

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 1727 Kimmie Kay Drive - Request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District); (Barn Owl Loop Holding Company, applicant).

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Kathy Fall CONTACT: Kathy Fall EXT. 7433

Agenda Date 1-22-07 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-5 (Rural Zoning District); (Barn Owl Loop Holding Company, applicant); or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District); (Barn Owl Loop Holding Company, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Barn Owl Loop Holding Company Location: 1727 Kimmie Kay Drive Zoning: A-5 Subdivision: Geneva
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting the permanent placement of a 2006 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 1983 for 10 years.
STANDARDS FOR GRANTING A	The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to

<p>SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>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 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</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 meets the minimum dimensional requirements of the A-5 zoning district.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>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 2006 double wide mobile home would be consistent with the previously approved mobile homes and with the character of the area.</p>
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<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING DISTRICT); LDC SECTION 30.104(a)</p>	<p>The BOA may permit any use allowed by special exception in the A-5 (Rural Zoning 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 (Agriculture 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"> ○ 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-5; 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 RECOMMENDATION:</p>	<p>Based on the stated findings, staff recommends the permanent placement of the 2006 double mobile home based upon the following conditions:</p> <ul style="list-style-type: none"> • Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan;

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

Application # BM2006-025
Meeting Date 1-22-07



COPY

MOBILE HOME APPLICATION

SEMINOLE COUNTY PLANNING DIVISION

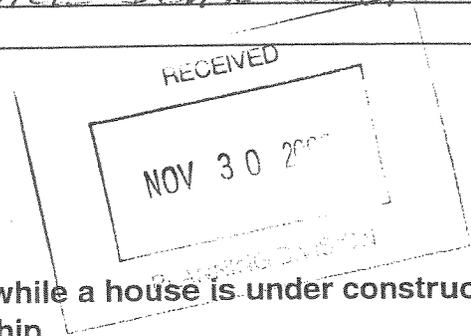
1101 East First Street Sanford FL 32771 (407) 665-7444

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

Name: Barn Owl Loop Holding Co, LLC
Address: P.O. Box 4296 City: Sanford Zip code: 32772
Project Address: 1727 Kimmie Kay Dr. City: Geneva Zip code: 32732
Contact number(s): 407 314 4194 / Lynda Schroeder
Email address: _____

What is this request for?

- New mobile home
- Replacement mobile home
- Renewal of an expired existing mobile home
- Temporary mobile home or recreational vehicle while 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? 2006* What is the size of the mobile home? _____

* New or re-sited mobile homes must meet the requirements of the State of Florida Division of Motor Vehicles at time of permitting though 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: [Signature]

FOR OFFICE USE ONLY

Date Submitted: 11-30-06 Reviewed By: P. Johnson
 Tax parcel number: 06-20-32-301-0040-0000 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: _____

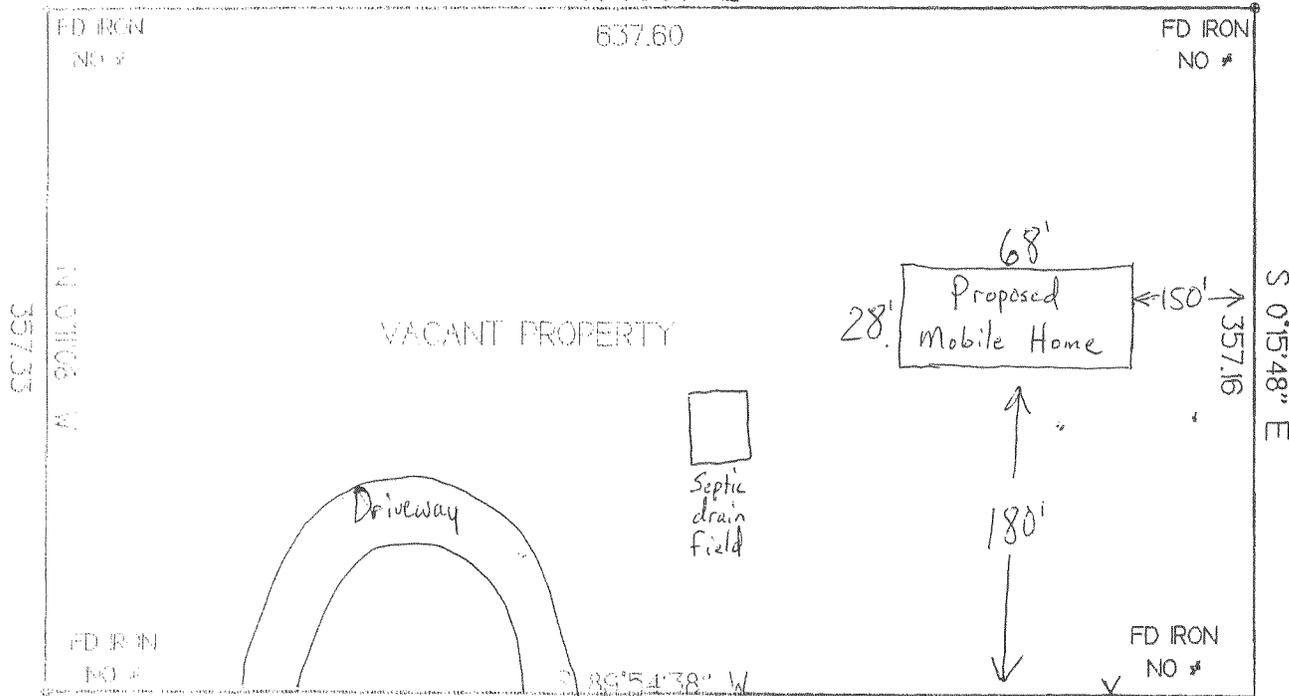
MOBILE HOME SUBMITTAL CHECKLIST

Please return this checklist with your application!

<p>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.</p>	
	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.
	<ul style="list-style-type: none"> o Please start with a clean survey (<i>ex: white out old approval stamps</i>)
	<ul style="list-style-type: none"> 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.
	<ul style="list-style-type: none"> o Size and dimensions of the parcel
	<ul style="list-style-type: none"> o Location of flood plain line, if applicable
	<ul style="list-style-type: none"> o Location and names of all abutting streets
	<ul style="list-style-type: none"> o Location of driveways
	<ul style="list-style-type: none"> o Location, size and type of any septic systems, drainfield and wells
	<ul style="list-style-type: none"> o Location of all easements
	<ul style="list-style-type: none"> o Existing or proposed mobile home <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
	<ul style="list-style-type: none"> o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<ul style="list-style-type: none"> o Setbacks from each building to the property lines
	<ul style="list-style-type: none"> o Proposed fences
	<ul style="list-style-type: none"> o Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	5. Mobile Home Specifications
	<ul style="list-style-type: none"> o Photos of existing mobile home <i>(show each side of the mobile home and roof)</i>
	<ul style="list-style-type: none"> 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
	<ul style="list-style-type: none"> o Current letter from a doctor substantiating illnesses for the medical hardship

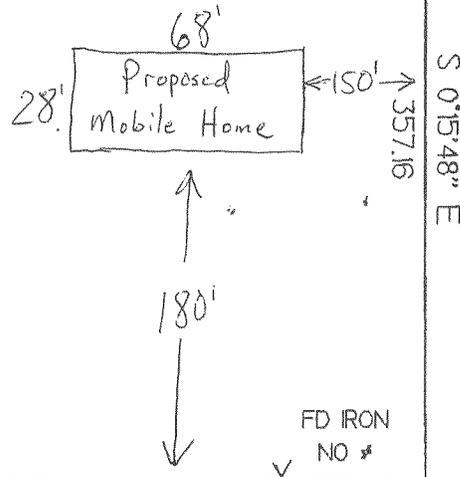
PLAT OF SURVEY
 DESCRIPTION THE NORTH 1/2 OF NW 1/4 OF SW 1/4
 OF NW 1/4 OF SECTION 06, TOWNSHIP 20 SOUTH
 RANGE 32 EAST SEMINOLE COUNTY, FLORIDA.

N 89°55'30" E



CERTIFIED TO:
 ORLANDO TITLE AND ABSTRACT
 LINDA R. SCHROEDER

VACANT PROPERTY



- LEGEND:
- ELEV - ELEVATION
 - PD - FOUND
 - ESMT - EASEMENT
 - STY - STORY
 - CL - CENTERLINE
 - X-X-X - FENCE
 - RES - RESIDENCE
 - BLDG - BUILDING
 - WD FRM - WOOD FRAME
 - UTL - UTILITY
 - FD REBAR -
 - FD - FERROUS BENCH MARK
 - CG - CEMENT GROUND

- N&D - NAIL AND DISK
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- CB - CHORD BEARING
- R/W - RIGHT OF WAY
- PL - PROPERTY LINE
- PC - POINT OF CURVE
- CONC - CONCRETE
- MON - MONUMENT
- RD - ROAD
- SET REBAR #2259
- FF - FINISH FLOOR

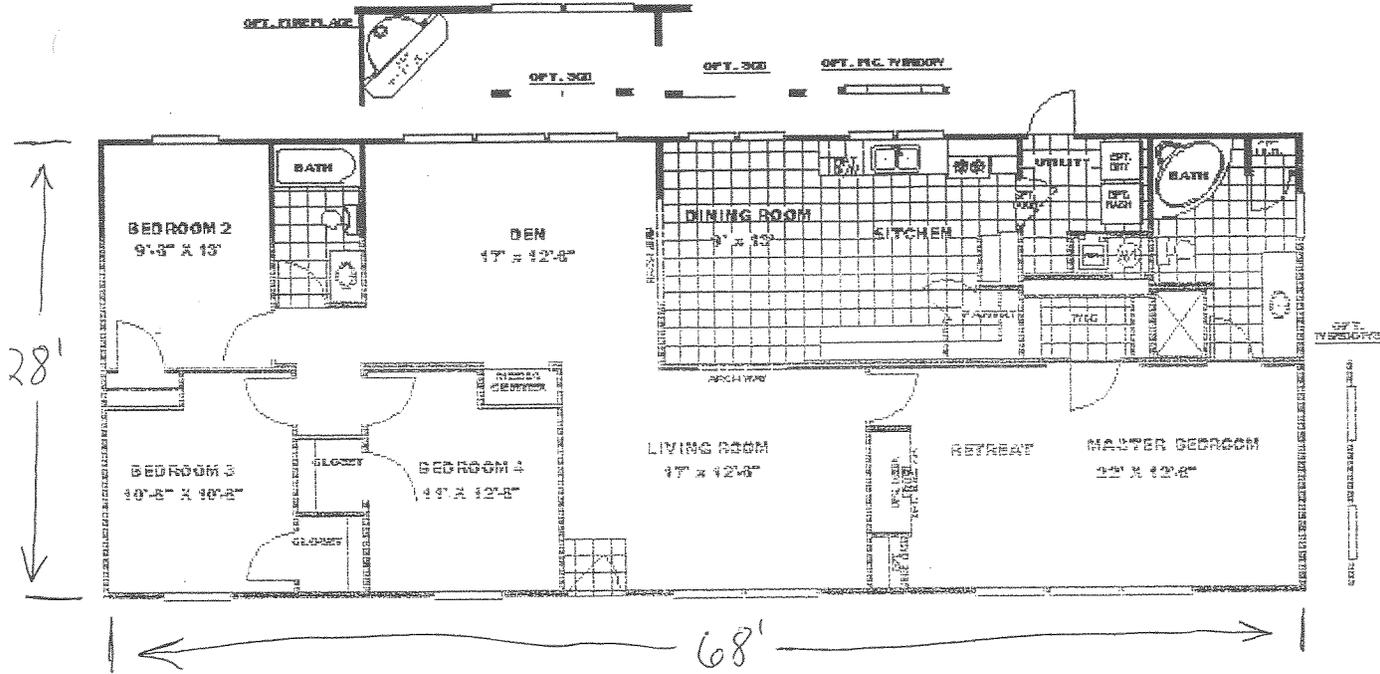
- BLK - BLOCK
- ESMT - EASEMENT
- IP - IRON PIPE
- R - RADIUS
- Δ - DELTA
- C - CHORD
- L - LENGTH
- P - PLAT
- - NUMBER
- - FD CONC MON
- - SET CONC MON #2259
- INV - INVERT
- BM - BENCH MARK

NOTES:

- 1 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2 THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT EFFECT THIS PROPERTY.
- 3 NO UNDER GROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHER WISE SHOWN
- 4 DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5 BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.).
- 6 VERTICAL CONTROL (NATIONAL GEODETIC VERTICAL DATUM 1929)

GORDON SURVEYING
 LINDA R. SCHROEDER
 LICENSED SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 11111

TYPE SURVEY - BOUNDARY	DATE: 10/30/2006
SCALE 1" = 30'	



2006

Clayton Mountaineer

1904 Sq. Ft.

4 bedrooms

28' x 68'

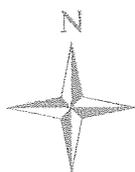
Barn Owl Loop Holding Co., LLC
1727 Kimmie Kay Drive
Geneva, Florida 32732



Seminole County Board of Adjustment
January 22, 2007
Case: BM2006-025 (Map 3056, Grid A4)
Parcel No: 06-20-32-301-0040-0000

Zoning

-  BM2006-025
-  A-1
-  A-5
-  RM-1



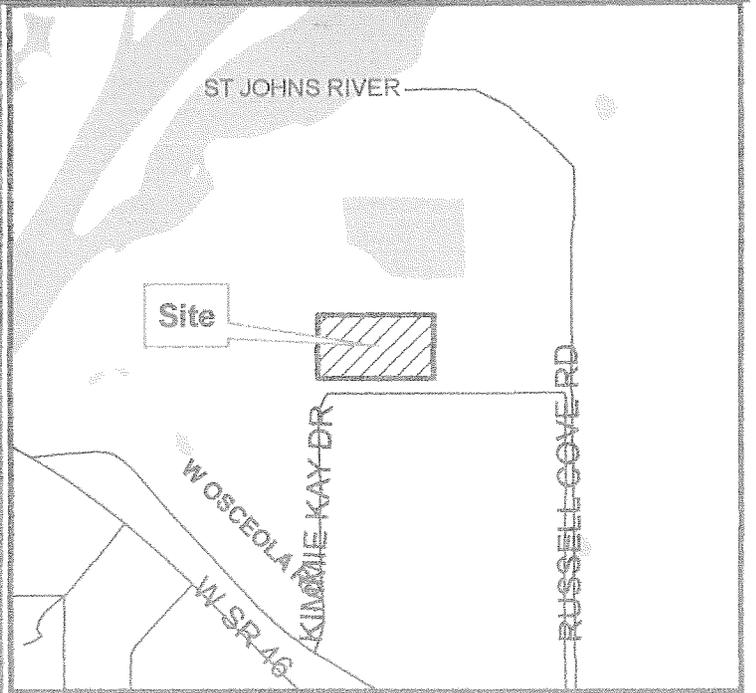
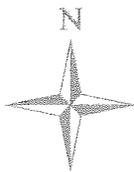
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Geneva, Florida 32732



Seminole County Board of Adjustment
January 22, 2007
Case: BM2006-025 (Map 3056, Grid A4)
Parcel No: 06-20-32-301-0040-0000

Zoning

-  BM2006-025
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



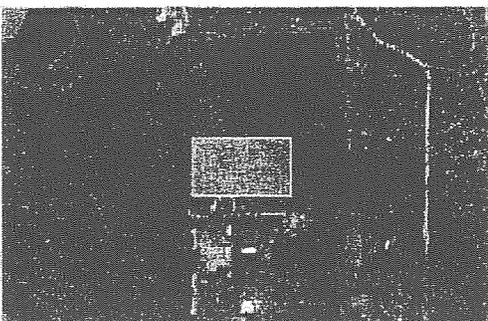
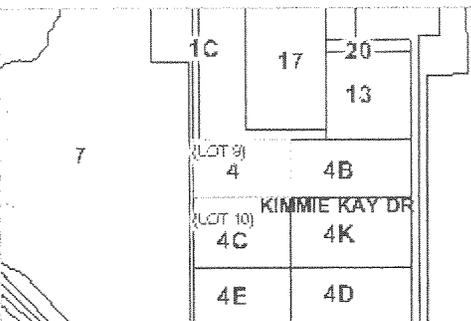
PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506



GENERAL

Parcel Id: 06-20-32-301-0040-0000
 Owner: 1727 KIMMIE KAY LAND TRUST
 Own/Addr: FBO
 Mailing Address: 1727 KIMMIE KAY DR
 City,State,ZipCode: GENEVA FL 32732
 Property Address: 1727 KIMMIE KAY DR GENEVA 32732
 Facility Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 9905-5 ACRE TRACT

2007 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$0
 Land Value (Market): \$94,140
 Land Value Ag: \$0
 Just/Market Value: \$94,140
 Assessed Value (SOH): \$94,140
 Exempt Value: \$0
 Taxable Value: \$94,140
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	05/2006	06263	1296	\$100	Vacant	No
QUIT CLAIM DEED	05/2002	04493	0816	\$39,000	Vacant	No
WARRANTY DEED	05/2002	04493	0814	\$39,000	Vacant	Yes
ARTICLES OF AGREEMENT	03/1983	01443	0655	\$20,000	Improved	No
ARTICLES OF AGREEMENT	06/1981	01341	0523	\$20,000	Vacant	No
WARRANTY DEED	05/1981	01334	0309	\$124,000	Vacant	No

Find Sales within this DOR Code

2006 VALUE SUMMARY

2006 Tax Bill Amount: \$1,517
 2006 Taxable Value: \$94,140
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

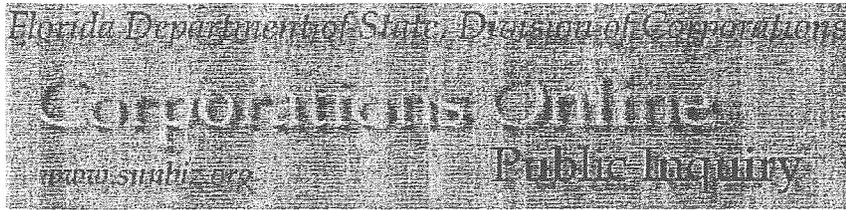
LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	5.230	18,000.00	\$94,140

LEGAL DESCRIPTION

LEG SEC 06 TWP 20S RGE 32E N 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4 (5.23 AC)

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.



Florida Limited Liability

BARN OWL LOOP HOLDING CO., LLC

PRINCIPAL ADDRESS
 1900 RUSSELL COVE ROAD
 GENEVA FL 32732 FL

MAILING ADDRESS
 P.O. BOX 4296
 SANFORD FL 32772 US

Document Number
 L06000065796

FEI Number
 NONE

Date Filed
 06/27/2006

State
 FL

Status
 ACTIVE

Effective Date
 NONE

Total Contribution
 0.00

Registered Agent

Name & Address
SCHROEDER, LYNDIA R 1900 RUSSELL COVE ROAD GENEVA FL 32732

Manager/Member Detail

Name & Address	Title
NONE	

Annual Reports

Report Year	Filed Date
-------------	------------

[Previous Filing](#)

[Return to List](#)

[Next Filing](#)

No Events
No Name History Information

Document Images

Listed below are the images available for this filing.

06/27/2006 -- Florida Limited Liability

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

[Corporations Inquiry](#)

[Corporations Help](#)

Site Preliminary Evaluation and Review

October 31, 2006

Buildable Lot Analysis
Subject Parcel: 06-20-32-301-0040-0000
Kimmy Kay Land Trust
Plat Information: book 81 page 49 Deer Tracts

Location

The subject property is located in southeast Seminole County's community of Geneva on 1727 Kimmy Kay Drive. (See location map)

Goal: Evaluation of Buildability/site issues of subject property prior to acquisition.

The investigation was performed from the base case of property acquisition with the intent of building a single family residence. The subject property was evaluated using a variety of sources, including available geographic information systems (GIS), The Seminole County Comprehensive Plan (Vision 2020), the Seminole County Land Development Code, and personal communication with Seminole County staff. The recommendations are based upon the best available information, and as verified by staff.

Zoning/Land Use

The subject property is zoned A-5 agricultural, which is a rural zoning district reserved for east Seminole County. The accompanying land use is R-5 (Rural), and requires a minimum of five acre lots (See Land Use Map). The lot is a legally created lot but may not be further subdivided.

The A-5 zoning classification requires a minimum lot size of five acres, which is easily met due to the site's size of 5.23 acres. Other requirements include a minimum width at the building line of 150 feet, a front setback of 50 feet, side setbacks of 10 feet, and a rear setback of 30 feet, none of which pose issues for building of a single family residence on the subject property.

Other Requirements

For structures accessory to the residence, a minimum of 10 foot side and 50 foot minimum front setback applies, and the structure may not extend past the front of the primary structure of the property, unless a 100 foot front setback may be adhered to.

For barns, livestock buildings, or other agricultural buildings, setbacks of 50 feet are required on all sides, and the structure must be at least 100 feet from any adjacent residential structure.

Site Issues:

Site issues are environmental and relate to flood elevation, wetlands, and the ability to meet minimum lot size requirements for septic systems.

Existing Vegetation:

The subject property is primarily composed of a xeric live oak hammock vegetation cover, which is an upland category that is characterized by a dominance of live oaks in the canopy and an understory that includes saw palmetto and a mixture of facultative fern species, such as bracken fern.

Flood Prone Review:

The property lies entirely within the 10 foot contour, and according to Federal Emergency Management Agency Flood Zone data (as described in the Seminole County Watershed Atlas, the property lies within the 500 year flood zone.

Wetlands:

A small pocket of wetlands exists within the southeast corner of the site, and is shown as having the conservation land use on the Land Use map.

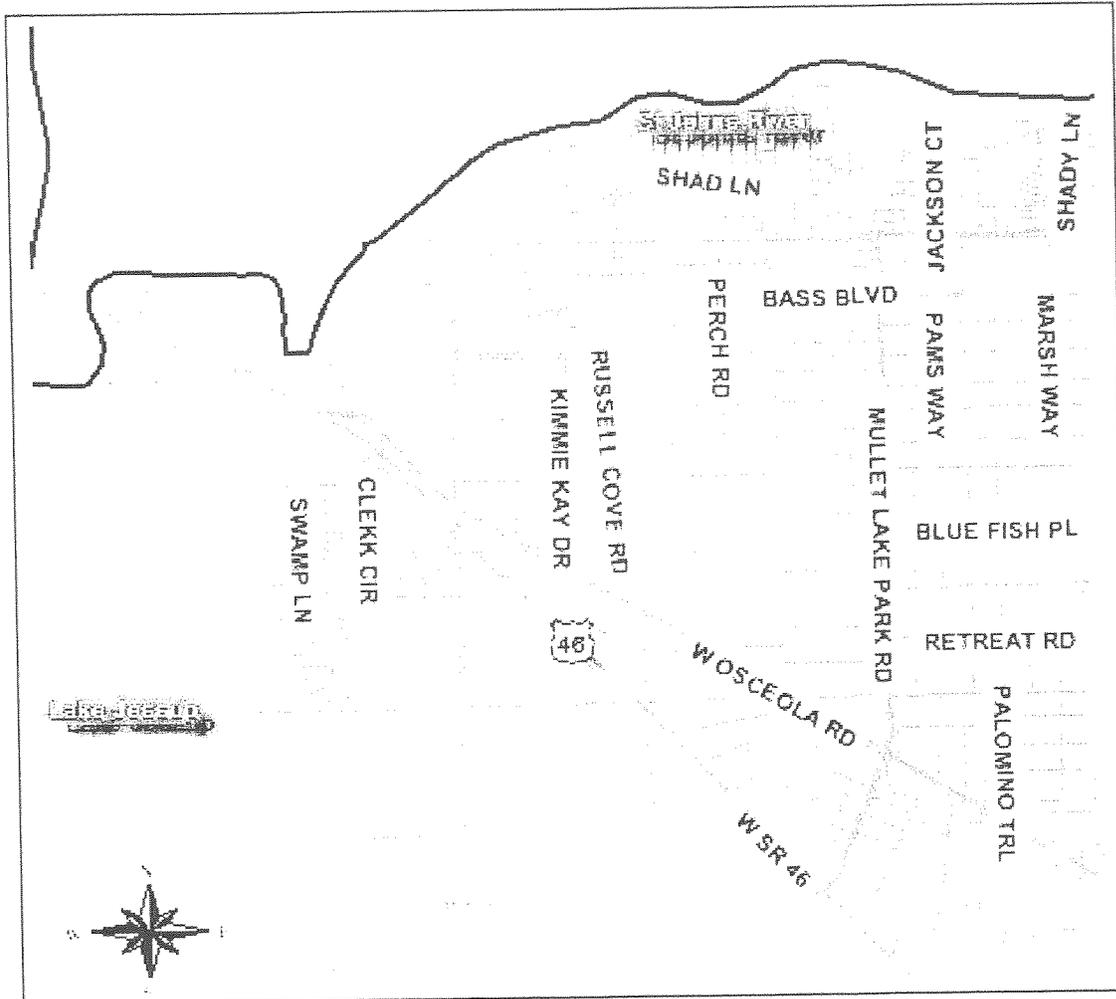
Water and Sewer Review:

The subject property meets the minimum requirements for lot sizes associated with septic systems as shown on the attached documentation provided by the Seminole County Health Department.

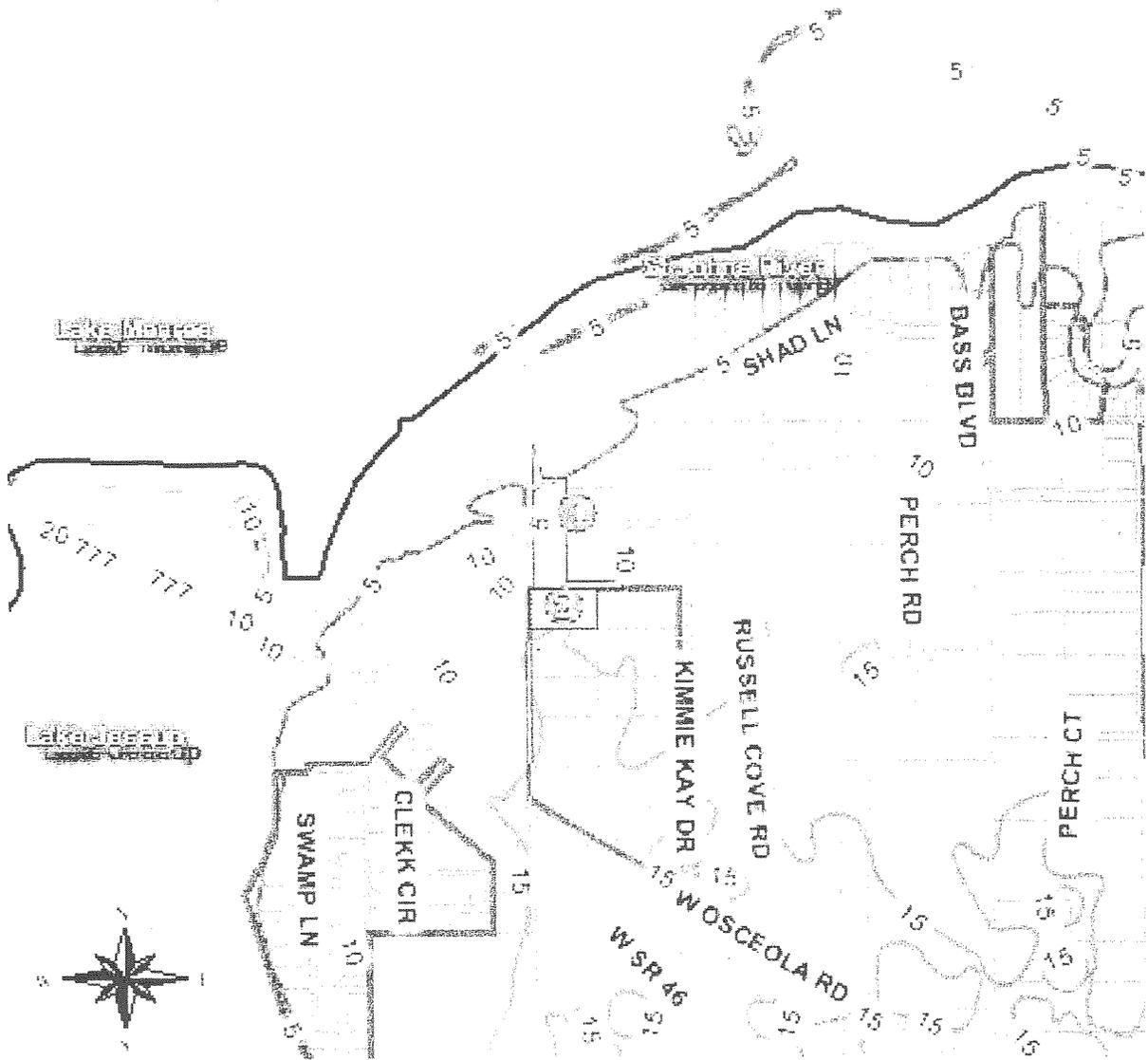
Conclusions:

The subject property is a legally-created, buildable, lot that is suitable for construction of a single family dwelling. At the time of building permit application, an official flood prone determination will likely be required prior to proceeding forward due to the site's proximity to the St. Johns River. This step will only determine the building requirements and should not serve a deterrent due to its existing elevation. Additionally, the wetland on the property should be avoided, and may be easily done due to the configuration of the site.

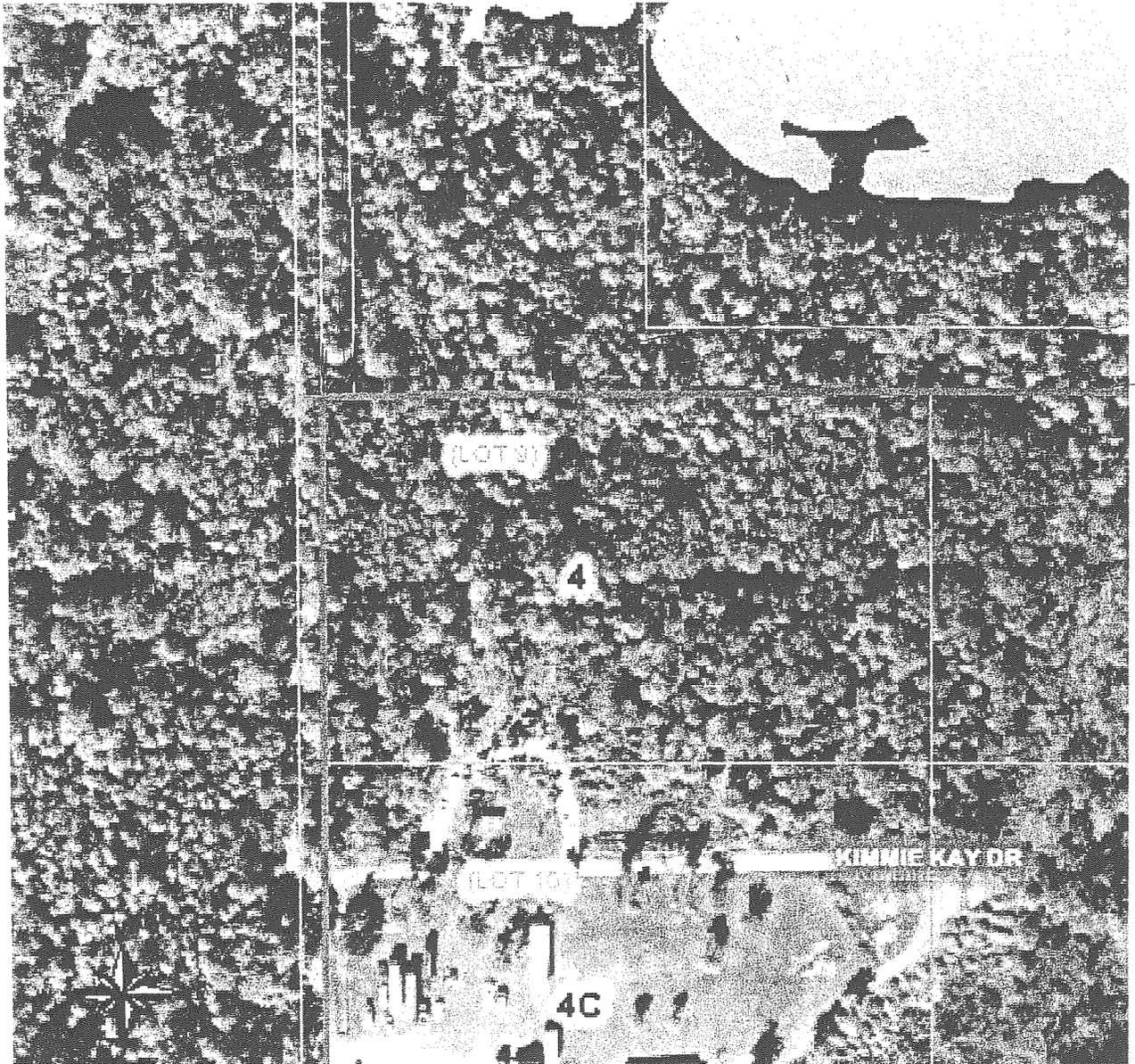
Location Map



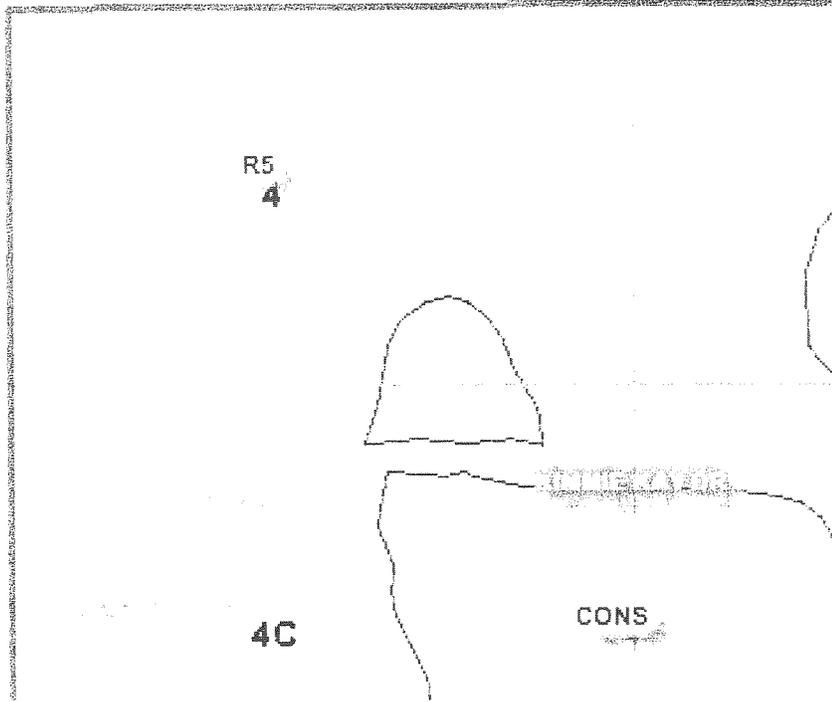
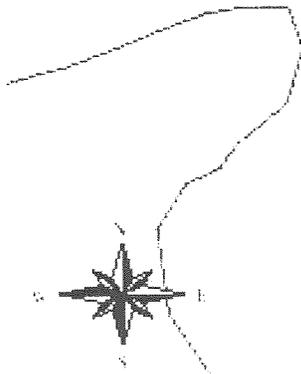
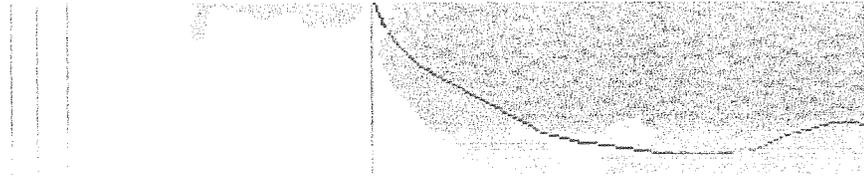
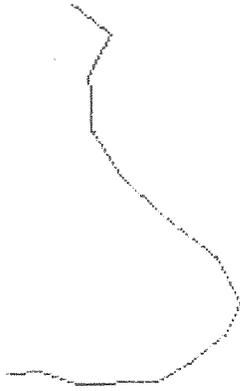
Flood Elevation Map



Aerial View of Property



Land Use



Attachment A—Documentation of Correspondence

here ya go Boss

Sue McCracken
Customer Liaison
Planning and Development
407-665-7432

From: Meyer, Wendy
Sent: Monday, October 30, 2006 1:33 PM
To: McCracken, Sue
Subject: RE: help!!!

Hay Sue,
Looks pretty good to me. The wetlands should not interfere with building. An informal wetlands delineation is available for properties 5 acres and under from FDEP at 407-894-7555. Please see the wetland brochure for specifics. Thanks

From: McCracken, Sue
Sent: Monday, October 30, 2006 1:26 PM
To: Meyer, Wendy
Subject: FW: help!!!

Hey Wendy,
will you please take a look at this one?
thanks, Sue
parcel id # is 06-20-32-301-0040-0000

Sue McCracken
Customer Liaison
Planning and Development
407-665-7432

From: Kealhofer, Angela
Sent: Monday, October 30, 2006 1:18 PM
To: McCracken, Sue
Subject: RE: help!!!

Hi Sue. This parcel is located in a 5 acre development (5AC 81-49 Deer Tracts). This lot is buildable, but may have wetlands and flood issues. This doesn't mean you can't build. Please contact One of the flood folks and Wendy Meyer. (Our maps indicate a small portion of wetlands may be located on the property.) Also, This lot must remain as it is and cannot be further subdivided.

I hope this helps.

Angi Kealhofer

Zoning Technician
1101 E First Street
Sanford, FL 32771
407-665-7437
akealhofer@seminolecountyfl.gov

From: McCracken, Sue
Sent: Monday, October 30, 2006 1:05 PM
To: Kealhofer, Angela
Subject: FW: help!!!

Hey Angie,
will you help this one?
thanks, sue

Sue McCracken
Customer Liaison
Planning and Development
407-665-7432

Attachment B—Seminole County Health Department Water and Sewer Information

While the feasibility of permitting is determined on a lot by lot basis and cannot be guaranteed until the time of formal application. Here are some guidelines in accordance with the requirements of Chapter 381, Florida Statutes, and Chapter 64E-6, Florida Administrative Code.

1. Lot size, type of water supply determine the number of bedrooms and or square footage allowable where lots are served by an onsite sewage treatment and disposal system.
2. Lot size calculations shall include contiguous unpaved and non-compacted road rights-of-way and easements with no subsurface obstructions where they will not affect the operation of the drainfield system.
3. Building area is defined as the enclosed habitable area of a dwelling unit, exclusive of a garage, carport, exterior storage shed, open or screened patios or decks. Calculations are based on the outside building dimensions and shall include area of each additional story.
4. While a bedroom is a room designed primarily for sleeping, rooms designated as a den, office, Study, etc shall be considered a bedroom in calculations if the room layout and location is similar to rooms designated as bedrooms.

Property served by a private water supply (potable well) where the property was reconfigured or subdivided prior to 1972:

- No minimum lot size requirement
 - Authorized lot flow is 1500 gallons per day per acre
 - Must meet all setback requirements
- 100' to limited-use public water well 50' to Irrigation well
200' to public water system 75' to private potable well
15' minimum from groundwater Interceptor +10' to potable waterline 15' minimum from design high water line of designed dry swab, dry drainage ditch, or dry stormwater retention area 50' from the mean annual flood line, non-tidally Influenced water body 5' to your building's foundation, swimming pool wall, property line, mobile borne walls
In addition, suitable unobstructed area at least 2 times as large as the required drainfield complying with the requirements of Chapter 64E-6.005(4). Florida Administrative Code must be available

#Bedrooms/Building Area/Tank Size/Drainfield Range/Mound Trench/ Sub-surface trench/Lot Size

2 bedrooms 751-1200 sq. feet 900 gallon /250-223 sq. feet 0.13 acre
3 bedrooms 1201-2250 sq. feet 900 gallon / 375-334 sq. feet 0.20 acre
4 bedrooms 2251-4300 sq. feet 1050 gallon / 500-445 sq. feet 0.27 acre
5 bedrooms 3301-4050 sq. feet 1200 gallon / 625-556 sq. feet 0.33 acre
6 bedrooms 4051-4800 sq. feet 1350 gallon / 750-567 sq. feet 0.40 acre
7 bedrooms 4801-5550 sq. feet 1500 gallon (875-778 sq. feet . 0.45 acre
Property served by a public water supply where (lie property was reconfigured or subdivided prior to 1972 must meet the same setback and drainfield requirements:

- No minimum lot size requirement
- Authorized lot flow is 2500 gallons per day per acre