

BM2006-004

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

SUBJECT: Request for special exception for the permanent placement of a replacement mobile home in the A-5 (Rural Zoning District) at 1785 Pams Way; (Donald Michael Polsley, 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 replacement mobile home in the A-5 (Rural Zoning District) at 1785 Pams Way; (Donald Michael Polsley, applicant); or
2. **DENY** the request for special exception for the permanent placement of a replacement mobile home in the A-5 (Rural Zoning District) at 1785 Pams Way; (Donald Michael Polsley, applicant); or
3. **CONTINUE** the request to a time and date certain.

| | | | | |
|-----------------------------|--|--|---------------------|---------------------------|
| GENERAL INFORMATION | Donald Michael Polsley, applicant 1785 Pams Way 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 2006 replacement double wide mobile home, where mobile homes are allowed only by special exception. • A special exception was granted in 1983 for the 3 year placement of a mobile home. | | | |
| ZONING & FLU | Direction | Existing zoning | Existing FLU | Use of property |
| | Site | A-5 | Rural zoning | Mobile home (1983) |
| | North | A-5 | Rural zoning | Single Family (1987) |
| | South | A-5 | Rural zoning | Mobile home (1985) 3 year |

| | | | |
|------|-----|--------------|-----------|
| | | | placement |
| East | A-5 | Rural zoning | Vacant |
| West | A-5 | Rural zoning | Vacant |

STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)

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:

Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:

Available records indicate that the majority (11 out of 31 lots) in the 5 acre development have mobile homes that the BOA has approved for permanent or temporary placement. There are 7 "conventional homes" in the 5 acre development with the closest home to the site constructed in 1987. All of the "conventional homes" in the last 7 years have been constructed along Mullet Lake Park Road. Mullet Lake Park Road is an improved external road to the 5 acre development. The trend of development within the unimproved (dirt) internal roadways of the 5 acre development has consisted of mobile homes.

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.

Is consistent with the Seminole County Vision 2020 comprehensive plan:

The request would be consistent with the trend of low-density single-family land use, established in this area.

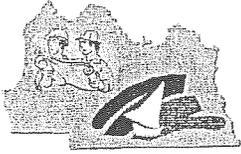
Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:

The subject property is A-5 acre parcel that does meet the minimum requirements.

Will not adversely affect the public interest:

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 2006 mobile home would be inconsistent with the character of the area.

| | |
|---|---|
| <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-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>Is consistent with the general zoning plan of the A-5 classification district:</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>Is not highly intensive in nature:</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>Has access to an adequate level of urban services such as sewer, water, police, schools and related services:</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 2006 double wide existing mobile home but if approved by the Board of Adjustment staff recommends following conditions:</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

APPL. NO. BM 2006 - 004

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.

01-12-06A00

APPLICATION TYPE:

- VARIANCE**
- SPECIAL EXCEPTION** TO PLACE NEW MOBILE HOME 2006
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION MEDICAL HARDSHIP
- NIGHT WATCHMAN FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING 83) (PROPOSED 06)
- SIZE OF MOBILE HOME / RV 1800SF TIME NEEDED
- PLAN TO BUILD YES NO IF SO, WHEN
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

| PROPERTY OWNER | | AUTHORIZED AGENT * |
|----------------|------------------------|--------------------|
| NAME | DONALD MICHAEL POLSLEY | |
| ADDRESS | PO BOX 2324 | |
| | SANFORD, FL 32772 | |
| PHONE 1 | 321-228-0170 - CELL | |
| PHONE 2 | 407-349-2210 HOME | |
| E-MAIL | MPOLSLEY@PEOPLEPC.COM | |

PROJECT NAME: _____
 SITE ADDRESS: 1785 PANS WAY - GENEVA, FL 32732
 CURRENT USE OF PROPERTY: RESIDENCE
 LEGAL DESCRIPTION: LEG SEC 05 TWP 20S RGE 32E S 1/2 OF NE 1/4 OF SW 1/4 OF NW 1/4 (5.09 AC)
 SIZE OF PROPERTY: 5.09 (acres) PARCEL I.D. 05-20-32-301-0026-0000
 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, 26, 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*

1-12-06
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

FLU / ZONING

A-5 / R-5

BCC HEARING DATE (FOR APPEAL)

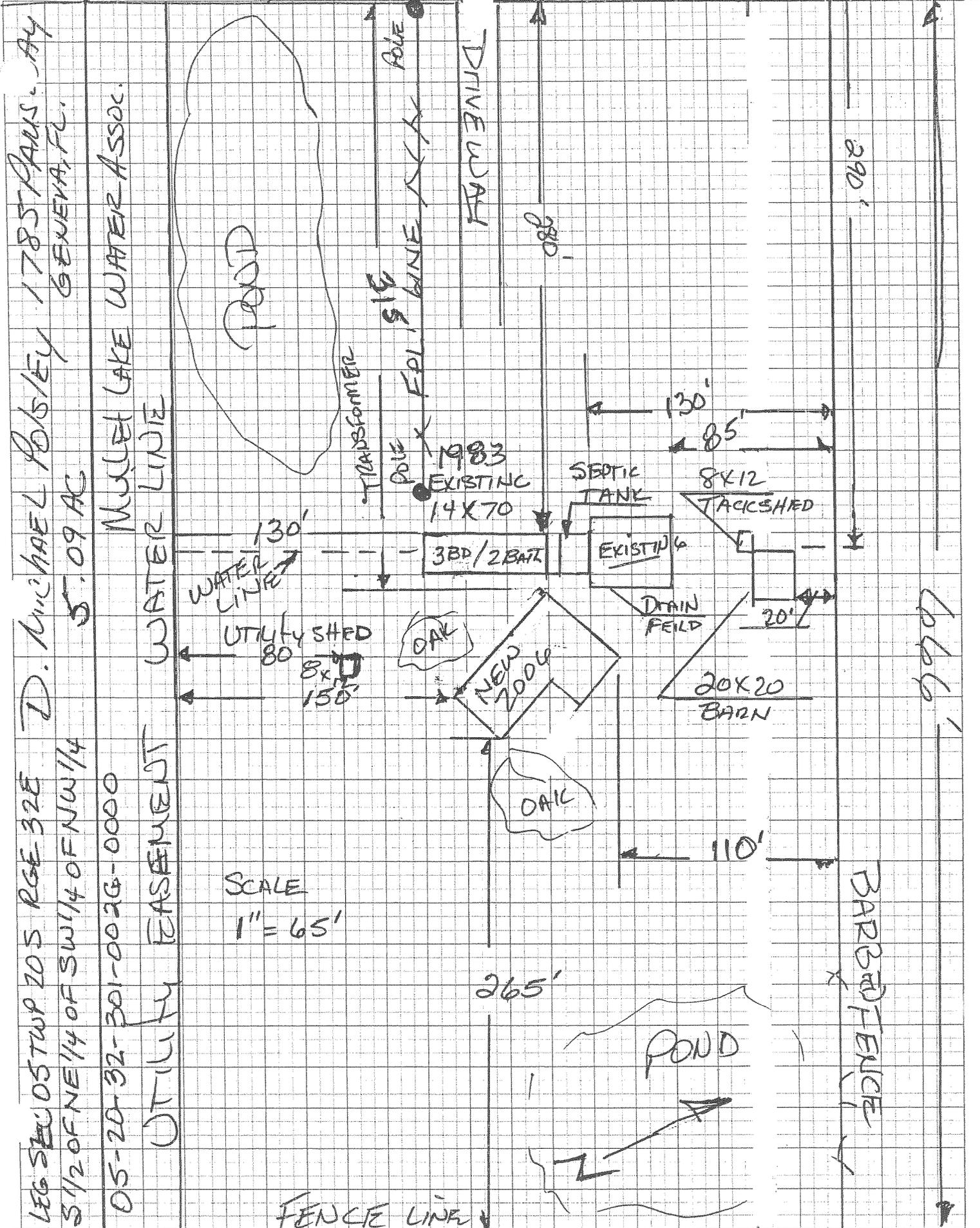
LOCATION FURTHER DESCRIBED AS

PLANNING ADVISOR

DATE

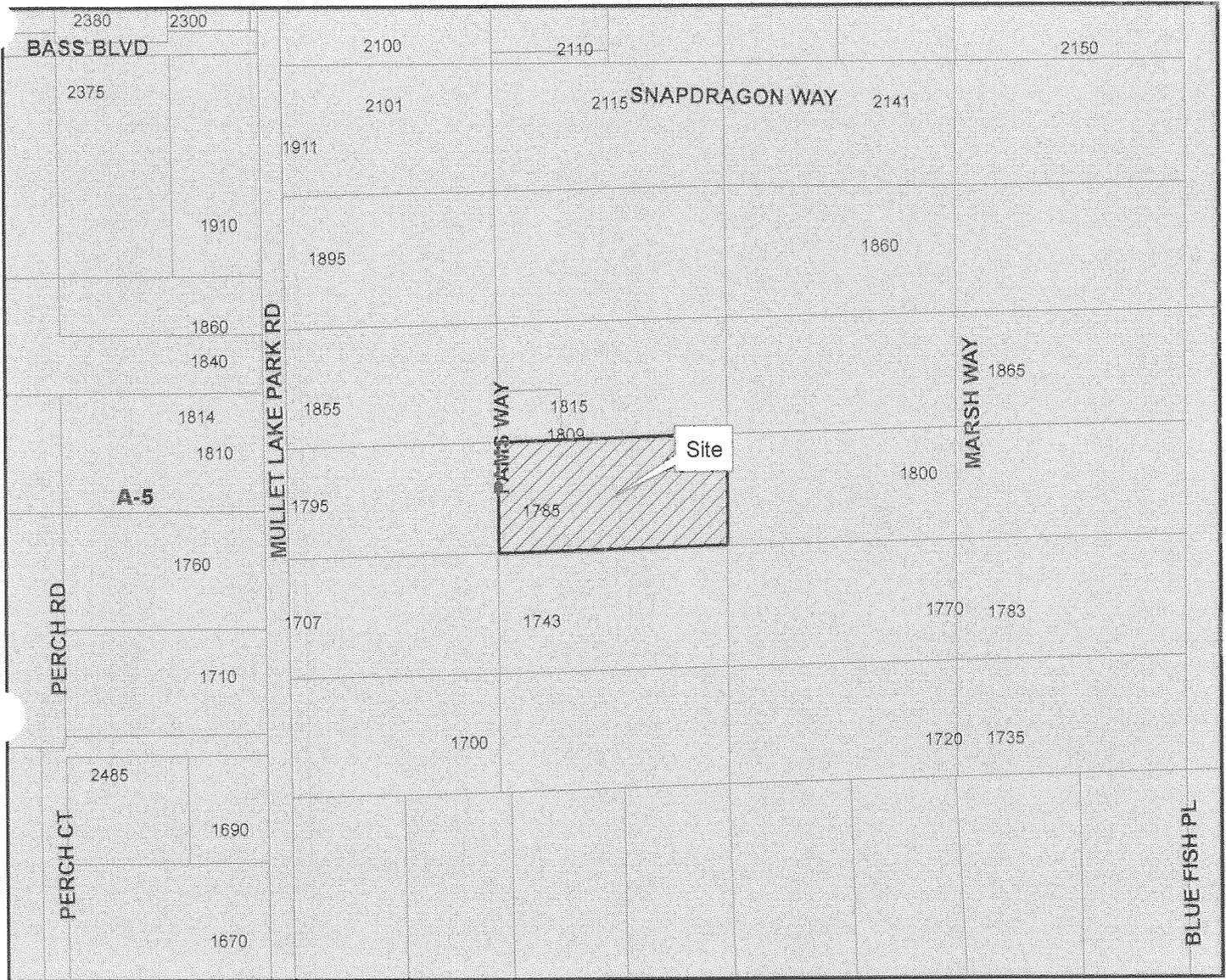
SUFFICIENCY COMMENTS

PANS WAY



| PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----------|--|------------|------------|---------------|-------------|------------|-----------|---------------|------------|---------------|-------------|----------|--|-----|---------------|----------|------------|------|----------|--------|-------|---|----------------------------|------|--|----|------|-------|
| GENERAL Parcel Id: 05-20-32-301-002G-0000 Owner: POLSLEY DONALD M Mailing Address: PO BOX 2324 City,State,ZipCode: SANFORD FL 32772 Property Address: 1785 PAMS WAY Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 02-MOBILE/MANUFACTURED | | 2006 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$37,241 Land Value (Market): \$50,900 Land Value Ag: \$0 Just/Market Value: \$88,141 Assessed Value (SOH): \$38,586 Exempt Value: \$25,000 Taxable Value: \$13,586 Tax Estimator | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SALES <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>12/1982</td> <td>01428</td> <td>1113</td> <td>\$16,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1981</td> <td>01328</td> <td>1778</td> <td>\$14,500</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision | | Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | WARRANTY DEED | 12/1982 | 01428 | 1113 | \$16,000 | Vacant | Yes | WARRANTY DEED | 03/1981 | 01328 | 1778 | \$14,500 | Vacant | Yes | 2005 VALUE SUMMARY Tax Value(without SOH): \$1,043 2005 Tax Bill Amount: \$204 Save Our Homes (SOH) Savings: \$839 2005 Taxable Value: \$12,462 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS | | | | | | |
| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 12/1982 | 01428 | 1113 | \$16,000 | Vacant | Yes | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 03/1981 | 01328 | 1778 | \$14,500 | Vacant | Yes | | | | | | | | | | | | | | | | | | | | | | | |
| LAND <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>5.090</td> <td>10,000.00</td> <td>\$50,900</td> </tr> </tbody> </table> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | ACREAGE | 0 | 0 | 5.090 | 10,000.00 | \$50,900 | LEGAL DESCRIPTION LEG SEC 05 TWP 20S RGE 32E S 1/2 OF NE 1/4 OF SW 1/4 OF NW 1/4 (5.09 AC) | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | |
| ACREAGE | 0 | 0 | 5.090 | 10,000.00 | \$50,900 | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURE <table border="1"> <thead> <tr> <th>Description</th> <th>Year</th> <th>Bit</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>MOBILE HOME</td> <td>1983</td> <td></td> <td>980</td> <td>\$36,221</td> <td>\$47,040</td> </tr> <tr> <td>MH A/C PKG</td> <td>1983</td> <td></td> <td>980</td> <td>\$943</td> <td>\$1,225</td> </tr> <tr> <td>ALUM UTILITY BLDG NO FLOOR</td> <td>1983</td> <td></td> <td>48</td> <td>\$77</td> <td>\$192</td> </tr> </tbody> </table> | | | | | | Description | Year | Bit | Units | EXFT Value | Est. Cost New | MOBILE HOME | 1983 | | 980 | \$36,221 | \$47,040 | MH A/C PKG | 1983 | | 980 | \$943 | \$1,225 | ALUM UTILITY BLDG NO FLOOR | 1983 | | 48 | \$77 | \$192 |
| Description | Year | Bit | Units | EXFT Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | 1983 | | 980 | \$36,221 | \$47,040 | | | | | | | | | | | | | | | | | | | | | | | | |
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| ALUM UTILITY BLDG NO FLOOR | 1983 | | 48 | \$77 | \$192 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

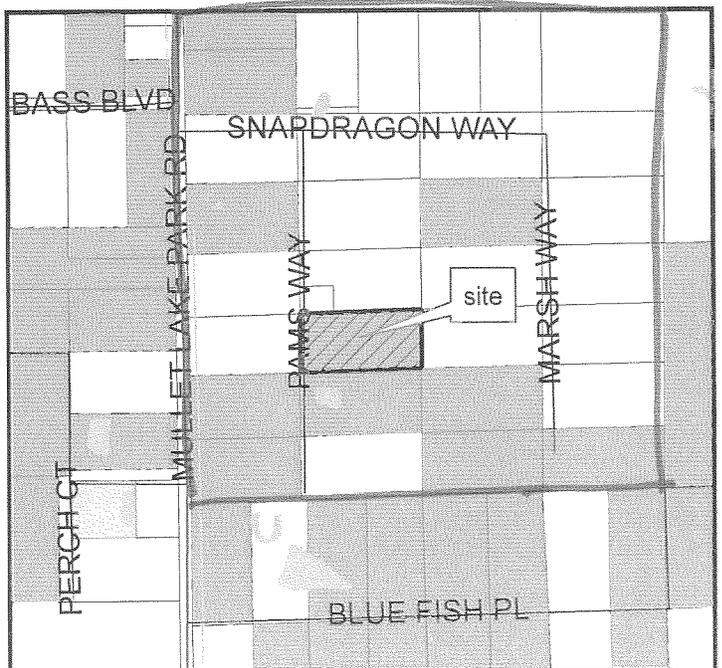
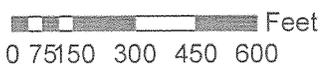
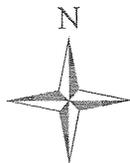
Donald M. Polsley
P.O. Box 2324
Sanford, FL 32772



Seminole County Board of Adjustment
February 27, 2006
Case: BM2006-004
Parcel No: 05-20-32-301-002G-0000

Zoning

-  BM2006-004
-  A-5
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



Renew Special Exception for Manufactured Home to replace Existing Mobile Home that received damage due to Hurricanes .Mold and Mildew are not healthy environment. Would like a Life Time Exception, like my neighbors have due to that the new manufactured home is just like a stick built home and should last just as long. And I have no plans to build after Living here for the last 23 years.

Donald (Michael) Polsley or Cheryl A. Polsley

Street address: 1785 Pams Way Geneva, Fl. 32732 = Site address

Mailing address: P O Box 2324 Sanford, Fl. 32772

Home ph. 407-349-2210

Cell ph. 321-228-0170

E-mail mpolsley@peoplepc.com

Current use of property is personal Residence

LEG SEC 05 TWP20S RGE 32E S ½ OF NE ¼ OF SW ¼ OF NW ¼ (5.09 AC)

5.09 AC

334 ft. X 666 ft.

No Well –Mullet Lake Water Assoc. Hook up for water

Power –FPL

Parcel Id 05-20-32-301-002G-0000

FILE #: BA(5-16-83)-66TE APPL: POLSLEY, MICHAEL
EC: 05 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH-POLSLEY, MICHAEL

OC: E OF MULLET LAKE PARK ROAD.

OT #1: 17 #2: #3: #4: #5: #6: #7:
ARC #1: 2G #2: #3: #4: #5: #6: #7:

EQUEST DESCRIPTION:

O PLACE A MOBILE HOME.

CTION: APPROVED FOR 3 YEARS.

ATE: 051683

EMARKS:

MULLET LAKE RETREATS, UNIT 1)

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