

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

SUBJECT: Request for Special Exception for the one year placement of a recreational vehicle while in the A-5 (Agriculture District), while a single-family home is under construction at 1717 Sunset Trail; (Patricia Cantrell, applicant).

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

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

Agenda Date 04-24-06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for Special Exception for the one year placement of a recreational vehicle while in the A-5 (Agriculture District), while a single-family home is under construction at 1717 Sunset Trail; (Patricia Cantrell, applicant); or
2. **DENY** the request for Special Exception for the one year placement of a recreational vehicle while in the A-5 (Agriculture District), while a single-family home is under construction at 1717 Sunset Trail; (Patricia Cantrell, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning:	Patricia Cantrell 2980 Waccassa Street A-5 (Osceola Bluff)																		
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicants are requesting one year placement of a recreational vehicle for one year in the A-5 district, while a permanent single-family dwelling is under construction. • A building permit was issued on 4/6/06 for a single family home. • The temporary occupancy of a recreational home while a single-family structure is under construction is permitted only by Special Exception in the A-5 district. 																			
ZONING & FLU	<table border="1"> <thead> <tr> <th data-bbox="506 1703 716 1770">Direction</th> <th data-bbox="716 1703 878 1770">Existing Zoning</th> <th data-bbox="878 1703 1089 1770">Existing FLU</th> <th data-bbox="1089 1703 1369 1770">Use of Property</th> </tr> </thead> <tbody> <tr> <td data-bbox="506 1770 716 1808">Site</td> <td data-bbox="716 1770 878 1808">A-5</td> <td data-bbox="878 1770 1089 1808">Rural - 5</td> <td data-bbox="1089 1770 1369 1808">Vacant</td> </tr> <tr> <td data-bbox="506 1808 716 1845">North</td> <td data-bbox="716 1808 878 1845">A-5</td> <td data-bbox="878 1808 1089 1845">Rural - 5</td> <td data-bbox="1089 1808 1369 1845">Vacant</td> </tr> <tr> <td data-bbox="506 1845 716 1915">South</td> <td data-bbox="716 1845 878 1915">A-5</td> <td data-bbox="878 1845 1089 1915">Rural - 5</td> <td data-bbox="1089 1845 1369 1915">Public Land/Vacant</td> </tr> </tbody> </table>				Direction	Existing Zoning	Existing FLU	Use of Property	Site	A-5	Rural - 5	Vacant	North	A-5	Rural - 5	Vacant	South	A-5	Rural - 5	Public Land/Vacant
Direction	Existing Zoning	Existing FLU	Use of Property																	
Site	A-5	Rural - 5	Vacant																	
North	A-5	Rural - 5	Vacant																	
South	A-5	Rural - 5	Public Land/Vacant																	

	East	A-5	Rural - 5	Single Family
	West	A-5	Rural - 5	Single Family
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)</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>Along Waccassa Street there is a mixture of mobile homes and “conventional” single family homes. There are both permanently and temporary approved mobile homes. Therefore, the temporary occupancy of the same on a lot where a single-family home is under construction would be compatible with the trend of development on nearby and adjacent properties within this zoning category.</p> <p><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></p> <p>Since the recreational vehicle would be temporarily utilized as a single-family dwelling 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 is for the temporary approval of a use, which would be used for single-family purposes; the same would be consistent with the comprehensive plan’s designation of Rural-5 future land use for the subject property.</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 meets the minimum size and yard requirements of the A-5 district.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>At present, the trend of development in the immediate area includes mobile homes, conventional single-family homes and vacant properties. Therefore, the temporary occupancy of the proposed recreational vehicle, while a permanent home is constructed on the subject property, would not be detrimental to the public interest.</p>			
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION</p>	<p>The BOA may permit any use allowed by special exception in the A-5 (agriculture district) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the Land Development Code, that</p>			

<p>IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</p>	<p>the use:</p> <p><u>Is compatible with the concept of low-density rural land use:</u></p> <p>The proposed use would be consistent with the concept of surrounding single-family, rural land use since the comprehensive plan describes Rural-5 as an appropriate FLU category for the temporary placement of a recreational vehicle by special exception.</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 proposed use would be served by septic and well and would have access to other county services, including schools and emergency services, which are available to the site.</p>
<p>STAFF FINDINGS</p>	<p>The applicant has satisfied the standards for the grant of a special exception for temporary occupancy of a recreational vehicle as a single-family dwelling. based on the findings presented, staff recommends approval of this request, conditioned upon the site plan submitted, conformity with the comprehensive plan, and adherence to the following land development code standards</p> <ul style="list-style-type: none">• The appropriate building permit shall be secured for placement and occupancy of the proposed recreational vehicle as a temporary single-family dwelling on the subject property.• A permanent single-family home shall be actively under construction and inspection during the period the recreational vehicle is used as a temporary dwelling.• The placement & occupancy of the recreational vehicle shall not exceed one (1) year & shall be renewable for an additional period of one (1) year upon approval by the Board of Adjustment.• Prior to final inspection of the residence, the property owner shall furnish the planning division with acceptable evidence as to the date & method that the recreational vehicle will be removed.• The recreational vehicle shall be removed within thirty (30) days, following the issuance of the final certificate of occupancy for the permanent single-family home.

FILE #: APPL: WINN, GARY L.
REC: 07 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MOBILE HOME - WINN, GARY L.

LOC: MULLET LAKE PARK RD.

LOT #1:	#2:	#3:	#4:	#5:	#6:	#7:
PARC #1: 4	#2:	#3:	#4:	#5:	#6:	#7:

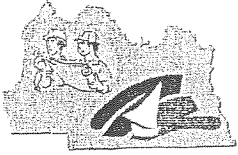
REQUEST DESCRIPTION:

ACTION: APPROVED FOR PERMANENT MOBILE HOME
DATE: 000000

REMARKS:

LOT #4, TRACT #2

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



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7300 FAX (407) 665-7300

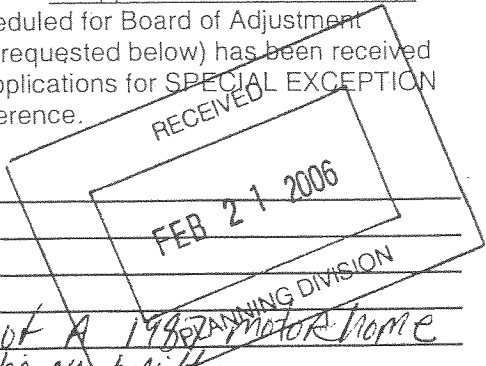
COPY BM 2006-009

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** one year placement of a 1987 motor home while a single family home is being built.
- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**



PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Patricia Contrell	
ADDRESS	2980 Waccassa St Geneva FL 32732	
PHONE 1	386-767-2694	
PHONE 2	386-562-2339	
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: 2980 WACCASSA Street

CURRENT USE OF PROPERTY: Residence

LEGAL DESCRIPTION: LEG SEC 01 TWP 20S RGE 32E BEG 682.88 FTS + 763.66 FTS 57 DEG 31 MIN 21 SEC W OF NE COR + see Attached

SIZE OF PROPERTY: 8.340 acre(s) PARCEL I.D. 01-20-32-3AP-0090-0000

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 4, 24, 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.

Patricia Contrell
 SIGNATURE OF OWNER OR AGENT* DATE 2-24-06

* 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): 195.00 COMMISSION DISTRICT _____ FLU / ZONING A-5/B-5
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS ^① Is 1969 mobile home still on property,
^② Setbacks for motor home

BOUNDARY SURVEY FOR: CARL ANDERSON

DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

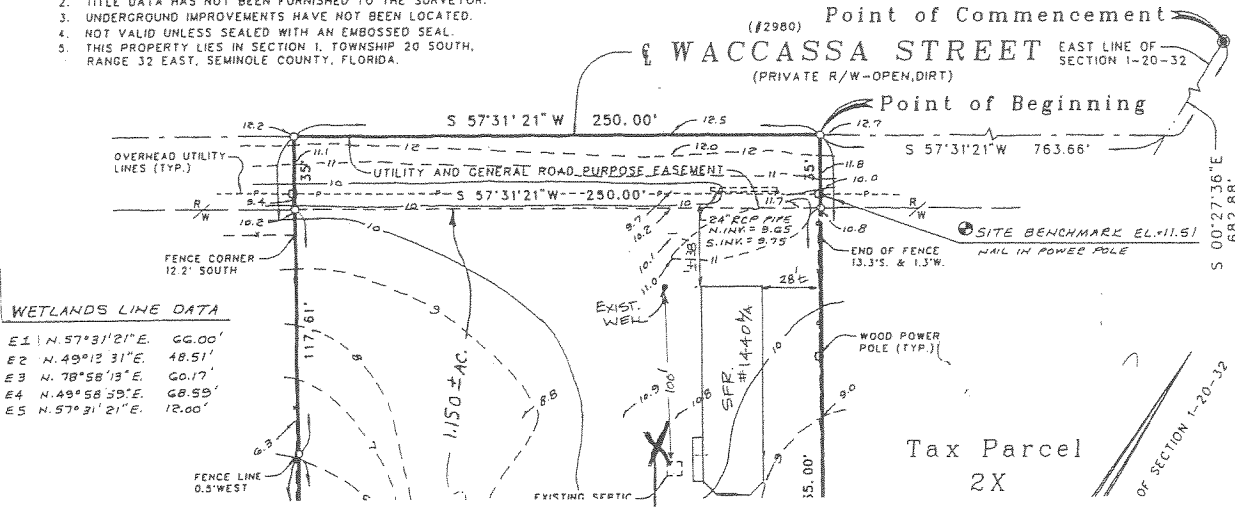
COMMENCE AT AN IRON PIPE AT THE NORTHEAST CORNER OF SECTION 1, AS ESTABLISHED BY JIM PULLEN, REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3318 AND SHOWN ON A SURVEY MAP DATED APRIL 18, 1982 AND P1/JN 5.00 DEG 27 MIN 36 SEC E, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 682.88 FEET; THENCE RUN S 57 DEG 31 MIN 21 SEC W, 763.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 57 DEG 31 MIN 21 SEC W, 250.00 FEET; THENCE RUN S 32 DEG 28 MIN 39 SEC E, 1621.08 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 1 AS SHOWN ON SAID SURVEY MAP; THENCE RUN N 00 DEG 27 MIN 36 SEC W, ALONG SAID 57 LINE 510.66 FEET TO A POINT BEARING S 32 DEG 28 MIN 39 SEC E, FROM THE POINT OF BEGINNING; THENCE RUN N 32 DEG 38 MIN SEC W, 1188.28 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 20, OSCEOLA BLUFF SOUTH.

RESERVING AN EASEMENT FOR UTILITIES AND GENERAL ROAD PURPOSES ACROSS THE NORTHWESTERLY 35 FEET OF THE ABOVE DESCRIBED PARCEL.

SUBJECT TO THAT PORTION OF A 200 FOOT EASEMENT FOR DRAINAGE PURPOSES AS DESCRIBED IN OFFICIAL RECORDS BOOK 429, ON PAGES 590 TO 597 OF THE PUBLIC RECORDS OF SAID COUNTY.

1. THIS PROPERTY LIES IN FLOOD ZONE "A", PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120289 0090 E, DATED APRIL 17, 1995.
2. TITLE DATA HAS NOT BEEN FURNISHED TO THE SURVEYOR.
3. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
4. NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL.
5. THIS PROPERTY LIES IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA.



WETLANDS LINE DATA

E1	N 57°31'21"E	66.00'
E2	N 49°13'31"E	48.51'
E3	N 78°58'13"E	60.17'
E4	N 49°58'59"E	68.59'
E5	N 57°31'21"E	12.00'

Tax Parcel 2Q

NOTES:

- DENOTES 1/8" IRON ROD (L.S. 3764) UNLESS NOTED OTHERWISE.
- BENCHMARK, ELEVATIONS AND CONTOURS ARE BASED ON SEMINOLE COUNTY DATUM. CONTOURS ARE SHOWN AT 10 FOOT INTERVALS.

ABBREVIATIONS:

REC.	DENOTES	RECOVERED
I.R.		IRON ROD
C.		CENTERLINE
R/W		RIGHT-OF-WAY
M.		MEASURED
D.		DESCRIPTION
C.B.		CONCRETE BLOCK
W.F.		WOOD FRAME
RES.		RESIDENCE
CONC.		CONCRETE
A.C.		AIR CONDITIONER
L.S.		LICENSED SURVEYOR
L.B.		LICENSED BUSINESS

SWAGGERTY LAND SURVEYING, INC.
 LICENSED BUSINESS NO. 4304
 1430 KASTNER PLACE, SUITE 100
 P.O. BOX 2384
 SANFORD, FLORIDA 32772-2384
 (407)322-4630 FAX (407)322-8811

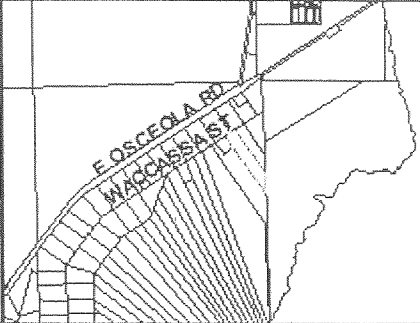
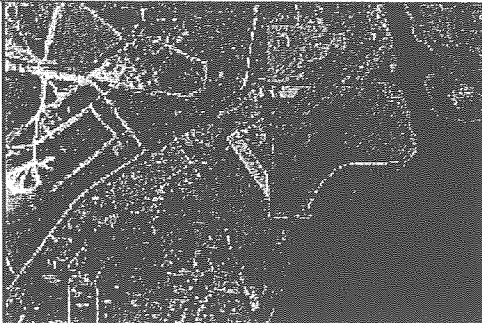
SCALE: 1"=60'
 DATE OF:
 BOUNDARY: 11-18-02
 FOUND:
 FINAL:
 SPOT TOPO: 11-18-02
 LOCATE WETLANDS
 LINE: 11-18-02

CERTIFIED CORRECT TO:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREDON WAS MADE IN ACCORDANCE TO THE "MINIMUM TECHNICAL STANDARDS" FOR LAND SURVEYING IN THE STATE OF FLORIDA CH. 472.027 AND CH. 61C17-6.
Steven B. Swaggerty DATE: 11-21-02
 REGISTERED LAND SURVEYOR NO. 3764

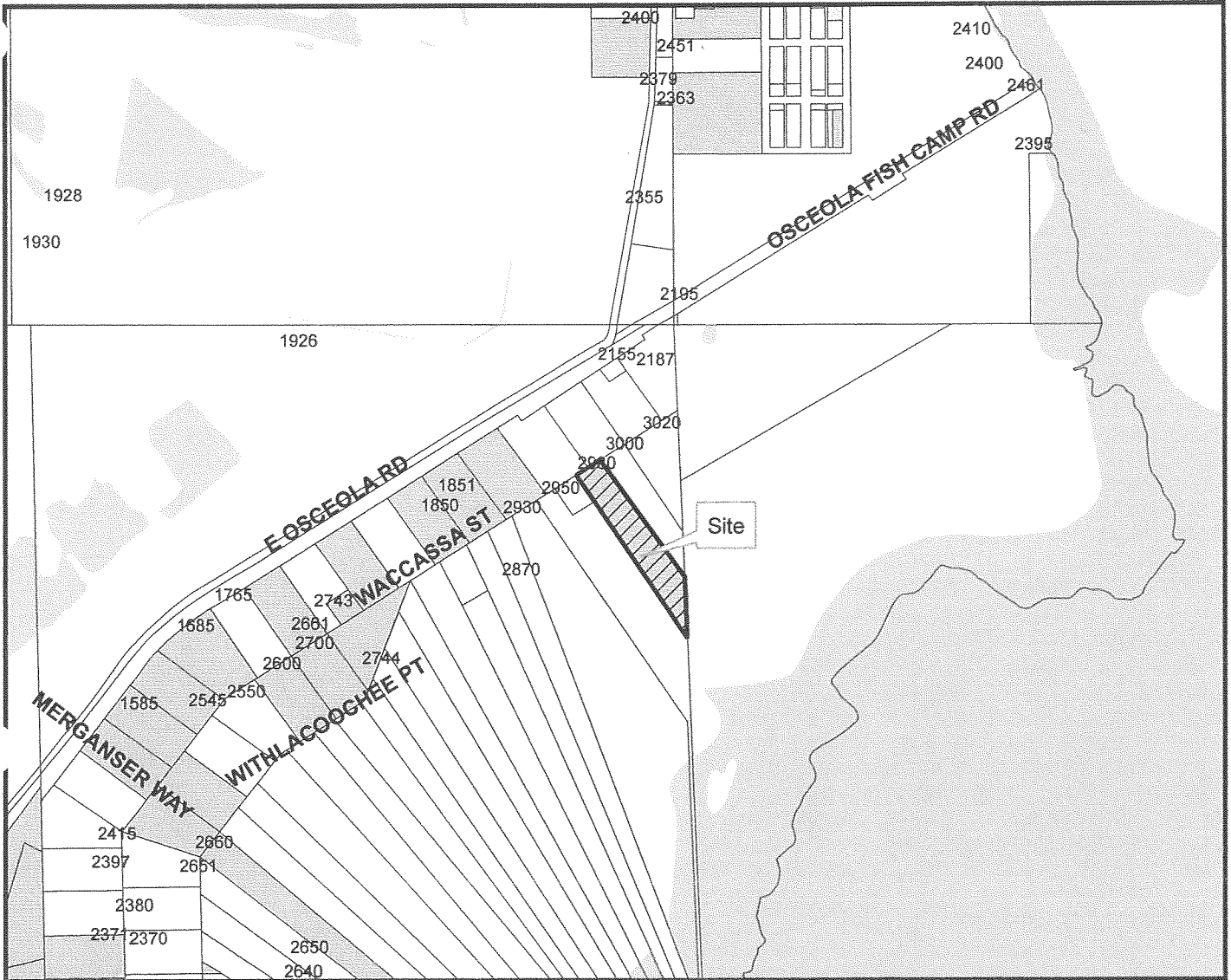
motor home

FILE NO. 58-02-M

<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>																																					
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 01-20-32-3AP-0090-0000</p> <p>Owner: CANTRELL PATRICIA</p> <p>Mailing Address: 2200 MAGNOLIA AVE</p> <p>City,State,ZipCode: SOUTH DAYTONA FL 32119</p> <p>Property Address: 2980 WACCASSA ST GENEVA 32732</p> <p>Subdivision Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 02-MOBILE/MANUFACTURED</p>		<p>2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$10,368</p> <p>Land Value (Market): \$62,550</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$72,918</p> <p>Assessed Value (SOH): \$72,918</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$72,918</p> <p>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>09/2004</td> <td>05452</td> <td>1068</td> <td>\$31,800</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/2004</td> <td>05380</td> <td>0267</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>12/1987</td> <td>01916</td> <td>1813</td> <td>\$4,600</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>ARTICLES OF AGREEMENT</td> <td>12/1983</td> <td>01528</td> <td>1384</td> <td>\$16,500</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	09/2004	05452	1068	\$31,800	Improved	No	WARRANTY DEED	06/2004	05380	0267	\$100	Improved	No	CERTIFICATE OF TITLE	12/1987	01916	1813	\$4,600	Improved	No	ARTICLES OF AGREEMENT	12/1983	01528	1384	\$16,500	Vacant	No	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$1,216</p> <p>2005 Taxable Value: \$74,214</p> <p>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.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																					

EMINOLE COUNTY - Application Inquiry		4/11/2006 2:44:49 PM	
Application number	06 00002249		
Application status, date	PERMIT ISSUED	3/24/06	
Property	2980 WACCASSA ST		
Parcel ID	01-20-32-3AP-0090-0000		
Subdivision Name	OSCEOLA BLUFF SOUTH		
Subdivision	OSCEOLA BLUFF SOUTH		
Zoning	A5	AGRICULTURE	
Application type	R101	NEW SINGLE FAMILY DETACHED	
Application date	2/28/06		
Tenant number, name	GENEVA		
Master plan number, reviewed by		DM	
Estimated valuation	246731		
Total square footage	4958		
Public building	NO		
Work description, quantity			
Pin number	557845		

Patricia Cantrell
 2980 Wacassa Street
 Geneva, Florida 32732




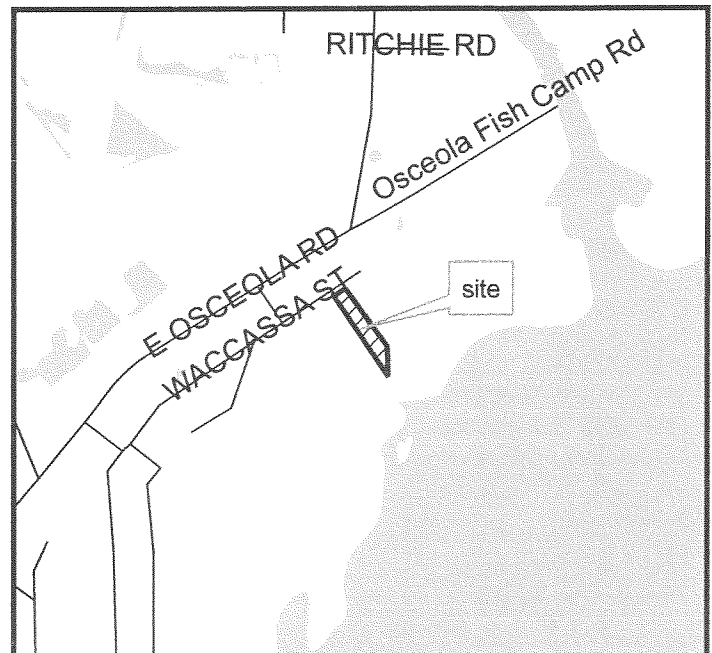
Seminole County Board of Adjustment
 April 24, 2006
 Case: BM2006-009
 Parcel No: 01-20-32-3AP-0090-0000

Zoning

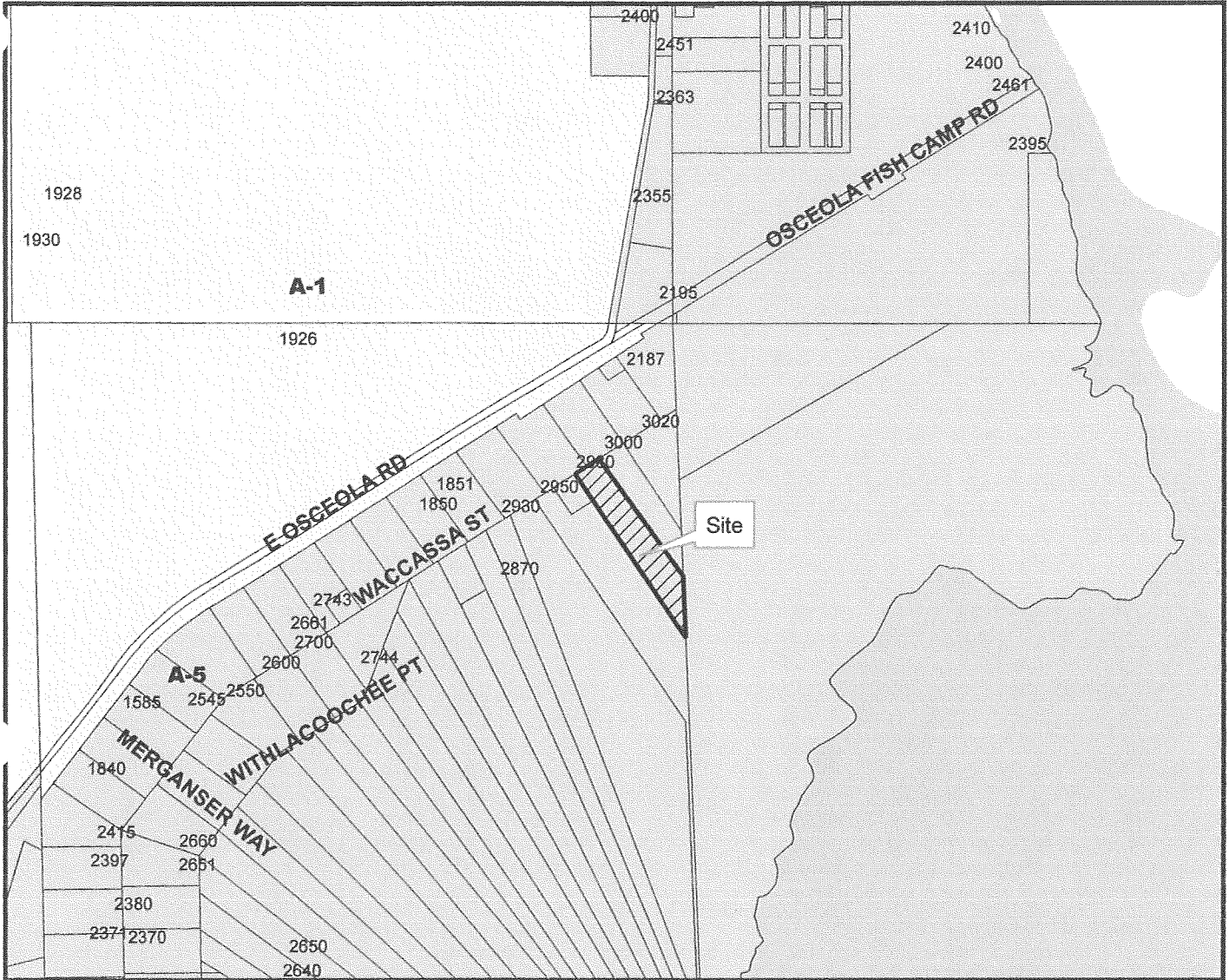
-  BM2006-009
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



 Feet
 0 224 440 880 1,320 1,760






Patricia Cantrell
 2980 Wacassa Street
 Geneva, Florida 32732



Seminole County Board of Adjustment
 April 24, 2006
 Case: BM2006-009
 Parcel No: 01-20-32-3AP-0090-0000

Zoning

-  BM2006-009
-  A-1
-  A-5



0 220 440 880 1,320 1,760 Feet

