

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

SUBJECT: Request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 2881 Richmond Avenue; (Kimberlee Ann Pay Baker, applicant).

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

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

Agenda Date 02-27-06 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-1 (Agriculture District) at 2881 Richmond Avenue; (Kimberlee Ann Pay Baker, applicant); or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 2881 Richmond Avenue; (Kimberlee Ann Pay Baker, applicant); or
3. **CONTINUE** the request to a time and date certain.

BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting the permanent placement of a 2006 single wide mobile home on a 4 acre parcel. • While proximate to the Sanford-Orlando international airport, the property is not located in the airport's future expansion area. 																											
ZONING & FLU	<table border="1"> <thead> <tr> <th>Direction</th> <th>Existing zoning</th> <th>Existing FLU</th> <th>Use of property</th> </tr> </thead> <tbody> <tr> <td>Site</td> <td>A-1</td> <td>HIP-AP</td> <td>Vacant</td> </tr> <tr> <td>North</td> <td>A-1</td> <td>HIP-AP</td> <td>Single family</td> </tr> <tr> <td>South</td> <td>A-1</td> <td>HIP-AP</td> <td>Vacant</td> </tr> <tr> <td>East</td> <td>A-1</td> <td>HIP-AP</td> <td>Vacant</td> </tr> <tr> <td>West</td> <td>A-1</td> <td>HIP-AP</td> <td>Single Family (applicant's home)</td> </tr> </tbody> </table>	Direction	Existing zoning	Existing FLU	Use of property	Site	A-1	HIP-AP	Vacant	North	A-1	HIP-AP	Single family	South	A-1	HIP-AP	Vacant	East	A-1	HIP-AP	Vacant	West	A-1	HIP-AP	Single Family (applicant's home)			
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STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)	<p>The Board of Adjustment (BOA) shall have the power to hear and decide those 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>																											

The permanent placement of the proposed mobile home would be incompatible with the trend of conventional single-family development on nearby and adjacent properties.

Available records and field visits indicate that several nearby parcels consist of single family homes and large vacant parcels.

There are no permanently approved mobile homes in the area. Mobile homes that have been approved by the Board of Adjustment are for temporary placement.

Is consistent with the Seminole County Vision 2020 Comprehensive Plan:

The County's policy allows the development of lots of record (that otherwise meet the standards of the applicable zoning district) for single-family purposes in the HIP-AP future land use category without the necessity of a rezone to an allowable (PUD or PCD) zoning classification.

Does not have an undue adverse effect on existing traffic patterns, movements and volumes:

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.

Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:

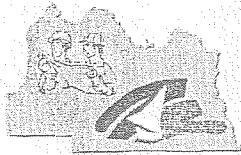
The subject property is a 4 acre parcel, which meets the minimum size and dimensional requirements of the A-1 district.

The A-1 district is not an allowable zoning classification in the HIP-AP (Higher Intensity Planning Development - Airport) future land use category. The A-1 zoning existed at the time that HIP-AP future land use was applied to this property in December 1987 and continues as a non-conforming zoning category. However, the County's policy allows the development of lots of record (that otherwise meet the standards of the applicable zoning district) for single-family purposes in the HIP-AP future land use category without the necessity of a rezone to an allowable (PUD or PCD) zoning classification.

Will not adversely affect the public interest:

The present trend of development in the immediate area comprises conventional single-family home. The future land use of High Intensity Planned Development – Airport plans for the area to transition to non-residential airport compatible uses. Residential

	<p>uses, whether conventional or mobile home, are not consistent with the future land use of the property. Further, the trend of development in the surrounding area mainly consists of industrial airport support uses and single-family homes. For these reasons staff does not support the temporary placement of a mobile home.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</p>	<p>The BOA may permit any use allowed by special exception in the A-1 (Agriculture 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 rural zoning classifications:</i></u></p> <p>Since the proposed mobile home doesn't constitute a limited use, it is a special exception in the A-1 district. To ensure consistency with the general zoning plan of the A-1 district and protect the character of the area, the mobile home siting standards enumerated in section 30.1401 of the Land Development Code would apply as stated elsewhere in this report.</p> <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 use would 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 proposed use would be served by on-site septic and well systems. An on-site septic permit shall be applied for and obtained, prior to the siting of the proposed mobile home on the subject property. Other county services, including schools and emergency services, are also available to the site.</p>
<p>MOBILE HOME SITING STANDARDS; LDC SECTION 30.1401</p>	<p>For the placement of a mobile home in the A-1 district, section 30.1401 of the land development code requires the following:</p> <ul style="list-style-type: none"> o The proposed mobile home shall have safe and convenient vehicular access. o The proposed mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting.
<p>FINDINGS & STAFF RECOMMENDATION</p>	<p>Based upon the stated findings staff does not recommend the permanent placement of a 2006 single wide mobile home .</p>



COPY

APPL. NO. BM 2006-002

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** 01-03-06-002
- SPECIAL EXCEPTION** PERMANENT PLACEMENT
of 2006 16 x 58 mobile home
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION MEDICAL HARDSHIP
- NIGHT WATCHMAN FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED 2006)
- 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>Kimberlee Ann Fay Baker</u>	
ADDRESS	<u>2891 Richmond Ave</u>	
	<u>SANFORD FLA 32773</u>	
PHONE 1	<u>407 321 6935</u>	
PHONE 2	<u>407 314 6900</u>	
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: 2881 Richmond Ave Sanford Fla 32773

CURRENT USE OF PROPERTY: _____

LEGAL DESCRIPTION: LEG SEC 03 SEE ATTACHED

SIZE OF PROPERTY: 4.07 acre(s) PARCEL I.D. 03-20-31-300-017C-0000

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NO

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.

Kimberlee A. Baker 1-3-06
 SIGNATURE OF OWNER OR AGENT* DATE

* 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 _____

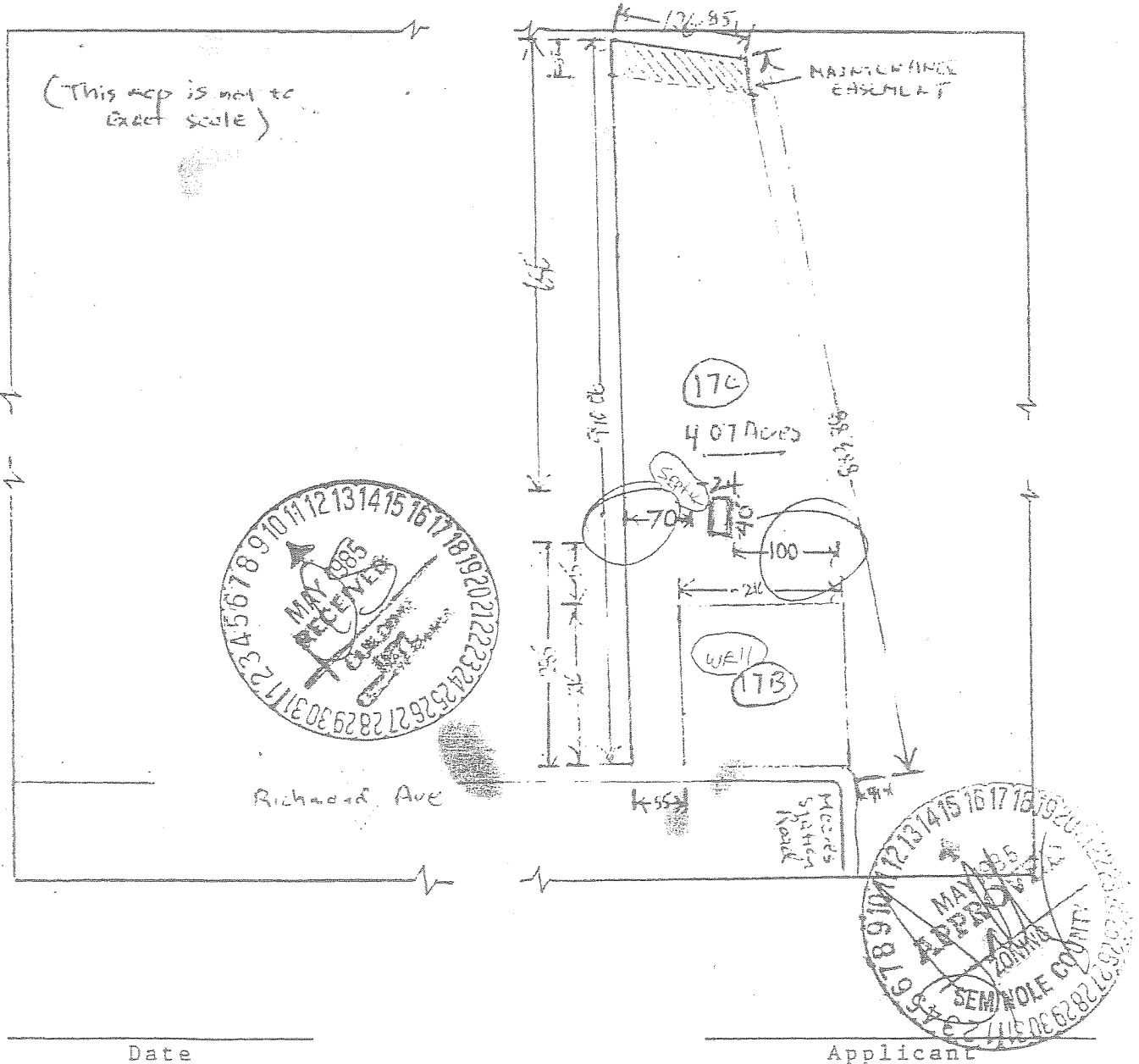
FOR OFFICE USE ONLY

PROCESSING:
FEE(S): 135.00 COMMISSION DISTRICT _____ FLU / ZONING A1 / HIPAP
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

PLOT PLAN

A plot plan must be submitted along with any application for building permit, or application for special exception 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. none
5. If any trees are to be removed, show location, size, and type. none
6. Any easements on property.



<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>		
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GENERAL

Parcel Id: 03-20-31-300-017C-0000
 Owner: PAY KIMBERLEE A
 Mailing Address: 2891 RICHMOND AVE
 City,State,ZipCode: SANFORD FL 32773
 Property Address:
 Subdivision Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 00-VACANT RESIDENTIAL

2006 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$0
 Land Value (Market): \$61,050
 Land Value Ag: \$0
 Just/Market Value: \$61,050
 Assessed Value (SOH): \$61,050
 Exempt Value: \$0
 Taxable Value: \$61,050
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	10/1984	01587	0921	\$22,000	Vacant	Yes
WARRANTY DEED	05/1984	01564	1834	\$20,000	Vacant	Yes
WARRANTY DEED	09/1981	01355	1645	\$100	Vacant	No

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY

2005 Tax Bill Amount: \$1,000
 2005 Taxable Value: \$61,050
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

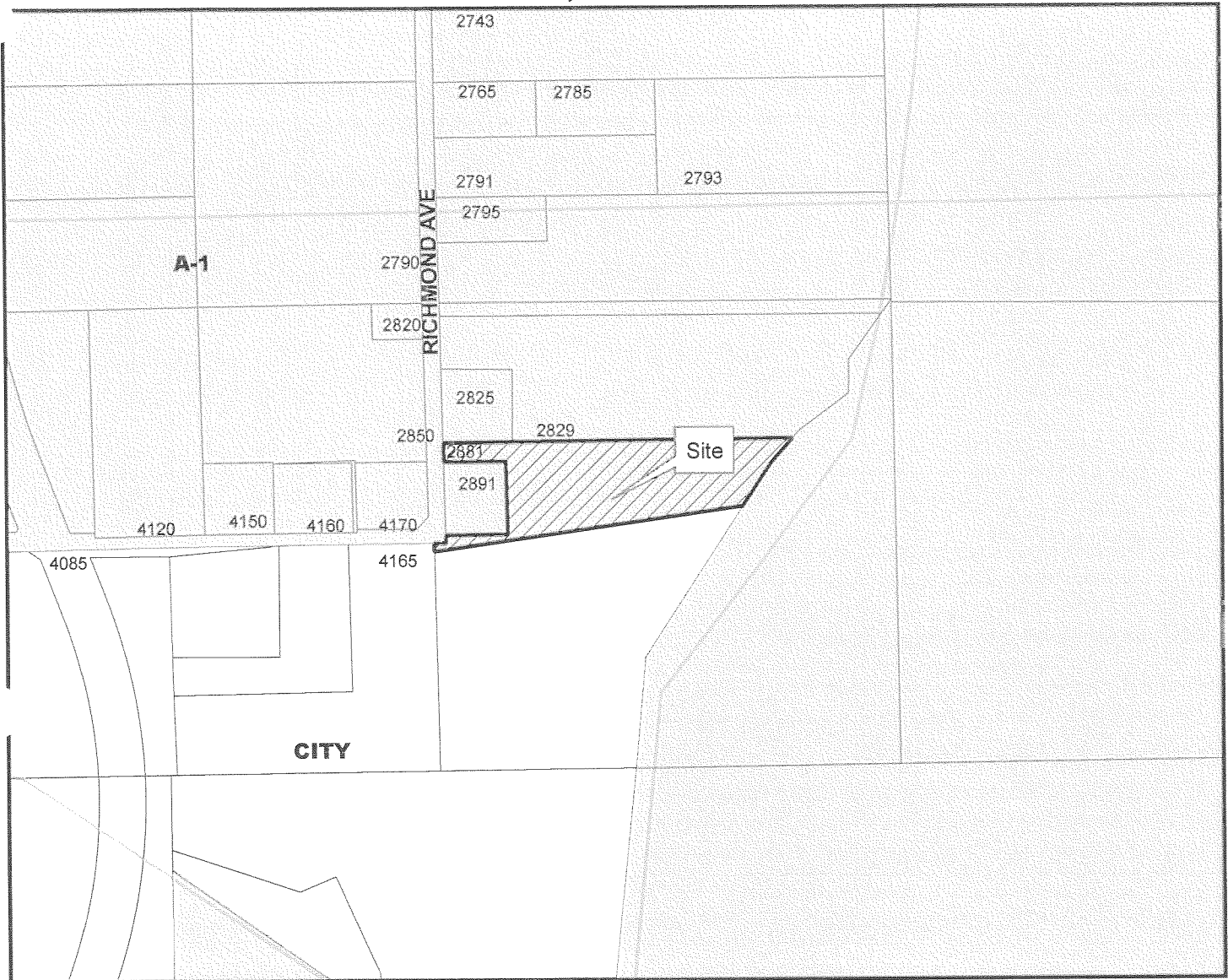
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	4.070	15,000.00	\$61,050

LEGAL DESCRIPTION

LEG SEC 03 TWP 20S RGE 31E BEG 619 FT N OF S 1/4
 COR RUN N 25 FT E 25 FT N 16 FT E 185
 FT N 210 FT W 185 FT N 55 FT E 990.06 FT S 40 DEG 22
 MIN W 108.41 FT S 33 DEG 22 MIN W
 126.85 FT S 85 DEG 53 MIN 56 SEC W 883.88 FT TO
 BEG (4.07 AC)







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.

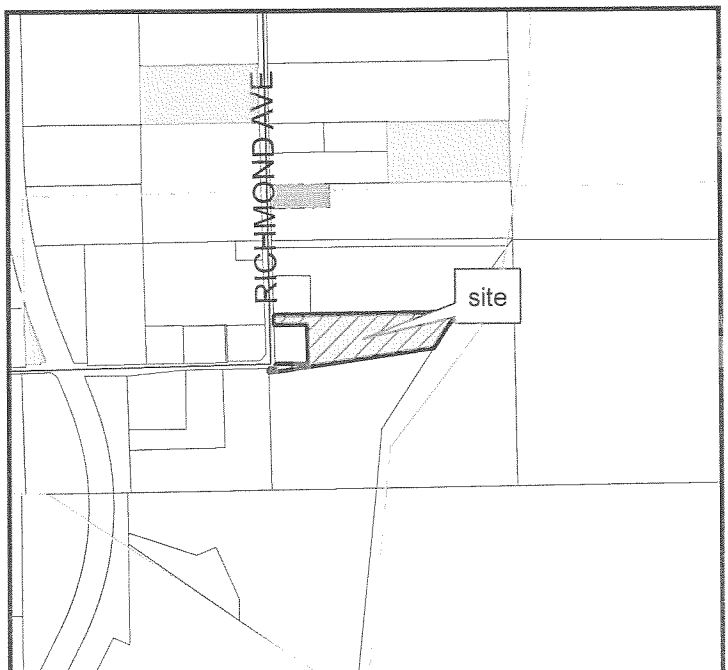
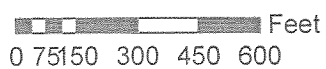
Kimberlee Ann Pay Baker
 2891 Richmond Ave.
 Sanford, FL 32773



Seminole County Board of Adjustment
 February 27, 2006
 Case: BM2006-002
 Parcel No: 03-20-31-300-017C-0000

Zoning

-  BM2006-002
-  A-1
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



To who it concerns,

Please let Kimberla A. Pay
Keep her Mobile home on her 4 acres
of land at 5881 Richmond Ave
Sanford.

20. Cheri Adamsen

21. Lois Harris

22. Bruce Adamsen

23. Terry Stroupe

24. J.F. Johnston

25. Shirley Taylor

26. Shirley Taylor

27. Augusto Avila

28. Augusto Avila

29. Jerry McCombs

30. Jerry McCombs

31. Betty Clippard

32. Danny Bgo

33. Mike Cain

34. Sue McCombs

35. Luster Wintersteen

36. Regina & James Kistner

37. Mike Cain 2820 Richmond

38. GARY L Hunter 2625 RICHMOND AVE SANFORD

39. J. Anderson

40. Cindy White

41. My Slaughter

42. Jeff Johnson 2515 Richmond

43. Lewis Johnson 2507 RICHMOND

44. Jim Vinson 4170 MOORE'S STATION RD

45. Jim King

46. Clara Richardson CLARA RICHMOND

47. Bob Rogers 2709 RICHMOND A

48. Lynn August

49. Alton Brooks

50. Paul A. Vey

51. David Sanders DAVID SANDERS 2705 RICHMOND AVE

52. Phil Meyer 2715 RICHMOND AVE

53. Barry Grattidge Barry Grattidge 2820 Richmond

54. Helen Castello 2695 Ave

55. Jean L. Buchanan (407)-321-0211 2595 Richmond

56. Henry J. Foster 2685 Richmond

am Taylor
88 Richmond Ave
32. 5128
Hurley Taylor
150 Richmond Ave

ev. Augusto Avila
791 Richmond Ave
2765 Richmond

ang Clippard
ery D. Clippard
elly Clippard

4150
Moore Station

2535 Richmond
37. Ave

38.

To who it concerns,

Please let Kimberle A. Pay
Keep her Mobile home on her 4 acres
of land at 2881 Richmond Ave
Smyrna

Wendy Adams
Doris Harris
Bever Adams
Terri Stoupe
J.K. Johnston
Sam Taylor
Dorley Taylor

J. Anderson
Cindy
My Slaughter
Key Johnson
Lena Johnson
Jim Kincaid
Jim King

Rob Auguste Rink
James M. McLaughlin
No. 20
Betty Clippard
Dorothy
Lee
Jim

Clara Richardson
Joy Deppers
Lynn King
Tom Brock
Ray A. Vey

14. GARY L. Hunter
2625 RICHMOND AVE.
SANFORD, FLA

15. Diane Quinn
2425 Richmond Ave.
Sanford

16. Howard Freshour
2665 Richmond Ave
Sanford, FL

17. William Bateman
4160 Moores Station Rd
Sanford

18. Henry J. Tate 2685 Richmond

19. Gary Clippard
4150 Moores Station Rd
Sanford

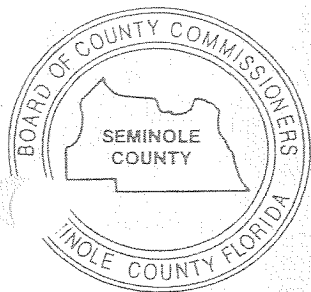
I have not observed
Kimberlee Pays Property
2881 Richmond ave
as being a rental.

1. Lewis Johnson
2. David Sanders 2705 Richmond
3. Clara M Richardson
4. Rev. Augusto Quila
2791 Richmond Ave,
5. Pat McDevic
6. Barry Nuttidge ^{Benny Nuttidge} 2820 Richmond
7. Sam Taylor 2850 Richmond Ave
8. P. J. Jahnke 2515 Richmond Ave
9. James E. Legum Kinard 2535 Richmond Ave.
10. Helen Costello 2695 Richmond
CORNER RICHMOND & MOORES STATION RD
11. James W. Gray 4130 MOORES STATION RD
12. Mike Caan 2820 Richmond
13. Joan L. Bodmann 2595 Richmond Ave

DEPARTMENT OF HEALTH & HUMAN SERVICES

DIVISION OF VETERAN SERVICES

240 WEST AIRPORT BOULEVARD
SANFORD, FLORIDA 32773
407/322-2724 Ext. 3375/3377



Dr. Jorge Deju, M.D., M.P.H.
Director, Health & Human Services

Bill E. Scally
Veteran Service Officer

November 9, 1992

RE: Michael, James J.
C#: 17 507 586
SSN: 265-36-1759

To Whom It May Concern:

The records of this office indicate that the above referenced veteran and/or veterans spouse/dependent receives \$ 616.00 per month in benefits from the Department of Veteran Affairs.

Should you require additional information, please have the above referenced individual contact this office.

Sincerely,


Bill E. Scally

The above named veteran is considered to be Permanent & Totally Disabled by the U. S. Department of Veterans Affairs.