

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

SUBJECT: Request for Special Exception for the one year renewal of a mobile home in the A-5 (Agriculture District), while a single-family home is under construction at 1717 Sunset Trail; (Jimmy & Tina Reynolds, applicants).

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**

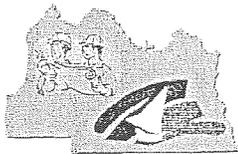
MOTION/RECOMMENDATION:

1. **APPROVE** the request for Special Exception for the one year renewal of a mobile home in the A-5 (Agriculture District), while a single-family home is under construction at 1717 Sunset Trail; (Jimmy & Tina Reynolds, applicants); or
2. **DENY** the request for Special Exception for the one year renewal of a mobile home in the A-5 (Agriculture District), while a single-family home is under construction at 1717 Sunset Trail; (Jimmy & Tina Reynolds, applicants); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Property Owner: Location: Zoning:	Jimmy & Tina Reynolds John Whitener 1717 Sunset Trail A-5																														
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicants are requesting an one year renewal of an existing a mobile home for one year in the A-5 district, while a permanent single-family dwelling is under construction. • The three year placement was granted by the Board of Adjustment on July 22, 2002. • The temporary occupancy of a mobile home while a single-family structure is under construction is permitted only by Special Exception in the A-5 district. 																															
ZONING & FLU	<table border="1"> <thead> <tr> <th data-bbox="558 1602 776 1671">Direction</th> <th data-bbox="776 1602 938 1671">Existing Zoning</th> <th data-bbox="938 1602 1149 1671">Existing FLU</th> <th data-bbox="1149 1602 1443 1671">Use of Property</th> </tr> </thead> <tbody> <tr> <td data-bbox="558 1671 776 1707">Site</td> <td data-bbox="776 1671 938 1707">A-5</td> <td data-bbox="938 1671 1149 1707">Rural - 5</td> <td data-bbox="1149 1671 1443 1707">Mobile Home</td> </tr> <tr> <td data-bbox="558 1707 776 1743">North</td> <td data-bbox="776 1707 938 1743">A-5</td> <td data-bbox="938 1707 1149 1743">Rural - 5</td> <td data-bbox="1149 1707 1443 1743">Single Family</td> </tr> <tr> <td data-bbox="558 1743 776 1778">South</td> <td data-bbox="776 1743 938 1778">A-5</td> <td data-bbox="938 1743 1149 1778">Rural - 5</td> <td data-bbox="1149 1743 1443 1778">Mobile Home</td> </tr> <tr> <td data-bbox="558 1778 776 1814">East</td> <td data-bbox="776 1778 938 1814">A-5</td> <td data-bbox="938 1778 1149 1814">Rural - 5</td> <td data-bbox="1149 1778 1443 1814">Vacant</td> </tr> <tr> <td data-bbox="558 1814 776 1850">West</td> <td data-bbox="776 1814 938 1850">A-5</td> <td data-bbox="938 1814 1149 1850">Rural - 5</td> <td data-bbox="1149 1814 1443 1850">Vacant</td> </tr> <tr> <td data-bbox="558 1850 776 1879"></td> <td data-bbox="776 1850 938 1879"></td> <td data-bbox="938 1850 1149 1879"></td> <td data-bbox="1149 1850 1443 1879"></td> </tr> </tbody> </table>				Direction	Existing Zoning	Existing FLU	Use of Property	Site	A-5	Rural - 5	Mobile Home	North	A-5	Rural - 5	Single Family	South	A-5	Rural - 5	Mobile Home	East	A-5	Rural - 5	Vacant	West	A-5	Rural - 5	Vacant				
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<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)</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>Mobile homes are commonly permitted single family units in the A-5 district. Therefore, the temporary occupancy of the same on a lot where a single-family home is under construction would be compatible with the trend of development on nearby and adjacent properties within this zoning category.</p> <p><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></p> <p>Since the mobile home would be temporarily utilized as a single-family dwelling 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 is for the temporary approval of a use, which would be used for single-family purposes; the same would be consistent with the comprehensive plan's designation of Rural-5 future land use for the subject property.</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 meets the minimum size and yard requirements of the A-5 district.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>At present, the trend of development in the immediate area includes mobile homes, conventional single-family homes and vacant properties. Therefore, the temporary occupancy of the proposed mobile home, while a permanent home is constructed on the subject property, would not be detrimental to the public interest.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</p>	<p>The BOA may permit any use allowed by special exception in the a-5 (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 compatible with the concept of low-density rural land use:</u></p> <p>The proposed use would be consistent with the concept of surrounding single-family, rural land use since the comprehensive plan describes Rural-5 as an appropriate flu category for the temporary placement of a mobile by special exception.</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 septic and well and would have access to other county services, including schools and emergency services, which are available to the site.</p>
STAFF FINDINGS	<p>The applicant has satisfied the standards for the grant of a special exception for temporary occupancy of a mobile home as a single-family dwelling. based on the findings presented, staff recommends approval of this request, conditioned upon the site plan submitted, conformity with the comprehensive plan, and adherence to the following land development code standards</p> <ul style="list-style-type: none">• A building permit shall be secured for placement and occupancy of the proposed mobile home as a temporary single-family dwelling on the subject property.• A permanent single-family home shall be actively under construction and inspection during the period the mobile home is used as a temporary dwelling.• The placement & occupancy of the mobile home shall not exceed one (1) year & shall be renewable for an additional period of one (1) year upon approval by the board of adjustment.• Prior to final inspection of the residence, the property owner shall furnish the planning division with acceptable evidence as to the date & method that the mobile home will be removed.• The mobile home shall be removed within thirty (30) days, following the issuance of the final certificate of occupancy for the permanent single-family home.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

RECEIVED
COPY
 AUG 15 2005
 APPL. NO. BMA005-027

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 Renewal for 1 yr.
- LIMITED USE**

- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- MEDICAL HARDSHIP
- FAMILY HARDSHIP
- TIME NEEDED _____

APPEAL FROM DECISION OF THE PLANNING MANAGER

PROPERTY OWNER		AUTHORIZED AGENT*	
NAME	<u>John Whitener</u>	NAME	<u>Jimmy + Tina Reynolds</u>
ADDRESS	<u>1717 Sunset Tr. Geneva FL 32732</u>	ADDRESS	<u>1717 Sunset Tr. Geneva, FL 32732</u>
PHONE 1	<u>407-277-3937</u>	PHONE 1	<u>407-349-3699</u>
PHONE 2		PHONE 2	<u>321-303-0425</u>
E-MAIL		E-MAIL	<u>jttthr@bellsouth.net</u>

PROJECT NAME: _____
 SITE ADDRESS: 1717 Sunset Tr Geneva FL 32732
 CURRENT USE OF PROPERTY: Residential - Primary
 LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 30-20-32-3AL-001R-0000
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS special exception expired 7-22-05

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.
Tina S. Reynolds 8-15-05
 SIGNATURE OF OWNER OR AGENT* 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 2 FLU / ZONING A-S/R5
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS At the western end of Sunset Trl about .5mi from the intersection of Forest Hill Way + Sunset Trl
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

<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>																																
<p align="center">GENERAL</p> <p>Parcel Id: 30-20-32-3AL-001R-0000 Owner: WHITENER JOHN M Mailing Address: 6040 CORNELIA AVE City,State,ZipCode: ORLANDO FL 32807 Property Address: SUNSET TRL GENEVA 32732 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 02-MOBILE/MANUFACTURED</p>		<p align="center">2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$34,595 Land Value (Market): \$55,600 Land Value Ag: \$0 Just/Market Value: \$90,195 Assessed Value (SOH): \$90,195 Exempt Value: \$0 Taxable Value: \$90,195 Tax Estimator</p>																														
<p align="center">SALES</p> <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>06/2005</td> <td>05782</td> <td>0858</td> <td>\$40,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/2002</td> <td>04406</td> <td>1706</td> <td>\$49,000</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/2001</td> <td>04001</td> <td>0327</td> <td>\$31,000</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1988</td> <td>01939</td> <td>2004</td> <td>\$25,000</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	QUIT CLAIM DEED	06/2005	05782	0858	\$40,000	Improved	WARRANTY DEED	04/2002	04406	1706	\$49,000	Vacant	WARRANTY DEED	01/2001	04001	0327	\$31,000	Vacant	WARRANTY DEED	03/1988	01939	2004	\$25,000	Vacant	<p align="center">2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$1,050 2004 Taxable Value: \$62,108 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p align="center">EXTRA FEATURE</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>MOBILE HOME</td> <td>1983</td> <td>924</td> <td>\$34,595</td> <td>\$44,352</td> </tr> </tbody> </table>			Description	Year Blt	Units	EXFT Value	Est. Cost New	MOBILE HOME	1983	924	\$34,595	\$44,352																				
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<p><small>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.</small></p>																																



Application number	03 00000470	
Application status, date	CERTIFICATE ISSUED	11/04/03
Property	1717 SUNSET TRL	
Parcel ID	30-20-32-3AL-001R-0000	
Subdivision Name	COCKRAN FOREST	
Subdivision	COCKRAN FOREST	
Zoning	A5	AGRICULTURE
Application type	R112	MOBILE HOME
Application date	1/16/03	
Tenant number, name		GENEVA
Master plan number, reviewed by		DM
Estimated valuation		
Total square footage	0	
Public building	NO	
Work description, quantity		
Pin number	4007	

OK Exit Cancel Fees Receipts

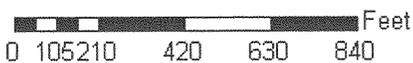
Jimmy & Tina Reynolds
1717 Sunset Trail
Geneva, FL 32732



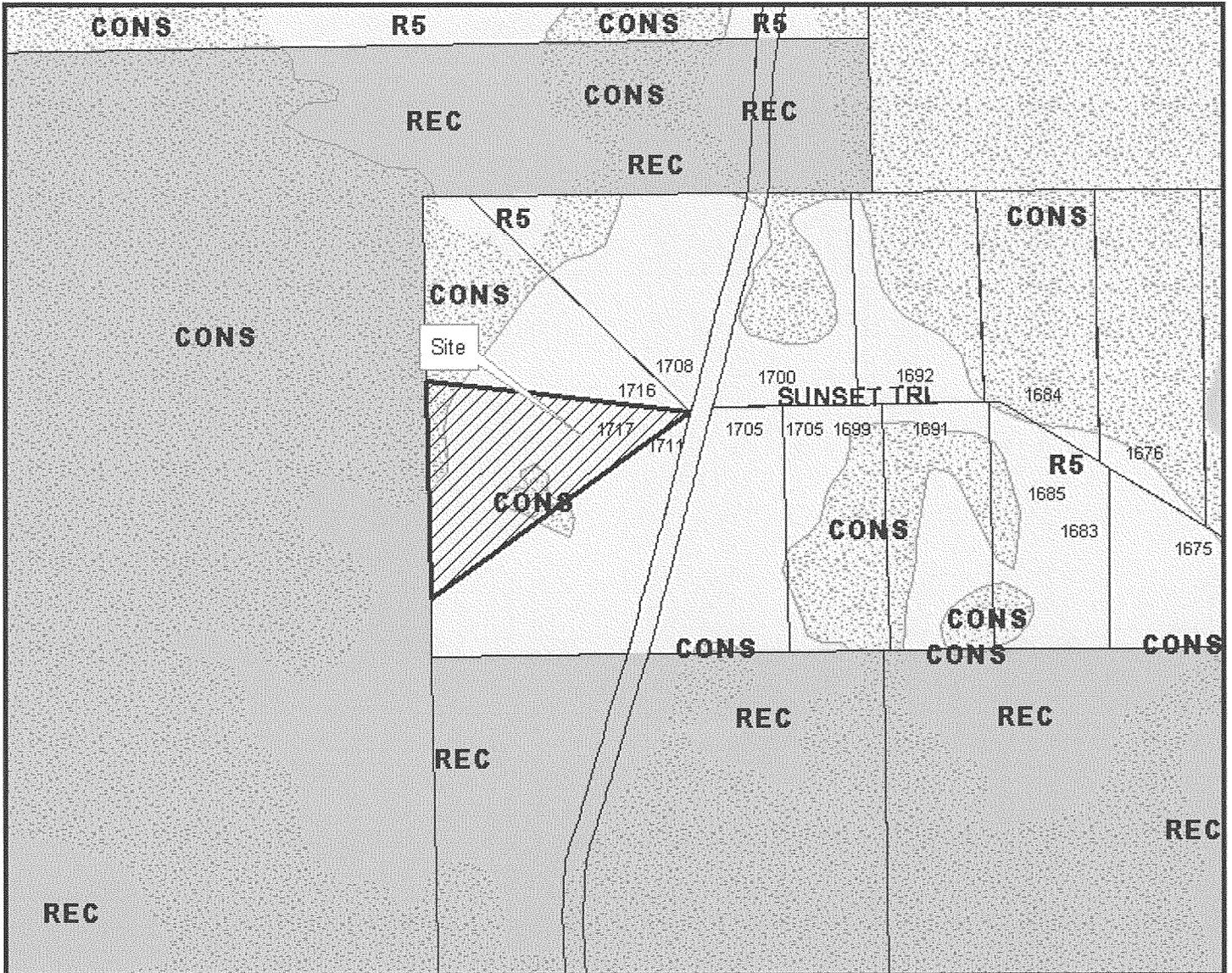
Seminole County Board of Adjustment
October 24, 2005
Case: BM2005-027
Parcel No: 30-20-32-3AL-001R-0000

Zoning

-  A-5 Rural-5Ac
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BM2005-027



Jimmy & Tina Reynolds
 1717 Sunset Trail
 Geneva, FL 32732



Seminole County Board of Adjustment
 October 24, 2005
 Case: BM2005-027
 Parcel No: 30-20-32-3AL-001R-0000

Future Land Use

- | | | | |
|--|------------|--|---------------------------|
| | CONS, REC | | All Other Values |
| | CONS, R5 | | Vacant Residential |
| | REC, NONE | | Single Family Residential |
| | R5, NONE | | Mobile Home |
| | BM2005-027 | | |

