

BM2005-019

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** REQUEST FOR SPECIAL EXCEPTION FOR THE PLACEMENT OF AN EXISTING MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1297 VANARSDALE STREET; (MARILYN MILLIRON, 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:**

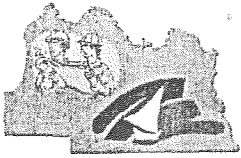
1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PLACEMENT OF AN EXISTING MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1297 VANARSDALE STREET; (MARILYN MILLIRON, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PLACEMENT OF AN EXISTING MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1297 VANARSDALE STREET; (MARILYN MILLIRON, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	MARILYN MILLIRAN, APPLICANT 1297 VANARSDALE OVIEDO	A-5 DISTRICT, LDC SECTIONS 30.104 (A-10 CONDITIONAL USES) & 30.1401 (MOBILE HOME SITING STANDARDS)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT IS REQUESTING THE 5 YEAR PLACEMENT OF AN EXISTING 1988 DOUBLE WIDE MOBILE, WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION.</li> <li>• IN 1988, THE PROPERTY RECEIVED A 5 YEAR SPECIAL EXCEPTION FOR THE CURRENT MOBILE HOME, WHICH HAS SINCE EXPIRED.</li> </ul>	

ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-5	RURAL-5	1988 MOBILE HOME
	NORTH	A-5	RURAL-5	SINGLE FAMILY
	SOUTH	A-5	RURAL-5	NURSERY
	EAST	A-5	RURAL-5	SINGLE FAMILY
	WEST	A-5	RURAL-5	SINGLE FAMILY
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b></p>	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>AVAILABLE RECORDS INDICATE THAT THE SURROUNDING PARCELS IN THE IMMEDIATE VICINITY HAVE CONVENTIONAL HOME OR MOBILE HOMES THAT THE BOA HAS APPROVED FOR TEMPORARY PLACEMENT.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></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><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>THE REQUEST WOULD BE CONSISTENT WITH THE TREND OF LOW-DENSITY SINGLE-FAMILY LAND USE, ESTABLISHED IN THIS AREA.</p> <p><b><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></b></p> <p>THE SUBJECT PROPERTY IS A 5 ACRE PARCEL THAT DOES NOT MEET THE A-5 BUILDING MINIMUM DIMENSIONAL REQUIRMENTS BUT IS A PARCEL OF RECORD.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A</p>			

	<p>MOBILE HOME THAT WAS APPROVED IN 1988 FOR 5 YEARS, SINCE THAT TIME, THE TREND OF DEVELOPMENT IN THE AREA HAS LARGELY REMAINED INCLUSIVE OF CONVENTIONAL AND TEMPORARY APPROVED MOBILE HOMES. IN LIGHT OF THIS, STAFF BELIEVES THE PROPOSED USE OF TEMPORARY PLACEMENT WOULD BE CONSISTENT WITH THE CHARACTER OF THE AREA.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</b></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><b><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT):</u></b></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"> <li>○ THE MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.</li> <li>○ THE MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING.</li> </ul> <p><b><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></b></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><b><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></b></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><b>MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC</b></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>

<b>SECTION 30.103</b>	
<b>STAFF RECOMMENDATION:</b>	<p>BASED ON THE STATED FINDINGS, STAFF DOES NOT OBJECT TO THE REQUEST WITH THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"><li>○ ONLY ONE (1) SINGLE-FAMILY MOBILE HOME UNIT SHALL OCCUPY THE SITE, AS SHOWN ON THE PROPOSED SITE PLAN;</li><li>○ THE EXISTING MOBILE HOME SHALL OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, INCLUDING STANDARDS FOR ANCHORING, UTILITY ACCESSIBILITY AND SKIRTING.</li></ul>



**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**
  - LIMITED USE** 5 YEARS
- SF DWELLING UNDER CONSTRUCTION     MEDICAL HARDSHIP  
 NIGHT WATCHMAN     FAMILY HARDSHIP  
 YEAR OF MOBILE HOME / RV (EXISTING 1988) (PROPOSED \_\_\_\_\_)  
 SIZE OF MOBILE HOME / RV 24x58     TIME NEEDED 5 YEARS  
 PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED  
 JUN 07 2005

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	MARILYN MILLIRON	
ADDRESS	1297 VANARSDALE ST OWIEDO, FL 32765	
PHONE 1	407-365-9777	
PHONE 2		
E-MAIL	MILLIRON.MARILYN@YAHOO.COM	

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

CURRENT USE OF PROPERTY: RESIDENT

LEGAL DESCRIPTION: LEG W 6.60 ft of Lot 434 (LESS 5 165 FT) BLACK HAMMOCK

SIZE OF PROPERTY: 2 1/2 acre(s) PARCEL I.D. 25-20-315BA-0000-434A

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 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.

Marilyn Milliron  
 SIGNATURE OF OWNER OR AGENT\* 8/1/05  
DATE

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

RF

**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:

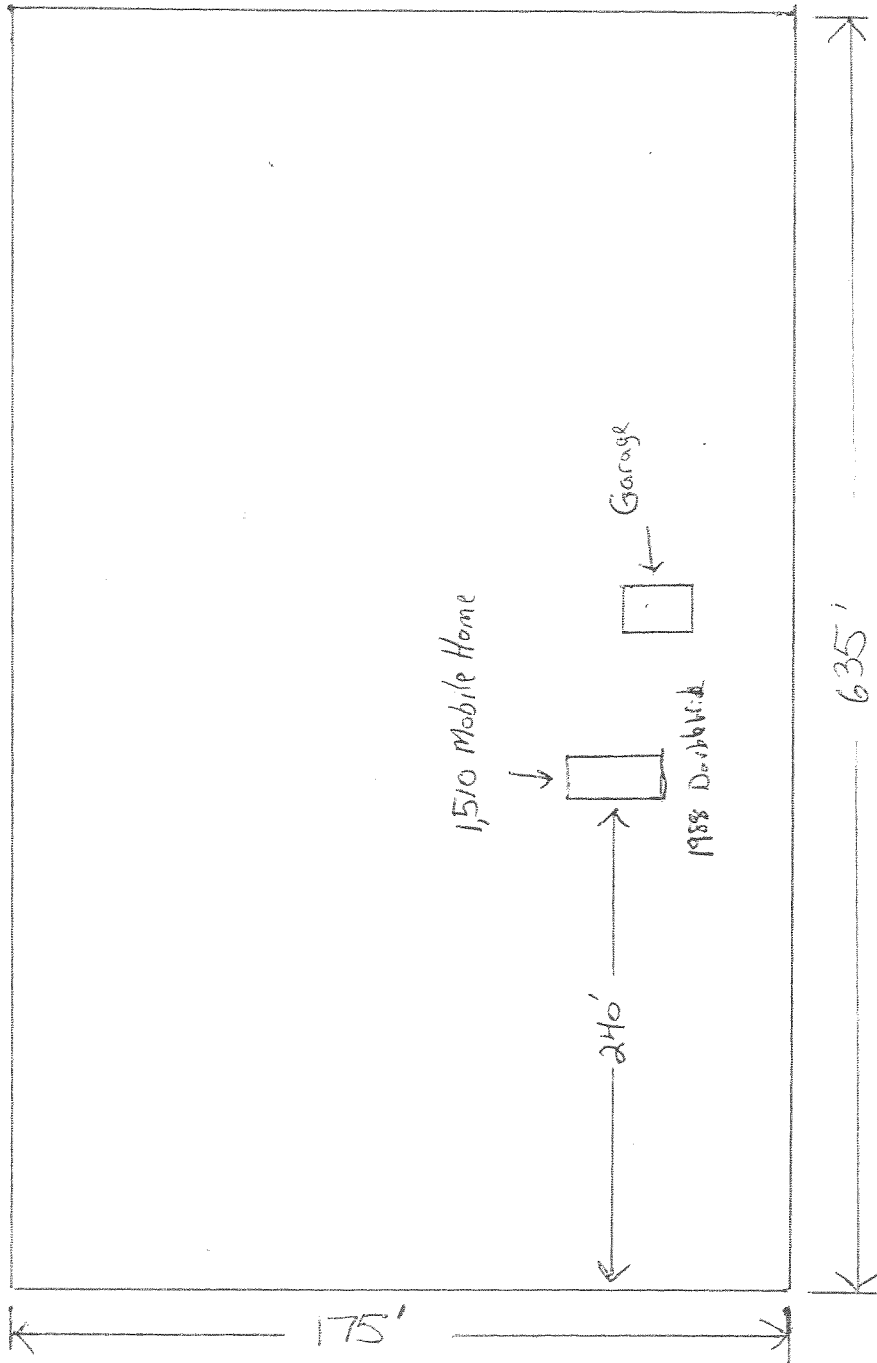
FEE(S): 185.00 COMMISSION DISTRICT 2 FLU / ZONING A-5 / R-5

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS west of Van Arsdale Dr, 5 miles north of the intersection of Van Arsdale Dr + C.R. 426

PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_

SUFFICIENCY COMMENTS Very good MH



VAN ARSDALE ST.



342C

341A

340B

433B

434A

435B

435C

436A

434D

Seminole County Property Appraiser - Copyright (c) 2000-2003



<p>DAVID JOHNSON, CPA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-666-7506</p>																															
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 25-20-31-5BA-0000-434A Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: MILLIRON MARILYN Exemptions: 00-HOMESTEAD</p> <p>Address: PO BOX 620204</p> <p>City,State,ZipCode: OVIEDO FL 32762</p> <p>Property Address: 1297 VAN ARSDALE ST OVIEDO 32765</p> <p>Subdivision Name: BLACK HAMMOCK</p> <p>Dor: 02-MOBILE/MANUFACTURED</p>	<p style="text-align: center;"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$4,961</p> <p>Depreciated EXFT Value: \$63,622</p> <p>Land Value (Market): \$50,115</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$118,698</p> <p>Assessed Value (SOH): \$64,419</p> <p>Exempt Value: \$25,500</p> <p>Taxable Value: \$38,919</p> <p>Tax Estimator</p>																														
<p style="text-align: center;"><b>SALES</b></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>WARRANTY DEED</td> <td>04/1987</td> <td>01846</td> <td>0076</td> <td>\$25,000</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1984</td> <td>01600</td> <td>1742</td> <td>\$25,000</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1984</td> <td>01554</td> <td>0474</td> <td>\$20,000</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	WARRANTY DEED	04/1987	01846	0076	\$25,000	Vacant	WARRANTY DEED	12/1984	01600	1742	\$25,000	Vacant	WARRANTY DEED	06/1984	01554	0474	\$20,000	Vacant	<p style="text-align: center;"><b>2004 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$1,043</p> <p>2004 Tax Bill Amount: \$510</p> <p>Save Our Homes (SOH) Savings: \$533</p> <p>2004 Taxable Value: \$37,543</p> <p style="text-align: center;">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>																															

FILE #: BA88-5-32TE                   APPL: Clifford D. Milliron  
EC: 01   TWP: 21   RNG: 31   SUF:           PL BK:    1   PB PG:  31   BLOCK #:

DEVELOPMENT NAME: Mobile Home - Clifford D. Milliron  
DC: W side of Van Arsdale and 1/4 mile N of CR-426.

OR   1: 434   #2:           #3:           #4:           #5:           #6:           #7:  
ARC #1:       #2:           #3:           #4:           #5:           #6:           #7:

**REQUEST DESCRIPTION:**

o place a mobile home.

**ACTION:** Approved for 5 years with conditions.

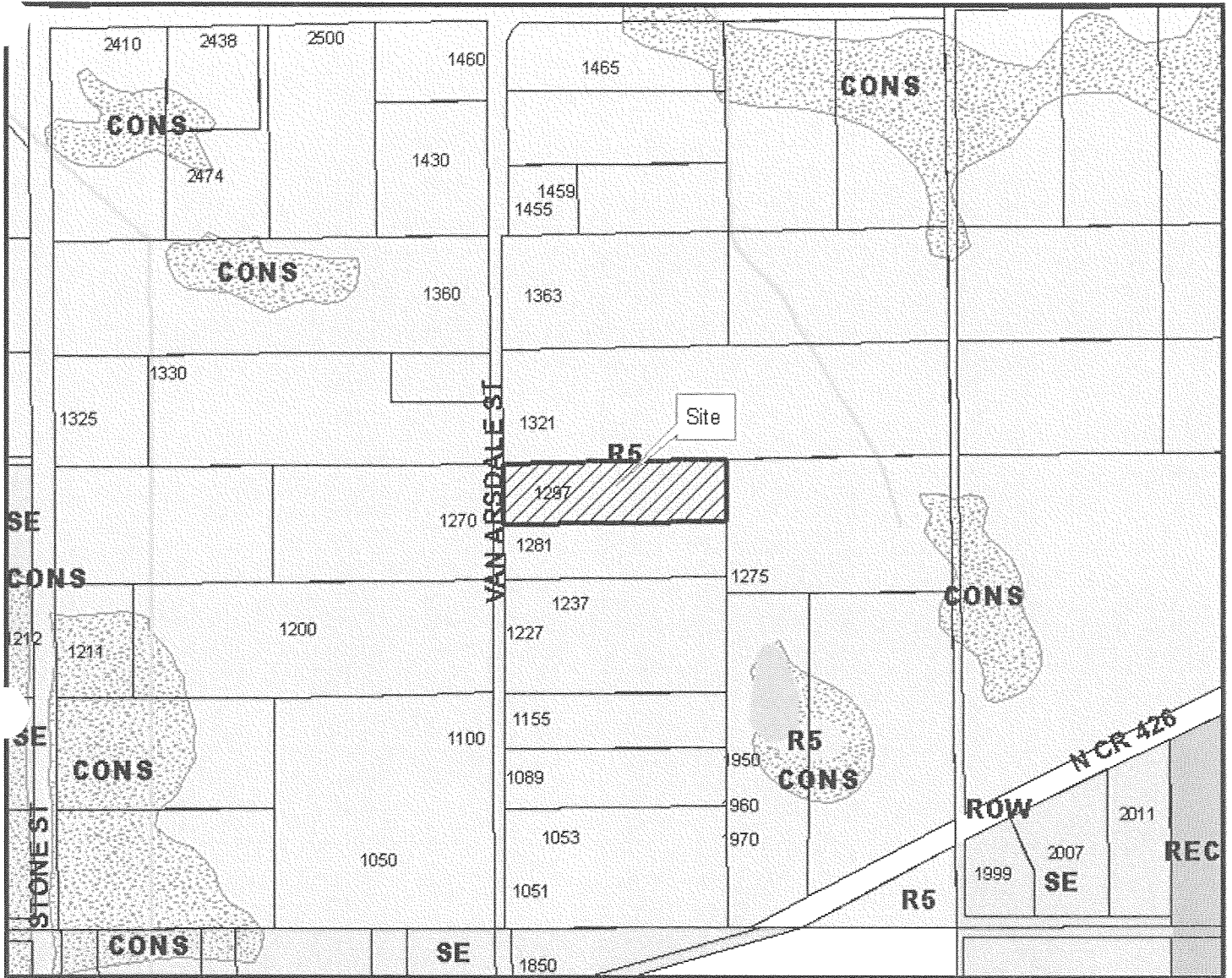
**DATE:** 051688

**REMARKS:**

Van Arsdale Osborne Brokerage Co.'s Addition to Black Hammock)

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

Marilyn Milliron  
 1297 Van Arsdale St  
 Oviedo, FL 32765

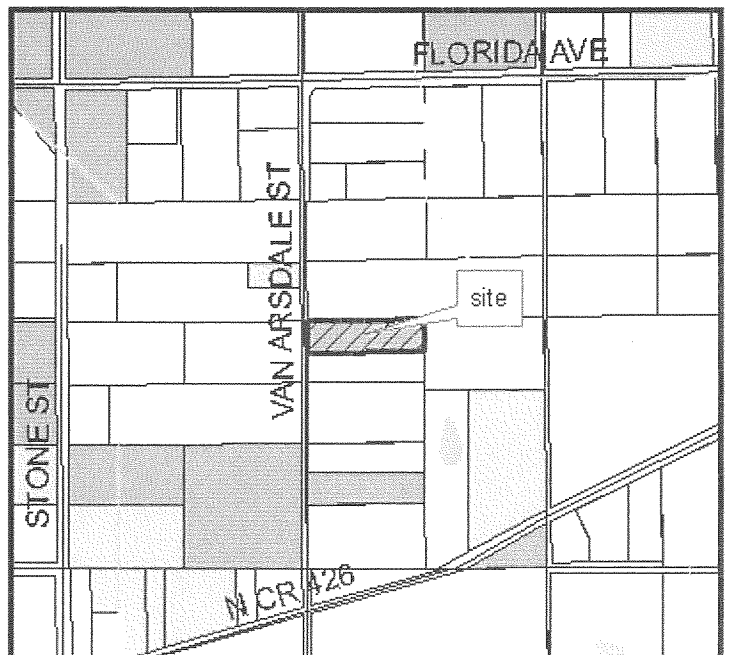


Seminole County Board of Adjustment  
 August 22, 2005  
 Case: BM2005-019  
 Parcel No: 25-20-31-5BA-0000-434A

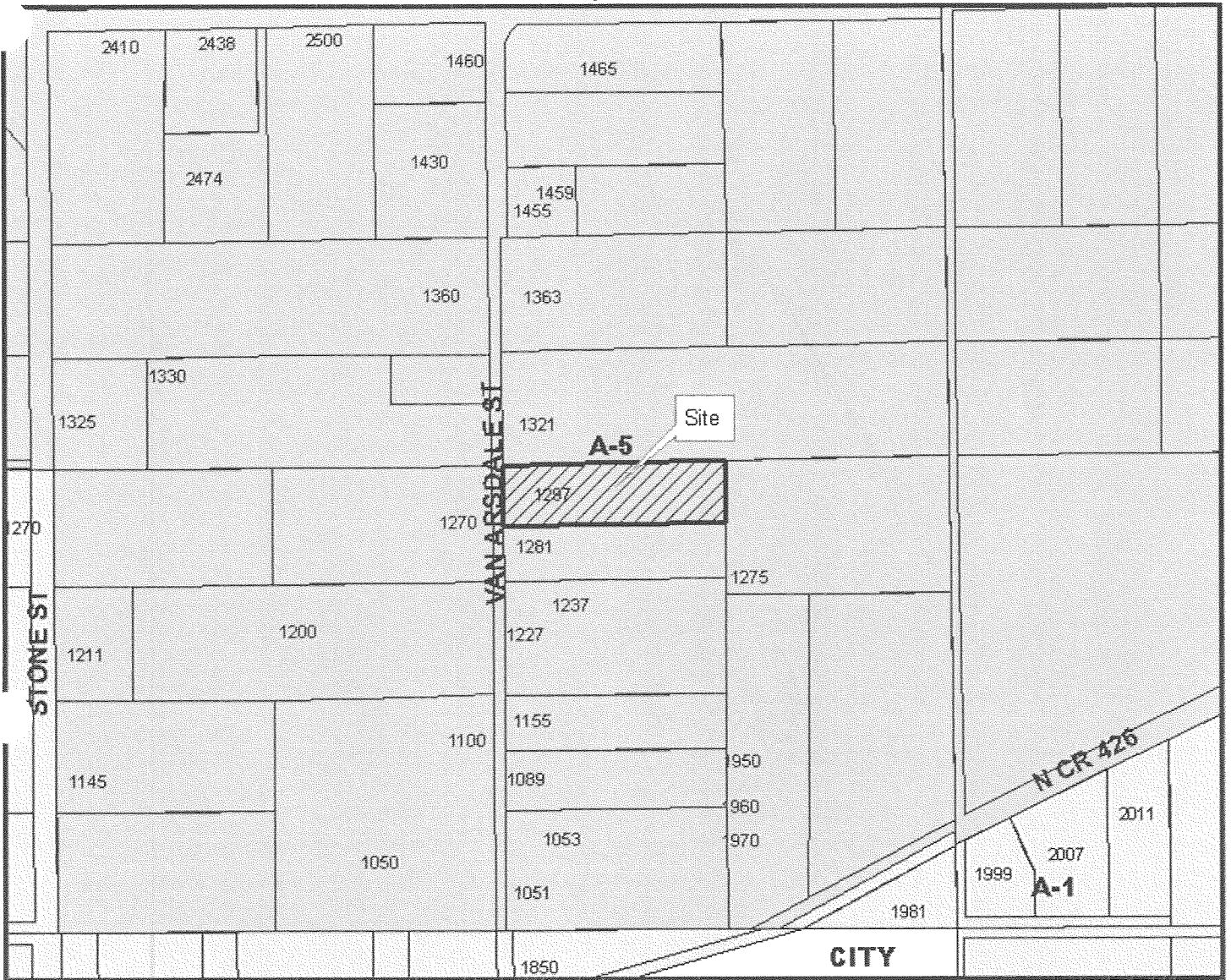
**Future Land Use**

	CONS, R5		All Other Values
	CONS, SE		Vacant Residential
	REC, NONE		Single Family Residential
	R5, NONE		Mobile Home
	SE, NONE		BM2005-019

0 100 200 400 600 800 Feet










Marilyn Milliron  
 1297 Van Arsdale St  
 Oviedo, FL 32765



Seminole County Board of Adjustment  
 August 22, 2005  
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**Zoning**

-  A-1 Agricultural-1Ac
-  A-5 Rural-5Ac
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BM2005-019

0 100 200 400 600 800 Feet

