~50

~190

Replacement Trailer

~185

003C

~123

Existing 15' Driveway

~503

WILSON RD

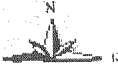
~304

003A

0030

003B

002C



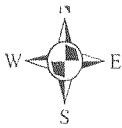
Joseph J. Saucer  
1208 Osceola Road



Parcel: 09-20-32-300-002B-0000 / District: 5

**BM2004-025**  
**NOVEMBER 15, 2004**

0 150 300 600 Feet



Joseph J. Saucer  
1208 Osceola Road

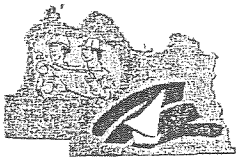


**Legend  
Parcel Land Use**

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







**COPY**

APPL. NO. BM 2004-025

**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** *replacement on permanent placement*
- EXISTING (YEAR \_\_\_\_\_)  PROPOSED (YEAR \_\_\_\_\_)
- REPLACEMENT (YEAR \_\_\_\_\_) SIZE OF MOBILE HOME \_\_\_\_\_
- ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- MEDICAL HARDSHIP  YES (LETTER FROM DOCTOR REQUIRED)  NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	JOSEPH JAY SAUCER	ANN C SAUCER
ADDRESS	460 FOREST TRAIL OVIDO FL 32765	460 FOREST TRAIL OVIDO, FL 32765
PHONE 1	407-365-6925	407-365-6925
PHONE 2		(407) 923-9290 WK
E-MAIL	j.saucer@mail.ucf.edu	asaucer@mail.ucf.edu

PROJECT NAME: \_\_\_\_\_  
 SITE ADDRESS: 1208 Osceola Rd Geneva, FL 32732  
 CURRENT USE OF PROPERTY: Residential  
 LEGAL DESCRIPTION: Key Sac 09 TWP 205 R6E 32 E W 6 1/2 CH  
OF SW 1/4 OF SW 1/4 N OF Osceola Rd  
 SIZE OF PROPERTY: 1.78 ~~Acres~~ acre(s) PARCEL I.D. 09-20-32-300-002B-0000  
 UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_  
 KNOWN CODE ENFORCEMENT VIOLATIONS \_\_\_\_\_

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 1/1  
 (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.

*Ann C Saucer*

SIGNATURE OF OWNER OR AGENT\*

10/27/04

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:

**APPEAL FROM BOA DECISION TO BCC**

**APPELLANT INFORMATION**

NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

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

\_\_\_\_\_ APPELLANT SIGNATURE \_\_\_\_\_

**FOR OFFICE USE ONLY**

PROCESSING:

FEE(S): \_\_\_\_\_ COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING A-5-Rural S

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

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

PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

PLANNING DIVISION  
1101 EAST FIRST STREET  
SANFORD, FLORIDA 32771  
Phone: (407) 885-7444 Fax: 885-7365

NEW APPLICATION  Existing (Undocumented)  
 RENEWAL  
 REINSTATEMENT  
 MEDICAL HARDSHIP

APPLICANT: JOSEPH JAY SAUCER

MAILING ADDRESS: 466 FOREST TRAIL

CITY: OVIENO STATE: FL ZIP CODE: 32765

PHONE: WORK 321-303-7777 HOME 407-365-6926 FAX: \_\_\_\_\_

OWNER OF PROPERTY: JOSEPH JAY SAUCER

STREET ADDRESS OF SUBJECT PROPERTY: 1208 OSCEOLA RD GENETA FL

TAX PARCEL I.D. NUMBER: 09-20-32-300-002B-0000

LEGAL DESCRIPTION OF PROPERTY: LEG SEC OF TWP 20S R6E 33E W  
6 1/2 CH OF SW 1/4 OF SW 1/4 OF OSCEOLA RD

DIRECTIONS TO PROPERTY: OSCEOLA RD APPROX 1 MI EAST OF  
MULLET LK PARK RD LOT SIZE: 1.76 ACRES

**PLEASE ANSWER THE FOLLOWING QUESTIONS:**

- The Mobile home is:  Existing  Proposed  Replacement of existing mobile home
- Who is the mobile home for? Self
- Year of mobile home: \_\_\_\_\_ Size of mobile home Single Wide
- Anticipated length of time mobile home is needed: INDEFINITE
- Are you planning to build? No If so, when? \_\_\_\_\_

**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 10-26-04


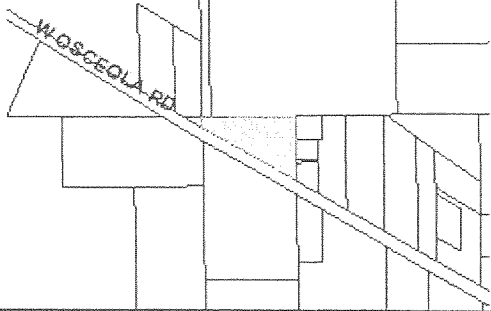

FOR OFFICE USE ONLY	
FURTHER DESCRIBED AS: _____	
ZONING DISTRICT: _____	
FLOOD PRONE REVIEW: _____	LOT SIZE / WIDTH VARIANCE: yes / no
PROCESSING:	
FEE: _____	DATE: _____
RECEIPT NO. _____	
A. LEGAL AD TO NEWSPAPER _____ / _____	D. BOARD ACTION / DATE _____ / _____
B. PLACARDS / NOTICE _____ / _____	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 \_\_\_\_\_

ANN SAUCER  
WORK 407-823-5290  
HOME 407-365-6925  
Not during work Cell 321-303-0985



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 407-668-7506</p>																							
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 09-20-32-300-002B-0000 Tax District: 01-TX DIST 1 - COUNTY            Owner: SAUCER JOSEPH J Exemptions:            Address: 460 FOREST RRL            City,State,ZipCode: OVIEDO FL 32765            Property Address: 1208 OSCEOLA RD GENEVA 32732            Subdivision Name:            Dor: 02-MOBILE/MANUFACTURED</p>				<p align="center"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market            Number of Buildings: 0            Depreciated Bldg Value: \$0            Depreciated EXFT Value: \$7,403            Land Value (Market): \$15,130            Land Value Ag: \$0            Just/Market Value: \$22,533            Assessed Value (SOH): \$22,533            Exempt Value: \$0            Taxable Value: \$22,533</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>07/2004</td> <td>05390</td> <td>1350</td> <td>\$33,500</td> <td>Improved</td> </tr> <tr> <td>ARTICLES OF AGREEMENT</td> <td>03/1980</td> <td>01271</td> <td>1489</td> <td>\$8,500</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	07/2004	05390	1350	\$33,500	Improved	ARTICLES OF AGREEMENT	03/1980	01271	1489	\$8,500	Vacant	<p align="center"><b>2004 VALUE SUMMARY</b></p> <p>2004 Tax Bill Amount: \$399            2004 Taxable Value: \$23,590            DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>	
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<p align="center"><b>LAND</b></p> <table border="1"> <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>ACREAGE</td> <td>0</td> <td>0</td> <td>1.780</td> <td>8,500.00</td> <td>\$15,130</td> </tr> </tbody> </table>				Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	1.780	8,500.00	\$15,130	<p align="center"><b>LEGAL DESCRIPTION</b></p> <p>LEG SEC 09 TWP 20S RGE 32E W 6 1/2 CH OF SW 1/4 OF SW 1/4 N OF OSCEOLA RD</p>							
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<p align="center"><b>EXTRA FEATURE</b></p> <table border="1"> <thead> <tr> <th>Description</th> <th>Year</th> <th>Bit</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>MOBILE HOME</td> <td>1967</td> <td></td> <td>600</td> <td>\$7,403</td> <td>\$28,200</td> </tr> </tbody> </table>						Description	Year	Bit	Units	EXFT Value	Est. Cost New	MOBILE HOME	1967		600	\$7,403	\$28,200						
Description	Year	Bit	Units	EXFT Value	Est. Cost New																		
MOBILE HOME	1967		600	\$7,403	\$28,200																		
<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>																							

FILE #: BA(3-17-80)-29TE      APPL: JACKSON, CHARLES  
SEC: 09    TWP: 20    RNG: 32    SUF:      PL BK:      PB PG:      BLOCK #:

DEVELOPMENT NAME: MH-JACKSON, CHARLES

LOC: 3/4 MILE SE OF MULLET LAKE PARK ROAD AND OSCEOLA ROAD.

LOT #1:      #2:      #3:      #4:      #5:      #6:      #7:  
PARC #1: 2B   #2:      #3:      #4:      #5:      #6:      #7:

REQUEST DESCRIPTION:  
TO PLACE A MOBILE HOME.

ACTION: APPROVED FOR TWO YEARS.  
DATE: 031780

REMARKS:

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

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On November 15, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 09 TWP 20S RGE 32E W 6 ½ CH OF SW ¼ OF SW ¼ N OF  
OSCEOLA RD

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

**FINDINGS OF FACT**

**Property Owner:** JOSEPH SAUCER  
460 FOREST TRAIL  
OVIEDO, FL 32765

**Project Name:** 1208 OSCEOLA ROAD

**Requested Development Approval:**

SPECIAL EXCEPTION TO ALLOW THE PERMANENT PLACEMENT OF A  
MOBILE HOME 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  
1101 East First Street  
Sanford, Florida 32771

**Order**

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - A. THE PROPOSED MOBILE HOME SHALL OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, INCLUDING STANDARDS FOR 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: