

**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 1620 Forest Hill Way; (Dale Bauman, 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**

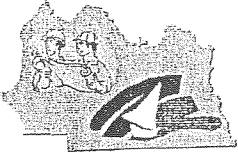
MOTION/RECOMMENDATION:

1. **APPROVE** the request for special exception for the permanent placement of a replacement mobile home in the A-5 (Rural Zoning District) at 1620 Forest Hill Way; (Dale Bauman, 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 1620 Forest Hill Way; (Dale Bauman, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Dale Bauman, applicant 1620 Forest Hill 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 double wide mobile home to replace an existing 1988 single wide mobile home. • A special exception for the placement of the existing single wide mobile home was granted in 1988 for a 6 month extension. 			
ZONING & FLU	Direction		Existing flu	
	Existing zoning		Use of property	
	Site	A-5	Rural zoning	Mobile home (1988)
	North	A-5	Rural zoning	Single Family
South	A-5	Rural zoning	Mobile Home (1970) permanent	

				placement
	East	A-5	Rural zoning	Single Family
	West	A-5	Rural zoning	Single Family
<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 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>Available records indicate that the majority of the surrounding parcels in the immediate vicinity have single family homes that been constructed. 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><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>Is consistent with the Seminole County Vision 2020 comprehensive plan:</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>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-5 acre parcel that does meet the minimum requirements.</p> <p><u>Will not adversely affect the public interest:</u></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>STANDARDS FOR</p>	<p>The BOA may permit any use allowed by special exception in the A-5</p>			

<p>GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</p>	<p>(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><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"> o The mobile home shall have safe and convenient vehicular access. o 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 replacement 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. BM2006-006

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** 01-13-06PU2-13
- SF DWELLING UNDER CONSTRUCTION MEDICAL HARDSHIP
- NIGHT WATCHMAN FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING 1988) (PROPOSED 2006)
- SIZE OF MOBILE HOME / RV 2400SF TIME NEEDED
- PLAN TO BUILD YES NO IF SO, WHEN
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>DALE BAUMANN</u>	
ADDRESS	<u>1620 FOREST HILL WAY</u>	
	<u>GENEVA FL 32732</u>	
PHONE 1	<u>407 349 4942</u>	
PHONE 2	<u>407 432 0639</u>	
E-MAIL	<u>firh2089@aol.com</u>	

PROJECT NAME: _____
 SITE ADDRESS: 1620 FOREST HILL WAY
 CURRENT USE OF PROPERTY: A-5 AGR.
 LEGAL DESCRIPTION: E 1/2 OF THE S. 440 FT OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SEC 29-20S-32E
 SIZE OF PROPERTY: 6.66 acre(s) PARCEL I.D. 29-20-32-300-052D-0600
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO 2,27,00

This request will be considered at the Board of Adjustment regular meeting on _____ (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.

Dale Bauman
 SIGNATURE OF OWNER OR AGENT* 1/13/06
DATE

*Verification 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):

196.00

COMMISSION DISTRICT

FLU / ZONING

A-5/R-5

BCC HEARING DATE

(FOR APPEAL)

LOCATION FURTHER DESCRIBED AS

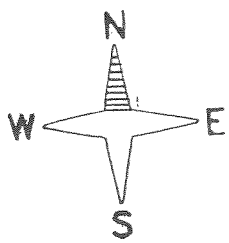
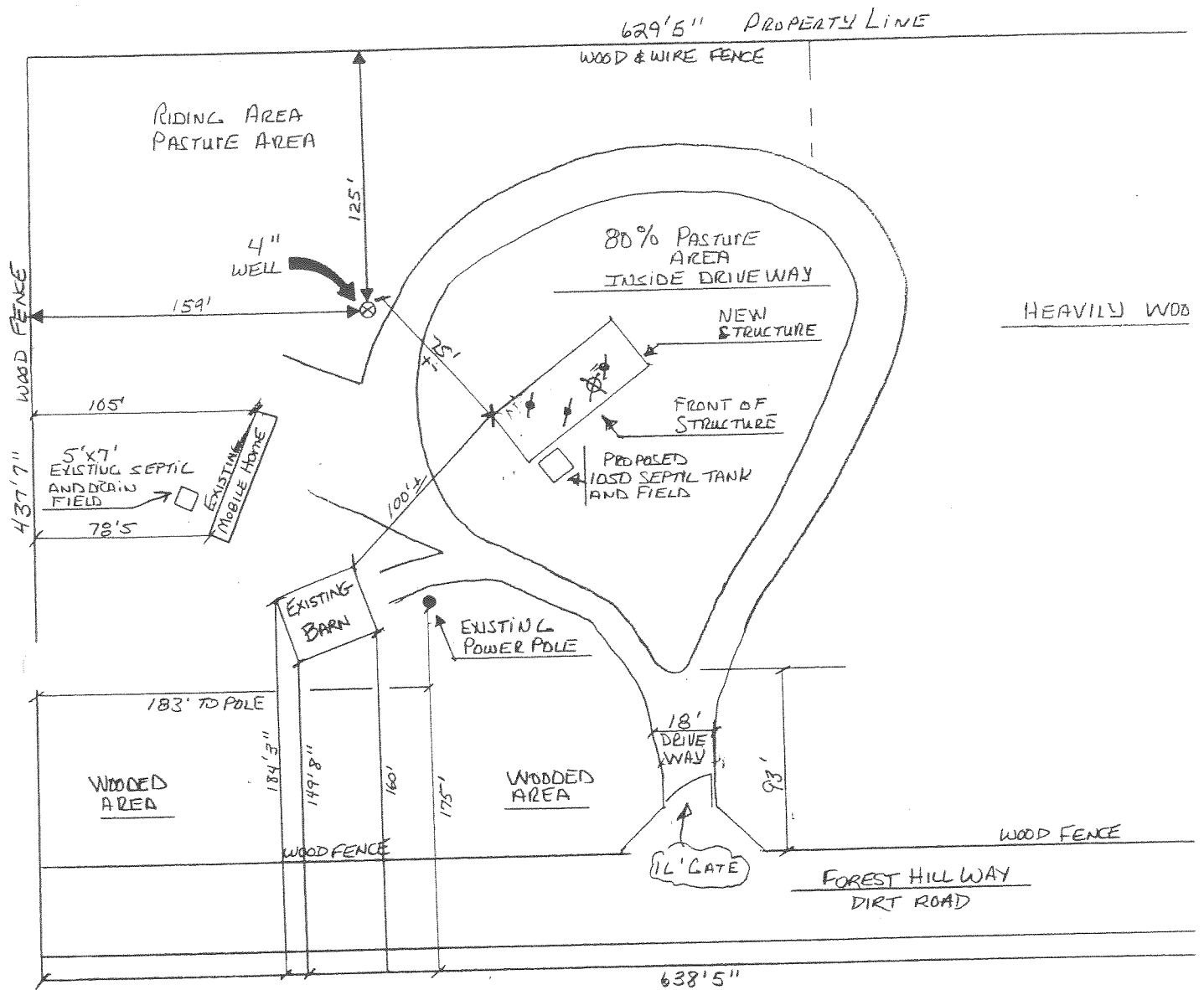
PLANNING ADVISOR

K.F.

DATE

1-13-06

SUFFICIENCY COMMENTS



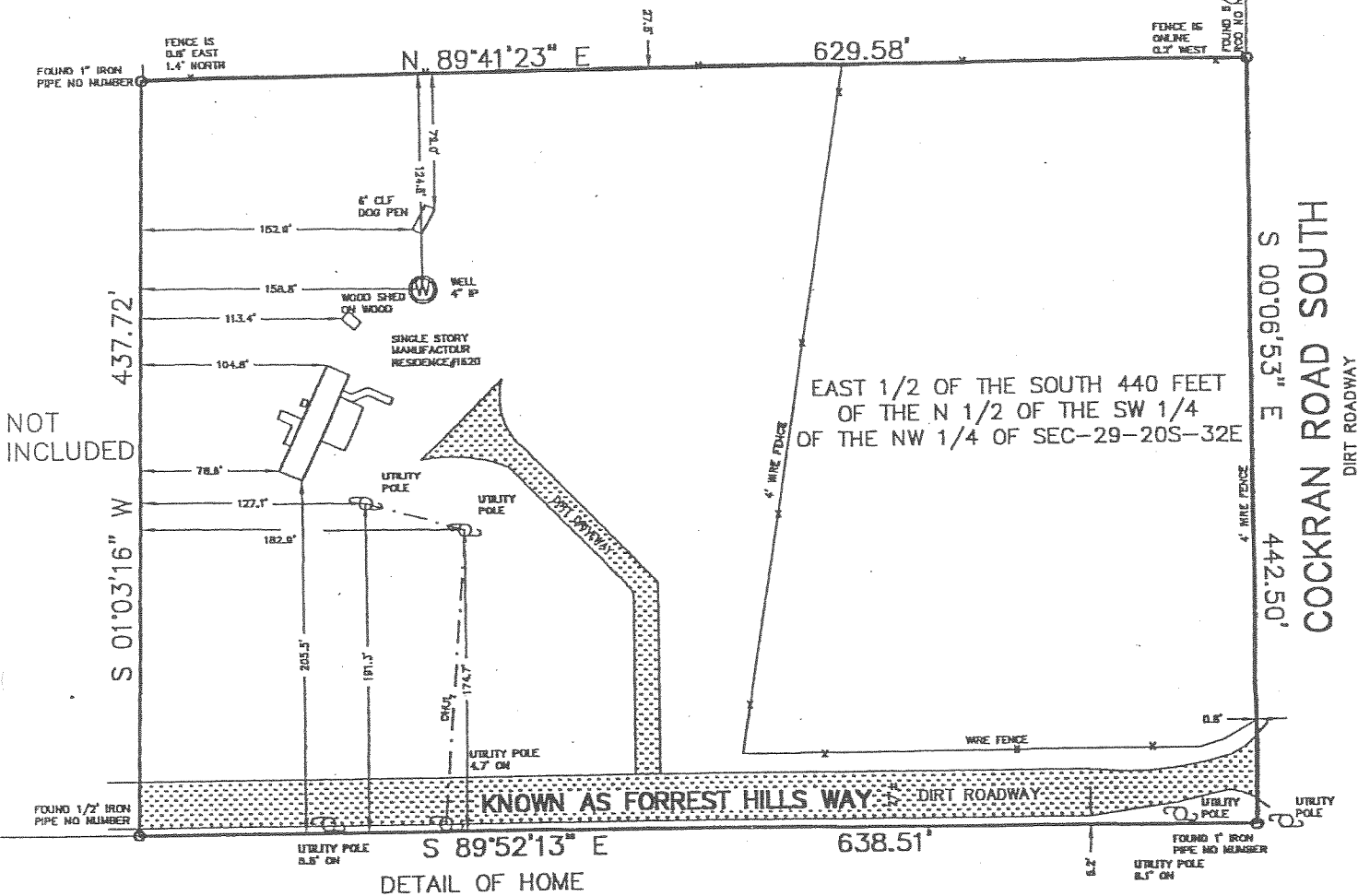
SITE PLAN

SCALE
1" = 50'

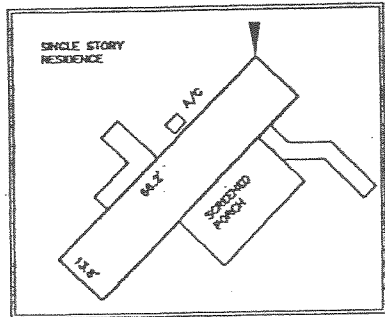
- ⊗ FALLEN PINE FROM CHARLIE
- ⊗ SCRUB OAK 3" ROUND BY 20' TALL TO BE REMOVED

Dale S. Bauman

NOT INCLUDED



NOT INCLUDED



NOT TO SCALE

CERTIFIED TO:
DALES S. BAUMANN
BDR TITLE CORPORATION

LEGEND:

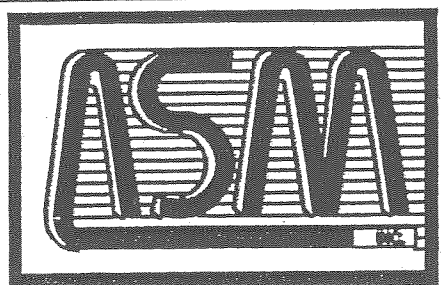
- ⊙ DENOTES SET 1/2" IRON ROD & CAP LB#6393
- R DENOTES RADIIUS
- Δ DENOTES DELTA ANGLE
- L DENOTES ARC LENGTH
- CB CHORD BEARING
- RIGHT OF WAY LINE
- (P) PER PLAT MEASURED
- (M) RECOVERED
- REC RECOVERED
- CONCRETE
- PRC POINT OF REVERSE CURVATURE
- CNA CORNER NOT ACCESSIBLE
- BFE BASE FLOOD ELEVATION
- OHUL OVERHEAD UTILITY LINE
- D/B/A DOING BUSINESS AS
- LS LAND SURVEYING BUSINESS
- LS LAND SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- CLF CHAIN LINK FENCE
- WF WOOD FENCE
- TYP TYPICAL
- A/C AIR CONDITIONER
- CBW CONCRETE BLOCK WALL
- RP RADIIUS POINT

I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL NO 120289 0160 E DATED 4/17/95 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X AREA OUTSIDE 100 YEAR FLOOD.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE S 89°52'13" E AN ASSUMED DATUM BEING EAST AN ASSUMED DATUM.

(FIELD DATE:) 11/10/00
SCALE: 1" = 100 FEET
APPROVED BY: GKB

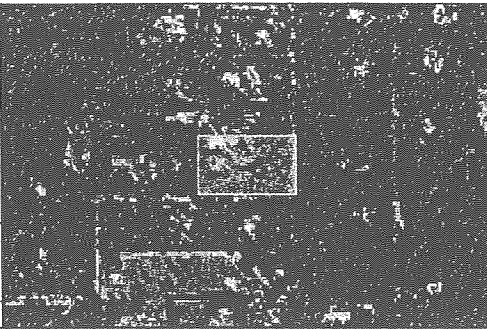
REVISED:
11/16/00 MODIFY DRAWING



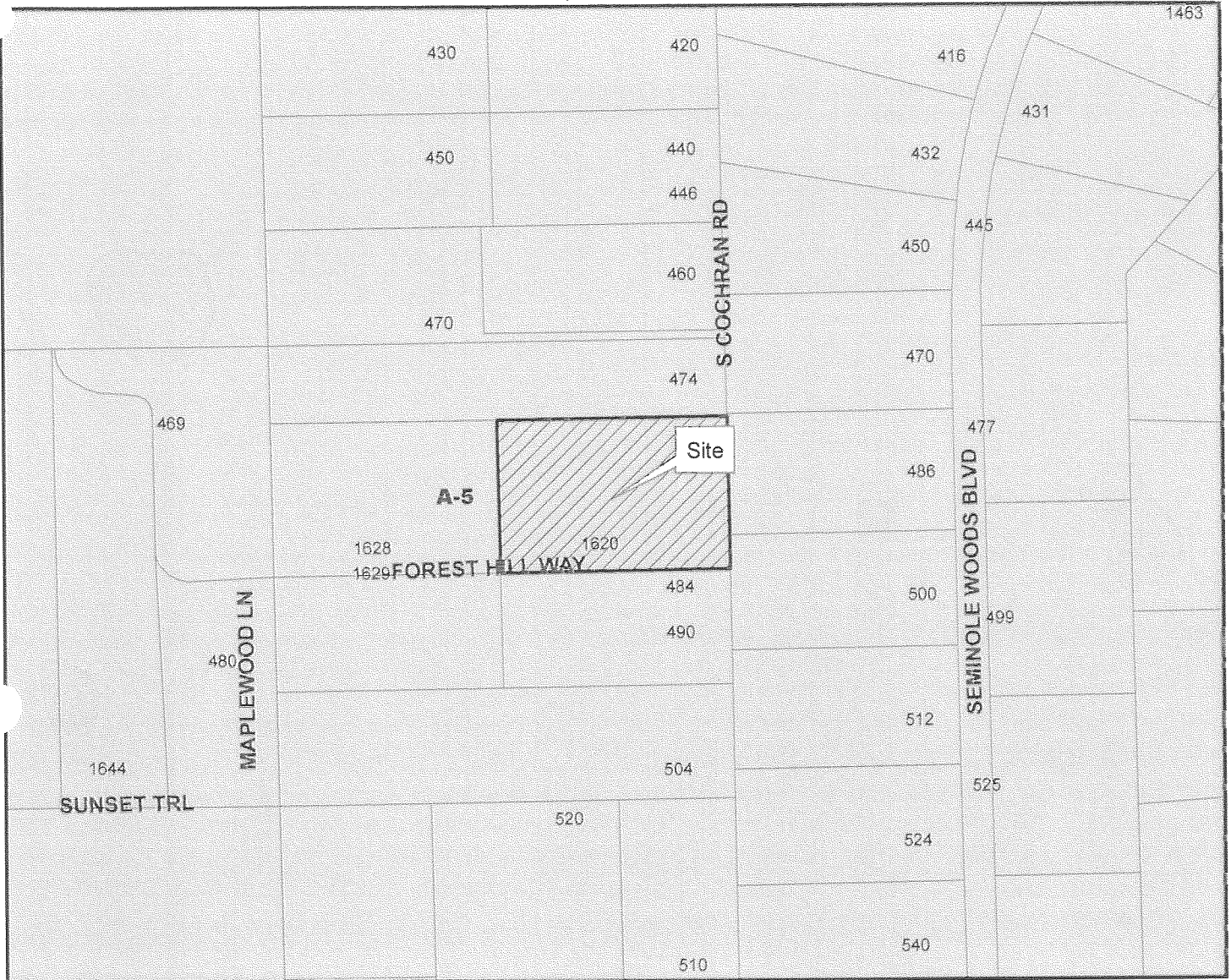
AMERICAN SURVEYING & MAPPING
D/B/A ASM, INC.
CERTIFICATE OF AUTHORIZATION LB#6393

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature] FOR THE FIRM







<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 407-665-7508</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>2A</td><td>2J</td><td>109</td><td>107</td></tr> <tr><td>2M</td><td>2G</td><td>110</td><td>106</td></tr> <tr><td colspan="2" style="text-align: center;">2</td><td>111</td><td>105</td></tr> <tr><td>1E</td><td>2E</td><td>2D</td><td>112</td></tr> <tr><td>(LOT 4)</td><td>2L</td><td>2C</td><td>113</td></tr> <tr><td>1F</td><td colspan="2">2B</td><td>114</td></tr> <tr><td></td><td></td><td>115</td><td>103</td></tr> </table> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">SEMINOLE WOODS BLVD</p>	2A	2J	109	107	2M	2G	110	106	2		111	105	1E	2E	2D	112	(LOT 4)	2L	2C	113	1F	2B		114			115	103								
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(LOT 4)	2L	2C	113																																		
1F	2B		114																																		
		115	103																																		
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 29-20-32-300-002D-0000 Owner: BAUMANN DALE S Mailing Address: 1620 FOREST HILL WAY City,State,ZipCode: GENEVA FL 32732 Property Address: 1620 FOREST HILL WAY GENEVA 32732 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 02-MOBILE/MANUFACTURED</p>		<p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$7,905 Depreciated EXFT Value: \$40,598 Land Value (Market): \$66,600 Land Value Ag: \$0 Just/Market Value: \$115,103 Assessed Value (SOH): \$104,468 Exempt Value: \$25,000 Taxable Value: \$79,468 Tax Estimator</p>																																			
<p style="text-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>11/2000</td> <td>03961</td> <td>1812</td> <td>\$74,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1987</td> <td>01907</td> <td>1856</td> <td>\$36,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1981</td> <td>01329</td> <td>0838</td> <td>\$252,400</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1981</td> <td>01322</td> <td>1035</td> <td>\$10,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	11/2000	03961	1812	\$74,500	Improved	Yes	WARRANTY DEED	11/1987	01907	1856	\$36,000	Vacant	Yes	WARRANTY DEED	04/1981	01329	0838	\$252,400	Vacant	No	WARRANTY DEED	02/1981	01322	1035	\$10,000	Vacant	No	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,489 2005 Tax Bill Amount: \$1,252 Save Our Homes (SOH) Savings: \$237 2005 Taxable Value: \$76,425 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																															
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ACREAGE	0	0	6.660	10,000.00	\$66,600																																
BUILDING INFORMATION																																					
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																												
1	BARNS/SHEDS	2002	0	480	1,440	480	SIDING AVG	\$7,905	\$8,744																												
			Appendage / Sqft OVERHANG / 960																																		
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																																					
EXTRA FEATURE																																					
		Description	Year Blt	Units	EXFT Value	Est. Cost New																															
		MOBILE HOME	1988	980	\$38,573	\$47,040																															
		MH A/C PKG	1988	980	\$1,005	\$1,225																															
		ALUM SCREEN PORCH W/CONC-FL	1988	300	\$1,020	\$2,550																															
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.																																					

Dale Baumann
 1620 Forest Hill Way
 Geneva, FL 32732

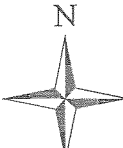


Seminole County Board of Adjustment
 February 27, 2006
 Case: BM2006-006
 Parcel No: 29-20-32-300-002D-0000

Zoning

-  BM2006-006
-  A-5
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

0 75 150 300 450 600 Feet




FILE #: BA87-12-108TE APPL: MARK & CAROLYN TEED
SEC: 20 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MOBILE HOME-MARK & CAROLYN TEED

LOC: W OF SAUNDERS TRAIL & S OF COCHRAN ROAD.

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

REQUEST DESCRIPTION:

0 PLACE A MOBILE HOME (SIX MONTH EXTENSION).

ACTION: APPROVED.

DATE: 122187

REMARKS:

TAX PARCEL 2D)

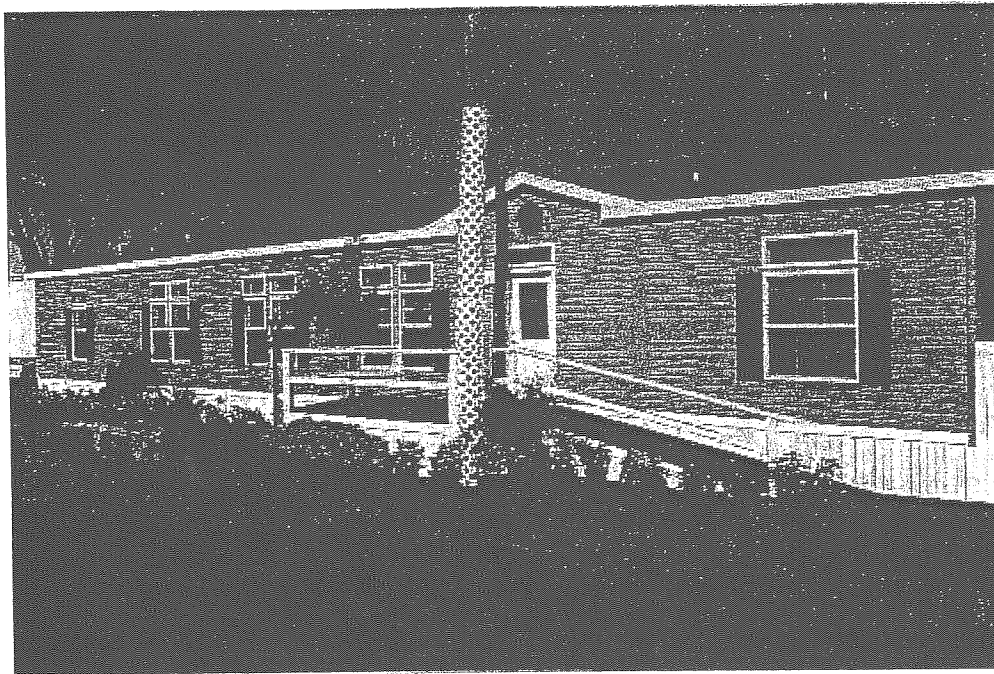
END 1 - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

January 13, 2006

- A. I, Dale Baumann, am hereby requesting Special Exception for the permanent placement of a mobile home to replace existing single-wide mobile home in the A-5 District.
- B. Contact information: Dale Baumann, 1620 Forest Hill Way, Geneva, FL 32732
Site address: 1620 Forest Hill Way, Geneva, FL 32732
Home phone: 407-349-4942 – Cell phone: 407-432-0639
Email address: firh2o99@aol.com
- C. Project name: Dale Baumann
- D. Site address: 1620 Forest Hill Way, Geneva, FL 32732
- E. Use of property: District A-5 Agricultural
- F. Legal description: Section 29, township 20S, range 32E, East ½ of the South 440 feet of the north ½ of the southwest ¼ of the northwest 1/4
- G. Size of property: 6.66 acres
- H. Dimensions of parcel: Rear 629.58', Right side: 442.50', Front: 638.51', Left side: 437.72'
- I. North arrow indicated on site plan
- J. Location and name of abutting streets or roads: Front side: Forest Hill Way, Right side: Cochran Road South
- K. Location and size of existing or proposed septic system, drain field, and well: Existing 5' x 7' septic system to be removed and replaced by 1,050 s.f. tank per code next to new structure along with new drain field, have existing 4" well.
- L. Location, size and type of any trees to be removed or retained: Noted on site plan
- M. Location and width of all easements: See survey/site plan
- N. Location and width of existing or proposed driveway access: See site plan
- O. Parcel identification number: 29-20-32-300-002D-0000
- P. Identification of available utilities: See site plan
- Q. Description of known code enforcement violations on property: None
- R. Property accessibility to inspection by Planning Division Staff: Full access, call Dale Baumann at 407-432-0639 for access code



Print Photo | Close



Forest Manor
Model: 3238-1737





9' Ceiling
4/12 Roof Pitch

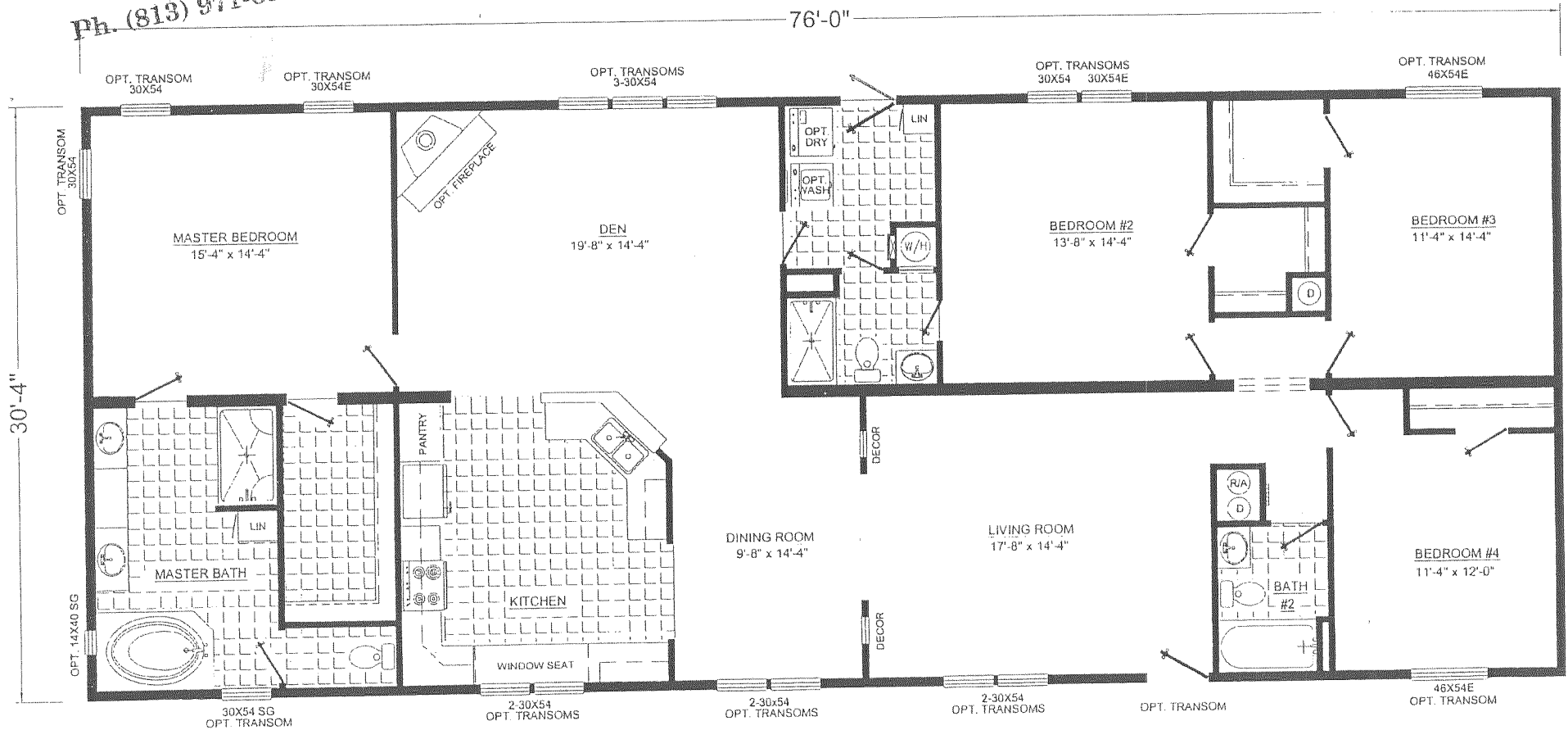
2005 STATE FAIR KENNEDY MODEL

Come visit with us at . . .
Stewart Homes Model Center

11310 Nebraska Ave.
Tampa, FL 33612
(800) 476-6955 • (813) 971-6953

209 S. Frontage Rd.
Plant City, FL 33566
(813) 759-2959 • (866) 510-1100

Ask For
LARRY HOPPER
Stewart Homes
11310 N. Nebraska Ave.
Tampa, FL 33612
Ph. (813) 971-6953 • 1-800-476-6955



STATE WIDE DELIVERY!

www.stewarthonline.com

Forest Manor 2006 Standard Features

Construction:

24' & 28' Wide Homes 2" x 6" Floor Joist 16" OC
32' Wide Homes 2"x8" Floor Joist 16" OC
2" x 6" Exterior Walls Studs 24" OC
2" x 4" Interior Wall Studs 24" OC
Manufactured trusses 24" OC
5/8" T & G O.S.B. Floor Decking
5.5" Overhang and Continuous Ventilation System
24' Wide Homes have 3.5" Overhang and Cont. Vent System
90" Sidewalls with Cathedral Ceilings
O.S.B. Wood Exterior Sheathing
"PEX" Pipe Water Lines
Nailed Shingle Application
Plumbing Shut Offs Kitchens and Baths
Std. Insulation: Roof R-22, Sidewalls R-11, Floors R-11
Detachable Hitches

Electrical:

ITE Panel Box With up to 200 Amp Electrical Service
Intertherm 30 Gal. Electric Water Heater W/Switch
Plumb and Wire for Washer/Dryer
Light Switches to all Walk in Closets and Walk In Pantries
Vent Fans All Baths
Smoke Detectors

Exterior:

4.5 X 4.5 Vinyl Lap Siding
Fiberglass Shingle Roof (20 Year Warranty)
15" Vinyl Shutters Front Door Side Std.
6/6 White Windows
Exterior Light by each door
1 Exterior Receptacle (GFI) Std.
6 Panel Steel Exterior Front Door W/Storm
9 Lite Rear Cottage Door

Interior:

Floor Vinyl In Kitchens, Uroom, & All Baths
Shaw Carpet t/o Except Wet Areas
7/16" Rebond Pad With Tack Strip
Carpet Bar Standard
House Type Cove & 1 1/2" Small Door Trim (Cove White Only)
Full Length Interior Doors w/over Door Vent
Glass Light Globes
Silent Switches
Knockdown Ceiling - Vaulted T/O
Wire Closet Shelving
Mini Blind W/ Valance T/O

Kitchens:

Formica Heavy Duty and Mar Resistant Countertops
Double - Deep Well Stainless Steel Sink
Residential Cabinet Doors & Drawers W/Extended Full length Guides
Interior of Upper Cabinets Finished
Bottom And Center Shelves in Base Cabinets
Shelf over Refrigerator
General Electric 18' FF Refrigerator
30" Deluxe Electric Range W/Lighted Range Hood Vented Thru Roof
Huntington Brass Single Lever Faucet W/ Spray

Bathrooms:

Elongated Commodes W/Ceramic Tanks
Towel Rod and Tissue Holders Both Baths
China Bath Lavs
Huntington Brass Single Lever Faucets T/O
(Does not include mbath tub, laundry tub, or veggie sink)

Popular Options:

4 x 4 vinyl foyer at front door
5/8" or 3/4" Plywood Floor Decking
Dormer options to chose from
Solar Tube Skylights
Architectural Shingles
Decorative Glass Entry Door w/Side Lights
Sliding Glass Doors w/screens
5 Wall Board decors to choose from
Full or Half Stone Front Fireplaces (wood or gas)
2" Plantation Mini Blinds
Appliance Packages (see your retailer)
40 or 50 Gallon Water Heater
Wire and Brace for ceiling fans
Recessed Flouresent Lights
Recessed Can Lights
Recessed Waterproof Can Lights for over Showers
Make Up Lights over Vanities
Exterior Faucets
Marble Window Sills
Flood Lights
6 Panel Interior Doors
Lever Door Knobs
Drawers over Doors or Bank of Drawers in Kitchen
Ceramic Tile Showers
Finished Tape and Textured Drywall
Low E Glass Windows

Merit 5 Year Warranty: Backed By The Longest Running 5-Year Warranty Program In Florida
Note: All Specifications & Materials Subject To Change Without Notice.