

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** Request for special exception for the two year placement of a mobile home for a medical hardship in the A-5 (rural zoning classification district) at 1693 West State Road 46; (Arthur & Barbara Blaksley, applicants).

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

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

Agenda Date 12/4/06 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for special exception for the two year placement of a mobile home for a medical hardship in the A-5 (Rural Zoning Classification District) at 1693 West State Road 46; (Arthur & Barbara Blaksley, applicants).; or
2. **DENY** the request for special exception for the two year placement of a mobile home for a medical hardship in the A-5 (Rural Zoning Classification District) at 1693 West State road 46; (Arthur & Barbara Blaksley, applicants).; or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Arthur and Barbara BlakSley 1693 West State Road 46 Geneva, fl 32732	A-5 district, ldc sections 30.43(b)(2), 30.104(b)(10), 30.104(b)(11), 30.123 & 30.1401
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant requests approval for the use of an existing mobile home for a medical hardship in the A-5 district.</li> <li>• The existing mobile home is a 1985 model (28 ft x 52 ft in size) and was approved in 1986 for a medical hardship under the previous owner. The applicant were granted a 2 year placement of the mobile home for a medical hardship in 2004.</li> <li>• The property has an existing conventional home that was constructed in 1960.</li> <li>• The temporary placement of a mobile home for a medical</li> </ul>	



	<p><b><u>Will not adversely affect the public interest:</u></b></p> <p>The trend of development in the area includes single-family developments, most of which are mobile homes. For this reason, staff does not believe the existing or proposed mobile home uses would adversely affect the public interest.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</b></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 the use:</p> <p><b><u>Is consistent with the general zoning plan of the A-5 (Rural Zoning Classification District):</u></b></p> <p>The existing and proposed mobile home uses are conditional uses in the A-5 district. The existing mobile home complies with the siting standards enumerated in section 30.124(b)(18) of the land development code, which are intended to minimize potential incompatibility with nearby conventional single-family homes. The existing mobile home would be required to comply with the same standards.</p> <p><b><u>Is not highly intensive in nature:</u></b></p> <p>The request is not highly intensive in nature, as the existing and proposed mobile home uses would 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 existing mobile home is served by on-site septic and well systems. The proposed mobile home would utilize the same services and would thereby require separate well and septic 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-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTIONS 30.104(B)(10), 30.104(B)(11) &amp; 30.1401</b></p>	<p>Mobile and manufactured homes shall be permitted in the A-5 district in accordance with the siting standards of land development code section, which are as follows:</p> <p><b><u>The mobile home unit shall have street access.</u></b></p> <p>Based on the submitted site plan, the site has direct vehicular access to State Road 46.</p>

	<p><b><u>The mobile home unit shall be installed and anchored in accordance with the applicable building code.</u></b></p> <p>The existing mobile home was installed and anchored in accordance with the applicable building code.</p> <p><b><u>Opaque skirting shall be used at the base of the mobile home unit.</u></b></p> <p>The existing mobile home has opaque skirting to screen the open base of the unit.</p>
<p><b>STANDARDS FOR LIMITED USE OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTIONS 30.123</b></p>	<p>The temporary occupancy of a mobile home by a chronically ill relative is allowed in the A-5 district subject to the following conditions:</p> <ul style="list-style-type: none"> <li>○ A mobile home shall be placed on the same lot or parcel as the family residence.</li> <li>○ The necessity or hardship shall be substantiated by documentary evidence.</li> <li>○ Permits shall be limited to a maximum of two (2) years and only (1) one extension of this conditional use may be approved.</li> </ul>
<p><b>STAFF FINDINGS:</b></p>	<p>Special exceptions with respect to mobile homes, section 30.104(b) of the land development code provides the ability for the boa in its sound discretion to place reasonable conditions and limitations, which are necessary to protect the character of an area and are in furtherance of the public interest. therefore, the boa should give primary consideration to either granting temporary status or denying the request, based upon the following factors:</p> <p><b><u>Compatibility;</u></b></p> <p>Staff believes the subject property’s location is in an area where mobile homes are the predominant single-family land use. Therefore, the potential for adverse impact to conventional single-family homes in the area are minimized. This belief is supported by the fact that there are mobile homes in the vicinity of West State Road 46 and Cockran Road.</p> <p><b><u>Development trends in the area (conventional vs. mobile homes)</u></b></p> <p>As stated elsewhere in this report, development trends in the area have largely consisted of mobile homes and conventional built homes as the predominant single-family</p>

<b>STAFF RECOMMENDATION:</b>	<p>land use type.</p> <p>The existing and proposed uses are compatible with the FLU designation of Rural-5 and meets the size and dimensional requirements of the A-5 district. The use intensity of the existing mobile home is otherwise consistent with that of adjoining single-family developments, which includes mobile homes.</p> <p>For the reasons stated above, staff recommends approval of the request for special exception to allow the placement of a mobile home, for two years, in the A-5 (Rural Zoning Classification District for a medical hardship at 1693 West state road 46, subject to the following conditions:</p> <ul style="list-style-type: none"><li>• The mobile home shall be used exclusively for the purpose of a medical hardship and shall be removed when the medical hardship can no longer be substantiated through documentary evidence.</li><li>• Any additional condition(s) deemed appropriate by the board, following information presented at the public hearing.</li></ul>
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Fee: \$185.00 or \$73.00 for renewal of temporary mobile home

Application # BM 2006-023  
Meeting Date 12-4-06

**COPY**



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

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

Name: Arthur E & Barbara Blaksley  
Address: 1701 W SR 46 City: Geneva Zip code: 32732  
Project Address: 1693 W SR 46 City: Geneva Zip code: 32732  
Contact number(s): 407 349-9529 407 314 5216 407 314 6182  
Email address: barbarablaksley@yahoo.com

**RECEIVED**  
SEP 25 2006  
SEMINOLE COUNTY PLANNING

What is this request for?

- New mobile home
- Replacement mobile home
- Renewal of an expired existing mobile home
- Temporary mobile home or recreational vehicle when 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? 1985 \* What is the size of the mobile home? 28 x 52

\* 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 2 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: Barbara J Blaksley Arthur E Blaksley

**FOR OFFICE USE ONLY**

Date Submitted: 9-25-06 Reviewed By: \_\_\_\_\_

Tax parcel number: 17-20-32-300-0070-0000 Zoning/FLU A-5/R-5

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: \_\_\_\_\_

# FLORIDA PHYSICIANS

M E D I C A L   G R O U P

## TUSCAWILLA FAMILY PRACTICE GROUP

LAWRENCE D. KRAMER, D.O.  
JOHN W. TREHARNE, M.D.  
JUDY HINES, D.O.  
IVAN (SKIP) REPASS, PA-C

September 19, 2006

To Whom It May Concern:

RE: Barbara J. Blaksley  
1701 W. S.R. 46  
Geneva, FL 32732

Dear Sirs,

I am writing this letter on behalf of Mrs. Barbara Blaksley and her husband. I am their family physician and these people live in Geneva in a double-wide trailer. Both Mr. and Mrs. Blaksley suffer from chronic ongoing medical conditions including severe osteoarthritis and both have required orthopaedic surgery for these problems.

The double-wide trailer is currently occupied ~~as well~~ by their daughter, and she helps with their medical care. Her help is essential to their ongoing care, mobility, and overall well-being.

We respectfully request that a variance be issued to continue to allow this double-wide trailer on the property for this reason. Your help and understanding in this matter is most appreciated.

Yours truly,



Lawrence D. Kramer, D.O.

LDK:tts-ls

# BOUNDARY SURVEY

CERTIFIED TO:  
ARTHUR AND BARBARA  
BLAKSLEY,  
JIM WALTER HOMES, inc.

FL D.O.T. BM # 47

**SURVEYOR'S NOTES:**

- 1) PROPERTY DESCRIPTION PROVIDED BY CLIENT. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAY FOR WHICH LEGAL DESCRIPTION WAS NOT PROVIDED. NO ABSTRACT OF TITLE IS IMPLIED WITHIN THIS SURVEY.
- 2) ALL LINEAR MEASUREMENTS ARE SHOWN IN DECIMAL FEET.
- 3) SIZE DIMENSIONS ARE IN FEET UNLESS SHOWN WITH INCH SYMBOL ("").
- 4) ALL ANGLES AND/OR BEARINGS ARE DENOTED IN DEGREES MINUTES-SECONDS.
- 5) UNDERGROUND IMPROVEMENTS AND/OR IMPROVEMENTS OUTSIDE OF PROPERTY LINES ARE NOT LOCATED UNLESS NOTED.
- 6) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL.

**ABBREVIATION LEGEND:**

REC = RECOVERED  
MEAS. = MEASURED  
IP = IRON PIPE  
IR = IRON ROD  
C/L = CHAIN-LINK-FENCE/W/ = CONC. ASPHALT PAVEMENT  
PP = POWER POLE  
WM = WATER METER  
WM = BROKEN LINE (DISTANCE IS NOT SHOWN TO S)

**ABBREVIATION LEGEND:**

CALC = CALCULATED  
DESC. = PER DESCRIPTION  
IP = IRON PIPE  
IR = IRON ROD  
C/L = CHAIN-LINK-FENCE/W/ = CONC. ASPHALT PAVEMENT  
PP = POWER POLE  
WM = WATER METER

SET = SET # 5154 1/2" IRON ROD  
PER PLAT (ALL DISTANCES IN FEET)  
CONC. = CONCRETE  
COR. = CORNER  
ASP. = ASPHALT PAVEMENT  
TER. = TERLINE  
WM = WATER METER

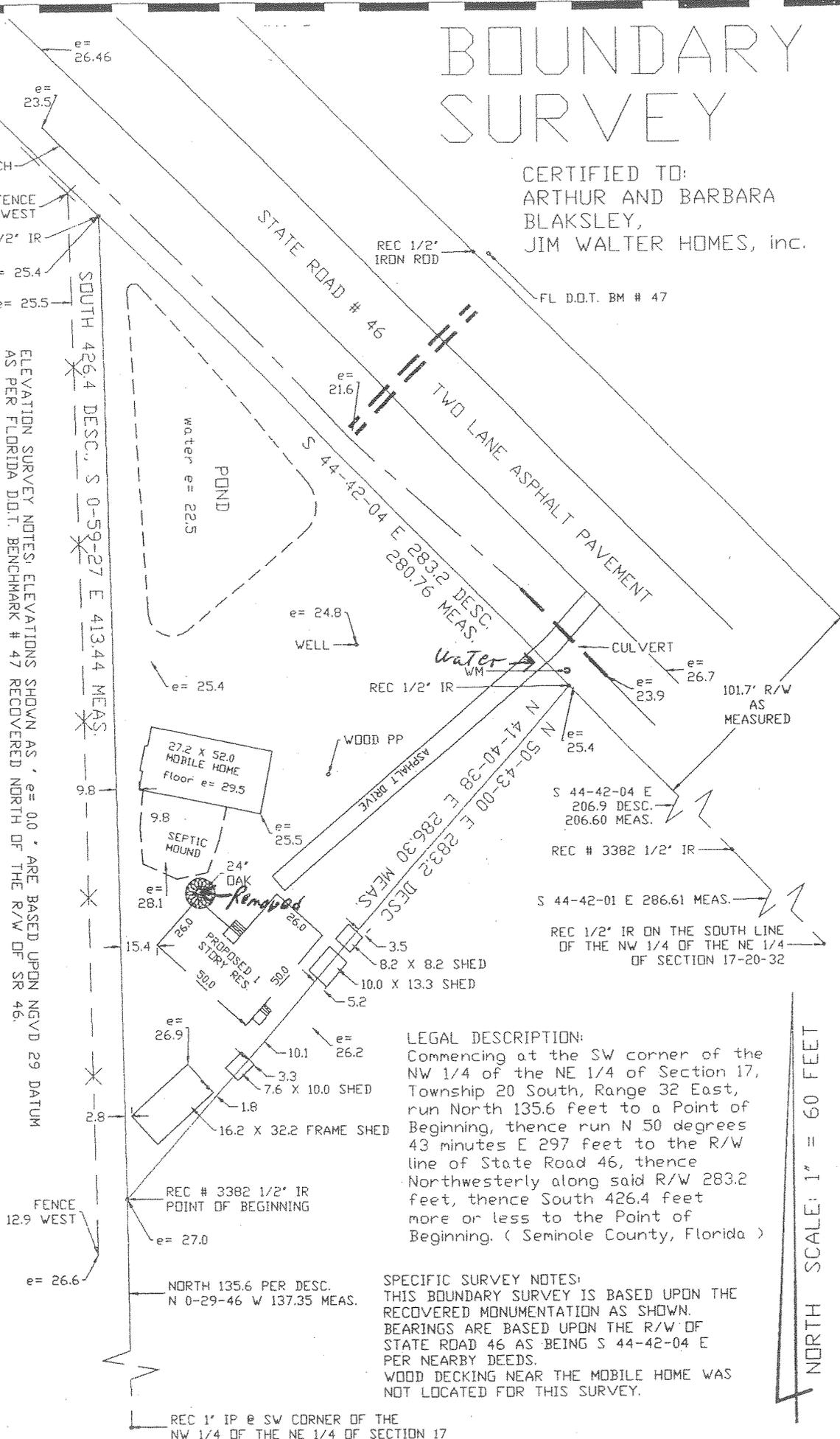
FLOOD ZONE: X FEMA PANEL # 12117C-0 2E DATED: 4/17/95

ELEVATION SURVEY NOTES: ELEVATIONS SHOWN AS ' e = 0.0 ' ARE BASED UPON NGVD 29 DATUM AS PER FLORIDA D.O.T. BENCHMARK # 47 RECOVERED NORTH OF THE R/W OF SR 46.

PATRICK K. VANDERWYDEN, PLS  
LAND SURVEYING SERVICES  
6419 VINELAND ROAD  
ORLANDO, FLORIDA 32819

SURVEY DATE 3/4/04 BY PKV

Patrick K. Vanderwyden, PLS  
FLORIDA REGISTRATION # 5154  
I CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS: CI TR 61G17-6  
FLORIDA ADMINISTRATIVE CODE, CHAPTER 72.



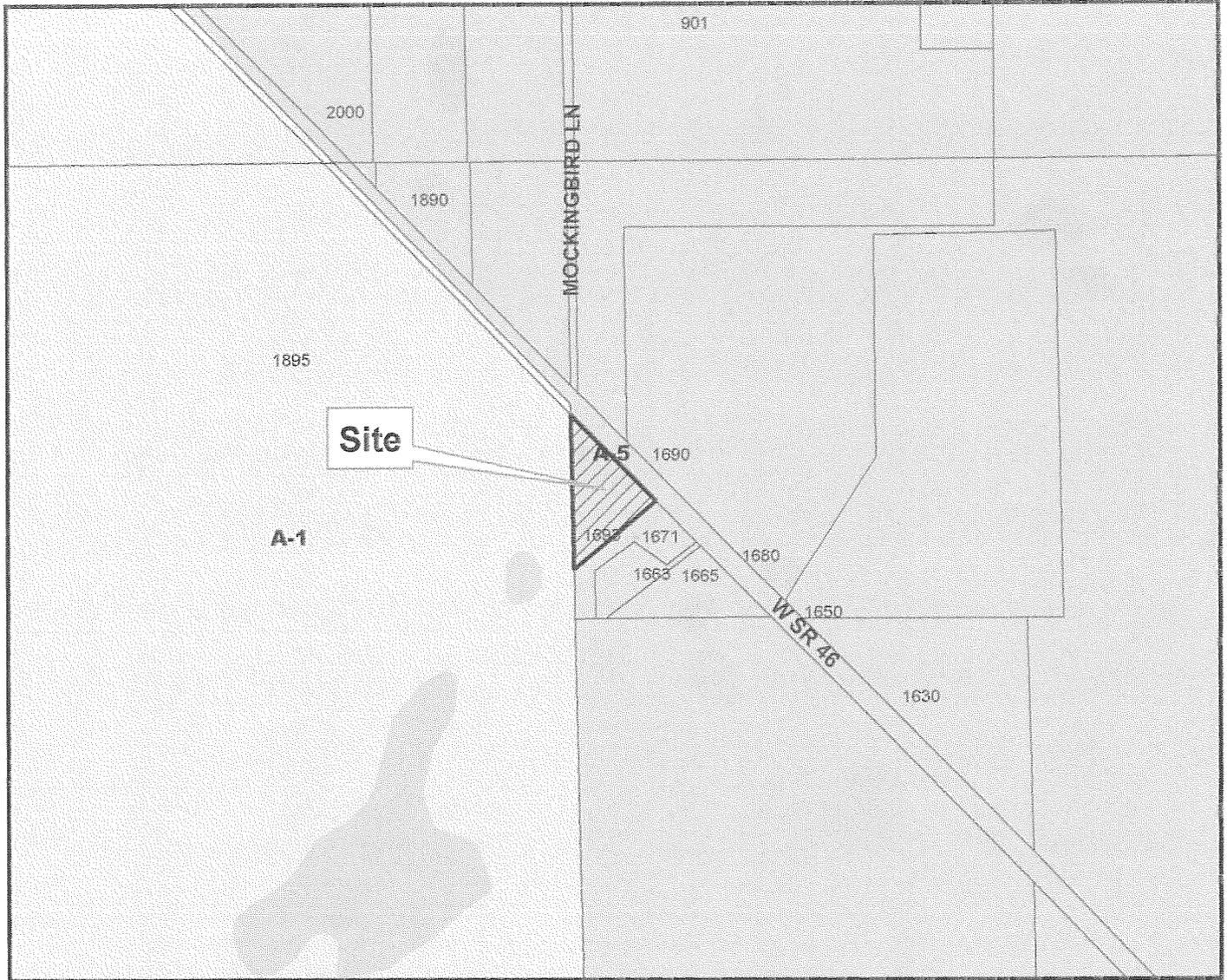
**LEGAL DESCRIPTION:**  
Commencing at the SW corner of the NW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 32 East, run North 135.6 feet to a Point of Beginning, thence run N 50 degrees 43 minutes E 297 feet to the R/W line of State Road 46, thence Northwesterly along said R/W 283.2 feet, thence South 426.4 feet more or less to the Point of Beginning. ( Seminole County, Florida )

**SPECIFIC SURVEY NOTES:**  
THIS BOUNDARY SURVEY IS BASED UPON THE RECOVERED MONUMENTATION AS SHOWN. BEARINGS ARE BASED UPON THE R/W OF STATE ROAD 46 AS BEING S 44-42-04 E PER NEARBY DEEDS. WOOD DECKING NEAR THE MOBILE HOME WAS NOT LOCATED FOR THIS SURVEY.

NORTH SCALE: 1" = 60 FEET

REC 1" IP @ SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17

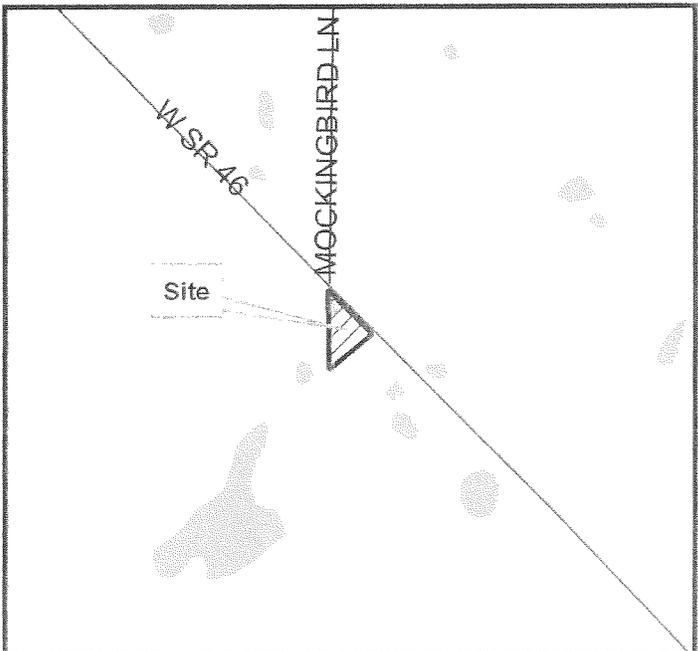
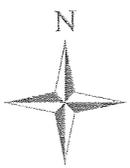
Barbara & Arthur Blaksley  
1701 W SR 46 (main residence)  
1693 W SR 46 (medical hardship mobile home)  
Geneva, FL 32732



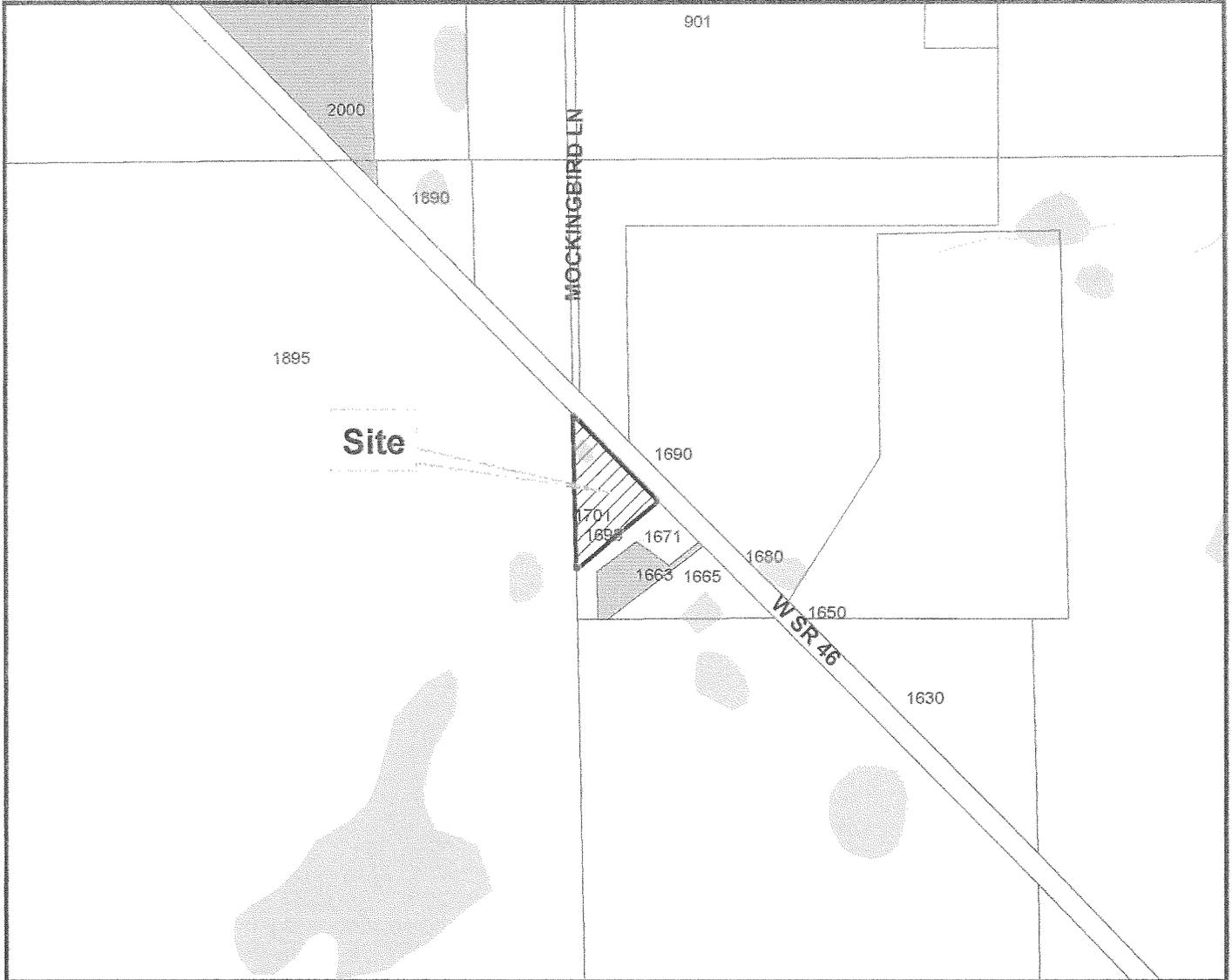
Seminole County Board of Adjustment  
December 4, 2006  
Case: BM2006-023 (Map 3108, Grid D1)  
Parcel No: 17-20-32-300-0070-0000

**Zoning**

-  BM2006-023
-  A-1
-  A-5



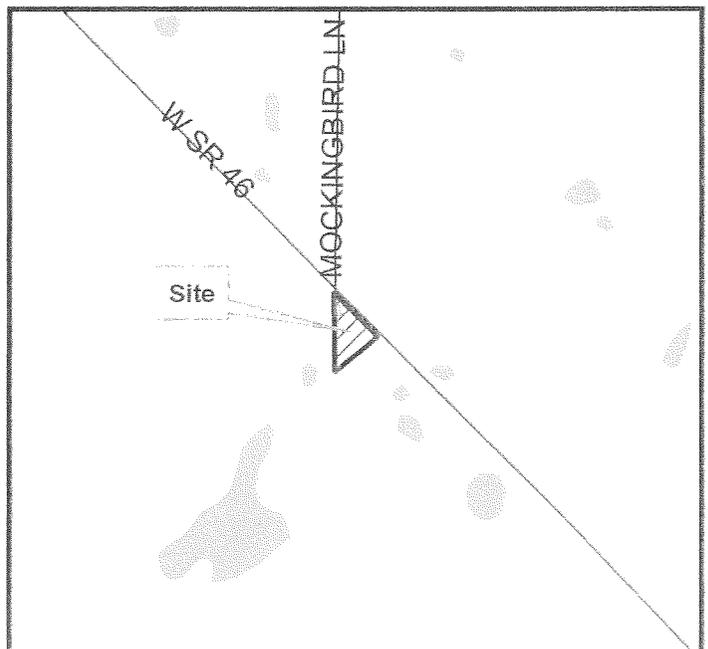
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**Seminole County Board of Adjustment**  
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**Zoning**

-  BM2006-023
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



<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 - 7508</p>																														
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 17-20-32-300-0070-0000</p> <p>Owner: BLAKSLEY ARTHUR &amp; BARBARA</p> <p>Mailing Address: 1701 W SR 46</p> <p>City, State, Zip Code: GENEVA FL 32732</p> <p>Property Address: 1701 46 SR W GENEVA 32732</p> <p>Subdivision Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 01-SINGLE FAMILY</p>		<p><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$140,445</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$49,980</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$190,425</p> <p>Assessed Value (SOH): \$190,425</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$190,425</p> <p>Tax Estimator</p> <p>2006 Notice of Proposed Property Tax</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>QUIT CLAIM DEED</td> <td>09/1997</td> <td>03297</td> <td>1017</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1980</td> <td>01281</td> <td>1307</td> <td>\$12,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1979</td> <td>01254</td> <td>0684</td> <td>\$7,500</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	09/1997	03297	1017	\$100	Improved	No	WARRANTY DEED	06/1980	01281	1307	\$12,000	Improved	No	WARRANTY DEED	11/1979	01254	0684	\$7,500	Vacant	Yes	<p align="center"><b>2005 VALUE SUMMARY</b></p> <p>2005 Tax Bill Amount: \$421</p> <p>2005 Taxable Value: \$25,704</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p><b>NOTE:</b> 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>																														