

**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 1295 Iron Horse Bend; (Linda Gayle Elias, applicant).

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

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

<b>Agenda Date</b> <u>02-27-06</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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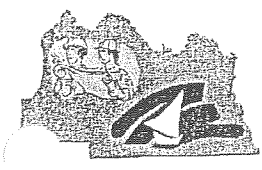
**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for special exception for the permanent placement of a replacement mobile home in the A-5 (Rural Zoning District) at 1295 Iron Horse Bend; (Linda Gayle Elias, 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 1295 Iron Horse Bend; (Linda Gayle Elias, applicant); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Linda Gayle Elias, applicant 1295 Iron Horse Bend; 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 1988 double wide mobile home to replace an existing 1981 mobile home.</li> <li>• A special exception for the placement of the existing single wide mobile home was granted in 1995 for 5 years.</li> </ul>			
<b>ZONING &amp; FLU</b>	<b>direction      existing      existing flu      use of property</b>			
	<b>zoning</b>			
	Site	A-5	Rural zoning	Mobile home (1981)
	North	A-5	Rural zoning	Single Family
	South	A-5	Rural zoning	Single Family
	East	A-1	Rural zoning	Single Family
	West	A-1	Rural zoning	Single Family
<b>STANDARDS FOR</b>	The Board of Adjustment (BOA) shall have the power to hear and			

<p><b>GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b></p>	<p>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>Available records indicate that the majority of the surrounding parcels in the immediate vicinity have single family homes that been constructed since the 1995 approval of the existing mobile home on the property. There are mobile homes located in the general vicinity but they have temporary approvals and/or expired approvals. This indicates that the trend of development in the last 10 to 15 years is for “conventional” single family homes.</p> <p><b><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></b></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><b><u>Is consistent with the Seminole County Vision 2020 comprehensive plan:</u></b></p> <p>The request would be consistent with the trend of low-density single-family land use, established in this area.</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>The subject property is A-5 acre parcel that does meet the minimum requirements.</p> <p><b><u>Will not adversely affect the public interest:</u></b></p> <p>The surrounding neighborhood consists “conventional” single family homes, mobile homes, and vacant land. The majority of the existing mobile homes have received temporary approval from the Board of Adjustment and the trend of development is towards “conventional” single family homes. In light of this, staff believes the proposed use of permanent placement of mobile home would be inconsistent with the character of the area.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC</b></p>	<p>The BOA may permit any use allowed by special exception in the A-5 (Rural Zoning) 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>SECTION 30.104(a)</b></p>	<p><b><u>Is consistent with the general zoning plan of the A-5 classification district:</u></b></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>○ The mobile home shall have safe and convenient vehicular access.</li> <li>○ The mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting.</li> </ul> <p><b><u>Is not highly intensive in nature:</u></b></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><b><u>Has access to an adequate level of urban services such as sewer, water, police, schools and related services:</u></b></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 replacement mobile home but if approved by the Board of Adjustment staff recommends following conditions:</p> <ul style="list-style-type: none"> <li>• Shingled roof;</li> <li>• Lap siding that goes to the ground to the skirt undercarriage;</li> <li>• Any additional conditions the Board shall apply to give the appearance of a conventional home;</li> <li>• The existing mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.</li> </ul>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-3838

**COPY** PL. NO. BM 2006-005

**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**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING 1981) (PROPOSED 1988)
- SIZE OF MOBILE HOME / RV
- PLAN TO BUILD  YES  NO IF SO, WHEN
- MEDICAL HARDSHIP
- FAMILY HARDSHIP
- TIME NEEDED
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

01-12-06P01:58 R

PROPERTY OWNER		AUTHORIZED AGENT *	
NAME	<u>Barney A. Sanchez</u>	NAME	<u>Linda Gayle Elias</u>
ADDRESS	<u>1295 Iron Horse Bend</u>	ADDRESS	<u>1295 Iron Horse Bend</u>
	<u>Cocoa, FL 32732</u>		<u>Cocoa, FL 32732</u>
PHONE 1	<u>407-349-9223</u>	PHONE 1	<u>407-349-9223</u>
PHONE 2	<u>321-231-5502</u>	PHONE 2	<u>321-231-5502</u>
E-MAIL	<u>sanc3013@bellsouth.net</u>	E-MAIL	<u>sanc3013@bellsouth.net</u>

PROJECT NAME: \_\_\_\_\_  
 SITE ADDRESS: \_\_\_\_\_  
 CURRENT USE OF PROPERTY: Residential  
 LEGAL DESCRIPTION: \_\_\_\_\_

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 08-20-32-301-0010-0000  
 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.

Linda G. Elias  
 SIGNATURE OF OWNER OR AGENT\* DATE 1-12-06

\* 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 \_\_\_\_\_

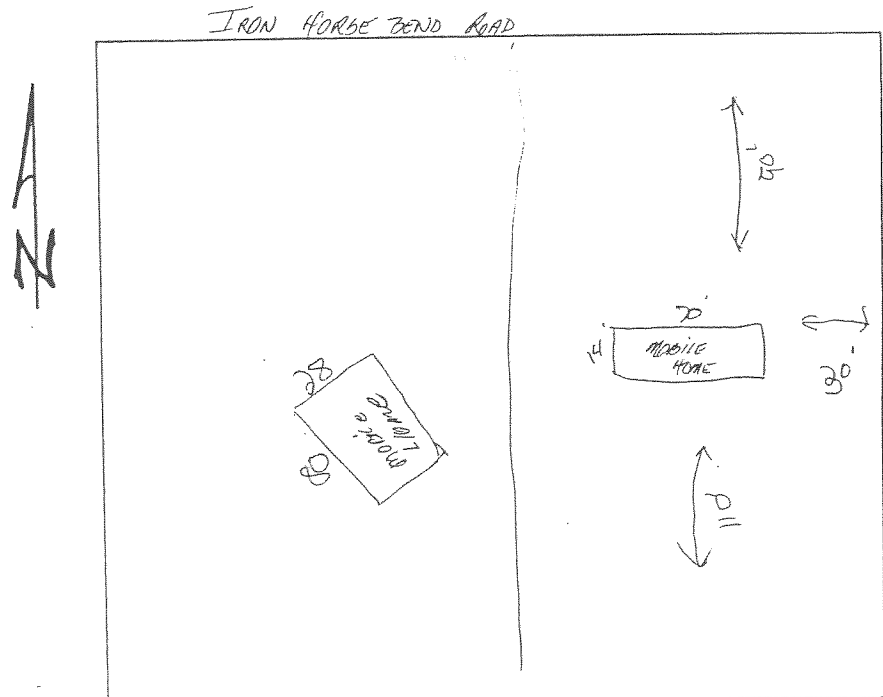
**FOR OFFICE USE ONLY**

PROCESSING:  
FEE(S): 185.00 COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING A-5/R-5  
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)  
LOCATION FURTHER DESCRIBED AS \_\_\_\_\_  
PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_  
SUFFICIENCY COMMENTS \_\_\_\_\_

SITE PLAN

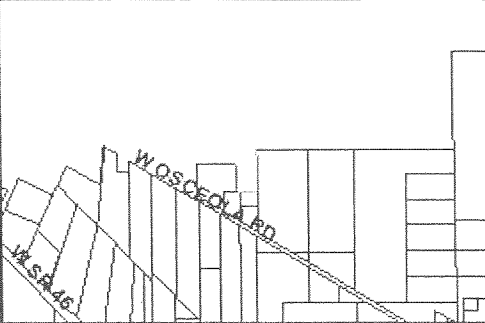
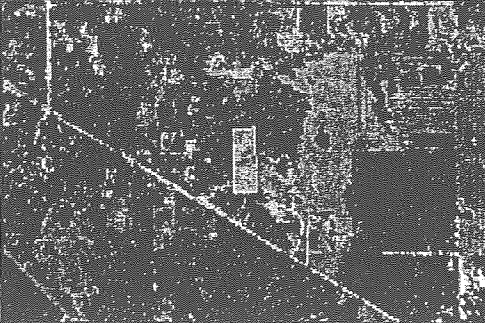
A site plan must be submitted along with any application for building permit or application for special exception or variance to the Board of Adjustment. This form may be utilized for any single family construction, either conventional or mobile home. The following items must be indicated:

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.

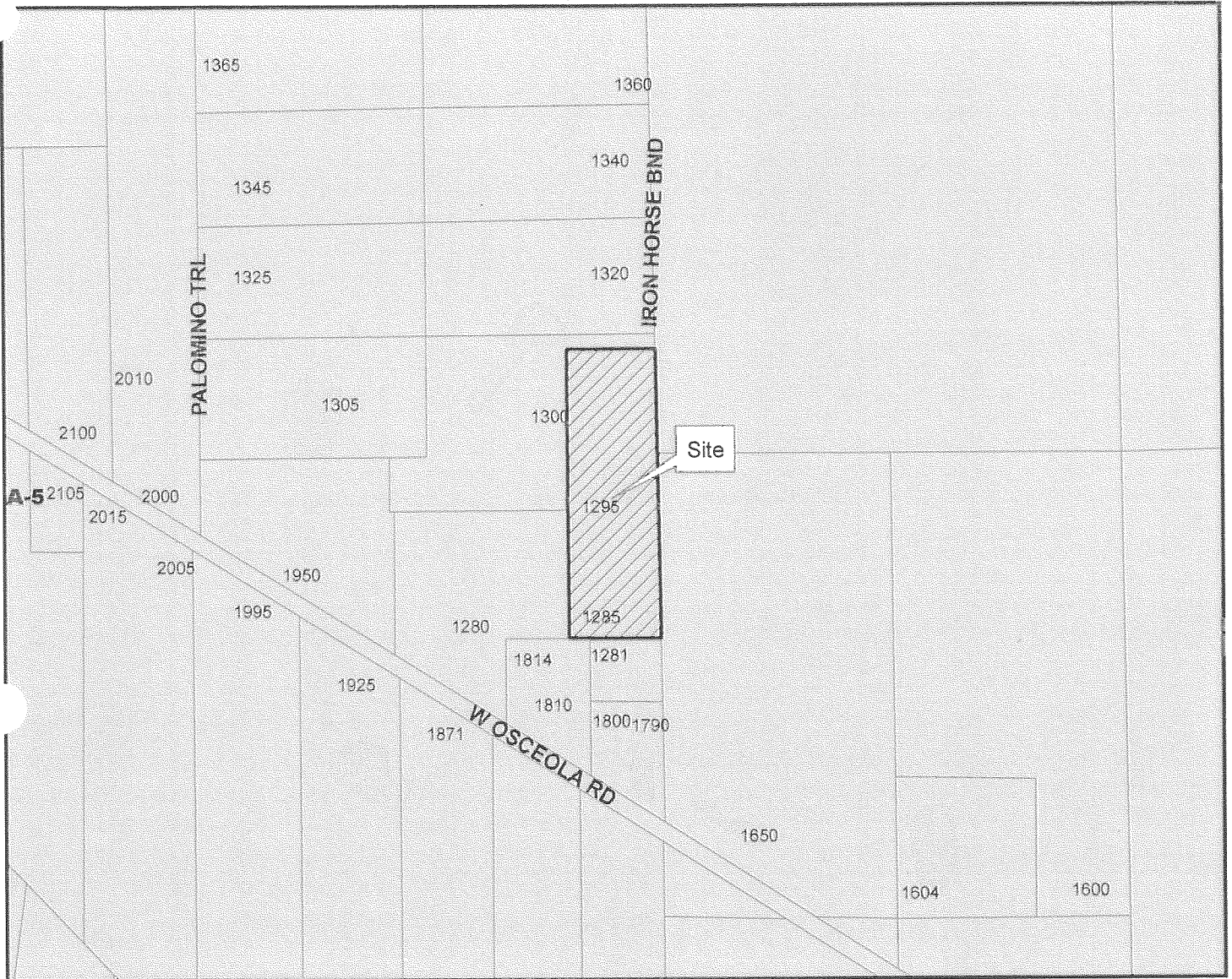


5-12-95  
Date

Barney P. Sandy  
Applicant







<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																																																																	
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 08-20-32-301-001D-0000                  Owner: RAZOR SHERRY A &amp;                  Own/Addr: SANCHEZ BARNEY A                  Mailing Address: 1285 IRON HORSE BND                  City,State,ZipCode: GENEVA FL 32732                  Property Address: 1295 IRON HORSE BEND (&amp; 1285)                  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: 0                  Depreciated Bldg Value: \$0                  Depreciated EXFT Value: \$124,871                  Land Value (Market): \$50,000                  Land Value Ag: \$0                  Just/Market Value: \$174,871                  Assessed Value (SOH): \$174,871                  Exempt Value: \$25,000                  Taxable Value: \$149,871                  Tax Estimator</p>																																																															
<p align="center"><b>SALES</b></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>02/1988</td> <td>01933</td> <td>0310</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1980</td> <td>01274</td> <td>0260</td> <td>\$10,000</td> <td>Vacant</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	02/1988	01933	0310	\$100	Improved	No	WARRANTY DEED	04/1980	01274	0260	\$10,000	Vacant	Yes	<p align="center"><b>2005 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$2,505                  2005 Tax Bill Amount: \$2,392                  Save Our Homes (SOH) Savings: \$113                  2005 Taxable Value: \$145,954                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																										
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<p>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.</p>																																																																	

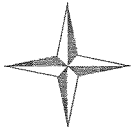
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 1295 Iron Horse Bend  
 Geneva, FL 32732

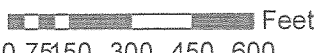


**Seminole County Board of Adjustment**  
**February 27, 2006**  
**Case: BM2006-005**  
**Parcel No: 08-20-32-301-001D-0000**

**Zoning**

-  BM2006-005
-  A-5
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

N  


 Feet  
 0 75 150 300 450 600





January 12, 2006

Seminole County Planning & Development Department  
Planning Divison  
1101 East First Street  
Sanford, FL 3271

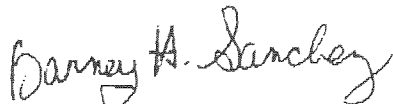
Re: Application for Variance

To Whom It May Concern:

Please be advised that I would like to name Linda Gayle Elias as my Authorized Agent to handle this matter and attend the meeting for me. With my schedule, I am not readily available and she has full knowledge of all of my personal affairs.

If you have any questions, please direct them to Linda Gayle Elias, 321-231-5502.

Thank you,

  
Barney A. Sanchez

Jan. 25. 2006

I Sherry Razor would like to auth. Linda  
Elias as agent to represent my interest  
in the property at 1295 Iron Horse Bend.

She will be applying for the mobile Home  
exception on this property.

Sherry Razor

FILE #: BA95-6-40TE                   APPL: SANCHEZ, BARNEY A.  
EC: 08   TWP: 20   RNG: 32   SUF:       PL BK:       PB PG:       BLOCK #:

DEVELOPMENT NAME: MH-SANCHEZ, BARNEY A.

E SIDE OF IRON HORSE BEND AND 500 FT. N OF WEST OSCEOLA ROAD.

DT #1: 11   #2:       #3:       #4:       #5:       #6:       #7:  
ARC #1: 1D   #2:       #3:       #4:       #5:       #6:       #7:

**EQUEST DESCRIPTION:**

RENEWAL OF AN EXISTING MOBILE HOME.

**ACTION:** APPROVED FOR 5 YEARS.

**DATE:** 062795

**REMARKS:**

HOLIDAY RANCH)

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