

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE ONE YEAR OCCUPANCY PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION), WHILE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION AT 350 SAUNDERS TRAIL; (MARY & STEVE ISAACS, APPLICANTS).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7398

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

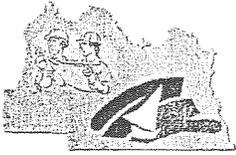
MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR THE ONE YEAR OCCUPANCY OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION), WHILE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION AT 350 SAUNDERS TRAIL; (MARY & STEVE ISAACS, APPLICANTS); OR
2. **DENY** REQUEST FOR SPECIAL EXCEPTION FOR THE ONE YEAR OCCUPANCY OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION), WHILE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION AT 350 SAUNDERS TRAIL; (MARY & STEVE ISAACS, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	MARY & STEVE ISAACS, APPLICANTS 350 SAUNDERS TRAIL GENEVA, FL 32732	A-5 (RURAL ZONING CLASSIFICATION)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO OCCUPY AN EXISTING MOBILE HOME FOR ONE YEAR IN THE A-5 DISTRICT, WHILE A PERMANENT SINGLE-FAMILY DWELLING IS UNDER CONSTRUCTION ON THE SAME PROPERTY. • THE EXISTING MOBILE HOME IS A 1984 MODEL, 44 FEET X 23 FEET IN SIZE. IT HAS BEEN USED AS A RESIDENCE SINCE 1984. • THE TEMPORARY OCCUPANCY OF A MOBILE HOME WHILE A SINGLE-FAMILY STRUCTURE IS UNDER CONSTRUCTION IS PERMITTED ONLY BY SPECIAL EXCEPTION IN THE A-5 DISTRICT. • A BUILDING PERMIT FOR A CONVENTIONAL HOME HAS ALREADY BEEN SUBMITTED BY THE APPLICANT TO THE 	

ZONING & FLU	BUILDING DIVISION.			
	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-5	R-5	MOBILE HOME
	NORTH	A-5	R-5	MOBILE HOME
	SOUTH	A-5	R-5	CONVENTIONAL HOME
	EAST	A-5	R-5	AGRICULTURAL
	WEST	A-5	R-5	CONVENTIONAL HOME
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)	<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>WITH PROPERTIES EQUALLY DIVIDED BETWEEN MOBILE AND CONVENTIONAL HOMES, THE TREND OF DEVELOPMENT HAS NOT BEEN ESTABLISHED FOR THIS AREA. THE TEMPORARY OCCUPANCY OF AN EXISTING MOBILE HOME ON A LOT WHERE A CONVENTIONAL HOME IS UNDER CONSTRUCTION WOULD THEREFORE BE COMPATIBLE WITH NEARBY AND ADJACENT PROPERTIES.</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, WHICH IS NOT 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 OCCUPANCY OF A MOBILE HOME WHILE A CONVENTIONAL HOME IS UNDER CONSTRUCTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF R-5 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> <p>THE SUBJECT PROPERTY MEETS THE MINIMUM SIZE AND YARD REQUIREMENTS OF THE A-5 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>AT PRESENT, THE TREND OF DEVELOPMENT IS A MIX OF</p>			

	<p>CONVENTIONAL HOMES AND MOBILE HOMES. THEREFORE, THE TEMPORARY OCCUPANCY OF THE EXISTING MOBILE HOME, WHILE A CONVENTIONAL 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 (RURAL ZONING CLASSIFICATION); LDC SECTION 30.104</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION) 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 RURAL LAND USE:</u></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF SURROUNDING RURAL LAND USE SINCE THE COMPREHENSIVE PLAN DESCRIBES LOW DENSITY RURAL DEVELOPMENT AS AN APPROPRIATE LAND USE CATEGORY FOR THE PLACEMENT OF A SINGLE-FAMILY RESIDENCE.</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 WELL AND SEPTIC SYSTEMS AND WOULD HAVE ACCESS TO OTHER COUNTY SERVICES, INCLUDING SCHOOLS, POLICE AND EMERGENCY SERVICES.</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 WHILE A CONVENTIONAL HOME IS UNDER CONSTRUCTION. 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"> • THE RESIDENCE AT 350 SAUNDERS TRAIL COURT SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE EXISTING MOBILE HOME IS ON THE PROPERTY. • THE TEMPORARY OCCUPANCY OF THE EXISTING MOBILE HOME SHALL BE LIMITED TO ONE (1) YEAR. • THE EXISTING MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL INSPECTION OF THE RESIDENCE. • THE EXISTING MOBILE HOME SHALL OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, WHICH INCLUDE STANDARDS FOR ANCHORING AND SKIRTING.



COPY

APPL.NC Bm 2005-001

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**
 - EXISTING (YEAR 1984) PROPOSED (YEAR _____)
 - REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
 - ANTICIPATED TIME MOBILE HOME IS NEEDED 1 yr while building
 - PLAN TO BUILD YES NO IF SO, WHEN Building Permit has been submitted
 - MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	MARY + STEVE ISAACS	
ADDRESS		
PHONE 1	407-349-4809	
PHONE 2	407-314-9072	
E-MAIL	isaacs misaacs@cfi.cc.com	

PROJECT NAME: _____

SITE ADDRESS: 350 Saunders Trail, Geneva FL 32732

CURRENT USE OF PROPERTY: Permanent Residence

LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 20-20-32-301-001F-0000

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NONE

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.

M. Isaacs
 SIGNATURE OF OWNER OR AGENT* DATE 1/4/05

* Proof of owner's authorization is required with submittal if signed by agent.

RECEIVED
JAN 04 2005

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

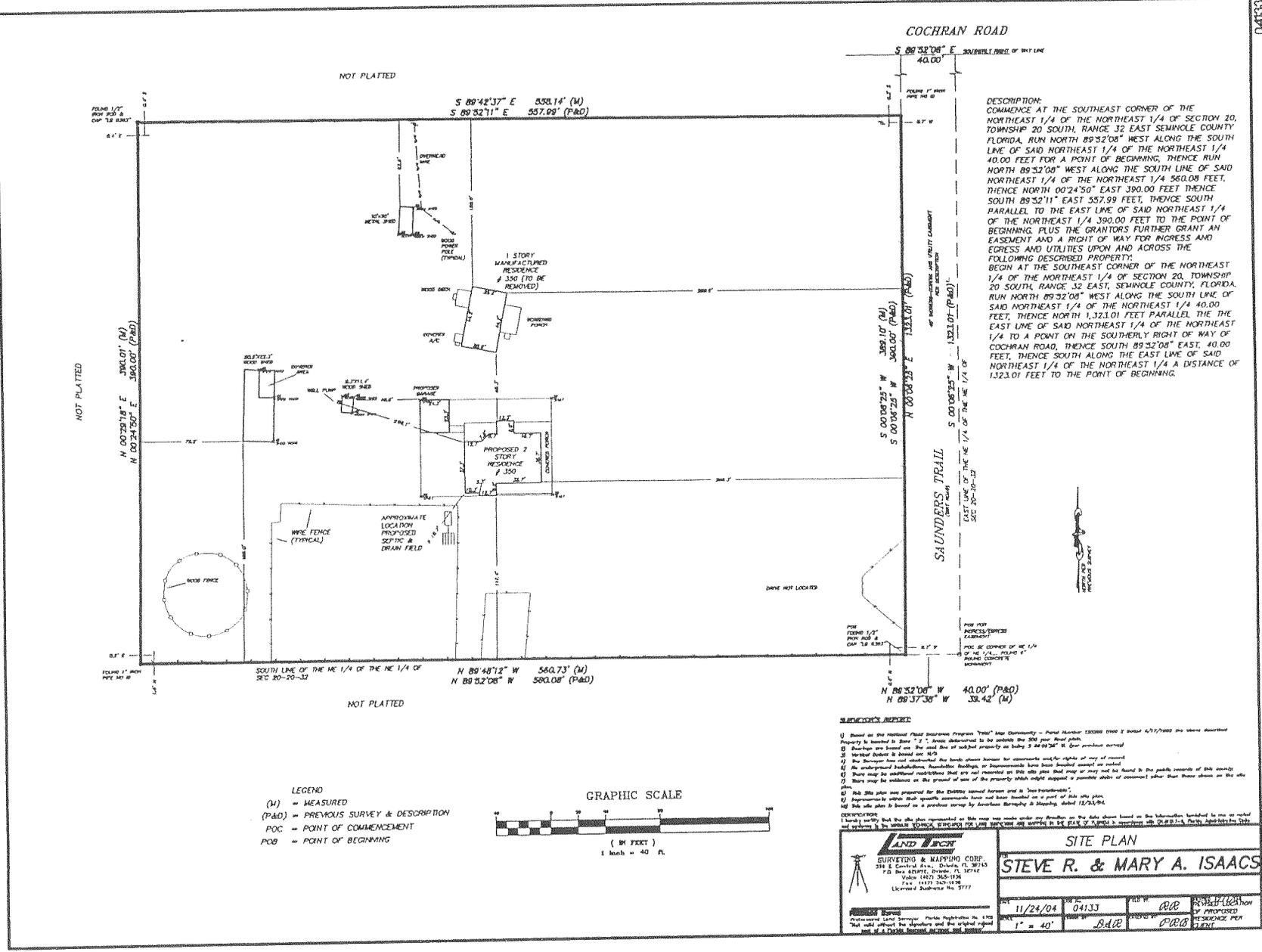
APPELLANT INFORMATION	
NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL _____

APPELLANT SIGNATURE

FOR OFFICE USE ONLY

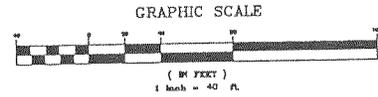
PROCESSING:
FEE(S): 185.00 COMMISSION DISTRICT _____ FLU / ZONING A-5 / R-5
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS West side of Saunders Tr, approx 900 ft.
South of intersection of Saunders Tr & Cochran Rd.
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____



DESCRIPTION:
 COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 32 EAST SEMINOLE COUNTY FLORIDA. RUN NORTH 89°32'08" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 40.00 FEET FOR A POINT OF BEGINNING, THENCE RUN NORTH 89°32'00" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 580.08 FEET, THENCE NORTH 00°24'50" EAST 390.00 FEET, THENCE SOUTH 89°32'11" EAST 557.99 FEET, THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 390.00 FEET TO THE POINT OF BEGINNING. PLUS THE GRANTORS FURTHER GRANT AN EASEMENT AND A RIGHT OF WAY FOR INGRESS AND EGRESS AND UTILITIES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:
 BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA. RUN NORTH 89°32'00" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 40.00 FEET, THENCE NORTH 1,323.01 FEET PARALLEL THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF COCHRAN ROAD, THENCE SOUTH 89°32'08" EAST 40.00 FEET, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1,323.01 FEET TO THE POINT OF BEGINNING.

- REVISIONS REQUIRED:**
- 1) Based on the National Flood Insurance Program (NFIP) Map Community - Parcel Number 220000 0000 2 Parcel 671/0000 the above described property is located in Zone "2" Areas determined to be within the 500 year flood plain.
 - 2) Easements are based on the deed line of record property on July 9 2004. All other easements shown.
 - 3) Vertical datum is based on NAVD 83.
 - 4) The surveyor has not established the bench marks because the monuments are for rights of way or easement.
 - 5) All underground utilities (gas, electric, water, or sewer) have been located except as noted.
 - 6) There may be additional easements that are not recorded on this site plan that may or may not be located in the public records of this county.
 - 7) There may be easements on the ground of use of the property which might require a separate chain of easement other than those shown on this site plan.
 - 8) This site plan was prepared for the estate named herein and is "As-Is" and "As-Found".
 - 9) Approximate aerial "Red" growth estimates have not been included as a part of this site plan.
 - 10) This site plan is based on a previous survey by American Surveyors & Mapping, dated 10/24/04.
- EXPLANATION:**
1. I hereby certify that the site plan represented on this site plan was prepared and drawn on the basis of a survey conducted by me or under my supervision in the manner required by law and that the same was made and accepted in the presence of a duly qualified and sworn-in surveyor.

LEGEND
 (M) = MEASURED
 (P&D) = PREVIOUS SURVEY & DESCRIPTION
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING



		SITE PLAN	
		STEVE R. & MARY A. ISAACS	
DATE	11/24/04	FILE NO.	04133
SCALE	1" = 40'	BY	BAR
APPROVED		REVISION	BAR
		BY	BAR
		DATE	11/24/04
		BY	BAR

Mary A. Isaacs and Steve R. Isaacs
350 Saunders Trail, Geneva, FL 32732
Phone (407) 314-9072
E-mail misaacs@cfl.rr.com

RECEIVED
JAN 06 2005

January 5, 2005

Seminole County
Board of Adjustment
1101 East First Street
Sanford, FL 32771

RE: Mobile Home Special Exception Application #BM2004-032

We are requesting a mobile home special exception to keep our existing mobile home on our 5-acre parcel for up to one year while our new permanent home is built. The mobile home will be removed upon completion of permanent home.

This home has been our primary residence for 17 years. It was placed on this property in 1984 by original owners. Prior to our purchase in 1994, we had been leasing the property since 1987. We were unaware of any zoning issues with the current home until we filed for our building permit December 21, 2004, under application #17202. It was during the permit approval stage we were advised that the mobile home required current approval by the Board of Adjustment to remain on the property.

We further discovered that approval was granted to the original owners on 5/21/1984 for a period of ten years and that it expired 5/21/1994. We purchased this property December 29, 1994, well after the expiration date, however were not advised at our closing, nor have we ever been contacted by any county officials regarding any existing zoning issues with our property.

The home has continued to remain on the property for 10 years since the original approval expiration date with no issues arising from either county officials or neighbors. It continues to meet all criteria stated in the Land Development Code for granting of a mobile home special exception. The neighborhood is a mixture mobile/modular homes and permanent structures though the trend is moving toward replacement of mobiles with permanent homes. We are also moving with that trend and are requesting official approval to allow the existing mobile home to remain for 1 additional year while we complete building our new permanent home.

I have attached the following:

8 1/2 x 11 and full size to scale certified copy of site plan which shows existing and new home locations, along with all the specifics regarding property and building dimensions; setbacks, etc.;

Pictures of the existing mobile home and staked location of new house;

Signed acknowledgment from all abutting property owners indicating that they do not have any objections to our request.

Sincerely,


Mary A. Isaacs
Steve R. Isaacs

RE: Mobile Home Special Exception Application #BM2004-032

The following properties are adjacent to the subject property located at 350 Saunders Trail, Geneva FL 32732:

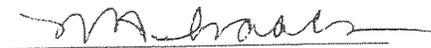
400 Saunders Trail
300 Saunders Trail
1351 Bi Wood Drive

The undersigned are the property owners of the abutting properties listed above.

We have advised all parties regarding our application to the Board of Adjustment for a mobile home special exception which requests approval to allow the existing mobile home to remain on the subject property during the building phase of our permanent home, for which we have already applied and are awaiting issuance of building permit under application #17202.

Further, that upon completion of the permanent residence the mobile home will be removed within 30 days.

Submitted by:

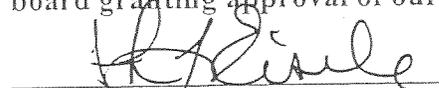


Mary A. Isaacs



Steve R. Isaacs

By the signatures below, all parties acknowledge that they have no objections to the board granting approval of our request.



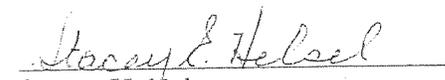
Frank L. Eisele
400 Saunders Trail
(407) 349-9141



Ralph J. Johnson



Linda C. Johnson
300 Saunders Trail
(407) 349-5209



Stacey Helsel
1351 Bi Wood Drive
(407) 349-5574

Mary A. Isaacs
350 Saunders Trail
Geneva, FL 32732
(407) 314-9072
misaacs@cfl.rr.com

January 30, 2005

Patricia S. Johnson
Seminole County
Planning and Development Department
1101 E East First Street
Sanford, FL 32771-1468

Re: Mobile Home Special Exception Application BM2004-032

Dear Ms. Johnson,

I previously submitted letters with my application from the abutting property owners acknowledging they had no objections to the existing mobile home remaining on our property during the building of our permanent home.

I am enclosing letters from additional homeowners in the surrounding area to be included with my application for special exception.

Thank you,


Mary Isaacs

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FEB 02 2005

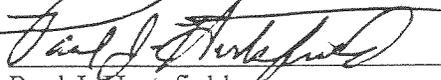
RE: Mobile Home Special Exception Application #BM2004-032

The undersigned is the property owner residing at 270 Saunders Trail and has been advised regarding our application to the Board of Adjustment for a mobile home special exception which requests approval to allow the existing mobile home to remain on the subject property during the building phase of our permanent home, for which we have applied and are awaiting issuance of building permit under application #17202.

Further, that upon completion of the permanent residence the mobile home will be removed within 30 days.

Submitted by:
Mary A. Isaacs
Steve R. Isaacs

By the signature below, the party acknowledges that he has no objections to the board granting approval of our request.



Paul J. Hartsfield
(407) 349-9863

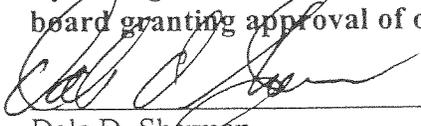
RE: Mobile Home Special Exception Application #BM2004-032

The undersigned are the property owners residing at 220 Saunders Trail and have been advised regarding our application to the Board of Adjustment for a mobile home special exception which requests approval to allow the existing mobile home to remain on the subject property during the building phase of our permanent home, for which we have applied and are awaiting issuance of building permit under application #17202.

Further, that upon completion of the permanent residence the mobile home will be removed within 30 days.

Submitted by:
Mary A. Isaacs
Steve R. Isaacs

By the signatures below, the parties acknowledge that they have no objections to the board granting approval of our request.



Dale D. Sherman



Ellen D. Sherman
(407) 349-9886

RE: Mobile Home Special Exception Application #BM2004-032

The undersigned are the property owners residing at 150 Saunders Trail and have been advised regarding our application to the Board of Adjustment for a mobile home special exception which requests approval to allow the existing mobile home to remain on the subject property during the building phase of our permanent home, for which we have applied and are awaiting issuance of building permit under application #17202.

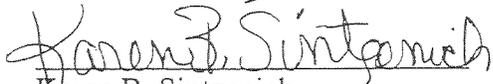
Further, that upon completion of the permanent residence the mobile home will be removed within 30 days.

Submitted by:
Mary A. Isaacs
Steve R. Isaacs

By the signatures below, the parties acknowledge that they have no objections to the board granting approval of our request.



Henry D. Sintzenich



Karen B. Sintzenich
(407) 349-9986

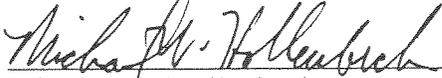
RE: Mobile Home Special Exception Application #BM2004-032

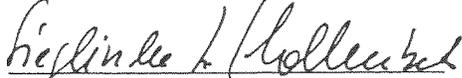
The undersigned are the property owners residing at 1275 Saratoga Lane and have been advised regarding our application to the Board of Adjustment for a mobile home special exception which requests approval to allow the existing mobile home to remain on the subject property during the building phase of our permanent home, for which we have applied and are awaiting issuance of building permit under application #17202.

Further, that upon completion of the permanent residence the mobile home will be removed within 30 days.

Submitted by:
Mary A. Isaacs
Steve R. Isaacs

By the signatures below, the parties acknowledge that they have no objections to the board granting approval of our request.


Michael W. Hollenbeck


Sieglinde L. Hollenbeck
(407) 349-9255

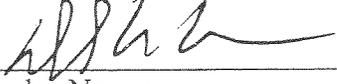
RE: Mobile Home Special Exception Application #BM2004-032

The undersigned are the property owners residing at 1276 Saratoga Lane and have been advised regarding our application to the Board of Adjustment for a mobile home special exception which requests approval to allow the existing mobile home to remain on the subject property during the building phase of our permanent home, for which we have applied and are awaiting issuance of building permit under application #17202.

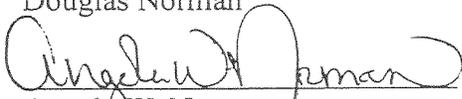
Further, that upon completion of the permanent residence the mobile home will be removed within 30 days.

Submitted by:
Mary A. Isaacs
Steve R. Isaacs

By the signatures below, the parties acknowledge that they have no objections to the board granting approval of our request.

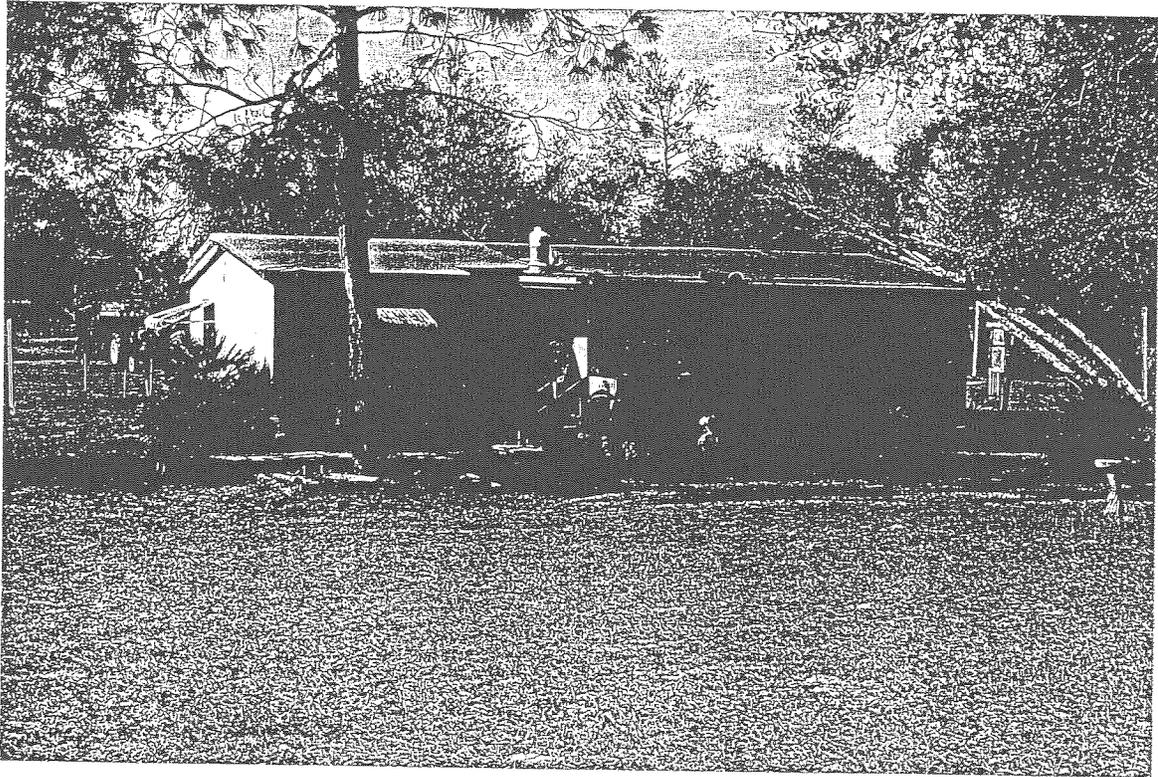


Douglas Norman

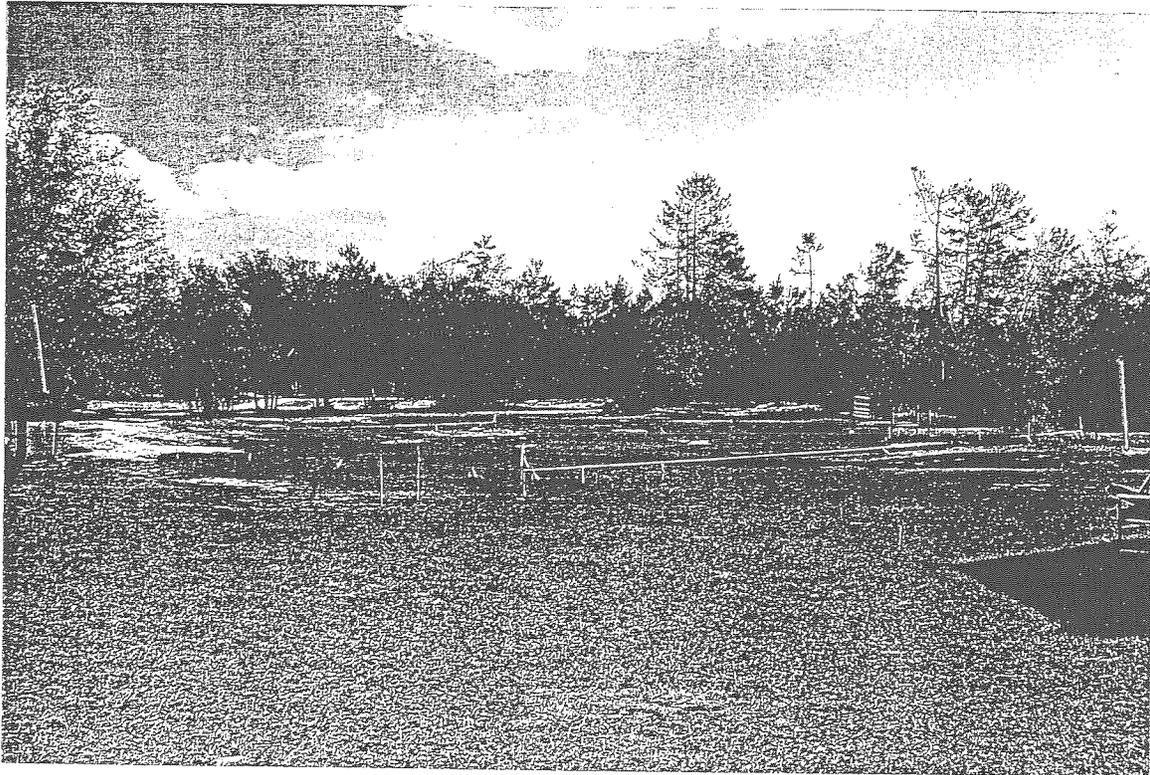


Angela W. Norman

(407) 349-3479



EXISTING MOBILE HOME



STAKED LOCATION OF NEW HOME

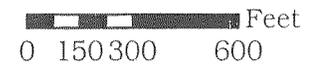
<p>PARCEL DETAIL</p>	<p>REAL ESTATE</p>	<p>PERSONAL</p>	<p>TAX ROLL</p>	<p>SALES SEARCH </p>																															
<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																																			
<p align="center">GENERAL</p> <p>Parcel Id: 20-20-32-301-001F-0000 Tax District: 01-COUNTY-TX DIST 1 Owner: ISAACS STEVE R & MARY A Exemptions: 00-HOMESTEAD Address: 350 SAUNDERS TRL City,State,ZipCode: GENEVA FL 32732 Property Address: 350 SAUNDERS TRL GENEVA 32732 Subdivision Name: Dor: 02-MOBILE/MANUFACTURED</p>				<p>2005 WORKING VALUE SUMMA</p> <p>Value Method: Ma Number of Buildings: Depreciated Bldg Value: Depreciated EXFT Value: \$47, Land Value (Market): \$60, Land Value Ag: Just/Market Value: \$107, Assessed Value (SOH): \$54, Exempt Value: \$25, Taxable Value: \$29, Tax Estimator</p>																															
<p align="center">SALES</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>12/1994</td> <td>02866</td> <td>1952</td> <td>\$58,900</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1983</td> <td>01510</td> <td>0194</td> <td>\$28,500</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1981</td> <td>01368</td> <td>0214</td> <td>\$100</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	12/1994	02866	1952	\$58,900	Improved	WARRANTY DEED	12/1983	01510	0194	\$28,500	Vacant	WARRANTY DEED	11/1981	01368	0214	\$100	Vacant	<p>2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): 2004 Tax Bill Amount: Save Our Homes (SOH) Savings: 2004 Taxable Value: DOES NOT INCLUDE NON-AD VALOREM ASSI</p>							
Deed	Date	Book	Page	Amount	Vac/Imp																														
WARRANTY DEED	12/1994	02866	1952	\$58,900	Improved																														
WARRANTY DEED	12/1983	01510	0194	\$28,500	Vacant																														
WARRANTY DEED	11/1981	01368	0214	\$100	Vacant																														
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Mary & Steve Isaacs
350 Saunders Trail

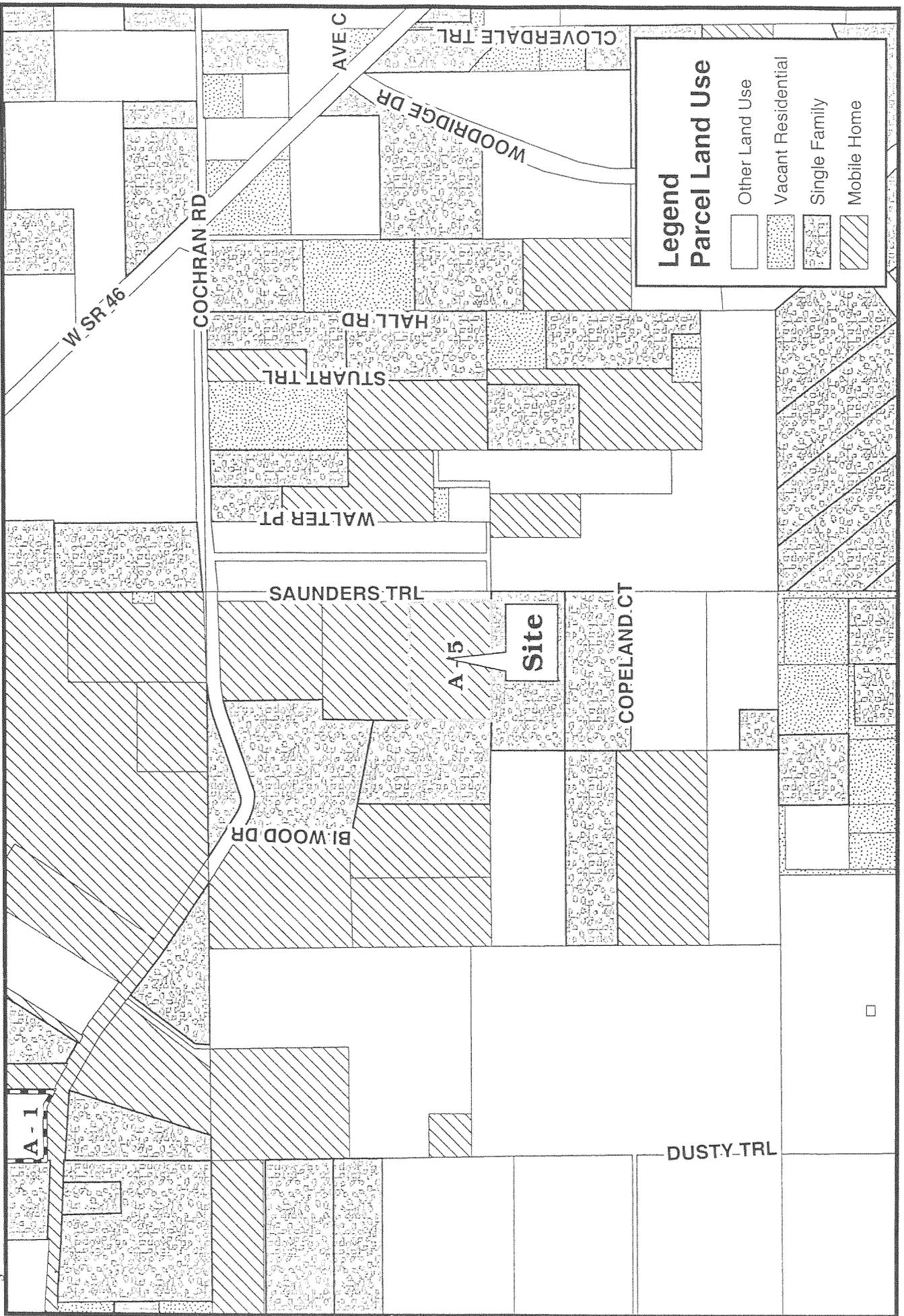
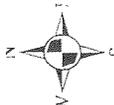


Parcel: 20-20-32-301-001F-0000 / District: 2

BM2005-001
FEBRUARY 28, 2005



Mary & Steve Isaacs
350 Saunders Trail



Legend
Parcel Land Use

	Other Land Use
	Vacant Residential
	Single Family
	Mobile Home



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 SEC 20 TWP 20S RGE 32E BEG 40 FT W OF SE COR OF NE 1/4 OF NE 1/4
RUN W 560.08 FT N 390 FT E 557.99 FT S 390 FT TO BEG (5 AC)

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

FINDINGS OF FACT

Property Owners: MARY & STEVE ISAACS
350 SAUNDERS TRAIL
GENEVA, FL 32732

Project Name: SAUNDERS TRAIL (350)

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE CONTINUED PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION) FOR ONE YEAR AT 350 SAUNDERS TRAIL.

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: Francisco Torregrosa
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 RESIDENCE AT 350 SAUNDERS TRAIL COURT SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE EXISTING MOBILE HOME IS ON THE PROPERTY.
 - B. THE TEMPORARY OCCUPANCY OF THE EXISTING MOBILE HOME SHALL BE LIMITED TO ONE (1) YEAR.
 - C. THE EXISTING MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL INSPECTION OF THE RESIDENCE.
 - D. THE EXISTING MOBILE HOME SHALL OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, WHICH INCLUDE STANDARDS FOR ANCHORING 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: