

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 1201 MILLS STREET; (ETHEL SPARKS, APPLICANT).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

Agenda Date 01-24-05 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-1 (AGRICULTURE DISTRICT) AT 1201 MILLS STREET; (ETHEL SPARKS, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 1201 MILLS STREET; (ETHEL SPARKS, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

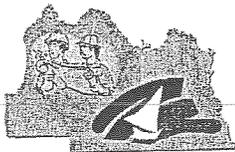
GENERAL INFORMATION	ETHEL SPARKS, APPLICANT 1201 MILLS STREET	A-1 DISTRICT
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT REQUESTS A SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME (1990 OR NEWER MODEL) IN THE A-1 DISTRICT. • THE FOLLOWING SUMMARIZES THE BOARD'S HISTORY OF APPROVING AND RENEWING MOBILE HOME SPECIAL EXCEPTIONS ON THE PROPERTY: <ul style="list-style-type: none"> ○ <u>MARCH 29, 1982</u>; SPECIAL EXCEPTION APPROVED BY THE BOARD OF ADJUSTMENT FOR 10 YEAR PLACEMENT OF A MOBILE HOME. ○ <u>JANUARY 27, 1997</u>; SPECIAL EXCEPTION RENEWED FOR THE CONTINUED PLACEMENT OF (EXISTING) MOBILE HOME FOR 5 YEARS. ○ <u>NOVEMBER 25, 2002</u>; SPECIAL EXCEPTION RENEWED FOR THE PERMANENT PLACEMENT OF (EXISTING) MOBILE HOME. • RECENT STORM EVENTS DAMAGED THE EXISTING 	

	<p>MOBILE HOME BEYOND REPAIR.</p> <ul style="list-style-type: none"> • THE PRIOR APPROVALS APPLIED SPECIFICALLY TO THE EXISTING MOBILE HOME, WHICH IS THE REASON FOR THE REQUEST. 																								
<p>ZONING & FLU</p>	<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</td> <td>MOBILE HOME</td> </tr> <tr> <td>NORTH</td> <td>A-1</td> <td>LDR</td> <td>SINGLE-FAMILY</td> </tr> <tr> <td>SOUTH</td> <td>R-1</td> <td>LDR</td> <td>SINGLE-FAMILY</td> </tr> <tr> <td>EAST</td> <td>A-1/R-1A</td> <td>LDR</td> <td>SINGLE-FAMILY</td> </tr> <tr> <td>WEST</td> <td>R-1</td> <td>LDR</td> <td>SINGLE-FAMILY</td> </tr> </tbody> </table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-1	LDR	MOBILE HOME	NORTH	A-1	LDR	SINGLE-FAMILY	SOUTH	R-1	LDR	SINGLE-FAMILY	EAST	A-1/R-1A	LDR	SINGLE-FAMILY	WEST	R-1	LDR	SINGLE-FAMILY
DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY																						
SITE	A-1	LDR	MOBILE HOME																						
NORTH	A-1	LDR	SINGLE-FAMILY																						
SOUTH	R-1	LDR	SINGLE-FAMILY																						
EAST	A-1/R-1A	LDR	SINGLE-FAMILY																						
WEST	R-1	LDR	SINGLE-FAMILY																						
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</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><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE CHARACTER OF THE AREA IS LOW DENSITY AND IS PRIMARILY DEFINED WITH CONVENTIONAL SINGLE-FAMILY LAND USE. WHILE THE PLACEMENT OF A MOBILE HOME IN A CONVENTIONAL SINGLE-FAMILY NEIGHBORHOOD WOULD ORDINARILY BE DEEMED INCONSISTENT WITH DEVELOPMENT TRENDS, AS RECENTLY AS TWO YEARS AGO THE BOARD APPROVED A SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME ON THE SAME PROPERTY.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></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><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE REQUEST WOULD BE CONSISTENT WITH THE TREND OF LOW-DENSITY SINGLE-FAMILY LAND USE.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>THE SUBJECT PROPERTY IS A 0.44 ACRE PARCEL THAT FAILS</p>																								

	<p>TO MEET THE MINIMUM ONE ACRE LOT SIZE STANDARD OF THE A-1 DISTRICT. HOWEVER, THE PROPERTY IS A LOT OF RECORD AND THE BUILDABILITY OF THE SAME HAS BEEN DETERMINED BY VIRTUE OF PREVIOUS MOBILE HOME SPECIAL EXCEPTIONS AND OCCUPANCY PERMITS. THE PROPOSED MOBILE HOME WOULD OTHERWISE MEET THE MINIMUM SETBACKS ESTABLISHED FOR THE DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A (DESTROYED) MOBILE HOME, APPROVED FOR PERMANENT PLACEMENT IN 2002. SINCE THAT TIME, THE TREND OF DEVELOPMENT IN THE AREA HAS REMAINED CONVENTIONAL SINGLE FAMILY. THE PROPOSED MOBILE HOME WOULD BE A 1990 OR NEWER MODEL AND WOULD BE NO MORE DETRIMENTAL TO THE PUBLIC INTEREST THAN THE PREVIOUSLY WELL MAINTAINED 1981 MODEL CURRENTLY OCCUPYING THE PROPERTY.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT)</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><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT):</u></p> <p>THE PROPOSED USE IS ALLOWED ONLY BY SPECIAL EXCEPTION IN THE A-1 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">○ THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.○ THE PROPOSED MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING. <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></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><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED</u></p>

	<p><u>SERVICES:</u></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>STAFF FINDINGS:</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><u>COMPATIBILITY & DEVELOPMENT TRENDS IN THE AREA (CONVENTIONAL VS. MOBILE HOMES); AND</u></p> <p>THE SUBJECT PROPERTY IS SURROUNDED BY CONVENTIONAL SINGLE FAMILY DEVELOPMENT. AT THE TIME THE ORIGINAL SPECIAL EXCEPTION WAS APPROVED IN MARCH 1982, THE AREA WAS DEVELOPED FOR LOW-DENSITY RESIDENTIAL LAND USE. THE CHARACTER OF THE AREA HAS REMAINED CONSISTENT WITH THIS DESCRIPTION OVER THE LAST 20 YEARS.</p> <p>THE EXISTING MOBILE HOME WAS MANUFACTURED IN 1981 AND WAS WELL MAINTAINED OVER THE COURSE OF ITS OCCUPANCY. THE PROPOSED MOBILE HOME WOULD BE A 1990 OR NEWER MODEL AND WOULD BE NO MORE INCOMPATIBLE THAN THE EXISTING MOBILE HOME, WHICH WAS APPROVED FOR PERMANENT OCCUPANCY IN 2002 BY THE BOARD OF ADJUSTMENT.</p> <p><u>PREVIOUS BOA DECISIONS</u></p> <p>ALTHOUGH THE AREA HAS REMAINED DEVELOPED WITH CONVENTIONAL SINGLE FAMILY LAND USE OVER THE PAST 20 YEARS, THE BOARD HAS REGARDED THE OCCURRENCE OF A MOBILE HOME ON THE SUBJECT PROPERTY FOR THE SAME PERIOD AS NON-INJURIOUS TO THE CHARACTER OF SURROUNDING DEVELOPMENT. THE SAME WAS CONFIRMED WITH A MOBILE HOME RENEWAL IN 1997 FOLLOWED BY APPROVAL FOR PERMANENT PLACEMENT IN 2002.</p>

	<p>THE PROPOSED MOBILE HOME WOULD BE A NEWER MODEL THAN THE EXISTING MOBILE HOME AND THEREBY MORE CONSISTENT IN ITS ARCHITECTURAL APPEARANCE WITH SURROUNDING CONVENTIONAL HOMES. FOR THIS REASON, STAFF RECOMMENDS THAT THE BOARD CONSIDER ITS POSITION OF HISTORICALLY GRANTING MOBILE HOME SPECIAL EXCEPTIONS AND RENEWALS ON THE SUBJECT PROPERTY PRIOR TO MAKING ITS DECISION.</p>
<p>STAFF RECOMMENDATION:</p>	<p>BASED ON THE STATED FINDINGS, STAFF WOULD NOT OBJECT TO THE BOARD'S APPROVAL OF THE REQUEST WITH THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">○ 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;○ THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS; AND○ THE PROPOSED MOBILE HOME SHALL OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, INCLUDING STANDARDS FOR ANCHORING, UTILITY ACCESSIBILITY AND SKIRTING.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 1028)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY

RECEIVED
 DEC 10 2004

APPL. NO. BM 2004-029

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** permanent placement of a mobile home
 - EXISTING (YEAR _____) PROPOSED (YEAR 1990) or newer
 - 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**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Ethel Sparks</u>	
ADDRESS	<u>3320 Palmway Dr. Sanford, FL 32779</u>	
PHONE 1	<u>407-328-4578 (h)</u>	
PHONE 2	<u>407-665-4350 (w)</u>	
E-MAIL		

PROJECT NAME: Mills Street (1201)
 SITE ADDRESS: 1201 Mills Street
 CURRENT USE OF PROPERTY: SFR (mobile home destroyed)
 LEGAL DESCRIPTION: LEG LOT BC & D MM LORDS 1ST ADD TO
CITRUS HEIGHTS PB3 PG 87
 SIZE OF PROPERTY: 0.44 acre(s) PARCEL I.D. 14-20-30-503-0000-0080
 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 11/24/05 (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.

Ethel Anne Sparks 12/10/04
 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:

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:

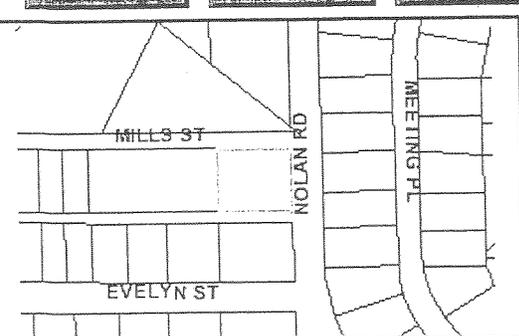
FEE(S): waived by MWA COMMISSION DISTRICT 5 FLU/ZONING LDR/A-1

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS on SW corner of the intersection of Mills Street and Nolan Road

PLANNING ADVISOR JV DATE 12/10/04

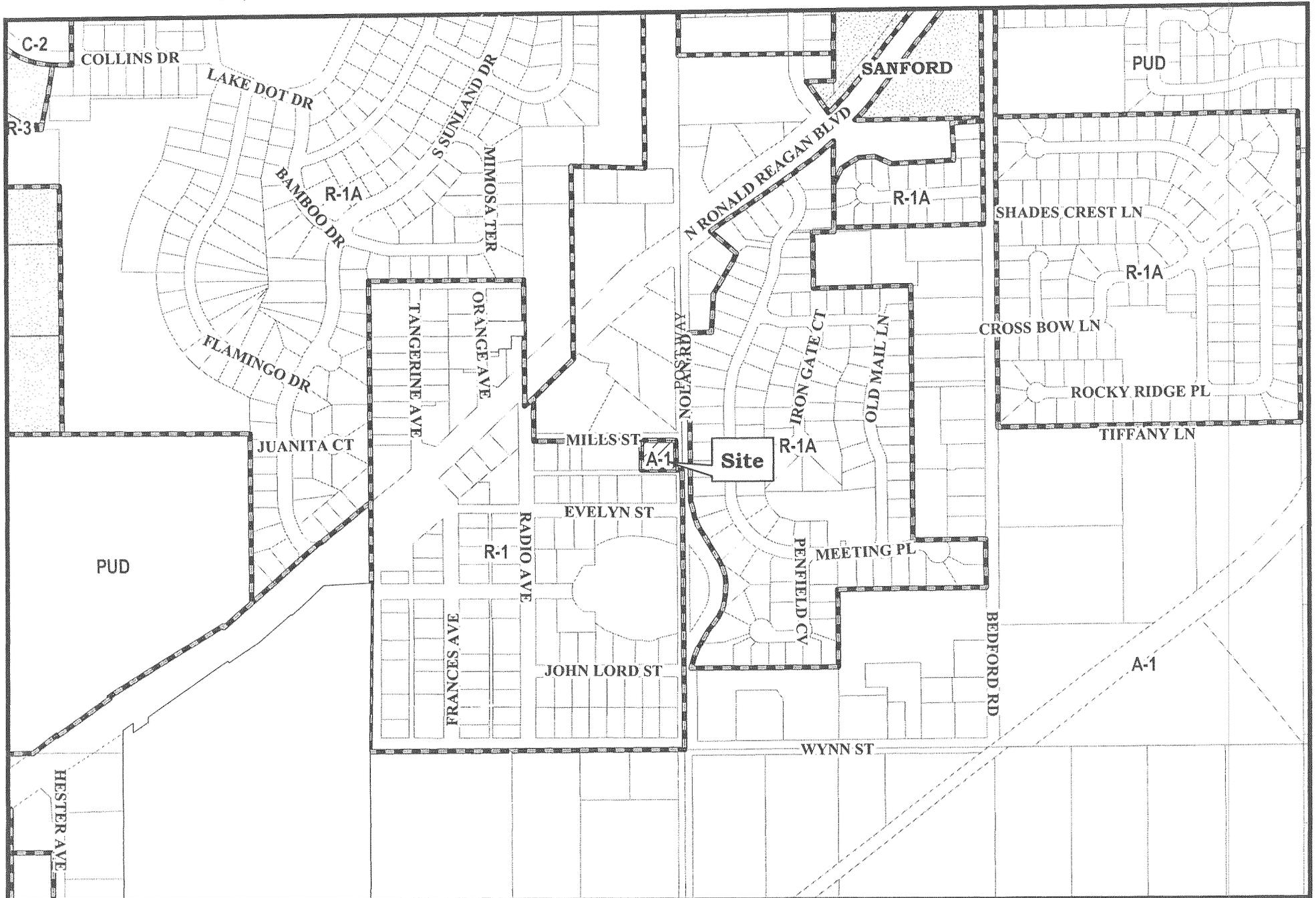
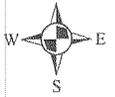
SUFFICIENCY COMMENTS _____

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◀ ◀ Back ▶ ▶																																										
 <p> Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506 </p>																																															
GENERAL			2005 WORKING VALUE SUMMARY																																												
Parcel Id: 14-20-30-503-0000-00B0 Tax District: 01-COUNTY-TX DIST 1 Owner: SPARKS ETHEL A Exemptions: 00-HOMESTEAD Address: 3320 PALMWAY DR City,State,ZipCode: SANFORD FL 32773 Property Address: 1201 MILLS ST SANFORD 32773 Subdivision Name: LORDS 1ST ADD TO CITRUS Dor: 02-MOBILE/MANUFACTURED			Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$34,690 Land Value (Market): \$26,790 Land Value Ag: \$0 Just/Market Value: \$61,480 Assessed Value (SOH): \$34,019 Exempt Value: \$25,000 Taxable Value: \$9,019																																												
SALES			2004 VALUE SUMMARY																																												
<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>03/1997</td> <td>03217</td> <td>1893</td> <td>\$53,000</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>10/1995</td> <td>02991</td> <td>0812</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>10/1995</td> <td>02991</td> <td>0811</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>PROBATE RECORDS</td> <td>08/1995</td> <td>02961</td> <td>0711</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>01/1983</td> <td>01436</td> <td>0870</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1981</td> <td>01335</td> <td>0961</td> <td>\$21,100</td> <td>Improved</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	03/1997	03217	1893	\$53,000	Improved	QUIT CLAIM DEED	10/1995	02991	0812	\$100	Improved	QUIT CLAIM DEED	10/1995	02991	0811	\$100	Improved	PROBATE RECORDS	08/1995	02961	0711	\$100	Improved	QUIT CLAIM DEED	01/1983	01436	0870	\$100	Improved	WARRANTY DEED	05/1981	01335	0961	\$21,100	Improved	Tax Value(without SOH): \$624 2004 Tax Bill Amount: \$142 Save Our Homes (SOH) Savings: \$482 2004 Taxable Value: \$8,385 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS		
Deed	Date	Book	Page	Amount	Vac/Imp																																										
WARRANTY DEED	03/1997	03217	1893	\$53,000	Improved																																										
QUIT CLAIM DEED	10/1995	02991	0812	\$100	Improved																																										
QUIT CLAIM DEED	10/1995	02991	0811	\$100	Improved																																										
PROBATE RECORDS	08/1995	02961	0711	\$100	Improved																																										
QUIT CLAIM DEED	01/1983	01436	0870	\$100	Improved																																										
WARRANTY DEED	05/1981	01335	0961	\$21,100	Improved																																										
LAND			LEGAL DESCRIPTION PLAT																																												
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																										
FRONT FOOT & DEPTH	150	127	.000	190.00	\$26,790																																										
			LEG LOTS B C + D M M LORDS 1ST ADD TO CITRUS HEIGHTS PB 3 PG 87																																												
EXTRA FEATURE																																															
Description		Year Blt	Units	EXFT Value	Est. Cost New																																										
ALUM CARPORT NO FLOOR		1979	192	\$307	\$768																																										
MOBILE HOME		1981	1,248	\$33,197	\$43,680																																										
MH A/C PKG		1981	1,248	\$1,186	\$1,560																																										
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.																																															



10 year - 3/15/82 10 years
 Drake - 01/27/97 5 years

Ethel Sparks 1201 Mills Street



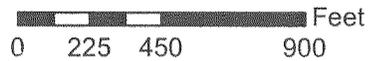
Parcel: 14-20-30-503-0000-00B0 / District: 5

BM2004-029
JANUARY 24, 2005

0 150 300 600 Feet



Ethel Sparks 1201 Mills Street



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 24, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS B, C, AND D, MM LORD'S 1ST ADDITION TO CITRUS HEIGHTS, PB 3, PG 87

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

FINDINGS OF FACT

Property Owner: ETHEL ANNE SPARKS
1201 MILLS STREET
SANFORD, FL 32773

Project Name: 1201 MILLS STREET

Requested Development Approval:

SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A PROPOSED MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 1201 MILLS STREET.

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: Earnest McDonald,
Principal Coordinator
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. 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;
 - B. THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS; AND
 - C. THE EXISTING 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 _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: