

BM2005-030

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 1472 Brigham Loop; (Mark Muth, 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 1472 Brigham Loop; (Mark Muth, 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 1472 Brigham Loop; (Mark Muth, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Mark Muth, applicant 1472 Brigham Loop 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 1979 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 1989 for 5 years. 			
ZONING & FLU	direction	existing zoning	existing flu	use of property
	Site	A-5	Rural zoning	Mobile home (1984)
	North	A-5	Rural zoning	Single Family
	South	A-5	Rural zoning	Mobile Home – (1979) 5 year placement

	East	A-1	Rural zoning	Mobile home (1979) 5 year placement
	West	A-1	Rural zoning	Single Family & 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 Lake Harney Estates consist of “conventional” single family homes, mobile homes and vacant land. The existing mobile homes along Brigham Loop the BOA has approved for temporary placement. There are twenty-five (25) parcels along Brigham Loop with five (5) of the parcels having expired temporary mobile homes. The remainder of the lots have “conventional” single family homes or are vacant.</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 “conventional” single family homes, mobile homes, and vacant land. The existing mobile homes have received temporary approval from the Board of Adjustment In light of this, staff believes the proposed use of permanent placement of 1979</p>			

	<p>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 proposed mobile home but if approved by the Board of Adjustment would recommended the following conditions:</p> <ul style="list-style-type: none"> • Any additional conditions the Board shall apply to give the appearance of a conventional home; and • The proposed mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.



COPY

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

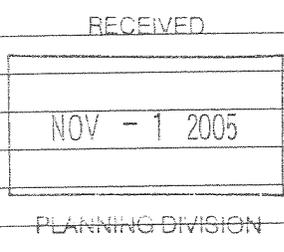
Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received 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** request for the permanent placement of a mobile Home
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING 1984) (PROPOSED 1979)
- SIZE OF MOBILE HOME / RV
- PLAN TO BUILD
- YES
- NO IF SO, WHEN
- APPEAL FROM DECISION OF THE PLANNING MANAGER**



PROPERTY OWNER		AUTHORIZED AGENT *	
NAME	MARK MUTH		
ADDRESS	1472 BRIGHAM LOOP GENEVA, FL 32732		
PHONE 1	407-466-5707		
PHONE 2			
E-MAIL	Stringbender@Aol.com		



PROJECT NAME: _____
 SITE ADDRESS: 1472 BRIGHAM LOOP GENEVA FL. 32732
 CURRENT USE OF PROPERTY: Single family dwelling
 LEGAL DESCRIPTION: SEC 14 TWP 20S RGE 32E BEG 591.6 FT S OF NE COR OF NW 1/4 FNW 1/4 RUN S 76 DEG 27 MIN 16 SEC E 681.36 FT S 248.85 FT W TO A PTS OF BEG N TO BEG
 SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 14-20-32-300-0340-0000
 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 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.
 SIGNATURE OF OWNER OR AGENT* Mark Muth 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 2 FLU / ZONING A-5/ R-5

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS E. side of Brigham Loop 0.1 mi. W.
of the intersection of Brigham loop + Windan Dr.

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506

GENERAL

Parcel Id: 14-20-32-300-0340-0000
 Owner: MUTH MARK G
 Mailing Address: 1472 BRIGHAM LOOP
 City,State,ZipCode: GENEVA FL 32732
 Property Address: 1472 BRIGHAM LOOP GENEVA 32732
 Subdivision Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD
 Dor: 02-MOBILE/MANUFACTURED

2006 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	1
Depreciated Bldg Value:	\$2,566
Depreciated EXFT Value:	\$36,338
Land Value (Market):	\$50,000
Land Value Ag:	\$0
Just/Market Value:	\$88,904
Assessed Value (SOH):	\$86,476
Exempt Value:	\$25,000
Taxable Value:	\$61,476
Tax Estimator	

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/2003	04699	0330	\$80,000	Improved	No
QUIT CLAIM DEED	12/2002	04699	0328	\$100	Improved	No
WARRANTY DEED	09/2000	03934	0911	\$35,900	Improved	No
QUIT CLAIM DEED	12/1998	03833	0014	\$100	Improved	No
ARTICLES OF AGREEMENT	06/1997	03415	0909	\$35,900	Improved	No
TAX DEED	11/1996	03160	0097	\$5,900	Improved	No
WARRANTY DEED	10/1987	01898	0929	\$16,600	Vacant	Yes

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY

Tax Value(without SOH):	\$1,055
2005 Tax Bill Amount:	\$966
Save Our Homes (SOH) Savings:	\$89
2005 Taxable Value:	\$58,957

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

SEC 14 TWP 20S RGE 32E BEG 591.6 FT S OF NE COR OF NW 1/4 OF NW 1/4 RUN S 76 DEG 27 MIN 16
 SEC E 681.36 FT S 248.85 FT W TO A PT S OF BEG N TO BEG

BUILDING INFORMATION

Bid Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	MH ROOM ADD	1992	0	192	192	192	SIDING BELOW AVG	\$2,566	\$2,984

EXTRA FEATURE

Description	Year Bld	Units	EXFT Value	Est. Cost New
MOBILE HOME	1984	938	\$35,119	\$45,024
MH A/C PKG	1984	938	\$915	\$1,173
WOOD UTILITY BLDG	1985	120	\$288	\$720
WOOD DECK	1985	8	\$16	\$40

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 #: BA89-2-5TE APPL: DUBRAVETZ, TRACY & RUDY
REC: 14 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH - DUBRAVETZ
LOC: W SIDE OF BRIGHAM LOOP, 1/4 MILE W OF WINONA DRIVE AND
LOT #1: H6 #2: #3: #4: #5: #6: #7:
PARC #1: 34 #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
TO PLACE A MOBILE HOME.

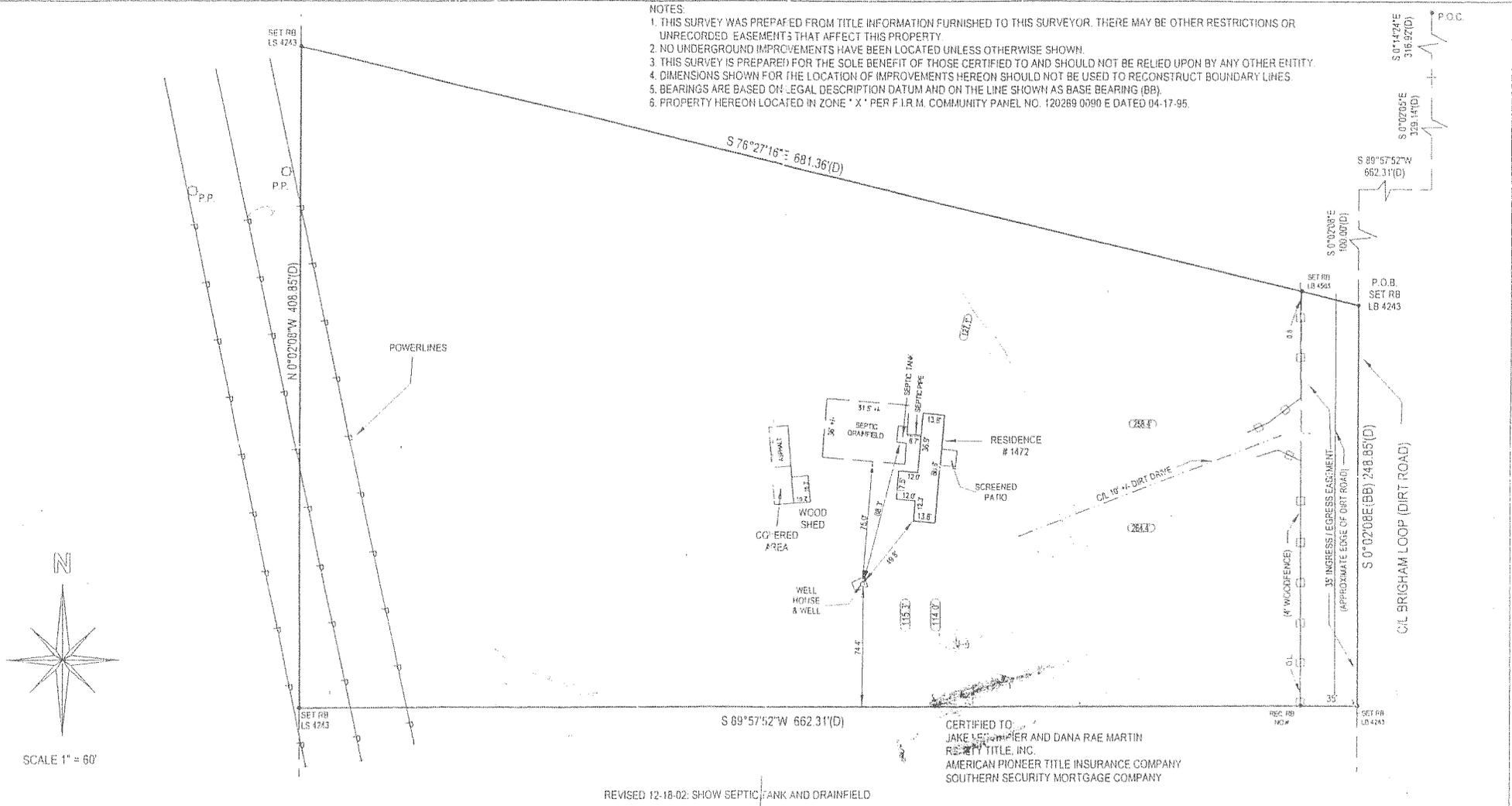
ACTION: APPROVED FOR FIVE YEARS.
DATE: 022089

REMARKS:
(LOCATION: ALSO S OF SETTLERS LOOP) (LAKE HARNEY ESTATES_

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

NOTES:

1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. BEARINGS ARE BASED ON LEGAL DESCRIPTION DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE 'X' PER F.I.R.M. COMMUNITY PANEL NO. 120289 0090 E DATED 04-17-95.



CERTIFIED TO
 JAKE LEONARD AND DANA RAE MARTIN
 REALTY TITLE, INC.
 AMERICAN PIONEER TITLE INSURANCE COMPANY
 SOUTHERN SECURITY MORTGAGE COMPANY

REVISED 12-18-02: SHOW SEPTIC TANK AND DRAINFIELD

JOB NO: 02-924
 DATE:
 FIELD: 12-09-02
 SIGNED: 12-12-02
 DRAWN BY: RWJ
 P.C., J.P.

LEGEND	
REC - RECOVERED	CONCRETE
IP - IRON PIPE	P.P. - POINT OF REVERSE CURVE
CA - CONCRETE ENCUMBRANCE	R.P. - RADIUS POINT
WB - WOODEN	R - RADIUS
RD - RADIAL	L - LENGTH OF ARC
UR - NOT RADIAL	CA - CENTRAL ANGLE
UT - UTILITY EASEMENT	U.E. - UTILITY EASEMENT
PE - PER PLAT	D.E. - DRAINAGE EASEMENT
BE - AS MEASURED	LE - LANDSCAPE EASEMENT
DE - PER DESCRIPTION	SE - SIREYORK EASEMENT
P.O.L. - POINT ON LINE	S.P. - POWER POLE
P.C. - POINT OF CURVATURE	X - CHAIN LINK FENCE
P.T. - POINT OF TANGENCY	W.F. - WOODEN FENCE

Boundary And Mapping Associates, Inc.
 109 W. ORANGE ST.
 ALTAMONTE SPRINGS, FL.
 32714
 PH: (407) 686-1156

LAND SURVEYORS
 LB 4565

DESCRIPTION: (AS FURNISHED)
 THAT PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14, RUN SOUTH 00°14'24" EAST, 316.92 FEET, THENCE RUN SOUTH 00°02'05" EAST, 329.14 FEET; THENCE RUN SOUTH 89°57'52" WEST, 662.31 FEET; THENCE RUN SOUTH 00°02'08" EAST, 100.00 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 00°02'08" EAST, 248.85 FEET; THENCE RUN SOUTH 89°57'52" WEST, 662.31 FEET; THENCE NORTH 00°02'08" WEST, 408.85 FEET; THENCE RUN SOUTH 76°27'16" EAST, 681.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A 35 FOOT INGRESS EGRESS EASEMENT ONT THE EAST LINE OF SAID PARCEL.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions and deletions to survey maps or records by other than the signing party or parties is prohibited without written consent of the signing party or parties.

[Signature]
 JIMMY W. JACKSON, PSM 4243
 BOONE W. JACKSON, PSM 6281

