

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 1212 STONE STREET; (LOUIS MORGAN, 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 1212 STONE STREET; (LOUIS MORGAN, 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 1212 STONE STREET; (LOUIS MORGAN, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	LOUIS MORGAN, APPLICANT 1212 STONE STREET OVIEDO	A-1 DISTRICT, LDC SECTIONS 30.104 & 30.1401 (MOBILE HOME SITING STANDARDS)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT IS REQUESTING THE PERMANENT PLACEMENT OF AN EXISTING 1986 DOUBLE WIDE MOBILE, WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION. • IN 1993, THE PROPERTY RECEIVED A 10 YEAR SPECIAL EXCEPTION FOR THE CURRENT MOBILE HOME, WHICH HAS SINCE EXPIRED. • THE PROPERTY WAS CITED BY CODE ENFORCEMENT FOR AN EXPIRED MOBILE HOME WHEN RESPONDING 	

	TO A COMPLIANT CALL CONCERNING THE OPERATION OF A BUSINESS ON THE PROPERTY.				
ZONING & FLU	DIRECTION		EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE		A-1	AGRICULTURE	1986 MOBILE HOME
	NORTH		A-1	AGRICULTURE	MOBILE HOME
	SOUTH		A-1	AGRICULTURE	VACANT
	EAST		A-1	AGRICULTURE	SINGLE FAMILY
	WEST		A-1	AGRICULTURE	MOBILE HOME (EXPIRED IN 1992)
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 THE MAJORITY OF THE SURROUNDING PARCELS IN THE IMMEDIATE VICINITY HAVE CONVENTIONAL HOMES OR MOBILE HOMES THAT THE BOA HAS APPROVED FOR TEMPORARY 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, 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-1 ACRE PARCEL THAT DOES MEET THE A-1 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 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>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE 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 A-1 (RURAL ZONING CLASSIFICATION DISTRICT):</u></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"> ○ 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</p>	<p>A MOBILE HOME MAY BE PERMITTED AS A SPECIAL EXCEPTION ON A LOT OR PARCEL OF RECORD IN THE A-1</p>

<p>IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.103</p>	<p>(AGRICULTURE CLASSIFICATION), SUBJECT TO THE PREVIOUSLY REFERENCED MOBILE HOME SITING STANDARDS IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE.</p>
<p>STAFF RECOMMENDATION:</p>	<p>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:</p> <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. <p>DUE TO THE CURRENT COMPLAINTS FROM THE ADJACENT NEIGHBORS CONCERNING THE PROPERTY WE ALSO RECOMMEND THE BOARD OF ADJUSTMENT CLARIFY THE ADDITIONAL CODE REQUIRED CONDITIONS:</p> <ul style="list-style-type: none"> • RECREATION VEHICLES ARE PERMITTED ON THE PROPERTY BUT THEY CAN NOT BE UTILIZED AS LIVING QUARTERS NOR CONNECTED TO UTILITIES. • HOME OFFICE AND/OR OCCUPATION IS PERMITTED IN THE A-1 ZONING UNDER THE FOLLOWING DEFINITIONS IN THE SEMINOLE COUNTY LAND DEVELOPMENT CODE: <ul style="list-style-type: none"> ○ HOME OCCUPATION: ANY OCCUPATION OR ACTIVITY CARRIED ON BY A MEMBER OF THE FAMILY RESIDING ON THE PREMISES, PROVIDED NO ARTICLE IS SOLD OR OFFERED FOR SALE, EXCEPT SUCH AS MAY BE PRODUCED BY MEMBERS OF THE IMMEDIATE FAMILY RESIDING ON THE PREMISES, AND NO SIGN IS USED OTHER THAN A NAME PLATE NOT MORE THAN ONE (1) SQUARE FOOT IN AREA, ATTACHED TO, AND NOT PROJECTING FROM, THE BUILDING OR NO DISPLAY THAT WILL INDICATE FROM THE EXTERIOR THAT THE BUILDING IS BEING UTILIZED IN PART FOR ANY PURPOSE OTHER THAN THAT OF A DWELLING. HOME OCCUPATION SHALL

INCLUDE THE USE OF PREMISES BY A PHYSICIAN, SURGEON, DENTIST, LAWYER, CLERGYMAN, OR OTHER PROFESSIONAL PERSONS FOR CONSULTATION OR EMERGENCY TREATMENT, BUT NOT FOR THE GENERAL PRACTICE OF HIS PROFESSION. ANY HOME OCCUPATION THAT CREATES OBJECTIONABLE NOISE, FUMES, ODOR, DUST, OR ELECTRICAL INTERFERENCE SHALL BE PROHIBITED. FLOOR AREA UTILIZED FOR HOME OCCUPATIONS SHALL NOT EXCEED TWENTY-FIVE (25) PERCENT OF THE TOTAL FLOOR AREA OF THE DWELLING STRUCTURE.

- o HOME OFFICE: AN OFFICE, WHERE PERMITTED BY CHAPTER 30, LAND DEVELOPMENT CODE, THAT IS USED IN AN INCIDENTAL MANNER AT A RESIDENCE. INCIDENTAL USE MEANS THAT THE HOME OFFICE INVOLVES THE USE OF COMPUTERS, TELEPHONES, FACSIMILE MACHINES, OTHER EQUIPMENT, AND STORAGE OF SUPPLIES AND PRODUCTS THAT ARE TYPICALLY USED IN A BUSINESS, BUT ARE ALSO TYPICAL IN RESIDENTIAL USE. AN AVERAGE DAILY TRIP COUNT FOR ANY FIVE-DAY PERIOD EXCEEDING THE AVERAGE FOR A RESIDENTIAL USE, AS DETERMINED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS IN ITS MOST CURRENT MANUALS, SHALL RESULT IN THE CONCLUSIVE PRESUMPTION THAT THE USE IS NOT CONSISTENT WITH USE AS A HOME OFFICE.

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 Street 0.2m

north of the intersection of Stone St on C.R. 46

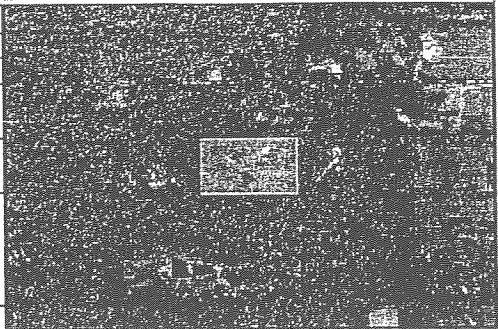
PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

PARCEL DETAIL

DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-665-7508

333.0	333	333.A	342.A	342.C
334	334.A	341.0	341	341.A
335.A	335	335.0	340.A	340.0
336			338.0	338
337			338.A	338



GENERAL

Parcel Id: 25-20-31-5BA-0000-3350 Tax District: 01-COUNTY-TX DIST 1
 Owner: GOTT ROBERT H & JOANNE L Exemptions:
 Address: PO BOX 390398
 City,State,ZipCode: DELTONA FL 32739
 Property Address: 1212 STONE ST
 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: \$93,631
 Land Value (Market): \$48,000
 Land Value Ag: \$0
 Just/Market Value: \$141,631
 Assessed Value (SOH): \$141,631
 Exempt Value: \$0
 Taxable Value: \$141,631
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	03/1985	01626	0751	\$30,000	Vacant

Find Comparable Sales within this Subdivision

2004 VALUE SUMMARY

2004 Tax Bill Amount: \$458
 2004 Taxable Value: \$27,117
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	4.800	10,000.00	\$48,000

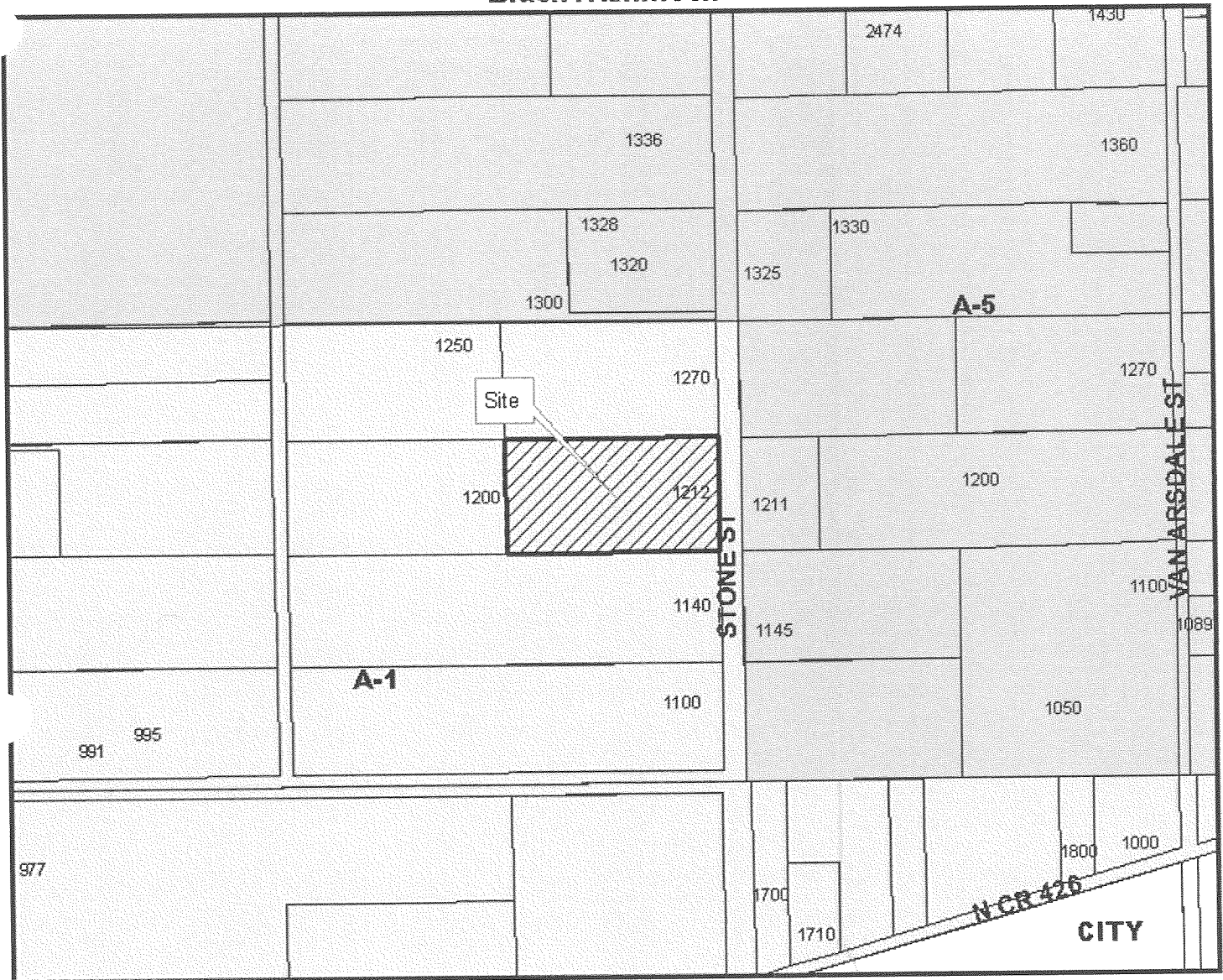
LEGAL DESCRIPTION PLAT

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

EXTRA FEATURE

Description	Year	Blt	Units	EXFT Value	Est. Cost New
MOBILE HOME	1986		1,248	\$48,522	\$59,904
MH A/C PKG	1986		1,248	\$1,264	\$1,560
MOBILE HOME	1980		144	\$5,184	\$6,912
FIREPLACE	1980		1	\$240	\$600
ALUM SCREEN PORCH W/CONC FL	1981		480	\$1,632	\$4,080
POLE BARNS/AVG	1970		490	\$1,176	\$2,940
ALUM CARPORT W/SLAB	1970		440	\$1,144	\$2,860
ALUM UTILITY BLDG NO FLOOR	1970		352	\$563	\$1,408
ALUM UTILITY BLDG NO FLOOR	1980		160	\$256	\$640
MOBILE HOME	1980		328	\$11,070	\$14,760
ALUM CARPORT W/SLAB	1985		880	\$2,288	\$5,720
WOOD UTILITY BLDG	1986		600	\$1,440	\$3,600
ALUM CARPORT W/SLAB	1986		666	\$1,732	\$4,329
GAZEEBO	1992		360	\$1,123	\$2,340
TENNIS COURT/CONCRETE	1992		7,200	\$12,150	\$18,000
CONC UTILITY BLDG	1992		300	\$1,554	\$2,100
WOOD PORCH	1992		104	\$300	\$624
WOOD PORCH	1992		104	\$300	\$624
WOOD CARPORT W/SLAB	1992		504	\$1,693	\$3,528


1212 Stone Street Black Hammock

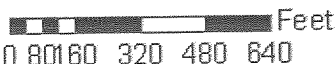


Seminole County Board of Adjustment
September 26, 2005
Case: BM2005-023
Parcel No: 25-20-31-5BA-0000-3350

Zoning

- A-1 Agricultural-1Ac
- A-5 Rural-5Ac
- BM2005-023

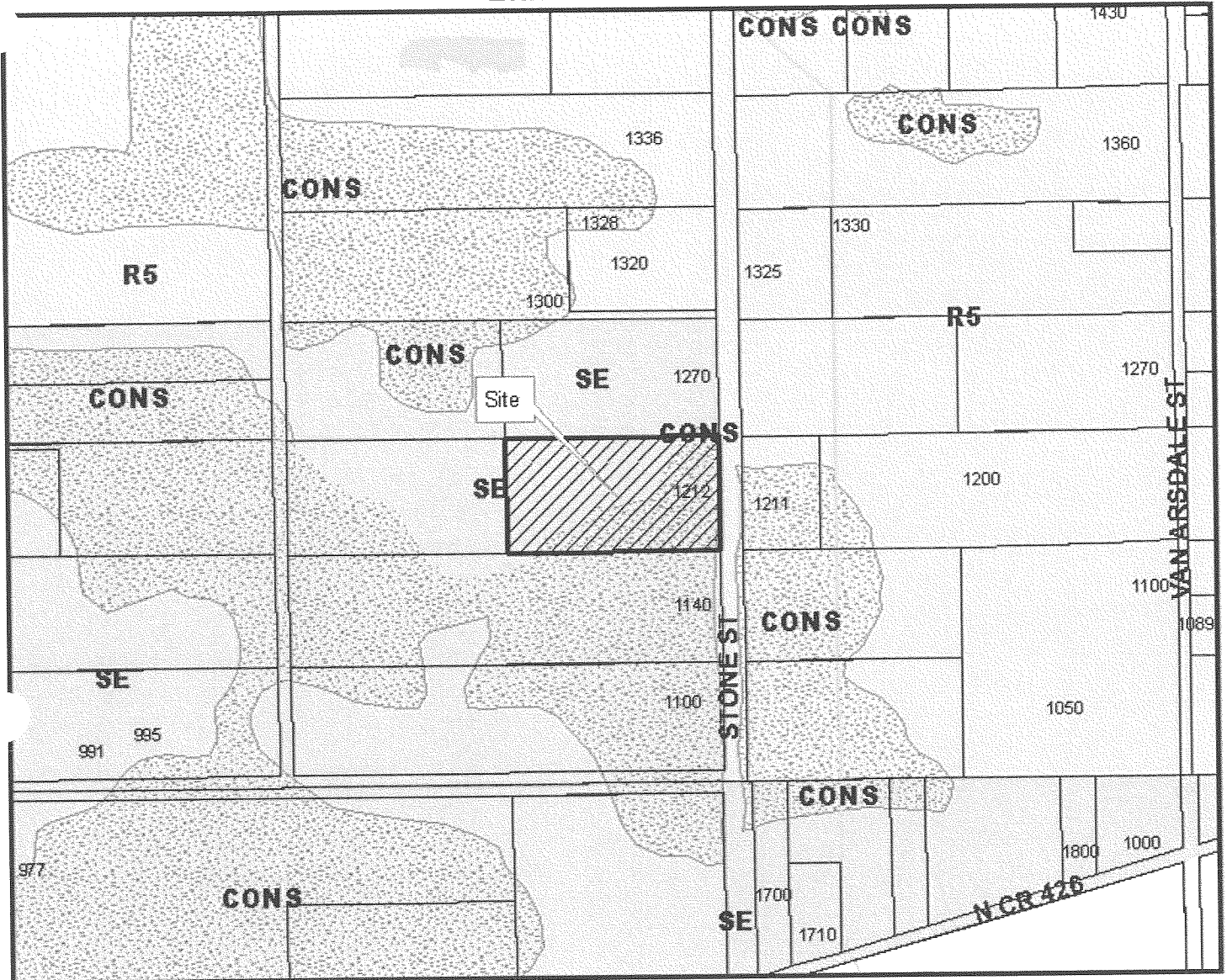




0 80 160 320 480 640 Feet



1212 Stone Street
Black Hammock

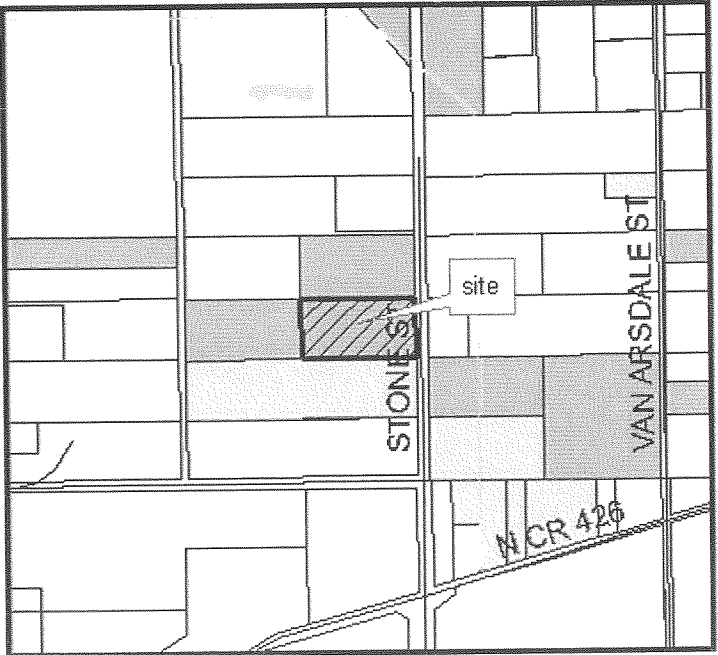


Seminole County Board of Adjustment
September 26, 2005
Case: BM2005-023
Parcel No: 25-20-31-5BA-0000-3350

Future Land Use

- CONS, R5
- CONS, SE
- R5, NONE
- SE, NONE
- BM2005-023

0 80 160 320 480 640 Feet



(Part I, § 3, Ord. No. 92-5, 3-30-92; Part I, § 1, Ord. No. 93-1, 2-23-93).

Homeoccupation: Any **occupation** or activity carried on by a member of the family residing on the premises, provided no article is sold or offered for sale, except such as may be produced by members of the immediate family residing on the premises, and no sign is used other than a name plate not more than one (1) square foot in area, attached to, and not projecting from, the building or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling. **Homeoccupation** shall include the use of premises by a physician, surgeon, dentist, lawyer, clergyman, or other professional persons for consultation or emergency treatment, but not for the general practice of his profession. Any **homeoccupation** that creates objectionable noise, fumes, odor, dust, or electrical interference shall be prohibited. Floor area utilized for **homeoccupations** shall not exceed twenty-five (25) percent of the total floor area of the dwelling structure.

(Ch. 2, LDC, through Supp 16).

Home Office: An office, where permitted by Chapter 30, Land Development Code, that is used in an incidental manner at a residence. Incidental use means that the **home** office involves the use of computers, telephones, facsimile machines, other equipment, and storage of supplies and products that are typically used in a business, but are also typical in residential use. An average daily trip count for any five-day period exceeding the average for a residential use, as determined by the Institute of Transportation Engineers in its most current manuals, shall result in the conclusive presumption that the use is not consistent with use as a **home** office.

(Ord. No. 98-13, § 1, 3-10-98; Ord. No. 02-53, § 7, 12-10-02).

PART 6. A-10, A-5, AND A-3 RURAL ZONING CLASSIFICATION/RURAL SUBDIVISION STANDARDS

Sec. 30.101. Description of districts.

The lands included in the A-10, A-5 and A-3 Rural Districts are generally located in the rural areas of the County where urban services are minimal or nonexistent. While these lands may be currently in agricultural use, when developed, they are devoted to rural residential living. Depending upon the land use designation assigned to a parcel by the 1991 Seminole County Comprehensive Plan, the minimum lot size shall be either three (3) acres, five (5) acres or ten (10) acres unless otherwise permitted in the provisions of this part relating to clustering. The properties that are assigned these zoning classifications are the respective properties assigned the Rural 10, Rural 5 and Rural 3 land use designations and these zoning classification assignments are accomplished consistent with and in order to implement the provisions of the Seminole County Comprehensive Plan.

(Part XXIV, § 2, Ord. No. 92-5, 3-30-92).

Sec. 30.102. Permitted uses.

Within any property assigned the A-10, A-5 or A-3 Rural Zoning Classifications, no building, structure, land or water shall be developed, except for the following uses:

- (a) Single-family residences and uses accessory thereto, including one (1) guesthouse or cottage, boat docks and boathouses.
- (b) **Homeoccupations** and **home** offices.
- (c) Groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass sod and trees.
- (d) Pastures and grasslands for the cultivation and propagation of livestock and the keeping of ponies or horses for the immediate use of the occupant and their guests excluding, however, the commercial raising of swine.
- (e) Plant nurseries and green houses not involved with retail sales to the general public.
- (f) Poultry production.
- (g) Dairy farms.
- (h) Fish hatcheries and bait production.
- (i) Stables, barns, sheds, silos, granaries, windmills and related agricultural structures.
- (j) Roadside stands for the sale of fruits, vegetables and similar products produced on the premises, provided such stand is placed no closer than twenty-five feet (25') to a property line.
- (k) Public and private elementary schools.
- (l) Landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm.

(Part XXIV, § 2, Ord. No. 92-5, 3-30-92; § 13, Ord. No. 94-15, 12-13-94; Ord. No. 97-18, § 22, 5-13-97; Ord. No. 98-13, § 18, 3-10-98; Ord. No. 00-13, § 4, 2-22-00).

Legal Description

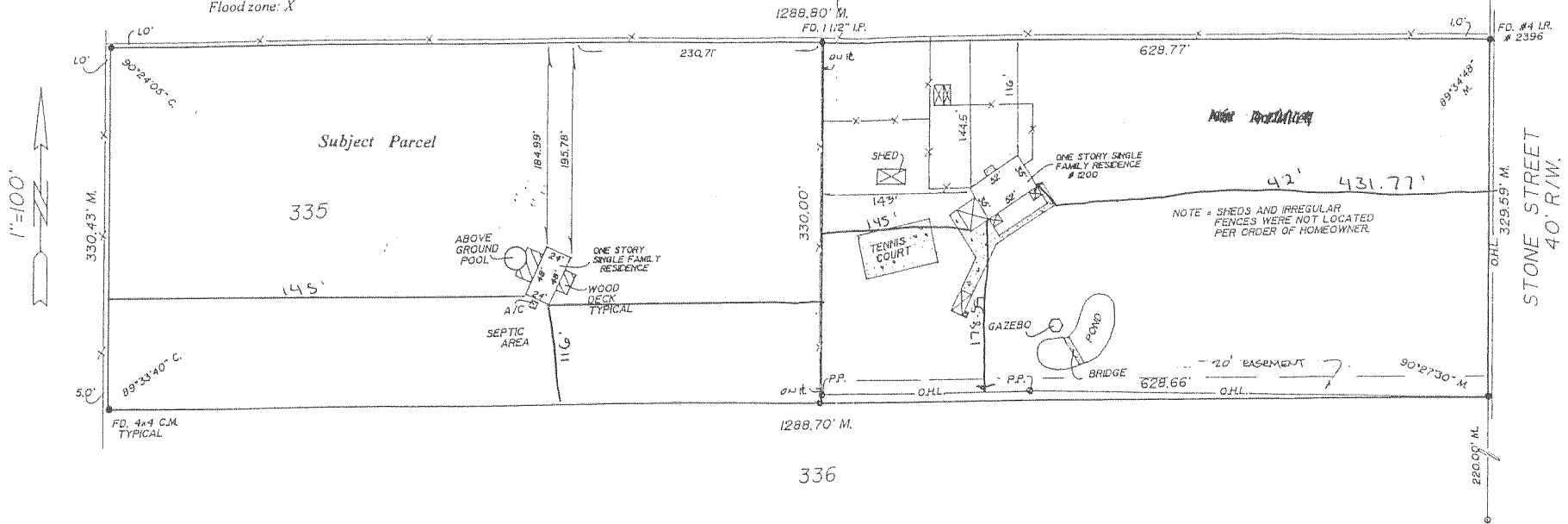
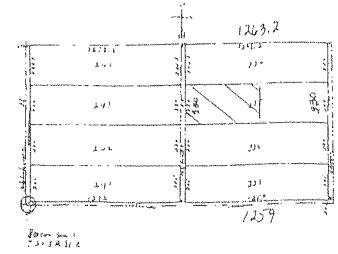
The West 1/2 of Lot 335, of THE VANARSDALE OSBORNE BROKERAGE CO.'S 2ND ADDITION TO BLACK HAMMOCK, according to the plat thereof, as recorded in Plat Book 1, Page 108, of the Public Records of Seminole County, Florida, together with an easement for use of a driveway over the South 20 feet of the East 1/2 of said Lot 335.

Community number: 120289
 Panel: 0170
 Suffix: E
 Date of F.I.R.M.: 04/17/95
 Date of field work: 03/13/96
 Date of completion: 03/13/96
 Flood zone: X

Certified to:
 Robert H. Gott; Joanna L. Gott; LandSafe Title of Florida, Inc.;
 Chicago Title Insurance Company; Jefferson Bank of Florida,
 its successors and/or assigns.

Property address:
 1200 Stone Street
 Oviedo, Florida 32765

Survey number: Y-9472



LEGEND

—	WOOD FENCE	D.E.	DRAINAGE EASEMENT
—	WIRE FENCE	U.E.	UTILITY EASEMENT
△	NAIL	FD.	FOUND
○	PROPERTY CORNER RECORD	P	PLAT
M	FIELD MEASURED	ASPH	ASPHALT
C	CALCULATED	O.H.L.	OVERHEAD UTILITY POLE
CL	CLEAR	P.P.	POWER POLE
ENCR	ENCROACHMENT	TX	TRANSFORMER
Q	CENTERLINE	CATV	CABLE RISER
□	CONCRETE	W.M.	WATER METER
▬	PROPERTY LINE	TEL	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	TEL	COVERED AREA
F.I.R.	FOUND IRON ROD	B.R.	BEARING REFERENCE
F.I.P.	FOUND IRON PIPE	CH	CHORD
R/W	RIGHT OF WAY	RAD	RADIAL
		N.R.	NON RADIAL

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 81G17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED: *[Signature]*
 RALPH SWERDLOFF
 REGISTERED LAND SURVEYOR NO. 3411
 STATE OF FLORIDA

- NOTES
- 1) BEARINGS SHOWN ARE EITHER ASSUMED, PER PLAT OR PER RECORDED INSTRUMENT.
 - 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 - 4) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - 5) ELEVATIONS ARE BASED ON NATIONAL GEODETTIC DATUM.
 - 6) FENCE OWNERSHIP NOT DETERMINED.
 - 7) WALL TIES ARE TO THE FACE OF THE WALL.
 - 8) NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.
 - 9) ONLY VISIBLE ENCROACHMENTS LOCATED.
 - 10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.

First Financial Surveyors, Inc.

7700 North Kendall Drive
 Suite 409
 Miami, Florida 33156
 (305) 271-3655
 Fax (305) 271-8499

2201 Lucien Way
 Suite 402
 Maitland, Florida 32751
 (407) 875-1470
 Fax (407) 875-1145

Nationwide
 1-800-227-2854
 Fax 1-800-227-2800

AND AFFILIATED COMPANIES

FILE #: BA93-5-32TE

APPL: GOTT, ROBERT & JOANNE

EC: 01 TWP: 21 RNG: 31 SUF: PL BK: 1 PB PG: 108 BLOCK #:

DEVELOPMENT NAME: MH-GOTT, ROBERT & JOANNE

ON W SIDE OF STONE STRFEET AND 1/4 MILE S OF FLORIDA AVENUE.

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

REQUEST DESCRIPTION:

TO PLACE A MOBILE HOME (REINSTATEMENT).

CONDITION: APPROVED FOR 10 YEARS OR UNTIL REPLACEMENT, WHICHEVER OCCURS FIRST.

DATE: 052493

REMARKS:

E 1/2 OF LOT 335) (BLACK HAMMOCK)

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

LE #: BA(2-18-85)-19TE **APPL:** GOTT, ROBERT H.
C: 01 **TWP:** 21 **RNG:** 31 **SUF:** **PL BK:** 1 **PB PG:** 108 **BLOCK #:**

DEVELOPMENT NAME: MOBILE HOME - GOTT, ROBERT H.
C: TONE ST, W SIDE; 1/4 MILE S OF FLORIDA AVE.
T : 335 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
RC #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:
PLACE A MOBILE HOME

CONDITION: APPROVED FIVE YEARS
DATE: 021885

REMARKS:
(VAN ARSDALE OSBORNE BROKERAGE COMPANY'S SECOND ADDITION TO BLACK
AMMOCK)

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