

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

SUBJECT: Request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 2024 Green Cedar Road; (Ginger Howington, applicant).

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

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

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

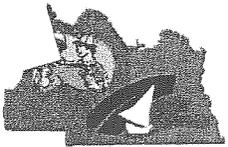
MOTION/RECOMMENDATION:

1. **APPROVE** the request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 2024 Green Cedar Road; (Ginger Howington, applicant).; or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 2024 Green Cedar Road; (Ginger Howington, applicant).; or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Ginger Howington, applicant 2024 Green Cedar Road Geneva	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 a 2005 double wide mobile, where mobile homes are allowed only by special exception. • A special exception for the temporary placement of a single wide mobile home was granted in 1986 for 5 years. 			
ZONING & FLU	direction existing existing flu use of property			
	zoning			
	Site	A-1	Rural zoning	Single wide mobile home
	North	A-1	Rural zoning	mobile home (expired)
South	A-1	Rural zoning	mobile home (1964)	

	East	A-1	Rural zoning	Single family
	West	A-1	Rural zoning	Mobile home (1957)
<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 conventional homes or mobile homes that the BOA has approved for temporary placement. Mobile homes that received permanent placement were granted prior to 1974</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 does not meet the minimum requirements therefore the parcel was granted a lot size and width at the building line variances in 1986.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>The surrounding neighborhood historically has consisted single family homes, mobile homes, and vacant land. The majority of the existing mobile homes have received temporary approval from the Board of Adjustment since 1974 and the permanently approved mobile homes received approval in 1974. 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</p>	<p>The boa may permit any use allowed by special exception in the A-1</p>			

<p>GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</p>	<p>(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-1 (Agriculture 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 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-1 (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.



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

RECEIVED
 SEP 22 2005
 PLANNING DIVISION

APPL. NO. BM2005-028

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 2005 Manufactured Home.
Replacing Existing Home Hurricane Damaged
 - MOBILE HOME SPECIAL EXCEPTION**
- EXISTING (YEAR 84) PROPOSED (YEAR 2005)
 REPLACEMENT (YEAR 2005) SIZE OF MOBILE HOME 24x40
 ANTICIPATED TIME MOBILE HOME IS NEEDED ASAP
 PLAN TO BUILD YES NO IF SO WHEN _____
 MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Ginger D. Howington</u>	
ADDRESS	<u>2024 Green Cedar Rd</u>	
	<u>GENEVA FL 32732</u>	
PHONE 1	<u>407-416-6419</u>	
PHONE 2		
E-MAIL	<u>GHOWINGTON@steelalaska.com</u>	

PROJECT NAME: _____
 SITE ADDRESS: 2024 GREEN CEDAR RD
 CURRENT USE OF PROPERTY: Mobile Home
 LEGAL DESCRIPTION: LEG SEC 32 TWP 19S R4E 32E E 91.4 FT OF
W 530 FT OF S 180 FT OF GOVT LOT 4
 SIZE OF PROPERTY: Less Than 1 acre(s) PARCEL I.D. 32-19-32-300-0050-0000
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS NONE

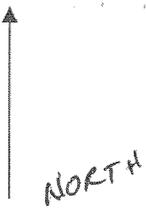
IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 11/1/05 (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.

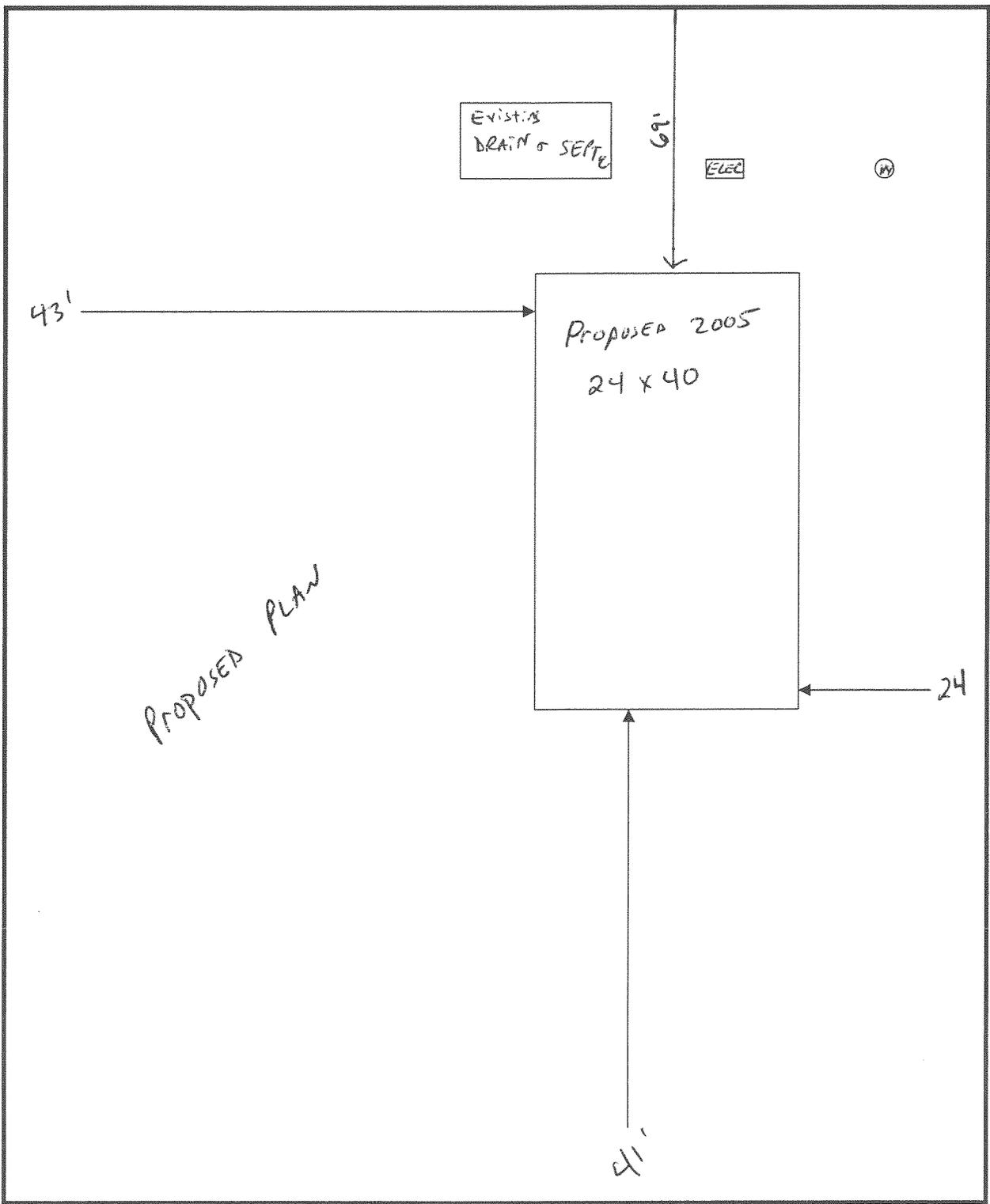
I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Ginger Howington
 SIGNATURE OF OWNER OR AGENT* 9-9-05
 DATE

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



2024 Green Cedar RD, Howington
City Water and on Site septic system
Lot is 91' X150'



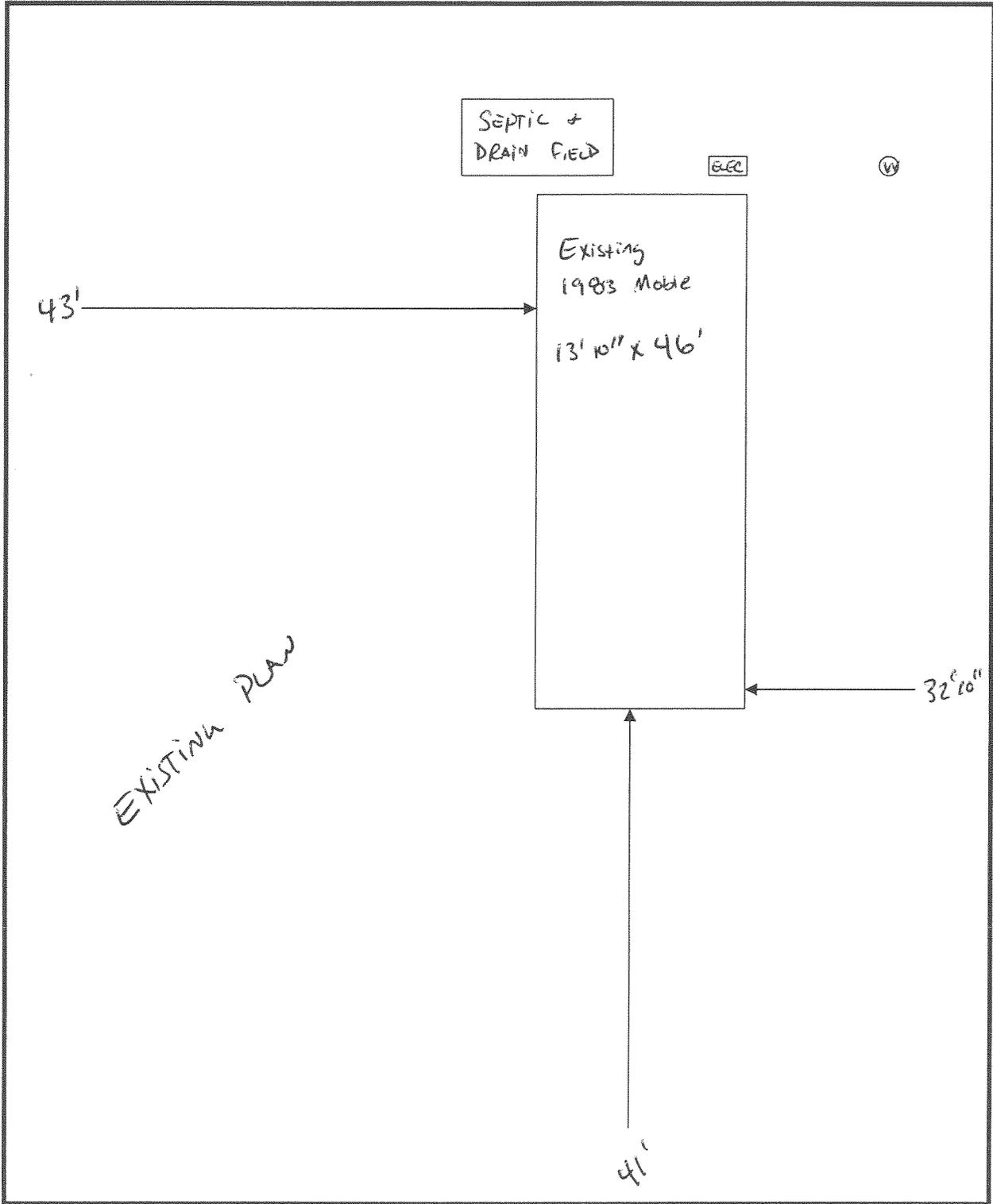
PROPOSED PLAN

GREEN CEDAR RD

MULLET LAKE PARK RD

NORTH

2024 Green Cedar RD, Howington
City Water and on Site septic system
Lot is 91' X 150'



EXISTING PLAW

SEPTIC +
DRAIN FIELD

ELEC

W

Existing
1983 Mobile
13' 10" x 46'

43'

32' 10"

41'

GREEN CEDAR RD

MULLET LAKE PARK RD

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

GENERAL

Parcel Id: 32-19-32-300-0050-0000
 Owner: HOWINGTON GINGER D
 Mailing Address: 2024 GREEN CEDAR RD
 City,State,ZipCode: GENEVA FL 32732
 Property Address: 2024 GREEN CEDAR LN GENEVA 32732
 Subdivision Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD
 Dor: 02-MOBILE/MANUFACTURED

2005 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$24,513
 Land Value (Market): \$12,185
 Land Value Ag: \$0
 Just/Market Value: \$36,698
 Assessed Value (SOH): \$14,063
 Exempt Value: \$14,063
 Taxable Value: \$0
 Tax Estimator
 2005 Notice of Proposed Property Tax

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	06/2001	04111	2017	\$100	Improved	No
WARRANTY DEED	10/1993	02663	0195	\$26,000	Improved	No
WARRANTY DEED	12/1986	01805	1615	\$28,800	Improved	No
WARRANTY DEED	12/1985	01694	1795	\$10,000	Vacant	Yes
QUIT CLAIM DEED	04/1985	01654	0398	\$100	Vacant	No

Find Comparable Sales within this Subdivision

2004 VALUE SUMMARY

Tax Value(without SOH): \$68
 2004 Tax Bill Amount: \$0
 Save Our Homes (SOH) Savings: \$68
 2004 Taxable Value: \$0
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	91	150	.000	130.00	\$12,185

LEGAL DESCRIPTION

LEG SEC 32 TWP 19S RGE 32E E 91.4 FT OF W 530 FT OF S 180 FT (LESS S 30 FT FOR RD) OF GOVT LOT 4

EXTRA FEATURE

Description	Year	Blt	Units	EXFT Value	Est. Cost New
MOBILE HOME	1984		630	\$23,890	\$30,240
MH A/C PKG	1984		630	\$623	\$788

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.

FILE #: BA86-5-59V **APPL:** WILLIAMS, TED
SEC: 32 **TWP:** 19 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

DEVELOPMENT NAME: VARIANCE - WILLIAMS, TED
LOC: NW CORNER OF MULLET LAKE PARK RD AND GREEN CEDAR LANE
LOT #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
PARC #1: 5 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:
LOT SIZE VARIANCE FROM 43,560 SQ FT TO 13,710 SQ FT AND LOT WIDTH
VARIANCE FROM 150 FT TO 91.4 FT

ACTION: APPROVED
DATE: 051986

REMARKS:
(ASSESSOR'S MAP NO. 70)

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

FILE #: BA86-5-48TE **APPL:** WILLIAMS, TED
SEC: 32 **TWP:** 19 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

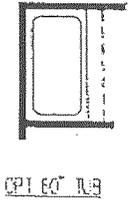
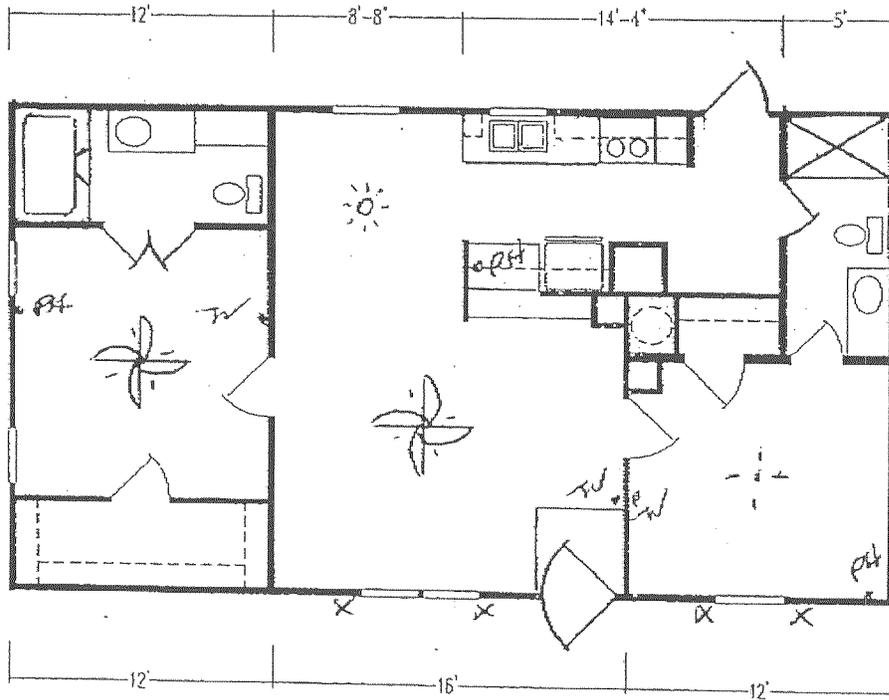
DEVELOPMENT NAME: MOBILE HOME - WILLIAMS, TED
LOC: NW CORNER OF MULLET LAKE PARK RD AND GREEN CEDAR LANE
LOT #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
PARC #1: 5 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:
TO PLACE A MOBILE HOME

ACTION: APPROVED
DATE: 051986

REMARKS:
(ASSESSOR'S MAP NO. 70)

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

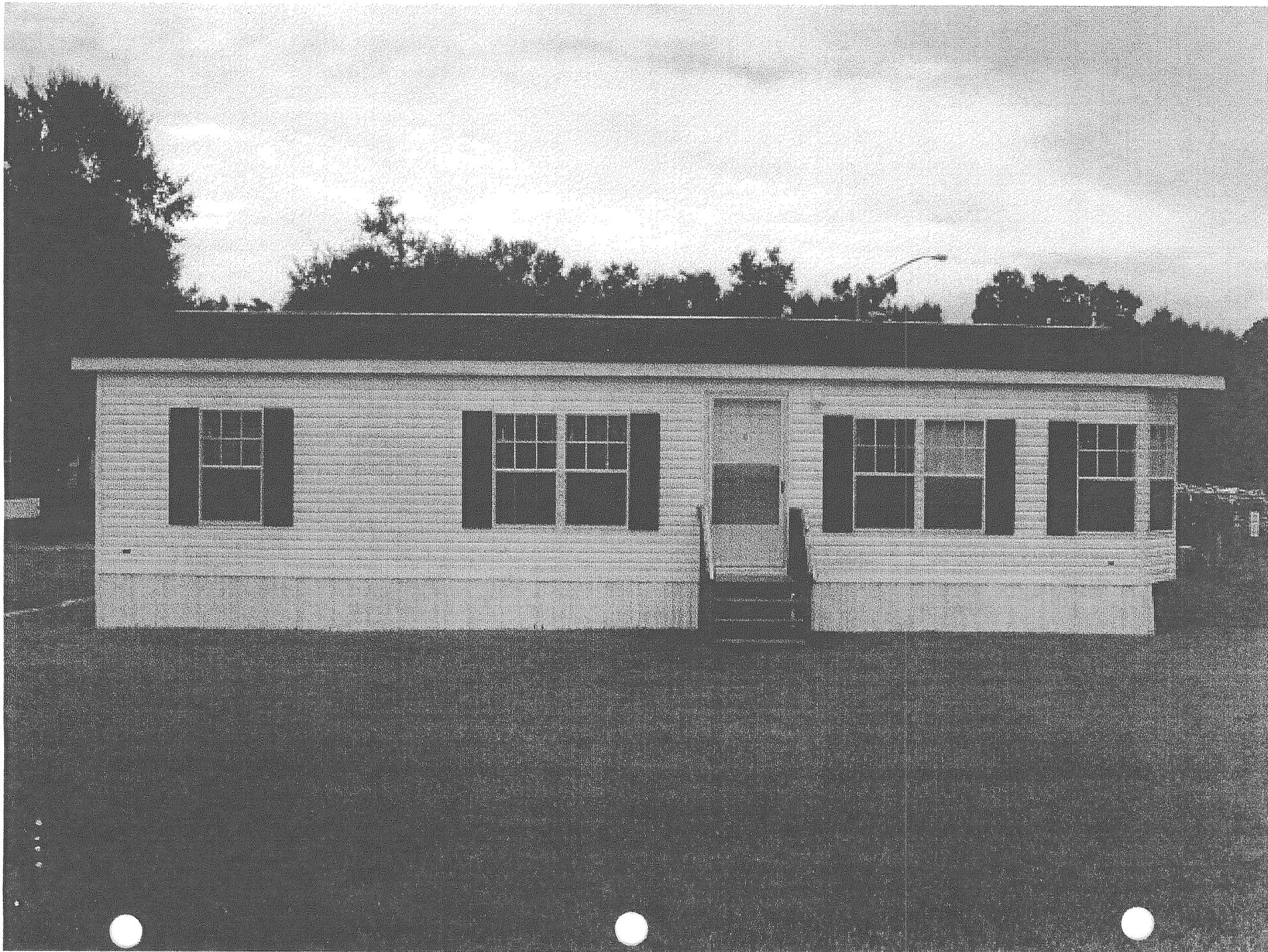


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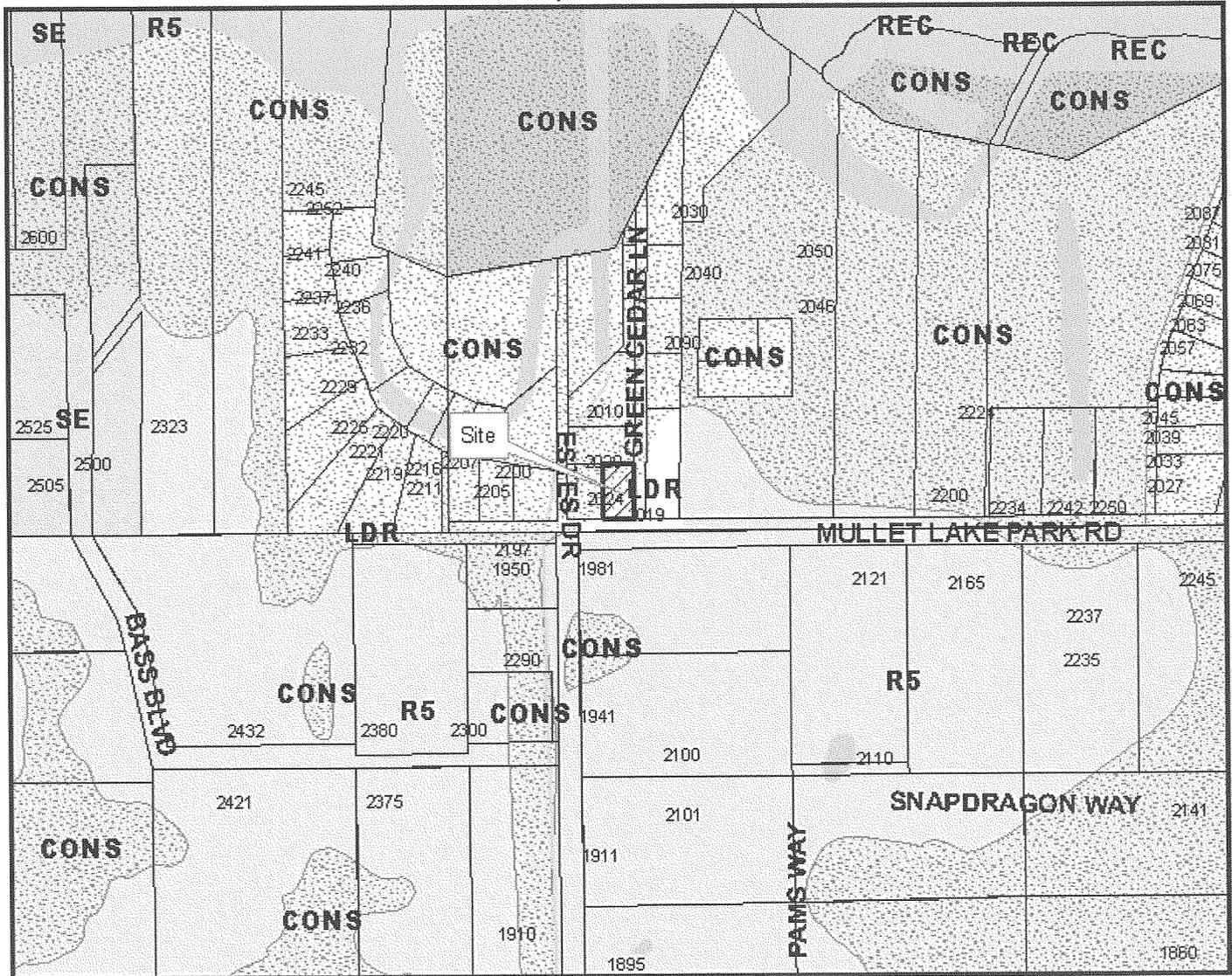
DIVISIONS			REVISIONS	DATE	BY	DESCRIPTION	SHEET	OF
NO.	DESCRIPTION	NO.						
111	341	552						
112	344	553						
115	345	571	D	6/27/04	SK	REV SHOWERS, TUBS & LAUNDRY AREA	1	1
125	355	591	C	5/24/04	SK	UPDATE LIGHT OVER THE KITCHEN SINK		
131	526	812	E	6/27/04	SK	ADD PANEL BAR @ MSTR BATH		
143	531		A	6/27/04	SK	DEL OPT REC ENTRY & REV BURL AREA TO 10'		
163	535							
171	536							
181	536							
			BOX LENGTH	DESCRIPTION			DRAWING NUMBER	
			40'-0"	4024-2CK-2B-CATH			7003-G1	

SKYLINE

DRAWN BY: W A
 DATE: 05/06/2003
 SHEET 1 OF 1
 DRAWING NUMBER: 7003-G1



Ginger D. Howington
 2024 Green Cedar Road
 Geneva, FL 32732

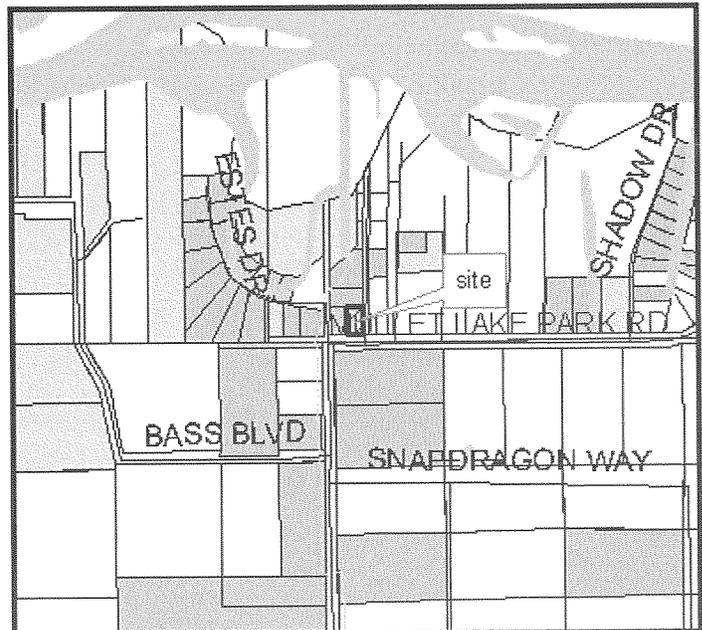


Seminole County Board of Adjustment
 October 24, 2005
 Case: BM2005-028
 Parcel No: 32-19-32-300-0050-0000

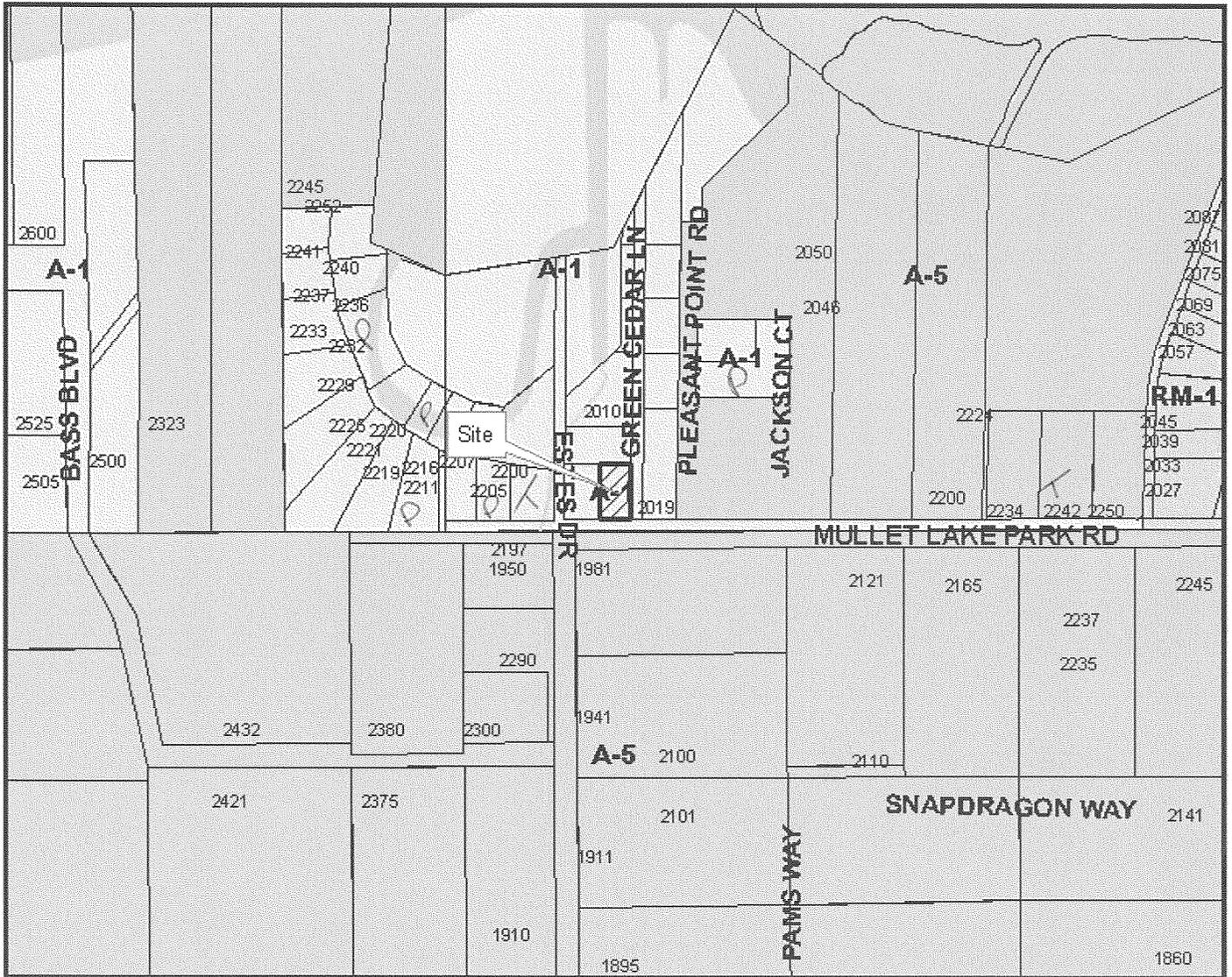
Future Land Use

	CONS, REC		BM2005-028
	CONS, R5		All Other Values
	CONS, SE		Vacant Residential
	CONS, LDR		Single Family Residential
	R5, NONE		Mobile Home
	SE, NONE		
	LDR, NONE		

0 80 160 320 480 640 Feet



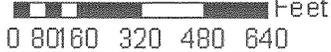
Ginger D. Howington
 2024 Green Cedar Road
 Geneva, FL 32732



Seminole County Board of Adjustment
October 28, 2005
Case: BM2005-028
Parcel No: 32-19-32-300-0050-0000

Zoning

-  A-1 Agricultural-1Ac
-  A-5 Rural-5Ac
-  RM-1 Single-fam Mobile Home-7000
-  BM2005-020
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

 Feet
 0 80 160 320 480 640

