

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 2015 Green Cedar Road; (Rosemarie Morris, applicant).

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

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

Agenda Date 12-04-06 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 2015 Green Cedar Road; (Rosemarie Morris, applicant).; or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-1 (Agriculture District) at 2015 Green Cedar Road; (Rosemarie Morris, applicant).; or
3. **CONTINUE** the request to a time and date certain.

| | | |
|--|--|--|
| GENERAL INFORMATION | Rosemarie Morris, applicant 2015 Green Cedar Road Geneva | A-1 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 1999 double wide mobile, where mobile homes are allowed only by special exception. • A special exception for the temporary placement of a single wide mobile home was granted in 1985 for 5 years. | |
| STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2) | 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: | |

Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:

Available records indicate that the majority of the surrounding parcels in the immediate vicinity have conventional homes or mobile homes that the BOA has approved for temporary placement. Mobile homes that received permanent placement were granted prior to 1974

Does not have an undue adverse effect on existing traffic patterns, movements and volumes:

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.

Is consistent with the Seminole County Vision 2020 comprehensive plan:

The request would be consistent with the trend of low-density single-family land use, established in this area.

Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:

The subject property is A-1 acre parcel does not meet the minimum requirements therefore the parcel was granted a lot size and width at the building line variances in 1985.

Will not adversely affect the public interest:

The surrounding neighborhood historically has consisted single family homes, mobile homes, and vacant land. The majority of the existing mobile homes have received temporary approval from the Board of Adjustment since 1974 and the permanently approved mobile homes received approval in 1974. These mobile homes were new double wide mobile homes. In light of this, staff believes the proposed use of permanent placement 1999 mobile home would be inconsistent with the previously approved mobile homes and with the character of the area.

| | |
|---|---|
| <p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</p> | <p>The BOA may permit any use allowed by special exception in the A-1 (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><u>Is consistent with the general zoning plan of the A-1 (Agriculture classification district):</u></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"> ○ 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-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-1 (Agriculture classification), 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 1999 double mobile home but recommend the permanent placement of 2006 or newer double wide mobile home based upon the following conditions:</p> <ul style="list-style-type: none"> • Only one (1) single-family mobile home unit shall |

| | |
|--|---|
| | <p>occupy the site, as shown on the proposed site plan;</p> <ul style="list-style-type: none">• The existing mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting. |
|--|---|

Fee: \$185.00 or \$73.00 for renewal of temporary mobile home

Application # BM2006-022
Meeting Date Dec 4, 06



MOBILE HOME APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

COPY

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Rosemarie A. Morris
Address: 434 Valerie Dr. Titusville, Fl. City: Titusville Zip code: 32796
Project Address: 2015 Green Cedar Lane City: Geneva Zip code: 32732
Contact number(s): 321-480-8386 321-267-5362
Email address: samsula farms@aol.com

RECEIVED

SEP 11 2006

What is this request for?

- New mobile home
- Replacement mobile home
- Renewal of an expired existing mobile home
- Temporary mobile home or recreational vehicle **SEMINOLE COUNTY PLANNING** if a house is under construction
- Placement of a mobile home for a medical hardship
- Night watchman mobile home

Is the property available for inspection without an appointment? Yes No

What is year of the mobile home? 1999 * What is the size of the mobile home? 28'x56'

New or re-sited mobile homes must meet the requirements of the State of Florida Division of Motor Vehicles at time of permitting through the Seminole County Building Division..

How long do you need it? Permanent placement Yes No, limited placement for ___ years

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED UNLESS ALL OF THE INFORMATION IN THE MOBILE HOME APPLICATION AND SUBMITTAL CHECKLIST ARE PROVIDED TO THE PLANNING DIVISION.

Signed: Rosemarie A. Morris

FOR OFFICE USE ONLY

Date Submitted: 9-11-06 Reviewed By: Kathy Judd
 Tax parcel number: 32-19-32-300-0100-0000 Zoning/FLU A-1/LDR
 Medical hardship: Recent doctor letter submitted: Yes No
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots / in dedication/notes)
 Lot size _____ Meets minimum size and width
 Past approval # _____ Application and checklist complete
 Notes: _____

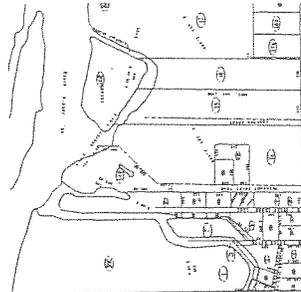
SWERDLOFF & LONG SURVEYING, INC.

Legal Description

The North 130 feet of the South 480 feet of the East 115 feet of the West 660 feet, Government Lot 4, Section 32, Township 19 South, Range 32 East (less the West 15 feet for road), together with the right to use the canal adjoining the above property in conjunction with others.

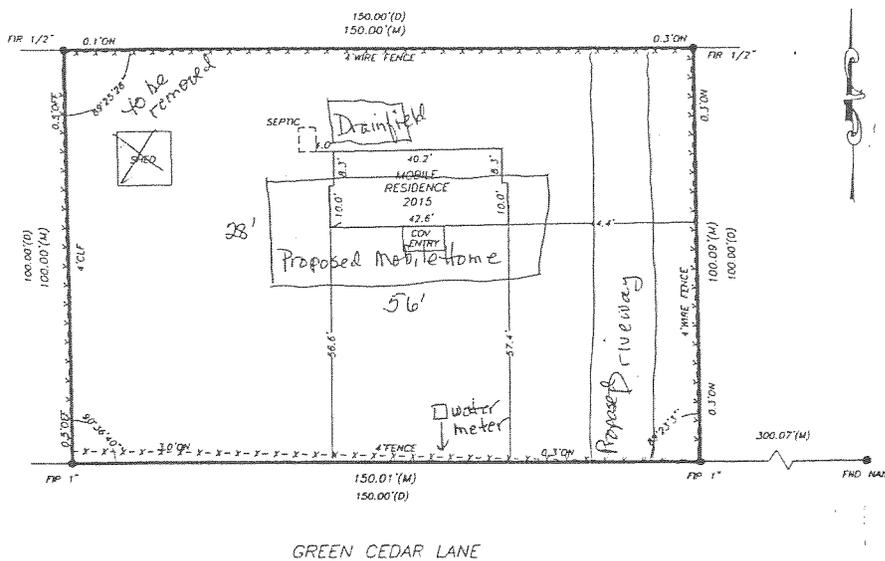
Community number: 120289 Panel: 0070
 Suffix: E.F.I.R.M. Date: 4/17/1995 Flood Zone: X
 Date of field work: 11/5/2003 Completion Date: 11/7/2003

Certified to:
 C. Arthur Morris; Rose Marie Morris; First American Title Insurance Company.



PLEASANT POINT ROAD

SCALE: 1" = 30'



GREEN CEDAR LANE

Old mobile home will be replaced/removed within 30 days of CO.

Property Address:
 2015 Green Cedar Lane
 Geneva, FL 32732

Survey number: SL 26207

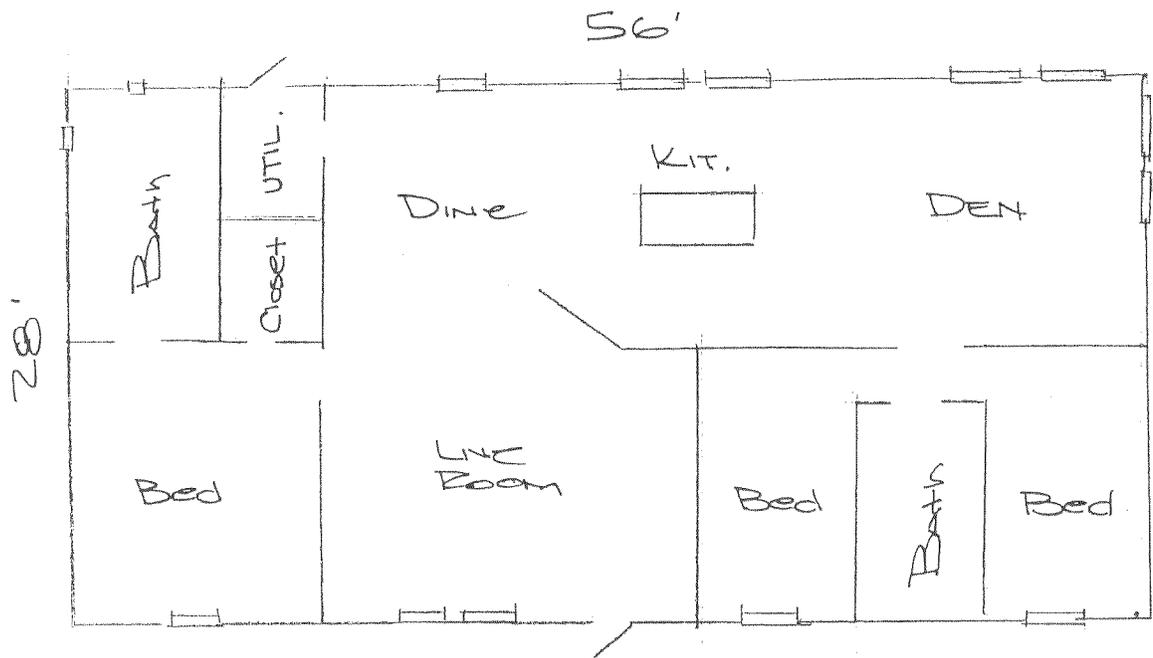
LEGEND

| | | | | |
|--------------------|---------------------|-------------------------|-----------|------------------------------|
| Wood Fence | CATV | Cable Riser | M.H | Manhole |
| Wire Fence | W.M. | Water Meter | N.T.S | Not to Scale |
| Found Nail | TEL | Telephone Facilities | O.R. | Official Records |
| Property Corner | Covered Area | | O.R.B | Official Records Book |
| Record | B.R. | Bearing Reference | P.C.P | Permanent Control Point |
| Field Measured | CH | Chord | P.R.M | Permanent Reference Monument |
| Clear | RAD | Radial | PG | Page |
| Encroachment | N.R. | Non Radial | P.V.M.T | Pavement |
| Centerline | A/C | Air Conditioner | Plat Book | |
| Concrete | B.M. | Bench Mark | P.O.B | Point of Beginning |
| Property Line | C | Calculated | P.O.C | Point of Commencement |
| Concrete Monument | Block Wall | | P.O.L | Point on Line |
| Found Iron Rod | Central Angle/Delta | | P.C | Point of Curvature |
| Found Iron Pipe | Deed Book | | P.R.C. | Point of Reverse Curvature |
| Right Of Way | Description or Deed | | P.T | Point of Tangency |
| Nail & Disk | D.H | Drill Hole | R. | Radius (Radial) |
| Drainage Easement | D.V.W | Drive way | R.O.E | Roof Overhang Easement |
| Utility Easement | ESMT | Easement | S.I.R | Set Iron Rod & Cap |
| Found | EL | Elevation | S/W | Sidewalk |
| Plat | FF | Finished Floor | T.O.P | Top of Bank |
| Asphalt | F.C.M | Found Concrete Monument | TYP | Typical |
| Overhead Utilities | F.P.K | Found Parker-Kalon Nail | W.C | Witness Corner |
| Power Pole | L | Length | 10.05 | Existing Elevation |
| | | | 10.05 | End of Utility |

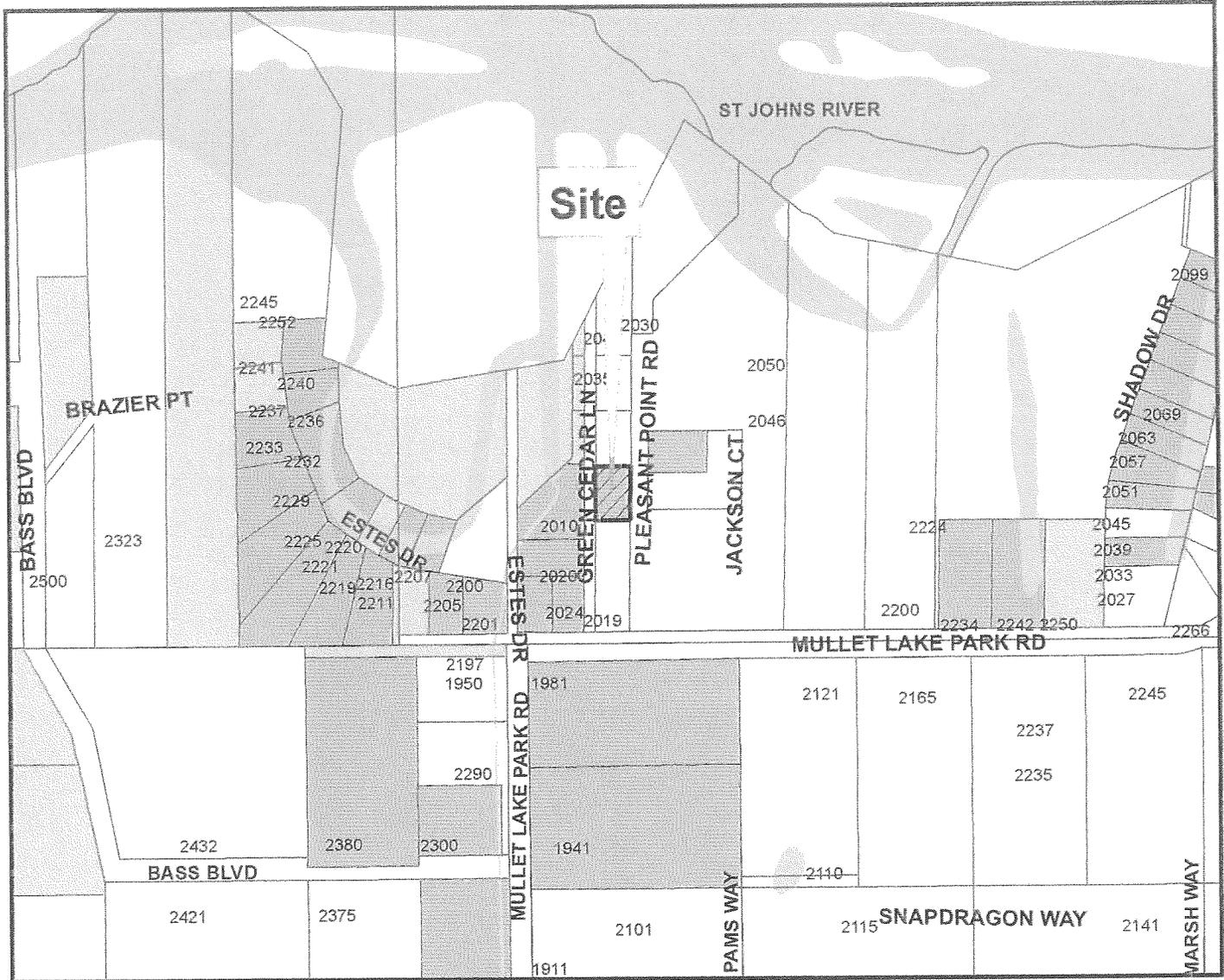
GENERAL NOTES

- Legal description provided by others.
- The lands shown herein were not abstracted for easements or other recorded encumbrances not shown on the plan.
- Underground portions of footings, foundations or other improvements were not located.
- Well ties are to the face of the well.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plan and measured unless otherwise noted.
- Elevations if shown are based upon: N.C.V.D. 1995 unless otherwise noted.
- Adjoining lots are within the same block, unless otherwise noted.
- This is an AS-BUILT SURVEY unless otherwise noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Flood zone determinations are provided as a courtesy only, and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by other.
13. L.S. 7132
14. I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

Signature: Ralph Swerdloff
 Registered Professional Surveyor No. 3412
 Swerdloff & Long Surveying, Inc.
 365 Weymouth Court, Suite 109, Lake Mary, FL 32746
 Voice 407.688.7651 Fax 407.688.7691



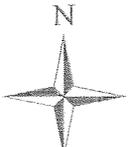
Rosemarie Morris
 2015 Green Cedar Ln
 Geneva, FL 32732

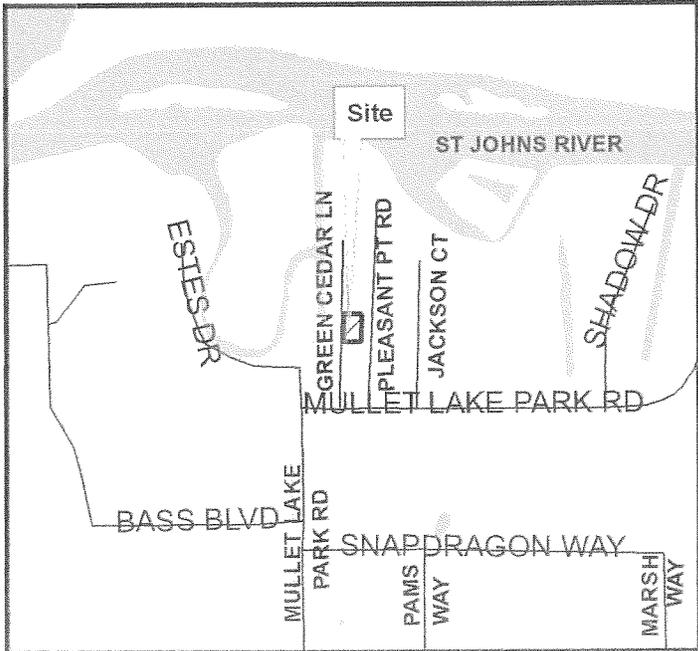


Seminole County Board of Adjustment
December 4, 2006
Case: BM2006-022 (Map 3056, Grid C4)
Parcel No: 32-19-32-300-0100-0000

Zoning

-  BM2006-022
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

N




| <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 407-665-7506</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------|------------|---------------|------------|------------|--------------------|---------------|---------------|-------------|----------|----------|---|---------------|---------------|-----------|----------|-----------|---------------|----------------------------|-------------|---------------|---------|-------|-------------------|----------|------------|---------|---------------|---------|-------|------|---------|--------|-----|---------------|---------|-------|------|-------|----------|----|--|
| <p align="center">GENERAL</p> <p>Parcel Id: 32-19-32-300-0100-0000 Owner: MORRIS ROSEMARIE S Mailing Address: 521 N WASHINGTON AVE City,State,ZipCode: TITUSVILLE FL 32796 Property Address: 2015 GREEN CEDAR LN GENEVA 32732 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 02-MOBILE/MANUFACTURED</p> | <p align="center">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$1,828 Depreciated EXFT Value: \$11,756 Land Value (Market): \$30,750 Land Value Ag: \$0 Just/Market Value: \$44,334 Assessed Value (SOH): \$44,334 Exempt Value: \$0 Taxable Value: \$44,334</p> <p align="center">Tax Estimator 2006 Notice of Proposed Property Tax</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">SALES</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>11/2003</td> <td>05133</td> <td>0243</td> <td>\$50,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/2002</td> <td>04397</td> <td>0540</td> <td>\$25,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/2000</td> <td>03859</td> <td>0433</td> <td>\$22,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1984</td> <td>01530</td> <td>0086</td> <td>\$7,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1976</td> <td>01099</td> <td>1116</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p> | Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | WARRANTY DEED | 11/2003 | 05133 | 0243 | \$50,000 | Improved | Yes | WARRANTY DEED | 04/2002 | 04397 | 0540 | \$25,000 | Improved | No | WARRANTY DEED | 03/2000 | 03859 | 0433 | \$22,000 | Improved | Yes | WARRANTY DEED | 02/1984 | 01530 | 0086 | \$7,000 | Vacant | Yes | WARRANTY DEED | 01/1976 | 01099 | 1116 | \$100 | Improved | No | <p align="center">2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$0 2005 Taxable Value: \$0 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> |
| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 11/2003 | 05133 | 0243 | \$50,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 04/2002 | 04397 | 0540 | \$25,000 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 03/2000 | 03859 | 0433 | \$22,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 02/1984 | 01530 | 0086 | \$7,000 | Vacant | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 01/1976 | 01099 | 1116 | \$100 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT & DEPTH</td> <td>150</td> <td>100</td> <td>.000</td> <td>250.00</td> <td>\$30,750</td> </tr> </tbody> </table> | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | FRONT FOOT & DEPTH | 150 | 100 | .000 | 250.00 | \$30,750 | <p align="center">LEGAL DESCRIPTION</p> <p>LEG SEC 32 TWP 19S RGE 32E N 150 FT OF S 480 FT OF E 115 FT OF W 660 FT (LESS W 15 FT FOR RD) OF GOVT LOT 4</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT FOOT & DEPTH | 150 | 100 | .000 | 250.00 | \$30,750 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">BUILDING INFORMATION</p> <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MH ROOM ADD</td> <td>1980</td> <td>0</td> <td>144</td> <td>144</td> <td>144</td> <td>SIDING AVG</td> <td>\$1,828</td> <td>\$2,566</td> </tr> </tbody> </table> <p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p> | | | | | | | | | | Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | 1 | MH ROOM ADD | 1980 | 0 | 144 | 144 | 144 | SIDING AVG | \$1,828 | \$2,566 | | | | | | | | | | | | | | |
| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | MH ROOM ADD | 1980 | 0 | 144 | 144 | 144 | SIDING AVG | \$1,828 | \$2,566 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p align="center">EXTRA FEATURE</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>MOBILE HOME</td> <td>1959</td> <td>420</td> <td>\$11,340</td> <td>\$20,160</td> </tr> <tr> <td>ALUM UTILITY BLDG NO FLOOR</td> <td>1989</td> <td>140</td> <td>\$224</td> <td>\$560</td> </tr> <tr> <td>WOOD SCREEN PORCH</td> <td>1989</td> <td>64</td> <td>\$192</td> <td>\$480</td> </tr> </tbody> </table> | | | | | | | | | | Description | Year Blt | Units | EXFT Value | Est. Cost New | MOBILE HOME | 1959 | 420 | \$11,340 | \$20,160 | ALUM UTILITY BLDG NO FLOOR | 1989 | 140 | \$224 | \$560 | WOOD SCREEN PORCH | 1989 | 64 | \$192 | \$480 | | | | | | | | | | | | | | |
| Description | Year Blt | Units | EXFT Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | 1959 | 420 | \$11,340 | \$20,160 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ALUM UTILITY BLDG NO FLOOR | 1989 | 140 | \$224 | \$560 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WOOD SCREEN PORCH | 1989 | 64 | \$192 | \$480 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

MOBILE HOME SUBMITTAL CHECKLIST

Please return this checklist with your application!

After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.

| | |
|---|---|
| ✓ | 1. Completed application. |
| | 2. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i> |
| | 3. Flood Prone Map: <i>The flood map for your property may be obtained from the Seminole County Building Department.</i> |
| | 4. Provide a legible 8 ½ x 11 inch site plan with the following information <i>NOTE: Please use your property survey for your site plan, if available.</i> See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan. |
| | o Please start with a clean survey (<i>ex: white out old approval stamps</i>) |
| | o For replacement mobile homes, place a note on the site plan that states the old mobile home will be removed within 30 days of the Certificate of Occupancy of the new mobile home. |
| | o Size and dimensions of the parcel |
| | o Location of flood plain line, if applicable |
| | o Location and names of all abutting streets |
| | o Location of driveways |
| | o Location, size and type of any septic systems, drainfield and wells |
| | o Location of all easements |
| | o Existing or proposed mobile home <i>(Label existing, label proposed, and include square footage and dimensions of each)</i> |
| | o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i> |
| | o Setbacks from each building to the property lines |
| | o Proposed fences |
| | o Identification of available utilities <i>(ex: water, sewer, well or septic)</i> |
| | 5. Mobile Home Specifications |
| | o Photos of existing mobile home <i>(show each side of the mobile home and roof)</i> |
| | o Detailed specifications of the proposed mobile home including floor plan <i>(show type of roof, siding, skirting, screening, etc)</i> |
| | 6. Required submittal for medical hardship |
| | o Current letter from a doctor substantiating illnesses for the medical hardship |