

BM2006-010

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** Request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 2100 Mullet Lake Park Road; (Ginger Howington, 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 permanent placement of a mobile home in the A-1 (Agriculture District) at 2100 Mullet Lake Park Road; (Ginger Howington, applicant).; or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 2100 Mullet Lake Park Road; (Ginger Howington, applicant).; or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<b>APPLICANT:</b> <b>PROPERTY OWNER:</b> <b>LOCATION:</b> <b>ZONING:</b>	Ginger Howington Daniel Dubas 2100 Mullet Lake Park Road A-1 (Agriculture)									
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is requesting the permanent placement of a 2006 double wide mobile, where mobile homes are allowed only by special exception.</li> <li>• Records indicated that there is an existing 1957 single wide mobile home on the property. There is not a record available for a mobile home special exception granted for the mobile home.</li> </ul>										
<b>ZONING &amp; FLU</b>	<table border="1"> <thead> <tr> <th data-bbox="553 1812 764 1881">Direction</th> <th data-bbox="764 1812 932 1881">Existing Zoning</th> <th data-bbox="932 1812 1170 1881">Existing FLU</th> <th data-bbox="1170 1812 1443 1881">Use of Property</th> </tr> </thead> <tbody> <tr> <td data-bbox="553 1881 764 1915">Site</td> <td data-bbox="764 1881 932 1915">A-1</td> <td data-bbox="932 1881 1170 1915">Agriculture</td> <td data-bbox="1170 1881 1443 1915">Mobile Home</td> </tr> </tbody> </table>			Direction	Existing Zoning	Existing FLU	Use of Property	Site	A-1	Agriculture	Mobile Home
Direction	Existing Zoning	Existing FLU	Use of Property								
Site	A-1	Agriculture	Mobile Home								

	North	A-1	Agriculture	Mobile Home
	South	A-5	Rural zoning	Mobile Home
	East	A-1	Agriculture	Mobile Home
	West	A-1	Agriculture	Mobile Home
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b></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><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 conventional homes or mobile homes. The majority of the mobile homes that received permanent placement were granted prior to 1974. The Board of Adjustment granted permanent placement to the property west for permanent placement of a 2005 double wide mobile home and for a 2006 double wide mobile home on Pams Way less than a ¼ mile from the property.</p> <p><b><u>Does not have an undue 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-1 acre parcel does not meet the minimum requirements that was established as a lot of record prior to 1970.</p> <p><b><u>Will not adversely affect the public interest:</u></b></p> <p>The surrounding area has historically consisted of mobile homes, conventional home and vacant land. The requested mobile home will replace an existing 1957 single wide mobile home with a 2006 double wide mobile home.</p>			
<p><b>STANDARDS FOR</b></p>	<p>The boa may permit any use allowed by special exception in the A-1</p>			

<p><b>GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</b></p>	<p>(Agriculture Classification) 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><u>Is consistent with the general zoning plan of the A-1 (Agriculture classification district):</u></b></p> <p>The proposed use is allowed only by special exception in the A-1 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-1 (Agriculture classification), 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 recommends the permanent placement of the existing mobile home based upon the following conditions that are consistent with the recent mobile home approvals in the immediate area:</p> <ul style="list-style-type: none"> <li>• Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan;</li> <li>• The mobile home shall be a 2006 or newer double wide mobile home;</li> <li>• Shingled roof, vinyl siding, skirting and other "conventional home" design conditional deemed appropriate by the Board of Adjustment;</li> <li>• The existing mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.</li> </ul>

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# COPY



**SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT**  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

APPL NO: 03-02-06P02:59 *PM 2006 - 010*

### 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** *For New Mobile Home And septic System*

**SPECIAL EXCEPTION**

**LIMITED USE**

- SECOND DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING)
- SIZE OF MOBILE HOME / RV
- PLAN TO BUILD
- APPEAL FROM DECISION OF THE PLANNING MANAGER

*1957 (PROPOSED 2006)*  
*12x38*  
*NO TIME NEEDED*

*Double wide  
2006  
mobile  
home*

PROPERTY OWNER		AUTHORIZED AGENT
NAME:	Daniel Dubas	Ginger Howington
ADDRESS:	2100 Mullet Lake Park Rd. Geneva, FL - 32732	
PHONE 1:	402-564-0250	(407) 416-6419
PHONE 2:	402-910-2265	
E-MAIL:		

PROJECT NAME: \_\_\_\_\_  
 SITE ADDRESS: *2100 Mullet Lake Park Rd Geneva FL 32732*  
 CURRENT USE OF PROPERTY: *RESIDENTIAL Living*  
 LEGAL DESCRIPTION: *SEC 32 TWP 19S RGE 31E 180 FT OF E 97 FT OF W 438.6 FT (Less 30 FT FOR Rd) of Govt Lot 4*  
 SIZE OF PROPERTY: *97 X 150 acre(s) PARCEL I.D. 32-19-32-300-0040-0000*  
 UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_  
 KNOWN CODE ENFORCEMENT VIOLATIONS \_\_\_\_\_

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on *4, 24, 06* (m/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

*Daniel J. Dubas*  
 SIGNATURE OF OWNER OR AGENT

*3/1/06*  
 DATE

\* Proof of owner's authorization is required with submitted 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 \_\_\_\_\_

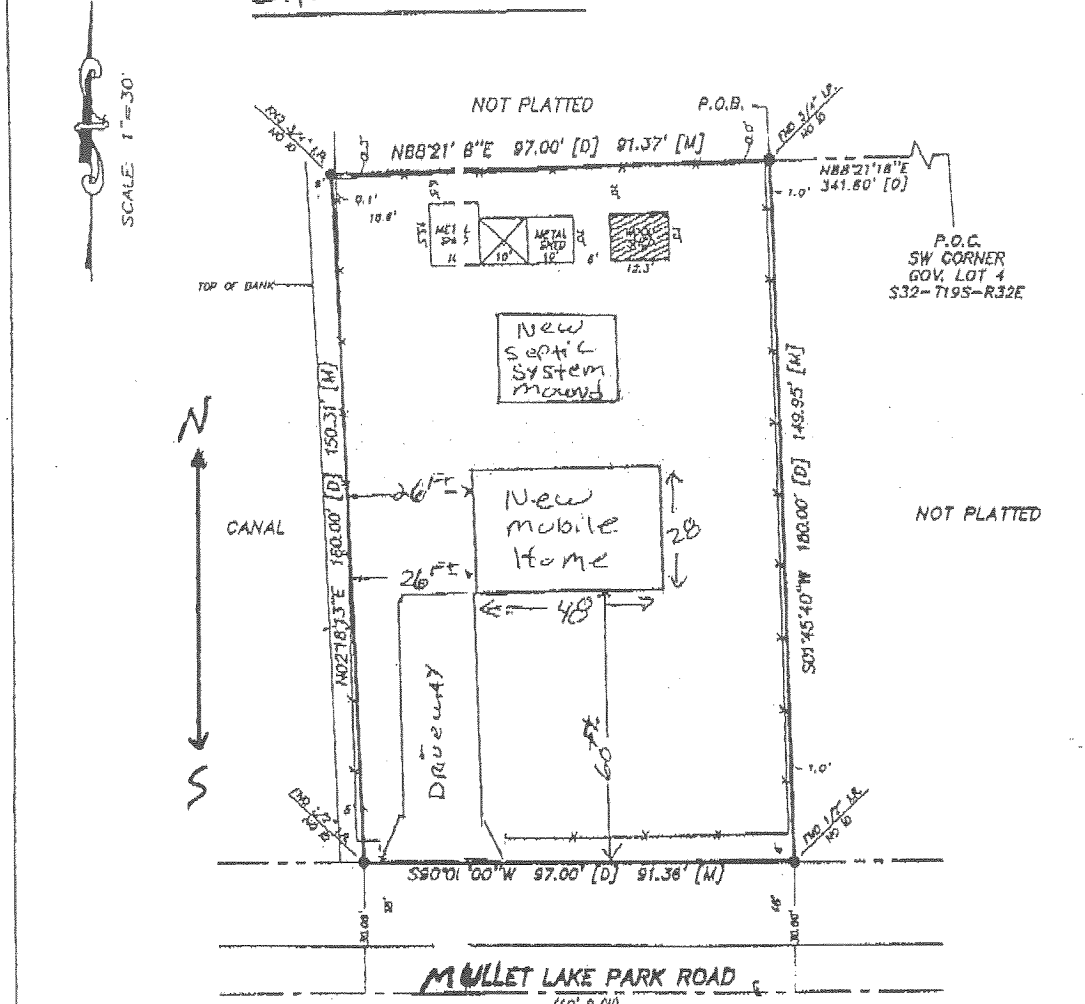
**FOR OFFICE USE ONLY**

PROCESSING:  
FEE(S): 135.00 COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING A-1 / LOR  
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)  
LOCATION FURTHER DESCRIBED AS \_\_\_\_\_  
PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_  
SUFFICIENCY COMMENTS \_\_\_\_\_

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEGIN 341.60 FEET EAST OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 32, TOWNSHIP 19 SOUTH, RANGE 32 EAST, RUN EAST 97 FEET, NORTH 180 FEET, WEST 97 FEET, SOUTH 180 FEET TO THE BEGINNING. (LESS THE SOUTH 30 FEET FOR ROAD), TOGETHER WITH THE RIGHT TO USE CANAL ADJOINING THE ABOVE PROPERTY AND LAUNCHING RAMP IN CONJUNCTION WITH OTHERS.

"DANIEL DUBAS"



Out of State Phone # and Address

DANIEL DUBAS 2661 43rd Ave Columbus, NE 68601  
402 564-0250

Table with columns for symbols and their meanings (e.g., AIR CONDITIONER, BLIND, CONCRETE BEARING, etc.), a notes section with survey details, and a certification statement.

<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 407-665-7506</p>																																																			
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 32-19-32-300-0040-0000</p> <p>Owner: DUBAS DANIEL F &amp; BETSY K</p> <p>Mailing Address: 2661 43RD AVE</p> <p>City,State,ZipCode: COLUMBUS NE 68601</p> <p>Property Address: 2100 MULLET LAKE PARK RD 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><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 2</p> <p>Depreciated Bldg Value: \$8,500</p> <p>Depreciated EXFT Value: \$3,840</p> <p>Land Value (Market): \$12,988</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$25,328</p> <p>Assessed Value (SOH): \$25,328</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$25,328</p> <p>Tax Estimator</p>																																																		
<p align="center"><b>SALES</b></p> <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>06/1998</td> <td>03450</td> <td>1064</td> <td>\$20,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>07/1982</td> <td>01404</td> <td>0835</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/1998	03450	1064	\$20,000	Improved	Yes	QUIT CLAIM DEED	07/1982	01404	0835	\$100	Improved	No	<p><b>2005 VALUE SUMMARY</b></p> <p>2005 Tax Bill Amount: \$412</p> <p>2005 Taxable Value: \$25,127</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>																																																			



**Application for Variance**  
March 2, 2006

Ginger Howington

Daniel Dubas, homeowner or [REDACTED] to act as agent for variance for placing a new 2006 mobile home on property address 2100 Mullet Lake Park, Geneva, Florida 32732.

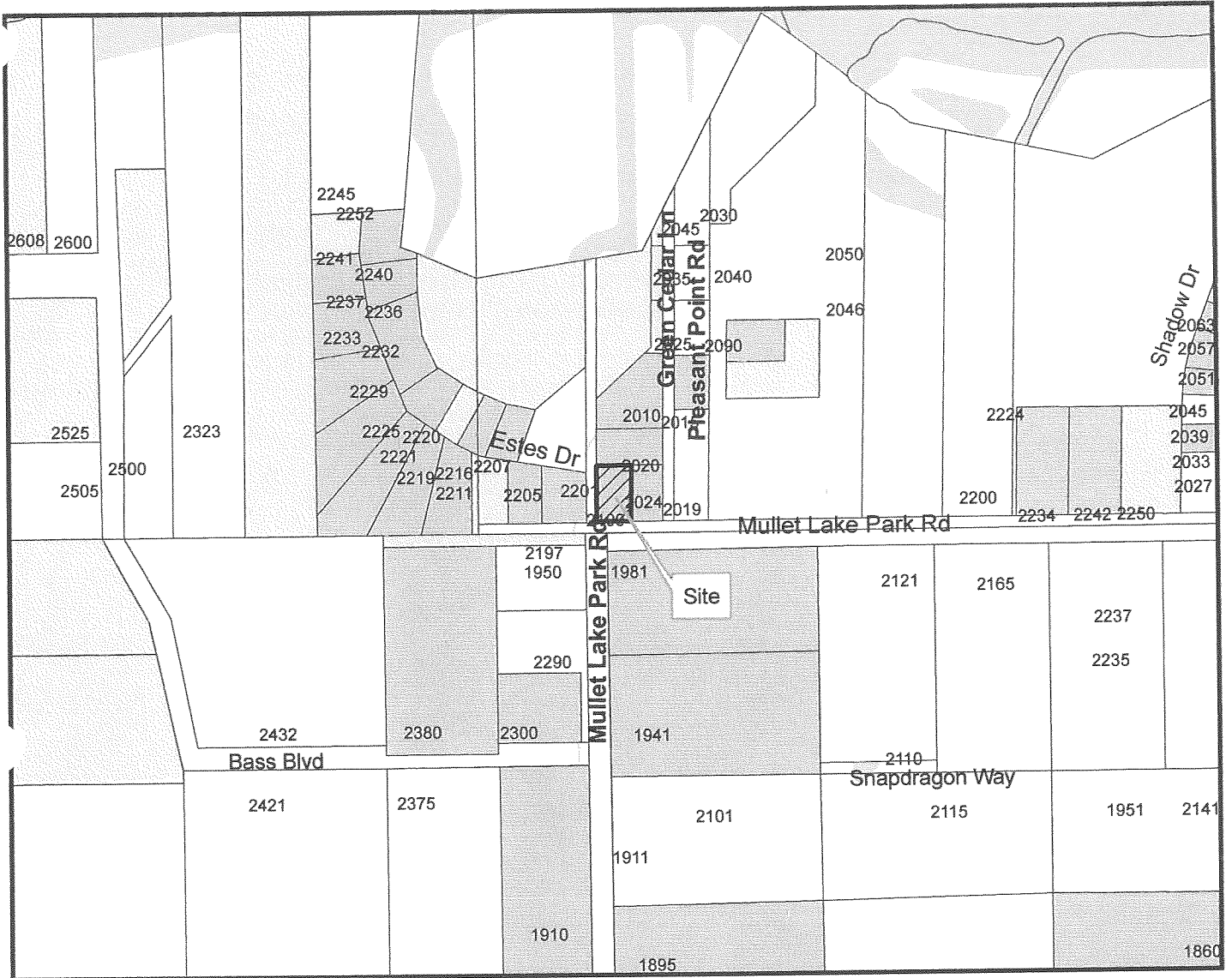
Daniel F. Dubas / Betsy Dubas  
Homeowner (please print)

3-1-06  
Date

Daniel F. Dubas / Betsy Dubas  
Homeowner's signature

This will be a permanent home with  
a new and up to date septic system

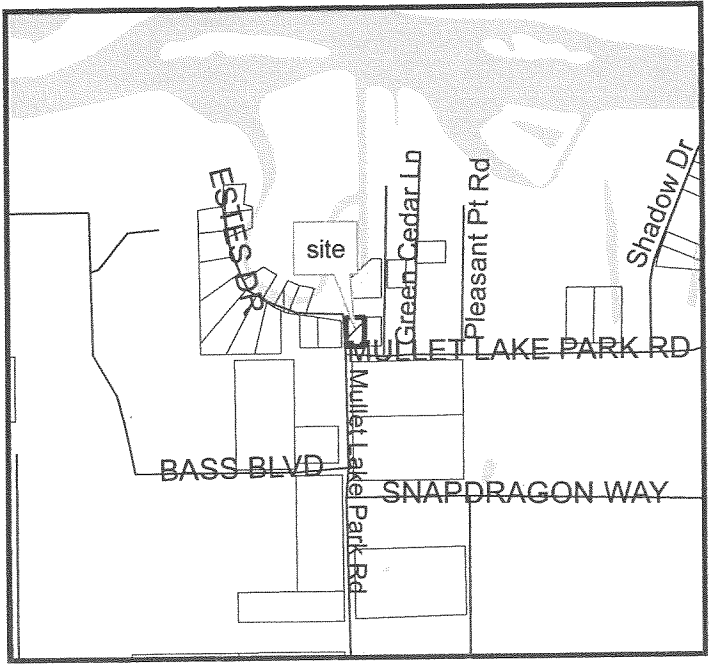
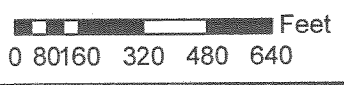
**Ginger Howington  
2100 Mullet Lake Park Road  
Geneva, Florida 32732**



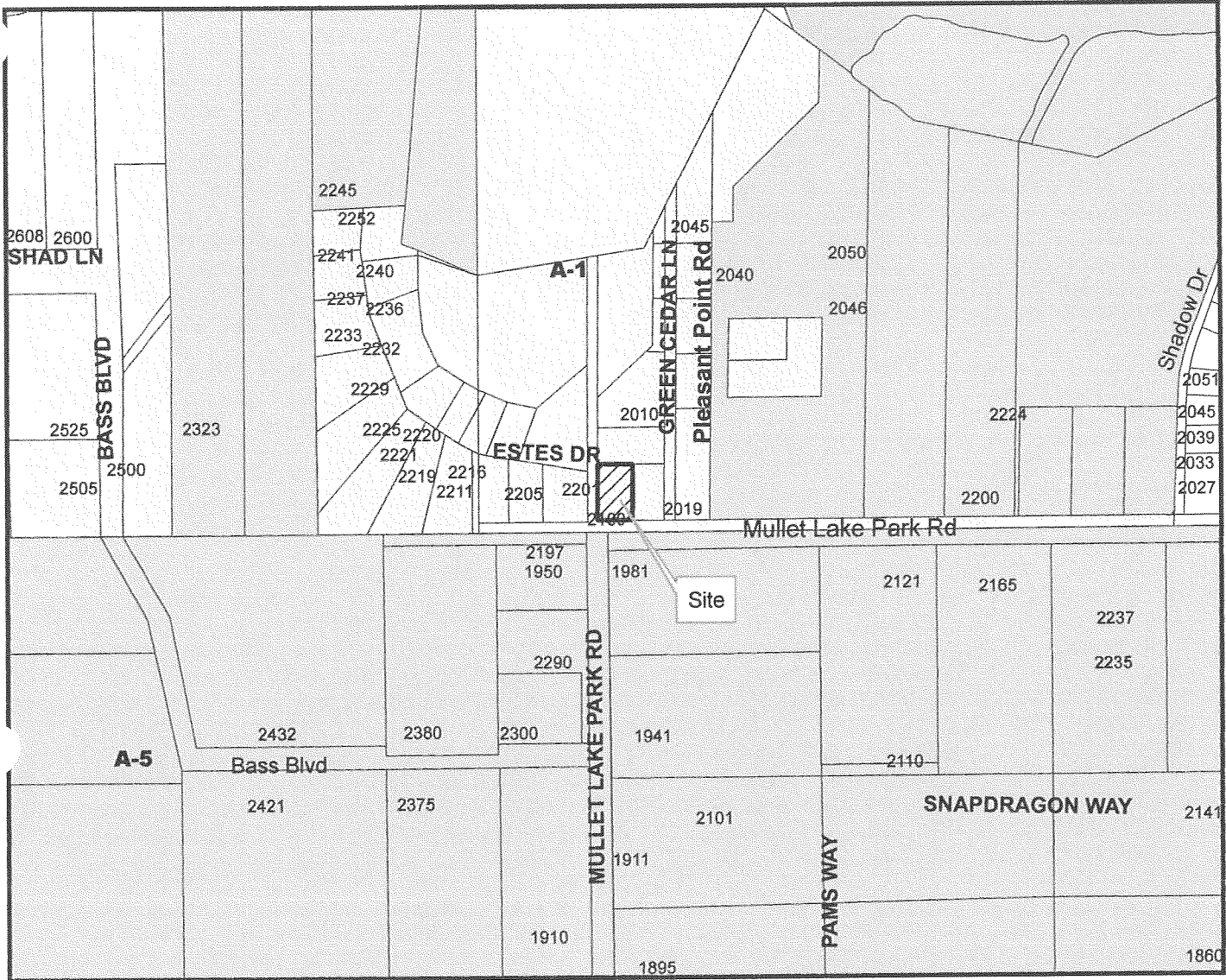
**Seminole County Board of Adjustment  
April 24, 2006  
Case: BM2006-010  
Parcel No: 32-19-32-300-0040-0000**

**Zoning**


-  BM2006-010
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



**Ginger Howington  
2100 Mullet Lake Park Road  
Geneva, Florida 32732**



**Seminole County Board of Adjustment  
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**Zoning**  
 BM2006-010

0 80 160 320 480 640 Feet

