

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1550 COCHRAN ROAD; (BRUCE AND SUSAN KERN, APPLICANTS).

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

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

Agenda Date 04-25-05 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-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1550 COCHRAN ROAD; (BRUCE AND SUSAN KERN, APPLICANTS); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1550 COCHRAN ROAD; (BRUCE AND SUSAN KERN, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	BRUCE AND SUSAN KERN, APPLICANTS 1550 COCHRAN ROAD GENEVA, FL 32732	A-5 DISTRICT, LDC SECTIONS 30.104 (A-5 CONDITIONAL USES) & 30.1401 (MOBILE HOME SITING STANDARDS)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> THE APPLICANT PROPOSES TO REPLACE AN EXISTING 1988 MOBILE HOME WITH A 2005 76' X 40' MOBILE HOME IN THE A-5 DISTRICT, WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION. IN 1991, THE PROPERTY RECEIVED A 5 YEAR SPECIAL EXCEPTION FOR THE CURRENT MOBILE HOME, WHICH HAS SINCE EXPIRED. 	
ZONING & FLU	DIRECTION	EXISTING
	EXISTING	USE OF

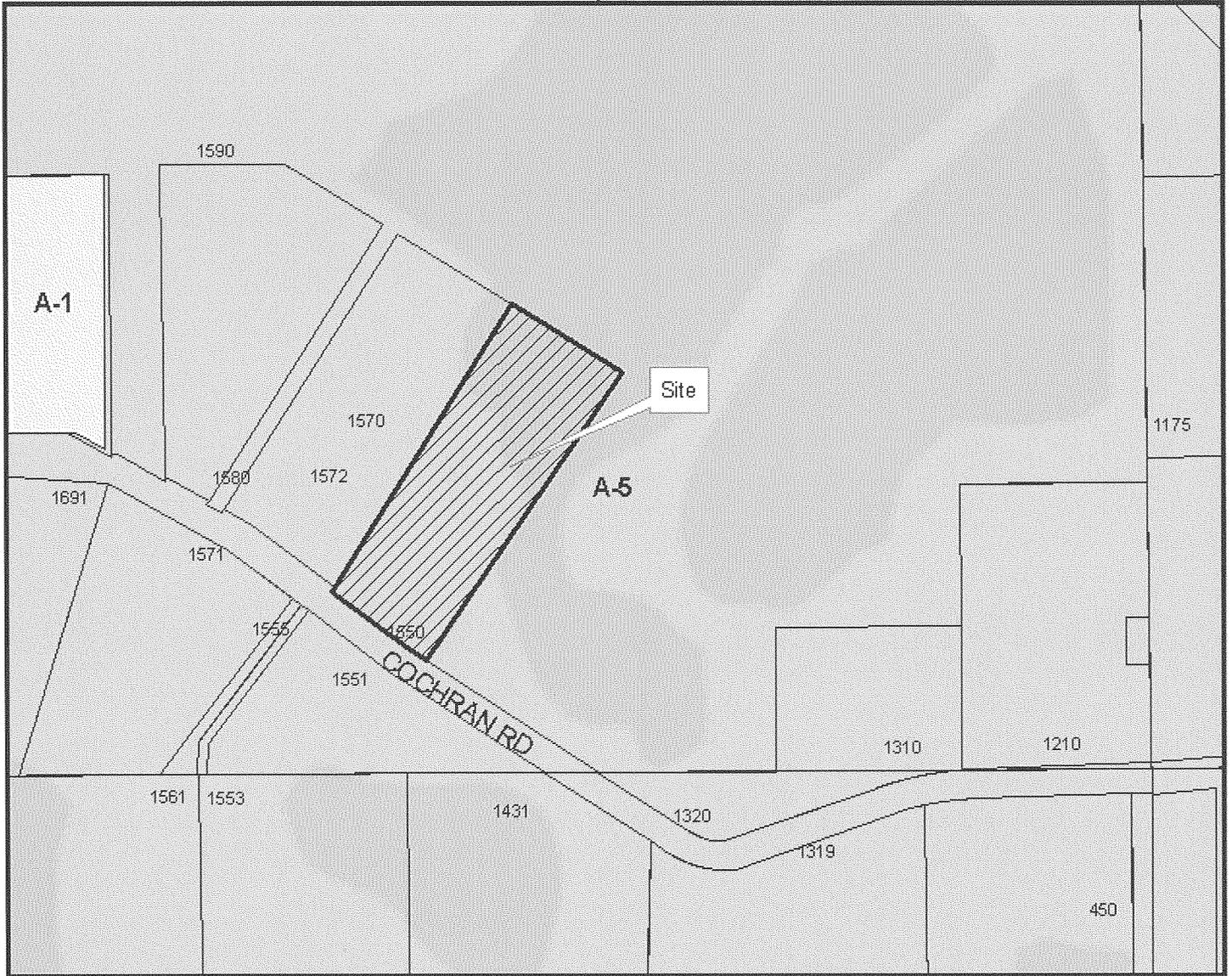
	ZONING	FLU	PROPERTY
	A-5	RURAL-5	MOBILE HOME
NORTH	A-5	RURAL-5	MOBILE HOME
SOUTH	A-5	RURAL-5	CONVENTIONAL HOME
EAST	A-5	RURAL-5	MOBILE HOME
WEST	A-5	RURAL-5	VACANT

<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE 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>GIVEN THE TREND OF MIXED (MOBILE AND CONVENTIONAL HOME) SINGLE-FAMILY DEVELOPMENT IN THE AREA, THE REPLACEMENT OF THE EXISTING MOBILE HOME WITH A STRUCTURE NEARLY IDENTICAL TO THE PREVIOUSLY APPROVED UNIT WOULD BE COMPATIBLE WITH SURROUNDING LAND USE.</p> <p>AVAILABLE RECORDS INDICATE THAT SEVERAL PARCELS WITHIN THE GENERAL VICINITY HAVE MOBILE HOMES THAT THE BOA HAS TYPICALLY APPROVED FOR BOTH PERMANENT AND LIMITED TIME PERIODS.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>SINCE THE PROPOSED USE IS A SINGLE-FAMILY UNIT THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE REQUEST WOULD BE CONSISTENT WITH THE TREND OF LOW-DENSITY SINGLE-FAMILY LAND USE, INCLUDING CONVENTIONAL AND MOBILE HOMES, ESTABLISHED IN THIS AREA.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>THE SUBJECT PROPERTY IS A 4.7 ACRE PARCEL THAT DOES</p>
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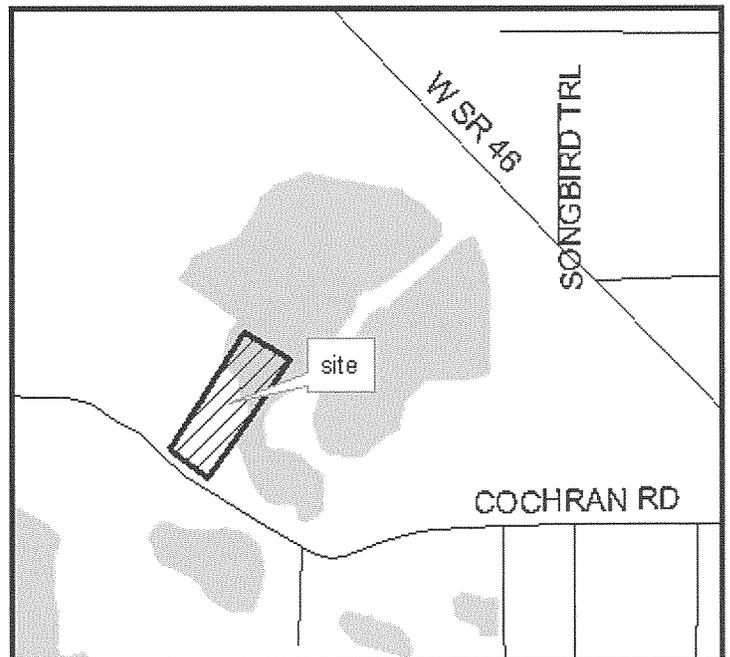
	<p>NOT MEET THE A-5 BUILDING SITE AREA REQUIREMENT HOWEVER, THE REDUCTION IN LOT SIZE IS DUE TO RIGHT-OF-WAY NEEDED FOR COCHRAN ROAD. THE SUBJECT PROPERTY OTHERWISE MEETS THE MINIMUM DIMENSIONAL REQUIREMENTS OF THE A-5 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A MOBILE HOME, APPROVED FOR A FIVE YEAR SPECIAL EXCEPTION BY THE BOA IN 1991. SINCE THAT TIME, THE TREND OF DEVELOPMENT IN THE AREA HAS LARGELY REMAINED INCLUSIVE OF CONVENTIONAL AND MOBILE HOMES. IN LIGHT OF THIS, STAFF BELIEVES THE PROPOSED USE WOULD BE CONSISTENT WITH THE CHARACTER OF SINGLE-FAMILY HOMES IN THE AREA.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION 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><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT):</u></p> <p>THE PROPOSED USE IS ALLOWED ONLY BY SPECIAL EXCEPTION IN THE A-5 DISTRICT. THE PROPOSED MOBILE HOME WOULD BE REQUIRED TO COMPLY WITH THE SITING STANDARDS ENUMERATED IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE, WHICH ARE INTENDED TO MINIMIZE POTENTIAL INCOMPATIBILITY WITH NEARBY CONVENTIONAL SINGLE-FAMILY HOMES AS FOLLOWS:</p> <ul style="list-style-type: none">○ THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.○ THE PROPOSED MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING. <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE PROPOSED MOBILE HOME WOULD ONLY BE PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</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 SUBJECT PROPERTY IS SERVED BY ON-SITE SEPTIC AND</p>

	WELL SYSTEMS. OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.
MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.103	A MOBILE HOME MAY BE PERMITTED AS A SPECIAL EXCEPTION ON A LOT OR PARCEL OF RECORD IN THE A-5 (RURAL ZONING CLASSIFICATION), SUBJECT TO THE PREVIOUSLY REFERENCED MOBILE HOME SITING STANDARDS IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE.
STAFF RECOMMENDATION:	BASED ON THE STATED FINDINGS, STAFF RECOMMENDS APPROVAL OF THE REQUEST WITH THE IMPOSITION OF THE FOLLOWING CONDITIONS: <ul style="list-style-type: none">○ 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;○ THE EXISTING MOBILE HOME SHALL OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, INCLUDING STANDARDS FOR ANCHORING, UTILITY ACCESSIBILITY AND SKIRTING.

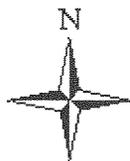
Bruce A. Jr. & Susan M. Kern
1550 Cochran Rd
Geneva, FL 32732



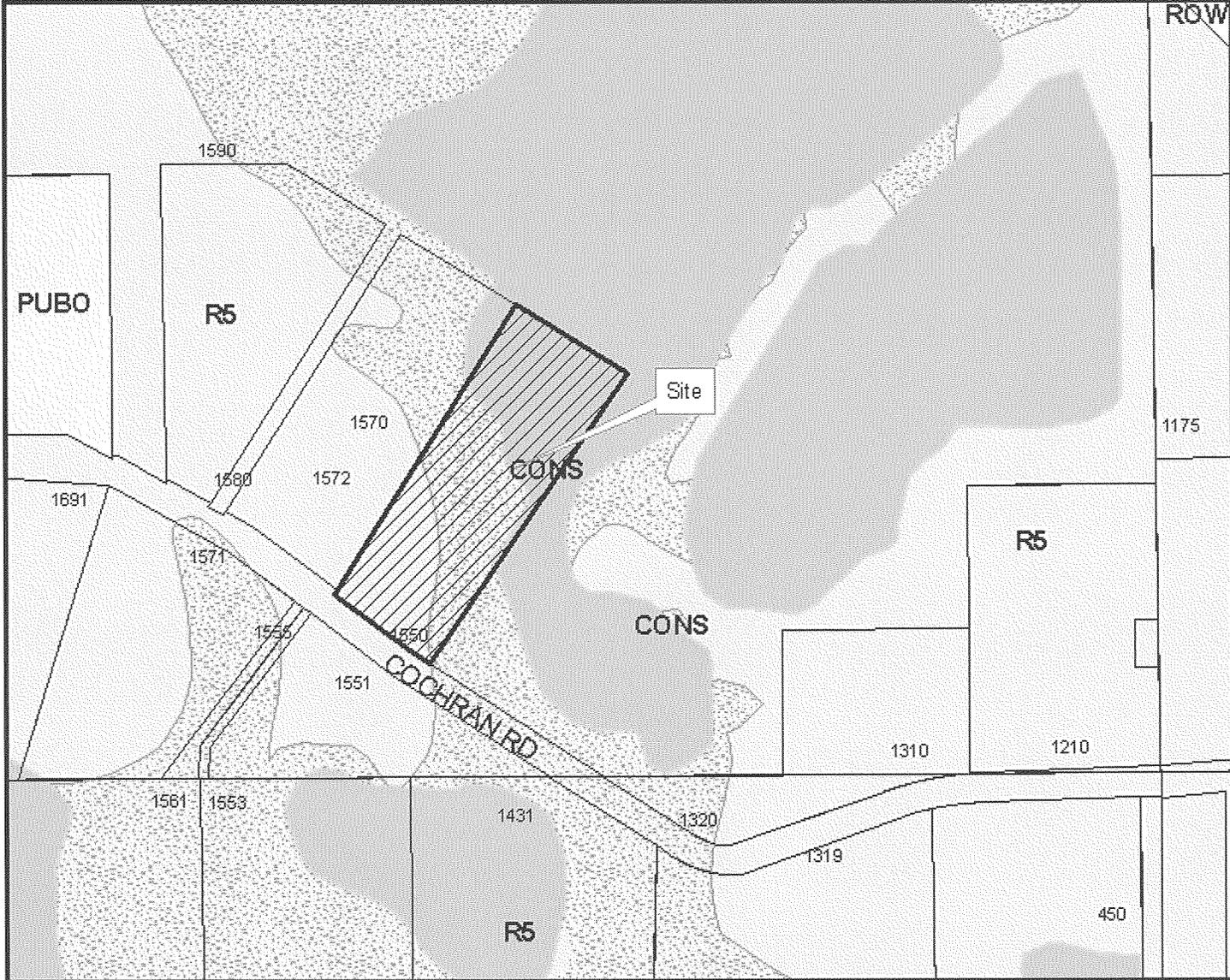
Seminole County Board of Adjustment
April 25, 2005
Future Land Use
Case: BM2005-010
Parcel No: 17-20-32-300-014D-0000



0 87.5175 350 525 700 Feet



Bruce A. Jr. & Susan M. Kern
 1550 Cochran Rd
 Geneva, FL 32732

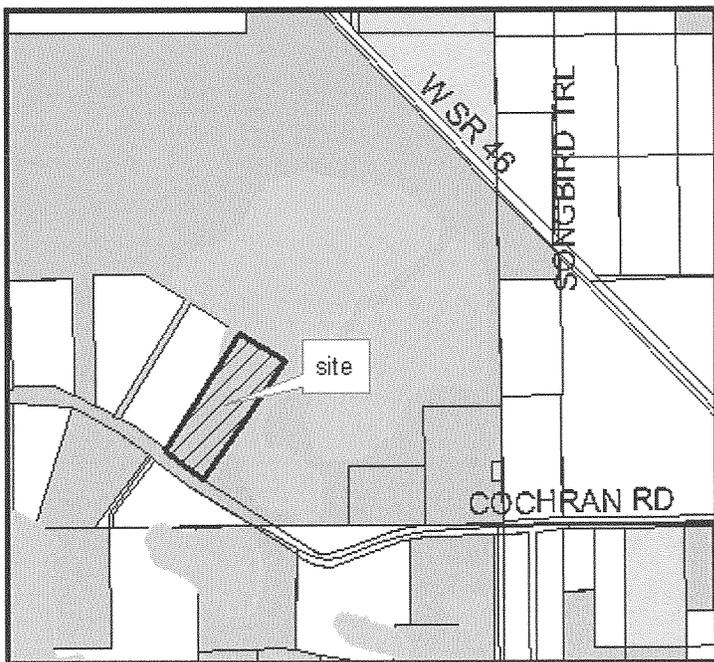


Seminole County Board of Adjustment
 April 25, 2005
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 Parcel No: 17-20-32-300-014D-0000

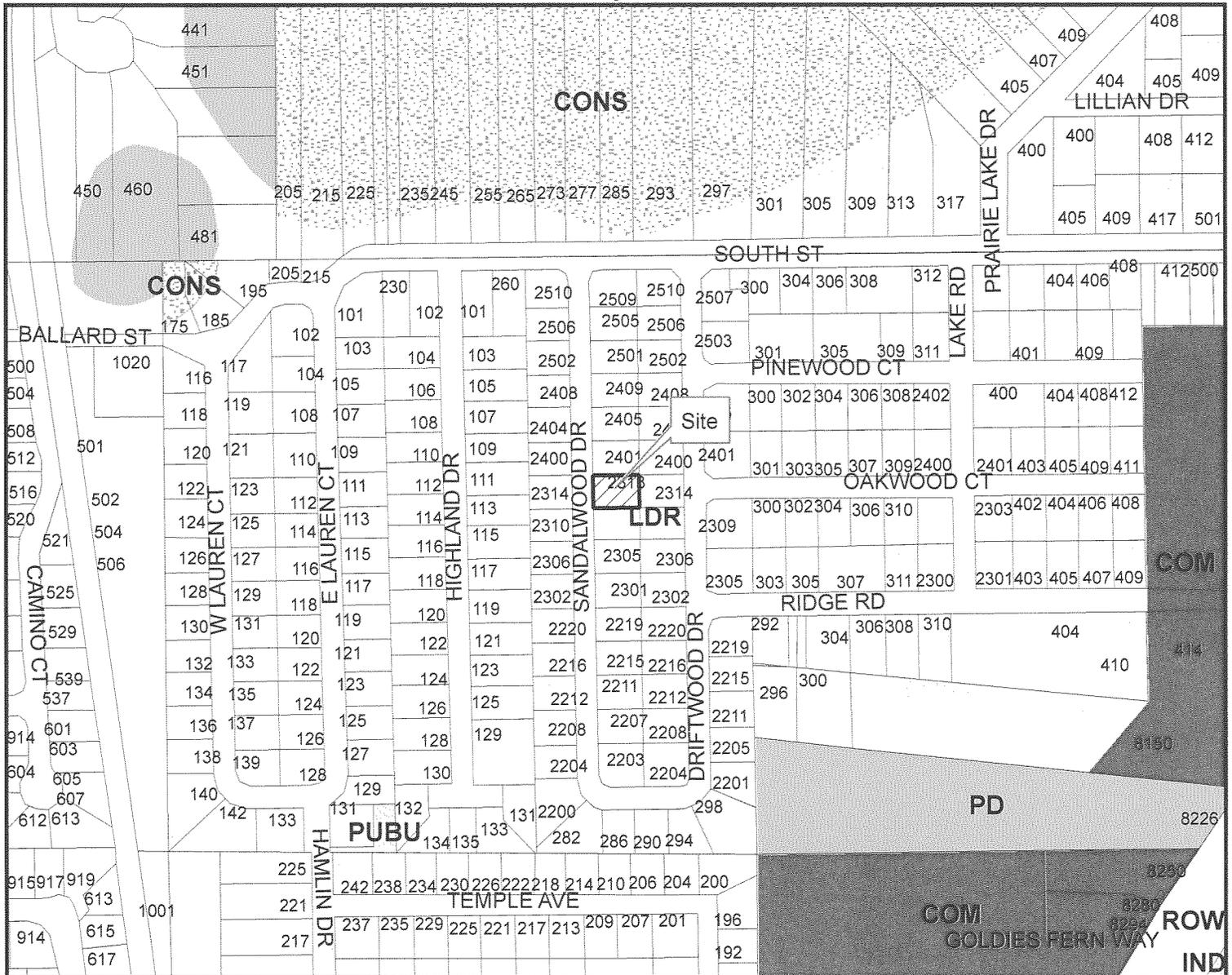
Parcel Use

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

0 87.5175 350 525 700 Feet

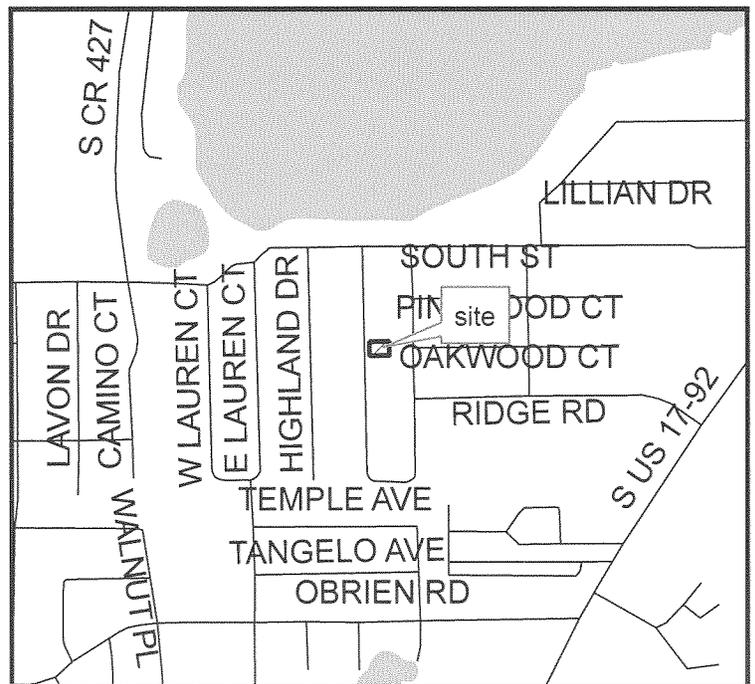



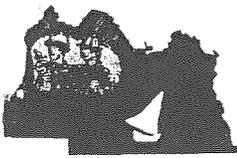
Michael Dionne
 3437 Ashton Oaks Cv.
 Casselberry, FL 32730



Seminole County Board of Adjustment
 April 25, 2005
 Future Land Use Map
 Case: BV2005-016
 Parcel No: 19-21-30-518-0000-0560

0 87.5 175 350 525 700 Feet





COPY

APPL. NO. BM 2005-010

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 1988) OR PROPOSED (YEAR _____)**
- REPLACEMENT (YEAR 2005) SIZE OF MOBILE HOME 76'x40'**
- ANTICIPATED TIME MOBILE HOME IS NEEDED Permanent residence
- 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	Bruce A. Jr & Susan M. Kern	
ADDRESS	1550 Cochran Road Geneva, FL 32732	
PHONE 1	407-349-9975	
PHONE 2	321-303-5163 (cell #) or 321-303-6178 (cell #)	
E-MAIL	BUBUICOM@AOL.COM	

PROJECT NAME: Kern Family Home
 SITE ADDRESS: 1550 Cochran Road Geneva, FL 32732
 CURRENT USE OF PROPERTY: Residence
 LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: 4.701 acre(s) PARCEL I.D. 17-20-32-300-0140-0000

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.

Susan M. Kern B-AK 2-18-05
 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:

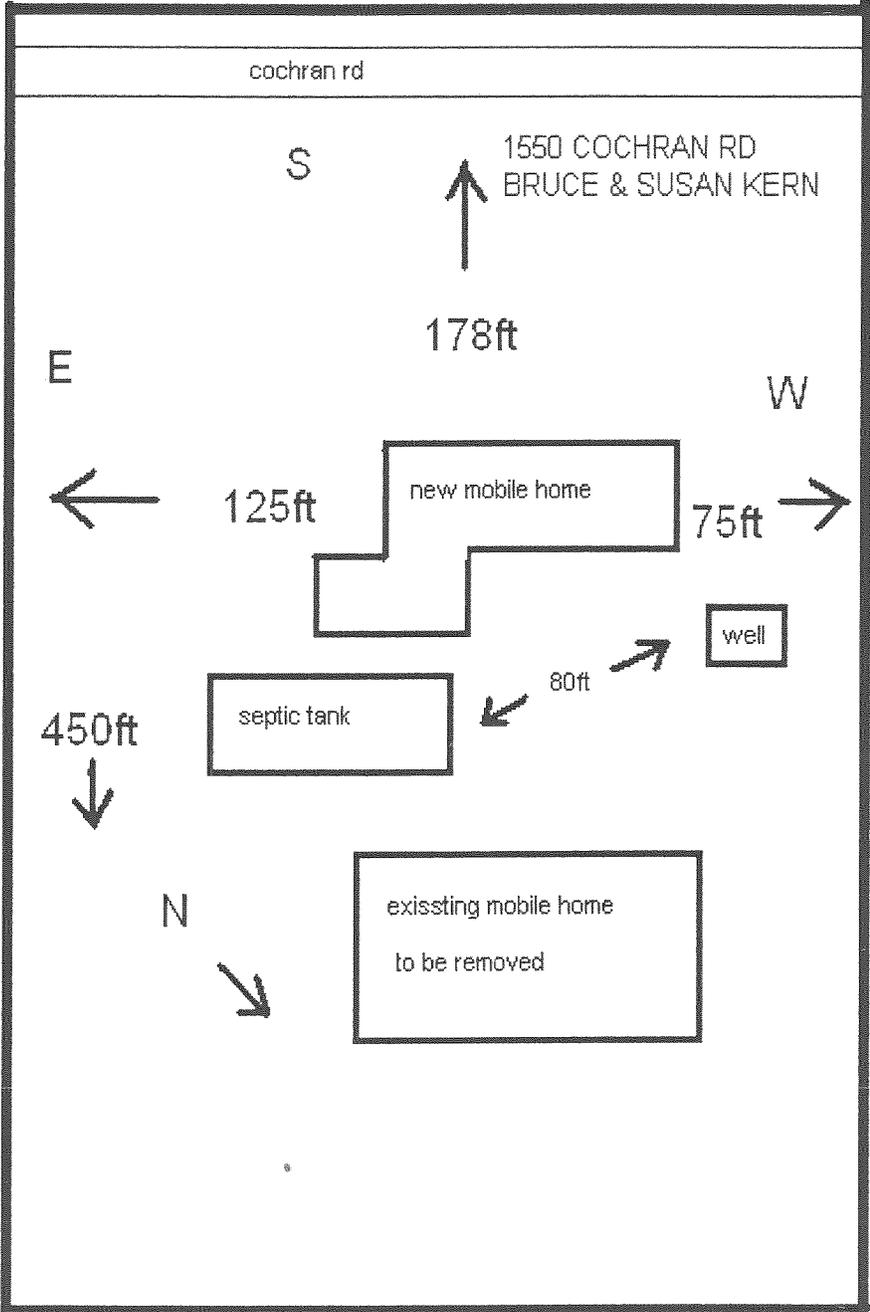
FEE(S): \$ 155.00 COMMISSION DISTRICT 2 FLU/ZONING CONS/A-B

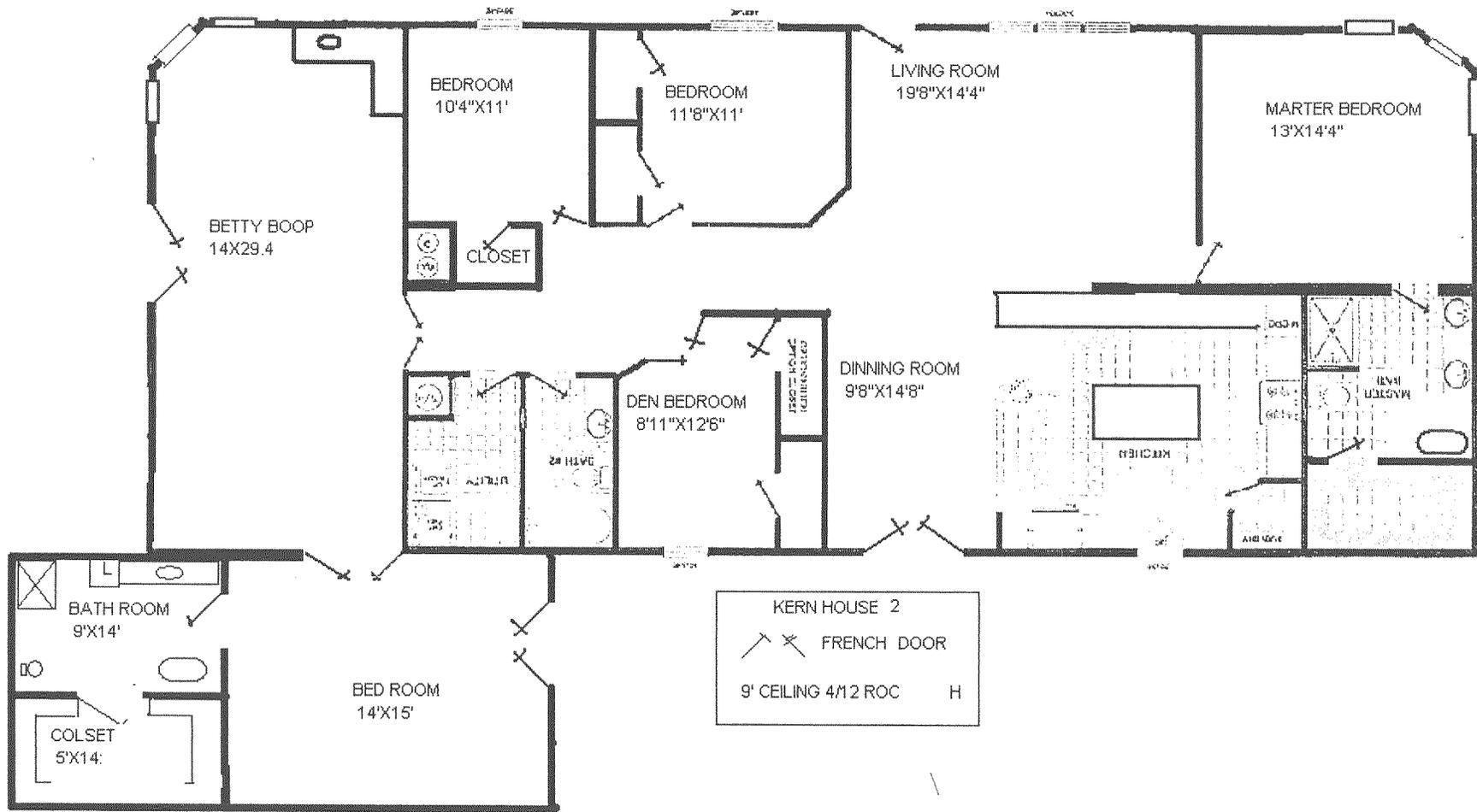
BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS Located on South-West side of S.R. 46 about 1/2 mile from the intersection of S.R. 46 / Cochran Rd.

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____





<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																														
<p align="center">GENERAL</p> <p>Parcel Id: 17-20-32-300-014D-0000 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: KERN BRUCE A JR & SUSAN M Exemptions: 00-HOMESTEAD</p> <p>Address: 1550 COCHRAN RD</p> <p>City,State,ZipCode: GENEVA FL 32732</p> <p>Property Address: 1550 COCHRAN RD GENEVA 32732</p> <p>Subdivision Name:</p> <p>Dor: 02-MOBILE/MANUFACTURED</p>	<p align="center">2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$41,163</p> <p>Depreciated EXFT Value: \$35,736</p> <p>Land Value (Market): \$56,412</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$133,311</p> <p>Assessed Value (SOH): \$79,451</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$54,451</p> <p>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>QUIT CLAIM DEED</td> <td>08/2000</td> <td>03913</td> <td>1859</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>04/2000</td> <td>03850</td> <td>0704</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>12/1995</td> <td>03007</td> <td>1333</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1988</td> <td>01959</td> <td>1879</td> <td>\$26,000</td> <td>Vacant</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>02/1988</td> <td>01959</td> <td>1878</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	QUIT CLAIM DEED	08/2000	03913	1859	\$100	Improved	QUIT CLAIM DEED	04/2000	03850	0704	\$100	Vacant	QUIT CLAIM DEED	12/1995	03007	1333	\$100	Improved	WARRANTY DEED	02/1988	01959	1879	\$26,000	Vacant	QUIT CLAIM DEED	02/1988	01959	1878	\$100	Vacant	<p align="center">2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,840</p> <p>2004 Tax Bill Amount: \$881</p> <p>Save Our Homes (SOH) Savings: \$959</p> <p>2004 Taxable Value: \$52,137</p> <p>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.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																														

We the undersigned do not have a problem with the Kern's putting a permanent placement mobile home at 1550 Cochran Road in Geneva.

Please Print Name	Sign Name	Date
X BRUCE D McCONIGAL	X [Signature]	2/25/05
X [Signature]	X JOHN P. KERNAN	2/25/05
X Randy Christenson	X [Signature]	2/26/05
X Randy Willis	X RANDY WILLIS	2/26/05
X BERT BAXTER	X Bert Baxter	2/26/05
X Debbie Buttitta	X [Signature]	2/26/05
X Danny Buttitta	X [Signature]	2/26/05
X LARRY SLEDGE	X Larry Sledge	2/26/05
X	X	1/05
X	X	1/05

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION



May 30, 2000

Mr. Bruce A. Kern, Jr.
Mrs. Susan M. Kern
1550 Cochran Road
Geneva, Florida 32766

Re: Lake Cochran Road right-of-way donation

Mr. and Mrs. Kern,

Enclosed herewith for your records is a *certified* copy of the recorded Quit Claim Deed for the above referenced donation. Also enclosed is a copy of the Resolution which accepts said Deed by the Board of County Commissioners.

Should you need additional information or clarification you can reach me by phone at 407-665-5711.

Thank you for your consideration regarding this matter.

Sincerely,

SEMINOLE COUNTY

A handwritten signature in black ink, which appears to read "Neil Newton". The signature is written in a cursive style and is positioned below the printed name.

Neil Newton
Analyst / Right-of-Way Section

536326

2000 MAY 12 PM 4:25

Document Prepared By:
Neil Newton, Analyst
Right-of-Way Section
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

Legal Description Approved By:
Steve L. Wessels, P.L.S.
County Surveyor
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 17th day of April, 2000, between Bruce A. Kern, Jr. and Susan M. Kern, husband and wife, whose address is 1550 Cochran Road, Geneva, Florida, 32732, hereinafter called the GRANTOR, and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the GRANTEE forever, all the right, title, interest, claim and demand which the GRANTOR has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Seminole, State of Florida, to-wit:

See Legal Description and Sketch of Description Attached Hereto as Exhibits "A-1", "A-2", "B-1" and "B-2"

Property Appraiser's Parent Parcel Identification No.:
17-20-32-300-014D-0000

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY M. Morse
DEPUTY CLERK

NOTE: The purpose of Exhibits "B-1" & "B-2" is to convey any and all interest Grantor may have in any overlap or hiatus that may exist.

MAY 12 2000

TO HAVE AND TO HOLD the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the GRANTOR, either in law or equity, to the proper use, benefit and behoof of the GRANTEE forever.

Documentary Tax Pd. \$ 70¢
\$ _____ Intangible Tax Pd.
Maryanne Morse, Clerk Seminole

RETURN TO: NEIL NEWTON
SEMINOLE COUNTY ENGINEERING

BOOK 3850
PAGE 0450
SEMINOLE CO., FL

3850 0452

SEMINOLE CO., FL

SKETCH OF DESCRIPTION

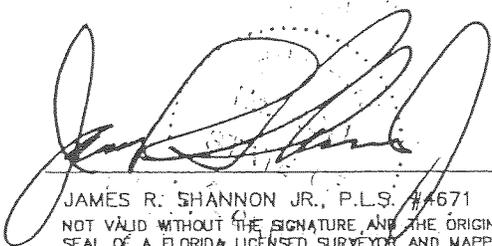
PARCEL 14D

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 89°57'24" W ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 1362.03 FEET; THENCE RUN N 49°18'45" W, A DISTANCE OF 137.27 FEET; THENCE RUN N 61°58'45" W, A DISTANCE OF 232.92 FEET TO THE POINT OF BEGINNING; THENCE RUN N 61°58'45" W, A DISTANCE OF 45.46 FEET; THENCE RUN N 52°58'25" W, A DISTANCE OF 238.72 FEET; THENCE RUN N 32°11'40" E, A DISTANCE OF 52.16 FEET; THENCE RUN S 53°00'49" E, A DISTANCE OF 223.96 FEET; THENCE RUN S 56°51'24" E, A DISTANCE OF 60.04 FEET; THENCE RUN S 32°11'40" W, A DISTANCE OF 49.26 FEET TO THE POINT OF BEGINNING.

NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS BASED ON THE SOUTH LINE OF SECTION 17-20-32 AS BEING N 89°57'24" W.
- NO UNDERGROUND UTILITIES WERE LOCATED.
- THE DESCRIBED PROPERTY CONTAINS 14,760.35 SQ.FT.

SHEET 1 OF 2



JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372

DATE OF SURVEY: 02-29-00
FIELD BY: N/A SCALE: 1" = 100'
FILE NUMBER: COCHRAN2 - 14D

3850 0453

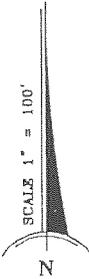
SEMINOLE CO., FL

14

14 E

14 D

14



N 32°11'40" E
52.16'

S 53°00'49" E
223.96'

N 52°58'25" W
238.72'

45.46'

S 56°51'24" E
60.04'

S 32°11'40" W
49.26'

N 61°58'45" W
232.82'

N 61°58'45" W

N 49°18'45" W
137.27'

N 89°57'24" W
1362.03'

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHEAST CORNER
SECTION 17-20-32

SOUTH LINE OF SECTION 17

14 A

SHEET 2 OF 2

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372

Exhibit "A-2"

3850 0454

SEMINOLE CO., FL

SKETCH OF DESCRIPTION

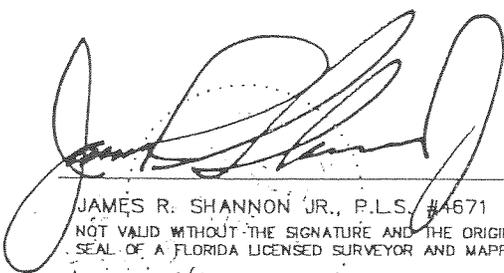
PARCEL 14-RW

BEGIN AT THE SOUTHEAST CORNER OF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 89°57'24" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 55.32 FEET; THENCE RUN N 56°51'24" W, A DISTANCE OF 401.17' FEET; THENCE RUN N 53°00'49" W, A DISTANCE OF 454.01 FEET; THENCE RUN N 60°41'49" W, A DISTANCE OF 302.81 FEET; THENCE RUN N 17°19'12" E, A DISTANCE OF 25.56 FEET; THENCE RUN N 89°46'18" W, A DISTANCE OF 0.36 FEET; THENCE RUN N 00°19'55" W, A DISTANCE OF 41.25 FEET; THENCE RUN S 85°30'47" E, A DISTANCE OF 12.67 FEET; THENCE RUN S 60°41'49" E, A DISTANCE OF 321.76 FEET; THENCE RUN S 53°00'49" E, A DISTANCE OF 456.23 FEET; THENCE RUN S 56°51'24" E, A DISTANCE OF 398.79 FEET; THENCE RUN S 57°07'09" E, A DISTANCE OF 102.13 FEET TO A POINT ON SAID SOUTH LINE; THENCE RUN N 89°57'24" W ALONG SAID SOUTH LINE, A DISTANCE OF 66.39 FEET TO THE POINT OF BEGINNING.

NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS BASED ON THE SOUTH LINE OF SECTION 17-20-32 AS BEING N 89°57'24" W.
- NO UNDERGROUND UTILITIES WERE LOCATED.
- THE DESCRIBED PROPERTY CONTAINS 80,679.02 SQ.FT.

SHEET 1 OF 2

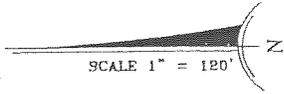


JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372

DATE OF SURVEY: 03-02-00
FIELD BY: N/A SCALE: 1" = 120'
FILE NUMBER: COCHRAN2 - 14-RW

SEMINOLE CO., FL



N 89°57'24" W
66.39'

S 57°07'09" E
102.13'

POINT OF BEGINNING
SOUTHEAST CORNER
SW 1/4, SE 1/4
SECTION 17-20-32

55.32'
N 89°57'24" W

SHEET 2 OF 2

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372

SOUTH LINE, SW 1/4, SE 1/4, SECTION 17-20-32

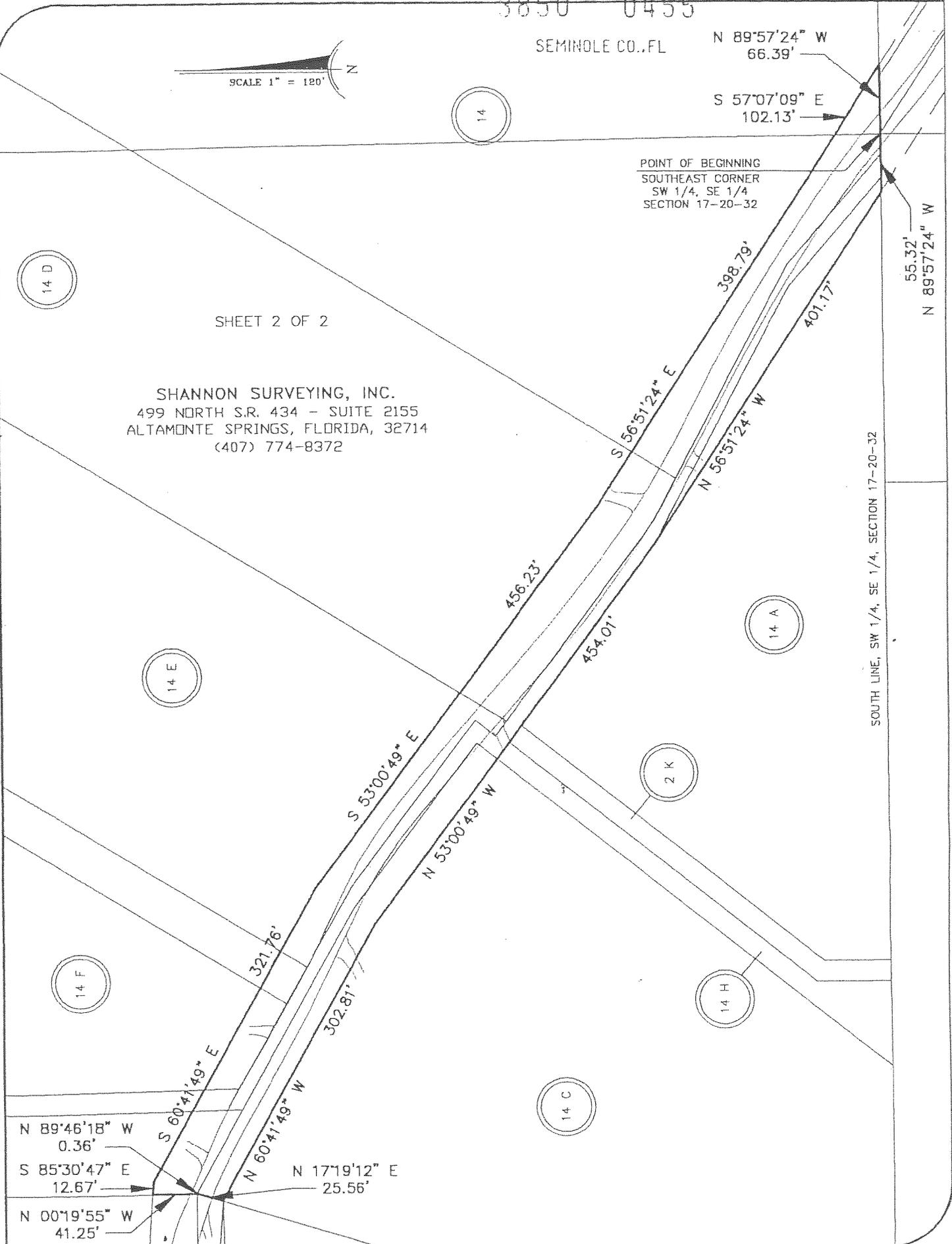


Exhibit "B-2"

RESOLUTION NO. 2000 - R - 109

RESOLUTION

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON THE 9th DAY OF May A.D., 2000.

WHEREAS, it has been determined by the Board of County Commissioners of Seminole County that a necessity exists for roadway improvements to Lake Cochran Road, a/k/a Cochran Road, located in Section 17, Township 20 South, Range 32 East, in Seminole County, Florida; and

WHEREAS, the implementation of the needed roadway improvements will require right-of-way that is not currently owned by the County of Seminole; and

WHEREAS, Bruce A. Kern, Jr. and Susan M. Kern have indicated their willingness to donate to Seminole County the required right-of-way as evidenced by the executed Quit Claim Deed accompanying this resolution.

WHEREAS, *Section 196.28, Florida Statutes*, provides for and authorizes the Board of County Commissioners to cancel and discharge any and all liens for taxes, delinquent or current, held or owned by the County or State upon lands conveyed to or acquired by the County for road or other public purposes.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Seminole County, Florida, hereby accepts the accompanying Quit Claim Deed, executed April 17, 2000, by the aforementioned property owners, conveying to Seminole County the land described therein.

BE IT FURTHER RESOLVED that all ad valorem taxes, either current or delinquent, that are owed upon and liens upon said lands resulting from said taxes and relating to the lands described in accompanying Deed are hereby canceled and discharged.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be provided by the Clerk for the Board of County Commissioners to the Tax Collector for Seminole County and the Property Appraiser for Seminole County.

BE IT FURTHER RESOLVED that the aforementioned deed be recorded in the Official Records of Seminole County, Florida.

ADOPTED THIS 9th DAY OF May A.D., 2000.

FILE #: BA91-4-22TE **APPL:** BANKS, GILBERT E.
SEC: 17 **TWP:** 20 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

DEVELOPMENT NAME: MH-BANKS, GILBERT E.
LOC: N SIDE OF COCHRAN ROAD AND 1/2 MILE W OF SR-46.
LOT #1: 14 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
PARC #1: 14D **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:
TO PLACE A MOBILE HOME (RENEWAL).

ACTION: APPROVED FOR 5 YEARS.
DATE: 042291

REMARKS:
(COCHRAN OAKS)

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

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 17 TWP 20S RGE 32E FROM SW COR OF SE 1/4 OF SE 1/4 OF SE 1/4 RUN W 537.66 FT N 49 DEG 44 MIN 33 SEC W 137.27 FT N 62 DEG 24 MIN 33 SEC W 232.92 FT TO POB RUN N 62 DEG 24 MIN 33 SEC W 45.46 FT N 53 DEG 24 MIN 13 SEC W 238.73 FT N 31 DEG 45 MIN 48 SEC E 757.63 FT S 58 DEG 14 MIN 12 SEC E 283.21 FT S 31 DEG 45 MIN 48 SEC W 774.43 FT TO BEG (LESS RD)

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

FINDINGS OF FACT

Property Owners: Bruce & Susan Kern
1550 Cochran Road
Geneva, FL 32732

Project Name: 1550 Cochran Road

Requested Development Approval:

SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (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:
 - 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;
 - THE EXISTING MOBILE HOME SHALL OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, INCLUDING STANDARDS FOR ANCHORING, UTILITY ACCESSIBILITY AND SKIRTING.
 - (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
 - (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires