

BM2005-029

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 1221 Mullet Lake Park; (Kerry Pressley, applicant).

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

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

Agenda Date 12-19-05 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 1221 Mullet Lake Park; (Kerry Pressley, 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 1221 Mullet Lake Park; (Kerry Pressley, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Kerry Pressley, applicant 1221 Mullet Lake Park 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 1995 double 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 1992 for 10 years. 			
ZONING & FLU	direction	existing zoning	existing flu	use of property
	Site	A-5	Rural zoning	Single wide mobile home (1988)
	North	A-5	Rural zoning	Single Family
	South	C-1	Commercial	Office/house

	East	A-1	Rural zoning	Vacant
	West	A-1	Rural zoning	Mobile home
<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 or received permanent placement 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-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 since 1974. In light of this, staff believes the proposed use of permanent placement of the existing 1995 double 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</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>SECTION 30.104(a)</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"> ○ 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-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 proposed mobile home but if approved by the Board would request 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.



COPY

APPL. NO. BM2005-029

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** For the permanent placement of A 1995 mobile Home.
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION MEDICAL HARDSHIP
- NIGHT WATCHMAN FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV _____ TIME NEEDED _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Kerry Pressley</u>	
ADDRESS	<u>1221 mullet lake Park Rd. Geneva, Fl. 32732</u>	
PHONE 1	<u>407-509-9688</u>	
PHONE 2	<u>407-349-0299</u>	
E-MAIL	<u>Kerry.FPGS@AOL.com</u>	
PROJECT NAME:	_____	

SITE ADDRESS: 1221 mullet lake Park Rd.
 CURRENT USE OF PROPERTY: single family
 LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 07-26-32-540-0002-05A0
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO
HAVE DONS CALL FIRST
 This request will be considered at the Board of Adjustment regular meeting on 12, 19, 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.
Kerry Pressley
 SIGNATURE OF OWNER OR AGENT _____ DATE 11-1-05
 * 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): 195.00 COMMISSION DISTRICT 5 FLU/ZONING A-5/R-5

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS East side of Lake Mullet Rd 0.1 mi N. at the intersection of Mullet Lake Rd + W.D.R.46,

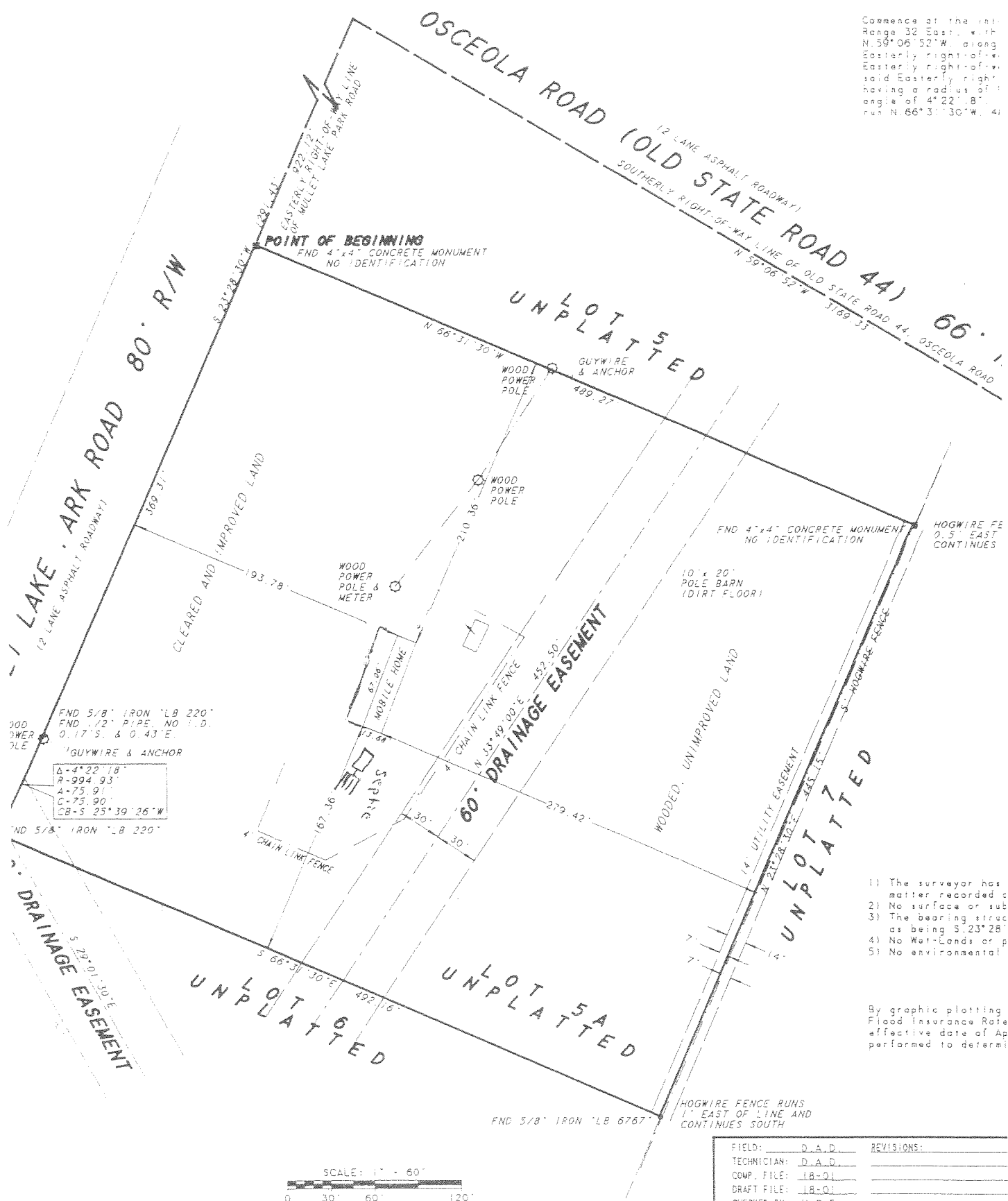
PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

BOUNDARY SURVEY FOR KERRY PRESSLEY

ST. JOHNS RANCH ESTATES
SECTIONS 7 AND 8, TOWNSHIP 20 SOUTH, RANGE
SEMINOLE COUNTY, FLORIDA

Commence at the int-
Range 32 East, with
N. 59° 06' 52" W. along
Easterly right-of-way
said Easterly right-
of-way having a radius of
angle of 4° 22' 18"
run N. 66° 31' 30" W. 41



- 1) The surveyor has
- 2) No surface or sub
- 3) The bearing struc
- 4) No Wet-Lands or p
- 5) No environmental

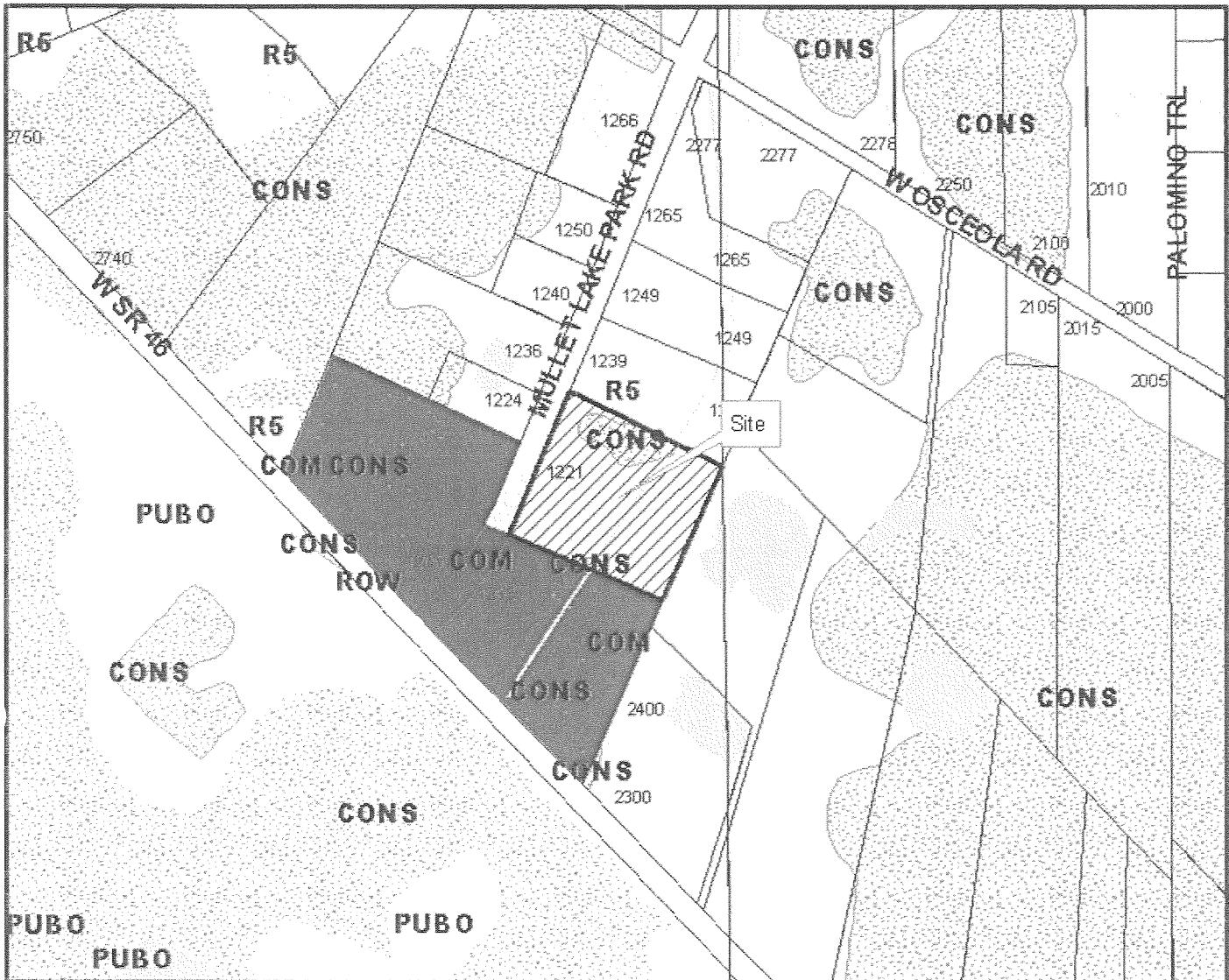
By graphic plotting
Flood Insurance Rate
effective date of Ap
performed to determi

FIELD:	D.A.D.	REVISIONS:
TECHNICIAN:	D.A.D.	
COMP. FILE:	18-01	
DRAFT FILE:	18-01	
CHECKED BY:	H.C.E.	

<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																											
<p align="center">GENERAL</p> <p>Parcel Id: 07-20-32-5UO-0002-05A0 Owner: PRESSLEY KERRY Mailing Address: 1221 MULLET LAKE PARK RD City,State,ZipCode: GENEVA FL 32732 Property Address: 1221 MULLET LAKE PARK RD GENEVA 32732 Subdivision Name: ST JOHNS RANCH ESTATES Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 02-MOBILE/MANUFACTURED</p> <p align="right" style="font-size: 2em; font-family: cursive;">A-5 R-5</p>		<p align="center">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$34,398 Land Value (Market): \$52,213 Land Value Ag: \$0 Just/Market Value: \$86,611 Assessed Value (SOH): \$33,414 Exempt Value: \$25,000 Taxable Value: \$8,414 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> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>04/2001</td> <td>04084</td> <td>0917</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>05/2001</td> <td>04074</td> <td>1885</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1999</td> <td>03580</td> <td>1774</td> <td>\$51,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1992</td> <td>02444</td> <td>2198</td> <td>\$22,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1974</td> <td>01014</td> <td>1079</td> <td>\$12,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	04/2001	04084	0917	\$100	Improved	No	CORRECTIVE DEED	05/2001	04074	1885	\$100	Improved	No	WARRANTY DEED	01/1999	03580	1774	\$51,000	Improved	Yes	WARRANTY DEED	06/1992	02444	2198	\$22,500	Improved	Yes	WARRANTY DEED	01/1974	01014	1079	\$12,000	Vacant	No	<p align="center">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,017 2005 Tax Bill Amount: \$122 Save Our Homes (SOH) Savings: \$895 2005 Taxable Value: \$7,441 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																					
QUIT CLAIM DEED	04/2001	04084	0917	\$100	Improved	No																																					
CORRECTIVE DEED	05/2001	04074	1885	\$100	Improved	No																																					
WARRANTY DEED	01/1999	03580	1774	\$51,000	Improved	Yes																																					
WARRANTY DEED	06/1992	02444	2198	\$22,500	Improved	Yes																																					
WARRANTY DEED	01/1974	01014	1079	\$12,000	Vacant	No																																					
<p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>4.350</td> <td>12,000.00</td> <td>\$52,200</td> </tr> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>.650</td> <td>20.00</td> <td>\$13</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	4.350	12,000.00	\$52,200	ACREAGE	0	0	.650	20.00	\$13	<p align="center">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG SEC 07 TWP 20S RGE 32E LOT 5A TRACT 2 ST JOHNS RANCH ESTATES UNRECD PLAT</p>																								
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																						
ACREAGE	0	0	4.350	12,000.00	\$52,200																																						
ACREAGE	0	0	.650	20.00	\$13																																						
<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>1988</td> <td>858</td> <td>\$33,771</td> <td>\$41,184</td> </tr> <tr> <td>POLE/BARNS/BELOW AVG</td> <td>1995</td> <td>320</td> <td>\$627</td> <td>\$1,120</td> </tr> </tbody> </table>		Description	Year Blt	Units	EXFT Value	Est. Cost New	MOBILE HOME	1988	858	\$33,771	\$41,184	POLE/BARNS/BELOW AVG	1995	320	\$627	\$1,120																											
Description	Year Blt	Units	EXFT Value	Est. Cost New																																							
MOBILE HOME	1988	858	\$33,771	\$41,184																																							
POLE/BARNS/BELOW AVG	1995	320	\$627	\$1,120																																							
<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>																																											

Tony, Tony

Kerry Pressley
 1221 Mullet Lake Park Road
 Geneva, FL 32732



Seminole County Board of Adjustment
 December 19, 2005
 Case: BM2005-029
 Parcel No: 07-20-32-5UO-0002-05A0

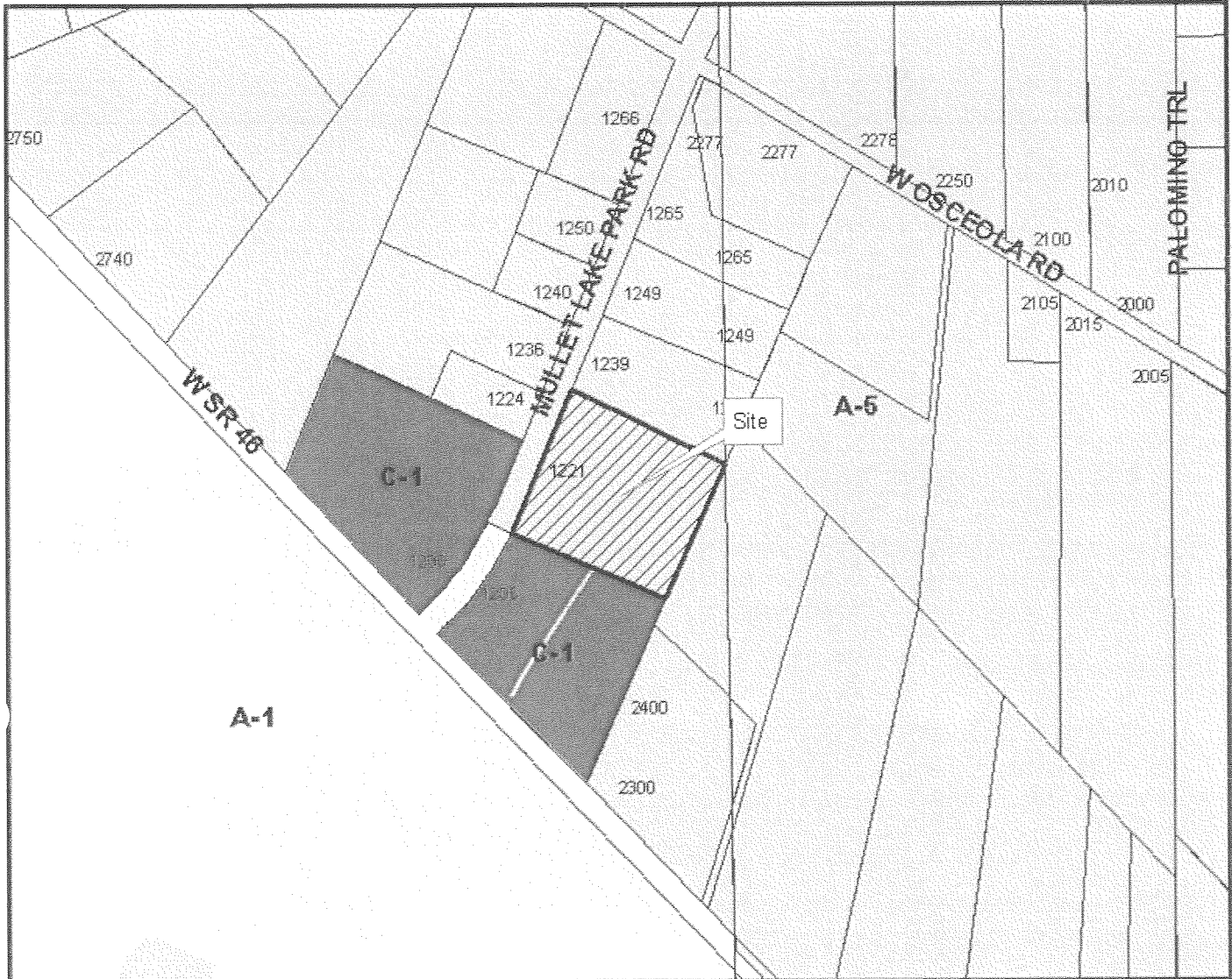
Future Land Use

CONS, PUBO	All Other Values
CONS, R5	Vacant Residential
CONS, COM	Single Family Residential
PUBO	Mobile Home
R5	BM2005-029
OFF	
COM	

0 110 220 440 660 880 Feet











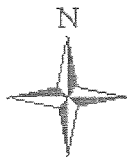
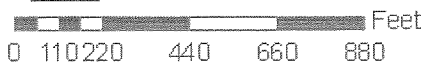
Kerry Pressley
 1221 Mullet Lake Park Road
 Geneva, FL 32732



Seminole County Board of Adjustment
 December 19, 2005
 Case: BM2005-029
 Parcel No: 07-20-32-5UO-0002-05A0

Zoning

-  A-1
-  A-5
-  C-1
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BM 2005-029



SEMINOLE COUNTY FL.

PROPERTY APPRAISER

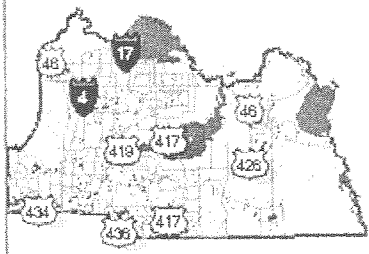
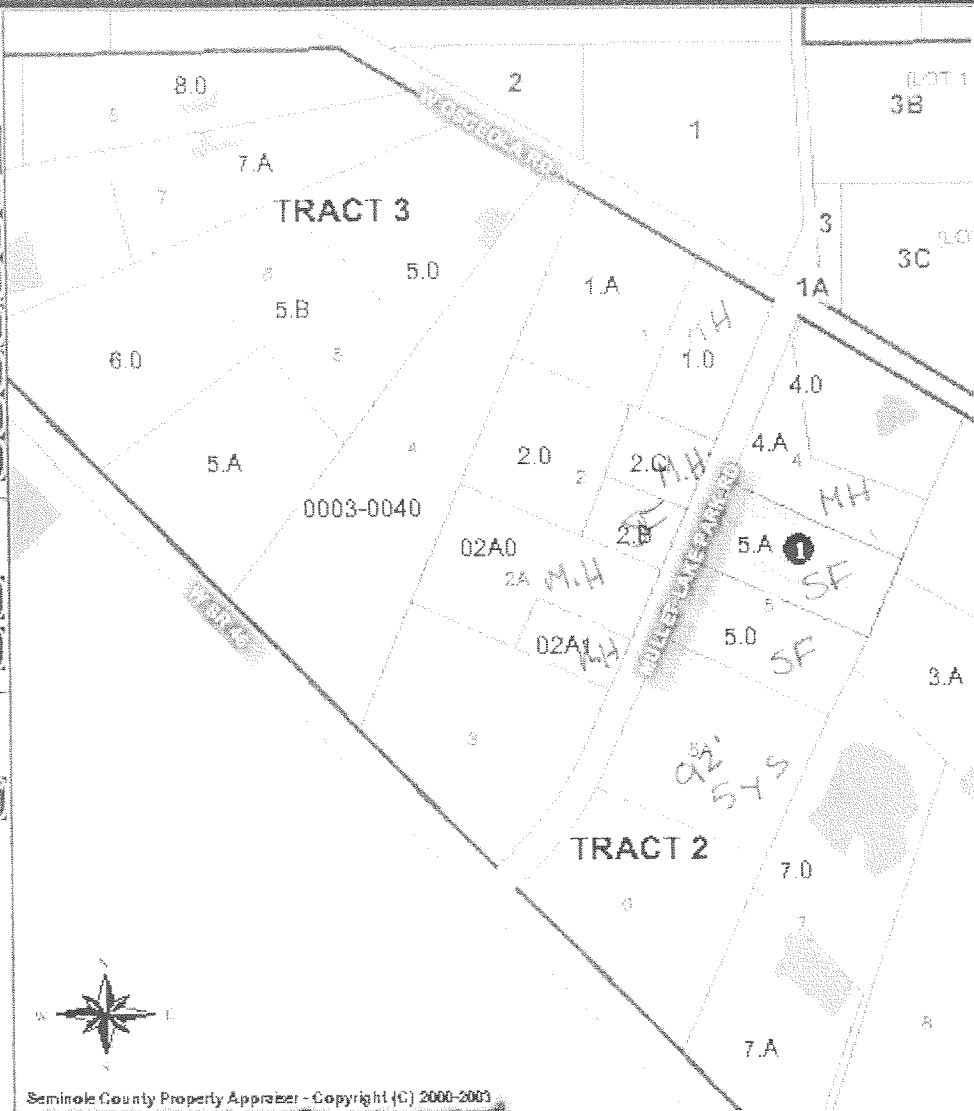
DAVID JOHNSON, CFA, ASA

PA

ZONING

FLU

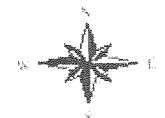
RESTART



Layers

Refresh Map

- Visible
- County Boundary
 - Townships
 - Sections
 - Major Roads
 - Streets
 - Vacated Streets
 - Hydrology
 - Subdivision Lines
 - Parcels
 - Parcel Anno
 - City Limits
 - County Zoning
 - Future Land Use
 - Natural Lands
 - Soils
 - FEMA
 - CONTOURS
 - ZIP
 - Fire Station
 - Facilities
 - Golf Course
 - Parks
 - Boatramps
 - High Schools
 - Middle Schools
 - Elementary Schools
 - 2004 Color Aerials
 - 1999 Color Aerials



Seminole County Property Appraiser - Copyright (C) 2000-2003

Select Point

Parcel Themes: Normal

Scale Factor:

- SMITH, BETTY J. - BA89-4-18TE; to place a mobile home (Reinstatement) on Lot 1A, Tract 3, St. Johns River Estates, an unrecorded plat, S side of Osceola Road and 300 ft. W of Mullett Lake Park Road; approved for 5 years.
- TROMBLEY, JEFFREY - BA89-6-37TE; to place a mobile home on the SWly 5 acres of Lot 5, St. Johns Ranch Estates, Tract 3, NELY side of SR-46 and 1,000 ft. N of Mullet Lake Road; approved for five years with conditions.
- RICHMOND, CLAUDE & BARBARA - BA90-6-35TE; to place a mobile home on the N 1/2 of Lot 5, Unrecorded Plat of St. Johns Ranch Estates, Section 7 & 8-20-32; E side of Mullet Lake Park Drive, 500 ft. S of Osceola Road and 800 ft. N of SR-46; approved for 10 years.
- BURCH, TRACEY D. - BA92-2-17TE; to place a mobile home on Lot 5A, Track 2, St. John's Ranch Estates, E side of Mullet Lake Park Road and 300 ft. N of SR-46; withdrawn by Applicant.
- *TONG, TONY - BA92-7-53TE; to place a mobile home (Reinstatement) on Lot 5A, Tract 2, St. Johns Ranch Estates, E side of Mullet Lake Park Road and 300 ft. N of SR-46; approved for 5 years.
- DARGUE, LEE - BA94-3-5SE; Special Exception to permit recreational use (remote control model flying site) on Tax Parcel 2A, Wly side of SR-46 across from Mullet Lake Park Road on the City of Sanford Water Reuse site; approved subject to staff recommendations.

R012 02

DEVELOPMENT HISTORY DISPLAY

12/08/05 12:50:56

FILE #: BA92-7-53TE APPL: TONG, TONY
EC: 07 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: TE-TONG, TONY
LOC: E SIDE OF MULLET LAKE PARK ROAD AND 300 FT. N OF SR-46.
LOT #1: 5 #2: #3: #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

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

ACTION: APPROVED FOR 5 YEARS.
DATE: 072792

REMARKS:
TRACT 2, ST. JOHNS RANCH ESTATES)

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