

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: Request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District) at 400 Raccoon Trail; (Merrill Nibert, applicant).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

Agenda Date 10-24-05 **Regular** **Consent** **Public Hearing – 6:00**

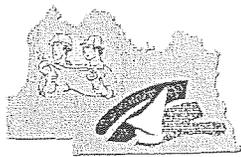
MOTION/RECOMMENDATION:

1. **APPROVE** the request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District) at 400 Raccoon Trail; (Merrill Nibert, applicant); or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District) at 400 Raccoon Trail; (Merrill Nibert, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Merrill Nibert, applicant 400 Raccoon Trail Geneva	A-5 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 a 1984 single wide mobile, where mobile homes are allowed only by special exception. A special exception for the temporary placement of the existing single wide mobile home was granted in 1984 for 10 years. 			
ZONING & FLU	direction	existing zoning	existing flu	use of property
	Site	A-5	Rural zoning	Single wide mobile home (1984)
	North	A-5	Rural zoning	Mobile home (1984)
	South	A-5	Rural zoning	Mobile home

				(1988)
	East	A-1	Rural zoning	Mobile home (1996)
	West	A-1	Rural zoning	Mobile home (1994)
<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 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 mobile homes that the BOA has approved for temporary placement. Only one mobile home was approved for permanent placement with the condition the mobile home was a new (not existing) double wide.</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-5 acre parcel that does meet the minimum requirements.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>The surrounding neighborhood historically has consisted mobile homes, and vacant land. The majority of the existing mobile homes have received temporary approval from the Board of Adjustment and the permanently approved mobile home on Raccoon Trail is a new double-wide model. In light of this, staff believes the proposed use of permanent placement of the existing 1984 single wide mobile home would be inconsistent with the character of 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-1 (Agriculture Classification) 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-5 classification district:</u></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"> o The mobile home shall have safe and convenient vehicular access. o 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-1; LDC SECTION 30.103</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 District), 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.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX APPL. NO. BM 2005-026

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** Permanent Placement of Mobile Home
- LIMITED USE**

8/15/2005

PLANNING DIVISION

- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING 84) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV 14 x 70
- PLAN TO BUILD YES NO IF SO, WHEN _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

- MEDICAL HARDSHIP
- FAMILY HARDSHIP
- TIME NEEDED _____

Merrill Nibert

PROPERTY OWNER		AUTHORIZED AGENT*
NAME	<u>M. A. NIBERT</u>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> NOT RECORDED 8/15/05 RECORDED </div>
ADDRESS	<u>451 PALMCOAST TRAIL GENEVA 32732</u>	
PHONE 1	<u>407 349-5872</u>	
PHONE 2	<u>407 948 3768 (CELL)</u>	
E-MAIL	<u>REDCAT@AOL.COM</u>	
PROJECT NAME:		

SITE ADDRESS: 400 PALMCOAST TRAIL
 CURRENT USE OF PROPERTY: DWELLING
 LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 09-20-32-301-0370-0000
 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 10/24/05 (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.

Merrill Nibert
 SIGNATURE OF OWNER OR AGENT* 8-15-05
DATE

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

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	_____

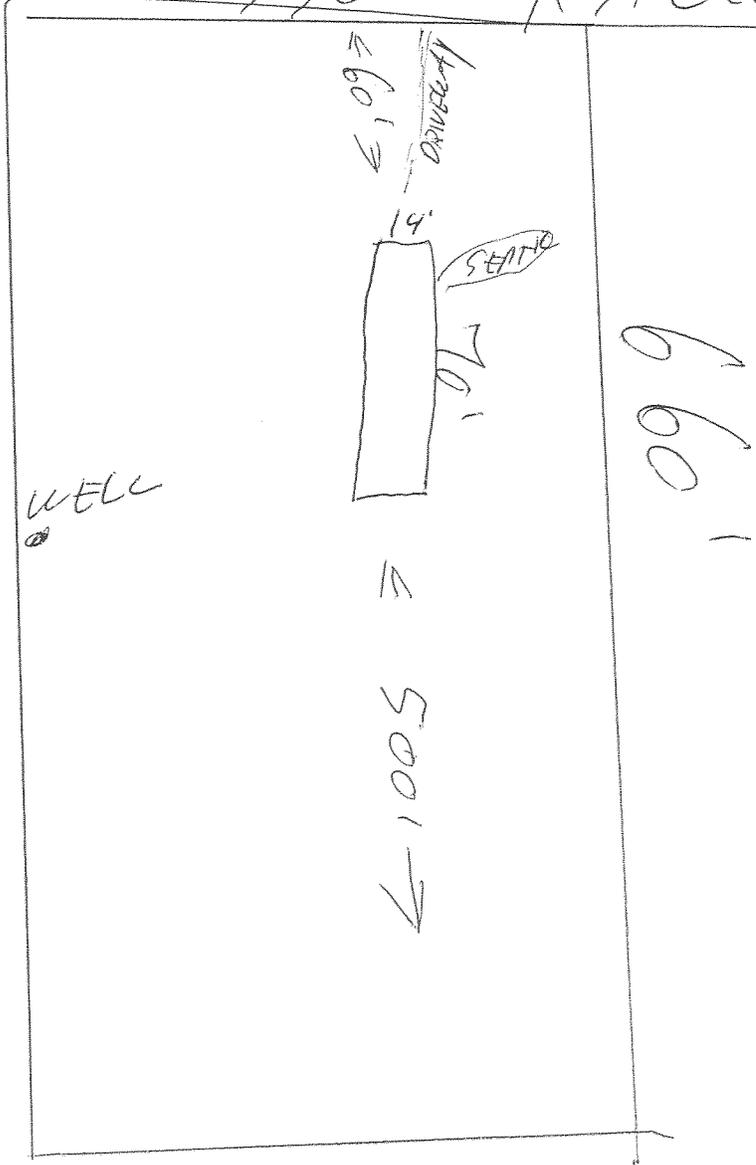
NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): \$ 185 COMMISSION DISTRICT 5 FLU/ZONING A-5/RS
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS North side of Beacon Trl 3/4 mi
west of the intersection of Osceola Rd + Beacon Trl
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

3301 (400) RALCOON TRAIL



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY, FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>		
--	--	--

GENERAL

Parcel Id: 09-20-32-301-0370-0000
 Owner: NIBERT MERRILL A
 Mailing Address: PO BOX 236
 City, State, Zip Code: GENEVA FL 32732
 Property Address: 400 RACCOON TRL GENEVA 32732
 Subdivision Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 02-MOBILE/MANUFACTURED

2005 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$29,453
 Land Value (Market): \$50,000
 Land Value Ag: \$0
 Just/Market Value: \$79,453
 Assessed Value (SOH): \$79,453
 Exempt Value: \$0
 Taxable Value: \$79,453
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	03/1984	01534	1064	\$17,900	Improved

Find Comparable Sales within this Subdivision

2004 VALUE SUMMARY

2004 Tax Bill Amount: \$1,212
 2004 Taxable Value: \$71,729
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	5.000	10,000.00	\$50,000

LEGAL DESCRIPTION

LEG SEC 09 TWP 20S RGE 32E BEG 1980.84 FT N & 1675.86 FT W OF SE COR RUN W 330 FT N 660 FT E 330 FT S 660 FT TO BEG (5 AC)

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
MOBILE HOME	1984	728	\$27,606	\$34,944
MH A/C PKG	1984	728	\$719	\$910
WOOD UTILITY BLDG	1984	120	\$288	\$720
WOOD SCREEN PORCH	1989	120	\$360	\$900
WOOD DECK	1989	240	\$480	\$1,200

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.

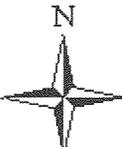
Merrill Nibert
 400 Racoon Trl
 Geneva, FL 32732

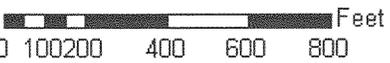


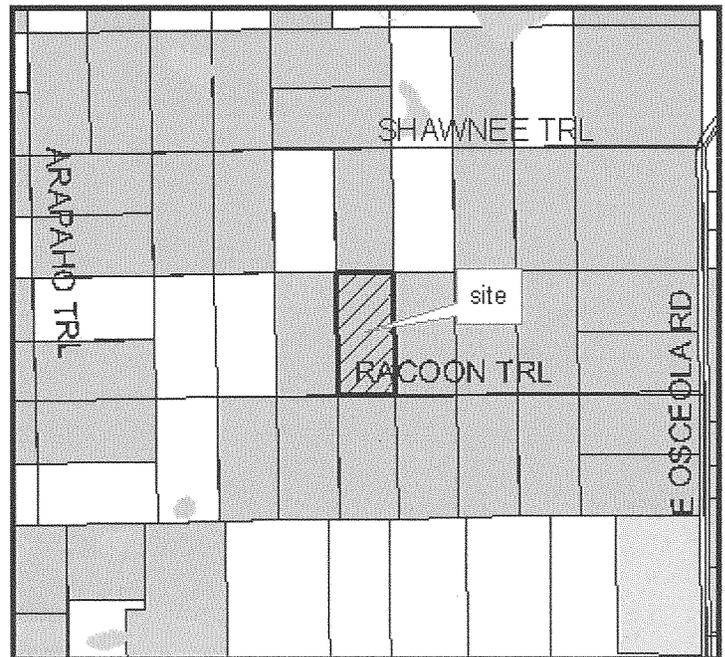
Seminole County Board of Adjustment
October 24, 2005
Case: BM2005-026
Parcel No: 09-20-32-301-0370-0000

Zoning

-  A-5 Rural-5Ac
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BM2005-026



 Feet
 0 100 200 400 600 800



FILE #: BA(5-21-84)-69TE **APPL:** NIBERT, MERRILL
SEC: 09 **TWP:** 20 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

DEVELOPMENT NAME: MH-NIBERT, MERRILL

LOC: APPROXIMATELY 1/2 MILE W OF OSCEOLA ROAD ON RACCOON TRAIL.

LOT #1: 13 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
PARC #1: 37 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:

TO PLACE A MOBILE HOME IN A-1

ACTION: APPROVED TEN YEARS

DATE: 052184

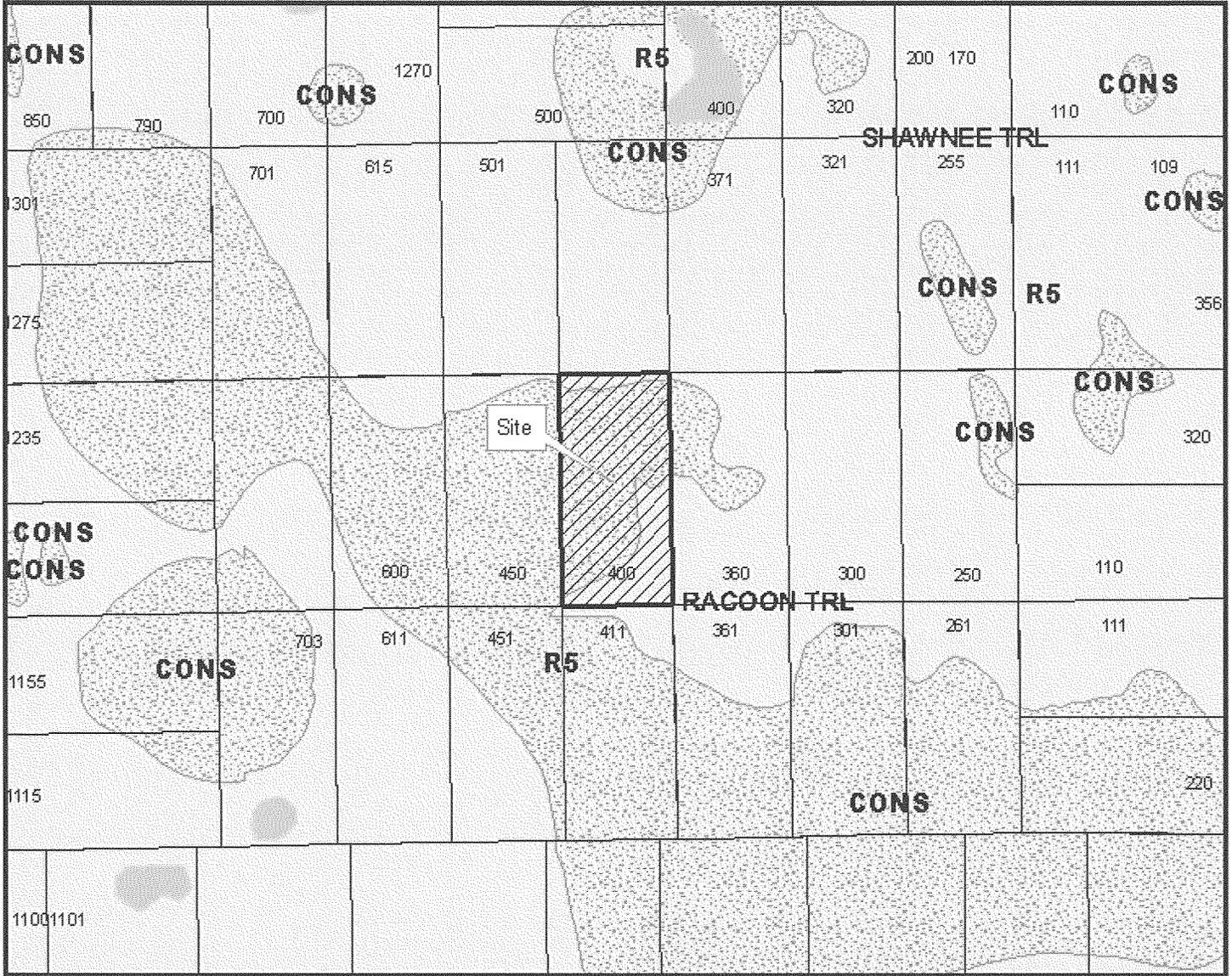
REMARKS:

(OSCEOLA ACRES)

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



Merrill Nibert
 400 Racoon Trl
 Geneva, FL 32732



Seminole County Board of Adjustment
 October 24, 2005
 Case: BM2005-026
 Parcel No: 09-20-32-301-0370-0000

Future Land Use

-  CONS, R5
-  R5, NONE
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BM2005-026

