

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

**SUBJECT:** Request for special exception for the permanent placement of an existing mobile home in the A-5 (Rural Zoning District) at 1905 Blue Fish Place; (Richard Quates, applicant).

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

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

<b>Agenda Date</b> <u>2-27-06</u> <b>Regular</b> <input checked="" type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Public Hearing – 6:00</b> <input checked="" type="checkbox"/>
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**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for special exception for the permanent placement of an existing mobile home in the A-5 (Rural Zoning District) at 1905 Blue Fish Place; (Richard Quates, applicant); or
2. **DENY** the request for special exception for the permanent placement of an existing mobile home in the A-5 (Rural Zoning District) at 1905 Blue Fish Place; (Richard Quates, applicant); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Richard Quates, applicant 1905 Blue Fish Place Geneva	A-5 district, LDC sections 30.104 & 30.1401 (mobile home siting standards)		
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is requesting the permanent placement of a 1983 single wide mobile, where mobile homes are allowed only by special exception.</li> <li>• A special exception was granted in 1996 for the 10 year placement of a mobile home.</li> </ul>			
<b>ZONING &amp; FLU</b>	<b>Direction      Existing zoning      Existing FLU      Use of property</b>			
	Site	A-5	Rural zoning	Mobile home (1983)
	North	A-5	Rural zoning	Mobile home (1989) 10 year

	South	A-5	Rural zoning	Mobile home (1985) 5 year placement
	East	A-5	Rural zoning	Single Family
	West	A-5	Rural zoning	Mobile home (1984) 10 year placement
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b></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><i>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</i></u></p> <p>Available records indicate that the majority (21 out of 30 lots) along Blue Fish Place have mobile homes that the BOA has approved for temporary placement except for one mobile home that received permanent placement in 2003. There are 3 "conventional homes" on Blue Fish Place with the most recent home constructed in 2000.</p> <p><u><i>Does not have an undue adverse effect on existing traffic patterns, movements and volumes:</i></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><i>Is consistent with the Seminole County Vision 2020 comprehensive plan:</i></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><i>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</i></u></p> <p>The subject property is A-5 acre parcel that does meet the minimum requirements.</p> <p><u><i>Will not adversely affect the public interest:</i></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. In light of this, staff believes the proposed use of permanent placement of a 1981 mobile home would be</p>			

	<p>inconsistent with the character of the area.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</b></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><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"> <li>o The mobile home shall have safe and convenient vehicular access.</li> <li>o The mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting.</li> </ul> <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><b>MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-1; LDC SECTION 30.103</b></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><b>STAFF RECOMMENDATION:</b></p>	<p>Based on the stated findings, staff does not recommend the permanent placement of the 1983 single wide existing mobile home but based upon the holding trend of development of existing mobile homes would consider the approval new mobile homes that meet "conventional home" design standards.</p>



**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** permanent placement for the lifetime of the mobile home.
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING 1981) (PROPOSED \_\_\_\_\_)
- SIZE OF MOBILE HOME / RV 12x65'
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>RICHARD QUATES</u>	
ADDRESS	<u>1905 BLUE FISH PLACE</u>	
	<u>GENEVA FL. 32732</u>	
PHONE 1	<u>407-314-5597 cell #</u>	
PHONE 2	<u>407-349-9811 home</u>	
E-MAIL		<u>01-03-06PC</u>

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 1905 BLUE FISH PLACE

CURRENT USE OF PROPERTY: HOME SITE MOBILE

LEGAL DESCRIPTION: EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 05-20-32-300-0480-0000

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 2, 27, 06 (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\* Richard Quates DATE 12-13-05

\* 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): 74.00 RENEWAL COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING A-5 / R-5

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS \_\_\_\_\_

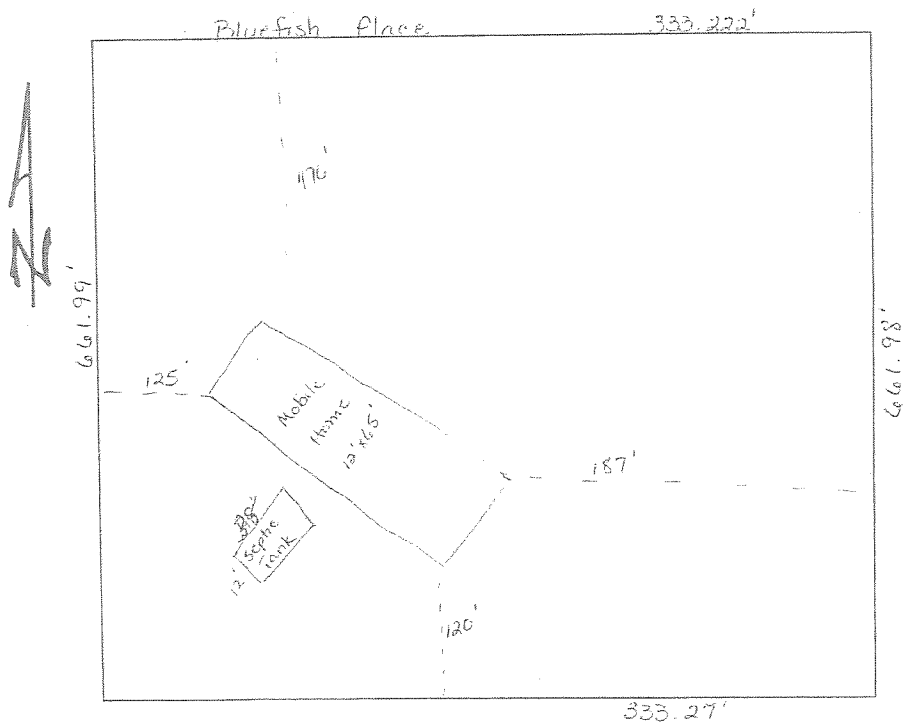
PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_

SUFFICIENCY COMMENTS \_\_\_\_\_

SITE PLAN

A site plan must be submitted along with any application for building permit or application for special exception or variance to the Board of Adjustment. This form may be utilized for any single family construction, either conventional or mobile home. The following items must be indicated:

1. Dimensions of lot or parcel.
2. Name of abutting street or road.
3. Proposed location of home, accessory building or mobile home; showing setbacks to all property lines.
4. Any existing structures on property.
5. If any trees are to be removed, show location, size and type.
6. Any easements on property.



10-21-96

Date

*Richard Bentes*

Applicant

I Richard Quater  
have given Carl and  
Diame Booth a  
12x60 Mobil Home on  
this day May 13, 2005  
as a gift. With a  
stipulation that they  
get the trailer off my  
property with in  
thirty days

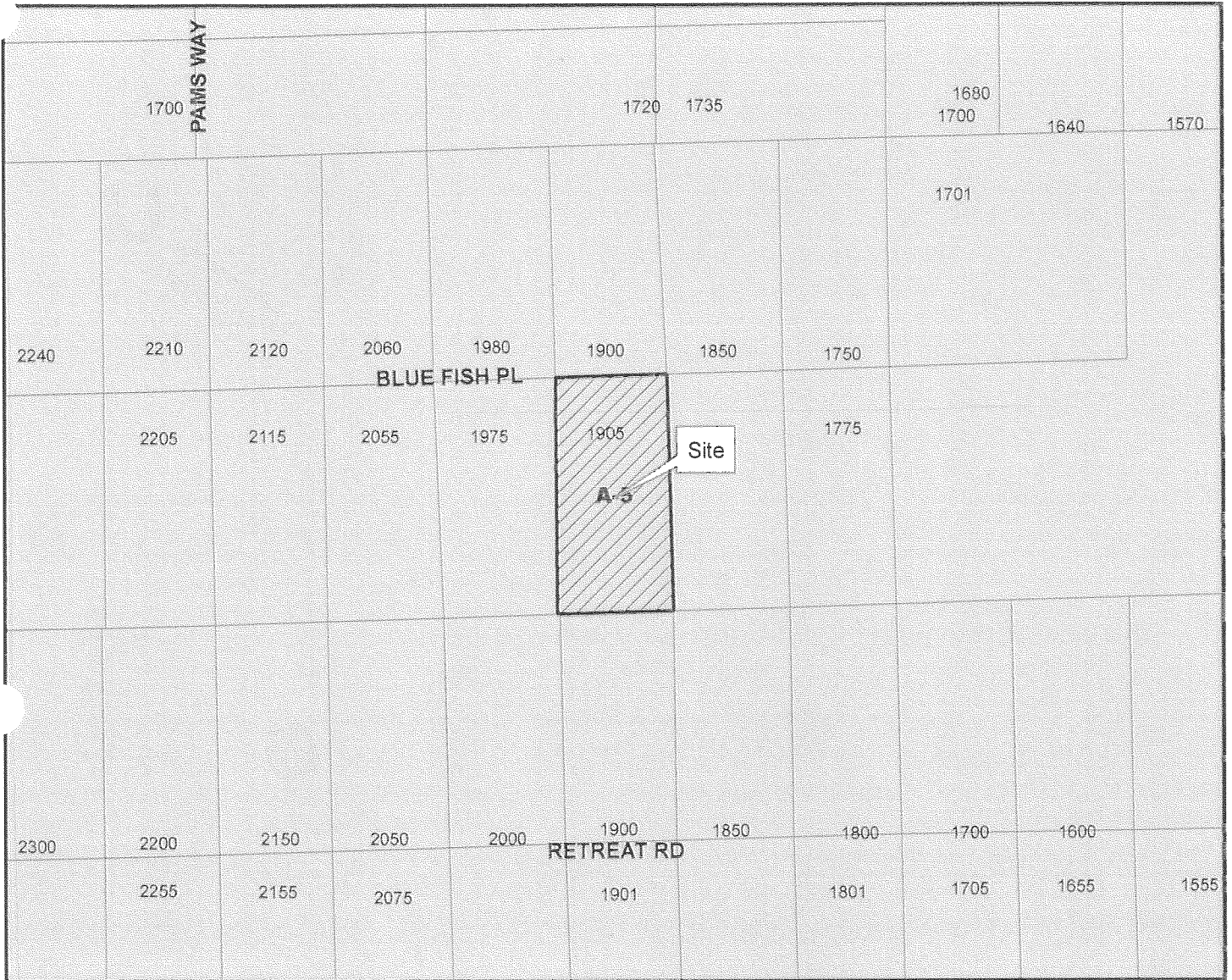
R Quater

Witness Marie Massey  
5-13-05

<p><b>PARCEL INITIAL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7506</p>																																																		
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 05-20-32-300-0480-0000                  Owner: QUATES RICHARD                  Mailing Address: 1905 BLUE FISH PL                  City,State,ZipCode: GENEVA FL 32732                  Property Address: 1905 BLUE FISH PL GENEVA 32732                  Subdivision Name:                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD                  Dor: 02-MOBILE/MANUFACTURED</p>		<p align="center"><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 1                  Depreciated Bldg Value: \$3,602                  Depreciated EXFT Value: \$39,105                  Land Value (Market): \$50,000                  Land Value Ag: \$0                  Just/Market Value: \$92,707                  Assessed Value (SOH): \$36,741                  Exempt Value: \$25,000                  Taxable Value: \$11,741                  Tax Estimator</p>																																																
<p align="center"><b>SALES</b></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>WARRANTY DEED</td> <td>09/1996</td> <td>03138</td> <td>1362</td> <td>\$22,500</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>07/1996</td> <td>03121</td> <td>1312</td> <td>\$12,500</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1988</td> <td>01970</td> <td>1309</td> <td>\$15,500</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1985</td> <td>01630</td> <td>0531</td> <td>\$18,500</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>01/1984</td> <td>01565</td> <td>1127</td> <td>\$100</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	WARRANTY DEED	09/1996	03138	1362	\$22,500	Vacant	No	QUIT CLAIM DEED	07/1996	03121	1312	\$12,500	Vacant	No	WARRANTY DEED	06/1988	01970	1309	\$15,500	Vacant	Yes	WARRANTY DEED	04/1985	01630	0531	\$18,500	Vacant	Yes	QUIT CLAIM DEED	01/1984	01565	1127	\$100	Vacant	No	<p align="center"><b>2005 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$1,013                  2005 Tax Bill Amount: \$122                  Save Our Homes (SOH) Savings: \$891                  2005 Taxable Value: \$10,671                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>						
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








**Richard Quates  
1905 Blue Fish Place  
Geneva, FL 32732**

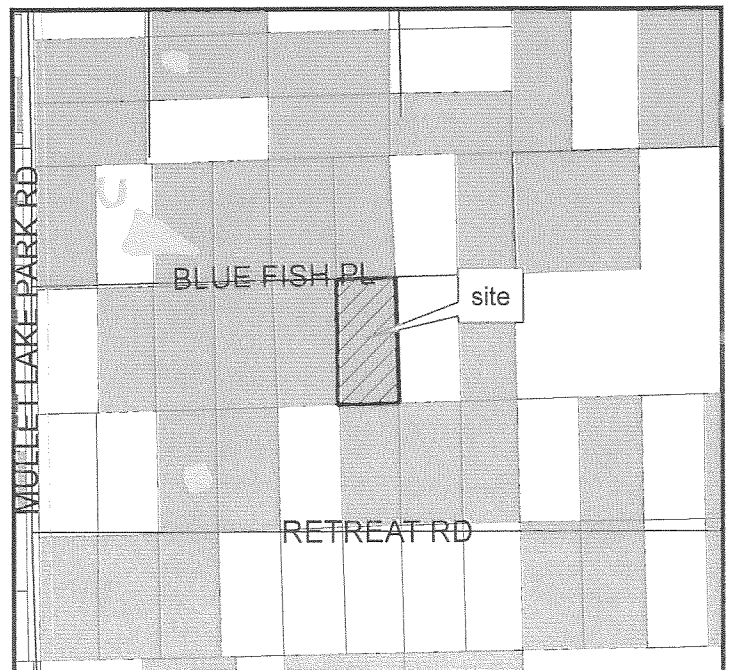


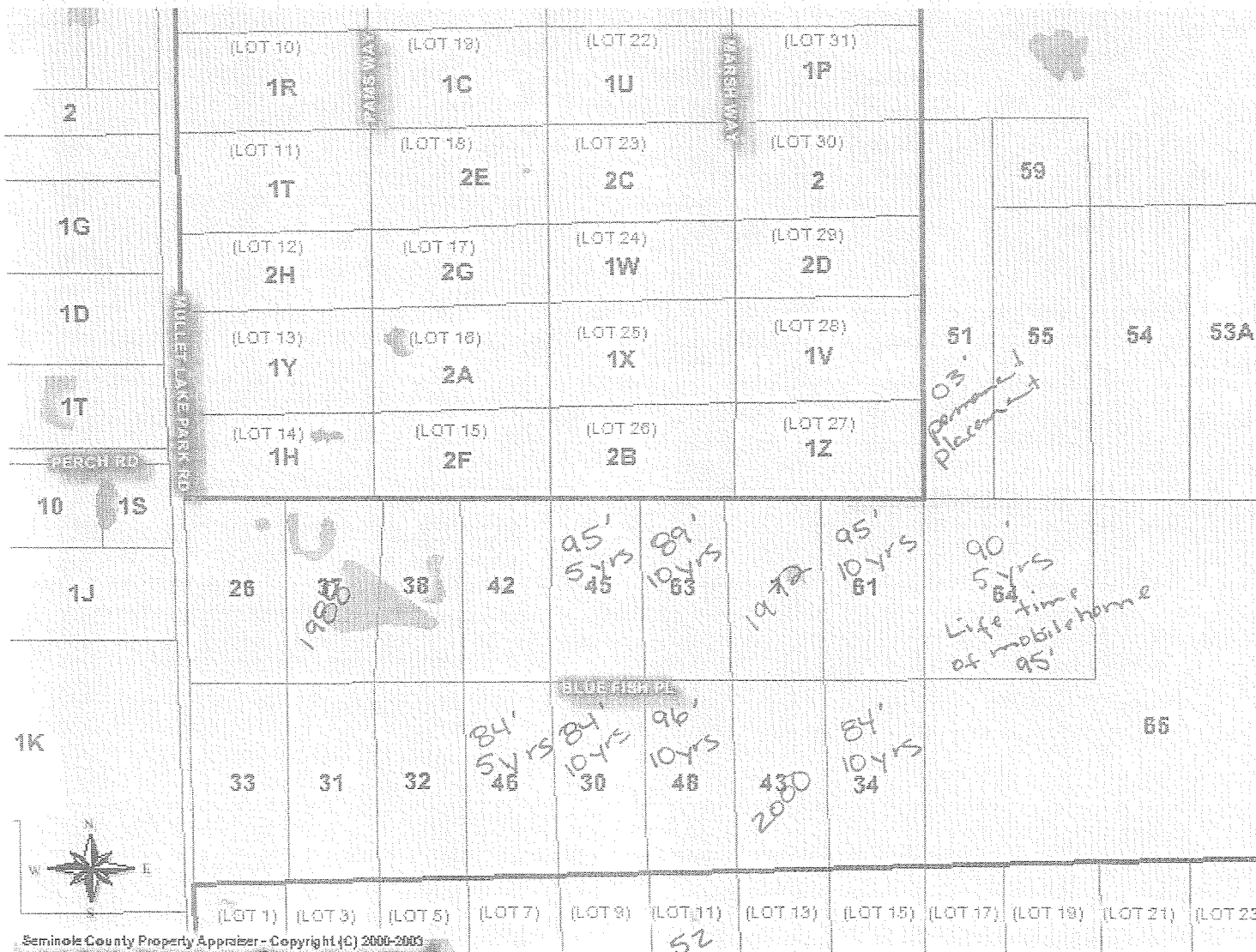
**Seminole County Board of Adjustment  
February 27, 2006  
Case: BM2006-001  
Parcel No: 05-20-32-300-0480-0000**

**Zoning**

-  BM2006-001
-  A-5
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

 Feet  
0 75 150 300 450 600





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

M.H.  
 05-20-32 -  
 302-0520  
 1984  
 85' 5 yrs

FILE #: BA96-12-75TE                   APPL: QUATES, RICHARD  
EC: 05   TWP: 20   RNG: 32   SUF:           PL BK:           PB PG:           BLOCK #:

DEVELOPMENT NAME: MH-QUATES, RICHARD  
OF S SIDE OF BLUE FISH ROAD, 1/3 MILE E OF MULLET LAKE PARK ROAD AND  
OL #1:       #2:       #3:       #4:       #5:       #6:       #7:  
ARC #1: 48   #2:       #3:       #4:       #5:       #6:       #7:

REQUEST DESCRIPTION:  
REINSTATEMENT OF AN EXISTING MOBILE HOME.

ACTION: APPROVED FOR 10 YEARS SUBJECT TO THE MOBILE HOME BEING SKIRTED WITHIN  
DATE: 121696

REMARKS:  
(LOCATION CONT.: ALSO 1/2 MILE N OF OSCEOLA ROAD.)  
(ACTION CONT.: 30 DAYS.)

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