

BM2004-031

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE CONTINUED PLACEMENT OF AN EXISTING MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) FOR 5 YEARS AT 581 OAK WAY; (JAMES COURT, APPLICANT).

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

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

Agenda Date 2-28-05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE CONTINUED PLACEMENT OF AN EXISTING MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) FOR 5 YEARS AT 581 OAK WAY; (JAMES COURT, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE CONTINUED PLACEMENT OF AN EXISTING MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) FOR 5 YEARS AT 581 OAK WAY; (JAMES COURT, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	JAMES COURT, APPLICANT 581 OAK WAY SANFORD, FL 32772	A-1 DISTRICT, LDC SECTIONS 30.104 (A-1 CONDITIONAL USES) & 30.1401 (MOBILE HOME SITING STANDARDS)		
BACKGROUND / REQUEST	<ul style="list-style-type: none">• THE APPLICANT REQUESTS A SPECIAL EXCEPTION TO ALLOW AN EXISTING 1985 MOBILE HOME, TO REMAIN FOR FIVE YEARS.• THE EXISTING MOBILE HOME WAS APPROVED IN 1994 FOR FIVE YEARS AND RENEWED IN 1999 FOR 1 YEAR.			
ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-1	SUBURBAN ESTATES	MOBILE HOME
	NORTH	A-1	SUBURBAN ESTATES	SINGLE-FAMILY

	SOUTH	A-1	SUBURBAN ESTATES	SINGLE- FAMILY
	EAST	A-1	SUBURBAN ESTATES	SINGLE- FAMILY
	WEST	A-1	SUBURBAN ESTATES	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 THOSE 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 PERMANENT PLACEMENT OF THE PROPOSED MOBILE HOME WOULD BE INCOMPATIBLE WITH THE TREND OF DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES.</p> <p>AVAILABLE RECORDS INDICATE THAT OAK AVENUE IS PROMINENTLY CONSISTS OF CONVENTIONAL BUILT SINGLE FAMILY HOMES.</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>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 1.5 ACRE PARCEL, WHICH MEETS THE MINIMUM SIZE AND DIMENSIONAL REQUIREMENTS OF THE A-1 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>THE PRESENT TREND OF DEVELOPMENT IN THE IMMEDIATE AREA INCLUDES MOSTLY CONVENTIONAL HOMES. THEREFORE, THE PLACEMENT OF A MOBILE HOME WOULD BE INCONSISTENT WITH THE CHARACTER OF DEVELOPMENT IN THE AREA.</p>			
<p>STANDARDS FOR GRANTING A SPECIAL</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</p>			

<p>EXCEPTION IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</p>	<p>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 RURAL ZONING CLASSIFICATIONS:</u></p> <p>THE PROPOSED MOBILE HOME IS A CONDITIONAL USE IN THE A-1 DISTRICT. TO ENSURE CONSISTENCY WITH THE GENERAL ZONING PLAN OF THE A-1 DISTRICT AND PROTECT THE CHARACTER OF THE AREA, THE MOBILE HOME SITING STANDARDS ENUMERATED IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE WOULD APPLY AS STATED ELSEWHERE IN THIS REPORT.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE PROPOSED MOBILE HOME USE WOULD BE PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</p>
<p>FINDINGS & STAFF RECOMMENDATION</p>	<p>BASED UPON THE STATED FINDINGS STAFF RECOMMENDS DENIAL OF THE CONTINUED PLACEMENT OF THE EXISTING MOBILE HOME FOR FIVE YEARS. IF APPROVED BY THE BOARD OF ADJUSTMENT STAFF RECOMMENDS THE IMPOSITION FOLLOWING CONDITIONS:</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.



COPY

APPL. NO. BM 2004-031

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** Renew mobile home SE for 6 years
 - APPEAL FROM DECISION OF THE PLANNING MANAGER**
- EXISTING (YEAR 1985) PROPOSED (YEAR _____)
 REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
 ANTICIPATED TIME MOBILE HOME IS NEEDED _____
 PLAN TO BUILD YES NO IF SO, WHEN 6+ yrs.
 MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO

PROPERTY OWNER		AUTHORIZED AGENT*
NAME	<u>Lamer Court</u>	
ADDRESS	<u>581 Oak Way</u>	
	<u>Sanford, FL 32773</u>	
PHONE 1	<u>N.A.</u>	
PHONE 2	<u>321-779-3116 (mother's)</u>	
E-MAIL	<u>PamCourt1@AOL.COM</u>	

PROJECT NAME: 581 Oak Way
 SITE ADDRESS: 581 Oak Way
 CURRENT USE OF PROPERTY: Home
 LEGAL DESCRIPTION: Leg E 100 Ft of W 900 FT of Lots 1+2 (Less N S Ft for Rd) Mecca Hammock PB 1 PG 84
 SIZE OF PROPERTY: 1.4 approx acre(s) PARCEL I.D. 19-20-31-501-0000-001C
 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 2/28/05 (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.

James M. Court
 SIGNATURE OF OWNER OR AGENT*

12/28/04
 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 _____

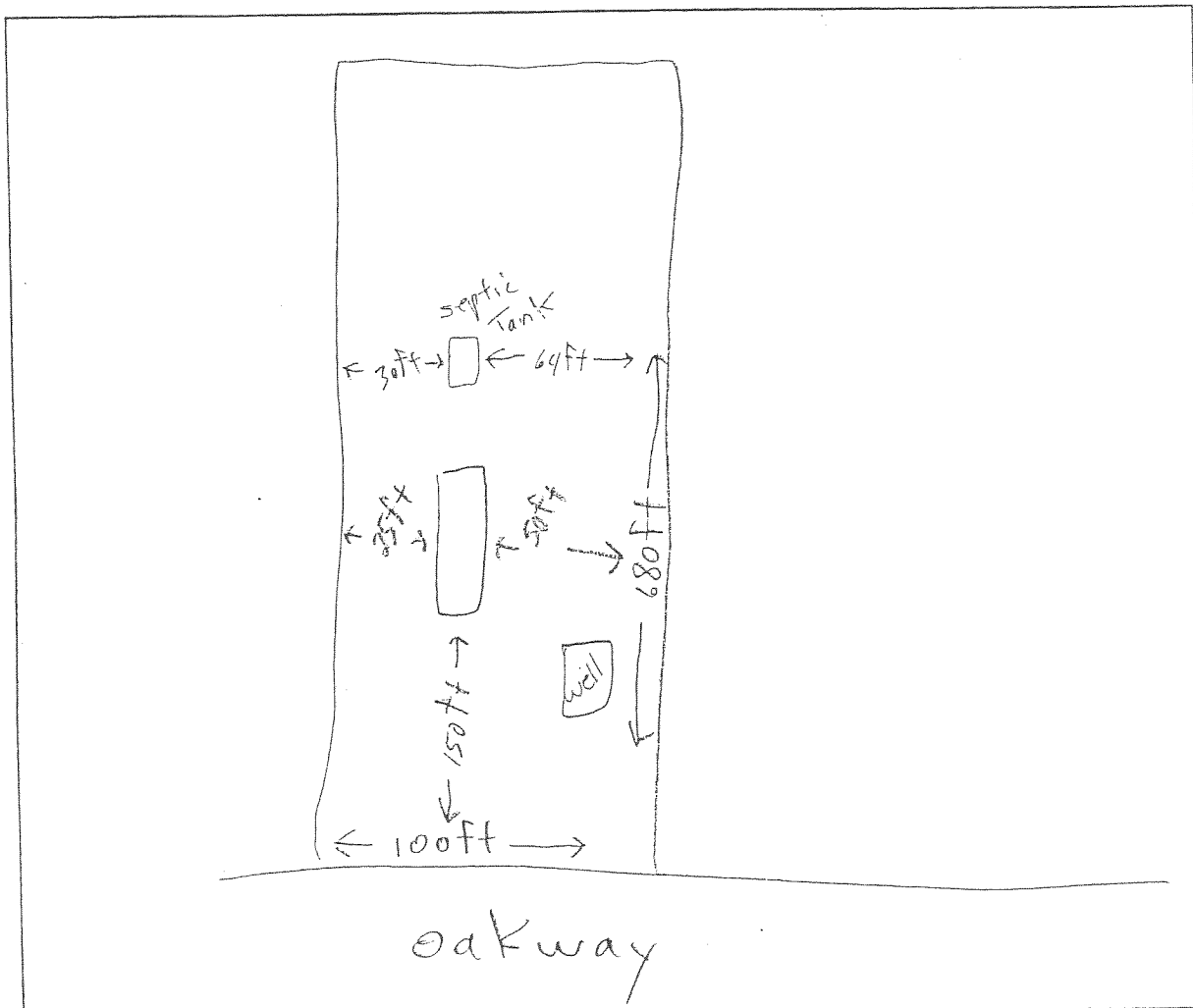
FOR OFFICE USE ONLY

PROCESSING: _____
FEE(S): 74.00 COMMISSION DISTRICT 5 FLU / ZONING SE / A-1
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS South side of Oak Way approx 860 ft
east of intersection of S. Sander Ave & Oak Way
PLANNING ADVISOR JS DATE 12/28/04
SUFFICIENCY COMMENTS Renew for BACC-11-211E

SITE PLAN

A site plan must be submitted along with any application for building permit or application for special exception or variance to the Board of Adjustment. This form may be utilized for any single family construction, either conventional or mobile home. The following items must be indicated:

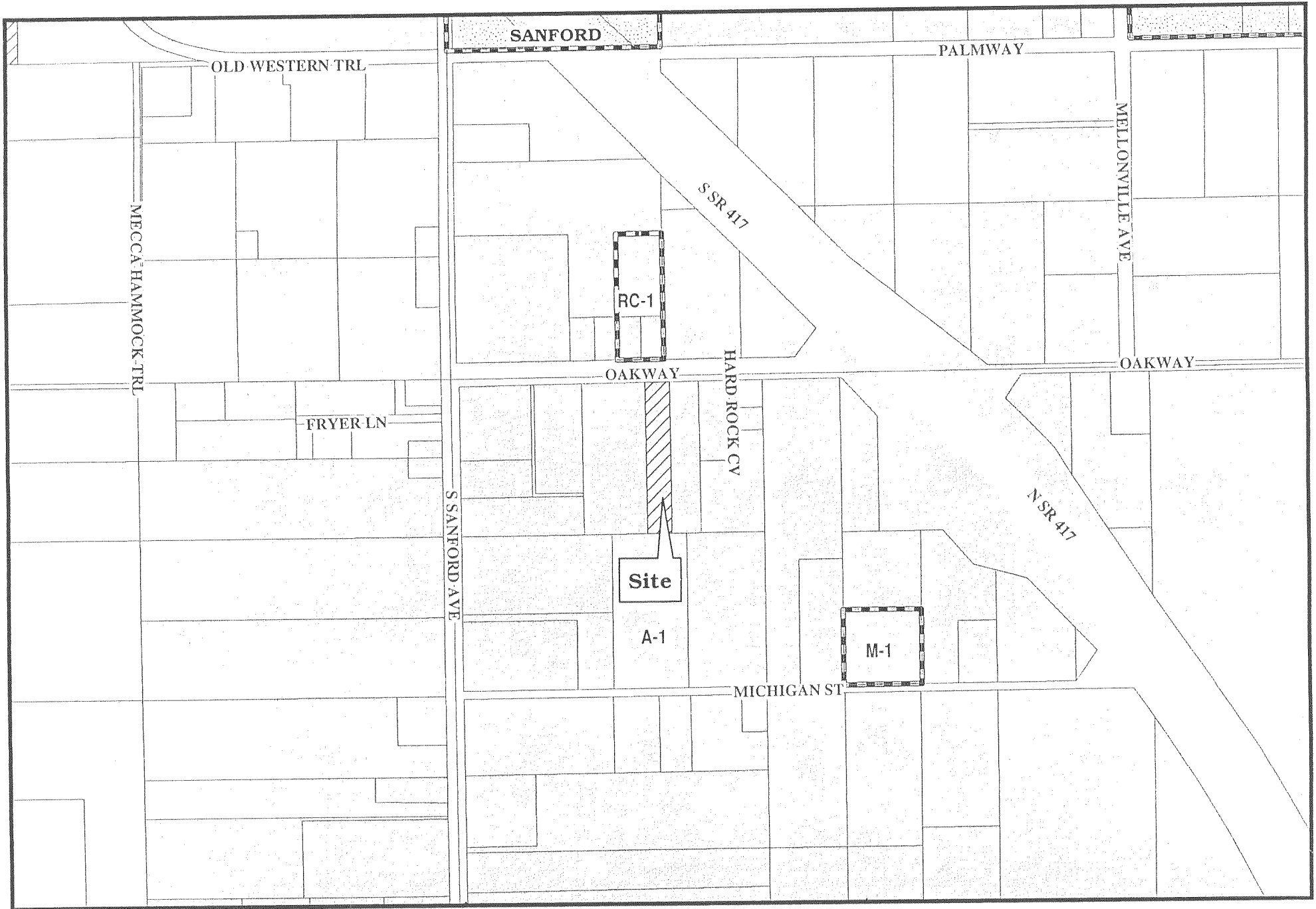
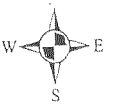
1. Dimensions of lot or parcel.
2. Name of abutting street or road.
3. Proposed location of home, accessory building or mobile home; showing setbacks to all property lines.
4. Any existing structures on property.
5. If any trees are to be removed, show location, size and type.
6. Any easements on property.



12-28-04

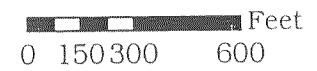
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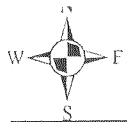
James Court 581 Oak Way



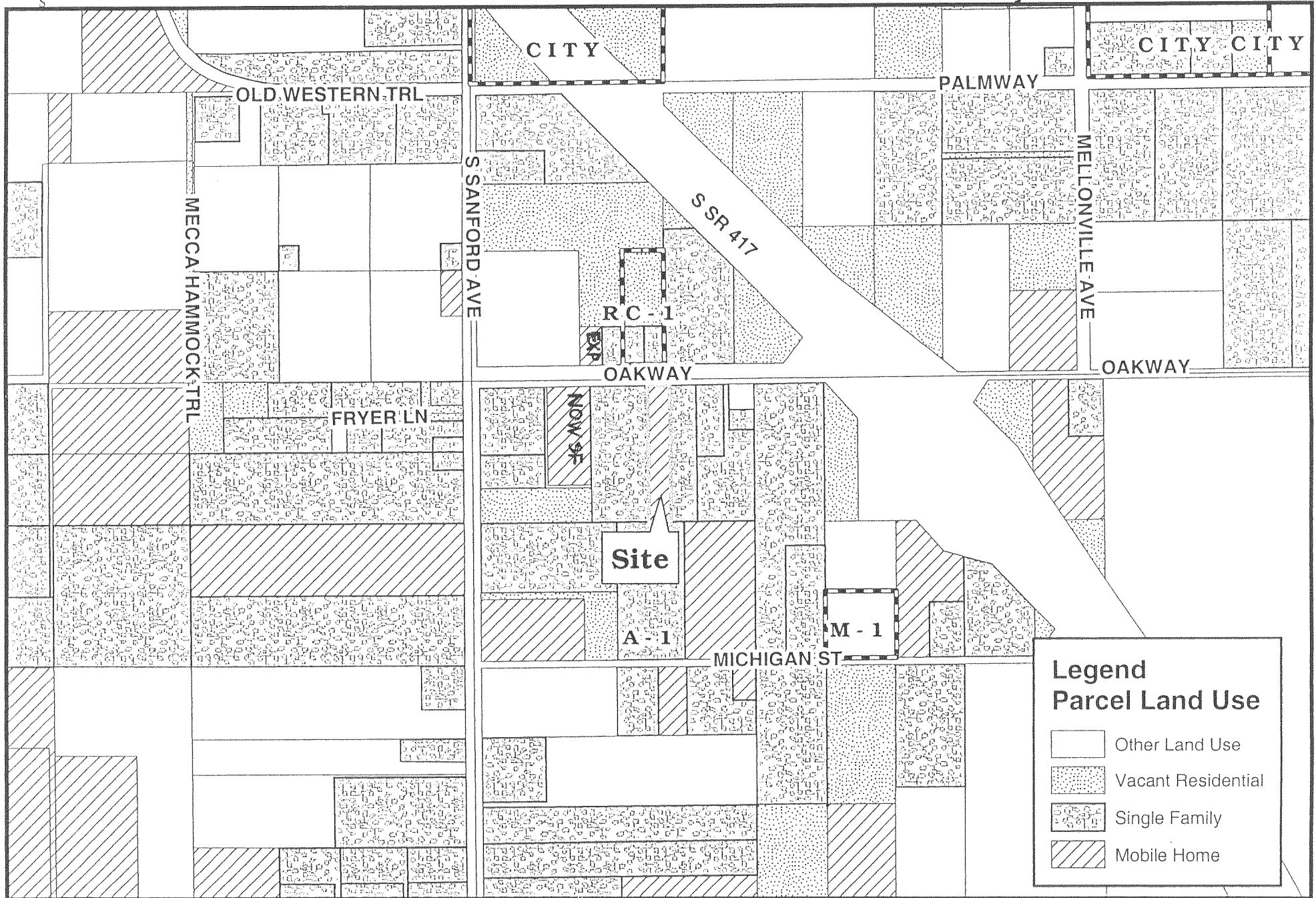
Parcel: 19-20-31-501-0000-001C / District: 5

BM2004-031
FEBRUARY 28, 2005



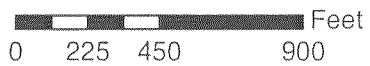


James Court 581 Oak Way




**Legend
Parcel Land Use**

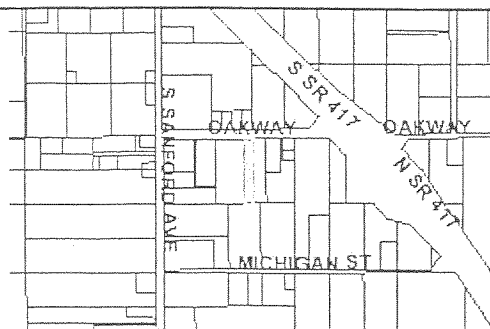
- Other Land Use
- Vacant Residential
- Single Family
- Mobile Home

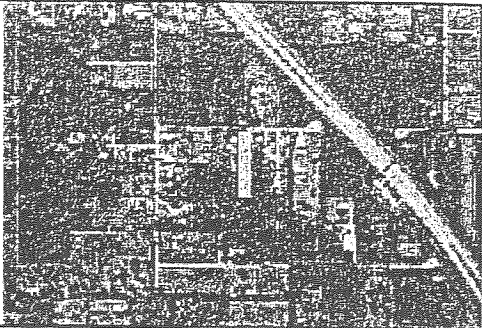


PARCEL DETAIL



eminole County
Property Appraiser
Services
1101 E. First St.
Sanford FL 32771
407-665-7500





◀ ◁ Back ▷ ▶

<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 19-20-31-501-0000-001C Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: COURT JAMES M II & COURT JON Exemptions: 00-HOMESTEAD</p> <p>Own/Addr: K & COURT KAREN S</p> <p>Address: 581 OAKWAY</p> <p>City,State,ZipCode: SANFORD FL 32773</p> <p>Property Address: 581 OAKWAY SANFORD 32773</p> <p>Subdivision Name: MECCA HAMMOCK</p> <p>Dor: 02-MOBILE/MANUFACTURED</p>	<p style="text-align: center;">2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$31,021</p> <p>Land Value (Market): \$33,810</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$64,831</p> <p>Assessed Value (SOH): \$63,623</p> <p>Exempt Value: \$21,739</p> <p>Taxable Value: \$41,884</p>
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<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>ADMINISTRATIVE DEED</td> <td>03/1995</td> <td>02908</td> <td>0024</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>PROBATE RECORDS</td> <td>01/1994</td> <td>02723</td> <td>0424</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1987</td> <td>01835</td> <td>0605</td> <td>\$28,000</td> <td>Vacant</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>11/1986</td> <td>01792</td> <td>1938</td> <td>\$17,100</td> <td>Vacant</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>08/1984</td> <td>01577</td> <td>1999</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1980</td> <td>01264</td> <td>0580</td> <td>\$12,800</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1977</td> <td>01131</td> <td>0890</td> <td>\$14,000</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	ADMINISTRATIVE DEED	03/1995	02908	0024	\$100	Improved	PROBATE RECORDS	01/1994	02723	0424	\$100	Vacant	WARRANTY DEED	04/1987	01835	0605	\$28,000	Vacant	CERTIFICATE OF TITLE	11/1986	01792	1938	\$17,100	Vacant	QUIT CLAIM DEED	08/1984	01577	1999	\$100	Vacant	WARRANTY DEED	01/1980	01264	0580	\$12,800	Improved	WARRANTY DEED	01/1977	01131	0890	\$14,000	Vacant	<p style="text-align: center;">2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$735</p> <p>2004 Tax Bill Amount: \$648</p> <p>Save Our Homes (SOH) Savings: \$87</p> <p>2004 Taxable Value: \$38,327</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp																																												
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<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>ACREAGE</td> <td>0</td> <td>0</td> <td>1.470</td> <td>23,000.00</td> <td>\$33,810</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	1.470	23,000.00	\$33,810	<p style="text-align: center;">LEGAL DESCRIPTION PLAT</p> <p>LEG E 100 FT OF W 900 FT OF LOTS 1 + 2 (LESS N 5 FT FOR RD) MECCA HAMMOCK</p> <p>PB 1 PG 84</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
ACREAGE	0	0	1.470	23,000.00	\$33,810								

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
MOBILE HOME	1985	1,064	\$29,792	\$37,240
WOOD UTILITY BLDG	1950	512	\$1,229	\$3,072

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.

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

FILE #: BA94-11-64TE

APPL: COURT II, JAMES M.

EC: 19 TWP: 20 RNG: 31 SUF: PL BK: 1 PB PG: 84 BLOCK #:

DEVELOPMENT NAME: MH-COURT II, JAMES M.

LOC: S SIDE OF OAK WAY AND 900 FT. E OF SOUTH SANFORD AVENUE.

#1: 1 #2: 2 #3: #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

EINSTATEMENT OF AN EXISTING MOBILE HOME.

ACTION: CONT. TO 12-19-94;

DATE: 112894

REMARKS:

THE E 100 FT. OF THE W () FT. OF LOTS 1 & 2 (LESS N 5 FT. FOR ROAD)
MECCA HAMMOCK)

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

FILE #: BA99-6-21TE APPL: COURT II, JAMES M.
EC: 19 TWP: 20 RNG: 31 SUF: PL BK: 1 PB PG: 84 BLOCK #:

DEVELOPMENT NAME: MH-COURT II, JAMES M.
LOC: S SIDE OF OAK WAY, 1/6 MILE E OF SANFORD AVENUE AND
#1: 1 #2: 2 #3: #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
RENEWAL OF AN EXISTING MOBILE HOME.

ACTION:
DATE: 062899

REMARKS:
E 100 FT. OF W 900 FT. OF LOTS 1 & 2 (LESS N 5 FT. FOR ROAD.)
LOCATION CONT.: ALSO 1/3 MILE S OF SR-417.) (MECCA HAMMOCK)

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

CONSENT AGENDA

A. VARIANCES


1. PATRICK & VANESSA SMITH – BA99-6-66V – A-1 Agriculture Zone – Lot size variance from 43,560 sq. ft. to 41,740 sq. ft. on Lot 33, Chula Vista, Section 2, Section 15-21-32; S side of Groveland Drive, 1/5 mile N of Snow Queen Drive and 1/2 mile E of Geneva-Chuluota Road. (DIST 1)
2. GUY & SANDRA LONG – BA99-6-74V – Planned Unit Development Zone – Rear yard setback variance from 10 ft. to 7 ft. for a pool screen enclosure on Lot 86, Wekiva Cove, Phase One, PB 23, Pg 88-90, Section 6-21-29; SE corner of Margate News and Wekiva Cove Road and 1/2 mile N of Sand Lake Road. (DIST 3)

Ms. Markley stated that staff has no opposition to approval for Items 1 & 2.

No one spoke in favor or in opposition to Items 1 & 2.

Mr. Pennington made a motion to approve Items 1 & 2; seconded by Mr. Bushrui. Motion passed unanimously.

B. MOBILE HOMES

1. ERNEST & TAMMY STICKLE – BA99-6-19TE – A-5 Agriculture Zone – To place a mobile home on Tax Parcel 1R, Section 10-20-32; S side of Settlers Loop and 1-1/2 mile S of Osceola Road. (DIST 5)
2.  JAMES M. COURT II – BA99-6-21TE – A-1 Agriculture Zone – Renewal of an existing mobile home on the E 100 ft. of W 900 ft. of Lots 1 & 2 (less N 5 ft. for road), Mecca Hammock, PB 1, Pg 84, Section 19-20-31; S side of Oak Way, 1/6 mile E of Sanford Avenue and 1/3 mile S of SR-417. (DIST 5)
3. JOHN & SONIA FAUVER – BA99-6-22TE – A-1 Agriculture Zone – Renewal of an existing mobile home on Lot 2, Mecca Hammock, PB 1, Pg 84, Section 19-20-31; S side of Oak Way, 250 ft. E of South Sanford Avenue. (DIST 5)

Ms. Markley stated that the Applicant of Item 1 is requesting a 5 year permit and this is an area of predominantly mobile homes and the trend of development is towards mobile homes, therefore, staff would have no opposition to a 5 year permit; the Applicant of Item 2 is requesting a 1 year permit and this is an area of conventional homes and the trend of development is towards conventional

homes on Oak Street but this is a new trend since the tornado over a year ago as most of the people that had mobile homes have rebuilt conventional homes, therefore, staff would have no opposition to a 1 year permit; and the Applicant of Item 3 is requesting a 1 year extension as the house is under construction and it appears that the house may have received a final or is close to receiving a final and she would ask the Applicant to address that this evening and staff would have no opposition to an extension providing that the conventional home has not received its final inspection.

John Fauver, Applicant of Item 3, stated that they have had unlengthy delays on building their home. He stated that they just recently received a temporary C.O. on it and they are moving into the house at present but they are not finished. He stated that they have lost 3 confirmed buyers on the trailer but they would just like time to get their personal belongings and find a buyer or a way to move the trailer. He stated that they will remove the mobile home.

No one spoke in favor or in opposition to Items 1-3.

Mr. Rozon made a motion to approve Item 1 for 5 years, Item 2 for 1 year and Item 3 for 1 year; seconded by Mrs. Buchanan. Motion passed unanimously.

Ms. Markley added that for Item 3, once they receive their C.O. on the house, they are required to remove the mobile home within 30 days.

REGULAR AGENDA

A. REQUEST OF A SIX MONTH EXTENSION

1. THE SIKH SOCIETY OF CENTRAL FLORIDA, INC. – BA98-10-40SE – R-1 Residential Zone – Request of a six month extension of a Special Exception to permit a church with attendant educational and recreational buildings described as: begin at a point 191 ft. S at a bearing of 00 degrees 44' 24" E of the SE corner of the SE 1/4 of the NW 1/4 of Sec 29 Twp 21S Rge 31E, run thence N 62 degrees 45' W 365 ft. to Ely right-of-way of SR-426, run thence 45 degrees 48' 22" W along said right-of-way line 256 ft., run thence S 77 degrees 47' 28" E 517.5 ft., run thence N 00 degrees 44' 24" W 129.8 ft. to the point of beginning; further described as the E side of SR-426 and 3/5 mile S of Chapman Road. (DIST 1)

Ms. Markley presented the site location. She stated that they are requesting the six month extension because they have not received their building permits.

Baljit Chopra, President of the Sikh Society, stated that he thought that they had been given one year at the first hearing. He stated that they started their work accordingly. He stated that they received a notice. He stated that they should be ready to apply for their permit sometime in September.

Ms. Markley stated that this may need to have a building permit of some kind

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 28, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG E 100 FT OF W 900 FT OF LOTS 1 + 2 (LESS N 5 FT FOR RD)
MECCA HAMMOCK PB 1 PG 84

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

FINDINGS OF FACT

Property Owner: JAMES COURT
581 OAK WAY
SANFORD, FL 32773

Project Name: 581 OAK WAY

Requested Development Approval:

SPECIAL EXCEPTION TO ALLOW THE CONTINUED PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) FOR 5 YEARS

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 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: