

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

SUBJECT: Request for special exception for the 10 year placement of a mobile home in the A-5 (Rural Zoning District) at 906 Meade Road; (Denise St. Amant, applicant).

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

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

Agenda Date 7-24-06 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request for special exception for the 10 year placement of a mobile home in the A-5 (Rural Zoning District) at 906 Meade Road; (Denise St. Amant, applicant); or
2. **DENY** the request for special exception for the 10 year placement of a mobile home in the A-5 (Rural Zoning District) at 906 Meade Road; (Denise St. Amant, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Denise St. Amant, applicant 906 Meade Road Geneva, Florida	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 10 year placement of a 1995 double wide mobile, where mobile homes are allowed only by special exception. • A special exception was granted in 1986 for the 3 year placement of a mobile home. 			
ZONING & FLU	Direction	Existing zoning	Existing FLU	Use of property
	Site	A-5	Rural zoning	Mobile home (1986)
	North	A-5	Rural zoning	Vacant
	South	A-5	Rural zoning	Mobile home

				(1998) year placement
	East	A-5	Rural zoning	Single Family (1971 conventional home)
	West	A-5	Rural zoning	Single Family (1999 conventional home)
<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 lots in the surrounding area have mobile homes that the BOA has approved for temporary placement except for one mobile home that received permanent placement in 2003 for a new double wide mobile home.</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>			

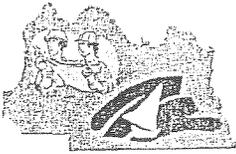
	<p><u>Will not adversely affect the public interest:</u></p> <p>The surrounding neighborhood historically has consisted mobile homes, “conventional” single family homes and vacant land. The majority of the existing mobile homes have received temporary approval from the Board of Adjustment.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</p>	<p>The BOA may permit any use allowed by special exception in the A-5 (Rural District) 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</p>	<p>Staff does not have the authority to recommend time limits on</p>

RECOMMENDATION:

mobile homes but the Board of Adjustment may describe reasonable time limits on special exceptions and/or mobile home requests (LDC Sec. 30.43 (4)). Based upon the holding trend of development of existing mobile homes in the surrounding area staff would consider the approval new mobile homes that meet "conventional home" design standards for permanent approval.

Based on the stated findings, staff does not recommend the permanent placement of the proposed 1995 mobile home but would not object to the limited temporary placement of the existing mobile home request with the imposition of the following conditions:

- Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan;
- The existing mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.



COPY

APPL. NO. Bm 2006-017

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:

RECEIVED JUN 12 2006

- VARIANCE**
- SPECIAL EXCEPTION**
- LIMITED USE** 10 year placement 1995 mobile home
homes of merit 28' x 58"
 - 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	<u>Denise St Amant</u>	
ADDRESS	<u>906 Meade Road</u>	
	<u>Geneva, Fla. 32730</u>	
PHONE 1	<u>(407) 312-7862 cell</u>	
PHONE 2		
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: 906 Meade Road

CURRENT USE OF PROPERTY: Residence

LEGAL DESCRIPTION: Leg lot 11 south of Road BIK E LAKE HARVEY ACRES

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 14-20-32-501-DECO-6110

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 7, 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.

Denise St. Amant
 SIGNATURE OF OWNER OR AGENT* 6/12/06
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 _____

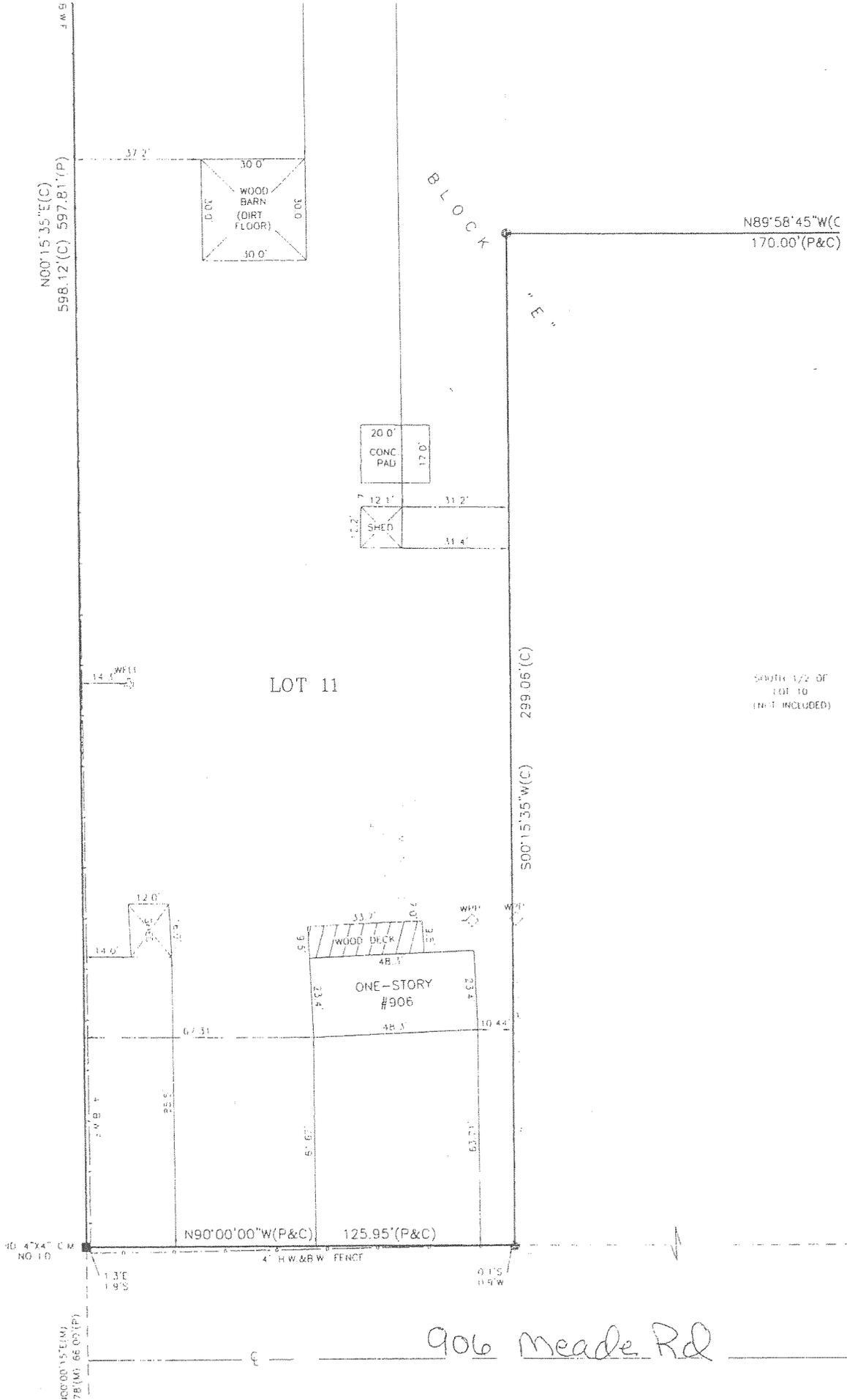
_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): 185.00 COMMISSION DISTRICT _____ FLU / ZONING A-5/R-5
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

From:



906 Meade Rd

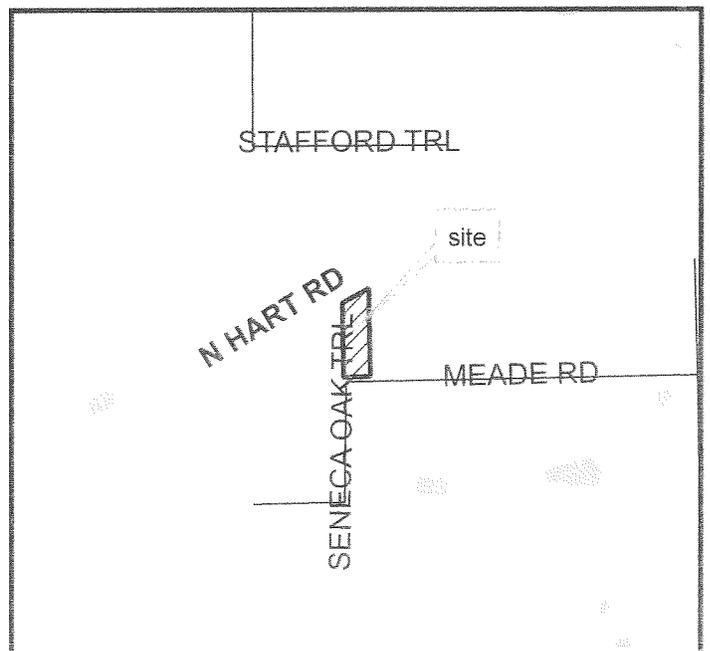
Denise St Amant
 906 Meade Rd
 Geneva, FL 32730



Seminole County Board of Adjustment
 July 24, 2006
 Case: BM2006-017
 Parcel No: 14-20-32-501-0E00-0110

Zoning

-  BM2006-017
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



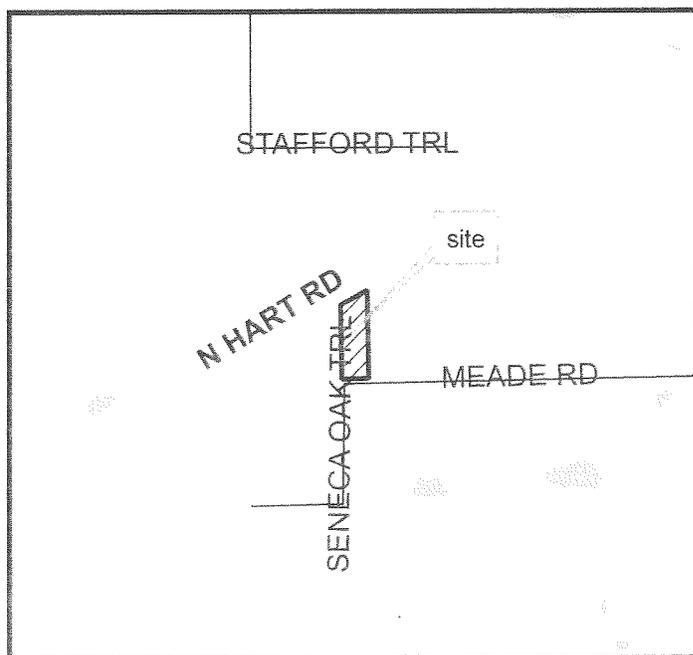
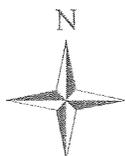
Denise St Amant
906 Meade Rd
Geneva, FL 32730



Seminole County Board of Adjustment
July 24, 2006
Case: BM2006-017
Parcel No: 14-20-32-501-0E00-0110

Zoning

-  BM2006-017
-  A-5



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508	STAFFORD TRL 	
	SENECA OAK TRL MEADE RD	

GENERAL

Parcel Id: 14-20-32-501-0E00-0110
 Owner: ST AMANT DENISE
 Mailing Address: 5699 CYRILS DR
 City,State,ZipCode: ST CLOUD FL 34771
 Property Address: 906 MEADE RD GENEVA 32730
 Subdivision Name: LAKE HARNEY ACRETTES
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 07-MISCELLANEOUS RESIDE

2006 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$1,469
 Land Value (Market): \$23,138
 Land Value Ag: \$0
 Just/Market Value: \$24,607
 Assessed Value (SOH): \$24,607
 Exempt Value: \$0
 Taxable Value: \$24,607
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	04/2006	06197	0518	\$120,000	Improved	No
WARRANTY DEED	09/2005	05984	0524	\$75,000	Improved	No
WARRANTY DEED	07/2005	05984	0523	\$100	Improved	No
ARTICLES OF AGREEMENT	05/1999	05748	0246	\$85,800	Improved	No
WARRANTY DEED	04/1986	01733	0038	\$4,400	Vacant	No

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY

2005 Tax Bill Amount: \$0
 2005 Taxable Value: \$0
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	.680	34,000.00	\$23,120
ACREAGE	0	0	.890	20.00	\$18

LEGAL DESCRIPTION

PLATS:

LEG LOT 11 S OF RD BLK E LAKE HARNEY ACRETTES
 PB 11 PG 34

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
WOOD UTILITY BLDG	1986	192	\$461	\$1,152
POLE/BARNS/BELOW AVG	1986	720	\$1,008	\$2,520

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.

FILE #: BA86-7-73TE APPL: TUCK, THOMAS
EC: 14 TWP: 20 RNG: 32 SUF: PL BK: 11 PB PG: 34 BLOCK #: B

EVELOPMENT NAME: MOBILE HOME - TUCK, THOMAS
OC V SIDE OF LAKE HARNEY HEIGHTS RD, 1/4 MILE N OF JUNGLE RD N
O1 .1: 11 #2: #3: #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

EQUEST DESCRIPTION:
O PLACE A MOBILE HOME

CTION: APPROVED 3 YEARS
ATE: 072186

EMARKS:
LAKE HARNEY HEIGHTS)

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