

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** Request for special exception to establish an equestrian riding stable in the A-5 (Agriculture District); Located on the northeast corner of Stone Street and Florida Avenue; (Gloria Jenrette, applicant).

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Michael Rumer **EXT.** 7387

**Agenda Date** 12-19-05 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** The Request for special exception to establish an equestrian riding stable in the A-1 (Agriculture District); Located on the northeast corner of Stone Street and Florida Avenue; (Gloria Jenrette, applicant); or
2. **DENY** The Request for special exception to establish an equestrian riding stable in the A-1 (Agriculture District); Located on the northeast corner of Stone Street and Florida Avenue; (Gloria Jenrette, applicant); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Gloria Jenrette, Property Owner Florida Avenue Oviedo, FL 32765	A-5 District, LDC Section 30.104(b)(9); (Riding Stables)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to establish an equestrian center on property located in the A-1 district, where stables barns and related structures for the sheltering of farm animals are permitted; because the applicants would like to offer riding lessons to the paying public, a special exception is required.</li> <li>• The site comprises 10 acres. The proposed site plan depicts horse stables, outdoor rings, parking, pastures and a mobile home for the resident trainer and care taker.</li> <li>• The applicant proposes the facility to provide horse boarding and lessons with occasional birthday parties between the day light hours.</li> </ul>	

ZONING & FLU	<b>DIRECTION EXISTING EXISTING USE OF PROPERTY</b>			
	<b>ZONING</b>		<b>FLU</b>	
	SITE	A-5	Rural-5	Mobile Home, Barns
	NORTH	A-5	Rural-5	Vacant
	SOUTH	A-5	Rural-5	Mobile Home, Single-Family
	EAST	A-5	Rural-5	Single-Family
WEST	A-5	Rural-5	Mobile Home	
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b>	<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><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>The proposed use is consistent with surrounding rural character.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>The clients are residents of the area that board their horses and take care of them on a daily basis. This type of business does not require deliveries.</p> <p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>The Seminole County Vision 2020 Comprehensive plan describes the Rural-5 land use as appropriate for a variety of agricultural operations (including riding stables) that are located on parcels at least one (5) acre in size. With the imposition of staff's recommended conditions, the riding stables, for commercial use, would be consistent with this description, given the subject property's size and location.</p> <p><b><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></b></p> <p>Based on the submitted site plan, the existing site exceeds the minimum five-acre requirement of the A-5 district. Furthermore, the existing structures meet the minimum applicable setbacks.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>Within the A-5 district, riding stables are allowed as conditional uses. The proposed use would not have any potential impacts that</p>			

<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(a)</b></p>	<p>would adverse to the adjacent uses.</p> <p>The BOA may permit any use allowed by special exception in the A-5 (Rural 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><b><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-5 (RURAL DISTRICT):</u></b></p> <p>As previously stated, farm animals and associated stables are consistent with the general zoning plan of the A-5 district. With the imposition of staff’s recommended conditions, the proposed riding stable operation would otherwise comply with the use and dimensional standards of the A-5 district.</p> <p><b><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></b></p> <p>The request would not be highly intensive in nature, if the site is limited to conditions, as proposed.</p> <p><b><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></b></p> <p>County services including police, emergency, and garbage disposal are available to the site. The property is currently served by well and septic systems.</p>
<p><b>STAFF FINDINGS</b></p>	<p>As previously stated, there is currently a mobile home with two horse barns containing 27 stalls, riding arena and pastures on the site. No new development is proposed in conjunction with the proposed commercial operation. In evaluating this request, staff has determined the following:</p> <ul style="list-style-type: none"> <li>• The proposed use would be consistent with the comprehensive plan’s designation of Rural-5 future land use for the subject property.</li> <li>• With the imposition of staff’s recommended conditions, the proposed use would not have an adverse impact on existing traffic patterns, movements or volumes.</li> <li>• The proposed use would not adversely affect the public interest.</li> <li>• No identified areas of environmental concern would be impacted by the proposed use.</li> <li>• The proposed use would be compatible with the recreational and agricultural character of nearby and adjacent development.</li> </ul>
<p><b>STAFF RECOMMENDATION</b></p>	<p>Based on the stated findings, staff recommends the Board of Adjustment approve the request for special exception, subject to the</p>

	<p>following conditions:</p> <ul style="list-style-type: none"><li>○ Riding lessons shall occur between daylight hours;</li><li>○ The driveway apron to Florida Avenue shall be paved to county standards;</li><li>○ The mobile home is permitted only as a caretaker residence and is to be removed when the riding stables are no longer in operation.</li><li>○ The arena lighting shall be limited to no more than 0.5 foot-candles; and</li><li>○ There shall be no outdoor amplification of sound.</li><li>○ There shall be no competitions permitted.</li><li>○ Birthday parties are to be limited to daytime hours only.</li></ul>
--	--

#370-1



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

**COPY** APPL. NO. BS 2005-024

**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** RIDING STABLES
- 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 \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED  
NOV - 2 2005  
PLANNING DIVISION

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	GLORIA JENNETTE	
ADDRESS	1965 BEDOCKS LANE OVIDO, FL 32765	
PHONE 1	407-970-8551	
PHONE 2	407-971-1114	
E-MAIL	GLORIA.JENNETTE@EARTHINK.NET	

RECEIVED  
NOV - 2 2005  
PLANNING DIVISION

PROJECT NAME: SOMMERSBY FARMS  
SITE ADDRESS: 2415 FLORIDA AVENUE, OVIDO, FL 32765  
CURRENT USE OF PROPERTY: BOARDING & RIDING STABLES  
LEGAL DESCRIPTION: LENGTH - SEE ATTACHED

SIZE OF PROPERTY: 10 acre(s) PARCEL I.D. 25-20-31-58A-0000-346B  
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.

Gloria Jenette  
SIGNATURE OF OWNER OR AGENT\* DATE 10/29/05

\* 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): 370.00 COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING A-5 / R-5  
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)  
LOCATION FURTHER DESCRIBED AS \_\_\_\_\_  
PLANNING ADVISOR \_\_\_\_\_ DATE 11-2-05  
SUFFICIENCY COMMENTS \_\_\_\_\_



DAVID JOHNSON, CFA, ASA

**PROPERTY APPRAISER**

SEMINOLE COUNTY FL

1101 E. FIRST ST  
SANFORD, FL 32771-1468  
407-665-7505

**GENERAL**

Parcel Id: 25-20-31-5BA-0000-346B  
 Owner: SOMMERSBY FARMS INC  
 Mailing Address: 1965 BROOKS LN  
 City,State,ZipCode: OVIEDO FL 32765  
 Property Address: 2415 FLORIDA AVE  
 Subdivision Name: BLACK HAMMOCK  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions:  
 Dor: 02-MOBILE/MANUFACTURED

**2006 WORKING VALUE SUMMARY**

Value Method: Market  
 Number of Buildings: 2  
 Depreciated Bldg Value: \$35,730  
 Depreciated EXFT Value: \$54,104  
 Land Value (Market): \$195,000  
 Land Value Ag: \$0  
 Just/Market Value: \$284,834  
 Assessed Value (SOH): \$284,834  
 Exempt Value: \$0  
 Taxable Value: \$284,834  
 Tax Estimator

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/1994	02812	0295	\$125,000	Vacant	Yes

Find Comparable Sales within this Subdivision

**2005 VALUE SUMMARY**

2005 Tax Bill Amount: \$4,697  
 2005 Taxable Value: \$286,641  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	10.000	19,500.00	\$195,000

**LEGAL DESCRIPTION**

PLATS:

LEG W 686.03 FT OF LOTS 346 & 347 BLACK HAMMOCK  
PB 1 PG 31

**BUILDING INFORMATION**

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	BARNS/SHEDS	1994	0	3,420	3,420	3,420	SIDING AVG	\$24,642	\$34,610
2	BARNS/SHEDS	1995	0	1,710	1,710	1,710	SIDING BELOW AVG	\$11,088	\$15,065

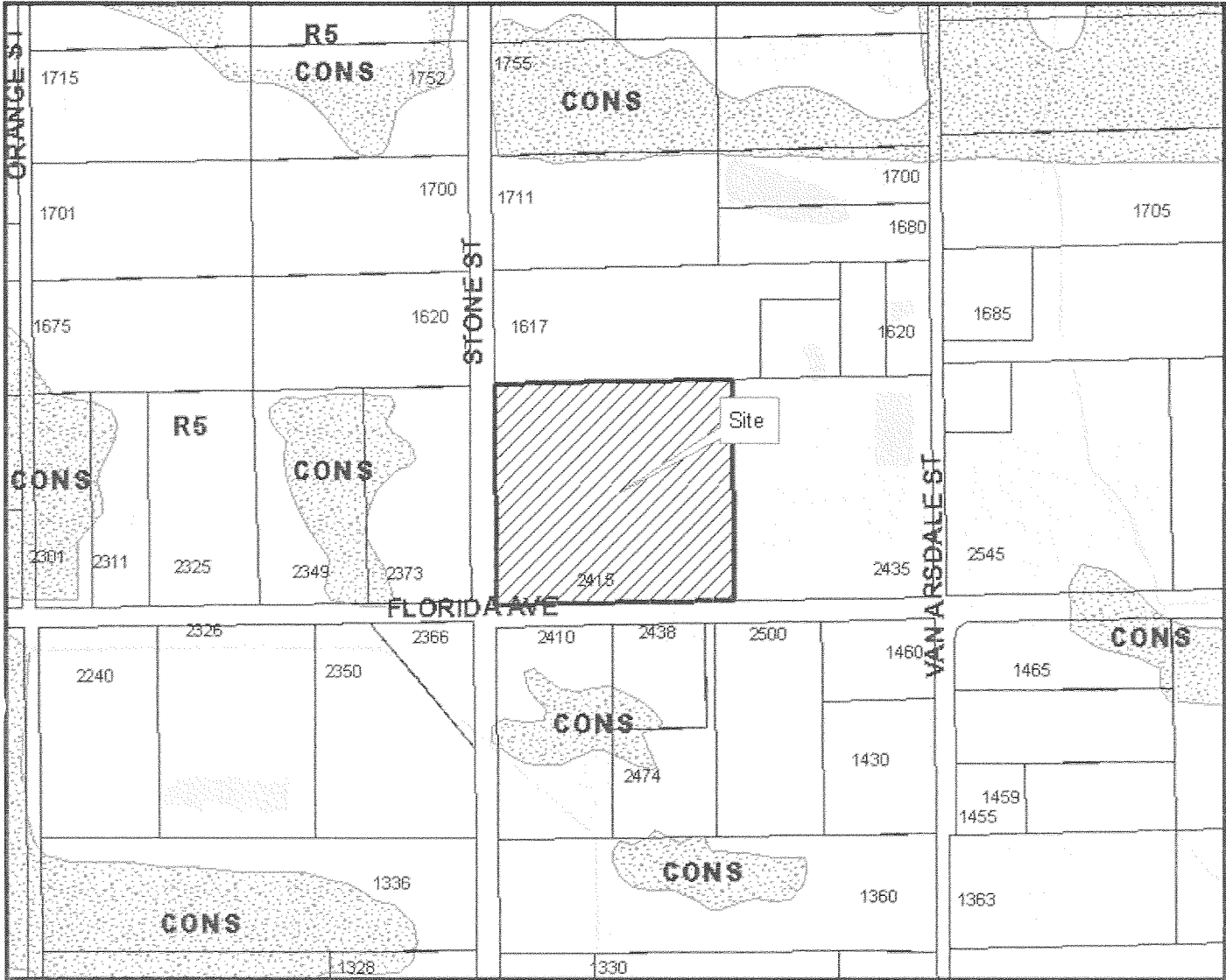
**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
MOBILE HOME	1994	1,248	\$52,716	\$59,904
MH A/C PKG	1995	1,248	\$1,388	\$1,560

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.



Gloria Jenrette  
 1965 Brooks Lane  
 Oviedo, FL 32765



Seminole County Board of Adjustment  
 December 19, 2005  
 Case: BS2005-024  
 Parcel No: 25-20-31-5BA-0000-346B

**Future Land Use**

- CONS, R5
- R5
- All Other Values
- Vacant Residential
- Single Family Residential
- Mobile Home
- BS2005-024

0 120 240 480 720 960 Feet









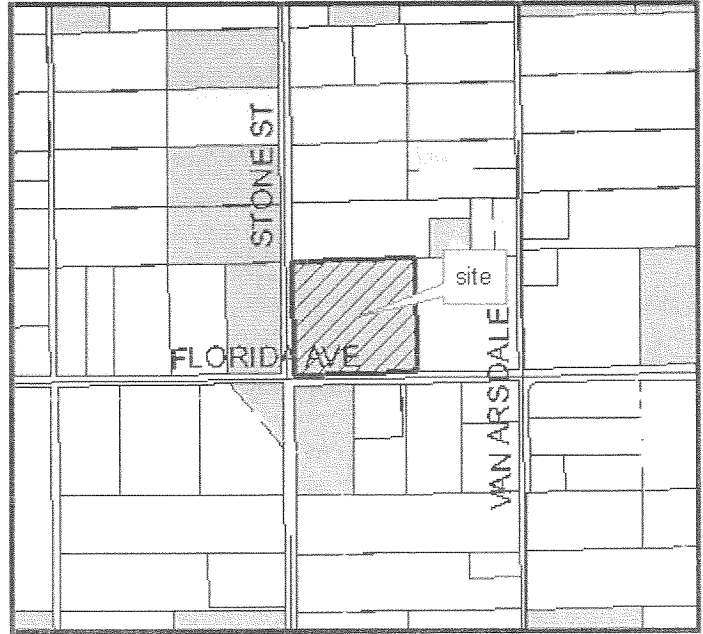
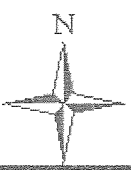
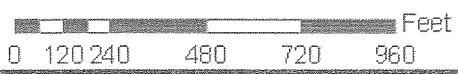
Gloria Jenrette  
 1965 Brooks Lane  
 Oviedo, FL 32765



Seminole County Board of Adjustment  
 December 19, 2005  
 Case: BS2005-024  
 Parcel No: 25-20-31-5BA-0000-346B

**Zoning**

-  A-5
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BS2005-024



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On December 19, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG W 686.03 FT OF LOTS 346 & 347 BLACK HAMMOCK PB 1 PG 31

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** Gloria Jenrette  
1965 Brooks Lane  
Oviedo, FL 32765

**Project Name:** 2415 Florida Avenue

**Requested Development Approval:**

SPECIAL EXCEPTION TO ESTABLISH AN EQUESTRIAN CENTER IN THE A-5 (AGRICULTURE DISTRICT).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Michael Rumer, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  1. Riding lessons shall occur between daylight hours.
  2. The driveway apron to Florida Avenue shall be paved to county standards.
  3. The mobile home is permitted only as a caretaker residence and is to be removed when the riding stables are no longer in operation.
  4. The arena lighting shall be limited to no more than 0.5 foot-candles.
  5. There shall be no outdoor amplification of sound.
  6. There shall be no competitions permitted.
  7. Birthday parties are to be limited to daytime hours only.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Tony Walter  
Planning Manager

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: