

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR LIMITED USE FOR THE OCCUPANCY OF A PROPOSED MOBILE HOME BY A CHRONICALLY ILL REATIVE IN THE A-1 (AGRICULTURE DISTRICT) AT 4601 ORANGE BOULEVARD; (JEAN & TAWANA METTS, APPLICANT).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

Agenda Date 06-27-05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR LIMITED USE FOR THE OCCUPANCY OF A PROPOSED MOBILE HOME BY A CHRONICALLY ILL RELATIVE IN THE A-1 (AGRICULTURE DISTRICT) AT 4601 ORANGE BOULEVARD; (JEAN & TAWANA METTS, APPLICANT); OR
2. **DENY** THE REQUEST FOR LIMITED USE FOR THE OCCUPANCY OF A PROPOSED MOBILE HOME BY A CHRONICALLY ILL RELATIVE IN THE A-1 (AGRICULTURE DISTRICT) AT 4601 ORANGE BOULEVARD; (JEAN & TAWANA METTS, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	JEAN & TAWANA METTS, APPLICANTS 4601 ORANGE BOULEVARD LAKE MONROE, FL 32747	A-1 (AGRICULTURE DISTRICT)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO INSTALL A (2005 MODEL) MOBILE HOME FOR AN INDEFINITE PERIOD FOR THE PURPOSE OF HOUSING A CHRONICALLY ILL RELATIVE. • THE SUBJECT PROPERTY IS A 1.4 ACRE PARCEL, WHICH EXCEEDS THE 1-ACRE MINIMUM LOT SIZE REQUIREMENT OF THE A-1 DISTRICT. • A CONVENTIONAL SINGLE-FAMILY HOME (CONSTRUCTED IN 1948) AND A MOBILE HOME APPROVED FOR A TWO-YEAR LIMITED USE ON JUNE 15, 1987 BY THE BOARD OF ADJUSTMENT CURRENTLY OCCUPY THE PROPERTY. • THE APPLICANTS' DESIRE TO REPLACE THE EXISTING MOBILE HOME WITH A NEW MODEL IS THE REASON FOR 	

THIS REQUEST.

- THE PROPOSED MOBILE HOME IS A 1,456 SF UNIT, AS SHOWN ON THE ATTACHED FLOOR PLAN.
- THE TEMPORARY OCCUPANCY OF A MOBILE HOME FOR HOUSING A CHRONICALLY ILL RELATIVE IS PERMITTED ONLY AS A LIMITED USE IN THE A-1 DISTRICT.

ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-1	MDR	SINGLE-FAMILY
NORTH	A-1/PCD	SE	VACANT RESIDENTIAL & LIGHT INDUSTRIAL	
SOUTH	R-1	MDR	SINGLE-FAMILY	
EAST	R-1	MDR	SINGLE-FAMILY	
WEST	A-1	LDR	VACANT RESIDENTIAL	

STANDARDS FOR GRANTING A LIMITED USE; LDC SECTION 30.123 (LIMITED USES)

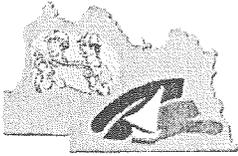
THE INTENT OF SECTION 30.123 (LIMITED USES) OF THE LAND DEVELOPMENT CODE IS TO ALLOW USES OF A TEMPORARY NATURE AFTER PUBLIC HEARING, SUBJECT TO SPECIFIC TERMS EXPRESSED IN THE CODE. THE BOARD MAY IMPOSE ADDITIONAL CONDITIONS AND LIMITATIONS WHICH, IN ITS JUDGMENT, IS IN FURTHERANCE OF THE PUBLIC HEALTH, SAFETY, AND WELFARE. THE STANDARDS FOR TEMPORARILY OCCUPYING A MOBILE HOME FOR A CHRONICALLY ILL RELATIVE ARE AS FOLLOWS:

THE HARDSHIP IS SUBSTANTIATED BY DOCUMENTARY EVIDENCE, SUCH AS MEDICAL RECORDS, DOCTOR'S RECOMMENDATIONS, ETC.:

AT THE TIME OF THIS REPORT, THE APPLICANTS ARE IN THE PROCESS OF REQUESTING DOCUMENTARY EVIDENCE FROM AN ATTENDING PHYSICIAN TO SUBSTANTIATE THE REQUEST. THAT INFORMATION WILL EITHER BE PROVIDED TO THE BOARD EITHER AT OR IN ADVANCE OF THE PUBLIC HEARING. STAFF'S RECOMMENDATION IS CONTINGENT UPON THE PRESENTATION OF THAT INFORMATION.

PERMITS SHALL BE LIMITED TO A MAXIMUM TWO (2) YEAR PERIOD, UNLESS THE BOARD OF ADJUSTMENT DETERMINES THAT THE MEDICAL HARDSHIP RESULTS FROM A CHRONIC ILLNESS THAT MAY CONTINUE TO EXIST FOR AN UNDISCLOSED PERIOD OF TIME. IN SUCH CASES, THE APPROVAL MAY BE GRANTED FOR A PERIOD IN EXCESS OF TWO (2) YEARS, PROVIDED THAT THE MOBILE HOME SHALL ONLY BE OCCUPIED BY THE CHRONICALLY ILL RELATIVE FOR WHICH THE APPROVAL WAS GRANTED OR THE PRACTICAL NURSE WHO PROVIDES MEDICAL

	<p><u>CARE FOR THE CHRONICALLY ILL RELATIVE:</u></p> <p>THE APPLICANTS HAVE STATED THAT THE MEDICAL HARDSHIP, FOR WHICH THE LIMITED USE IS REQUESTED, IS THE RESULT OF PERMANENT DISABILITY. FOR THIS REASON, STAFF WOULD NOT OBJECT TO THE BOARD'S APPROVAL OF A LIMITED USE FOR A TIME PERIOD THAT EXCEEDS THE TWO (2) YEAR MAXIMUM TIME PERIOD TYPICALLY ALLOWED BY THE LAND DEVELOPMENT CODE.</p> <p>IF THE BOARD SHOULD DETERMINE THE MEDICAL HARDSHIP TO BE CHRONIC IN NATURE, WHERE THE INFIRMITY MAY EXIST FOR AN UNDETERMINED PERIOD, THE CODE ALLOWS THE BOARD TO GRANT AN APPROVAL IN EXCESS OF TWO (2) YEARS, PROVIDED THAT THE MOBILE HOME SHALL ONLY BE OCCUPIED BY THE CHRONICALLY ILL RELATIVE FOR WHICH THE APPROVAL IS GRANTED OR THE PRACTICAL NURSE WHO PROVIDES MEDICAL CARE FOR THE CHRONICALLY ILL RELATIVE.</p>
<p>STAFF FINDINGS</p>	<p>WITH THE BOARD'S PAST APPROVAL OF AN IDENTICAL REQUEST IN 1987, IN ADDITION TO DOCUMENTARY EVIDENCE TO BE PROVIDED BY THE APPLICANTS' ATTENDING PHYSICIAN, THE STANDARDS FOR GRANTING A LIMITED USE FOR THE OCCUPANCY OF A PROPOSED MOBILE HOME BY A CHRONICALLY ILL RELATIVE WOULD BE SATISFIED.</p> <p>THE PROPOSED MOBILE HOME IS A 2005 MODEL, WHICH WOULD BE NO MORE DETRIMENTAL TO THE CHARACTER OF THE SURROUNDING COMMUNITY THAN THE EXISTING MOBILE HOME APPROVED BY THE BOARD OF ADJUSTMENT FOR 2 YEARS IN 1987. PROPERTY APPRAISER RECORDS FURTHER SUGGEST THAT THE EXISTING MOBILE HOME HAS EXISTED ON THE PROPERTY SINCE 1965.</p> <p>BASED UPON THE STATED FINDINGS, STAFF WOULD NOT OBJECT TO THE BOARD'S APPROVAL OF A LIMITED USE FOR THE DURATION OF THE MEDICAL HARDSHIP, WHICH IS THE RESULT OF THE APPLICANTS' PERMANENT DISABILITY. IF THE BOARD SHOULD APPROVE THE REQUEST, STAFF RECOMMENDS THE FOLLOWING CONDITION:</p> <ul style="list-style-type: none">• THE PROPOSED MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS FOLLOWING THE CESSATION OF THE MEDICAL HARDSHIP.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX APPL.NO. BM2005-015

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**
- LIMITED USE** for occupancy of a proposed mobile home by chronically ill relative.
 - SF DWELLING UNDER CONSTRUCTION MEDICAL HARDSHIP
 - NIGHT WATCHMAN FAMILY HARDSHIP
 - YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED 2005)
 - 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	Tawana J. Metts	Jean Metts
ADDRESS	4601 Orange Blvd. Lake Monroe, FL 32747	4601 Orange Blvd. Lake Monroe, FL 32747
PHONE 1	407.688.9094	407.323.2993
PHONE 2	407.323.2993	407.688.9094
E-MAIL		

PROJECT NAME: n/a

SITE ADDRESS: Same as above

CURRENT USE OF PROPERTY: Single-family

LEGAL DESCRIPTION: See attached property appraiser report

SIZE OF PROPERTY: 1.401 acre(s) PARCEL I.D. 20-19-30-501-0000-00A0

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 06/ 27 / 2005 (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.

* *Cathy Jean Metts*

6/7/05

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

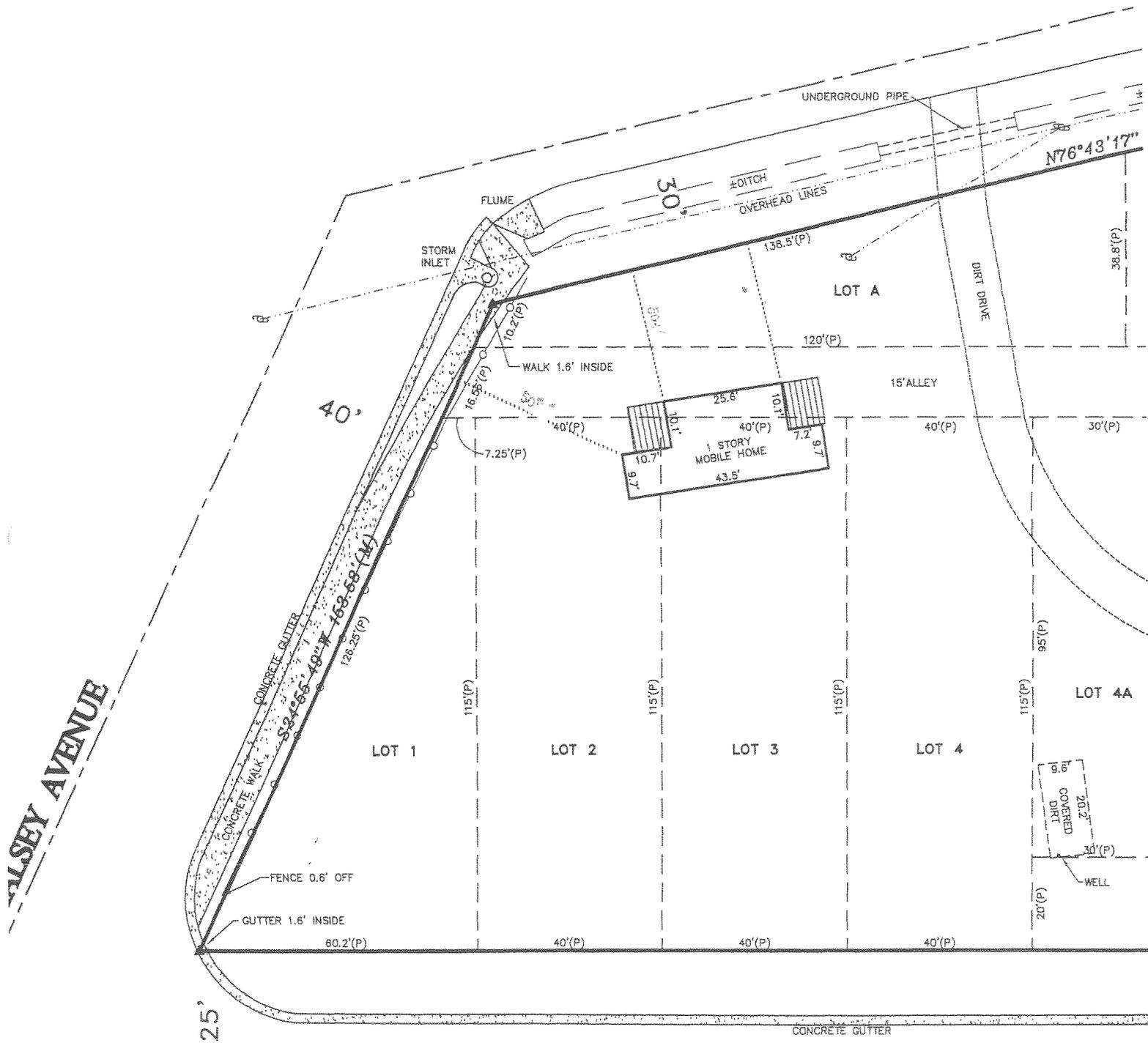
APPELLANT INFORMATION	
NAME	_____
ADDRESS	_____
PHONE 1	_____
PHONE 2	_____
E-MAIL	_____

NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): \$185 COMMISSION DISTRICT 5 FLU / ZONING MDR / A-1
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS Located at the southeast corner of Orange Boulevard and Halsey Avenue
PLANNING ADVISOR _____ ERM DATE 06-07-05
SUFFICIENCY COMMENTS _____



ScotBilt Homes "Legend" 28X60 Model 285613 LEG
High Value Standard Features (approx. 1,456 s.f.)

EXTERIOR

**4/12 Roof Pitch
**Recessed dormer within dormer
**Colonades with brick insert
**Vinyl Lap Siding
**FomeCor exterior wall sheathing
20 Year hand-nailed shingles
9 over 9 White windows
Raised panel shutters - F & DS
6-panel front door w/storm
9-pane cottage rear door
(2) deadbolt locks
Exterior GFI recep
Exterior water faucet
Removable hitches
Recessed crossmembers - F & R
Full size 1-beam steel frame
Porch light at all exterior doors
Dry-ply shingle underlayment

GENERAL CONSTRUCTION

**8' tall 2x4 wall studs throughout
**5-ply plywood floor decking
**Total electric/200 amp service
**R11-13-21 Insulation
2x6 floor joists 16" o.c.
Truss-type roof rafters
Copper wiring throughout
Wire for fan in L/R
Celling vent fans-baths & utility
Smoke detectors-living area & BR's

INTERIOR FEATURES

** Hand laid 12x12 block floor tiles
**3-Piece entertainment center-L/R
**Drywall wall panels-no batt stripes

**Crown molding-Living areas, M/Bdr
**Wide door Casing
**Baseboard molding T/O
Routed-edge window sills
2" wide colonial window blinds
Plush nylon carpet
Rebond carpet pad
Tack strip carpet installation
Embossed white interior doors
Brushed nickel lever door handles
Brushed nickel H/D door hinges
Brushed nickel light fixtures
Brushed nickel chandelier-D/R
Finished closets w/wire shelving
Flat Residential Ceiling
Celling light w/switch in M/Bdr closet

KITCHEN FEATURES

**18' Refrigerator w/icemaker
**Picture window over sink
Elec. range with clock/timer
S/L faucet and spray
Deep acrylic sink
(1) Flourescent light
(2) Colonades between D/R & F/R

CABINETS

**3-Tier Cabinet system
**Wood cabinet doors
Hidden cabinet hinges
Drawers over base cab doors
Metal drawers w/side roller guides
Glass cabinet doors (top tier)
Large pantry with door
White-lined cabinet interiors

Center shelves
Formica Countertops
Ceramic backsplash and self-edge

MASTER BATH

**Fiberglass corner oval tub & shower stall
**46x46 Block glass window over tub
His/hers countertop w/makeup table
Two ceramic lavs w/lever faucets
3-drawer stack
(4) beveled edge mirrors
(3) "Hollywood" vanity lights
Elongated ceramic commode

GUEST BATH

**54" Fiberglass Tub/Shower
Ceramic lav w/lever faucet
Elongated ceramic commode

UTILITY ROOM

Washer/dryer cabinet
Whole house water cut-off valve
Plumbed for washer/wired for dryer
40 Gallon electrical water heater
Remember...only ScotBilt Homes have:

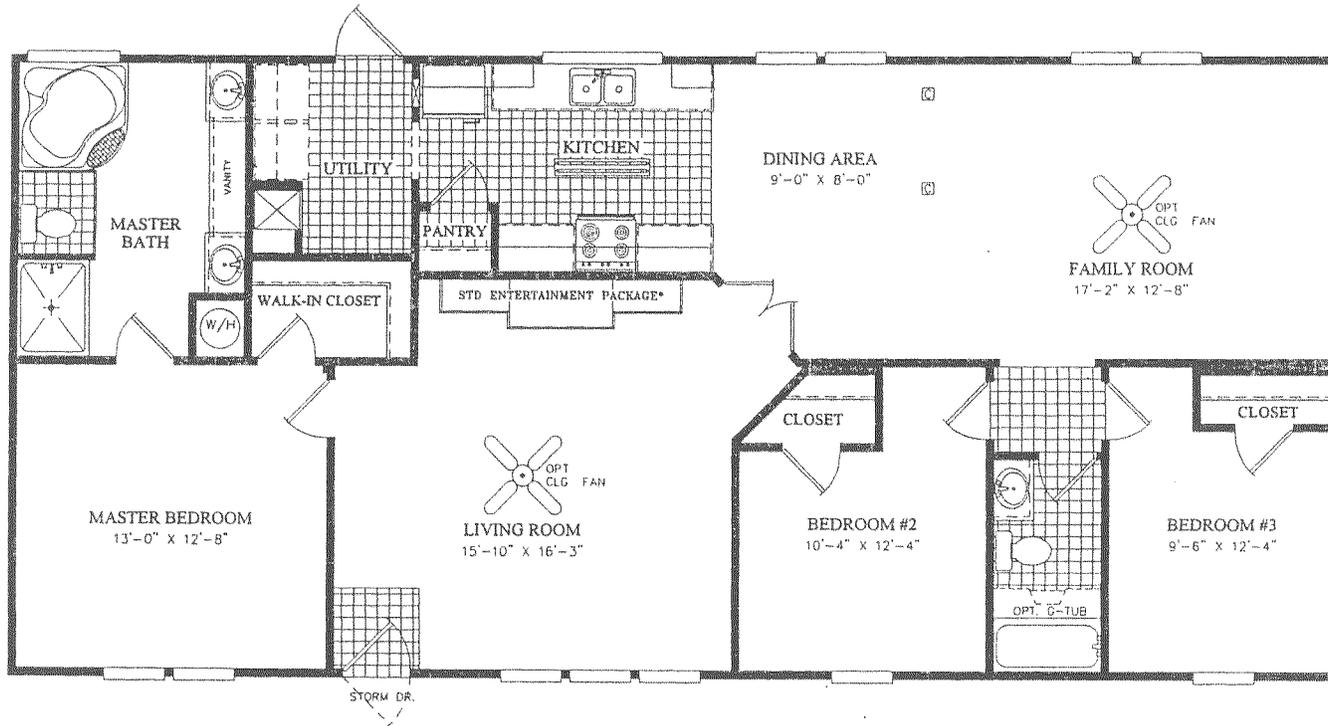
12	day service satisfaction
12	month HUD warranty
12	year structural warranty

Effective 8/18/04

METS, Tawana Jean

The "Legend" : 28x60 3 Bedroom 2 Bath (Approx. 1,456 S.F.)

Model: 285613LEG



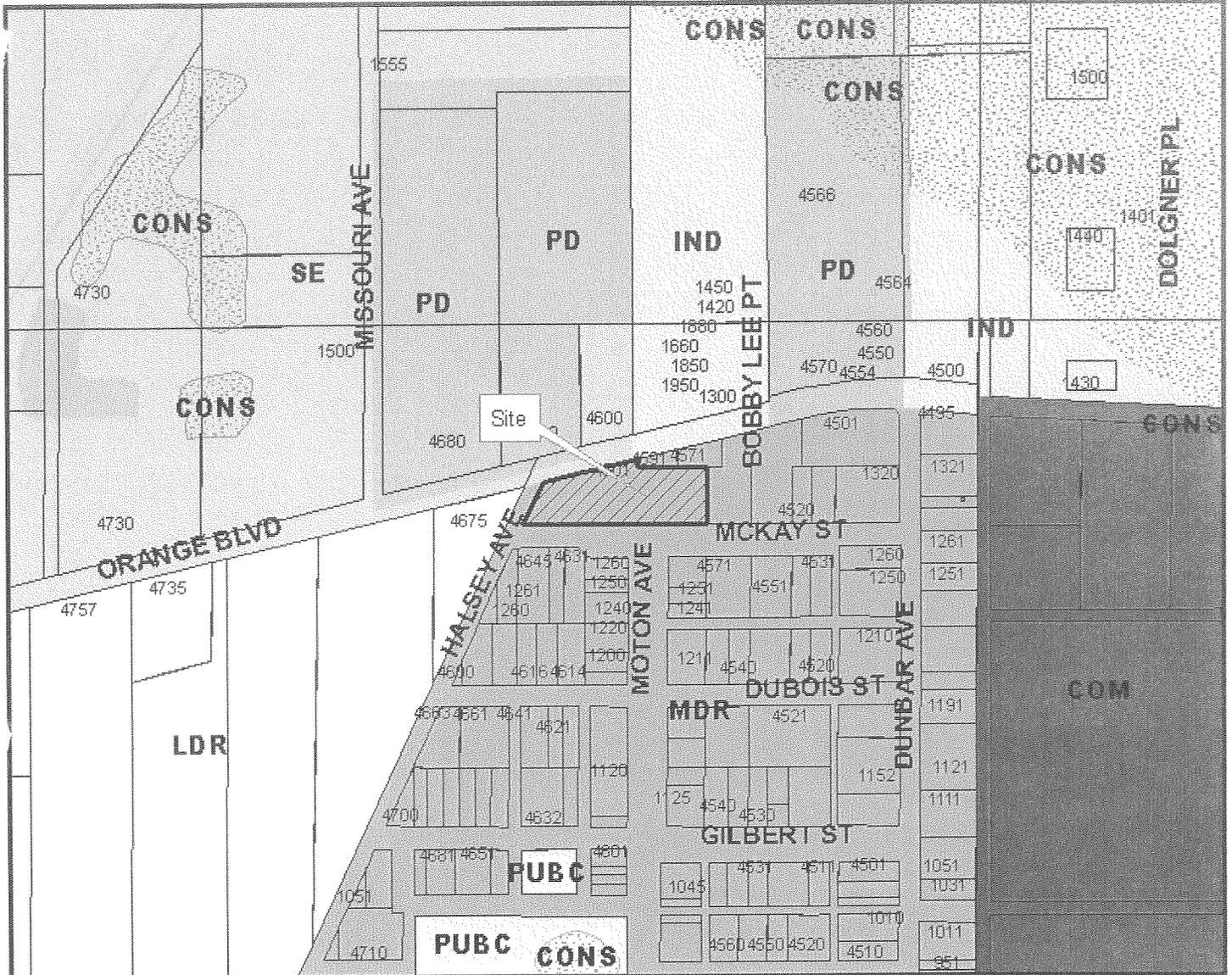
ScotBilt Homes

P.O. Box 1189, Waycross, Ga 31502

*Overall dimensions are nominal and approximate and include overhangs and hitches (approx 4"); square footage calculations are made from overall floor size; ScotBilt Homes reserves the right to change dimensions, colors, specifications, models and prices without notice.

<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 407-665-7505</p>																																											
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 20-19-30-501-0000-00A0 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: METTS TAWANA J D Exemptions: 00-HOMESTEAD</p> <p>Address: PO BOX 470280</p> <p>City,State,ZipCode: LAKE MONROE FL 32747</p> <p>Property Address: ORANGE BLVD SANFORD 32771</p> <p>Subdivision Name: BOOKERTOWN</p> <p>Dor: 01-SINGLE FAMILY</p>	<p style="text-align: center;">2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$61,657</p> <p>Depreciated EXFT Value: \$8,669</p> <p>Land Value (Market): \$49,035</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$119,361</p> <p>Assessed Value (SOH): \$99,855</p> <p>Exempt Value: \$99,855</p> <p>Taxable Value: \$0</p> <p>Tax Estimator</p>																																										
<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>CORRECTIVE DEED</td> <td>03/2005</td> <td>05648</td> <td>1883</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>04/2002</td> <td>04366</td> <td>1922</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>PROBATE RECORDS</td> <td>03/2002</td> <td>04364</td> <td>0738</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>12/2001</td> <td>04283</td> <td>1122</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>FINAL JUDGEMENT</td> <td>04/2000</td> <td>03834</td> <td>0215</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>RIGHT OF WAY DEED</td> <td>02/1979</td> <td>01209</td> <td>1247</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	CORRECTIVE DEED	03/2005	05648	1883	\$100	Improved	CORRECTIVE DEED	04/2002	04366	1922	\$100	Improved	PROBATE RECORDS	03/2002	04364	0738	\$100	Improved	QUIT CLAIM DEED	12/2001	04283	1122	\$100	Improved	FINAL JUDGEMENT	04/2000	03834	0215	\$100	Improved	RIGHT OF WAY DEED	02/1979	01209	1247	\$100	Vacant	<p style="text-align: center;">2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$0</p> <p>2004 Tax Bill Amount: \$0</p> <p>Save Our Homes (SOH) Savings: \$0</p> <p>2004 Taxable Value: \$0</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>																																											

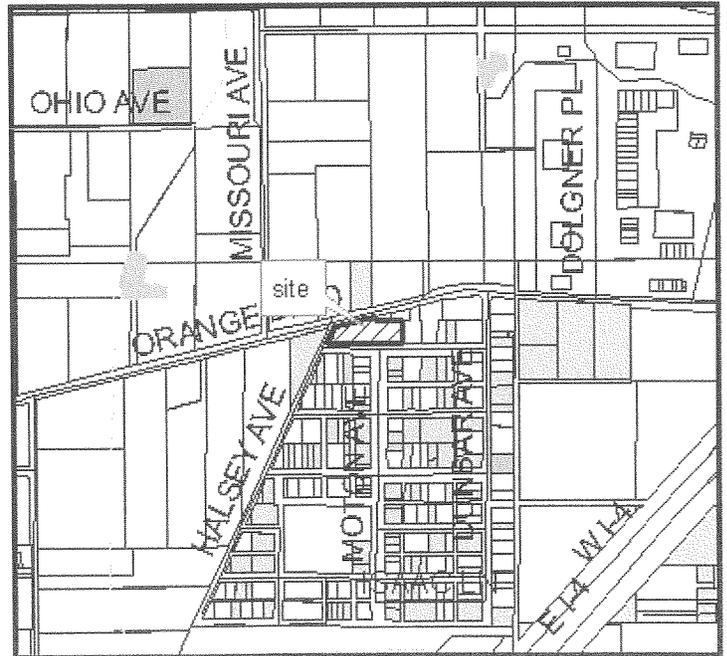
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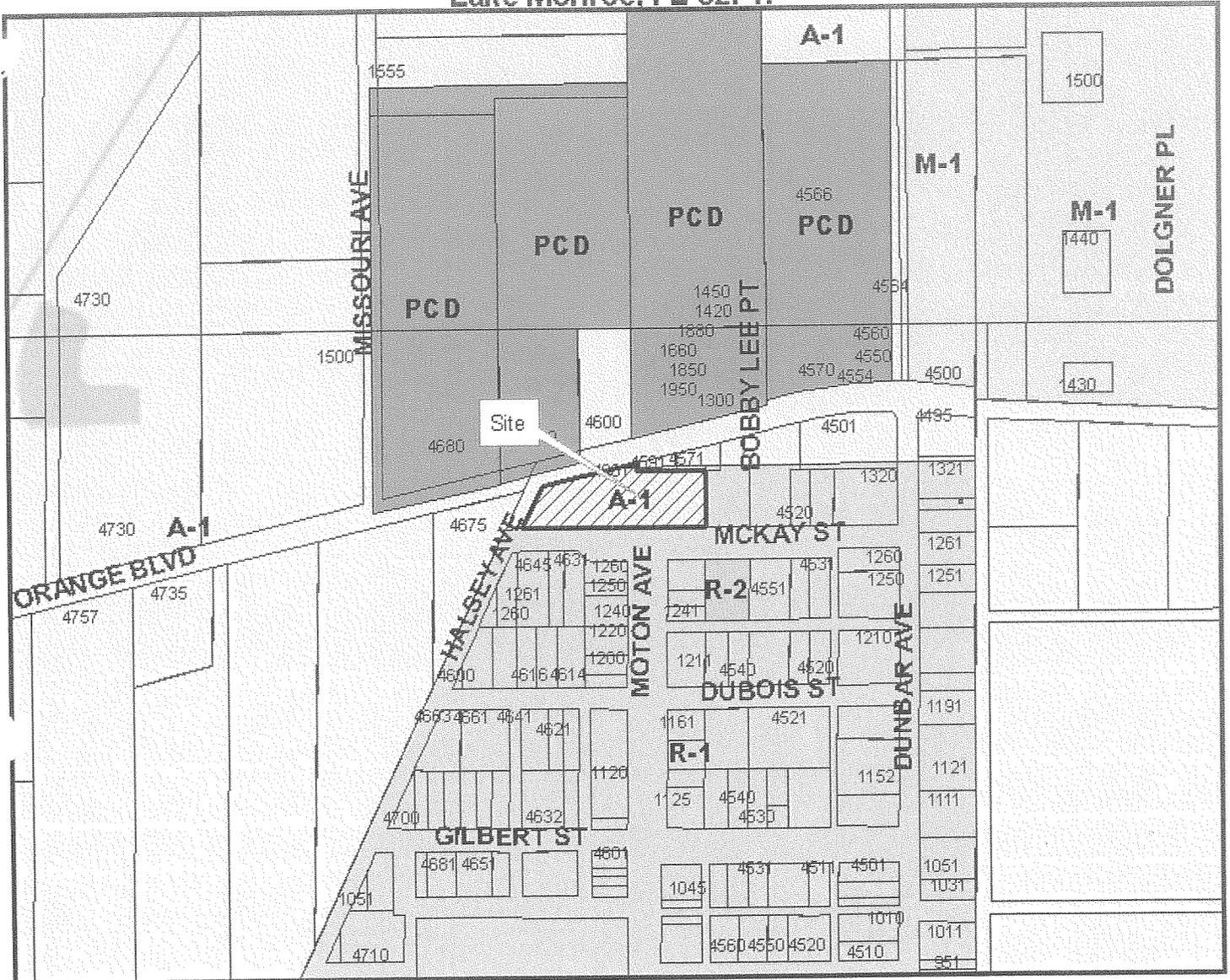
Seminole County Board of Adjustment
 June 27, 2005
 Case: BM2005-015
 Parcel No: 20-19-30-501-0000-00A0
 Future Land Use

	CONS, SE		LDR, NONE		All Other Values
	CONS, PUBC		MDR, NONE		Vacant Residential
	PUBC, NONE		PD, NONE		Single Family Residential
	CONS, PD		COM, NONE		Mobile Home
	CONS, COM		IND, NONE		
	CONS, IND		BM2005-015		
	SE, NONE				

0 85 170 340 510 680 Feet



Jean Metts
 4601 Orange Blvd
 Lake Monroe, FL 32747



Seminole County Board of Adjustment
 June 27, 2005
 Case: BM2005-015
 Parcel No: 20-19-30-501-0000-00A0

Zoning

	A-1 Agricultural-1Ac		All Other Values
	R-1 Single Fam-8400		Vacant Residential
	R-2 One and Two-Family-9000		Single Family Residential
	M-1 Industrial		Mobile Home
	PCD Planned Commercial Diet.		
	BM2005-015		

0 85 170 340 510 680 Feet



FILE #: BA87-6-61TE APPL: METTS, MORRIS H.
 REC: 20 TWP: 19 RNG: 30 SUF: PL BK: 4 PB PG: 98 BLOCK #:

DEVELOPMENT NAME: SP. EXC.-METTS, MORRIS H.
 LOC: SE CORNER OF HALSTEN AVENUE AND ORANGE BLVD.
 LOT #1: 1-4 #2: 4A #3: A #4: #5: #6: #7:
 ARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
 TO PLACE A MOBILE HOME (MEDICAL HARDSHIP).

ACTION: APPROVED.
 DATE: 061587

REMARKS:
 APPROVED FOR 2 YEARS.

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LEG LOTS A B + 1 TO 14 + 4A + ALLEY BETWEEN LOTS A B + 1 TO 8 + S 6.5 FT OF ALLEY ADJ TO LOTS 9 TO 14 ON N (LESS RD) & VAC 20 FT ST ADJ TO LOTS 4A & 1 THRU 14 ON S & W 1/2 OF VAC ALLEY ADJ TO LOT 14 ON E BOOKERTOWN PB 4 PG 98

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

FINDINGS OF FACT

Property Owners: TAWANA & JEAN METTS
4601 ORANGE BOULEVARD
LAKE MONROE, FL 32747

Project Name: 4601 ORANGE BOULEVARD

Requested Development Approval:

LIMITED USE FOR THE OCCUPANCY OF A CHRONICALLY ILL RELATIVE IN THE A-1 (AGRICULTURE DISTRICT) AT 4601 ORANGE BOULEVARD

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: Earnest McDonald,
Principal Coordinator
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- A. THE PROPOSED MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS FOLLOWING THE CESSATION OF THE MEDICAL HARDSHIP.

(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: