

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

SUBJECT: Request for special exception for the 10 year placement of a replacement mobile home in the A-10 (Rural Zoning District) at 2185 Oklahoma Street; (Nathan Spears, applicant).

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

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

Agenda Date 03-27-06 **Regular** **Consent** **Public Hearing – 6:00**

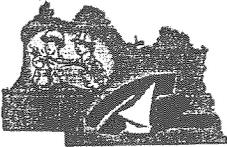
MOTION/RECOMMENDATION:

1. **APPROVE** the request for special exception for the 10 year placement of a replacement mobile home in the A-10 (Rural Zoning District) at 2185 Oklahoma Street; (Nathan Spears, applicant); or
2. **DENY** the special exception for the 10 year placement of a replacement mobile home in the A-10 (Rural Zoning District) at 2185 Oklahoma Street; (Nathan Spears, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning:	Nathan Spears 2185 Oklahoma Street A-10 (Black Hammock)														
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • On 8/22/05 public hearing the Board of Adjustment approved the 10 year placement of a 2000 or newer mobile home. • The applicant is requesting the 10 year placement of a 1995 or newer single wide mobile home instead of the 2000 or newer mobile home that was approved in 8/2005. • 															
ZONING & FLU	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 25%;">Direction</th> <th style="width: 25%;">Existing zoning</th> <th style="width: 25%;">Existing flu</th> <th style="width: 25%;">Use of property</th> </tr> </thead> <tbody> <tr> <td>Site</td> <td>A-10</td> <td>Rural zoning</td> <td>Mobile home (1986)</td> </tr> <tr> <td>North</td> <td>A-10</td> <td>Rural zoning</td> <td>Mobile home (Permanent Placement)</td> </tr> </tbody> </table>				Direction	Existing zoning	Existing flu	Use of property	Site	A-10	Rural zoning	Mobile home (1986)	North	A-10	Rural zoning	Mobile home (Permanent Placement)
Direction	Existing zoning	Existing flu	Use of property													
Site	A-10	Rural zoning	Mobile home (1986)													
North	A-10	Rural zoning	Mobile home (Permanent Placement)													

	South	A-10	Rural zoning	Vacant
	East	A-10	Rural zoning	Single Family
	West	A-10	Rural zoning	Vacant
<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 a mix of mobile homes, single family homes and vacant land. The majority of mobile homes in the general vicinity have temporary approvals and/or expired approvals. The most recent approvals in the area are for new double or triple wide mobile home for permanent approval. This trend indicates that reinstatements for older mobile homes are granted temporary approvals and that new larger mobile homes are granted permanent approval.</p> <p><u>Does not have an undue 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-10 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 of mobile homes, single family homes, and vacant land. The temporary placement of a 1995 single wide mobile home with conditions would not adversely affect the surrounding area.</p>			

<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-10 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</p>	<p>The BOA may permit any use allowed by special exception in the A-10 (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-10 classification district:</u></p> <p>The proposed use is allowed only by special exception in the A-10 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-10; 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-10 (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 would support the temporary placement by the Board of Adjustment with the following conditions:</p> <ul style="list-style-type: none"> • 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
 SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

APPL. NO. BM 2006-007

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:

02-01-06A10

- VARIANCE**
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION** for the 10 year placement of a 1995 single wide mobile home
- EXISTING (YEAR 1997) PROPOSED (YEAR _____)
- REPLACEMENT (YEAR 1995) SIZE OF MOBILE HOME 66x16
- ANTICIPATED TIME MOBILE HOME IS NEEDED 3/1/2006
- PLAN TO BUILD YES NO IF SO, WHEN _____
- MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	NATHAN J + ANDREA R SPEARS	
ADDRESS	1665 CANDELA CT	
PHONE 1	407 568 7736	
PHONE 2	407 678 3388 ext 137	
E-MAIL	SPEARSJUNK@hotmail.com	

PROJECT NAME: OKLAHOMA MOBILE HOME REPLACEMENT
 SITE ADDRESS: 2185 OKLAHOMA ST, OUIDO, FL. 32765
 CURRENT USE OF PROPERTY: NONE - VACANT
 LEGAL DESCRIPTION: LEG W 1/2 OF LOT 259 BLACK HAMMOCK PB2 PL10
 SIZE OF PROPERTY: 4.8 acre(s) PARCEL I.D. 25-20-31-SBA-0000-259A
 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 3, 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.

[Signature]
 SIGNATURE OF OWNER OR AGENT* 1/30/06
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): 185.00 COMMISSION DISTRICT 2 FLU / ZONING A-10 / R-10
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

PLAT OF SURVEY

DESCRIPTION: (AS FURNISHED)

THE WEST HALF OF LOT 259, O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 110 & 111, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

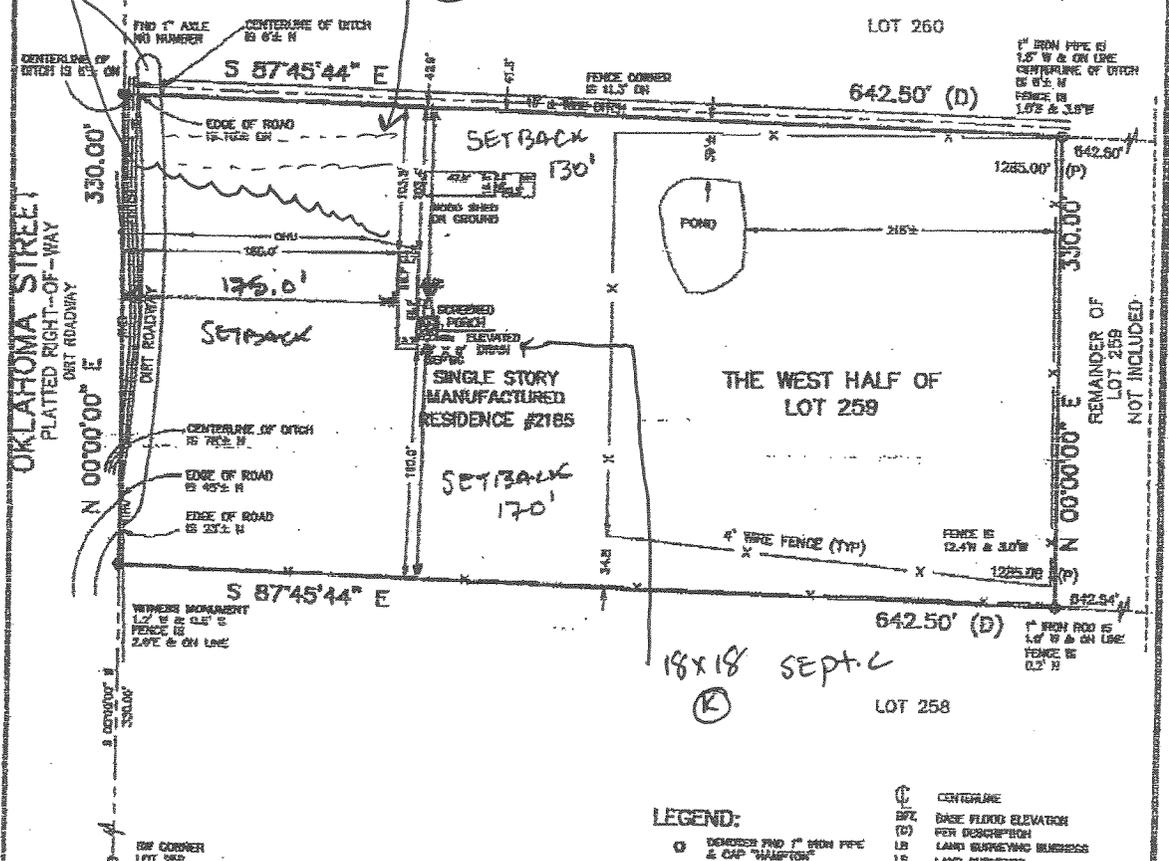
7

OKLAHOMA ST

Permit # 04-4178
 Available utility 2185 OK

NORTH
 (D)

Existing Driveway
 (N) 100' 175'



CERTIFIED TO:
 JASON LAVOIE
 SUNBELT TITLE AGENCY
 FIDELITY BANK OF FLORIDA
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

- LEGEND:**
- ⊙ DECORATED 1" IRON PIPE & CAP "WALFORD"
 - ⊕ DENOTES BOUNDS
 - Δ DENOTES DELTA ANGLE
 - L DENOTES AND LENGTH
 - CH CHORD BEARING
 - RIGHT OF WAY LINE
 - Ⓢ PER PLAT
 - Ⓢ MEASURED
 - Ⓢ FOUND
 - CONCRETE
 - Ⓢ CENTERLINE
 - Ⓢ BASE FLOOD ELEVATION PER DESCRIPTION
 - Ⓢ LAND SURVEYING BUSINESS
 - Ⓢ LAND SURVEYOR
 - Ⓢ HERETOBY RECORDED INSTRUMENT
 - Ⓢ PERMANENT CONTROL POINT
 - Ⓢ POINT OF INTERSECTION
 - Ⓢ POINT OF TABERNITY
 - Ⓢ POINT OF CURVATURE
 - Ⓢ CURVE LINK FENCE
 - Ⓢ WOOD FENCE
 - Ⓢ TYPICAL
 - Ⓢ AIR CONDITIONER
 - Ⓢ CONCRETE BLOCK WALL
 - Ⓢ RAISED FOOT
 - Ⓢ OVERHEAD UTILITY LINE

I HAVE EXAMINED THE FIRM, COMMUNITY PANEL NO 120280 0180 E DATED 4/17/05 AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN 2006 AC. AREA OF 100 YEAR FLOOD, BFE 10'.

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 259, BEING NORTH, AN ASSUMED DATUM.

(FIELD DATE) 2/1/00
 SCALE 1" = 100 FEET
 APPROVED BY: GKB
 JOB NO. ASM28212
 DRAWN BY: RHM



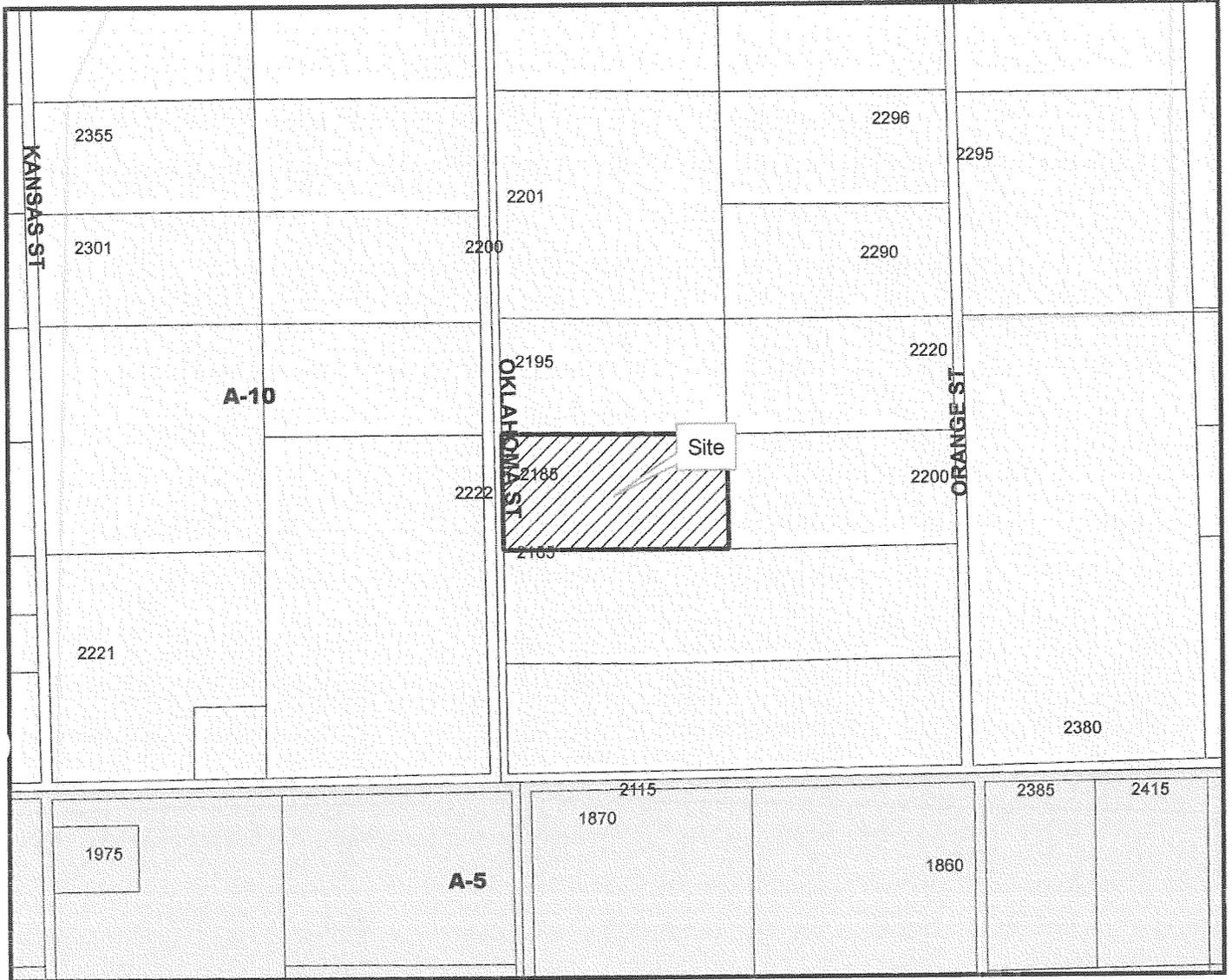
AMERICAN SURVEYING & MAPPING
 CERTIFICATOR OF PROFESSIONAL SURVEYING LICENSE
 200 EAST SOUTH SUNBELT, SUITE 100
 Ocala, Florida
 353M (407) 426-7178

- 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
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I hereby certify that we have performed a field survey of the herein described property, for the purpose herein described, that this drawing is a reproduction of that survey and meets the minimum technical standards set forth in Chapter 61G17, Florida Administrative Code, and Chapter 61G17.002, Florida Statutes.

Galen K. Bell Feb 21 2005
 DATE

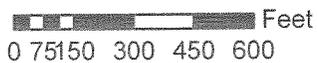
Andrea & Nathan Spears
2185 Oklahoma Street
Oviedo, Florida 32765



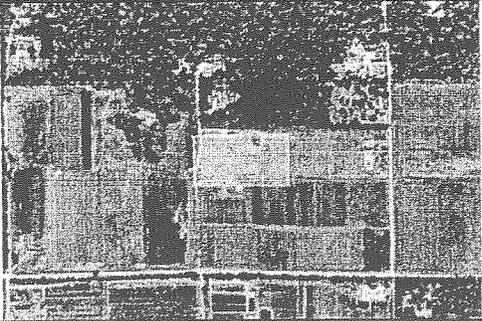
Seminole County Board of Adjustment
March 27, 2006
Case: BM2006-007
Parcel No: 25-20-31-5BA-0000-259A

Zoning

-  BM2006-007
-  A-10
-  A-5



Personal Property Please Select Account

<p>PARCEL DETAIL</p>  <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>	<p>REAL ESTATE PERSONAL PROP. TAX ROLL SALES SEARCH</p> <p>◀ ◁ Back ▷ ▶</p>																																																													
<p>GENERAL</p> <p>Parcel Id: 25-20-31-5BA-0000-259A Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: SPEARS NATHAN J & ANDREA R Exemptions:</p> <p>Address: 1969 MIKLER RD</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address: 2185 OKLAHOMA ST OVIEDO 32765</p> <p>Subdivision Name: BLACK HAMMOCK</p> <p>Dor: 02-MOBILE/MANUFACTURED</p>		<p>2004 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$5,064</p> <p>Depreciated EXFT Value: \$29,604</p> <p>Land Value (Market): \$48,600</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$83,268</p> <p>Assessed Value (SOH): \$83,268</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$83,268</p>																																																												
<p>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/lmp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>01/2003</td> <td>04692</td> <td>0023</td> <td>\$150,000</td> <td>Improved</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>02/2003</td> <td>04692</td> <td>0022</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/2001</td> <td>04074</td> <td>1518</td> <td>\$10,500</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/2000</td> <td>03815</td> <td>1652</td> <td>\$72,500</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>07/1997</td> <td>03265</td> <td>0203</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1995</td> <td>03011</td> <td>1779</td> <td>\$31,000</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1992</td> <td>02393</td> <td>1961</td> <td>\$84,000</td> <td>Vacant</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>09/1990</td> <td>02250</td> <td>1850</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1988</td> <td>02204</td> <td>0163</td> <td>\$75,000</td> <td>Vacant</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/lmp	WARRANTY DEED	01/2003	04692	0023	\$150,000	Improved	CORRECTIVE DEED	02/2003	04692	0022	\$100	Improved	WARRANTY DEED	05/2001	04074	1518	\$10,500	Improved	WARRANTY DEED	02/2000	03815	1652	\$72,500	Improved	QUIT CLAIM DEED	07/1997	03265	0203	\$100	Vacant	WARRANTY DEED	12/1995	03011	1779	\$31,000	Vacant	WARRANTY DEED	02/1992	02393	1961	\$84,000	Vacant	QUIT CLAIM DEED	09/1990	02250	1850	\$100	Vacant	WARRANTY DEED	11/1988	02204	0163	\$75,000	Vacant	<p>2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount: \$814</p> <p>2003 Taxable Value: \$47,462</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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1	BARNS/SHEDS	1996	0	768	768	768	CORRUGATED METAL	\$5,064	\$6,267																																																					
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	Description	Year Blt	Units	EXFT Value	Est. Cost New																																																									
	MOBILE HOME	1987	924	\$28,092	\$33,846																																																									
	MH A/C PKG	1987	924	\$959	\$1,155																																																									
	WOOD PORCH	1995	144	\$553	\$864																																																									
<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>																																																														



January 30, 2006

To whom it may concern,

This letter will attempt to address the issues that may manifest from placing a mobile home in a rural zone. The property exists at the far north end of Oklahoma Street north of Oviedo in the Black Hammock area. Oklahoma Street actually crosses within the boundaries of the parcel on the western side. The road allows access to the three other homesites and ends about 100 yards north of the parcel. There are four home sites on Oklahoma Street north of Howard. Three of them are mobile homes, 1993, 1986, 1973, and a home built in 1994. The mobile home we have purchased and would like to place on the parcel is a well built 1995 model. It has vinyl siding and a three tab shingle roof on a thick plywood deck. The mobile home it will be replacing was a 1987 that was damaged by a small tornado in April of 2005. The 1995 is a large improvement. Gone also are the storage barns and the garage that was built with out a permit. The septic tank has been pumped, inspected, and approved by the health department. Water is provided by an artesian well. It has a three inch well head, pump, and bladder tank. The home is white and will not be intensive and is compatatible with the low density concept of rural land use.

With regard,



Nathan Spears

Jeb Bush
Governor



M. Rony Francois, M.D., M.S.P.H., Ph.D.
Secretary

December 20, 2005

Nathan Spears
1665 Candela Court
Orlando, FL 32820

Re: Septic Approval # 05-9451-EX, 2185 Oklahoma Street, Oviedo

Dear Mr. Spears,

This is to advise you that on 12/14/2005 a review of your proposed project at the above referenced property was performed. Based on the scope of this project and the current requirements of 64E-6, Florida Administrative Code, no action, by this office, is required at this time.

Health Department approval of this system does not guarantee satisfactory performance for any specific period of time. Should the septic system fail at a future date, the system will have to be brought into full compliance with the current 64E-6, Florida Administrative Code.

If you have any questions, feel free to call me at (407) 665-3623, between the hours of 7:00-8:30 a.m. or 3:00-4:00 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Meghan Whidden".

Meghan Whidden
Environmental Specialist I

Michael J. Napier, M.S., Administrator
Seminole County Health Department
Environmental Health Section
400 West Airport Blvd., Sanford, FL 32773
407-665-3600

FILE #: BA96-3-13TE APPL: KEITH, J.B. & RHONDA FORSTNER
EC: 36 TWP: 20 RNG: 31 SUF: PL BK: 2 PB PG: 110 BLOCK #:

DEVELOPMENT NAME: MH-KEITH, J.B. & RHONDA FORSTNER
O E SIDE OF OKLAHOMA STREET, 625 FT. N OF HOWARD AVENUE AND
C #1: 259 #2: #3: #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
O PLACE A MOBILE HOME.

ACTION: APPROVED FOR THE LIFE OF THE MOBILE HOME SUBJECT TO THE MOBILE HOME
DATE: 032596

REMARKS:
PB PG: 110 & 111) (W 1/2 OF LOT 259) (LOCATION CONT.: 1-3/4 MILE E
OF DELEON STREET.) (O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK)

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

BUILDABLE LOT RESEARCH REQUEST

Building & Fire Inspection Division; Seminole County's Planning & Development Department
 1101 E. First Street, Sanford, FL 32771 Phone: (407)665-7050 Fax: (407)665-7047

Permit #
Application

05-9765

APPLICANT NAME: **Nathan Spears**
 Billing Address: 1665 Candela Court
 Orlando, Florida 32820

Date: 5/17/05
 Phone: 407-568-7736
 Fax:

Parcel ID: **25-20-31-5BA-0000-259A** Email: spearsjunk@hotmail.com

NOTE: There is a **\$50.00 fee** for platted lot research. There is a **\$110.00 fee** for unplatted lot research. Please complete the above information, and submit a check or money order payable to Seminole County.

DO NOT FILL OUT ANY FURTHER - BELOW FOR OFFICE USE ONLY

ZONING REVIEW

Date sent:

Zoning District:	A-10	Is parcel a parcel/lot of record prior to 7/28/70?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Minimum lot size:	10 acres	Does the parcel/lot meet the minimum lot size requirements for the zoning district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Minimum width at building line:	150 feet	Does the parcel/lot meet the minimum lot width requirements for the zoning district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If less than 5 acres in size, does the parcel/lot have frontage on a public road Right-of-Way?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there existing structures on the property?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Comments: Since this is a parcel of record, parcels zoned A-10 are exempt from the minimum lot size requirements if the lot was legally created and buildable prior to Sept. 11, 1991, therefore, this parcel is buildable as long as all A-10 zoning requirements are met. A lot size variance may be required. Please contact the Planning Department at 407-665-7444 for more information.

Reviewed by: Michelle Cahill Date: 5/17/05

DEVELOPMENT REVIEW DEPARTMENT REVIEW

Date sent:

Comments: N/A

Was property subdivided via plat waiver? Yes No

Can property be officialized via: Lot split process? Minor plat?

Comments:

Reviewed by: Date:

FLOOD PRONE REVIEW

Date sent: 5/18/05

Is the property flood prone? Yes No

Flood Zone: AE BFE: 10.0' Community # 120289 Panel #: 0160E

Comments: Property is completely located in a special flood hazard area, Zone AE, with a base flood elevation of 10.0' and a minimum finish floor elevation of 11.0'. Only 10% of the special flood hazard area is permitted to be filled for construction per County Ordinance. Any structures located in the special flood hazard area will be required to have flood insurance carried on them.

Reviewed by: Thomas Forbes Date: 06/16/05

WETLAND REVIEW

Date sent:

Any wetlands or protection areas on the property? Yes No

Comments:

NOTE: Listed species are plant or animal species that are protected by Federal and/or State laws. These include Endangered, Threatened, and Species of Special Concern. When impacts to listed species are unavoidable, permits are required from the Florida Fish and Wildlife Conservation Commission prior to issuance of County permits. You may contact the FFWCC Listed Species Permitting office at (352)732-1225 concerning state permit requirements

Reviewed by: Date:

WATER AND SEWER REVIEW

Date sent: 5/18/05

Does property have existing water? Yes No

Is water available to property? Yes No

Does property have existing sewer? Yes No

Is sewer available to property? Yes No

Is property on well/septic?* Yes*

*If on well/septic, lot must meet minimum lot required by the Seminole County Health Dept.

*Please call (407)665-3600 for further information.

Comments: Well and septic in this area.