

BM2005-004

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 2236 ESTES DRIVE; (BETTY GREENE, APPLICANT).

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

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7389

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

**MOTION/RECOMMENDATION:**

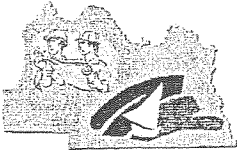
1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 2236 ESTES DRIVE; (BETTY GREENE, APPLICANT).; OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 2236 ESTES DRIVE; (BETTY GREENE, APPLICANT).; OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	BETTY GREENE, APPLICANT 2236 ESTES DRIVE GENEVA, FL 32732	A-1 DISTRICT, LDC SECTIONS 30.104 (A-1 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 DESTROYED BY RECENT STORMS WITH A NEW MOBILE HOME IN THE A-1 DISTRICT, WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION.</li> <li>• A SEARCH OF EXISTING RECORDS DID NOT REVEAL ANY PREVIOUS APPROVALS FOR THE EXISTING MOBILE HOME.</li> </ul>			
<b>ZONING &amp; FLU</b>	<b>DIRECTION      EXISTING ZONING      EXISTING FLU      USE OF PROPERTY</b>			
	SITE	A-1	LDR	MOBILE HOME
	NORTH	A-1	LDR	MOBILE HOME

	SOUTH	A-1	LDR	MOBILE HOME
	EAST	A-1	LDR	VACANT
	WEST	A-1	LDR	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 THOSE 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>THE PERMANENT PLACEMENT OF THE PROPOSED MOBILE HOME WOULD NOT BE INCOMPATIBLE WITH THE TREND OF DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES.</p> <p>AVAILABLE RECORDS INDICATE THAT SEVERAL NEARBY PARCELS HAVE MOBILE HOME USES AS DEPICTED ON THE ATTACHED MAP ENTITLED, "PARCEL LAND USE."</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>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 APPROXIMATELY 0.35 ACRE, WHICH DOES NOT MEET THE MINIMUM SIZE AND DIMENSIONAL REQUIREMENTS OF THE A-1 DISTRICT. HOWEVER, LOT BUILDABILITY HAS ALREADY BEEN ESTABLISHED BY VIRTUE OF THE EXISTING MOBILE HOME.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>THE PRESENT TREND OF DEVELOPMENT IN THE IMMEDIATE AREA INCLUDES ONE CONVENTIONAL HOME AND FOURTEEN MOBILE HOMES, THEREFORE, THE PERMANENT PLACEMENT OF A MOBILE HOME WOULD BE CONSISTENT WITH THE CHARACTER OF DEVELOPMENT IN THE AREA.</p>			
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1</b></p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND</p>			

<p><b>(AGRICULTURE DISTRICT); LDC SECTION 30.124(a)</b></p>	<p>DEVELOPMENT CODE, THAT THE USE:</p> <p><b><u>IS CONSISTENT WITH THE GENERAL ZONING CATEGORY AND PLAN OF THE A-1 AGRICULTURE:</u></b></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.</p> <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 USE WOULD BE PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</p> <p><b><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL, LAND USE.</u></b></p> <p>THE REQUEST IS FOR A SINGLE-FAMILY RESIDENCE ON APPROXIMATELY ONE-THIRD OF AN ACRE, WHICH IS COMPATIBLE WITH THE LOW-DENSITY RESIDENTIAL LAND USE.</p> <p><b><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES.</u></b></p> <p>THE PROPOSED USE WOULD BE SERVED BY EXISTING ON-SITE SEPTIC AND WELL SYSTEMS. ANY REQUIRED MODIFICATIONS TO THE EXISTING SYSTEMS SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY. OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.</p>
<p><b>MOBILE HOME SITING STANDARDS; LDC SECTION 30.1401</b></p>	<p>FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 DISTRICT, SECTION 30.1401 OF THE LAND DEVELOPMENT CODE REQUIRES THE FOLLOWING:</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>FINDINGS &amp; STAFF RECOMMENDATION</b></p>	<ul style="list-style-type: none"> <li>• BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANT, THE APPLICANT HAS SATISFIED ALL CRITERIA FOR THE PERMANENT</li> </ul>

	<p>PLACEMENT OF A MOBILE HOME IN THE A-1 DISTRICT, AS REQUIRED BY THE LAND DEVELOPMENT CODE.</p> <ul style="list-style-type: none"><li>○ FOR THIS REASON, STAFF BELIEVES THE PERMANENT PLACEMENT OF THE PROPOSED MOBILE HOME, AS REQUESTED, WOULD BE CONSISTENT WITH THE RURAL CHARACTER OF NEARBY AND ADJACENT PROPERTIES IF THE MOBILE HOME SITING STANDARDS STATED ABOVE ARE APPLIED.</li><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>● BASED ON THIS DETERMINATION, STAFF RECOMMENDS APPROVAL OF THIS REQUEST, CONDITIONED UPON THE SITE PLAN SUBMITTED AND CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.</li></ul>
--	---



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**

APPL. NO. BM 2005-004

**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
- EXISTING (YEAR 1967)  PROPOSED (YEAR 2005)
- 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  
 JAN 18 2005

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Betty Greene	
ADDRESS	2236 Estes Drive	
	Geneva FL 32732	
PHONE 1	407- <del>442</del> -977-3501	
PHONE 2	321-662-9404	
E-MAIL		

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 2236 Estes Drive Geneva FL 32732

CURRENT USE OF PROPERTY: Residential

LEGAL DESCRIPTION: LEG SEC 31 TWP 19S RGE 32E BEG 603.98 FT N+ 311.17 FT W OF SE COR RUN N 7 DEG 42

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 31-19-32-54B-0000-0130

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 1/18/05 (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.

Betty Greene  
 SIGNATURE OF OWNER OR AGENT\* DATE 1-18-05

\* 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 <sup>LPR</sup> Cons / A-1

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

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

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

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



964 0486



# This Indenture,

Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein. The use of the singular number shall include the plural and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

DEC 29 5 03 PM '72

A. D. 19 72

075486

Made this 20 day of December

Between

JONATHAN A. MORETZ and wife, ELOISE B. MORETZ  
of the County of Seminole in the State of Florida  
party of the first part, and

MACK D. GREEN, whose mailing address is: Post Office Box 853, Sanford,  
Florida 32771  
of the County of Seminole in the State of Florida  
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----- Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Seminole, State of Florida, to wit:

Begin 603.28 feet North and 311.67 feet West of the Southeast corner of Government Lot 1, Section 31, Township 19 South, Range 32 East, run North 7°42' West 127.3 feet, thence North 82°58' East 157 feet to the center of canal, thence South 1°40'54" East along center of canal 89.62 feet, thence South 68°28' West 152 feet to the point of beginning.

(Subject to a 15 foot easement on the west side for road.)



CERTIFIED COPY

MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

BY *[Signature]*  
DEPUTY CLERK

DEC 09 2004

THIS INSTRUMENT PREPARED BY:  
A. Edwin Shinholser, Attorney at Law  
OF SHINHOLSER AND LOGAN, ATTORNEYS AT LAW  
FIRST FEDERAL BUILDING, SANFORD, FLORIDA 32771

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*

State of Florida

County of Seminole

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

JONATHON A. MORETZ and wife, ELOISE B. MORETZ

to me well known and known to me to be the individual described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

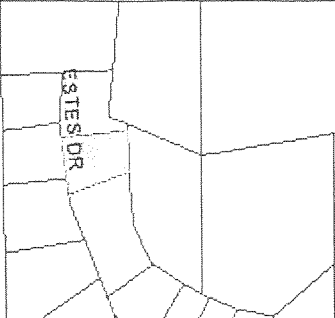
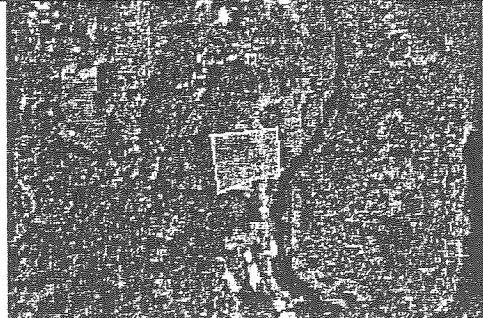
Witness my hand and official seal at Sanford  
County of Seminole, and State of Florida, this 20  
day of December, A. D. 1972

Notary Public, State of Florida  
My Commission Expires 03-30-73

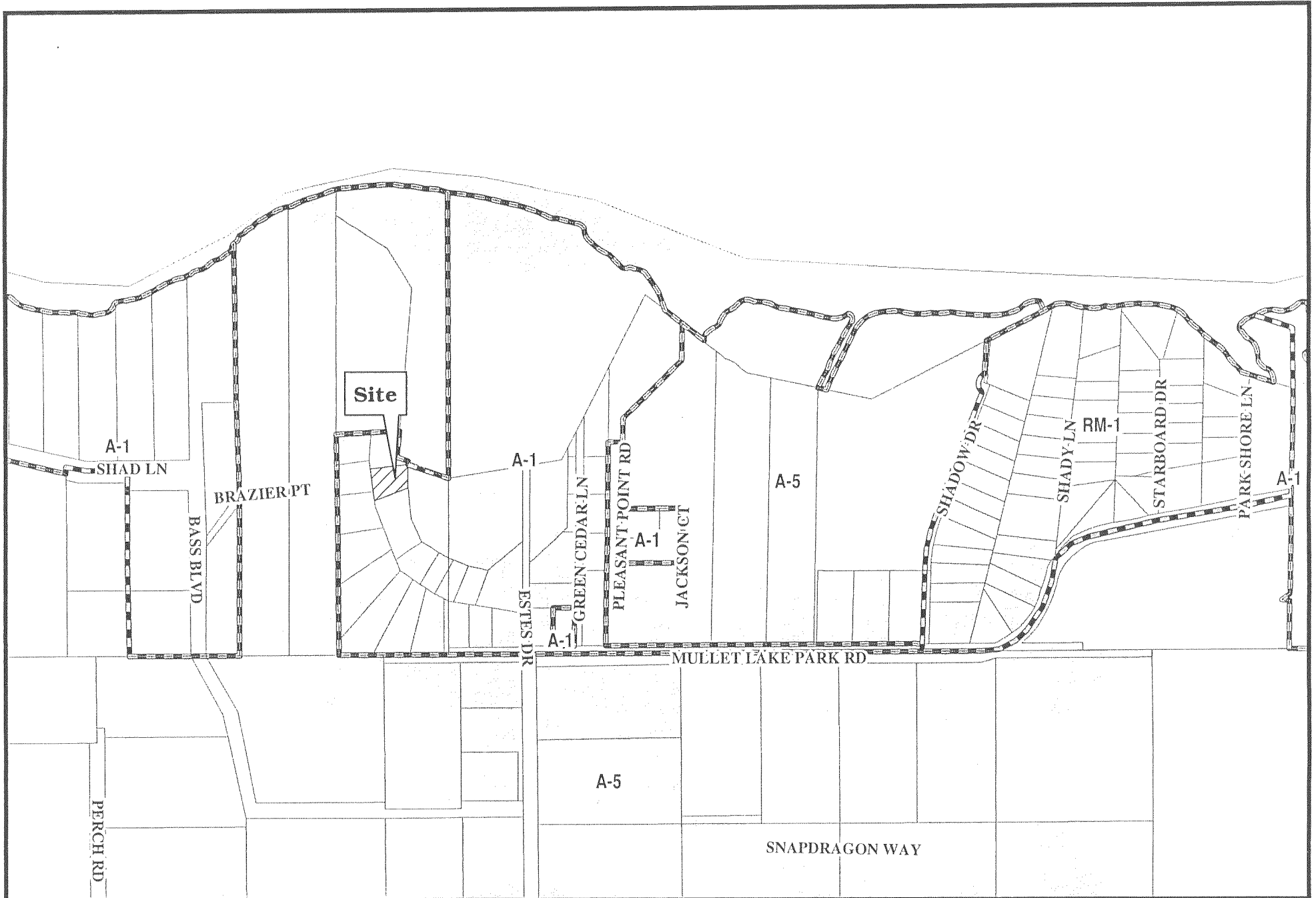
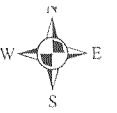
My Commission Expires

Notary Public



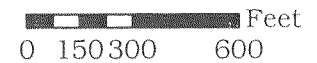
<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																										
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 31-19-32-5UB-0000-0130 Tax District: 01-COUNTY-TX DIST 1                  Owner: GREENE BETTY G Exemptions: 00-HOMESTEAD                  Address: 2236 ESTES DR                  City,State,ZipCode: GENEVA FL 32732                  Property Address: 2236 ESTES DR GENEVA 32732                  Subdivision Name: GOVT LOT 1                  Dor: 02-MOBILE/MANUFACTURED</p>		<p style="text-align: center;"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 0                  Depreciated Bldg Value: \$0                  Depreciated EXFT Value: \$11,118                  Land Value (Market): \$11,550                  Land Value Ag: \$0                  Just/Market Value: \$22,668                  Assessed Value (SOH): \$21,275                  Exempt Value: \$21,275                  Taxable Value: \$0                  Tax Estimator</p>																								
<p style="text-align: center;"><b>SALES</b></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>PROBATE RECORDS</td> <td>02/1996</td> <td>03036</td> <td>0653</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>PROBATE RECORDS</td> <td>02/1996</td> <td>03036</td> <td>0651</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1972</td> <td>00964</td> <td>0486</td> <td>\$2,700</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	PROBATE RECORDS	02/1996	03036	0653	\$100	Improved	PROBATE RECORDS	02/1996	03036	0651	\$100	Improved	WARRANTY DEED	01/1972	00964	0486	\$2,700	Vacant	<p style="text-align: center;"><b>2004 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$0                  2004 Tax Bill Amount: \$0                  Save Our Homes (SOH) Savings: \$0                  2004 Taxable Value: \$0</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp																					
PROBATE RECORDS	02/1996	03036	0653	\$100	Improved																					
PROBATE RECORDS	02/1996	03036	0651	\$100	Improved																					
WARRANTY DEED	01/1972	00964	0486	\$2,700	Vacant																					
<p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT &amp; DEPTH</td> <td>100</td> <td>155</td> <td>.000</td> <td>110.00</td> <td>\$11,550</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	100	155	.000	110.00	\$11,550	<p style="text-align: center;"><b>LEGAL DESCRIPTION PLAT</b></p> <p>LEG SEC 31 TWP 19S RGE 32E BEG 603.28 FT N +                  311.67FT W OF SE COR RUN N 7 DEG 42                  MIN W 127.3 FT N 82 DEG 58 MIN E 157 FT S 1 DEG 40 MIN                  E 89.62 FT S 68 DEG 28                  MIN W 152 FT TO BEG BEING LOT 13 UNRECORDED                  SURVEY GOVT                  LOT 1</p>												
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																					
FRONT FOOT & DEPTH	100	155	.000	110.00	\$11,550																					
<p style="text-align: center;"><b>EXTRA FEATURE</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Blt</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>720</td> <td>\$8,883</td> <td>\$33,840</td> </tr> <tr> <td>WOOD CARPORT W/SLAB</td> <td>1987</td> <td>525</td> <td>\$1,155</td> <td>\$2,888</td> </tr> <tr> <td>WOOD SCREEN PORCH</td> <td>1987</td> <td>360</td> <td>\$1,080</td> <td>\$2,700</td> </tr> </tbody> </table>			Description	Year Blt	Units	EXFT Value	Est. Cost New	MOBILE HOME	1967	720	\$8,883	\$33,840	WOOD CARPORT W/SLAB	1987	525	\$1,155	\$2,888	WOOD SCREEN PORCH	1987	360	\$1,080	\$2,700				
Description	Year Blt	Units	EXFT Value	Est. Cost New																						
MOBILE HOME	1967	720	\$8,883	\$33,840																						
WOOD CARPORT W/SLAB	1987	525	\$1,155	\$2,888																						
WOOD SCREEN PORCH	1987	360	\$1,080	\$2,700																						
<p><small>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.</small></p>																										

Betty Greene  
2236 Estes Drive



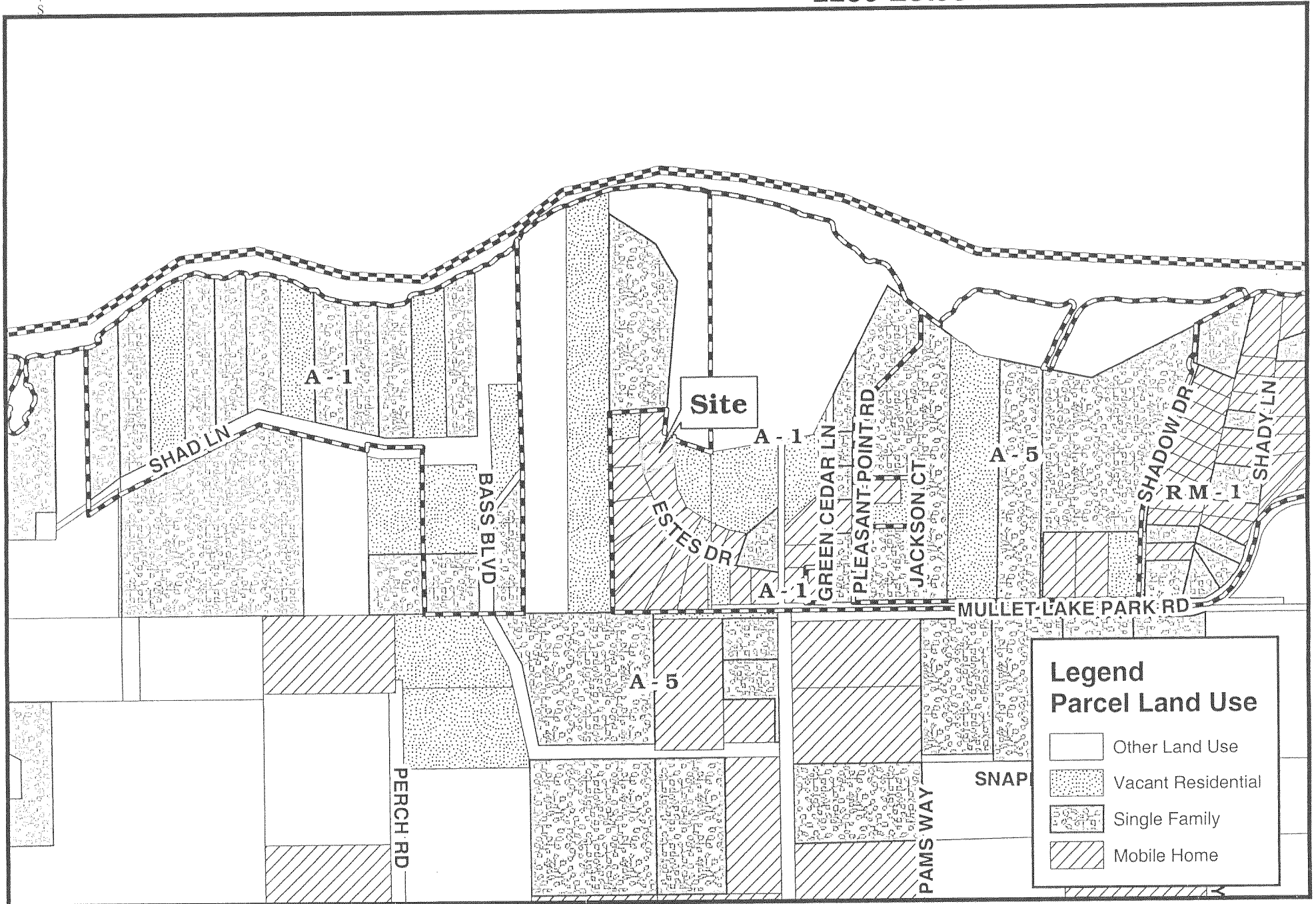
Parcel: 31-19-32-5UB-0000-0130 / District: 5

**BM2005-004**  
**FEBRUARY 28, 2005**





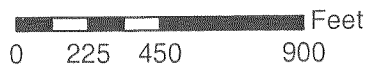
# Betty Greene 2236 Estes Drive



**Legend  
Parcel Land Use**

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

SNAP



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

LEG LOT 256 BLACK HAMMOCK PB 1 PG 31

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

**FINDINGS OF FACT**

**Property Owner:** BETTY GREENE  
2236 ESTES DRIVE  
GENEVA, FL 32732

**Project Name:** ESTES DRIVE (2236)

**Requested Development Approval:**

**SPECIAL EXCEPTION TO ALLOW THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT)**

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: 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 EXISTING MOBILE HOME SHALL BE REMOVED FROM THE PREMISES NO LATER THAN 30 DAYS FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE NEW MOBILE HOME; AND
- B. 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: