

BM2005-014

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 1211 COCHRAN ROAD; (EMMA SMITH, APPLICANT).

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

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

Agenda Date 07-25-05 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

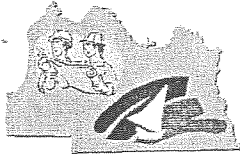
1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1211 COCHRAN ROAD; (EMMA SMITH, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1211 COCHRAN ROAD; (EMMA SMITH, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	EMMA SMITH, APPLICANT 1211 COCHRAN ROAD GENEVA	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 1963 SINGLE WIDE MOBILE IN THE A-5 DISTRICT, WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION. • IN 1998, THE PROPERTY RECEIVED A 2 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	1963 MOBILE HOME
	A-5	RURAL-5	MOBILE HOME
	A-5	RURAL-5	MOBILE HOME
	A-5	RURAL-5	VACANT
	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</p>		

	<p>MOBILE HOME, APPROVED FOR A TWO 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"> o THE MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS. o 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 IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC</p>	<p>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.</p>

SECTION 30.103	
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.



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 COPY

SPECIAL EXCEPTION for placement of mobile home (Permanent)

LIMITED USE

- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING 1973) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV 50 long 12 wide
- PLAN TO BUILD YES NO IF SO, WHEN _____
- MEDICAL HARDSHIP
- FAMILY HARDSHIP
- TIME NEEDED _____

APPEAL FROM DECISION OF THE PLANNING MANAGER

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Emma Smith</u>	
ADDRESS	<u>1211 Mullet Lake Park Rd. Geneva, FL 32732</u>	
PHONE 1	<u>407-349-5237</u>	
PHONE 2	<u>407-314-1286</u>	
E-MAIL		

PROJECT NAME: Cochran Rd. (1211)

SITE ADDRESS: 1211 Cochran Rd. Geneva, FL 32732

CURRENT USE OF PROPERTY: Son's Home

LEGAL DESCRIPTION: Lot 2, Copeland Hills, (Tax parcel 1A) section 20-20-30 S.W. corner of Saunders Trail and Cochran Rd.

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 20-20-32-301-001A-0000

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS Mobile Home Violation. Storm Debris Violation

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 7 / 25 / 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.

Emma Smith
 SIGNATURE OF OWNER OR AGENT*

5-2-05
 DATE

* Proof of owner's authorization is required with submittal if signed by agent.

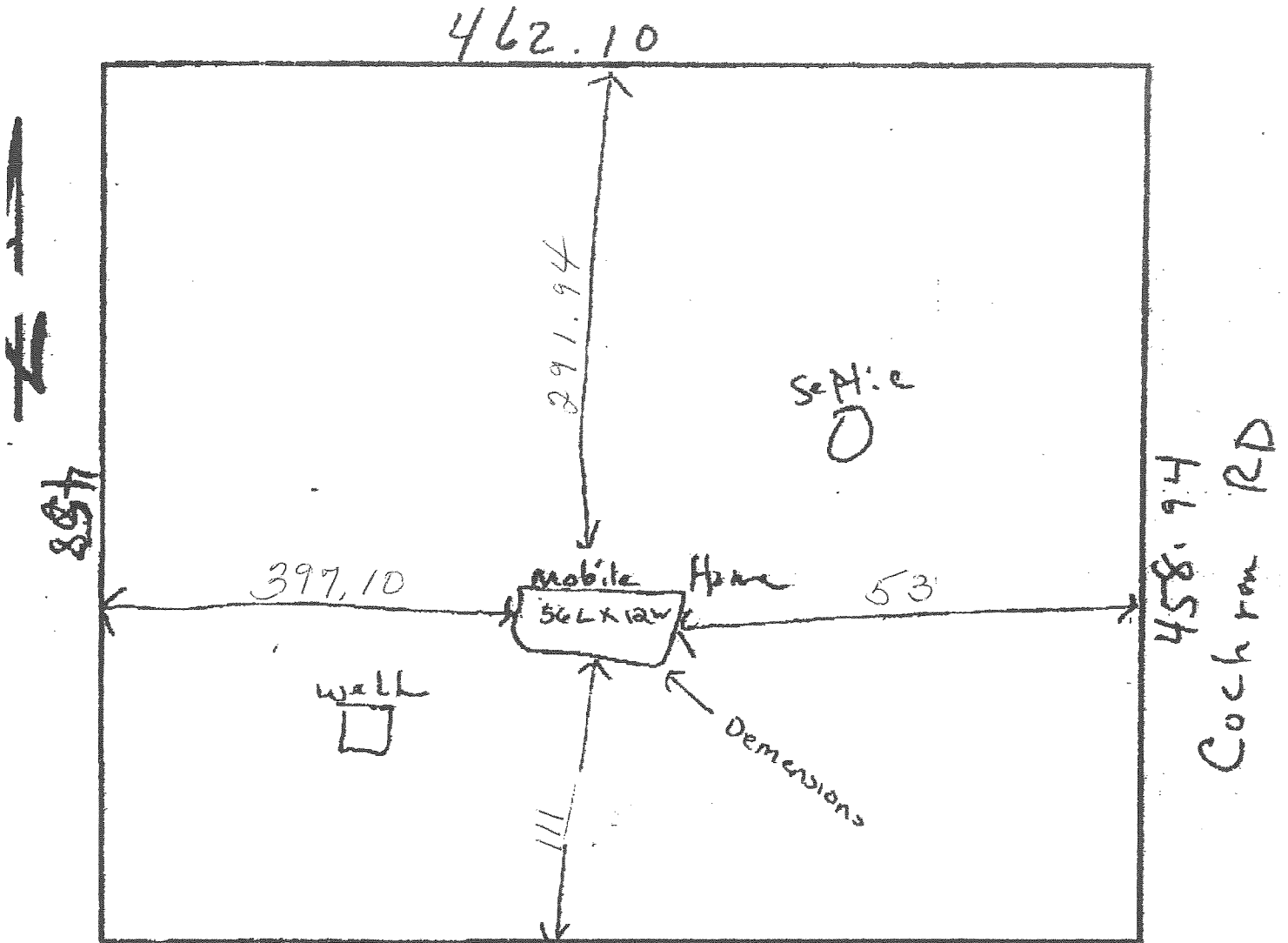
SITE PLAN

Fact 407-665-~~788~~

73
85

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.



Saunders Trail

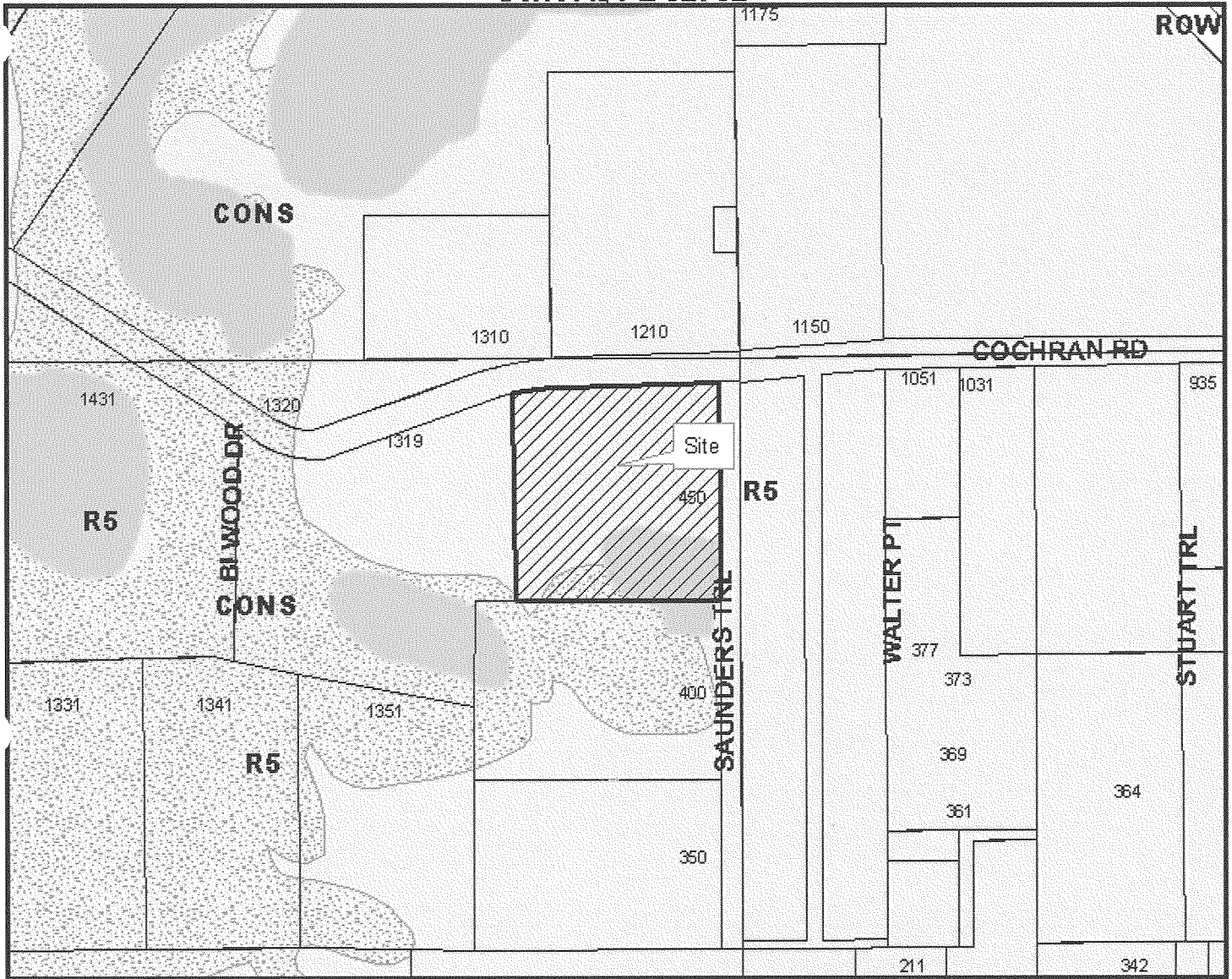
04-27-2005

Date

Emma Smith

Applicant

Emma Smith
 1211 Cochran Road
 Geneva, FL 32732

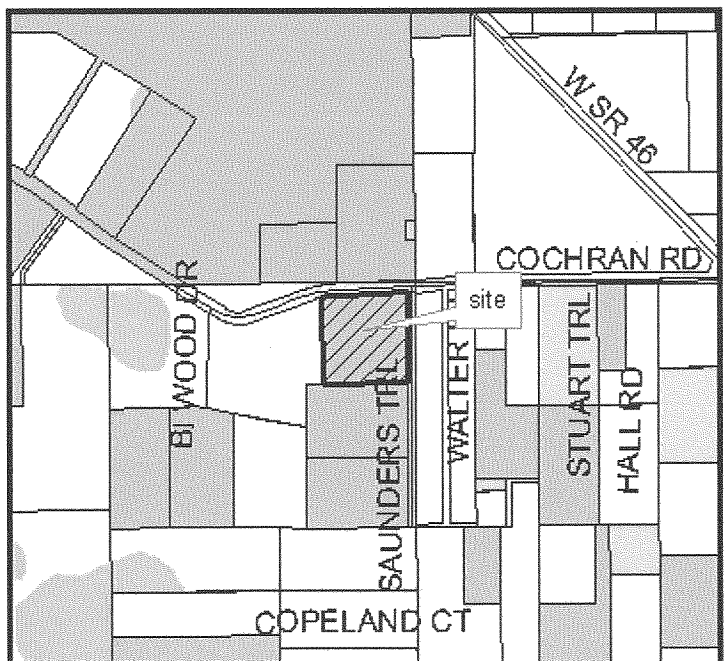


Seminole County Board of Adjustment
 July 25, 2005
 Case: BM2005-014
 Parcel No: 20-20-32-301-001A-0000

Future Land Use

	CONS, R5	Parcel Use		All Other Values
	R5, NONE		Vacant Residential	
	BM2005-014		Single Family Residential	
			Mobile Home	

0 85 170 340 510 680 Feet



WARNING NOTICE OF CODE VIOLATION

ISSUED TO: EMMA & WILLIE SMITH

IN ACCORDANCE WITH SEMINOLE COUNTY CODES, YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT: 450 SANDERS TRL, GENEVA, FL. 20-20-32-301-001A-0000

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

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

Other: Code/Section: S.C.L.D.C CH 30 SEC 30.104

Described as: MOBILE HOME REQUIRED SPECIAL EXCEPTION.

BA 97-12-49TE GRANTED FOR TWO YEARS.


CORRECTIVE ACTION REQUIRED: REMOVE OR REPAIR RUBBLE OF BARN. REMOVE TRASH BRANCHES. OBTAIN, APPLY FOR SPECIAL EXCEPTION FROM PLANNING.

FAILURE TO CORRECT THE VIOLATION BY MAY 12, 2005 MAY RESULT IN THE ISSUANCE OF A CITATION AND/OR THE MATTER MAY BE TURNED OVER TO THE CODE ENFORCEMENT BOARD. ^{407 665-7444}

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

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

DATE 4-11-05 OFFICER ROBERTSON CASE # 2005 E000524 (407) 971-3508

<p><i>Forster</i> SEMINOLE COUNTY SHERIFF'S OFFICE 700 BUSH BLVD SANFORD, FL 32773 (407) 665-6650</p> <p><i>Call for details on Auditing fee</i></p> <p><i>407</i> <i>856-6572</i></p>	<p>Customer # <u>13271 53</u> Permit # <u>5067125</u></p> 
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<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: 20-20-32-301-001A-0000 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: SMITH EMMA & WILLIE Exemptions:</p> <p>Address: 1911 MULLET LAKE PARK RD</p> <p>City,State,ZipCode: GENEVA FL 32732</p> <p>Property Address:</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: \$6,643</p> <p>Land Value (Market): \$48,731</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$55,374</p> <p>Assessed Value (SOH): \$55,374</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$55,374</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>WARRANTY DEED</td> <td>09/1985</td> <td>01668</td> <td>1756</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1981</td> <td>01325</td> <td>1795</td> <td>\$25,000</td> <td>Vacant</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	09/1985	01668	1756	\$100	Improved	WARRANTY DEED	03/1981	01325	1795	\$25,000	Vacant	<p align="center">2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$936</p> <p>2004 Taxable Value: \$55,374</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp														
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WARRANTY DEED	03/1981	01325	1795	\$25,000	Vacant														
<p align="center">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>4.060</td> <td>12,000.00</td> <td>\$48,720</td> </tr> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>1.050</td> <td>10.00</td> <td>\$11</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	4.060	12,000.00	\$48,720	ACREAGE	0	0	1.050	10.00	\$11	<p align="center">LEGAL DESCRIPTION</p> <p>LEG SEC 20 TWP 20S RGE 32E BEG 53.53 FT S & 40.70 FT S 88 DEG 9 MIN 43 SEC W OF NE</p> <p>COR RUN S 88 DEG 9 MIN 43 SEC W 353.66 FT SWLY ON CURVE 105.28 FT S 462.10 FT E 458 FT N 486.21 FT TO BEG (5.11 AC)</p>
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POLE/BARNS/BELOW AVG	1982	800	\$1,120	\$2,800															
<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>																			

FILE #: BA97-12-49TE **APPL:** SMITH, EMMA
SEC: 20 **TWP:** 20 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

DEVELOPMENT NAME: MH-SMITH, EMMA
LO SW CORNER OF SAUNDERS TRAIL AND COCHRAN ROAD AND
LOT #1: 2 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
PARC #1: 1A **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:
RENEWAL OF AN EXISTING MOBILE HOME.

ACTION: APPROVED FOR 1 YEAR; APPEALED & ON 3-10-98, BCC OVERTURNED BOA AND
DATE: 010598

REMARKS:
(LOCATION: ALSO 1/3 MILE W OF SR-46.) (COPELAND HILLS)
(ACTION CONT.: APPROVED FOR TWQ YEARS.)

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

FILE #: BA95-10-68TE APPL: SMITH, EMMA
SEC: 20 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH-SMITH, EMMA
LOC SW CORNER OF SAUNDERS TRAIL AND COCHRAN ROAD AND
LOT #1: 2 #2: #3: #4: #5: #6: #7:
PARC #1: 1A #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
RENEWAL OF AN EXISTING MOBILE HOME.

ACTION: APPROVED FOR 2 YEARS.
DATE: 102395

REMARKS:
(LOCATION CONT.: ALSO 1/3 MILE W OF SR-46.)
(COPELAND HILLS)

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

FILE #: BA90-8-57TE APPL: SMITH, EMMA
SEC: 20 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: M.H.-SMITH, EMMA
LOC SW CORNER OF COCHRAN ROAD AND SAUNDERS TRAIL AND
LO# #1: 2 #2: #3: #4: #5: #6: #7:
PARC #1: 1A #2: #3: #4: #5: #6: #7:

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

ACTION: APPROVED FOR 5 YEARS.
DATE: 082790

REMARKS:
(COPELAND HILLS) (LOCATION: ALSO 3/8 MILE W OF SR-46.)

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LEG SEC 20 TWP 20S RGE 32E BEG 53.53 FT S & 40.70 FT S 88 DEG 9 MIN 43 SEC W
OF NE COR RUN S 88 DEG 9 MIN 43 SEC W 353.66 FT SWLY ON CURVE 105.28 FT S
462.10 FT E 458 FT N 486.21 FT TO BEG (5.11 AC)

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

FINDINGS OF FACT

Property Owner: Emma Smith
1911 Mullet Lake Park Road
Geneva, FL 32732

Project Name: 1211 Cochran Road

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION FOR THE CONTINUED PLACEMENT OF AN EXISTING 1963 SINGLE WIDE MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) FOR THE LIFETIME OF THE MOBILE HOME AT 1211 COCHRAN ROAD, 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: