

BM2005-018

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE PLACEMENT OF A MOBILE HOME IN THE A-10 (RURAL ZONING CLASSIFICATION DISTRICT) AT 2185 OKLAHOMA STREET; (NATHAN SPEARS, APPLICANT).

DEPARTMENT: Planning & Development DIVISION: Planning

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

Agenda Date 08-22-05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PLACEMENT OF A MOBILE HOME IN THE A-10 (RURAL ZONING CLASSIFICATION DISTRICT) AT 2185 OKLAHOMA STREET; (NATHAN SPEARS, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PLACEMENT OF A MOBILE HOME IN THE A-10 (RURAL ZONING CLASSIFICATION DISTRICT) AT 2185 OKLAHOMA STREET; (NATHAN SPEARS, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	NATHAN SPEARS, APPLICANT 2185 OKLAHOMA STREET OVIEDO	A-10 DISTRICT, LDC SECTIONS 30.104 (A-10 CONDITIONAL USES) & 30.1401 (MOBILE HOME SITING STANDARDS)				
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT IS REQUESTING THE 10 YEAR OF 2000 SINGLE WIDE MOBILE IN THE A-10 DISTRICT, WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION. • IN 1996, THE PROPERTY RECEIVED APPROVAL OF A 1986 SINGLE WIDE MOBILE HOME FOR THE LIFE OF THE MOBILE HOME. • THE EXISTING 1986 MOBILE WAS DAMAGED BY LAST YEAR'S HURRICANS. 					
ZONING & FLU	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 33%;">DIRECTION</td> <td style="width: 33%;">EXISTING ZONING</td> <td style="width: 33%;">EXISTING FLU</td> <td style="width: 33%;">USE OF PROPERTY</td> </tr> </table>		DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY			

	SITE	A-10	RURAL-10	MOBILE HOME
	NORTH	A-10	RURAL-10	MOBILE HOME (PERMANENT PLACEMENT)
	SOUTH	A-10	RURAL-10	SINGLE FAMILY
	EAST	A-10	RURAL-10	VACANT
	WEST	A-10	RURAL-10	VACANT

STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)

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:

IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

AVAILABLE RECORDS INDICATE THAT SEVERAL PARCELS WITHIN THE IMMEDIATE VICINITY HAVE MOBILE HOMES THAT THE BOA HAS APPROVED FOR PERMANENT PLACEMENT.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

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.

IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:

THE REQUEST WOULD BE CONSISTENT WITH THE TREND OF LOW-DENSITY SINGLE-FAMILY LAND USE, INCLUDING CONVENTIONAL AND MOBILE HOMES, ESTABLISHED IN THIS AREA.

MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:

THE SUBJECT PROPERTY IS A 5 ACRE PARCEL THAT DOES MEET THE A-10 BUILDING MINIMUM DIMENSIONAL REQUIRMENTS BUT IS A PARCEL OF RECORD THEREFORE IS BUILDABLE.

WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

	<p>THE SUBJECT PROPERTY HAS BEEN OCCUPIED BY A SINGLE WIDE MOBILE HOME. 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-10 (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-10 (RURAL ZONING CLASSIFICATION DISTRICT):</u></p> <p>THE PROPOSED USE IS ALLOWED ONLY BY SPECIAL EXCEPTION IN THE A-10 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 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-10 (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 UNIT 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.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY

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**
- MOBILE HOME SPECIAL EXCEPTION** 10 years
- EXISTING (YEAR 1987) PROPOSED (YEAR 2000)
- REPLACEMENT (YEAR 2000) SIZE OF MOBILE HOME 800 sq
- ANTICIPATED TIME MOBILE HOME IS NEEDED 8/1/2005
- PLAN TO BUILD YES NO IF SO, WHEN _____
- MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

DEC 2005
 JUN 20 2005

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	NATHAN J SPEARS	
ADDRESS	1665 CANDELA CT ORLANDO, FL.	
PHONE 1	407 568 7736	
PHONE 2	407 678 3388 137	
E-MAIL	SPEARSJUNK@HOTMAIL.COM	

PROJECT NAME: _____

SITE ADDRESS: 28 2185 OKLAHOMA ROAD, OVIEDO, FL. 32765

CURRENT USE OF PROPERTY: Existing mobile Home - Storm DAMAGED

LEGAL DESCRIPTION: LEFT W 1/2 OF LOT 259 BLACK HAMMOCK
PB2 PG11D

SIZE OF PROPERTY: 4.86 acre(s) PARCEL I.D. 25-20-31-SBA-0000-259A

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS _____

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 8, 22, 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.

Nathan J Spears
 SIGNATURE OF OWNER OR AGENT* DATE 6/14/05

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

AF

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	_____

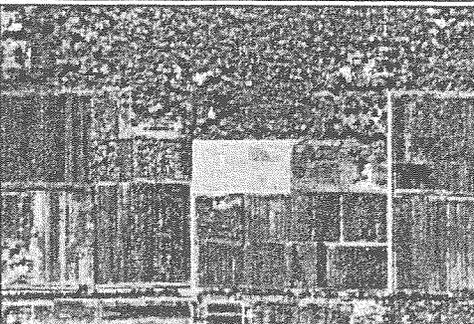
NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): \$ 185 COMMISSION DISTRICT 2 FLU/ZONING A-10/R-10
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS east of Oklahoma St. 1/10 mi north
of intersection of Oklahoma St + Harvard Ave.
PLANNING ADVISOR KF DATE 6/21/05
SUFFICIENCY COMMENTS _____

Personal Property

<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-688-7508</p>	<p>OKLAHOMA ST ORANGE ST HOWARD AVE</p>																																																													
<p align="center">GENERAL</p> <p>Parcel Id: 25-20-31-5BA-0000-259A Tax District: 01-COUNTY-TX DIST 1 Owner: SPEARS NATHAN J & ANDREA R Exemptions: Address: 1665 CANDELA CT City,State,ZipCode: ORLANDO FL 32820 Property Address: 2185 OKLAHOMA ST OVIEDO 32765 Subdivision Name: BLACK HAMMOCK Dor: 02-MOBILE/MANUFACTURED</p>		<p>2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$4,913 Depreciated EXFT Value: \$37,834 Land Value (Market): \$48,600 Land Value Ag: \$0 Just/Market Value: \$91,347 Assessed Value (SOH): \$91,347 Exempt Value: \$0 Taxable Value: \$91,347 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>01/2003</td><td>04692</td><td>0023</td><td>\$150,000</td><td>Improved</td></tr> <tr><td>CORRECTIVE DEED</td><td>02/2003</td><td>04692</td><td>0022</td><td>\$100</td><td>Improved</td></tr> <tr><td>WARRANTY DEED</td><td>05/2001</td><td>04074</td><td>1518</td><td>\$10,500</td><td>Improved</td></tr> <tr><td>WARRANTY DEED</td><td>02/2000</td><td>03815</td><td>1652</td><td>\$72,500</td><td>Improved</td></tr> <tr><td>QUIT CLAIM DEED</td><td>07/1997</td><td>03265</td><td>0203</td><td>\$100</td><td>Vacant</td></tr> <tr><td>WARRANTY DEED</td><td>12/1995</td><td>03011</td><td>1779</td><td>\$31,000</td><td>Vacant</td></tr> <tr><td>WARRANTY DEED</td><td>02/1992</td><td>02393</td><td>1961</td><td>\$84,000</td><td>Vacant</td></tr> <tr><td>QUIT CLAIM DEED</td><td>09/1990</td><td>02250</td><td>1850</td><td>\$100</td><td>Vacant</td></tr> <tr><td>WARRANTY DEED</td><td>11/1988</td><td>02204</td><td>0163</td><td>\$75,000</td><td>Vacant</td></tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	01/2003	04692	0023	\$150,000	Improved	CORRECTIVE DEED	02/2003	04692	0022	\$100	Improved	WARRANTY DEED	05/2001	04074	1518	\$10,500	Improved	WARRANTY DEED	02/2000	03815	1652	\$72,500	Improved	QUIT CLAIM DEED	07/1997	03265	0203	\$100	Vacant	WARRANTY DEED	12/1995	03011	1779	\$31,000	Vacant	WARRANTY DEED	02/1992	02393	1961	\$84,000	Vacant	QUIT CLAIM DEED	09/1990	02250	1850	\$100	Vacant	WARRANTY DEED	11/1988	02204	0163	\$75,000	Vacant	<p align="center">2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$1,542 2004 Taxable Value: \$91,221 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>																																																														

FILE #: BA96-3-13TE APPL: KEITH, J.B. & RHONDA FORSTNER
EC: 36 TWP: 20 RNG: 31 SUF: PL BK: 2 PB PG: 110 BLOCK #:

DEVELOPMENT NAME: MH-KEITH, J.B. & RHONDA FORSTNER
ON THE E SIDE OF OKLAHOMA STREET, 625 FT. N OF HOWARD AVENUE AND
C #1: 259 #2: #3: #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
TO PLACE A MOBILE HOME.

ACTION: APPROVED FOR THE LIFE OF THE MOBILE HOME SUBJECT TO THE MOBILE HOME
DATE: 032596

REMARKS:

PB PG: 110 & 111) (W 1/2 OF LOT 259) (LOCATION CONT.: 1-3/4 MILE E
OF DELEON STREET.) (O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK)

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

BUILDABLE LOT RESEARCH REQUEST

Building & Fire Inspection Division; Seminole County's Planning & Development Department 1101 E. First Street, Sanford, FL 32771 Phone: (407)665-7050 Fax: (407)665-7047		Permit # Application	05-9765
APPLICANT NAME: Nathan Spears		Date:	5/17/05
Billing Address: 1665 Candela Court		Phone:	407-568-7736
Orlando, Florida 32820		Fax:	
Parcel ID:	25-20-31-5BA-0000-259A	Email:	spearsjunk@hotmail.com

NOTE: There is a **\$50.00 fee** for platted lot research. There is a **\$110.00 fee** for unplatted lot research. Please complete the above information, and submit a check or money order payable to Seminole County.

DO NOT FILL OUT ANY FURTHER - BELOW FOR OFFICE USE ONLY

ZONING REVIEW		Date sent:	
Zoning District:	A-10	Is parcel a parcel/lot of record prior to 7/28/70?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Minimum lot size:	10 acres	Does the parcel/lot meet the minimum lot size requirements for the zoning district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Minimum width at building line:	150 feet	Does the parcel/lot meet the minimum lot width requirements for the zoning district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If less than 5 acres in size, does the parcel/lot have frontage on a public road Right-of-Way?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there existing structures on the property?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Comments: Since this is a parcel of record, parcels zoned A-10 are exempt from the minimum lot size requirements if the lot was legally created and buildable prior to Sept. 11, 1991, therefore, this parcel is buildable as long as all A-10 zoning requirements are met. A lot size variance may be required. Please contact the Planning Department at 407-665-7444 for more information.

Reviewed by: Michelle Cahill	Date:	5/17/05
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DEVELOPMENT REVIEW DEPARTMENT REVIEW	Date sent:	
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Comments: N/A

Was property subdivided via plat waiver?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Can property be officialized via:	<input type="checkbox"/> Lot split process? <input type="checkbox"/> Minor plat?

Comments:

Reviewed by:	Date:	
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FLOOD PRONE REVIEW	Date sent:	5/18/05
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Is the property flood prone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Flood Zone:	AE	BFE:	10.0'	Community #	120289	Panel #:	0160E

Comments: Property is completely located in a special flood hazard area, Zone AE, with a base flood elevation of 10.0' and a minimum finish floor elevation of 11.0'. Only 10% of the special flood hazard area is permitted to be filled for construction per County Ordinance. Any structures located in the special flood hazard area will be required to have flood insurance carried on them.

Reviewed by: Thomas Forbes	Date:	06/16/05
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WETLAND REVIEW	Date sent:	
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Any wetlands or protection areas on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Comments:

NOTE: Listed species are plant or animal species that are protected by Federal and/or State laws. These include Endangered, Threatened, and Species of Special Concern. When impacts to listed species are unavoidable, permits are required from the Florida Fish and Wildlife Conservation Commission prior to issuance of County permits. You may contact the FFWCC Listed Species Permitting office at (352)732-1225 concerning state permit requirements

Reviewed by:	Date:	
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WATER AND SEWER REVIEW	Date sent:	5/18/05
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Does property have existing water?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is water available to property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does property have existing sewer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is sewer available to property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is property on well/septic?*	<input checked="" type="checkbox"/> Yes*

*If on well/septic, lot must meet minimum lot required by the Seminole County Health Dept.

*Please call (407)665-3600 for further information.

Comments: Well and septic in this area.

Reviewed by: Alan Willis	Date: 5/18/05
Applicant has been notified by: <input type="checkbox"/> Phone <input type="checkbox"/> Fax <input type="checkbox"/> Mail <input checked="" type="checkbox"/> Email	Date: 6/17/05
NOTE: This research is based on the best available data and <u>does not</u> guarantee that a permit will be issued; therefore, does not create a liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. In addition to above references, property shall comply with all applicable federal, state and local rules and regulations.	

Application number	05 00009785
Application status, date	IN PLAN CHECK 5/16/05
Property	2185 OKLAHOMA ST
Parcel ID	25-20-31-58A-0000-259A
Subdivision Name	BLACK HAMMOCK
Subdivision	BLACK HAMMOCK
Zoning	A10 AGRICULTURE
Application type	A400 BUILDABLE LOT LETTER
Application date	5/16/05
Tenant number, name	
Master plan number, reviewed by	
Estimated valuation	
Total square footage	0
Public building	NO
Work description, quantity	
Pin number	414745



6/21/2005 9:07:08 AM

Application number	96 00002577	
Application status, date	CERTIFICATE ISSUED	8/02/96
Property	2165 OKLAHOMA ST	
Parcel ID	25-20-31 5BA,0000-253A	
Subdivision Name	BLACK HAMMOCK	
Subdivision	BLACK HAMMOCK	
Zoning	A10 AGRICULTURE	
Application type	R112 MOBILE HOME	
Application date	4/23/96	
Tenant number, name		
Master plan number, reviewed by		CNV
Estimated valuation		
Total square footage	0	
Public building	NO	
Work description, quantity		
Pin number	1019	

OK Exit Cancel Fees Receipts

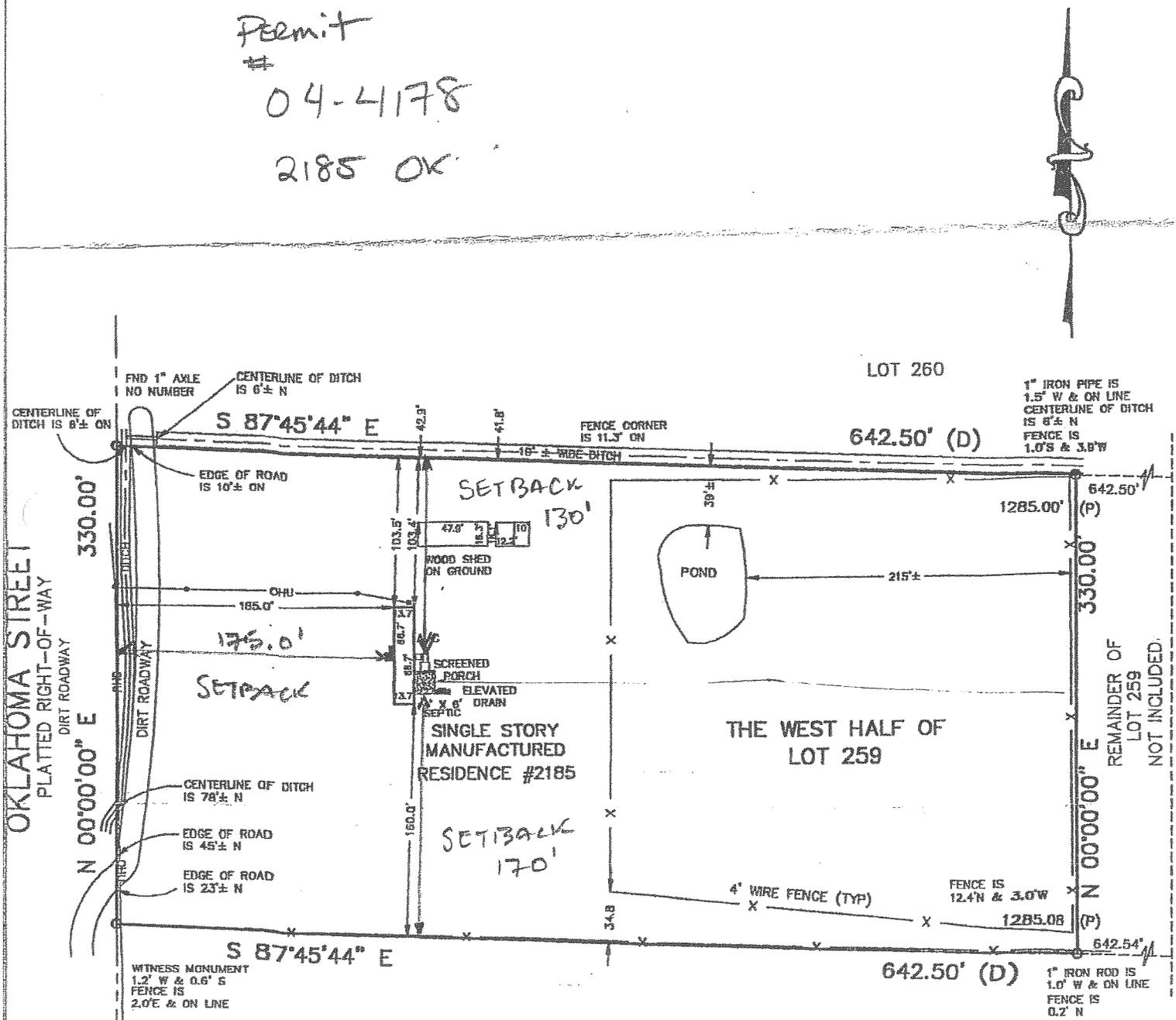
PLAT OF SURVEY

DESCRIPTION: (AS FURNISHED)

THE WEST HALF OF LOT 259, O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 110 & 111, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

Permit

04-4178
2185 OK



OKLAHOMA STREET
PLATTED RIGHT-OF-WAY
DIRT ROADWAY

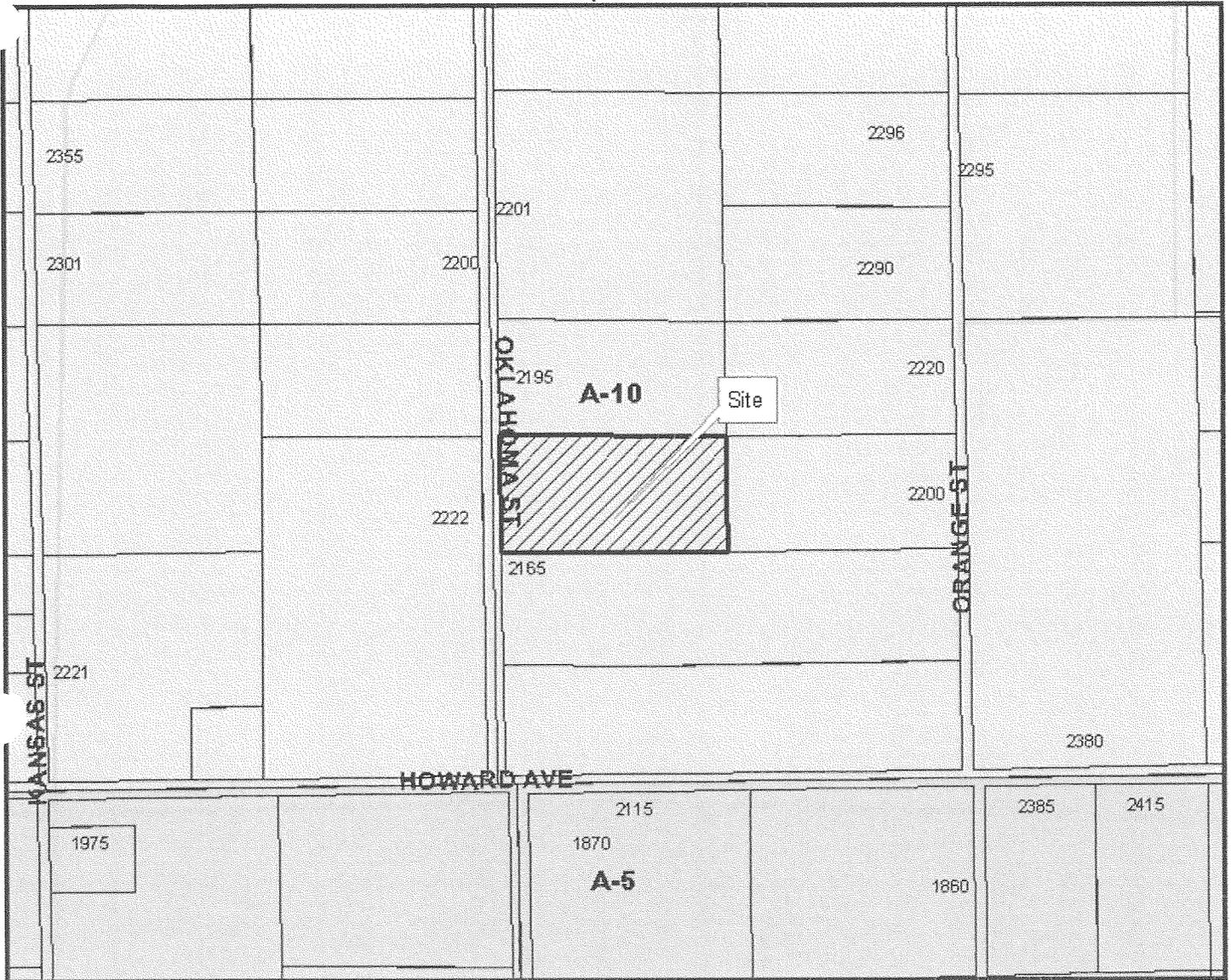
REMAINDER OF
LOT 259
NOT INCLUDED.

LEGEND:

- DENOTES FND 1" IRON PIPE & CAP "HAMPTON"
- R DENOTES RADIUS
- Δ DENOTES DELTA ANGLE
- L DENOTES ARC LENGTH
- CB CHORD BEARING
- RIGHT OF WAY LINE
- (P) PER PLAT
- ⊙ CENTERLINE
- BFE BASE FLOOD ELEVATION PER DESCRIPTION
- LB LAND SURVEYING BUSINESS
- LS LAND SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- CLF CHAIN LINK FENCE

CERTIFIED TO:
JASON LAVOIE
SUNBILT TITLE & ESTATE

Nathan J. Spears
2185 Oklahoma St
Oviedo, FL 32765



Seminole County Board of Adjustment
August 22, 2005
Case: BM2005-018
Parcel No: 25-20-31-5BA-0000-259A

Zoning

- A-10 Rural-10Ac
- A-5 Rural-5Ac
- All Other Values
- Vacant Residential
- Single Family Residential
- Mobile Home
- BM2005-018

0 100 200 400 600 800 Feet



Nathan J. Spears
 2185 Oklahoma St
 Oviedo, FL 32765



Seminole County Board of Adjustment
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Future Land Use

CONS, R10	All Other Values
CONS, R5	Vacant Residential
R10, NONE	Single Family Residential
R5, NONE	Mobile Home
BM 2005-018	

0 100 200 400 600 800 Feet

