

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF AN MOBILE HOME, WHILE A COVENTIONAL HOME IS UNDER CONSTRUCTION, IN THE A-1 (AGRICULTURE DISTRICT) AT 801 TIFFANY LANE; (ROBERT TEDESCO, APPLICANT).

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

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

**Agenda Date** 4-25-05 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF AN MOBILE HOME, WHILE A COVENTIONAL HOME IS UNDER CONSTRUCTION, IN THE A-1 (AGRICULTURE DISTRICT) AT 801 TIFFANY LANE; (ROBERT TEDESCO, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF AN MOBILE HOME, WHILE A COVENTIONAL HOME IS UNDER CONSTRUCTION, IN THE A-1 (AGRICULTURE DISTRICT) AT 801 TIFFANY LANE; (ROBERT TEDESCO, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.



|                             |   |   |
|-----------------------------|---|---|
| <b>GENERAL INFORMATION</b>  | ROBERT TEDESCO,<br>APPLICANT<br>801 TIFFANY LANE<br>SANFORD, FL 32772   | A-1 DISTRICT, LDC<br>SECTIONS 30.123 (A-1<br>LIMITED USES) & 30.1401<br>(MOBILE HOME SITING<br>STANDARDS) |
| <b>BACKGROUND / REQUEST</b> | <ul style="list-style-type: none"> <li>• THE APPLICANT REQUESTS THE TWO (2) YEAR PLACEMENT OF A SINGLE WIDE 1995 MOBILE HOME, WHILE A SINGLE FAMILY CONVENTIONAL HOME IS UNDER CONSTRUCTION.</li> <li>• THE A-1 DISTRICT ONLY ALLOWS THE TEMPORARY OCCUPANCY OF MOBILE HOMES AS A LIMITED USE FOR A PERIOD OF ONE (1) YEAR WITH THE ABILITY OF THE BOA TO RENEW THE SAME FOR AN ADDITIONAL ONE (1) YEAR.</li> </ul> |   |

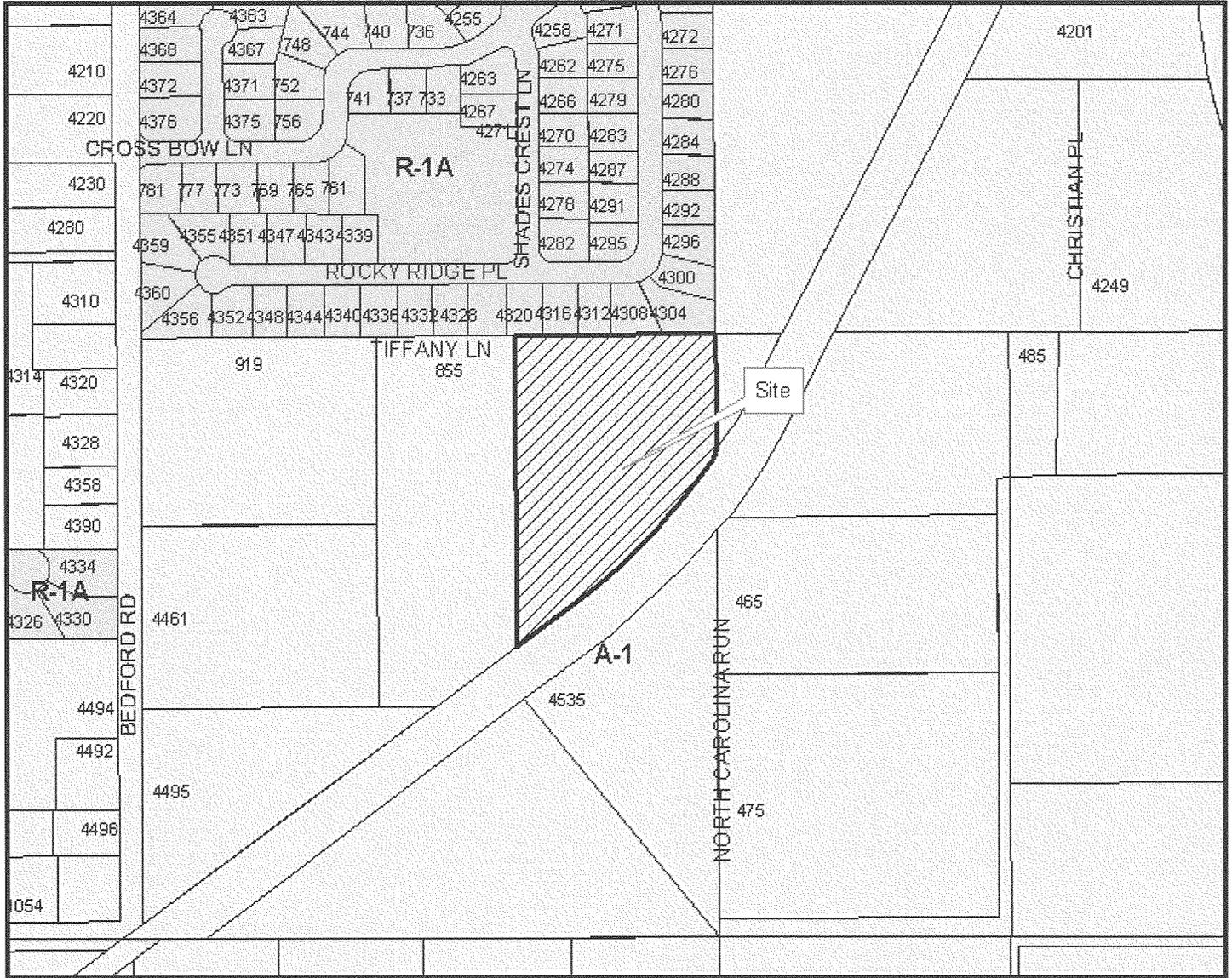
|   | <ul style="list-style-type: none"> <li>• THE APPLICANT'S REQUEST TO PLACE A MOBILE HOME ON THE PROPERTY FOR TWO (2) YEARS EXCEEDS THE THRESHOLD OF A LIMITED USE; FOR THIS REASON, THIS ITEM WAS ADVERTISED AS A SPECIAL EXCEPTION, ALTHOUGH THE PURPOSE FOR WHICH THE MOBILE HOME IS REQUESTED WOULD BE NO DIFFERENT THAN A LIMITED USE.</li> <li>• THE FIVE ACRE PARCEL WILL ALSO HAVE A WHOLESALE NURSERY WHICH IS A PERMITTED USE IN THE A-1 (AGRICULTURE) DISTRICT.</li> <li>• THERE IS NO RECORD OF PRIOR SPECIAL EXCEPTION AND/OR VARIANCES BEING GRANTED TO THIS PROPERTY.</li> </ul>   |                         |                 |              |                 |      |     |                         |        |       |     |                         |               |       |     |                         |               |      |     |                         |        |      |     |                         |               |
|---|---|-------------------------|-----------------|--------------|-----------------|------|-----|-------------------------|--------|-------|-----|-------------------------|---------------|-------|-----|-------------------------|---------------|------|-----|-------------------------|--------|------|-----|-------------------------|---------------|
| <p><b>ZONING &amp; FLU</b></p>  | <table border="1"> <thead> <tr> <th data-bbox="539 653 743 716">DIRECTION</th> <th data-bbox="743 653 906 716">EXISTING ZONING</th> <th data-bbox="906 653 1138 716">EXISTING FLU</th> <th data-bbox="1138 653 1425 716">USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td data-bbox="539 716 743 785">SITE</td> <td data-bbox="743 716 906 785">A-1</td> <td data-bbox="906 716 1138 785">LOW DENSITY RESIDENTIAL</td> <td data-bbox="1138 716 1425 785">VACANT</td> </tr> <tr> <td data-bbox="539 785 743 854">NORTH</td> <td data-bbox="743 785 906 854">A-1</td> <td data-bbox="906 785 1138 854">LOW DENSITY RESIDENTIAL</td> <td data-bbox="1138 785 1425 854">SINGLE-FAMILY</td> </tr> <tr> <td data-bbox="539 854 743 924">SOUTH</td> <td data-bbox="743 854 906 924">A-1</td> <td data-bbox="906 854 1138 924">LOW DENSITY RESIDENTIAL</td> <td data-bbox="1138 854 1425 924">SINGLE-FAMILY</td> </tr> <tr> <td data-bbox="539 924 743 993">EAST</td> <td data-bbox="743 924 906 993">A-1</td> <td data-bbox="906 924 1138 993">LOW DENSITY RESIDENTIAL</td> <td data-bbox="1138 924 1425 993">VACANT</td> </tr> <tr> <td data-bbox="539 993 743 1060">WEST</td> <td data-bbox="743 993 906 1060">A-1</td> <td data-bbox="906 993 1138 1060">LOW DENSITY RESIDENTIAL</td> <td data-bbox="1138 993 1425 1060">SINGLE-FAMILY</td> </tr> </tbody> </table> | DIRECTION               | EXISTING ZONING | EXISTING FLU | USE OF PROPERTY | SITE | A-1 | LOW DENSITY RESIDENTIAL | VACANT | NORTH | A-1 | LOW DENSITY RESIDENTIAL | SINGLE-FAMILY | SOUTH | A-1 | LOW DENSITY RESIDENTIAL | SINGLE-FAMILY | EAST | A-1 | LOW DENSITY RESIDENTIAL | VACANT | WEST | A-1 | LOW DENSITY RESIDENTIAL | SINGLE-FAMILY |
| DIRECTION   | EXISTING ZONING   | EXISTING FLU            | USE OF PROPERTY |              |                 |      |     |                         |        |       |     |                         |               |       |     |                         |               |      |     |                         |        |      |     |                         |               |
| SITE  | A-1   | LOW DENSITY RESIDENTIAL | VACANT          |              |                 |      |     |                         |        |       |     |                         |               |       |     |                         |               |      |     |                         |        |      |     |                         |               |
| NORTH   | A-1   | LOW DENSITY RESIDENTIAL | SINGLE-FAMILY   |              |                 |      |     |                         |        |       |     |                         |               |       |     |                         |               |      |     |                         |        |      |     |                         |               |
| SOUTH   | A-1   | LOW DENSITY RESIDENTIAL | SINGLE-FAMILY   |              |                 |      |     |                         |        |       |     |                         |               |       |     |                         |               |      |     |                         |        |      |     |                         |               |
| EAST  | A-1   | LOW DENSITY RESIDENTIAL | VACANT          |              |                 |      |     |                         |        |       |     |                         |               |       |     |                         |               |      |     |                         |        |      |     |                         |               |
| WEST  | A-1   | LOW DENSITY RESIDENTIAL | SINGLE-FAMILY   |              |                 |      |     |                         |        |       |     |                         |               |       |     |                         |               |      |     |                         |        |      |     |                         |               |
| <p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)</b></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>AS STATED IN THE LAND DEVELOPMENT CODE, THE TEMPORARY OCCUPANCY OF A MOBILE HOME IN RURAL AREAS OF THE COUNTY WHILE A PERMANENT DWELLING IS UNDER CONSTRUCTION IS ALLOWED FOR A PERIOD OF ONE (1) YEAR WITH THE ABILITY OF THE BOA TO RENEW THE SAME FOR AN ADDITIONAL ONE (1) YEAR. BECAUSE THE SUBJECT PROPERTY IS NOT LOCATED IN THE RURAL AREA, STAFF BELIEVES THE PROPOSED MOBILE HOME WOULD BE DETRIMENTAL TO THE CHARACTER OF THE SURROUNDING AREA, WHICH IS PRIMARILY COMPRISED OF CONVENTIONAL SINGLE-FAMILY DWELLINGS. AS SHOWN ON THE PARCEL USE MAP INSET, THERE ARE OTHER MOBILE HOMES WITHIN A QUARTER MILE OF THE SUBJECT PROPERTY, BUT THE GENERAL TREND OF ABUTTING DEVELOPMENT IS CONVENTIONAL SINGLE-FAMILY.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>SINCE THE MOBILE HOME WOULD BE TEMPORARILY UTILIZED AS A SINGLE-FAMILY DWELLING THAT WOULD NOT</p>  |                         |                 |              |                 |      |     |                         |        |       |     |                         |               |       |     |                         |               |      |     |                         |        |      |     |                         |               |

|  |   |
|--|---|
|  | <p>BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.</p> <p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>THE REQUEST IS FOR THE TEMPORARY APPROVAL OF A MOBILE HOME, WHICH WOULD BE USED FOR SINGLE-FAMILY PURPOSES; THE REQUEST WOULD NOT BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF LOW DENSITY RESIDENTIAL FUTURE LAND USE, WHICH DOES NOT INCLUDE MOBILE HOMES AS ALLOWABLE LIMITED USES OR SPECIAL EXCEPTIONS. FOR THIS REASON, THE LAND DEVELOPMENT CODE RESTRICTS THE LIMITED USE OF MOBILE HOMES TO THE RURAL AREA.</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 EXCEEDS THE MINIMUM SIZE AND YARD REQUIREMENTS OF THE A-1 DISTRICT.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>AT PRESENT, THE TREND OF DEVELOPMENT IN THE IMMEDIATE AREA INCLUDES MOSTLY CONVENTIONAL SINGLE-FAMILY HOMES AND VACANT PROPERTIES. THEREFORE, THE TEMPORARY OCCUPANCY OF THE PROPOSED MOBILE HOME, WHILE A PERMANENT HOME IS CONSTRUCTED ON THE SUBJECT PROPERTY, WOULD BE DETRIMENTAL TO THE PUBLIC INTEREST.</p> |
| <p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.104</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 DEVELOPMENT CODE, THAT THE USE:</p> <p><b><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL LAND USE:</u></b></p> <p>THE PROPOSED USE WOULD NOT BE CONSISTENT WITH THE CONCEPT OF SURROUNDING SINGLE-FAMILY USES SINCE THE COMPREHENSIVE PLAN DOES NOT DESCRIBES LOW DENSITY RESIDENTIAL AS AN APPROPRIATE FLU CATEGORY FOR THE TEMPORARY PLACEMENT OF A MOBILE HOME.</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>   |

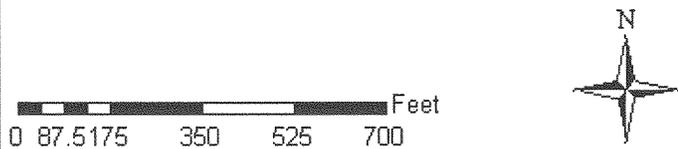
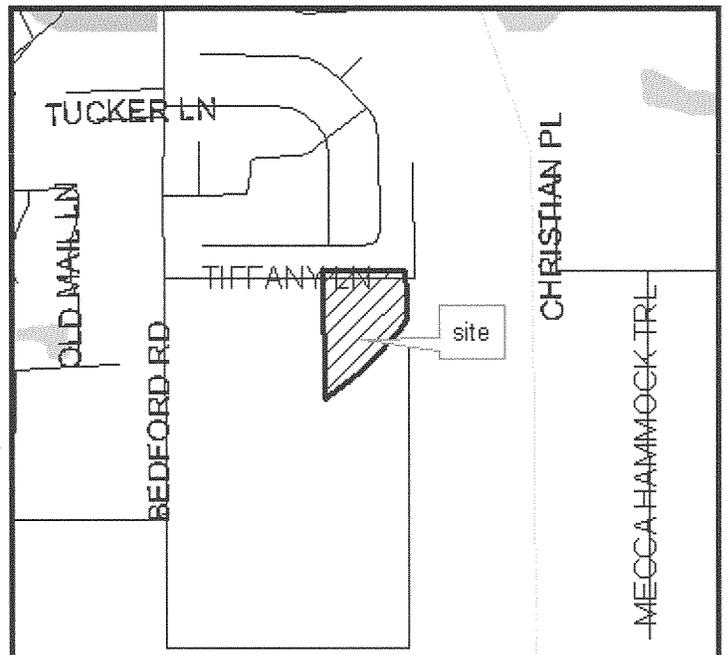
|  |   |
|--|---|
|  | <p>THE PROPOSED USE WOULD BE SERVED BY COUNTY WATER AND SEWAGE SYSTEMS AND WOULD HAVE ACCESS TO OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, WHICH ARE AVAILABLE TO THE SITE.</p>   |
| <b>STAFF FINDINGS &amp; RECOMMENDATION</b> | <p>THE APPLICANT REQUESTS A SPECIAL EXCEPTION FOR THE TWO (2) YEAR PLACEMENT OF A MOBILE HOME IN THE A-1 DISTRICT, WHICH IS INCONSISTENT WITH THE INTENT OF THE LAND DEVELOPMENT CODE. THE CODE ALLOWS THE TEMPORARY PLACEMENT OF A MOBILE HOME AS A LIMITED USE FOR ONE (1) YEAR WHILE A RESIDENCE IS ACTIVELY UNDER CONSTRUCTION. THE PERMIT MAY BE RENEWED BY THE BOA FOR ONE (1) ADDITIONAL YEAR.</p> <p>THE PURPOSE FOR WHICH THE APPLICANT IS SEEKING TO PLACE THE MOBILE HOME ON THE SUBJECT PROPERTY IS DEFINED BY THE CODE AS A LIMITED USE. THE LAND DEVELOPMENT CODE RECOGNIZES THAT ONE (1) YEAR IS AN APPROPRIATE TIME PERIOD FOR A LIMITED USE OF THIS TYPE. BECAUSE THE REQUEST EXCEEDS THE ONE (1) YEAR THRESHOLD OF A LIMITED USE, IT WAS ADVERTISED AS A SPECIAL EXCEPTION, FOR WHICH THE BOA IS EMPOWERED TO APPROVE A LONGER TIME PERIOD.</p> <p>THE CODE FURTHER STATES THAT LIMITED USES OF THIS TYPE ARE APPROPRIATE ONLY IN THE RURAL AREAS OF THE COUNTY. FOR THIS REASON ALONG WITH FINDINGS STATED ELSEWHERE IN THIS REPORT, STAFF RECOMMENDS DENIAL OF THE REQUEST. IF THE BOARD SHOULD DECIDE TO APPROVE THE PLACEMENT OF A MOBILE HOME ON THE SUBJECT PROPERTY WHILE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION, STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITIONS, WHICH ARE APPLICABLE TO THIS TYPE OF LIMITED USE:</p> <ul style="list-style-type: none"><li>• A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED MOBILE HOME AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.</li><li>• A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED MOBILE HOME IS USED AS A TEMPORARY DWELLING.</li><li>• THE PLACEMENT &amp; OCCUPANCY OF THE PROPOSED MOBILE HOME SHALL NOT EXCEED ONE (1) YEAR &amp; SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.</li><li>• PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE</li></ul> |

|  |   |
|--|---|
|  | <p>PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE &amp; METHOD THAT THE PROPOSED MOBILE HOME WILL BE REMOVED.</p> <ul style="list-style-type: none"><li>• THE PROPOSED MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS, FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME.</li></ul> |
|--|---|

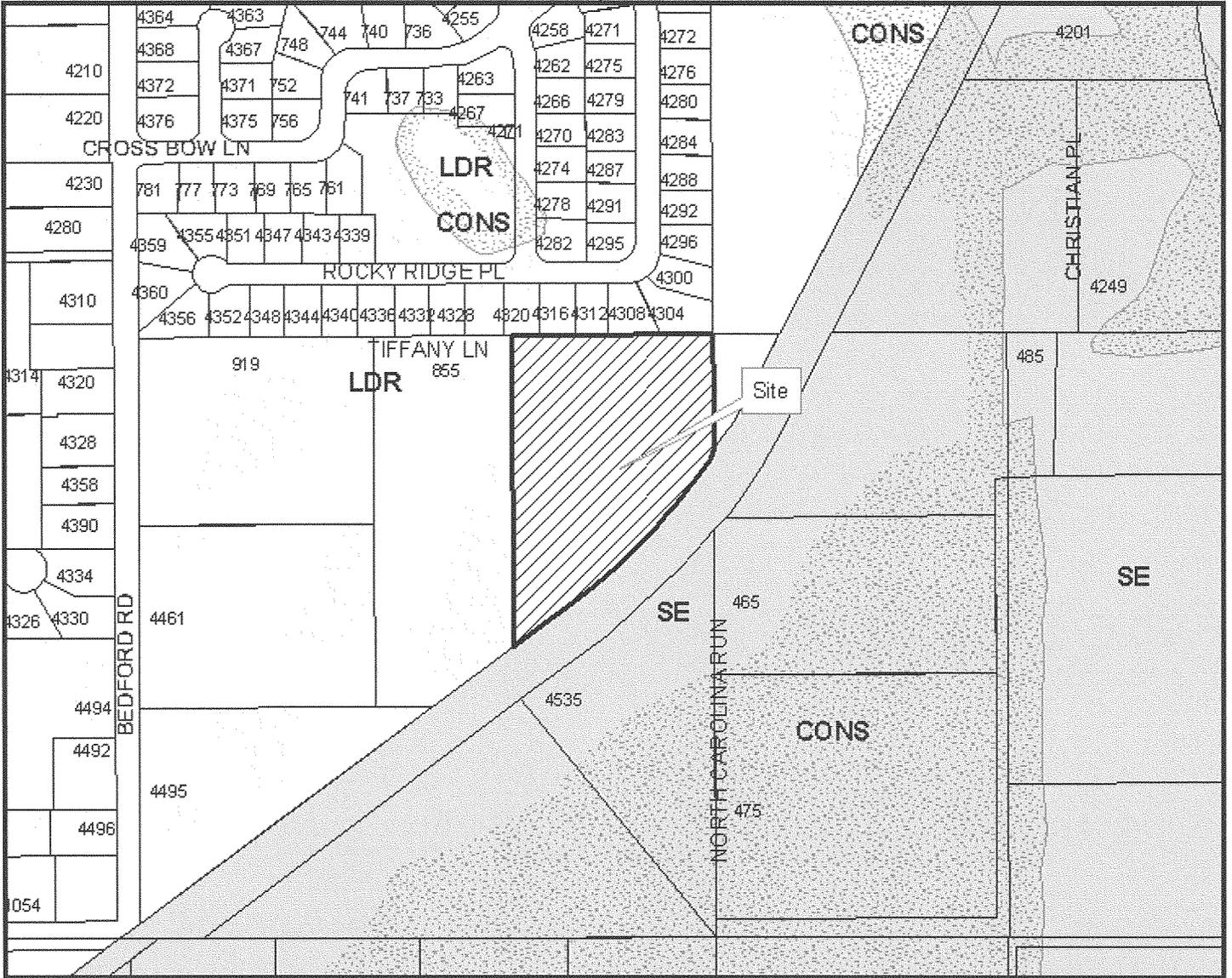
Robert Tedesco  
801 Tiffany Ln  
Sanford, FL 32773



Seminole County Board of Adjustment  
April 25, 2005  
Zoning Map  
Case: BM2005-008  
Parcel No: 13-20-30-301-039J-0000



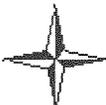
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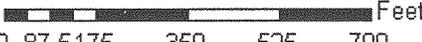


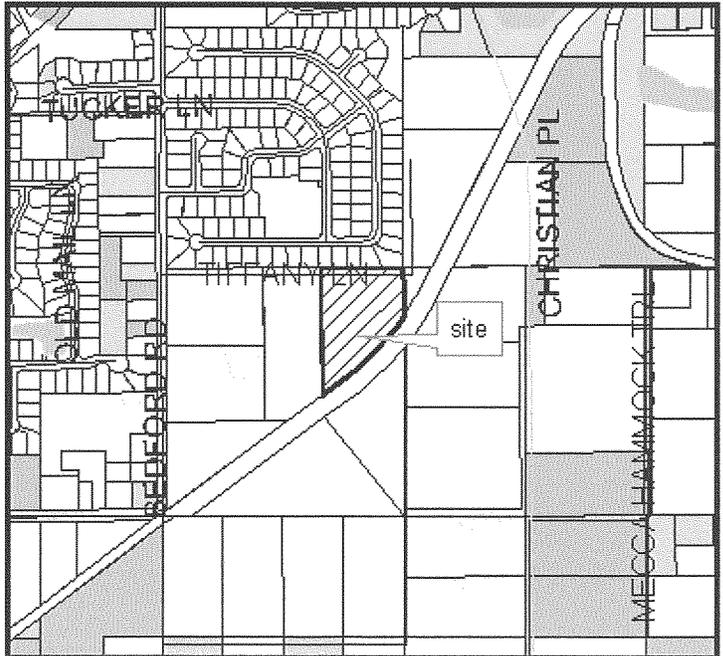
Seminole County Board of Adjustment  
 April 25, 2005  
 Future Land Use Map  
 Case: BM2005-008  
 Parcel No: 13-20-30-301-039J-0000

**Parcel Use**

-  All Other Values
-  Vacant Residential
-  Single Family
-  Mobile Home

N  


0 87.5175 350 525 700 Feet  






**COPY**  
 APPL. NO. Bm2005-008

**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** 2 year placement  
until home is built
  - 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**

| PROPERTY OWNER |                             | AUTHORIZED AGENT * |
|----------------|-----------------------------|--------------------|
| NAME           | <u>Robert Tedesco</u>       |                    |
| ADDRESS        | <u>388 Moore Station Rd</u> |                    |
| PHONE 1        | <u>407-260-1579</u>         |                    |
| PHONE 2        |                             |                    |
| E-MAIL         |                             |                    |

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

SITE ADDRESS: 801 Tiffany Ln

CURRENT USE OF PROPERTY: Tree nursery / home

LEGAL DESCRIPTION: Leg Sec 13 Twp 20S R6E 30E SE 1/4 of SW 1/4 N Acl Ry (less W. 842.42 ft)

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 13-20-30-301-0397-0000

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 4/25/05 (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.

Robert Tedesco  
 SIGNATURE OF OWNER OR AGENT\* 2-17-05  
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                | _____ |

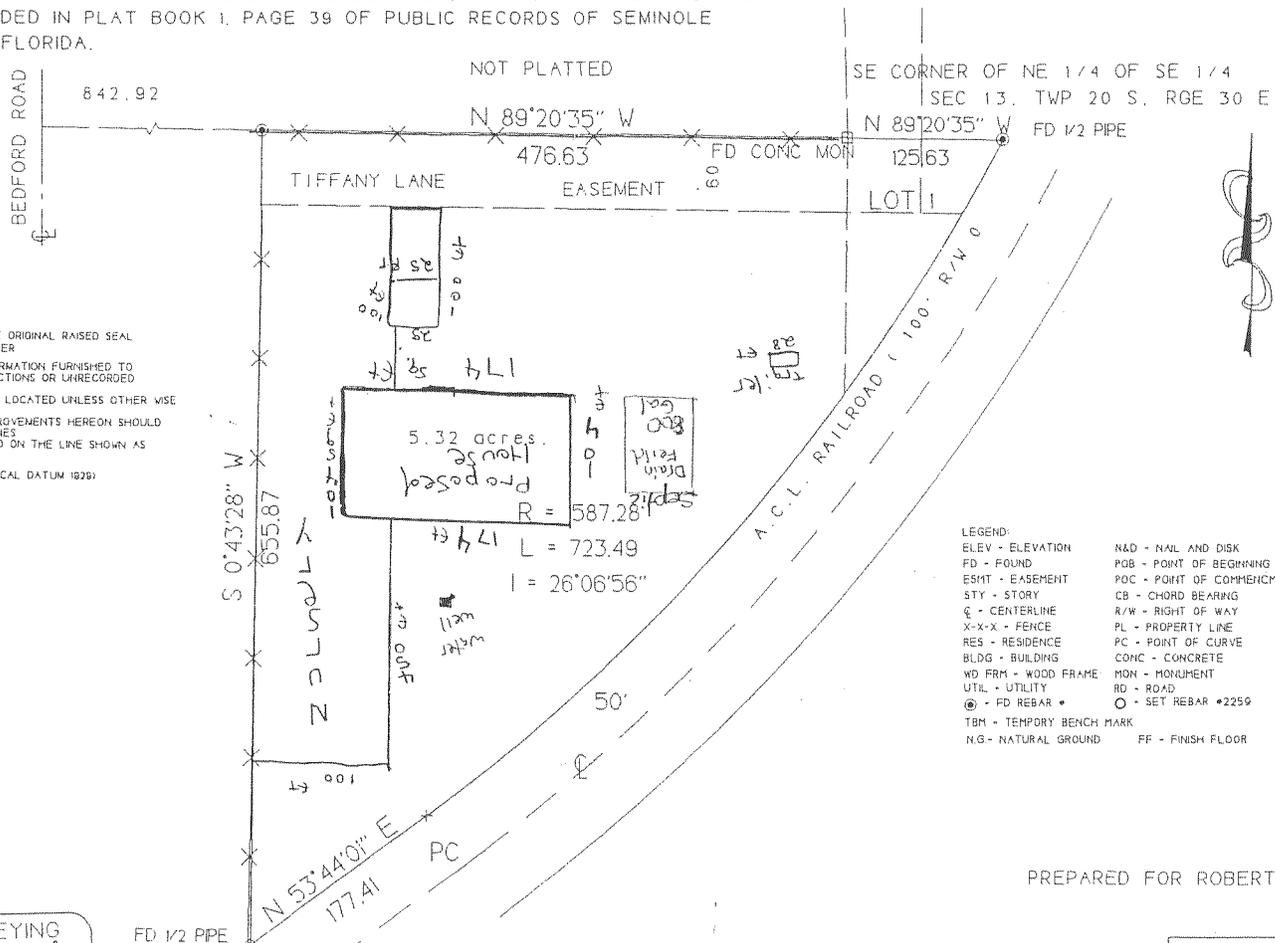
NATURE OF THE APPEAL \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ APPELLANT SIGNATURE \_\_\_\_\_

**FOR OFFICE USE ONLY**

PROCESSING:  
FEE(S): 185.00 COMMISSION DISTRICT 5 FLU/ZONING A-1/LDR  
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)  
LOCATION FURTHER DESCRIBED AS South of Tiffany Lane 3/4 mile  
from intersection of Tiffany Ln and Bedford St.  
PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_  
SUFFICIENCY COMMENTS \_\_\_\_\_  
\_\_\_\_\_

THE SE 1/4 OF SW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST,  
SEMINOLE COUNTY, FLORIDA, NORTH OF A.C.L. RAILROAD ( LESS WEST 842.92  
FEET AND LOT 1 POST AND METCALFS SUBDIVISION, NORTH OF A.C.L. RAILROAD  
AS RECORDED IN PLAT BOOK 1, PAGE 39 OF PUBLIC RECORDS OF SEMINOLE  
COUNTY, FLORIDA.



NOTES

- 1 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2 THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY
- 3 NO UNDER GROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN
- 4 DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES
- 5 BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
- 6 VERTICAL CONTROL (NATIONAL GEODETIC VERTICAL DATUM 1929)

LEGEND:

- |                            |                             |                        |
|----------------------------|-----------------------------|------------------------|
| ELEV - ELEVATION           | N&D - NAIL AND DISK         | BLK - BLOCK            |
| FD - FOUND                 | PGB - POINT OF BEGINNING    | ESMT - EASEMENT        |
| ESMT - EASEMENT            | POC - POINT OF COMMENCEMENT | IP - IRON PIPE         |
| STY - STORY                | CB - CHORD BEARING          | R - RADIUS             |
| CL - CENTERLINE            | R/W - RIGHT OF WAY          | Δ - DELTA              |
| X-X-X - FENCE              | PL - PROPERTY LINE          | C - CHORD              |
| RES - RESIDENCE            | PC - POINT OF CURVE         | L - LENGTH             |
| BLDG - BUILDING            | CONC - CONCRETE             | P - PLAT               |
| WD FRM - WOOD FRAME        | MON - MONUMENT              | * - NUMBER             |
| UTIL - UTILITY             | RD - ROAD                   | ■ - FD CONC MON #      |
| ⊙ - FD REBAR               | ○ - SET REBAR #2259         | □ - SET CONC MON #2259 |
| TBM - TEMPORARY BENCH MARK |                             | INV - INVERT           |
| NG - NATURAL GROUND        |                             | BM - BENCH MARK        |

NOT PLATTED

PREPARED FOR ROBERT AND DAWN TEDESCO

|                      |                |
|----------------------|----------------|
| TYPE SURVEY BOUNDARY | DATE 2/08/2005 |
| SCALE 1" = 100'      | DRAWING NO.    |
| JOB NO.              | SHEET 1 OF 1   |

M. EDWARD GORDON SURVEYING  
*M. Edward Gordon*  
 REGISTERED LAND SURVEYOR #2259  
 PO Box 657 SANFORD, FLORIDA 32772 PHONE 324 5720  
 508 WEST 11 TH STREET SANFORD, FLORIDA

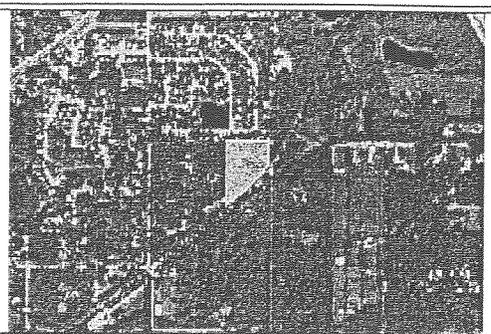
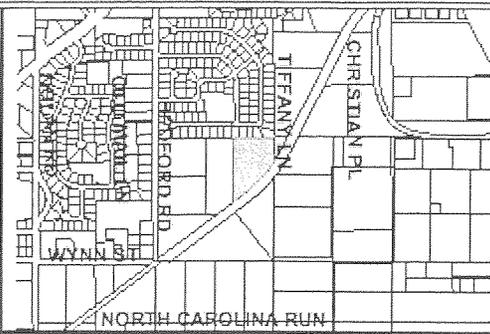
**PARCEL DETAIL**

DAVID JOHNSON, CFA, ASA

**PROPERTY APPRAISER**

SEMINOLE COUNTY FL

1101 E. FIRST ST  
SANFORD, FL 32771-1468  
407-665-7508



**GENERAL**

Parcel Id: 13-20-30-301-039J-0000      Tax District: 01-COUNTY-TX DIST 1

Owner: TEDESCO ROBERT      Exemptions:

Address: 3880 MOORES STATION RD

City,State,ZipCode: SANFORD FL 32773

Property Address:

Facility Name:

Dor: 99-ACREAGE NOT AGRICULT

**2005 WORKING VALUE SUMMARY**

Value Method: Market

Number of Buildings: 0

Depreciated Bldg Value: \$0

Depreciated EXFT Value: \$0

Land Value (Market): \$50,000

Land Value Ag: \$0

Just/Market Value: \$50,000

Assessed Value (SOH): \$50,000

Exempt Value: \$0

Taxable Value: \$50,000

Tax Estimator

**SALES**

| Deed            | Date    | Book  | Page | Amount   | Vac/Imp |
|-----------------|---------|-------|------|----------|---------|
| WARRANTY DEED   | 10/2004 | 05493 | 0861 | \$99,900 | Vacant  |
| WARRANTY DEED   | 05/1993 | 02590 | 0116 | \$38,000 | Vacant  |
| QUIT CLAIM DEED | 07/1992 | 02452 | 0856 | \$100    | Vacant  |
| WARRANTY DEED   | 08/1988 | 01982 | 1760 | \$38,000 | Vacant  |
| WARRANTY DEED   | 07/1983 | 01473 | 0701 | \$20,000 | Vacant  |

Find Comparable Sales within this DOR Code

**2004 VALUE SUMMARY**

2004 Tax Bill Amount: \$845

2004 Taxable Value: \$50,000

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value |
|--------------------|----------|-------|------------|------------|------------|
| ACREAGE            | 0        | 0     | 5.000      | 10,000.00  | \$50,000   |

**LEGAL DESCRIPTION**

LEG SEC 13 TWP 20S RGE 30E SE 1/4 OF SW 1/4 N OF ACL RY (LESS W 842.92 FT)  
& 13-20-30-503-0000-001A LOT 1 N OF ACL RR R/W POST & METCALFS SUBD  
PB 1 PG 39

**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.

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On April 25, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 13 TWP 20S RGE 30E SE ¼ OF SW ¼ N OF ACL RY (LESS W 842.92) & 13-20-30-503-0000-001A LOT 1 N OF ACL RR R/W POST & METCALFS SUBD PB 1 PG 39

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

**FINDINGS OF FACT**

**Property Owners:** Robert Tedesco  
3880 Moores Station Road  
Sanford, FL 32773

**Project Name:** 3880 Moores Station Road

**Requested Development Approval:**

SPECIAL EXCEPTION FOR THE TEMPORARY PLACEMENT OF A MOBILE HOME WHILE A SINGLE FAMILY HOME IS UNDER CONSTRUCTION FOR ONE YEAR 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: Kathy Fall, Planner  
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 BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED MOBILE HOME AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.
- A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED MOBILE HOME IS USED AS A TEMPORARY DWELLING.
- THE PLACEMENT & OCCUPANCY OF THE PROPOSED MOBILE HOME SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.
- PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED MOBILE HOME WILL BE REMOVED.
- THE PROPOSED MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS, FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME.

(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