

BM2005-013

**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 1405 LAKEVIEW RANCH POINT; (WALTER RAFUESE, APPLICANT).

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

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

Agenda Date 06-27-05 **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 1405 LAKEVIEW RANCH POINT; (WALTER RAFUESE, APPLICANT); 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 1405 LAKEVIEW RANCH POINT; (WALTER RAFUESE, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	WALTER RAFUESE, APPLICANT 1405 LAKEVIEW RANCH POINT 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 IS REQUESTING THE PERMANENT PLACEMENT OF AN EXISTING 1977 SINGLE WIDE MOBILE IN THE A-5 DISTRICT, WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION.• IN 1998, THE PROPERTY RECEIVED A 5 YEAR SPECIAL EXCEPTION FOR THE CURRENT MOBILE HOME, WHICH HAS SINCE EXPIRED.	

ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-5	RURAL-5	1977 MOBILE HOME
	NORTH	A-5	RURAL-5	1995 MOBILE HOME (PERMANENT PLACEMENT)
	SOUTH	A-5	RURAL-5	VACANT
	EAST	A-5	RURAL-5	VACANT
	WEST	A-5	RURAL-5	VACANT
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>AVAILABLE RECORDS INDICATE THAT SEVERAL PARCELS WITHIN THE IMMEDIATE VICINITY HAVE MOBILE HOMES THAT THE BOA HAS APPROVED FOR PERMANENT PLACEMENT.</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 5 ACRE PARCEL THAT DOES MEET THE A-5 BUILDING MINIMUM DIMENSIONAL REQUIREMENTS.</p>			

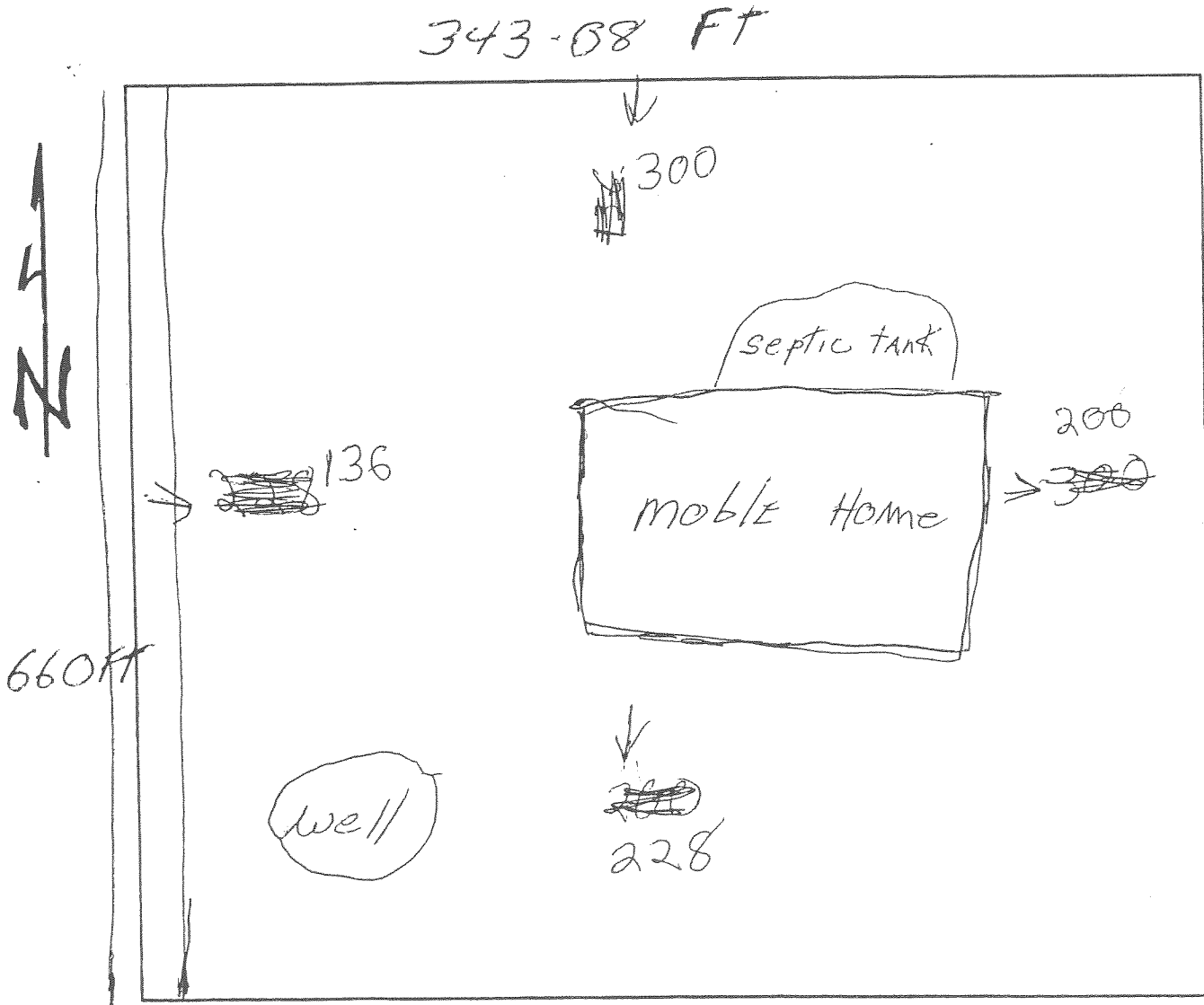
	<p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A MOBILE HOME, APPROVED FOR A FIVE YEAR SPECIAL EXCEPTION BY THE BOA IN 1998. SINCE THAT TIME, THE TREND OF DEVELOPMENT IN THE AREA HAS LARGELY REMAINED INCLUSIVE OF CONVENTIONAL AND MOBILE HOMES. 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 MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS. ○ THE 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 WELL SYSTEMS. OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.</p>
<p>MOBILE HOME AS A SPECIAL EXCEPTION</p>	<p>A MOBILE HOME MAY BE PERMITTED AS A SPECIAL EXCEPTION ON A LOT OR PARCEL OF RECORD IN THE A-5</p>

IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.103	(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 OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, INCLUDING STANDARDS FOR ANCHORING, UTILITY ACCESSIBILITY AND SKIRTING.

SITE PLAN

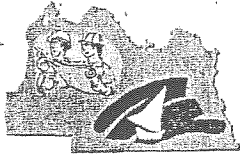
A site plan must be submitted along with any application for building permit or application for special exception or variance to the Board of Adjustment. This form may be utilized for any single family construction, either conventional or mobile home. The following items must be indicated:

1. Dimensions of lot or parcel.
2. Name of abutting street or road.
3. Proposed location of home, accessory building or mobile home; showing setbacks to all property lines.
4. Any existing structures on property.
5. If any trees are to be removed, show location, size and type.
6. Any easements on property.



5/18/98
Date

Walter J. Pappas III
Applicant



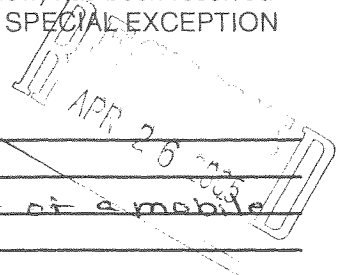
COPY

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** for permanent placement of a mobile home
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION MEDICAL HARDSHIP
- NIGHT WATCHMAN FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING 1977) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV _____ TIME NEEDED _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**



PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Walter Katuese III</u>	
ADDRESS	<u>1405 LAKEVIEW RANCH POINT</u>	
	<u>GENEVA, FLA. 32732</u>	
PHONE 1	<u>(407) 349-3127</u>	
PHONE 2		
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: _____

CURRENT USE OF PROPERTY: Residential

LEGAL DESCRIPTION: Lot 5 Sec 11 Twp 20 RGE 32 E BEG 660 FT E + 343.01

FTW DES 1/4 COR RUN N 330 FT E 660 FT S TO A PLS OF BEG W TO

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 10-20-32-3A E-1090-000 BEG

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS Mobile Home special exception

violation

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 6/27/05 (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.

Walter Katuese
 SIGNATURE OF OWNER OR AGENT* 4/27/05
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-S/R5
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS S of Lakeview Beach at the intersection
of Winona Dr. and Lakeview Beach PT
PLANNING ADVISOR CR DATE 4/26/05
SUFFICIENCY COMMENTS _____

Ms. Markley stated that she spoke with Mrs. Speroni on this and she told Mrs. Speroni initially that it would be a whole new application because it has to be readvertised and there is a fee involved. She stated that she told Mrs. Speroni that she would allow her to pay for just the readvertisement which is \$50.00. She stated that she has to get her application amended tomorrow because of advertisement deadlines.

Mr. Bushrui made a motion to continue this request to August 24; seconded by Mrs. Buchanan. Motion passed unanimously.

D. MOBILE HOMES

1. TIM E. LEE – BA98-7-32TE – A-5 Agriculture Zone – Reinstatement and replacement of an existing mobile home on Tax Parcel 39, Section 10-20-32; E side of Bee Lane and 2/5 mile S of East Osceola Road. (DIST 5)

Ms. Markley presented the site location.

Tim Lee stated that he would like to request a permanent permit for a new mobile home on this property. He stated that they have an existing mobile home there now. He stated that they would like to pull the existing one out and put a new doublewide in there.

Chairman Hattaway asked Mr. Lee if, according to his application, the mobile home is a new 1998. 28 ft. by 50 ft. model.

Mr. Lee stated that is correct.

No one spoke in favor or in opposition to this request.

Ms. Markley stated that the trend of development in this area is mobile homes, therefore, staff would not oppose a permanent approval for a new 1998 model, as stated on his application, subject to the mobile home being a doublewide with a shingle roof, lap siding with the lap siding going to the ground to give the appearance of a conventional home. She stated that there was a mobile home approved in 1997 subject to the existing mobile home being removed within 30 days of the new mobile home being occupied. She stated that the reason this is back before the Board is the Applicant did not obtain his permits within 6 months so the Special Exception expired.

Mr. Rozon made a motion to approve the mobile home for permanent subject to it being a 1998 doublewide with a shingle roof, lap siding with the siding going to the ground to give the appearance of a conventional home; seconded by Mr. Bushrui. Motion passed unanimously.

2. WALTER RAFUESE III – BA98-7-33TE – A-5 Agriculture Zone – Reinstatement of an existing mobile home on Lot G9, Lake Hamey Estates, (Tax Parcel 5D), Section 11-20-32; E side of Winona Drive and ¼ mile S of Settlers Loop. (DIST 5)

Ms. Markley presented the site location.

Walter Rafuese stated that he wants to keep his mobile home there forever.

No one spoke in favor or in opposition to this request.

Ms. Markley stated that this is an area of mixed mobile homes and conventional homes, however, it is predominantly mobile homes. She stated that based on

the age of the mobile home, staff would recommend 5 years.

Mr. Rozon made a motion to approve for 5 years; seconded by Mrs. Buchanan. Motion passed unanimously.

3. JOEL N. FIXX II – BA98-7-35TE – A-5 Agriculture Zone – Reinstatement of an existing mobile home on Lot L-10, Lake Harney Estates, (Tax Parcel 6J), Section 10 & 11-20-32; E side of Flint Trail and 660 ft. S of East Osceola Road. (DIST 5)

Ms. Markley presented the site location.

Mr. Fixx presented photographs to the Board. He stated that the lap siding does go to the ground and it has a shingle roof.

No one spoke in favor or in opposition to this request.

Ms. Markley stated that based on the type of mobile home with the shingle roof, the lap siding going to the ground giving the appearance of a conventional home, staff would recommend a permanent approval.

Mr. Pennington made a motion to approve for permanent subject to the mobile home being a 1994 doublewide with a shingle roof and lap siding with the siding going to the ground to give the appearance of a conventional home; seconded by Mr. Bushrui. Motion passed unanimously.

4. TRI THIEN TRAN – BA98-7-37TE – A-10 Agriculture Zone – Renewal of an existing mobile home on Lot 258, O.P. Swope Land Co.'s Plat of Black Hammock, PB 2, Pg 110 & 111, Section 36-20-31; E side of Oklahoma Street and 330 ft. N of Howard Avenue. (DIST 5)

Mr. Tran did not wish to make a presentation.

Mr. Rozon asked Mr. Tran if the mobile home is his personal residence.

Mr. Tran stated that it is.

No one spoke in favor or in opposition to this request.

Ms. Markley stated that this is an area of mobile homes and based on the age and condition of the mobile home, staff would recommend a 5-10 year permit in this area.

Mr. Pennington made a motion to approve for 10 years; seconded by Mrs. Buchanan. Motion passed unanimously.

(The Board took a short break at this time.)

E. SPECIAL EXCEPTIONS

1. KENNETH & PAULINE SNYDER – BA98-7-32SE – A-1 Agriculture Zone – Request to amend the master plan (by the addition of an abutting parcel and residence) of an existing Special Exception for an Assisted Living Facility and to increase the number of residents from 8 to 14 on Lot 41, Eureka Hammock, PB 1, Pg 106, Section 24-20-30; W side of Lake Avenue approximately 1,000 ft. S of Myrtle Street. (DIST 5)

FILE #: BA98-7-33TE APPL: RAFUESE III, WALTER
EC: 11 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH-RAFUESE III, WALTER
LOC: E SIDE OF WINONA DRIVE AND 1/4 MILE S OF SETTLERS LOOP.
O:) 1: G9 #2: #3: #4: #5: #6: #7:
ARC #1: 5D #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
REINSTATEMENT OF AN EXISTING MOBILE HOME.

ACTION: APPROVED FOR 5 YEARS.
DATE: 072798

REMARKS:
(LAKE HARNEY ESTATES)

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

FILE #: BA88-4-26TE APPL: RAFUESE, WALTER, JR.
EC: 11 TWP: 21 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH - RAGUESE, WALTER
LOC: E SIDE OF WINNA DR., 1,400 FT. S OF SETTLERS LOOP & S OF OSCEOLA RD.
PLOT #1: #2: #3: #4: #5: #6: #7:
ARC #1: 5D #2: #3: #4: #5: #6: #7:

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

ACTION: APPROVED.
DATE: 041888

REMARKS:
(APPROVED FOR PERMANENT PLACEMENT)

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

FILE #: BA86-3-28TE APPL: RAFUESE, WALTER
EC: 11 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MOBILE HOME - RAFUESE, WALTER
LOCATION: E SIDE OF WINONA DR, 1/4 MILE S OF SETTLERS LOOP
D. #1: G9 #2: #3: #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
0 PLACE A MOBILE HOME

ACTION: APPROVED 5 YEARS
DATE: 031786

REMARKS:
LAKE HARNEY ESTATES)

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

FILE #: BA(1-19-81)-7TE APPL: RAFUESE, JR., WALTER L.
EC: 11 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH-RAFUESE, JR., WALTER L.

LOC AT THE END OF "K" ROAD IN LAKE HARNEY ESTATES OFF OSCEOLA AIRPORT RD

OR #1: G-9 #2: #3: #4: #5: #6: #7:
ARC #1: 50 #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

TO PLACE A MOBILE HOME.

ACTION: APPROVED FOR FIVE YEARS.

DATE: 011981

REMARKS:

SEC: 11 & 12-20-32) (LAKE HARNEY ESTATES)

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



4/27/2005 9:30:36 AM

Project number 05 32000005

Project description LAKEVIEW RANCH POINT (1405)

Balance .00

Select

Amount To Apply	Description	Previously Applied	Paid
00	APPEALS	.00	.00
00	MOBILE HOMES	185.00	.00
74 00	MOBILE HOME RENEWAL	.00	.00
		<i>CASH</i>	

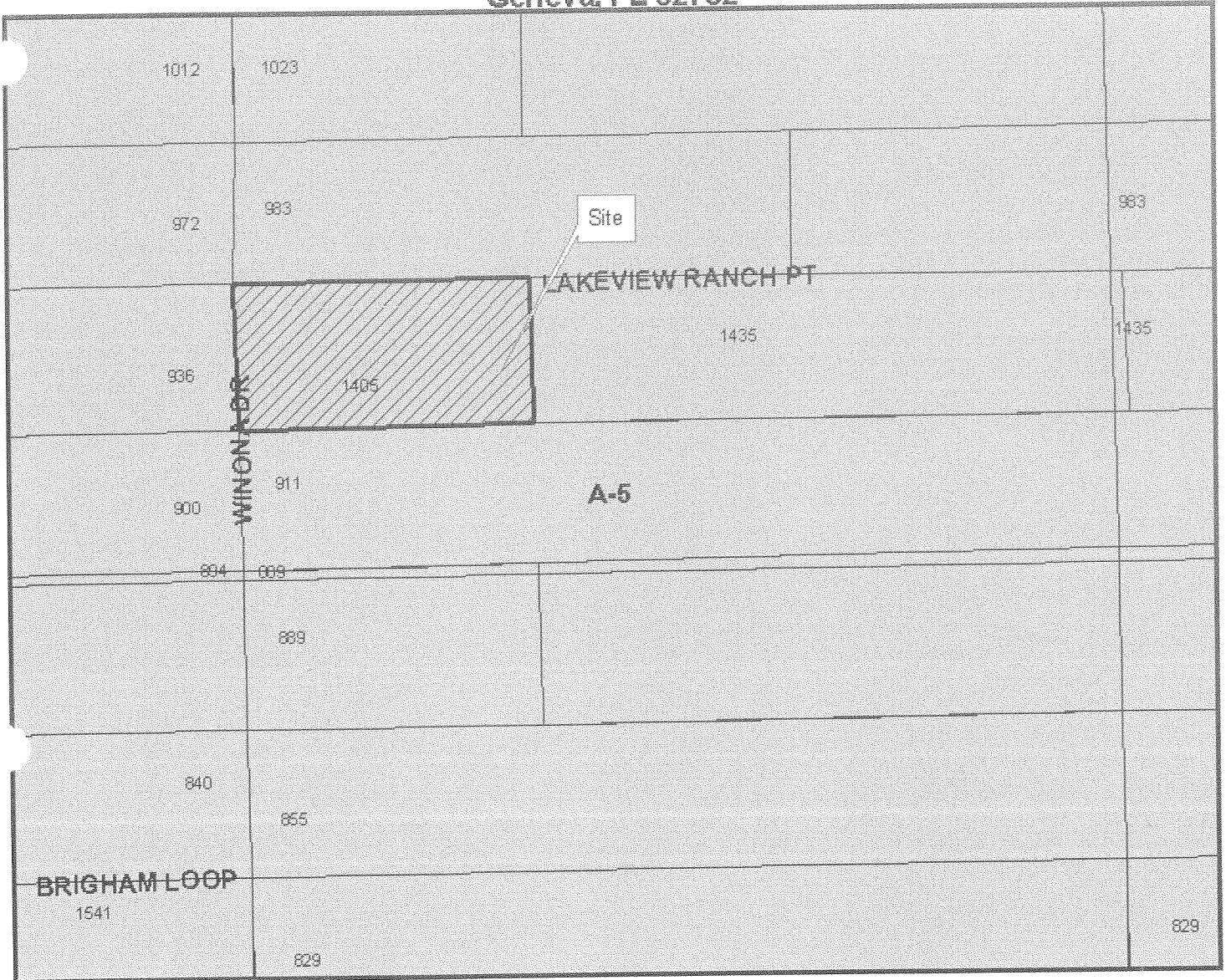
OK

Exit

Cancel



Display all

Walter Rafuese III
1405 Lakeview Ranch Point
Geneva, FL 32732

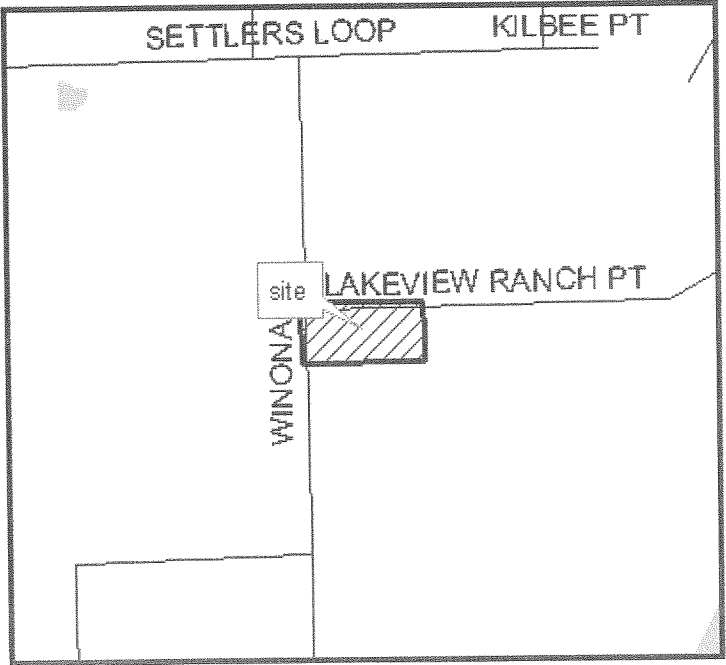
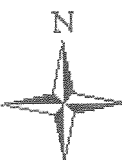


Seminole County Board of Adjustment
June 27, 2005
Case: BM2005-013
Parcel No: 10-20-32-3AE-1090-0000

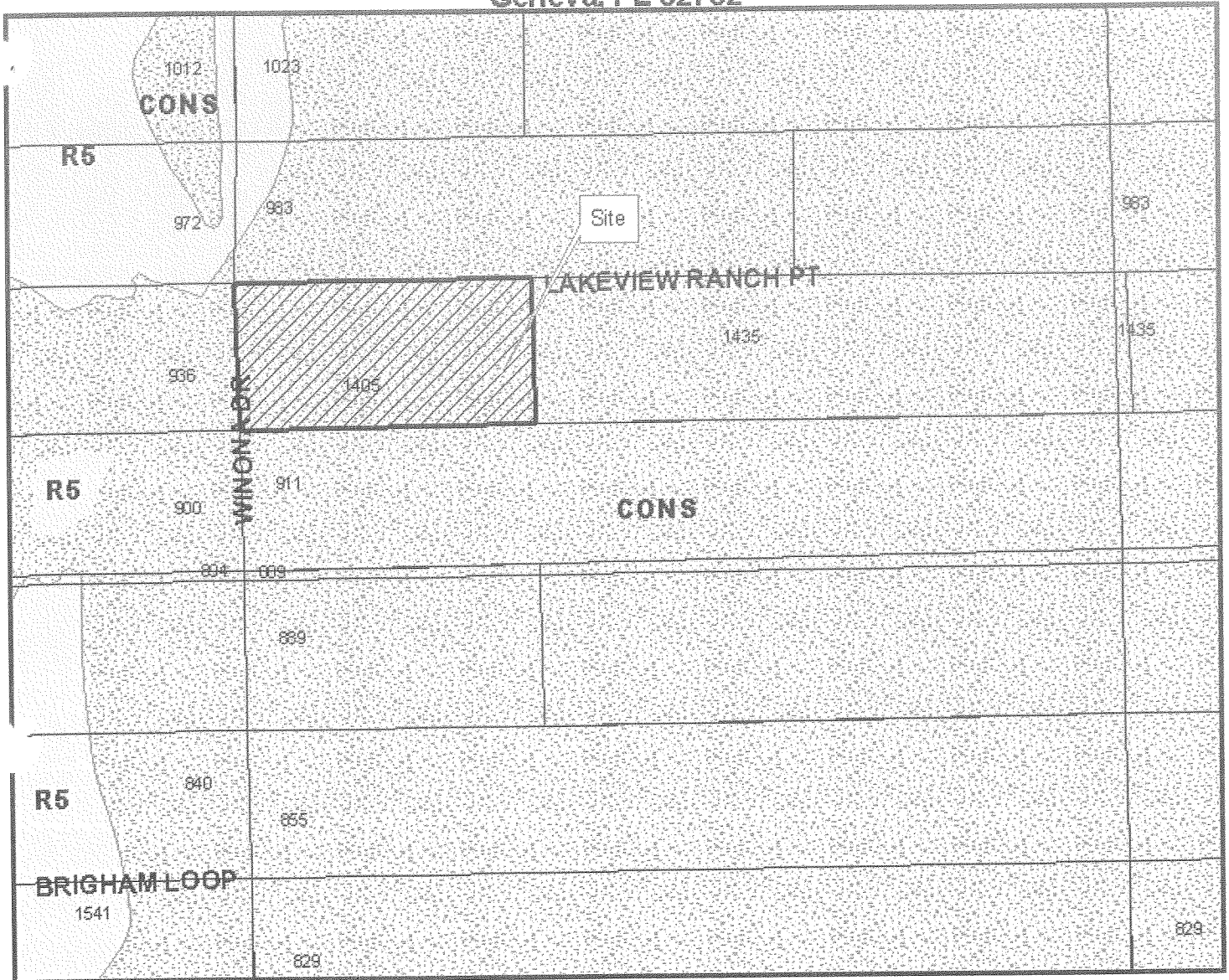
Zoning

-  BM2005-013
-  A-5 Rural-5Ac

0 95 190 380 570 760 Feet






Walter Rafuese III
 1405 Lakeview Ranch Point
 Geneva, FL 32732


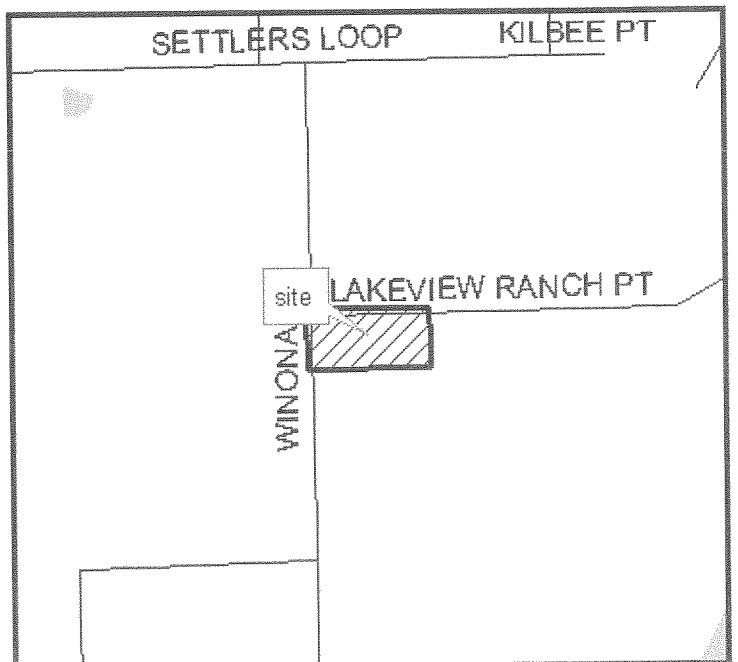


Seminole County Board of Adjustment
 June 27, 2005
 Case: BM2005-013
 Parcel No: 10-20-32-3AE-1090-0000

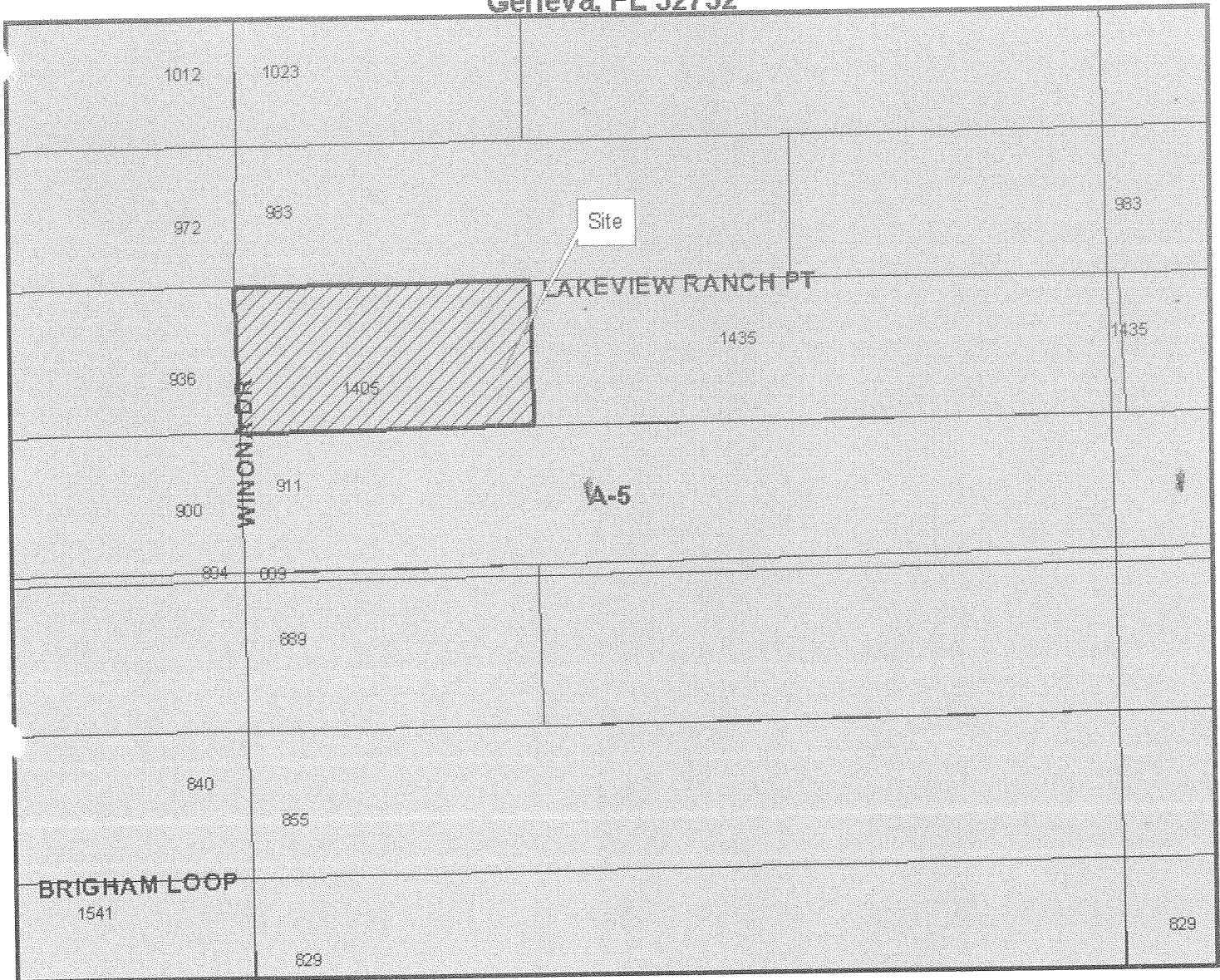
Future Land Use

-  CONS, R5
-  R5, NONE
-  BM2005-013

0 95 190 380 570 760 Feet










Walter Rafuese III
 1405 Lakeview Ranch Point
 Geneva, FL 32732


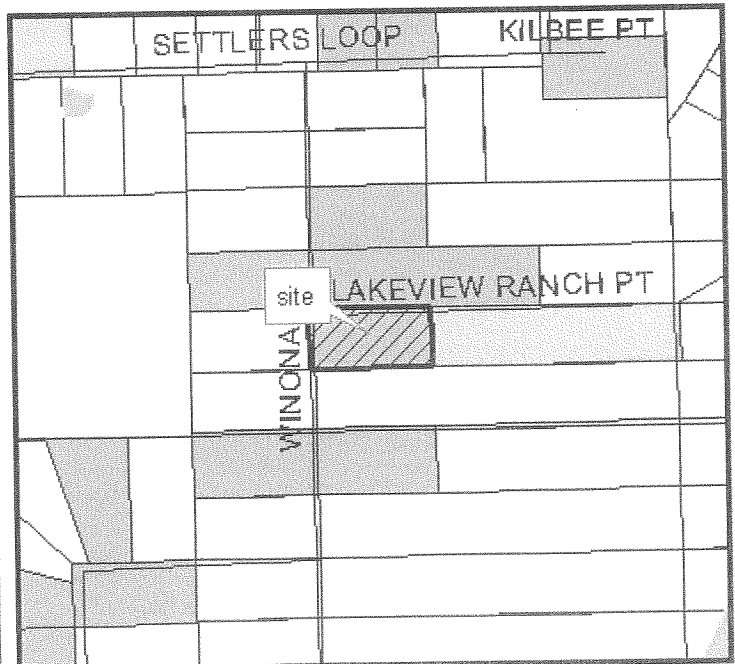


Seminole County Board of Adjustment
 June 27, 2005
 Case: BM2005-013
 Parcel No: 10-20-32-3AE-1090-0000

Zoning

-  A-5 Rural-5Ac
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BM2005-013

0 95 190 380 570 760 Feet

PLANNING AND DEVELOPMENT DEPARTMENT

CODE ENFORCEMENT



April 12, 2005

Walter L. Rafuese III
1405 Lakeview Ranch Point
Geneva, Florida 32732

CASE NO - 05-33-CEB
PARCEL I.D. NO – 10-20-32-3AE-1090-0000

The Seminole County Code Enforcement Board was created by Chapter 53 of the Seminole County Code as authorized by Chapter 162, Florida Statutes. The purpose of this Board is to facilitate the enforcement of the codes in force in Seminole County by means of a Board composed of seven citizens who can quickly and fairly reach decisions concerning alleged violations of these codes.

Seminole County has requested that you be called before this Board to determine whether you are in violation of its codes as alleged in the enclosed Statement of Violation and Request for Hearing. A Notice of Hearing is also enclosed setting the time, date and place of the public hearing.

You may appear at the hearing in person or you may be represented by counsel to present your side of the case. You have the right to call witnesses on your behalf and will have an opportunity to cross-examine all other witnesses. If you do not appear, the Board may proceed without you. Should the Board determine that a violation exists, it has the power to issue orders to take whatever steps are necessary to bring a violation into compliance, including the power to fine you and create a lien on your property up to two hundred and fifty dollars (\$250.00) for each day the violation continues past the date set for compliance by the Board's order. **If the violation is corrected and then recurs or if the violation is not corrected by the time specified by the Code Officer, the case may be presented to the Enforcement Board even if the violation has been corrected prior to the hearing.**

Any inquiries concerning this matter may be made by calling (407) 665-7403, in Sanford, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Connie R. DeVasto
Clerk to the Code Enforcement Board

Enclosures: Statement of Violation/
Request for Hearing
Notice of Hearing

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political subdivision
) of the State of Florida,

CASE NO. 05-33-CEB

Petitioner,

vs.

WALTER L. RAFUESE III
PARCEL I.D. # 10-20-32-3AE-1090-0000

Respondent

COPY

NOTICE OF HEARING

To: WALTER L. RAFUESE III
1405 LAKEVIEW RANCH POINT
GENEVA, FLORIDA 32732

NOTICE is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at 1:30 PM, or as soon thereafter as possible, at its regular meeting on Thursday, the 19th day of May, 2005, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida, to consider whether a violation of the Codes or Ordinances of Seminole County exists on the above-named party's property, specifically:

(1) MOBILE HOME WITH EXPIRED SPECIAL EXCEPTION.

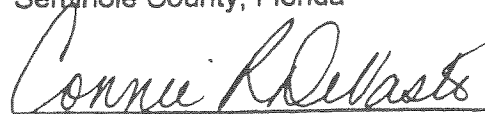
FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE PLANNING OFFICE (407) 665-7403.

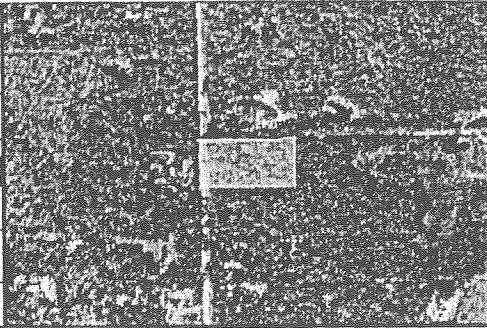
PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE EMPLOYEE RELATIONS DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, PER SECTION 285.0105.

DATED this 12th day of April, 2005.

Connie R. DeVasto
Clerk to the Code Enforcement Board
Seminole County, Florida



<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>GENERAL</p> <p>Parcel Id: 10-20-32-3AE-1090-0000 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: RAFUESE WALTER L III Exemptions: 00-HOMESTEAD</p> <p>Address: 1405 LAKEVIEW RANCH PT</p> <p>City,State,ZipCode: GENEVA FL 32732</p> <p>Property Address: 1405 LAKEVIEW RANCH PT GENEVA 32732</p> <p>Subdivision Name:</p> <p>Dor: 02-MOBILE/MANUFACTURED</p>		<p>2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$32,459</p> <p>Land Value (Market): \$42,500</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$74,959</p> <p>Assessed Value (SOH): \$38,045</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$13,045</p> <p>Tax Estimator</p>																		
<p>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>06/1994</td> <td>02791</td> <td>0951</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	06/1994	02791	0951	\$100	Vacant	<p>2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$851</p> <p>2004 Tax Bill Amount: \$202</p> <p>Save Our Homes (SOH) Savings: \$649</p> <p>2004 Taxable Value: \$11,937</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>						
Deed	Date	Book	Page	Amount	Vac/Imp															
WARRANTY DEED	06/1994	02791	0951	\$100	Vacant															
<p>LAND</p> <table border="1"> <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>ACREAGE</td> <td>0</td> <td>0</td> <td>5.000</td> <td>8,500.00</td> <td>\$42,500</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	5.000	8,500.00	\$42,500	<p>LEGAL DESCRIPTION</p> <p>LEG SEC 11 TWP 20S RGE 32E BEG 660 FT E & 343.08 FT N OF S 1/4 COR RUN N 330 FT E 660 FT S TO A PT E OF BEG W TO BEG</p>						
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value															
ACREAGE	0	0	5.000	8,500.00	\$42,500															
<p>EXTRA FEATURE</p> <table border="1"> <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>1986</td> <td>840</td> <td>\$31,979</td> <td>\$39,480</td> </tr> <tr> <td>WOOD SCREEN PORCH</td> <td>1986</td> <td>160</td> <td>\$480</td> <td>\$1,200</td> </tr> </tbody> </table>						Description	Year Blt	Units	EXFT Value	Est. Cost New	MOBILE HOME	1986	840	\$31,979	\$39,480	WOOD SCREEN PORCH	1986	160	\$480	\$1,200
Description	Year Blt	Units	EXFT Value	Est. Cost New																
MOBILE HOME	1986	840	\$31,979	\$39,480																
WOOD SCREEN PORCH	1986	160	\$480	\$1,200																
<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>																				

PLANNING AND DEVELOPMENT DEPARTMENT

CURRENT PLANNING DIVISION



July 28, 1998

Walter Rafuese III
935 Winona Drive
Geneva, Florida 32732

RE: File #BA98-7-33TE

Dear Mr. Rafuese:

At their meeting of July 27, 1998, the Seminole County Board of Adjustment approved your request of a Special Exception for reinstatement of an existing mobile home on the following described property:

Lot G9, Lake Harney Estates, (Tax Parcel 5D),
Section 11-20-32; E side of Winona Drive and
¼ mile S of Settlers Loop. (DIST 5)

The approval of this request is for a period of five (5) years.

Please be advised, there is a 15 day appeal period in which this decision can be appealed to the Board of County Commissioners. Therefore, the Development Order granted by the Board of Adjustment is not final until the appeal period has lapsed and no appeals have been filed.

Sincerely,

A handwritten signature in cursive script that reads "Ginny Markley".

Ginny Markley,
Zoning Coordinator

GM/tb

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 27, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 11 TWP 20S RGE 32E BEG 660 FT E & 343.08 FT N OF S 1/4 COR
RUN N 330 FT E 660 FT S TO A PT E OF BEG W TO BEG

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

FINDINGS OF FACT

Property Owner: Walter Rafuese
1405 Lakeview Ranch Point
Geneva, FL 32732

Project Name: 1405 Lakeview Ranch Point

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1405 LAKEVIEW RANCH POINT, 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: KATHY FALL
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. The permanent placement of the existing mobile home in the A-5 (Rural Zoning Classification District).
 2. Only one (1) single-family mobile home shall occupy the site, as shown on the proposed site plan.
 3. The proposed mobile home shall otherwise conform to applicable building codes, which include standards for anchoring and skirting.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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

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

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: