

BM2005-003

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 300 miller road; (Kelly Cope, applicant).

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

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

AGENDA DATE 2-27-06 **REGULAR** **CONSENT** **PUBLIC HEARING – 6:00**

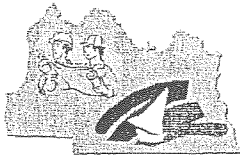
MOTION/RECOMMENDATION:

1. **APPROVE** the request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 300 miller road; (Kelly Cope, applicant).; or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 300 miller road; (Kelly Cope, applicant).; or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Kelly Cope, applicant 335 Miller road Sanford, Fl 32772	A-1 district, LDC sections 30.104 (a-1 conditional uses) & 30.1401 (mobile home siting standards)		
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting a special exception to replace an existing single family home with a 2006 double wide mobile homes. • The existing single family home was constructed in 1957. 			
ZONING & FLU	Direction	Existing zoning	Existing FLU	Use of property
	Site	A-1	Suburban Estates	1957 single family home
	North	A-1	Suburban Estates	Single family
	South	A-1	Suburban Estates	Mobile home (permanent placement)

	East	A-1	Suburban Estates	Mobile home (permanent placement)
	West	A-1	Suburban Estates	Mobile home (permanent placement)
<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 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> <p>The permanent placement of the proposed replacement mobile home would be compatible with the trend of development on nearby and adjacent properties.</p> <p>Available records indicate that Miller Road is prominently permanently approved mobile homes.</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>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 0.65 acre parcel, which does met the minimum size and dimensional requirements of the A-1 district but is considered a lot of record since it was created prior to 1968.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>The present trend of development in the immediate area consist of permanently approved mobile homes, therefore, the placement of a mobile home would be consistent with the character of development in the area.</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>Is consistent with the general zoning plan of the rural zoning classifications:</u></p> <p>The proposed mobile home is a conditional use in the A-1 district. To</p>			

	<p>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>Is not highly intensive in nature:</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>FINDINGS & STAFF RECOMMENDATION</p>	<p>Based upon the trend of development staff recommends approval of the permanent placement of a replacement mobile home based upon the following conditions:</p> <ul style="list-style-type: none">• The proposed 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.• Only one (1) single-family mobile home shall occupy the site, as shown on the proposed site plan; the existing single family home shall be removed, prior to the issuance of a permit for the proposed mobile home



COPY

APPL. NO. BM 2006-003

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** _____
01-09-06 P02:51
- SPECIAL EXCEPTION** _____
- LIMITED USE** Permanent placement of A 2006 mobile Home (Fleetwood) _____
- SF DWELLING UNDER CONSTRUCTION MEDICAL HARDSHIP
- NIGHT WATCHMAN FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV 26.8x76 TIME NEEDED _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER** _____

PROPERTY OWNER		AUTHORIZED AGENT *	
NAME	<u>Kevin Haney</u>	NAME	<u>Kelly Cape</u>
ADDRESS	<u>300 Miller Rd Sanford, FL 32773</u>	ADDRESS	<u>300 Miller Rd Sanford, FL 32773</u>
PHONE 1	<u>407-324-0293</u>	PHONE 1	<u>407-324-0293</u>
PHONE 2		PHONE 2	
E-MAIL		E-MAIL	

PROJECT NAME: _____
 SITE ADDRESS: 300 Miller Rd. Sanford, FL.
 CURRENT USE OF PROPERTY: Residence
 LEGAL DESCRIPTION: leg n 170FT of Lot 2 E. of creek
(Less 520ft for Rd) Eureka Hammock
 SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 23-20-30-SAQ-0000-002C
 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.

Kelly Cape
 SIGNATURE OF OWNER OR AGENT* _____ DATE 1-9-06

*Notarization 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 _____ FLU / ZONING A-1 / SE

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

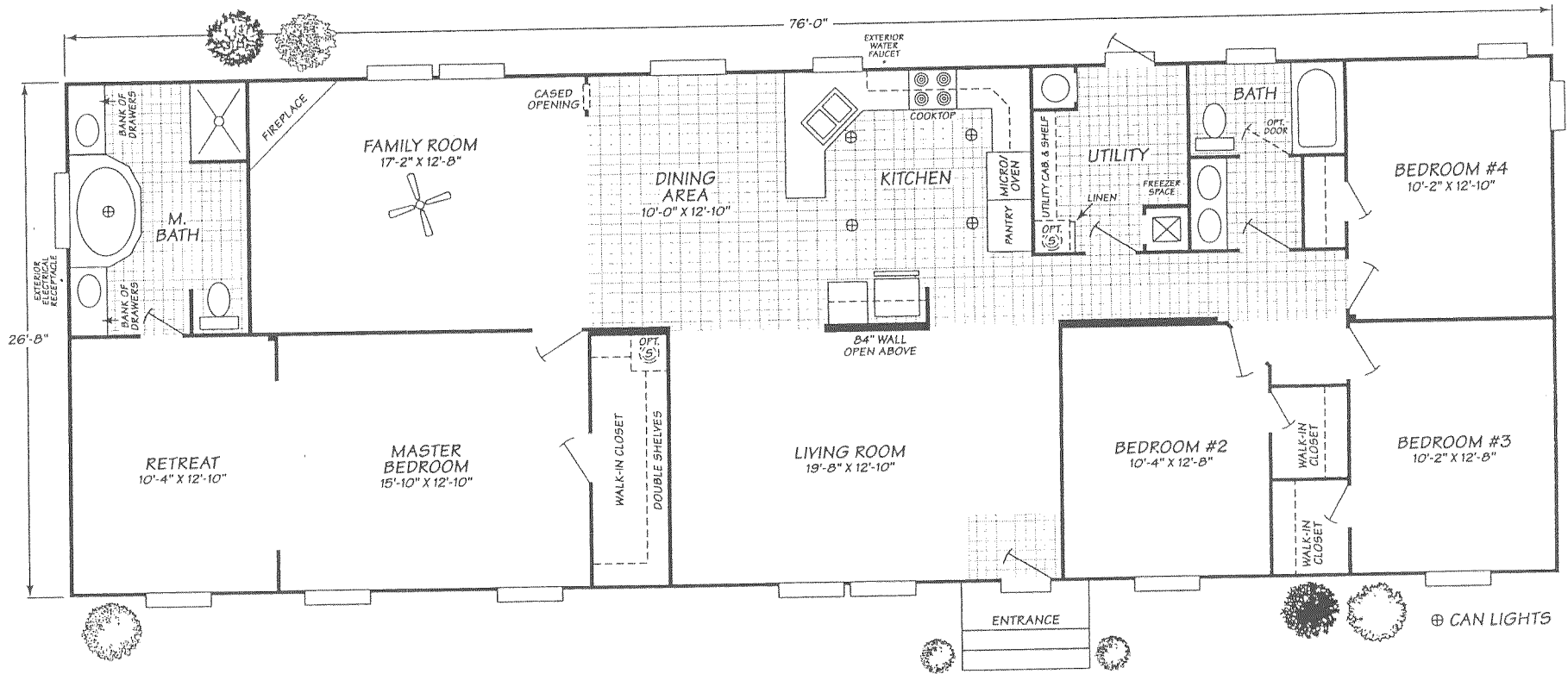
PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____



Inspiration Series Model 4764P

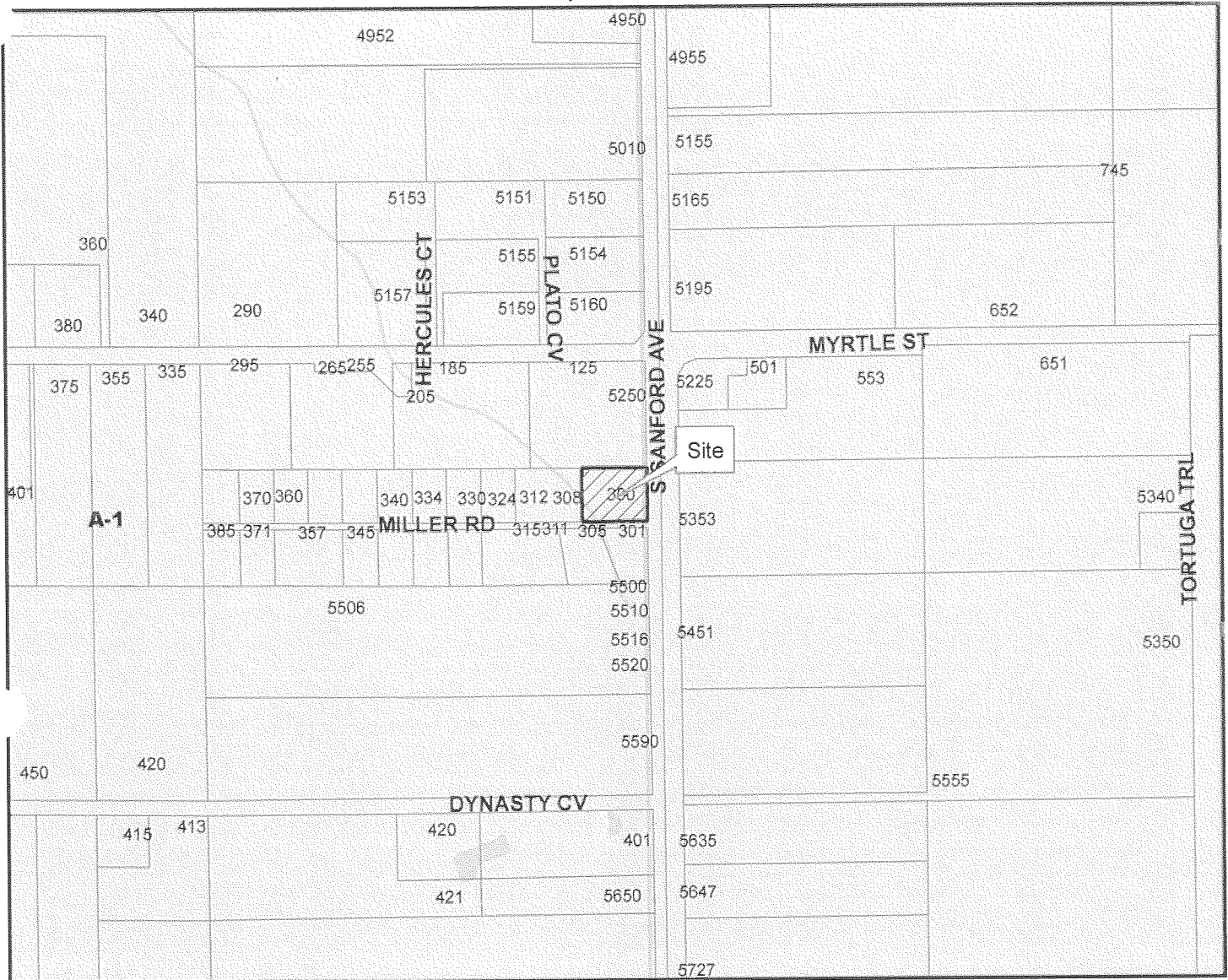
4 Bedrooms • 2 Baths • 2,026 Square Feet



Fleetwood Homes reserves the right to change colors, prices, specifications, models, dimensions and materials without notice. Rendering and diagrams are meant to be representative and, in keeping with Fleetwood's policy of constant updating and improvement, may vary from the actual home. All dimensions are nominal and approximated. Square footage is measured from exterior wall to exterior wall, and is an approximate figure. Length indicated in floorplans is floor length only. The length of the hitch is not included. (Add four feet to arrive at transportable length.) Ask your retailer for specifics. PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.







<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7506</p>																																					
<p align="center">GENERAL</p> <p>Parcel Id: 23-20-30-5AQ-0000-002C Owner: HANEY KEVIN F & Own/Addr: HANEY KARA R Mailing Address: 300 MILLER RD City,State,ZipCode: SANFORD FL 32773 Property Address: 300 MILLER RD SANFORD 32773 Subdivision Name: EUREKA HAMMOCK Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 01-SINGLE FAMILY</p>		<p align="center">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$59,283 Depreciated EXFT Value: \$0 Land Value (Market): \$23,934 Land Value Ag: \$0 Just/Market Value: \$83,217 Assessed Value (SOH): \$79,545 Exempt Value: \$25,000 Taxable Value: \$54,545 Tax Estimator</p>																																			
<p align="center">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>12/2001</td> <td>04268</td> <td>0609</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1993</td> <td>02678</td> <td>1101</td> <td>\$36,500</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1981</td> <td>01341</td> <td>0145</td> <td>\$29,900</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1973</td> <td>00986</td> <td>0072</td> <td>\$16,800</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	12/2001	04268	0609	\$100	Improved	No	WARRANTY DEED	11/1993	02678	1101	\$36,500	Improved	No	WARRANTY DEED	06/1981	01341	0145	\$29,900	Improved	Yes	WARRANTY DEED	01/1973	00986	0072	\$16,800	Improved	Yes	<p align="center">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$968 2005 Tax Bill Amount: \$797 Save Our Homes (SOH) Savings: \$171 2005 Taxable Value: \$48,664 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Kevin & Kelly Cope
 300 Miller Rd.
 Sanford, FL 32773



Seminole County Board of Adjustment
 February 27, 2006
 Case: BM2006-003
 Parcel No: 23-20-30-5AQ-0000-002C

Zoning

-  BM2006-003
-  A-1
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

