

BM2005-022

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF AN EXISTING MOBILE HOME IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1200 STONE STREET; (DAVID WORRELL, 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:**

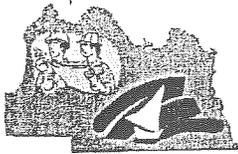
1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF AN EXISTING MOBILE HOME IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1200 STONE STREET; (DAVID WORRELL, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF AN EXISTING MOBILE HOME IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1200 STONE STREET; (DAVID WORRELL, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	DAVID WORRELL, APPLICANT 1200 STONE STREET OVIEDO	A-1 DISTRICT, LDC SECTIONS 30.104 & 30.1401 (MOBILE HOME SITING STANDARDS)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT IS REQUESTING THE PERMANENT PLACEMENT OR THE 15 YEAR TEMPORARY PLACEMENT OF AN EXISTING 1986 DOUBLE WIDE MOBILE, WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION.</li> <li>• IN 1987, THE PROPERTY RECEIVED A 5 YEAR SPECIAL EXCEPTION FOR THE CURRENT MOBILE HOME, WHICH</li> </ul>	

<p><b>ZONING &amp; FLU</b></p>	<p>HAS SINCE EXPIRED.</p>			
	<p><b>DIRECTION</b></p>	<p><b>EXISTING ZONING</b></p>	<p><b>EXISTING FLU</b></p>	<p><b>USE OF PROPERTY</b></p>
	<p>SITE</p>	<p>A-1</p>	<p>AGRICULTURE</p>	<p>1986 MOBILE HOME</p>
	<p>NORTH</p>	<p>A-1</p>	<p>AGRICULTURE</p>	<p>SINGLE FAMILY</p>
	<p>SOUTH</p>	<p>A-1</p>	<p>AGRICULTURE</p>	<p>VACANT</p>
	<p>EAST</p>	<p>A-1</p>	<p>AGRICULTURE</p>	<p>MOBILE HOME (EXPIRED IN 2003)</p>
<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-1 ACRE PARCEL THAT DOES MEET THE A-1 BUILDING MINIMUM DIMENSIONAL REQUIREMENTS.</p>			

	<p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A MOBILE HOME THAT WAS APPROVED IN 1986 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 PERMANENT PLACEMENT WOULD BE INCONSISTENT WITH THE CHARACTER OF THE AREA.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</b></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><b><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT):</u></b></p> <p>THE PROPOSED USE IS ALLOWED ONLY BY SPECIAL EXCEPTION IN THE A-1 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>o THE MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.</li> <li>o 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-1 (RURAL</b></p>	<p>A MOBILE HOME MAY BE PERMITTED AS A SPECIAL EXCEPTION ON A LOT OR PARCEL OF RECORD IN THE A-1 (AGRICULTURE CLASSIFICATION), SUBJECT TO THE</p>

<b>ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.103</b>	PREVIOUSLY REFERENCED MOBILE HOME SITING STANDARDS IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE.
<b>STAFF RECOMMENDATION:</b>	BASED ON THE STATED FINDINGS, STAFF DOES NOT RECOMMEND THE PERMANENT PLACEMENT OF THE EXISTING MOBILE HOME BUT WOULD NOT OBJECT TO THE LIMITED TEMPORARY PLACEMENT OF THE EXISTING MOBILE HOME REQUEST WITH THE IMPOSITION OF THE FOLLOWING CONDITIONS: <ul style="list-style-type: none"><li>o ONLY ONE (1) SINGLE-FAMILY MOBILE HOME UNIT SHALL OCCUPY THE SITE, AS SHOWN ON THE PROPOSED SITE PLAN;</li><li>o THE EXISTING MOBILE HOME SHALL OTHERWISE CONFORM TO APPLICABLE BUILDING CODES, INCLUDING STANDARDS FOR ANCHORING, UTILITY ACCESSIBILITY AND SKIRTING.</li></ul>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7857 FAX

**COPY** Bm 2005-022

**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.

JUL 28 2005

**APPLICATION TYPE:**

- VARIANCE**
- SPECIAL EXCEPTION** Permit for mobile Home  
(BA 92-9-64 TE Under Oswald)
- LIMITED USE**
  - SF DWELLING UNDER CONSTRUCTION
  - NIGHT WATCHMAN
  - YEAR OF MOBILE HOME / RV (EXISTING 1986) (PROPOSED \_\_\_\_\_)
  - SIZE OF MOBILE HOME / RV \_\_\_\_\_ TIME NEEDED 15 yr or Perm.
  - PLAN TO BUILD  YES  NO IF SO, WHEN 1 Day
  - MEDICAL HARDSHIP
  - FAMILY HARDSHIP
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>David Worrell</u>	
ADDRESS	<u>1200 Stone ST</u> <u>Oviedo FL 32765</u>	
PHONE 1	<u>407-977-4657</u>	
PHONE 2	<u>Please Call # <del>407-977-4657</del></u>	
E-MAIL	<u>(407)383-0610 *</u>	<u>CALL FIRST</u>

PROJECT NAME: \_\_\_\_\_  
 SITE ADDRESS: \_\_\_\_\_  
 CURRENT USE OF PROPERTY: \_\_\_\_\_  
 LEGAL DESCRIPTION: see attached

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 25-20-31-5 BA-0000-335A

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS S.C.L.D.C CH 30 Sec 30.122,  
30.123, 30.124 Special Exception Permit for mobile Home

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO Locked Gate

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.

David Worrell  
 SIGNATURE OF OWNER OR AGENT\* DATE 7/29/05

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

KF

**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 SE / A-1  
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)  
LOCATION FURTHER DESCRIBED AS east side of Stone St. 1/10 mi north of  
the intersection of Stone St + Artesia St.  
PLANNING ADVISOR MR DATE 7-28-05  
SUFFICIENCY COMMENTS \_\_\_\_\_

**PARCEL DETAIL**

DAVID JOHNSON, CFA, ASA  
**PROPERTY APPRAISER**  
 SEMINOLE COUNTY FL  
 1101 E. FIRST ST  
 SANFORD, FL 32771-1468  
 407 - 665 - 7506

**GENERAL**

Parcel Id: 25-20-31-5BA-0000-335A      Tax District: 01-COUNTY-TX DIST 1  
 Owner: WORRELL DAVID M JR & BEVERLY      Exemptions: 00-HOMESTEAD  
 Address: 1200 STONE ST  
 City,State,ZipCode: OVIEDO FL 32765  
 Property Address: 1200 STONE ST OVIEDO 32765  
 Subdivision Name: BLACK HAMMOCK  
 Dor: 02-MOBILE/MANUFACTURED

**2005 WORKING VALUE SUMMARY**

Value Method: Market  
 Number of Buildings: 0  
 Depreciated Bldg Value: \$0  
 Depreciated EXFT Value: \$44,141  
 Land Value (Market): \$47,700  
 Land Value Ag: \$0  
 Just/Market Value: \$91,841  
 Assessed Value (SOH): \$66,443  
 Exempt Value: \$25,000  
 Taxable Value: \$41,443  
 Tax Estimator

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	04/1999	03647	1560	\$79,000	Improved
WARRANTY DEED	03/1996	03047	0999	\$70,000	Improved
WARRANTY DEED	11/1987	01909	0356	\$27,500	Vacant

Find Comparable Sales within this Subdivision

**2004 VALUE SUMMARY**

Tax Value(without SOH): \$1,124  
 2004 Tax Bill Amount: \$668  
 Save Our Homes (SOH) Savings: \$456  
 2004 Taxable Value: \$39,508  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	4.770	10,000.00	\$47,700

**LEGAL DESCRIPTION PLAT**

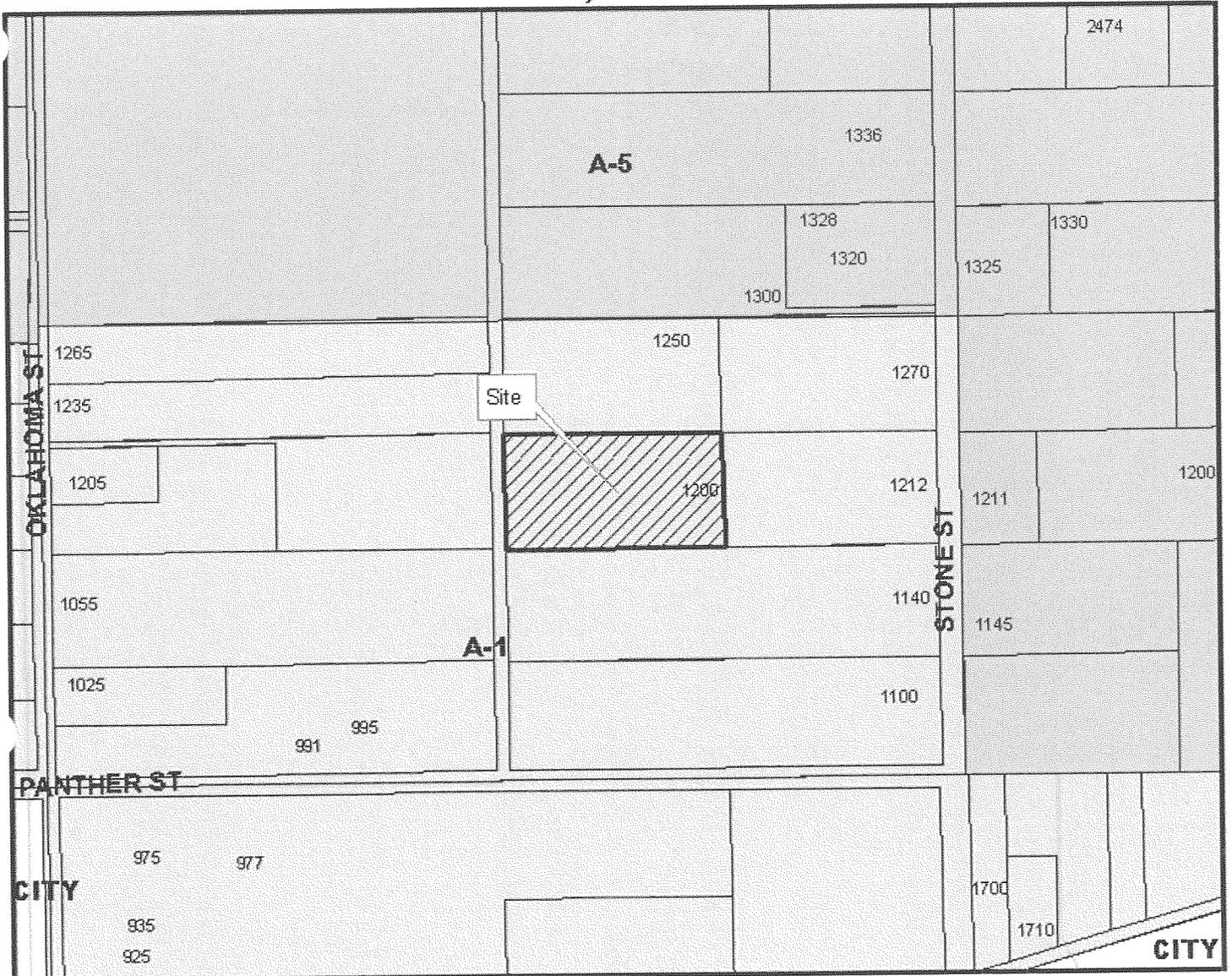
LEG W 1/2 OF LOT 335 BLACK HAMMOCK  
 PB 1 PG 108

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
MOBILE HOME	1985	1,152	\$41,472	\$51,840
MH A/C PKG	1985	1,152	\$1,152	\$1,440
WOOD DECK	1986	288	\$576	\$1,440
WOOD DECK	1992	392	\$941	\$1,960

**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.

David Worrell  
1200 Stone Street  
Oviedo, FL 32765

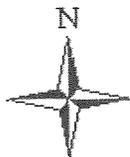


Seminole County Board of Adjustment  
September 26, 2005  
Case: BM2005-022  
Parcel No: 25-20-31-5BA-0000-335A

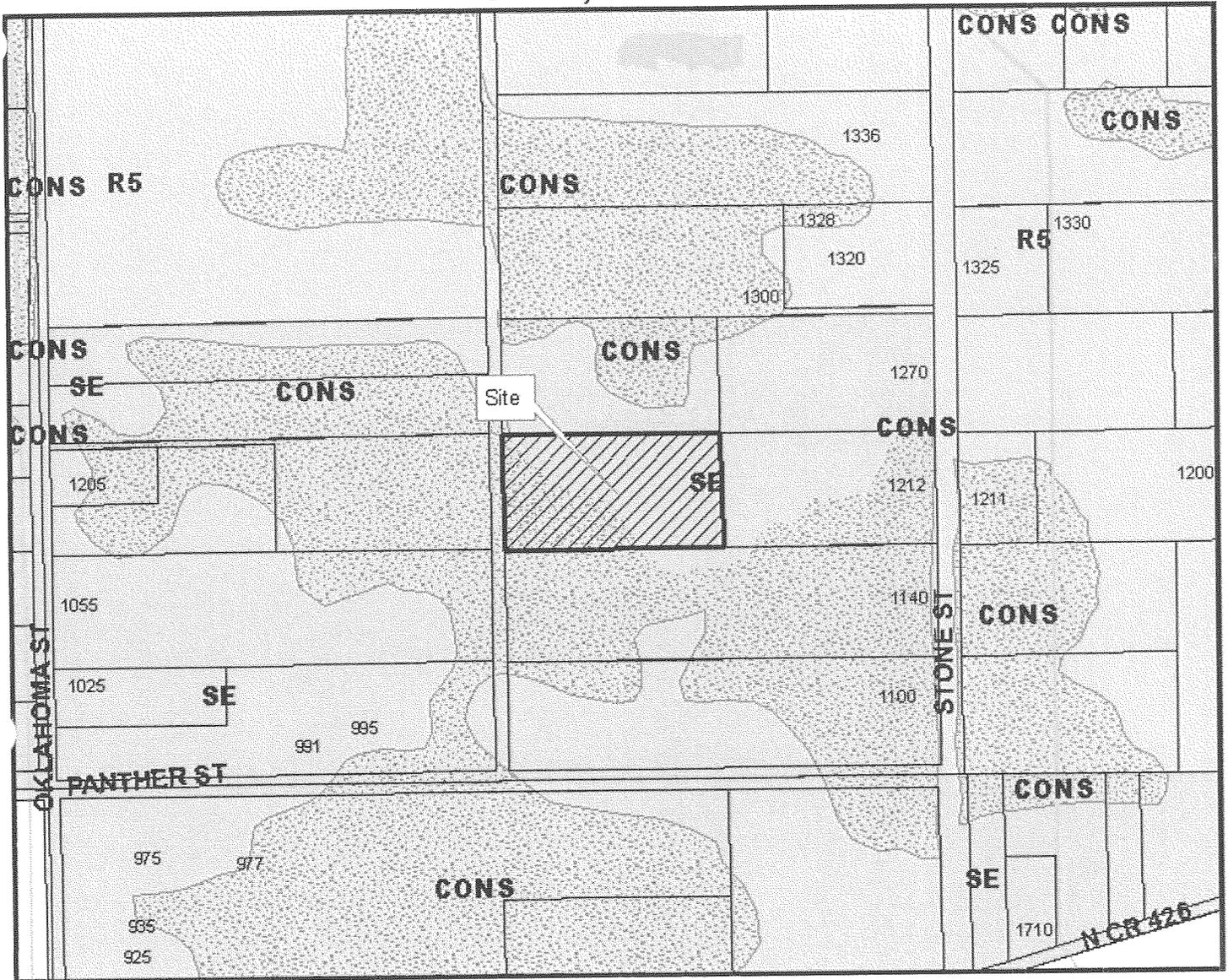
**Zoning**

-  A-1 Agricultural-1Ac
-  A-5 Rural-5Ac
-  BM2005-022

0 85 170 340 510 680 Feet



David Worrell  
 1200 Stone Street  
 Oviedo, FL 32765

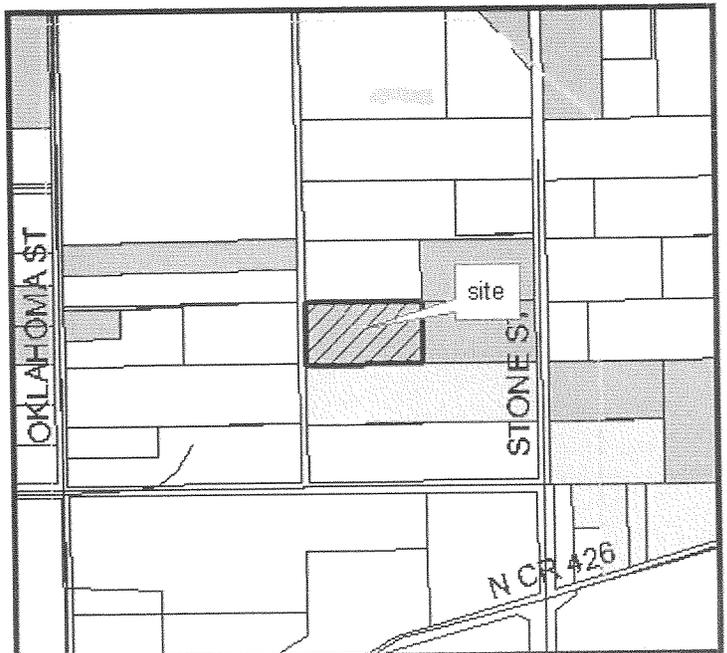
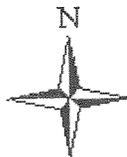


Seminole County Board of Adjustment  
 September 26, 2005  
 Case: BM2005-022  
 Parcel No: 25-20-31-5BA-0000-335A

**Future Land Use**

-  CONS, R5
-  CONS, SE
-  R5, NONE
-  SE, NONE
-  BM2005-022

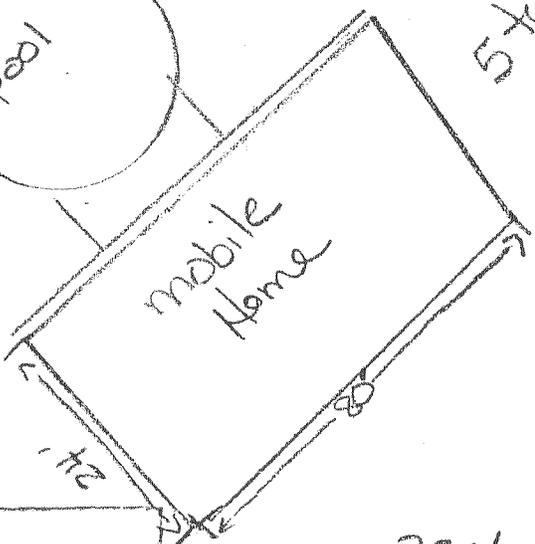
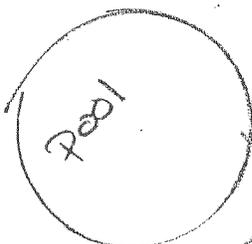
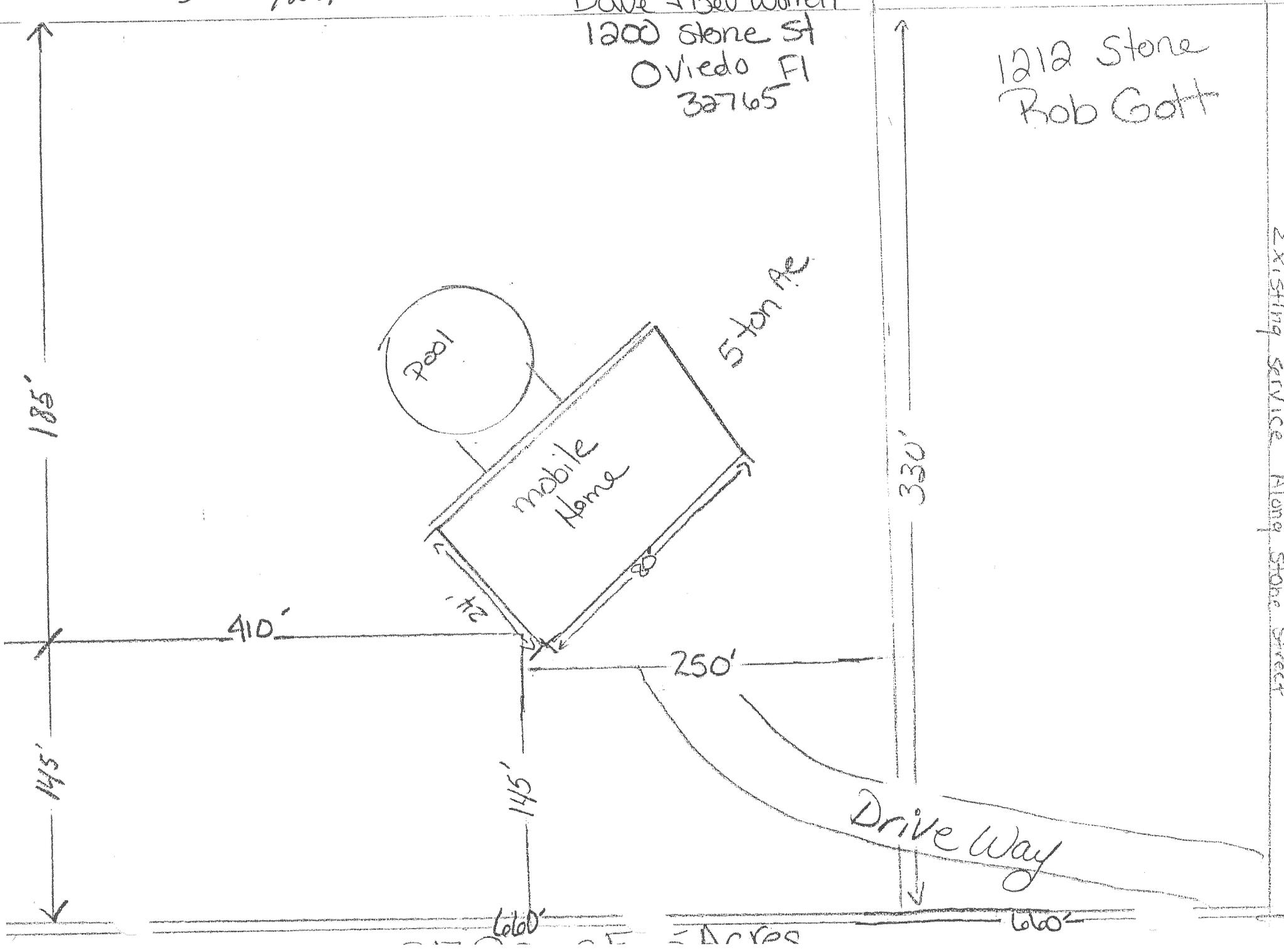
0 85 170 340 510 680 Feet



D.W 7/28/05

Dave + Bev Worrell  
1200 Stone St  
Oviedo Fl  
32765

1212 Stone  
Rob Gott



5 ton Ave

330'

410'

250'

145'

185'

145'

Drive Way

660'

660'

Acres

Existing Service Along Stone Street

FILE #: BA92-8-64TE                   APPL: OSVOLD, JOHN E.  
REC: 01   TWP: 21   RNG: 30   SUF:           PL BK:       1   PB PG: 108   BLOCK #:

DEVELOPMENT NAME: MH-OSVOLD, JOHN E.  
LOCATION: W SIDE OF STONE STREET AND 3/8 MILE S OF FLORIDA AVENUE.

ARC #1: 335   #2:       #3:       #4:       #5:       #6:       #7:  
ARC #1:       #2:       #3:       #4:       #5:       #6:       #7:

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

ACTION: APPROVED FOR 5 YEARS.  
DATE: 082492

REMARKS:  
W 1/2 OF LOT 335) (VAN ARSDALE OSBORNE BROKERAGE CO.'S 2ND ADDITION  
ON BLACK HAMMOCK)

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