

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 145 EAST S.R. 46; (DON KIOLBASA, APPLICANT).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date 02-28-05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 145 EAST S.R. 46; (DON KIOLBASA, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 145 EAST S.R. 46; (DON KIOLBASA, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	DON KIOLBASA, APPLICANT FOR MUKESH PATEL, OWNER 145 EAST S.R. 46 GENEVA, FL 32732	C-2 DISTRICT, LDC SECTION 30.763(g); (MECHANICAL GARAGE)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO ESTABLISH A MECHANICAL GARAGE ON A PARCEL CONTAINING A SINGLE-STORY BUILDING, PREVIOUSLY USED FOR OFFICE, RETAIL SALES AND THE REPAIR OF MARINE VEHICLES AND EQUIPMENT. THESE USES ARE ALL PERMITTED IN THE C-2 DISTRICT. • THE APPLICANT INTENDS TO CONTINUE THE USE OF THE OFFICE BUILDING AND CONVERT THE REMAINING PORTION OF THE STRUCTURE INTO A 2-BAY MECHANICAL GARAGE. • THE OWNER WAS CITED BY CODE ENFORCEMENT (2004CE001854) FOR OPERATING A MECANICAL GARAGE IN THE C-2 DISTRICT WITHOUT THE REQUIRED SPECIAL EXCEPTION, WHICH IS THE REASON FOR THE REQUEST. • NO OBJECTIONS TO THE SPECIAL EXCEPTION AND PRELIMINARY SITE PLAN WERE EXPRESSED BY THE DEVELOPMENT REVIEW COMMITTEE, PROVIDED THAT 	

	THE FINAL SITE PLAN FOR THE PROPOSED USE CONFORMS TO CODE REQUIREMENTS.			
ZONING & FLU	DIRECTION EXISTING ZONING EXISTING FLU USE OF PROPERTY			
	SITE	C-2	COMMERCIAL	CONTRACTOR'S YARD
	NORTH	A-1	AGRICULTURE	VACANT
	SOUTH	A-5	RURAL ZONING CLASSIFICATION	VACANT
	EAST	A-5	RURAL ZONING CLASSIFICATION	S.R.46, SINGLE-FAMILY RESIDENCE & VACANT
	WEST	C-2	COMMERCIAL	C.R. 426 & MIXED COMMERCIAL USES
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	<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 PROPOSED USE WOULD REPRESENT THE CONVERSION OF STRUCTURES PREVIOUSLY USED FOR MARINE REPAIR AND SALES, TO A MECHANICAL GARAGE. ABUTTING PROPERTIES ALONG THIS SEGEMENT OF S.R. 46 ARE CHARACTERIZED BY MIXED COMMERCIAL DEVELOPMENT, VACANT AGRICULTURAL LAND AND SINGLE-FAMILY RESIDENTIAL HOMES ON LARGE TRACTS OF LAND. FOR THIS REASON, STAFF BELIEVES THE PROPOSED MECHANICAL GARAGE WOULD BE CONSISTENT WITH THE CHARACTER OF NEARBY DEVELOPMENT.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>THE PROPOSED USE IS NOT EXPECTED TO GENERATE MORE PEAK HOUR TRAFFIC THAN THE PREVIOUS MARINE REPAIR AND SALES. THEREFORE, THE PROPOSED MECHANICAL GARAGE WOULD HAVE A NEGLIGIBLE EFFECT ON TRAFFIC VOLUME.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p>			

	<p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES COMMERCIAL FUTURE LAND USE AS APPROPRIATE FOR A VARIETY OF COMMERCIAL USES (INCLUDING MECHANICAL GARAGES) THAT ARE LOCATED AT THE INTERSECTIONS OF MAJOR ROADWAYS AND ALONG MAJOR ROADWAYS AS INFILL DEVELOPMENT WHERE THE USE IS ALREADY ESTABLISHED.</p> <p>WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED MECHANICAL GARAGE WOULD BE CONSISTENT WITH THIS DESCRIPTION, GIVEN THE SUBJECT PROPERTY'S LOCATION AT THE INTERSECTION OF S.R. 46 AND C.R. 426, WHICH ARE BOTH DEFINED AS A PRINCIPAL ARTERIAL ROADWAYS.</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>BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED USE WOULD MEET THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE C-2 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>WITHIN THE C-2 DISTRICT, MECHANICAL GARAGES ARE ALLOWED AS SPECIAL EXCEPTION USES. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED USE WOULD BE CONSISTENT WITH ABUTTING MIXED COMMERCIAL USES, VACANT AGRICULTURAL TRACTS AND SINGLE-FAMILY HOMES ON ACREAGE TRACTS.</p>
<p>STAFF FINDINGS</p>	<p>IN THE EVALUATION OF THIS APPLICATION, STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none">• THE PROPERTY IS CURRENTLY SERVED BY WELL AND SEPTIC.• THERE ARE NO IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN.• THE PROPERTY WAS PREVIOUSLY DEVELOPED AS A MARINE REPAIR AND SALES.• WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED USE WOULD NOT HAVE AN ADVERSE IMPACT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS OR VOLUMES.• THE PROPOSED USE WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF COMMERCIAL FUTURE LAND USE FOR THE SUBJECT PROPERTY.• THE PROPOSED USE WOULD NOT ADVERSELY AFFECT THE PUBLIC INTEREST.

	<ul style="list-style-type: none">• THE PROPOSED USE WOULD BE COMPATIBLE WITH THE COMMERCIAL CHARACTER OF DEVELOPMENT AT THIS INTERSECTION.
STAFF RECOMMENDATION	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">○ AUTOMOTIVE WORK SHALL INCLUDE MECHANICAL REPAIRS AND SERVICE. PAINT AND BODY REPAIR SHALL BE PROHIBITED;○ ALL AUTOMOTIVE WORK SHALL BE CONDUCTED WITHIN THE ENCLOSED PRINCIPAL STRUCTURES;○ THE OUTDOOR STORAGE OF SERVICE EQUIPMENT SHALL BE PROHIBITED BEYOND WHAT IS REQUIRED FOR THE REASONABLE REPAIR OF VEHICLES; AND○ THE TEMPORARY STORAGE OF MECHANICALLY DISABLED VEHICLES SHALL BE ALLOWED FOR REPAIR; IN NO CASE SHALL STORAGE EXCEED ONE (1) YEAR.



COPY

APPL. NO. B5 2005 - 002

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
 - SPECIAL EXCEPTION** mechanical garage
 - MOBILE HOME SPECIAL EXCEPTION**
- EXISTING (YEAR _____) PROPOSED (YEAR _____)
 REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
 ANTICIPATED TIME MOBILE HOME IS NEEDED _____
 PLAN TO BUILD YES NO IF SO, WHEN _____
 MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED
 JAN 12 2005

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Mukesh Patel</u>	<u>Dan Kiobissa</u>
ADDRESS	<u>145 E SR46</u>	<u>827 Live Oak Ln</u>
	<u>Homestead 32732</u>	<u>Orl. 32765</u>
PHONE 1	<u>407-349-9966</u>	<u>407-782-3088</u>
PHONE 2		<u>407 344-4433</u>
E-MAIL		<u>Kiobissa @ A.O.LI.com</u>

PROJECT NAME: _____

SITE ADDRESS: 145 E SR46 Homestead 32732

CURRENT USE OF PROPERTY: _____

LEGAL DESCRIPTION: see attached

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. _____

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.

[Signature] DATE 1/7/05

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): _____ COMMISSION DISTRICT 28 FLU / ZONING C-2 + A-1

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

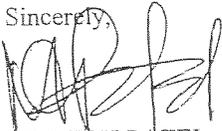
SUFFICIENCY COMMENTS _____

MUKESH PATEL

January 7, 2005

I, MUKESH PATEL, give authorization to DON KIOLBASA to represent my property located in Geneva, Florida. This property is located on the Southeast corner of Highway 46 and S. R. 426. Mr. Kiolbasa will be handling any questions on my behalf that may arise regarding this property.

Sincerely,

A handwritten signature in black ink, appearing to read 'MUKESH PATEL', written over a horizontal line.

MUKESH PATEL, OWNER

PETITION

We the undersigned residents of Geneva, Florida 32732

Welcome and wish

Chucks Garage to remain in business at the location of

145 E SR 46

1. Signature Chris Wash Address 1630 E. SR Rd 46
2. Signature Kevin Chouin Address 2232 Estes Drive
3. Signature Wendy Gordon Address 1723 Settlebrook loop.
4. Signature Julie Pitzer Address 2850 Waccassa St.
5. Signature Keith Pitzer Address 2850 Waccassa St.
6. Signature Janie Bradford Address 1900 Bluefish Pl.
7. Signature Jimmie Hatcher Address " " "
8. Signature John Siff Address 10311 EPIPHYTE RD.
9. Signature Sam Baker Address 251 Geneva Heights Rd.
10. Signature Ron W. A. Address 1300 Arapaho TR.
11. Signature Will Ross Address 3895 Lake Harney circle
12. Signature Innie Chauslain Address 2197 Estes Dr.
13. Signature Glor E Rust Address 2336 Estes Dr.
14. Signature Jake Address PO Box 69 Geneva
15. Signature Ronny Address PO B 619 Geneva
16. Signature D. M. Address PO B 239 Geneva
17. Signature Sammy Ralston Address 2795 Fort Lane Rd, Geneva
18. Signature Keith Lane Address 1455 LAKE HARNEY Rd. GENEVA
19. Signature Kyona Cole Address 250 Owl Haven Cove Geneva FL 32732
20. Signature Garth Greg Poole Address 232 Seminole Woods Blvd. Geneva, FL 32732

PETITION

We the undersigned residents of Geneva, Florida 32732

Welcome and wish

Chucks Garage to remain in business at the location of

145 E-SR 46

1. Signature Sharon Smith Address 916 N. Jungle Rd Geneva
2. Signature Angela G. Hurt Address 999 MEADE Rd. Geneva Fla.
3. Signature Debra Dittler Address 318 sandy top Ln. Geneva FL
4. Signature Perry R Smith Sr Address 2405 W Osola Rd Geneva
5. Signature Harold Yinger Address 470 W Geneva Rd.
6. Signature STEVE LOPEZ Address Focal Pt.
7. Signature Steve Linn Address GENEVA
8. Signature Mike Hylley Address Geneva
9. Signature Blenda Stanley Address GENEVA
10. Signature John West Address Geneva
11. Signature Sarah Kirk Address Geneva 46
12. Signature W. E. ... Address Shawnee Trl. Geneva FL.
13. Signature David Caubbe Address Geneva
14. Signature Dell W. ... Address GENEVA
15. Signature Deborah Robertson Address 1291 GARON COVE W.
16. Signature My ... Address 1660 Bantley Way Geneva
17. Signature Nicob C Coy Address 908 Stafford Trail Geneva
18. Signature Dale ... Address 151 Ave C.
19. Signature James ... Address 7101 E OSEOLA Rd
20. Signature Bob ... Address 550 Justamere R.d.

PETITION

We the undersigned residents of Geneva, Florida 32732

Welcome and wish

Chucks Garage to remain in business at the location of

145 E SR 46

1. Signature Rolo Ellis Address 490 UK Geneva Rd.
2. Signature meda P. D. Address 850 wild Pine rd.
3. Signature Deborah Yang Address 315 WSK46 Geneva
4. Signature Debbie Hart Address 1551 Swamp LN Geneva
5. Signature Mary Porter Address 1550 Indian Cypress Tr. Geneva,
6. Signature James P. Cambra Address 3300 Ritchie Rd. Geneva
7. Signature [Signature] Address _____
8. Signature D. DeWitt Address 128 Cloverdale Tr Geneva
9. Signature Joe Cruz Address 420 Highway 44s Rd. Geneva
10. Signature Carol Henderson Address 2385 wild wood Tr. Geneva
11. Signature Phin Harrison Address 1331 Biwood Dr. Geneva Fla. FL.
12. Signature Robbie Harrison Address 1331 Biwood Dr. Geneva FL.
13. Signature Dannie Harrison Address 1331 Biwood Dr. Geneva FL.
14. Signature Mark Tessler Address Po Box 757 Geneva FL
15. Signature Angie Rodgers Elam Address 655 W. Osceola rd Geneva FL.
16. Signature Julia Ford Address PO Box 325 Geneva 32732
17. Signature Reem Kalloush Address 500 Kesthaven Rd.
18. Signature Amba Harrison Address 385 E. Osceola Rd Geneva
19. Signature Steph Ham Address 385 E. Osceola Rd. Geneva
20. Signature Dawn Galati Address Pioneer Wy. Geneva

PETITION

We the undersigned residents of Geneva, Florida 32732

Welcome and wish

Chucks Garage to remain in business at the location of

145 E SR 46

1. Signature John Bennett Address 1631 E 46
2. Signature John R. Carter Address 170 perla W/ pl.
3. Signature Jeff Heasley Address 1493 DEUNAY COURT
4. Signature Adrian Lewis Address 1375 W Osceola
5. Signature Hyman M. Michael Address 11798 Settlers loop
6. Signature John Lopez Address 175 FL AVE
7. Signature Andria Collins Address 1685 Osceola rd east
8. Signature [Signature] Address _____
9. Signature Joe Bell Address Alan Nature cave
10. Signature [Signature] Address 761 E OSCEOLA RD Geneva
11. Signature Robert Clark Address 1880 Merganser way
12. Signature Ronald Kippin Address 1495 Nullet LK PK RD.
13. Signature Richard Hall Address 1430 BRIGHAM LOOP
14. Signature Erain Owens Address 2962 E Osceola RP.
15. Signature Robert Stewart Address 285 Willow Road
16. Signature [Signature] Address 2720 withla coo chee Pt
17. Signature [Signature] Address 855 Winona
18. Signature [Signature] Address 2570 CANALS BACK TR
19. Signature Nikol C. Rito Address 119 old mans Rd.
20. Signature Kathy Mazzillo Address PO Box 1218 Geneva

PETITION

We the undersigned residents of Geneva, Florida 32732

Welcome and wish

Chucks Garage to remain in business at the location of

145 E SR 46

1. Signature Lamin Michaud Address 11600 Conyers Slough Rd Mims
2. Signature [Signature] Address PO Box 32732
3. Signature [Signature] Address 400 Raccoon Trk
4. Signature [Signature] Address 402 Raccoon "
5. Signature [Signature] Address 543 Flaney Hts Rd.
6. Signature Angela Jaeger Address 2046 Jackson Ct.
7. Signature [Signature] Address 2046 Jackson Ct
8. Signature [Signature] Address 165 W Osceola
9. Signature [Signature] Address 670 St Rd 46 E
10. Signature [Signature] Address 286 Lk Geneva Rd.
11. Signature Susan Douke Address 1685 Lk. Harney Rd.
12. Signature [Signature] Address _____
13. Signature [Signature] Address 528 HARNEY HEIGHTS
14. Signature [Signature] Address 1100 W Osceola Rd
15. Signature [Signature] Address 431 2nd St
16. Signature [Signature] Address 548 E Osceola Rd.
17. Signature [Signature] Address 225 E Osceola Rd
18. Signature [Signature] Address 1000 Nylturgate St.
19. Signature [Signature] Address 2740 W. S.R. 46 Geneva FL 32732
20. Signature [Signature] Address 709 old Geneva Rd

PETITION

We the undersigned residents of Geneva, Florida 32732

Welcome and wish

Chucks Garage to remain in business at the location of

145 E SR 46

1. Signature [Signature] Address 421 Shawnee Tr. Geneva
2. Signature MILAN C. PATEL Address 119, old nims rd, Geneva
3. Signature Kathy Patel Address 119, old nims rd Geneva
4. Signature Rock Thomas Address 1275 Arapaho Tr, Geneva, FL
5. Signature [Signature] Address 1275 Arapaho Tr. Geneva FL
6. Signature [Signature] Address 2110 Crossover Ln Geneva F
7. Signature Elizabeth Bailey Address P.O. Box 1215 Geneva, FL
8. Signature Cam / Fern Address 2570 Conner-Bost Tr Geneva
9. Signature Art Cox Address 983 WINONA DR Geneva
10. Signature [Signature] Address 310 Lake Geneva Rd Geneva
11. Signature [Signature] Address 779 Ridge Rd Geneva
12. Signature Linda Jacobs Address 295 N Hart Rd Geneva
13. Signature [Signature] Address 850 Wild Pine
14. Signature Carrie Brutwell Address 530 Redbud Pl Geneva
15. Signature [Signature] Address _____
16. Signature [Signature] Address 160 S Cochran
17. Signature D. Barnette Address 1450 Retreat Rd. Geneva
18. Signature [Signature] Address 601 Harmony Heights
19. Signature [Signature] Address 1795 Lake Harney Rd.
20. Signature [Signature] Address 1049 Leatherfern Ln Mims

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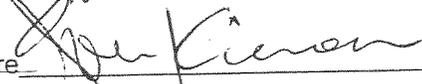
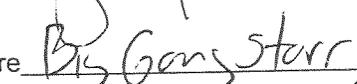
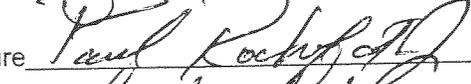
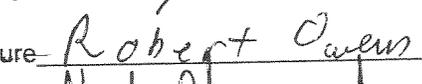
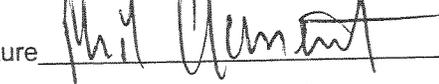
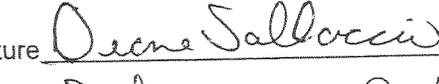
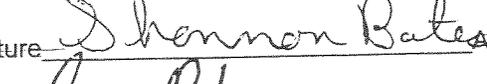
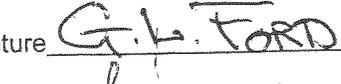
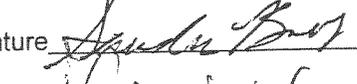
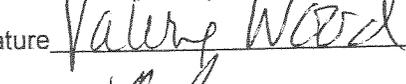
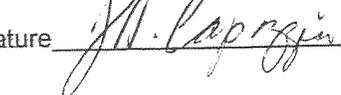
PETITION

We the undersigned residents of Geneva, Florida 32732
Welcome and wish
Chucks Garage to remain in business at the location of
145 E SR 46

1. Signature *Rance L. Court* Address 560 S. Cochran Rd, Geneva
2. Signature *Candace Violes* Address 705 Lk HARVEY Rd Geneva FL
3. Signature *[Signature]* Address 132 N. HWY 426 OVIDO, FL
4. Signature *Jenna Spinosa* Address 1880 Mergansen way
5. Signature *Linda Bennett* Address 1493 DeWitt Ct. Geneva FL 32732
6. Signature *[Signature]* Address Harry Hts Geneva
7. Signature *Kelly [Signature]* Address 670 E ST RD 46 Geneva
8. Signature *[Signature]* Address 500 East Harvey Rd Geneva.
9. Signature *Brian Cost* Address 1095 Torren Pt. Geneva 32732
10. Signature *Shelia Allen* Address 500 Shawnee Trl Geneva
11. Signature *[Signature]* Address 259 N. Haei Rd Geneva
12. Signature *Jim Reynolds* Address 1717 SUNSET TRL.
13. Signature *[Signature]* Address 284 Riders Road
14. Signature *Melba's Klauk* Address 361 S. HART RD.
15. Signature *Ru Myr* Address 701 Old mine Rd
16. Signature *Bill Schlos* Address 1299 OLD mine RD
17. Signature *Matthe Smith* Address 291 Tapp Rd
18. Signature *[Signature]* Address 1295 Caruthers Woods Rd
19. Signature *[Signature]* Address 80 BOX 825, Geneva
20. Signature _____ Address _____

PETITION

We the undersigned residents of Geneva, Florida 32732
Welcome and wish
Chucks Garage to remain in business at the location of
145 E SR 46

1. Signature  Address 385 Eastosceda Rd
2. Signature  Address 2405 W. Osceola Rd.
3. Signature  Address 3724 Lake Harney Cir
4. Signature  Address 670 E ST RD 46
5. Signature  Address 1570 COCHRAN RD
6. Signature  Address 180 W main
7. Signature  Address 1370 MANSION FOAM TOS
8. Signature  Address 108 Westwood Ct
9. Signature  Address 136 Ave C
10. Signature  Address 625 E SR 46
11. Signature  Address 2962 E Osceola Rd.
12. Signature  Address 1140 E. SR 46
13. Signature  Address 375 N Hart Rd
14. Signature  Address 375 N Hart Rd
15. Signature  Address 120 Peace Hill Geneva
16. Signature  Address 108 Peace Hill
17. Signature  Address 150 PEACE Hill
18. Signature  Address 270 Owl Haven Court
19. Signature  Address 185 1ST St.
20. Signature  Address 683 WINONA Dr.

WARNING NOTICE OF CODE VIOLATION

ISSUED TO: MUKESH FATEL

IN ACCORDANCE WITH SEMINOLE COUNTY CODES, YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT SR 46 GENEVA, FL. 22-20-32-00-044A-0000,

IS IN VIOLATION OF SEC. 95.4 OF THE SEMINOLE COUNTY CODE, AS DEFINED IN SEC. 95.3 AND DESCRIBED AS:

- Unsecured pool (for pool enclosure specifications, contact the Building Department at (407) 665-7050)
- Unusable or abandoned furniture
- Unusable or abandoned stoves and appliances or other white goods
- Trash and debris
- Uncultivated vegetation (i.e., weeds/grass over 24 inches in height and within 75 ft of a structure)
- The remains or rubble of structures which have been burned, stricken by other casualty, or demolished
- Used or scrap building materials
- Junked or abandoned vehicles; provided, however, that a junked vehicle kept within an enclosed garage or attached carport shall not be deemed a violation
- Other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the County

Other: Code/Section: S.C.L.D.C. C-4 30 SEC 30.102, 30.103, 30.104
Described as: AUTO REPAIR IS NOT A PERMITTED OR LIMITED USE IN THIS A-5 ZONE.

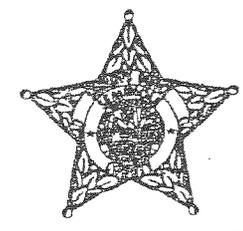
CORRECTIVE ACTION REQUIRED: CEASE OPERATION OF VEHICLE REPAIR.
BUSINESS C-3 ZONE PERMITS AUTO REPAIR.

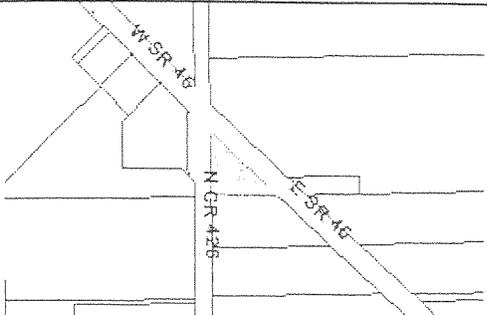
FAILURE TO CORRECT THE VIOLATION BY JAN 31-2005 MAY RESULT IN THE ISSUANCE OF A CITATION AND/OR THE MATTER MAY BE TURNED OVER TO THE CODE ENFORCEMENT BOARD.

PURSUANT TO SECTION 162.09 (2)(a) FLORIDA STATE STATUTE: THE CODE ENFORCEMENT BOARD HAS THE POWER TO LEVY FINES UP TO \$250.00 A DAY, \$500.00 A DAY FOR REPEAT VIOLATION AND UP TO \$5,000.00 FOR AN IRREPARABLE OR IRREVERSIBLE VIOLATION.

CHAPTER 162 SECTION 162.06 (2) FLORIDA STATE STATUTE STATES: "IF THE VIOLATION IS CORRECTED AND THEN RECURS OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED FOR CORRECTION BY THE CODE INSPECTOR THE CASE MAY BE PRESENTED TO THE ENFORCEMENT BOARD EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE BOARD HEARING."

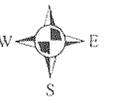
DATE 2-27-04 OFFICER ROBERTSON CASE # 2004CE001854 (407) 971-3508

<p>SEMINOLE COUNTY SHERIFF'S OFFICE 100 BUSH BLVD SANFORD, FL 32773 (407) 665-6650</p> <p style="text-align: right;">977 3279</p>	
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<p>PARCEL DETAIL</p>  <p>Eminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-663-7506</p>																										
<p align="center">GENERAL</p> <p>Parcel Id: 22-20-32-300-043B-0000 Tax District: 01-COUNTY-TX DIST 1 Owner: PATEL MUKESH Exemptions: Address: 1022 TROUT CREEK DR City,State,ZipCode: OVIEDO FL 32765 Property Address: GENEVA 32732 Subdivision Name: Dor: 00-VACANT RESIDENTIAL</p>		<p align="center">2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$9,360 Land Value Ag: \$0 Just/Market Value: \$9,360 Assessed Value (SOH): \$9,360 Exempt Value: \$0 Taxable Value: \$9,360</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>10/1999</td> <td>03744</td> <td>1137</td> <td>\$96,800</td> <td>Vacant</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>11/1990</td> <td>02246</td> <td>1961</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1987</td> <td>01823</td> <td>1765</td> <td>\$20,000</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	10/1999	03744	1137	\$96,800	Vacant	QUIT CLAIM DEED	11/1990	02246	1961	\$100	Vacant	WARRANTY DEED	02/1987	01823	1765	\$20,000	Vacant	<p align="center">2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$158 2004 Taxable Value: \$9,360 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p>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.</p>																										

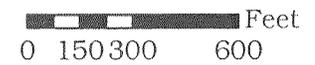


Mukesh Patel
145 East SR 46



Parcels: 22-20-32-300-043B/044A-0000 / District: 2

BS2005-002
FEBRUARY 28, 2005



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 22 TWP 20S RGE 32E N 165 FT OF SW 1/4 OF SW 1/4 W OF SR 46
+ E OF SR 426

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

FINDINGS OF FACT

Property Owner: MUKESH PATEL
145 EAST S.R. 46
GENEVA, FL 32732

Project Name: EAST SR 46 (145)

Requested Development Approval:

SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 145 EAST S.R. 46, AS DEPICTED ON THE ATTACHED SITE PLAN.

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:

- 1. AUTOMOTIVE WORK SHALL INCLUDE MECHANICAL REPAIRS AND SERVICE. PAINT AND BODY REPAIR SHALL BE PROHIBITED;
- 2. ALL AUTOMOTIVE WORK SHALL BE CONDUCTED WITHIN THE ENCLOSED PRINCIPAL STRUCTURES;
- 3. THE OUTDOOR STORAGE OF SERVICE EQUIPMENT SHALL BE PROHIBITED; AND
- 4. THE STORAGE OF WRECKED OR JUNKED VEHICLES FOR A PERIOD LONGER THAN ONE YEAR SHALL BE PROHIBITED.

(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:

