

BM2005-021

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT); (ALBERT FLANNAGIN, APPLICANT).

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

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

Agenda Date 09-26-05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

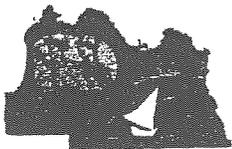
1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT); (ALBERT FLANNAGIN, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT); (ALBERT FLANNAGIN, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	ALBERT FLANNAGIN EAST SR 46 (LOT 5) SANFORD, FLORIDA	A-1 DISTRICT, LDC SECTIONS 30.104 (A-1 CONDITIONAL USES) & 30.1401 (MOBILE HOME SITING STANDARDS)												
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO PLACE A 2005 DOUBLE-WIDE MOBILE HOME IN THE A-1 ZONING DISTRICT WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION. THE REQUEST IS FOR THE TEN YEAR PLACEMENT. • WHILE PROXIMATE TO THE SANFORD-ORLANDO INTERNATIONAL AIRPORT, THE PROPERTY IS NOT LOCATED IN THE AIRPORT'S FUTURE EXPANSION AREA. 													
ZONING & FLU	<table border="1"> <thead> <tr> <th data-bbox="548 1785 760 1852">DIRECTION</th> <th data-bbox="760 1785 925 1852">EXISTING ZONING</th> <th data-bbox="925 1785 1133 1852">EXISTING FLU</th> <th colspan="2" data-bbox="1133 1785 1442 1852">USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td data-bbox="548 1852 760 1894">SITE</td> <td data-bbox="760 1852 925 1894">A-1</td> <td data-bbox="925 1852 1133 1894">HIP-AP</td> <td colspan="2" data-bbox="1133 1852 1442 1894">VACANT</td> </tr> </tbody> </table>				DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY		SITE	A-1	HIP-AP	VACANT	
DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY											
SITE	A-1	HIP-AP	VACANT											

	NORTH	A-1	SE	VACANT
	SOUTH	A-1	HIP-AP	MOBILE HOME (1974)*
	EAST	A-1	HIP-AP	SINGLE-FAMILY
	WEST	A-1	HIP-AP	VACANT
	* approved in 1974 with other legally permitted mobile homes in the County.			
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)</p>	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE THOSE 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>THE PERMANENT PLACEMENT OF THE PROPOSED MOBILE HOME WOULD BE INCOMPATIBLE WITH THE TREND OF CONVENTIONAL SINGLE-FAMILY DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES.</p> <p>AVAILABLE RECORDS AND FIELD VISITS INDICATE THAT SEVERAL NEARBY PARCELS CONSIST OF SINGLE FAMILY HOMES AND LARGE VACANT PARCELS.</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>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 1.33 ACRE PARCEL, WHICH MEETS THE MINIMUM SIZE AND DIMENSIONAL REQUIREMENTS OF THE A-1 DISTRICT.</p> <p>THE A-1 DISTRICT IS NOT AN ALLOWABLE ZONING CLASSIFICATION IN THE HIP-AP (HIGHER INTENSITY PLANNING DEVELOPMENT - AIRPORT) FLU CATEGORY. THE A-1 ZONING EXISTED AT THE TIME THAT HIP-AP FLU WAS APPLIED TO THIS PROPERTY IN DECEMBER 1987 AND CONTINUES AS A NON-COMPATIBLE ZONING CATEGORY. HOWEVER, THE COMPREHENSIVE PLAN ALLOWS THE DEVELOPMENT OF LOTS OF RECORD (THAT OTHERWISE</p>			

	<p>MEET THE STANDARDS OF THE APPLICABLE ZONING DISTRICT) FOR SINGLE-FAMILY PURPOSES IN THE HIP-AP FLU CATEGORY WITHOUT THE NECESSITY OF A REZONE TO AN ALLOWABLE (PUD OR PCD) ZONING CLASSIFICATION.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>THE PRESENT TREND OF DEVELOPMENT IN THE IMMEDIATE AREA COMPRISES CONVENTIONAL SINGLE-FAMILY HOMES. FOR THIS REASON, THE PERMANENT PLACEMENT OF A 1995 MOBILE HOME WOULD BE INCONSISTENT WITH THE CHARACTER OF DEVELOPMENT IN THE AREA.</p> <p>RESIDENTIAL USES, WHETHER CONVENTIONAL OR MOBILE HOME, ARE NOT CONSISTENT WITH THE FUTURE LAND USE OF THE PROPERTY. FURTHER, THE TREND OF DEVELOPMENT IN THE SURROUNDING AREA MAINLY CONSISTS OF INDUSTRIAL AIRPORT SUPPORT USES AND SINGLE-FAMILY HOMES, FOR THESE REASONS STAFF DOES NOT SUPPORT THE PERMANENT PLACEMENT OF A MOBILE HOME.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE 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 RURAL ZONING CLASSIFICATIONS:</u></p> <p>SINCE THE PROPOSED MOBILE HOME DOESN'T CONSTITUTE A LIMITED USE, IT IS A SPECIAL EXCEPTION IN THE A-1 DISTRICT. TO ENSURE CONSISTENCY WITH THE GENERAL ZONING PLAN OF THE A-1 DISTRICT AND PROTECT THE CHARACTER OF THE AREA, THE MOBILE HOME SITING STANDARDS ENUMERATED IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE WOULD APPLY AS STATED ELSEWHERE IN THIS REPORT.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE PROPOSED MOBILE HOME USE WOULD 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 PROPOSED USE WOULD BE SERVED BY ON-SITE SEPTIC</p>

	AND WELL SYSTEMS. AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY. OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE...
MOBILE HOME SITING STANDARDS; LDC SECTION 30.1401	FOR THE PLACEMENT OF A MOBILE HOME IN THE A-1 DISTRICT, SECTION 30.1401 OF THE LAND DEVELOPMENT CODE REQUIRES THE FOLLOWING: <ul style="list-style-type: none">○ THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.○ THE PROPOSED MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING.
FINDINGS & STAFF RECOMMENDATION	<ul style="list-style-type: none">• BASED ON THE STATED FINDINGS, THE APPLICANT HAS NOT SATISFIED ALL THE CRITERIA FOR THE PLACEMENT OF A MOBILE HOME IN THE A-1 DISTRICT, AS REQUIRED BY THE LAND DEVELOPMENT CODE.<ul style="list-style-type: none">○ FOR THIS REASON, STAFF BELIEVES THE PLACEMENT OF THE PROPOSED MOBILE HOME IS INCONSISTENT WITH THE CHARACTER OF NEARBY AND ADJACENT PROPERTIES.• BASED ON THIS DETERMINATION, STAFF RECOMMENDS DENIAL OF THE REQUEST.



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. BM 2005-021

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** Permanent Placement of
A 2005 Mobile Home
 - EXISTING (YEAR _____) PROPOSED (YEAR 2005)
 - REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
 - ANTICIPATED TIME MOBILE HOME IS NEEDED _____
 - PLAN TO BUILD YES NO IF SO, WHEN _____
 - MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED
JUL 12 2005

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Albert J. Flannagin</u>	
ADDRESS	<u>P.O. Box 641</u>	
	<u>Sanford, Fla. 32772</u>	
PHONE-1	<u>(407) 312-9620</u>	
PHONE-2		
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: EAST SR 46

CURRENT USE OF PROPERTY: VACANT

LEGAL DESCRIPTION: Leg E 1/2 of Lot 5 (less 5540.5 ft. rd) B1K B
Browns Subd of Beck Hammock

SIZE OF PROPERTY: 1 acre(s) PARCEL I.D. 03-20-31-501-0800-005C

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS N/A

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 9, 26, 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.

Albert J. Flannagin
SIGNATURE OF OWNER OR AGENT* 7-12-05
DATE

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

KK

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): 195.00

COMMISSION DISTRICT 5

FLU/ZONING

AI / H.P.A.P.

BCC HEARING DATE (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS south of S.R. 46 at the west of the intersection of Richmond Ave. + S.R. 46

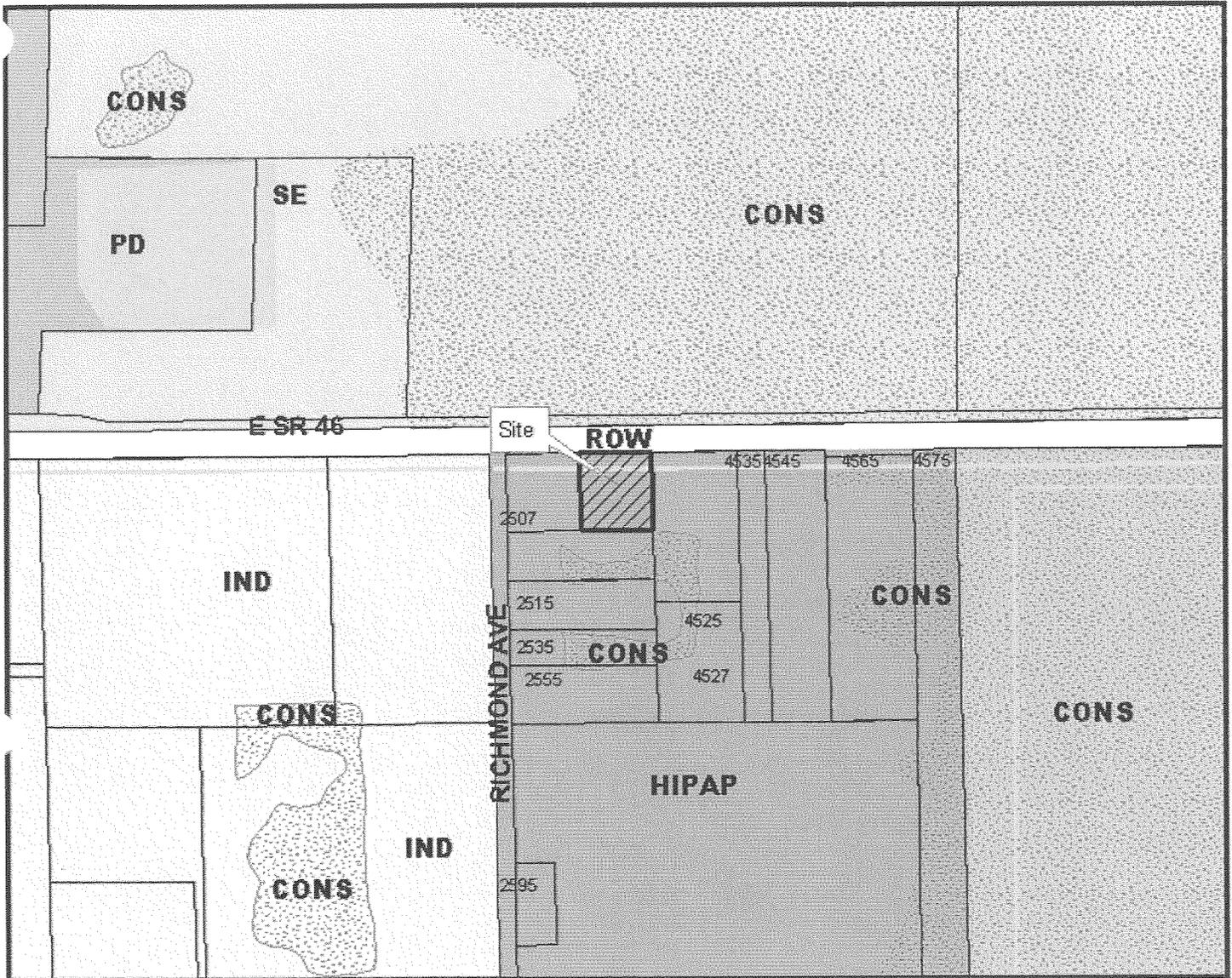
PLANNING ADVISOR

DATE

SUFFICIENCY COMMENTS

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506		E SR 46 5.D 5.C 5.E 5.A 5.O 4.A 4 3.B 3 2 4.0																																	
GENERAL Parcel Id: 03-20-31-501-0B00-005C Tax District: 01-COUNTY-TX DIST 1 Owner: FLANNAGIN ALBERT J Exemptions: Address: PO BOX 641 City,State,ZipCode: SANFORD FL 32772 Property Address: SANFORD 32773 Subdivision Name: BROWNS SUBD OF BECK HAMMOCK Dor: 00-VACANT RESIDENTIAL			2005 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$37,240 Land Value Ag: \$0 Just/Market Value: \$37,240 Assessed Value (SOH): \$37,240 Exempt Value: \$0 Taxable Value: \$37,240 Tax Estimator																																
SALES <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>QUIT CLAIM DEED</td> <td>07/2001</td> <td>04161</td> <td>0963</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1997</td> <td>03345</td> <td>0564</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1988</td> <td>01930</td> <td>1313</td> <td>\$2,700</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1981</td> <td>01332</td> <td>1399</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision			Deed	Date	Book	Page	Amount	Vac/Imp	QUIT CLAIM DEED	07/2001	04161	0963	\$100	Vacant	WARRANTY DEED	12/1997	03345	0564	\$100	Vacant	WARRANTY DEED	02/1988	01930	1313	\$2,700	Vacant	WARRANTY DEED	04/1981	01332	1399	\$100	Vacant	2004 VALUE SUMMARY 2004 Tax Bill Amount: \$517 2004 Taxable Value: \$30,590 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS		
Deed	Date	Book	Page	Amount	Vac/Imp																														
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LAND <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>1.330</td> <td>28,000.00</td> <td>\$37,240</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	1.330	28,000.00	\$37,240	LEGAL DESCRIPTION PLAT LEG E 1/2 OF LOT 5 (LESS S 540.5 FT & RD) BLK B BROWNS SUBD OF BECK HAMMOCK PB 1 PG 83																				
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																														
ACREAGE	0	0	1.330	28,000.00	\$37,240																														
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.																																			

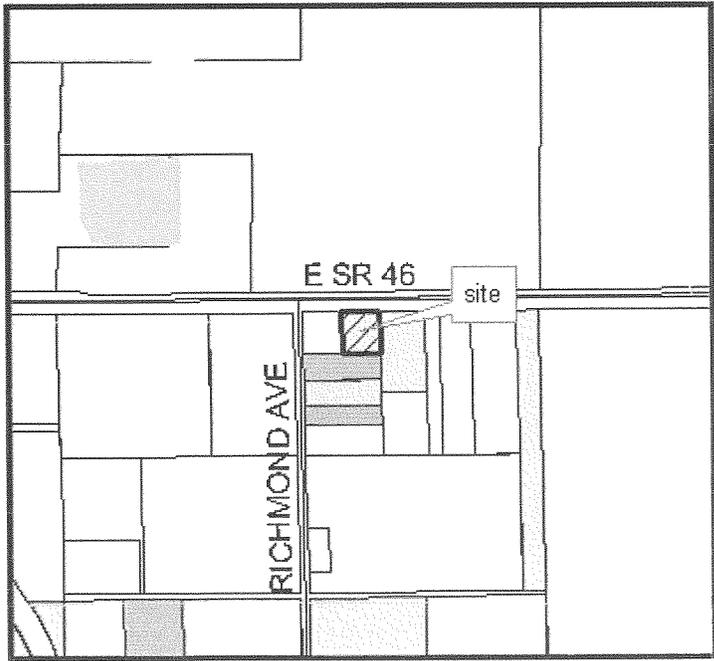
Albert J. Flannagin
 East S.R. 4
 Sanford, FL 32773



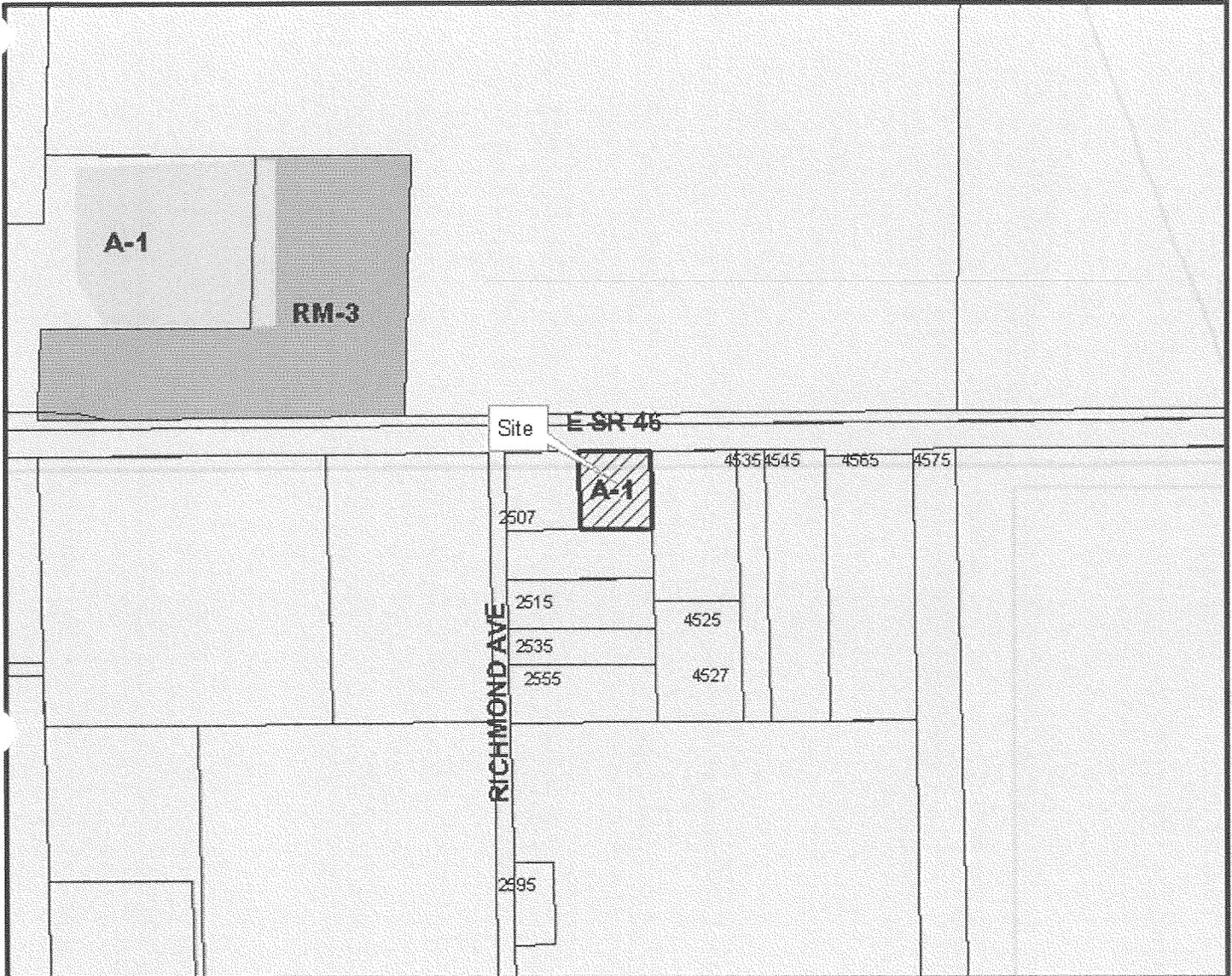
Seminole County Board of Adjustment
 September 26, 2005
 Case: BM2005-021
 Parcel No: 03-20-31-501-0B00-005C
Future Land Use

	CONS, REC		All Other Values
	CONS, SE		Vacant Residential
	CONS, IND		Single Family Residential
	CONS, HIPAP		Mobile Home
	REC, NONE		BM 2005-021
	SE, NONE		
	PD, NONE		
	IND, NONE		
	HIPAP, NONE		

0 115 230 460 690 920 Feet



Albert J. Flannagin
East S.R. 4
Sanford, FL 32773

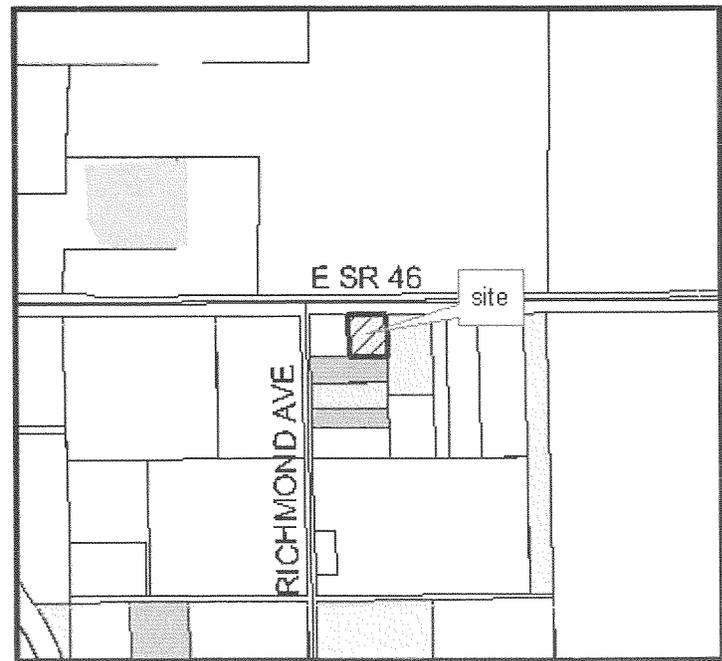


Seminole County Board of Adjustment
September 26, 2005
Case: BM2005-021
Parcel No: 03-20-31-501-0B00-005C

Zoning

- A-1 Agricultural-1Ac
- RM-3 Travel Trailer Park-1500
- All Other Values
- Vacant Residential
- Single Family Residential
- Mobile Home
- BM2005-021

0 115 230 460 690 920 Feet



Flannagin Property

East 1/2 of Lot 5, Block B
Browns Subdivision of Beck Hammock
Plat Book 1, Page 83 - Less the South
540 5 feet and road. Seminole County, FL

Site Plan

1.058 Acres +/-
Scale (approx.) 1/32" = 1'

State Road 46 center line

18'+ Ditch

206.60'

6'+ Ditch

122'

223.13'

223.13'

PRIVATE ROAD

76' 0"

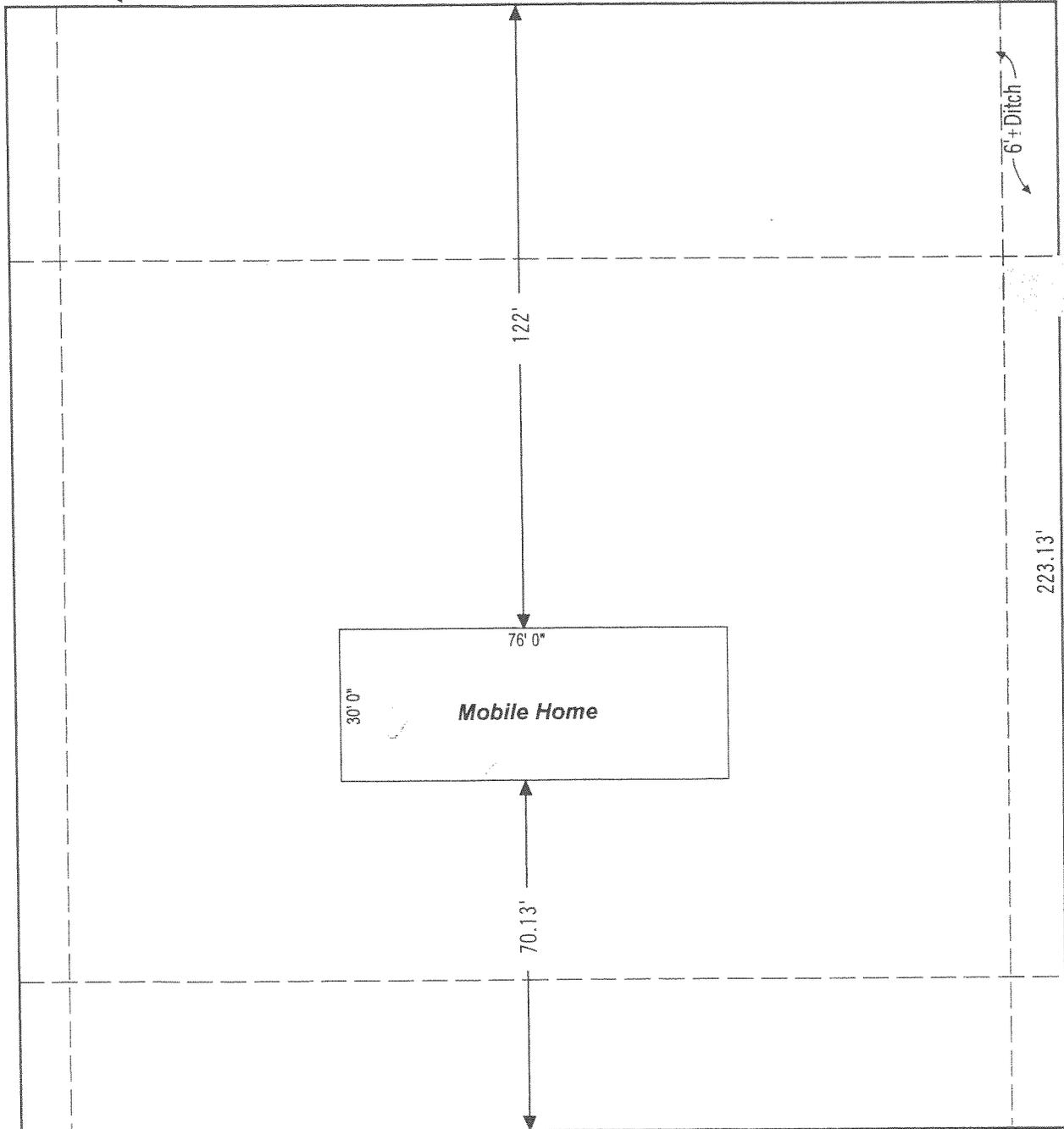
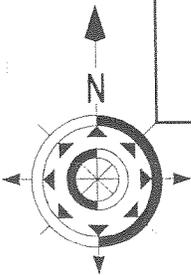
30' 0"

Mobile Home

70.13'

206.60'

Setbacks



Application For MOBILE HOME SPECIAL EXCEPTION

1.2 General Application Submittal Requirements:

A. Statement of request

The undersigned applicant requests that the Seminole County Board of Adjustment allow a permanent special exception for the placement of a mobile home on his property that is zoned A-1 (Agricultural District)

B. Applicant

Albert Joseph (Joe) Flannagin
P.O. Box 641
Sanford, FL 32772-0641
(407) 312-9620
joeflannagin@yahoo.com

Site:

State Road 46, east of Richmond Avenue
Postal address not yet assigned

C. Project Name

Flannagin Future Residence

D. Site Address

State Road 46, east of Richmond Avenue
Postal address not yet assigned

E. Current Use

Vacant land

F. Legal Description of Property

The east ½ of Lot 5, Block B, Browns Subdivision of Beck Hammock, According to the Plat thereof as recorded in the Plat Book 1, Page 83, of the Public Records of Seminole County, Florida; Less the 540.5 feet and Road.

G. Size of Property

1.058 Acres

H. Dimensions

206.60' (north and south sides) x 223.13' (east and west sides)

- I. Arrow Indicating North
↑ (please face north while viewing this item)
- J. Abutting Streets and Roads
State Road 46 on the north side of the property; Centerline of road 50' from the northern property line.

Private road along the east side of the property; perpendicular and connecting to SR 46 (Robert and Betty Dunning)
- K. Septic System and Well
To be determined – Location indicated on Site Plan
- L. Trees
There are existing tree lines on the North, East, and South sides of the property. These are typically _____ trees. All trees are to be retained with the exception of a planned future ingress and egress of approximately 12' on the north side allowing direct access from State Road 46
- M. Easements
Setbacks and access to street indicated on Site Plan
- N. Driveway Access
In addition to deeded access through private road on the east side of property, 10' wide, application has been made to the State for permission to place a culvert and 10' access directly from SR 46 in the middle of the north side of the property.
- O. Parcel Identification
The Property Appraiser has assigned:
Parcel: 03-20-31-501-0B00-005C
- P. Available Utilities
The following utilities are available to the property
- Telephone
 - Electric
 - Cable TV
- Q. Known Violations
To the best of our knowledge there are no code enforcement violations on this property.
- R. Property Access
Property may be freely accessed by the Planning Division Staff

- S. Application Fee
Exception Fee attached
- T. Authorization Form
Not applicable
- U. Site Plan
An 8½" x 11" Site Plan is attached

1.3 Additional Submittal Requirements:

- A. Medical Hardship
Uuhmm!
- B. Proposed Mobile Home
Several homes are under consideration, and obviously, a firm selection cannot be made prior to insuring that the Exception is granted. A serious contender is the Fleetwood Tradition Series Model 0764T. This is a 4 bedroom, 3 bath, 2,280 sq.ft. home. Picture and floorplan are attached.

The selected home will be fully skirted and

Thank you for your consideration of this matter.

Respectfully submitted,

Albert Joseph Flannagin

Date

Flannagin Property

East 1/2 of Lot 5, Block B
Browns Subdivision of Beck Hammock
Plat Book 1, Page 83 - Less the South
540.5 feet and road. Seminole County, FL

TYPICAL OF HOMES BEING CONSIDERED

Fleetwood *Beacon Hill Series*

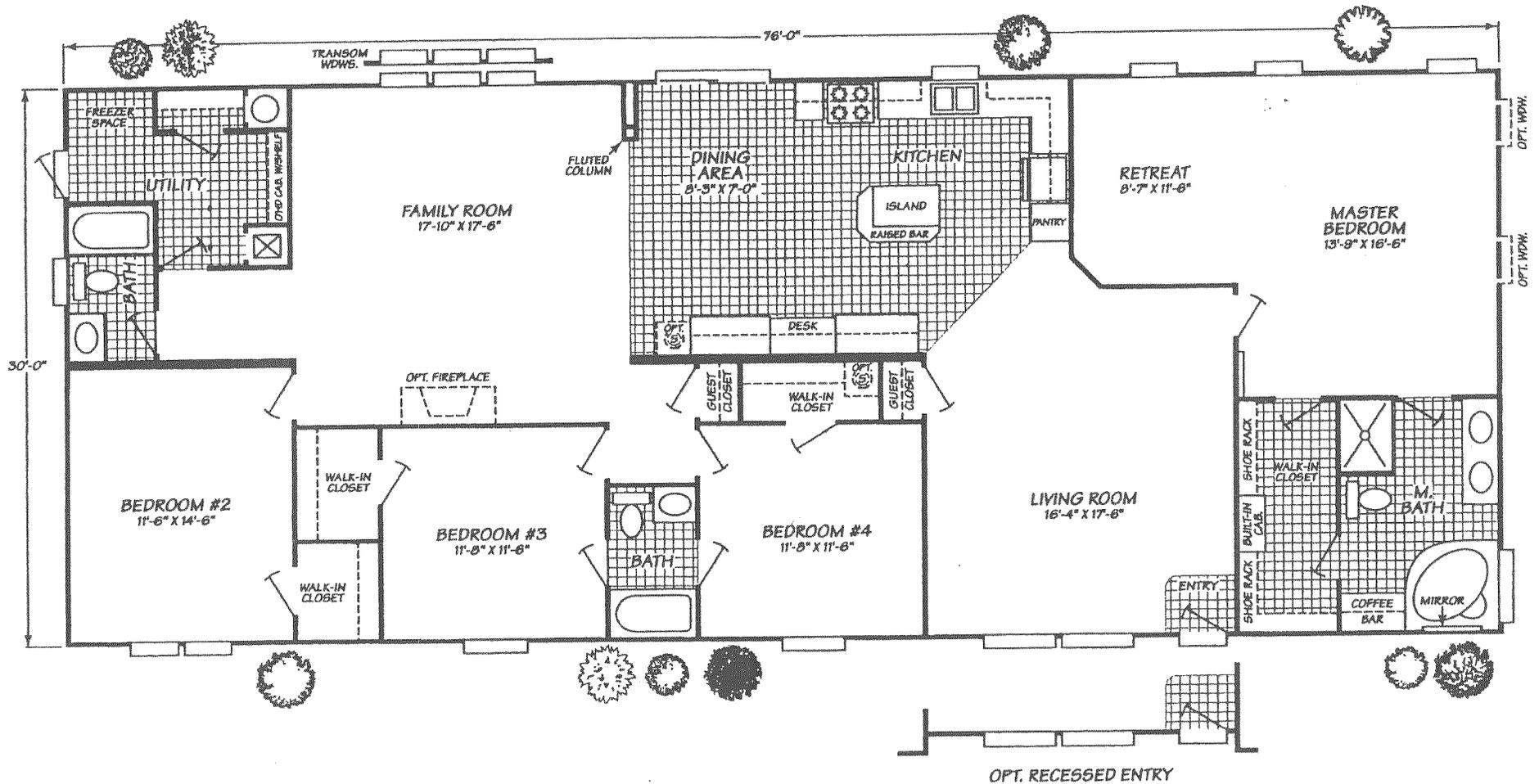
4 bedroom - 3 bath - 2,280 sq.ft.





Tradition Series Model 0764T

4 Bedrooms • 3 Baths • 2,280 Square Feet



Fleetwood Homes reserves the right to change colors, prices, specifications, models, dimensions and materials without notice. Rendering and diagrams are meant to be representative and, in keeping with Fleetwood's policy of constant updating and improvement, may vary from the actual home. All dimensions are nominal and approximated. Square footage is measured from exterior wall to exterior wall, and is an approximate figure. Length indicated in floorplans is floor length only. The length of the hitch is not included. (Add four feet to arrive at transportable length.) Ask your retailer for specifics. PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

In The Matter Of

**Application For
MOBILE HOME SPECIAL EXCEPTION**

Statement of Area Residents

July 2005

We, the undersigned, have been informed of Mr. Albert Joseph Flannagin's intention to petition the Seminole County Board of Adjustment to place a mobile home on his currently vacant property just east of Richmond Avenue on State Road 46* and then to reside therein. By our signatures, we acknowledge our recommendation for the Board to approve of his application.

We look forward to having Mr. Flannagin as a neighbor and have no objections to the placement of a mobile home in our neighborhood.

Bob + Betty Denning

Patricia M. ...

* Legal Description of Property:

The east 1/2 of Lot 5, Block B, Browns Subdivision of Beck Hammock
According to the Plat thereof as recorded in the Plat Book 1, Page 83, of the Public Records of
Seminole County, Florida; Less the 540.5 feet and Road

In The Matter Of

**Application For
MOBILE HOME SPECIAL EXCEPTION**

Statement Regarding Future Land Use
July 2005

I, Albert Joseph Flannagin am aware of the Future Land Use regarding my property* on State Road 46 just east of Richmond Avenue. I have been told that it is designated for the High Intensity Airport Plan and I have been informed that this may mean that there could be a high level of noise generated by air traffic.

I have taken these facts into consideration during the course of making my decision to place a mobile home on the property and make this my permanent place of residence and wish to make that fact clear to the Seminole County Board of Adjustment.


Albert Joseph Flannagin

* Legal Description of Property:

The east ½ of Lot 5, Block B, Browns Subdivision of Beck Hammock
According to the Plat thereof as recorded in the Plat Book 1, Page 83, of the Public Records of
Seminole County, Florida; Less the 540.5 feet and Road