

BM2005-031

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 1685 Sunset Trail; (Gordon Harrison, 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 1685 Sunset Trail; (Gordon Harrison, 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 1685 Sunset Trail; (Gordon Harrison, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Gordon Harrison, applicant 1685 Sunset 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 2005 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 2001 for 5 years. 			
ZONING & FLU	direction	existing zoning	existing flu	use of property
	Site	A-5	Rural zoning	Mobile home (1986)
	North	A-5	Rural zoning	Vacant
	South	A-5	Rural zoning	Vacant
	East	A-1	Rural zoning	Mobile home (1996) 5 year

	West	A-1	Rural zoning	placement Vacant
<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. There are eighteen (18) parcels along Sunset Trail with six (6) of the parcels having mobile homes. All of the mobile homes that have temporary approval except for Lot 16 which was approved in 1999 for the lifetime of the mobile home. The remainder of the lots having "conventional" single family homes or are vacant.</p> <p><u>Does not have an undue 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 majority of 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 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><i>Is consistent with the general zoning plan of the A-5 classification district:</i></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><i>Is not highly intensive in nature:</i></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><i>Has access to an adequate level of urban services such as sewer, water, police, schools and related services:</i></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 if approved by the Board of Adjustment would recommended the same conditions that were placed on the mobile that received approval for the lifetime of the mobile home:</p> <ul style="list-style-type: none"> • Shingled roof; • Lap siding that goes to the ground to the skirt undercarriage; • Any additional conditions the Board shall apply to give the appearance of a conventional home; • The existing mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.



COPY

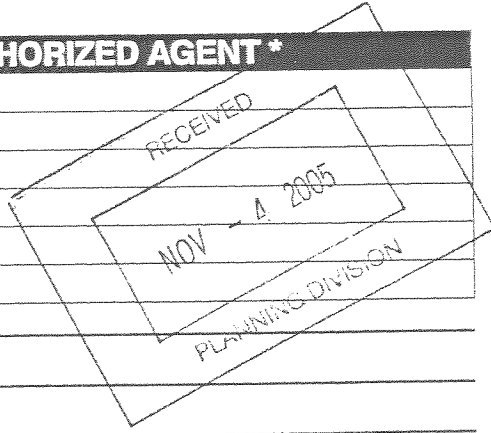
APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

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** Special Exception for permanent placement of a 2005 Mobile Home
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION MEDICAL HARSHIP
- NIGHT WATCHMAN FAMILY HARSHIP
- 2005 YEAR OF MOBILE HOME / RV (EXISTING 1986) (PROPOSED 2005)
- SIZE OF MOBILE HOME / RV 2010 S.F. TIME NEEDED PERM
- PLAN TO BUILD YES NO IF SO, WHEN
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>GORDON HARRISON</u>	
ADDRESS	<u>1685 SUNSET TRAIL</u> <u>GENOVA FL 32732</u>	
PHONE 1	<u>407 349 9129</u>	
PHONE 2	<u>407 782 7437</u>	
E-MAIL		



PROJECT NAME: _____
 SITE ADDRESS: SAME AS ABOVE
 CURRENT USE OF PROPERTY: RES.
 LEGAL DESCRIPTION: Attached.

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 30-20-32-3AL-001C-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] 11/4/05
 SIGNATURE OF OWNER OR AGENT* DATE

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	

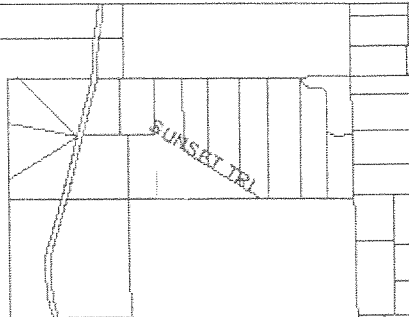
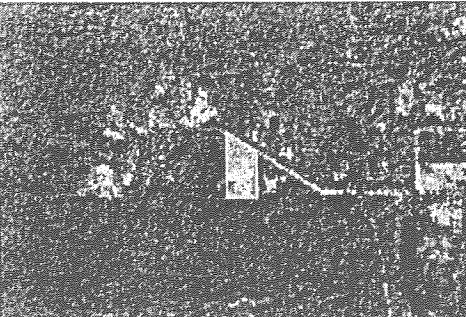
NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): \$ 185.00 COMMISSION DISTRICT 2 FLU/ZONING AS/RS
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS S. side of Sunset Trl 0.1 mi west
at the intersection of Sunset Trl & Maplewood Ln.
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

Personal Property | Please Select Account ▼

DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7505		
--	---	--

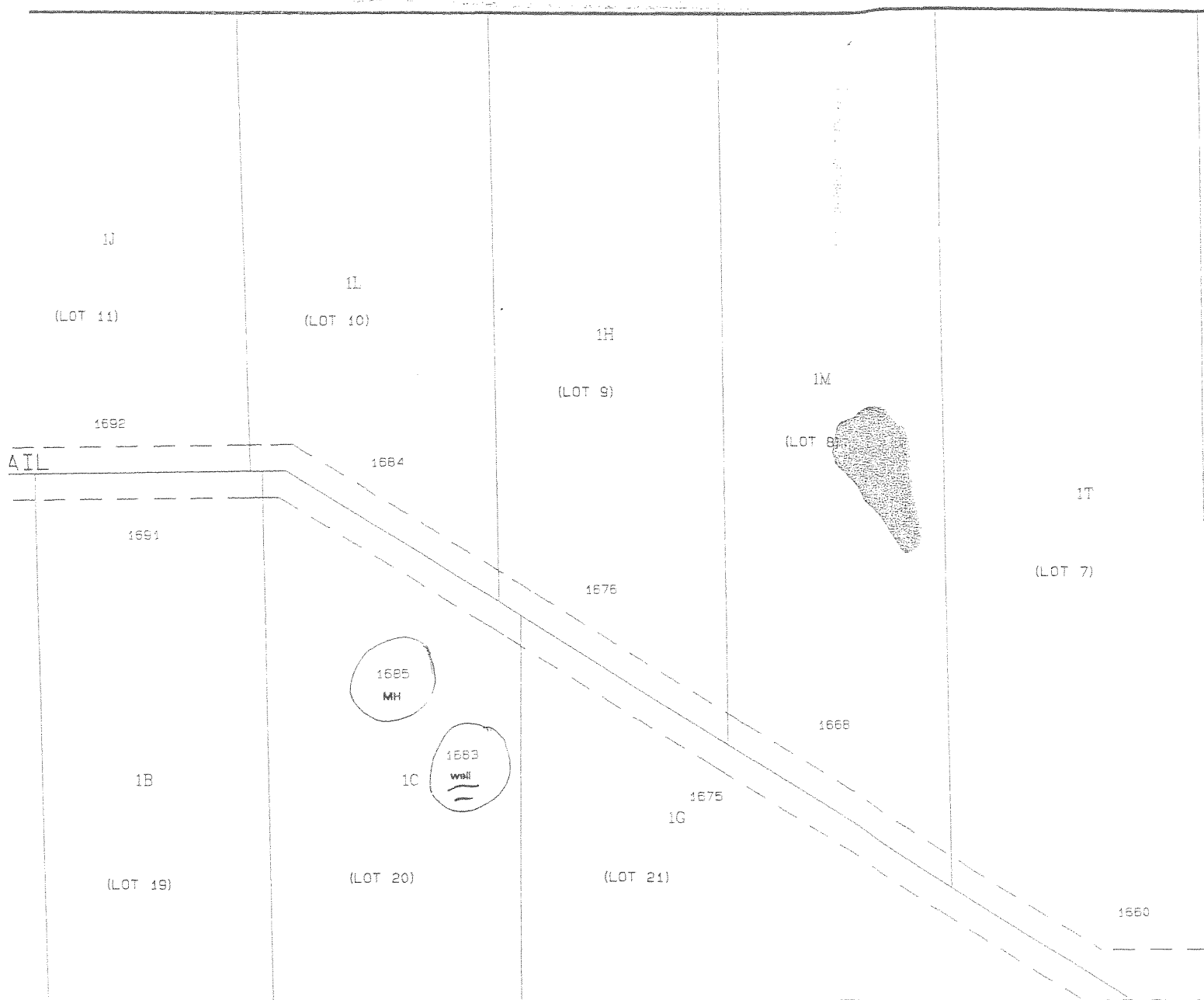
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 30-20-32-3AL-001C-0000 Owner: HARRISON GORDON JR Mailing Address: PO BOX 620354 City, State, Zip Code: OVIEDO FL 32762 Property Address: 1685 SUNSET TRL GENEVA 32732 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 02-MOBILE/MANUFACTURED</p>	<p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: right;">Value Method:</td><td>Market</td></tr> <tr><td style="text-align: right;">Number of Buildings:</td><td>0</td></tr> <tr><td style="text-align: right;">Depreciated Bldg Value:</td><td>\$0</td></tr> <tr><td style="text-align: right;">Depreciated EXFT Value:</td><td>\$42,783</td></tr> <tr><td style="text-align: right;">Land Value (Market):</td><td>\$50,000</td></tr> <tr><td style="text-align: right;">Land Value Ag:</td><td>\$0</td></tr> <tr><td style="text-align: right;">Just/Market Value:</td><td>\$92,783</td></tr> <tr><td style="text-align: right;">Assessed Value (SOH):</td><td>\$92,783</td></tr> <tr><td style="text-align: right;">Exempt Value:</td><td>\$0</td></tr> <tr><td style="text-align: right;">Taxable Value:</td><td>\$92,783</td></tr> <tr><td colspan="2" style="text-align: center;">Tax Estimator</td></tr> </table>	Value Method:	Market	Number of Buildings:	0	Depreciated Bldg Value:	\$0	Depreciated EXFT Value:	\$42,783	Land Value (Market):	\$50,000	Land Value Ag:	\$0	Just/Market Value:	\$92,783	Assessed Value (SOH):	\$92,783	Exempt Value:	\$0	Taxable Value:	\$92,783	Tax Estimator	
Value Method:	Market																						
Number of Buildings:	0																						
Depreciated Bldg Value:	\$0																						
Depreciated EXFT Value:	\$42,783																						
Land Value (Market):	\$50,000																						
Land Value Ag:	\$0																						
Just/Market Value:	\$92,783																						
Assessed Value (SOH):	\$92,783																						
Exempt Value:	\$0																						
Taxable Value:	\$92,783																						
Tax Estimator																							

<p style="text-align: center;">SALES</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book</th> <th style="text-align: left;">Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> </thead> <tbody> <tr><td>QUIT CLAIM DEED</td><td>11/1998</td><td>03548</td><td>1627</td><td>\$100</td><td>Vacant</td><td>No</td></tr> <tr><td>WARRANTY DEED</td><td>12/1995</td><td>03004</td><td>0543</td><td>\$33,000</td><td>Vacant</td><td>Yes</td></tr> <tr><td>WARRANTY DEED</td><td>09/1992</td><td>02479</td><td>1981</td><td>\$23,900</td><td>Vacant</td><td>Yes</td></tr> <tr><td>WARRANTY DEED</td><td>01/1989</td><td>02033</td><td>0548</td><td>\$30,000</td><td>Vacant</td><td>Yes</td></tr> <tr><td>WARRANTY DEED</td><td>07/1981</td><td>01347</td><td>0455</td><td>\$22,500</td><td>Vacant</td><td>Yes</td></tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	11/1998	03548	1627	\$100	Vacant	No	WARRANTY DEED	12/1995	03004	0543	\$33,000	Vacant	Yes	WARRANTY DEED	09/1992	02479	1981	\$23,900	Vacant	Yes	WARRANTY DEED	01/1989	02033	0548	\$30,000	Vacant	Yes	WARRANTY DEED	07/1981	01347	0455	\$22,500	Vacant	Yes	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$1,530 2005 Taxable Value: \$93,350 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																					
QUIT CLAIM DEED	11/1998	03548	1627	\$100	Vacant	No																																					
WARRANTY DEED	12/1995	03004	0543	\$33,000	Vacant	Yes																																					
WARRANTY DEED	09/1992	02479	1981	\$23,900	Vacant	Yes																																					
WARRANTY DEED	01/1989	02033	0548	\$30,000	Vacant	Yes																																					
WARRANTY DEED	07/1981	01347	0455	\$22,500	Vacant	Yes																																					

<p style="text-align: center;">LAND</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Land Assess Method</th> <th style="text-align: left;">Frontage</th> <th style="text-align: left;">Depth</th> <th style="text-align: left;">Land Units</th> <th style="text-align: left;">Unit Price</th> <th style="text-align: left;">Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>5.000</td> <td>10,000.00</td> <td>\$50,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	5.000	10,000.00	\$50,000	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>LEG SEC 30 TWP 20S RGE 32E BEG 327.77 FT E OF CENTER OF SEC RUN E 351.82 FT N 513.60 FT N 58 DEG 30 MIN W 372.76 FT W 33.99 FT S 705.80 FT TO BEG (5 AC)</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
ACREAGE	0	0	5.000	10,000.00	\$50,000								

<p style="text-align: center;">EXTRA FEATURE</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Description</th> <th style="text-align: left;">Year Blt</th> <th style="text-align: left;">Units</th> <th style="text-align: left;">EXFT Value</th> <th style="text-align: left;">Est. Cost New</th> </tr> </thead> <tbody> <tr><td>MOBILE HOME</td><td>2001</td><td>851</td><td>\$38,806</td><td>\$40,848</td></tr> <tr><td>MH A/C PKG</td><td>2001</td><td>851</td><td>\$1,011</td><td>\$1,064</td></tr> <tr><td>WOOD DECK</td><td>2001</td><td>120</td><td>\$480</td><td>\$600</td></tr> <tr><td>WOOD UTILITY BLDG</td><td>2001</td><td>518</td><td>\$2,486</td><td>\$3,108</td></tr> </tbody> </table>	Description	Year Blt	Units	EXFT Value	Est. Cost New	MOBILE HOME	2001	851	\$38,806	\$40,848	MH A/C PKG	2001	851	\$1,011	\$1,064	WOOD DECK	2001	120	\$480	\$600	WOOD UTILITY BLDG	2001	518	\$2,486	\$3,108	
Description	Year Blt	Units	EXFT Value	Est. Cost New																						
MOBILE HOME	2001	851	\$38,806	\$40,848																						
MH A/C PKG	2001	851	\$1,011	\$1,064																						
WOOD DECK	2001	120	\$480	\$600																						
WOOD UTILITY BLDG	2001	518	\$2,486	\$3,108																						

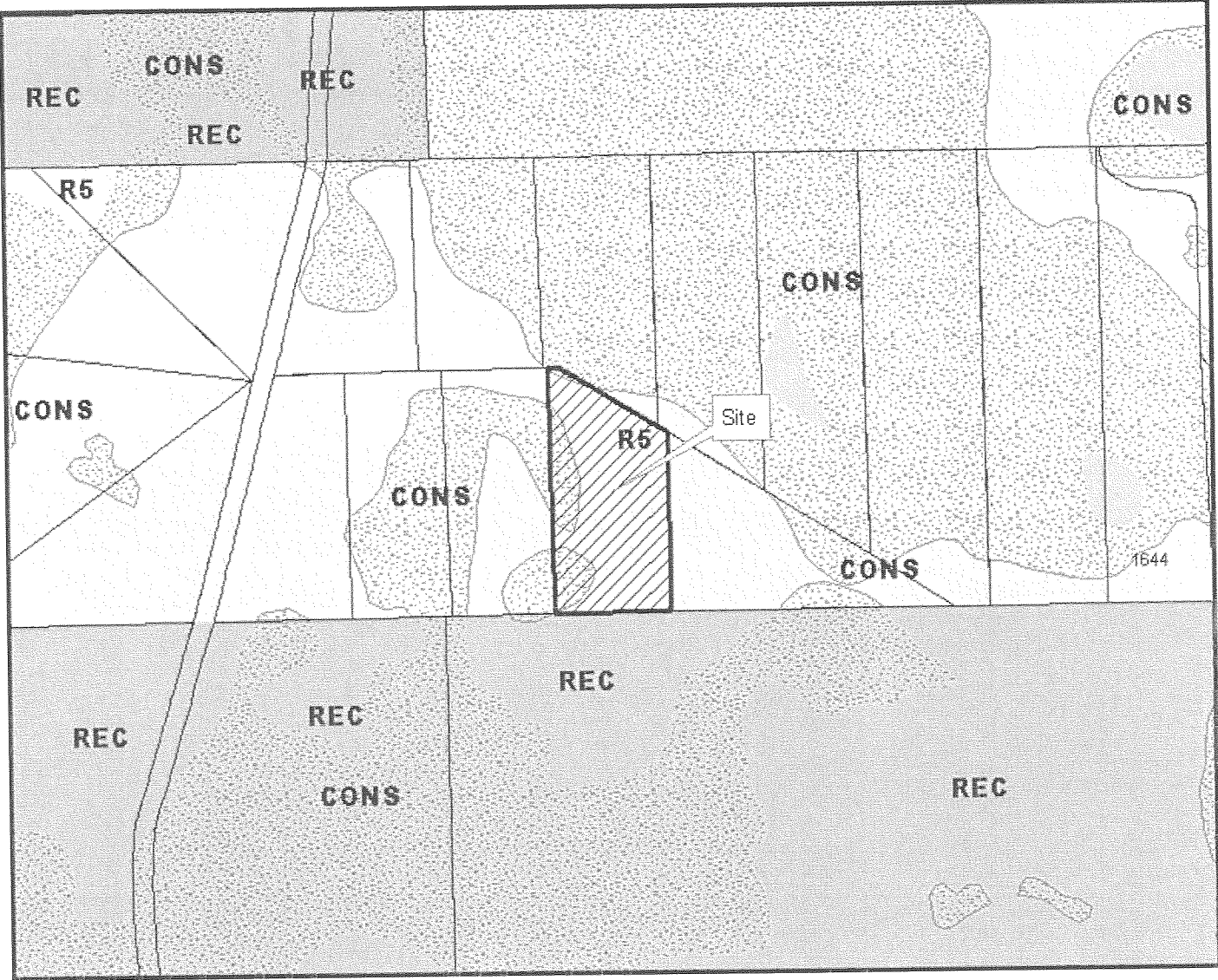
*NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.*





Approx. location

Gordon Harrison
 1685 Sunset Trail
 Geneva, FL 32732



Seminole County Board of Adjustment
 December 19, 2005
 Case: BM2005-031
 Parcel No: 30-20-32-3AL-001C-0000

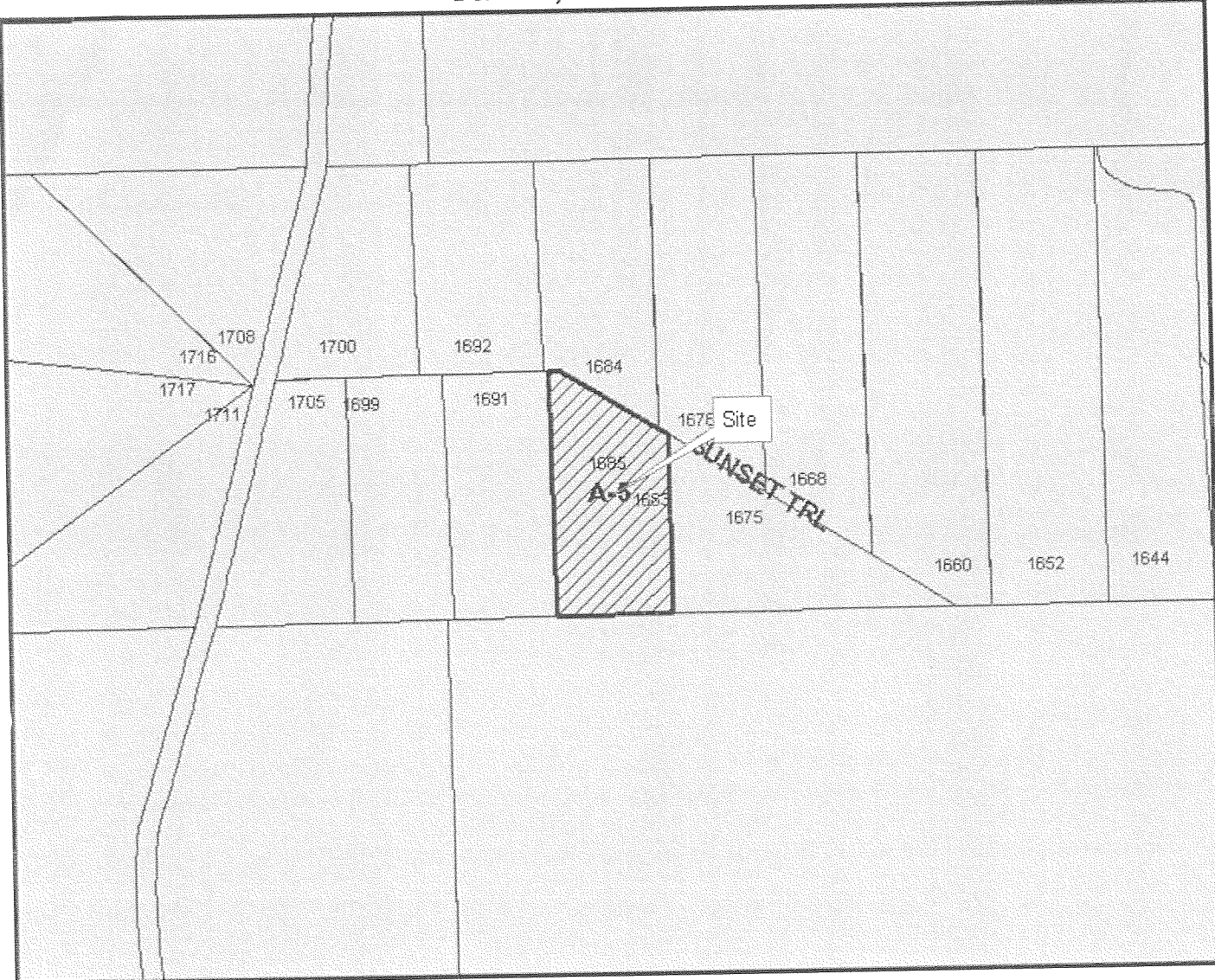
Future Land Use

	CONS, REC		All Other Values
	CONS, R5		Vacant Residential
	REC		Single Family Residential
	R5		Mobile Home
	BM2005-031		

0 110 220 440 660 880 Feet









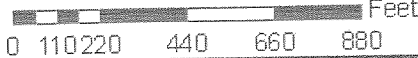
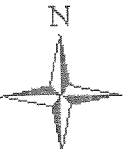
Gordon Harrison
 1685 Sunset Trail
 Geneva, FL 32732



Seminole County Board of Adjustment
 December 19, 2005
 Case: BM2005-031
 Parcel No: 30-20-32-3AL-001C-0000

Zoning

-  A-5
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BM2005-031



PLANNING AND DEVELOPMENT DEPARTMENT



PLANNING DIVISION - ZONING

June 27, 2001

GORDON HARRISON
1683 SUNSET TRAIL
GENEVA FL 32732

RE: File BA01-6-12TE

Dear Mr. Harrison:

At their meeting of, the Seminole County Board of Adjustment approved your request of a Special Exception for reinstatement of an existing mobile home on the following described property:

Beg 327.77 ft. E of center of Sec, run E 351.82 ft. N 513.60 ft. N 58 Deg 30 " W 372.76 ft., W 33.99 ft., S 705.80 ft. to Beg (5 Acres). S.side of Sunset Trail, ½ mile W. of Cochran Rd; West side of SR-419, ¼ mile South of Lake Mills Road (DIST 5)

The approval of this request is for a period of five (5) years and is contingent upon compliance with the Flood Prone Ordinance.

Please be advised that there is a 15-day appeal period in which this decision can be appealed to the Board of County Commissioners. Therefore, the Development Order granted by the Board of Adjustment is not final until the appeal period has lapsed (July 10, 2001) and no appeals have been filed.

Sincerely,

Ginny Markley,
Principal Zoning Coordinator

GM/ch



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