

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 655 West Osceola Road - Request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District); (Rodger & Amy Elam, applicants).

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); (Rodger & Amy Elam, applicants); or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District); (Rodger & Amy Elam, applicants); or
3. **CONTINUE** the request to a time and date certain.

| | | |
|-----------------------------|---|---|
| GENERAL INFORMATION | Applicant: Location: Zoning: Subdivision: | Rodger & Amy Elam 655 West Osceola Road A-5 Geneva |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant is requesting the permanent placement of a 2007 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 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 unduly 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 meets the minimum dimensional requirements of the A-5 zoning classification.

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 2007 double wide

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| | <p>mobile home would be consistent with the previously approved mobile homes and with the character of the area.</p> |
| <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 (Rural Zoning 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 2007 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;• The existing mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting. |
|--|--|

MOBILE HOME SUBMITTAL CHECKLIST

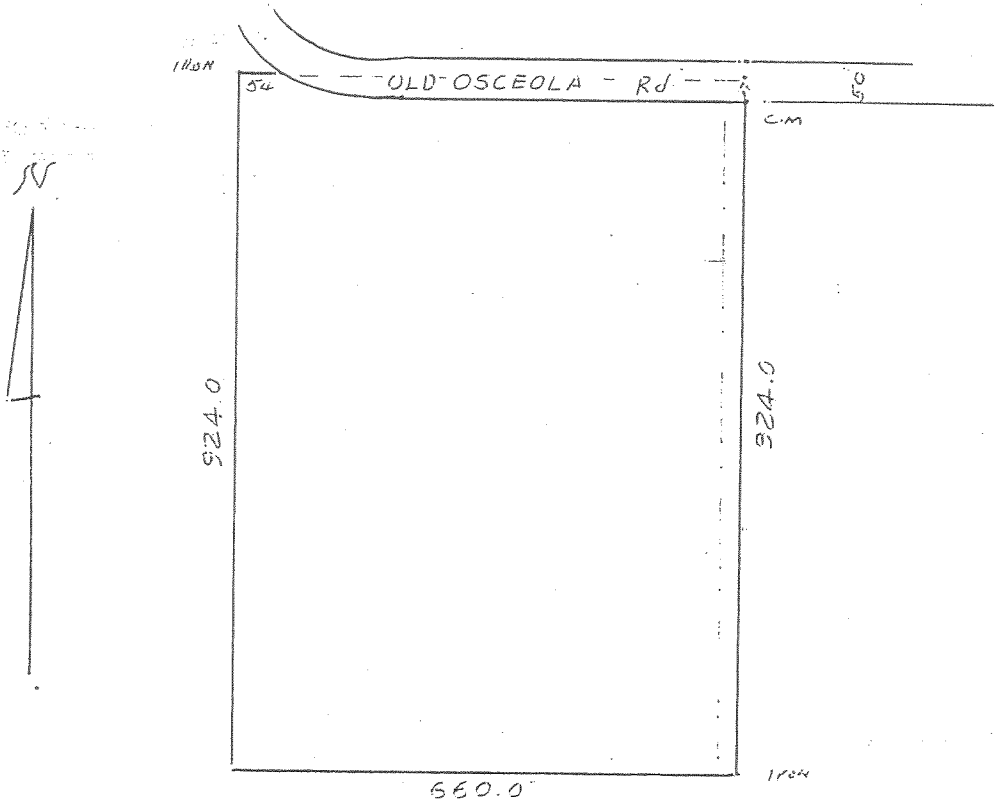
Please return this checklist with your application!

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.

| | |
|-----|--|
| yes | 1. Completed application. <input checked="" type="checkbox"/> |
| | 2. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp |
| | 3. Flood Prone Map: The flood map for your property may be obtained from the Seminole County Building Department. |
| | 4. Provide a legible 8 1/2 x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. 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 (ex: white out old approval stamps) |
| | 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. |
| yes | <input checked="" type="checkbox"/> Size and dimensions of the parcel |
| | o Location of flood plain line, if applicable |
| | o Location and names of all abutting streets <i>Osceola rd.</i> |
| | o Location of driveways <i>off of Osceola rd</i> |
| | o Location, size and type of any septic systems, drainfield and wells |
| yes | <input checked="" type="checkbox"/> Location of all easements |
| yes | <input checked="" type="checkbox"/> Existing or proposed mobile home (Label existing, label proposed, and include square footage and dimensions of each) |
| | o Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each) |
| | o Setbacks from each building to the property lines |
| | o Proposed fences |
| yes | <input checked="" type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic) |
| | 5. Mobile Home Specifications |
| yes | <input checked="" type="checkbox"/> Photos of existing mobile home (show each side of the mobile home and roof) |
| yes | <input checked="" type="checkbox"/> Detailed specifications of the proposed mobile home including floor plan (show type of roof, siding, skirting, screening, etc) |
| | 6. Required submittal for medical hardship |
| | o Current letter from a doctor substantiating illnesses for the medical hardship |

PLAT OF SURVEY

The East 660.0 Ft. Of the North 924.0 Ft. of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 16 Twp 20 S, Rge 32 E (Less R/W for OLD OSCEOLA Rd. also subject to a private road and utility easement over the East 25 Ft of the above described property.



| | | |
|---|--|---|
| <p style="text-align: center;">CERTIFIED CORRECT</p> <p style="text-align: center;"><i>M. Edward Gordon</i></p> <p style="text-align: center;">M. EDWARD GORDON PROFESSIONAL LAND SURVEYOR No. 2259</p> | <p style="text-align: center;">M. EDWARD GORDON LAND SURVEYING 420 HWY. 934, SUITE 1 LONGWOOD, FLORIDA 32750 TEL: 389-3191</p> | <p style="text-align: center;">PREPARED FOR</p> <hr/> <p>DATE <u>5/20/82</u></p> <p>SCALE <u>1"=200'</u></p> <p>FOUNDATION _____</p> <p>FINAL _____</p> |
|---|--|---|

Osceola Rd. →

500' F.F. ←

Field Fence For Horses

80' 8" Field Fence From Osceola Rd.

EAST Property Line 924.0' ← 25' easement for Private Road and Utility

APPROX 500' TO OSCEOLA RD

APPROX 419' 8" TO OSCEOLA RD

300' F.F.

APPROX 550' CENTER

WELL 266' WELL TO PROPERTY LINE

8' x 8' UTILITY SHED

APPROX

APPROX LOCATION NEW HOME 28' x 44'

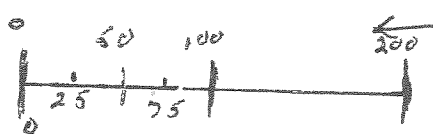


Power Pole

TO WELL

← 924.0 →

BORROW PIT

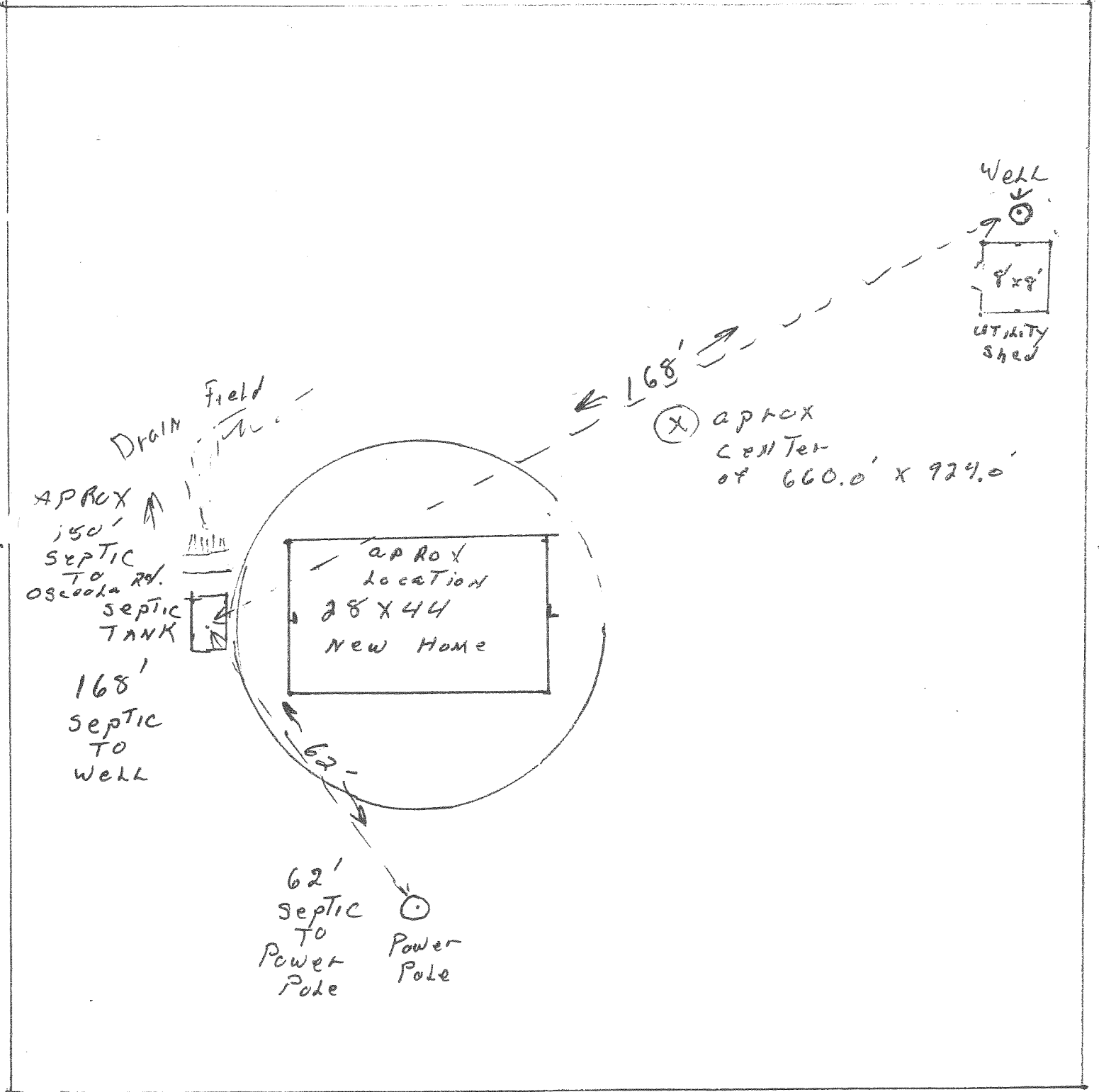


← 660.0' →

APPROX SCALE 1" = 100'

A 200' X 200' IN SERT approx centered within
the 660.0' X 924.0' PLOT (ruff scale 1" = ~~50'~~ 25')

1
IV



Well
↓
9'
8' x 8'
UTILITY shed

(X) approx center of 660.0' X 924.0'

approx location
28' X 44'
New Home

Drain Field

APPROX 150'
SEPTIC TO OSCOOLA RD.
septic TANK

168'
septic TO WELL

62'
septic TO Power Pole
Power Pole

168'




62'

Amy & Rodger Elam
655 W Osceola Road
Geneva, Florida 32732



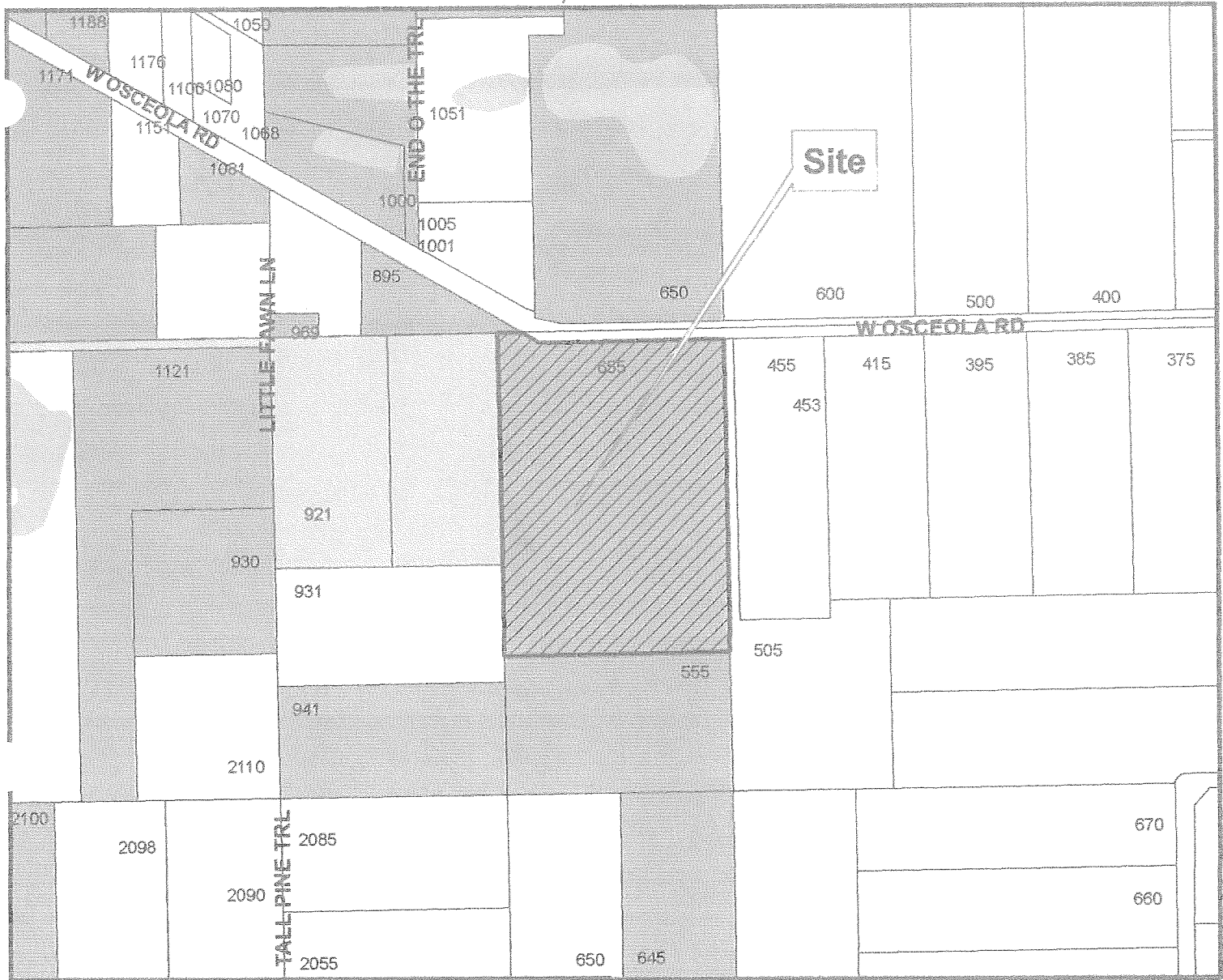
Seminole County Board of Adjustment
January 22, 2007
Case: BM2006-026 (Map 3109 Grid A1)
Parcel No: 16-20-32-300-011A-0000

Zoning






-  BM2006-026
-  A-1
-  A-5

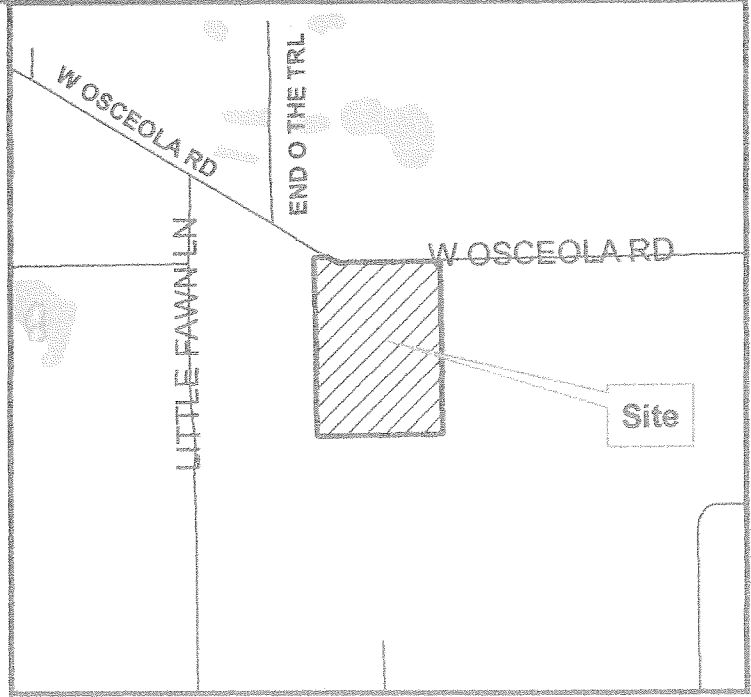
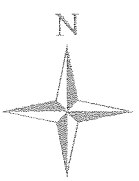


Amy & Rodger Elam
 655 W Osceola Road
 Geneva, Florida 32732

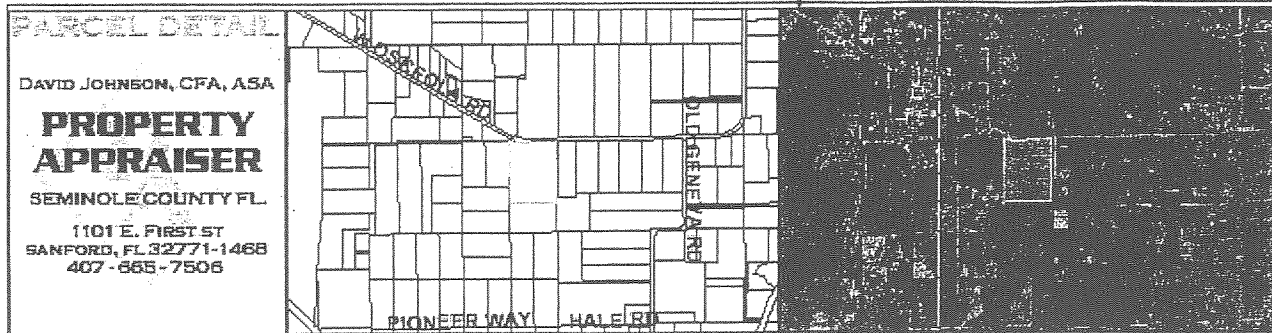


Seminole County Board of Adjustment
 January 22, 2007
 Case: BM2006-026 (Map 3109 Grid A1)
 Parcel No: 16-20-32-300-011A-0000

- Zoning**
-  BM2006-026
 -  All Other Values
 -  Vacant Residential
 -  Single Family Residential
 -  Mobile Home



Flood Zone



PARCEL DETAIL
 DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-655-7506

GENERAL
 Parcel Id: 16-20-32-300-011A-0000
 Owner: ELAM RODGER G
 Mailing Address: 655 W OSCEOLA RD
 City,State,ZipCode: GENEVA FL 32732
 Property Address: 655 OSCEOLA RD GENEVA 32732
 Subdivision Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (1994)
 Dor: 02-MOBILE/MANUFACTURED

2007 WORKING VALUE SUMMARY
 Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$16,086
 Land Value (Market): \$126,131
 Land Value Ag: \$0
 Just/Market Value: \$142,217
 Assessed Value (SOH): \$57,281
 Exempt Value: \$25,000
 Taxable Value: \$32,281
 Tax Estimator

SALES

| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified |
|---------------|---------|-------|------|----------|---------|-----------|
| WARRANTY DEED | 05/1982 | 01396 | 0499 | \$32,000 | Vacant | Yes |

 Find Comparable Sales within this Subdivision

2006 VALUE SUMMARY
 Tax Value(without SOH): \$1,913
 2006 Tax Bill Amount: \$493
 Save Our Homes (SOH) Savings: \$1,420
 2006 Taxable Value: \$30,613
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value |
|--------------------|----------|-------|------------|------------|------------|
| ACREAGE | 0 | 0 | 7.000 | 18,000.00 | \$126,000 |
| ACREAGE | 0 | 0 | 6.570 | 20.00 | \$131 |

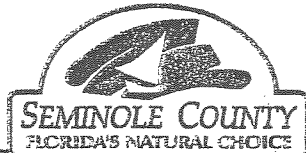
Permits

LEGAL DESCRIPTION
 LEG SEC 16 TWP 20S RGE 32E E 660 FT OF N 924 FT OF NE 1/4 OF NW 1/4 (LESS RD) (13.57 AC)

EXTRA FEATURE

| Description | Year Blt | Units | EXFT Value | Est. Cost New |
|-------------------|----------|-------|------------|---------------|
| MOBILE HOME | 1973 | 780 | \$15,444 | \$37,440 |
| MH A/C PKG | 1973 | 780 | \$402 | \$975 |
| WOOD SCREEN PORCH | 1992 | 80 | \$240 | \$600 |

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.



Flood Zone Determination

DATE: 12/1/06

APPLICANT:

MAILING ADDRESS:

FAX NO:

PROPERTY ADDRESS: 655 W OSCEOLA RD

LOT NUMBER: BLOCK: PB: -- PG: --

SUBDIVISION:

PARCEL ID: 16-20-32-300-011A-0000

COMMUNITY NO. 120289 PANEL NO.: 12117C0 070

SUFFIX: E FIRM DATE: 4-17-95

FLOOD ZONE: " X " BASE FLOOD ELEVATION N/A NGVD 29

PRELIMINARY DFIRM PANEL NO. 12177C0 115

SUFFEX: F FIRM DATE 2006

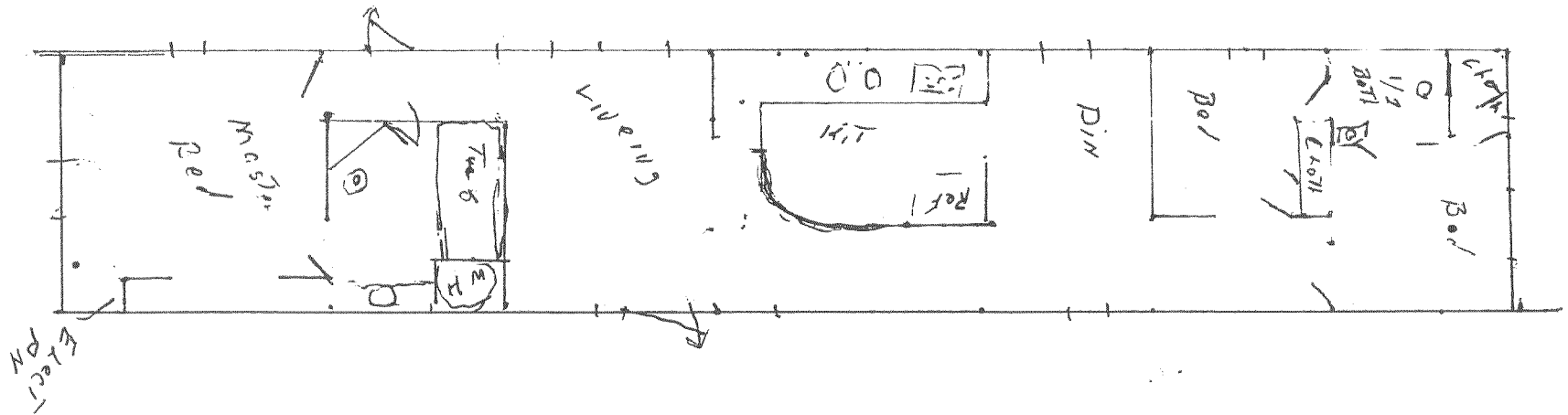
FLOOD ZONE " X " BASE FLOOD ELEVATION N/A NAVD 88

- THIS PROPERTY IS COMPLETELY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
- THIS PROPERTY IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
- THE STRUCTURE IS COMPLETELY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
- THE STRUCTURE IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
- THE STRUCTURE IS LOCATED OUTSIDE THE SPECIAL FLOOD HAZARD AREA

THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (UN-NUMBERED "A" ZONE. THE BASE FLOOD ELEVATION WAS ESTABLISHED USING A SIMPLIFIED METHOD OF OVERLAYING THE FIRM WITH THE USGS CONTOUR MAPS.

Jeff Johnson, C.F.M.
Phone: 407-665-7585
Fax: 407-665-7461

NOTE: This determination is based on the Flood Insurance Rate Map of Seminole County. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in the Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create a liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. If the structure is in a SFHA, the agency or lender is required by law to require the recipient to purchase a flood insurance policy on the structure. The requirement is for structural coverage equal to the amount of the loan (or other financial assistance) or the maximum amount available, which ever is less. The maximum amount available for a single-family house is \$250,000.



OLD Home Destroyed + Removed

12' x 70'

APPROX SCALE

1/4" = 2'

FILE #: BA(7-18-83)-92TE APPL: ELAM, RODGER G.
SEC: 16 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH-ELAM, RODGER G.

LOC: ON S SIDE OF OLD OSCEOLA ROAD, APPROX. 1/4 MILE W OF OLD GENEVA RD.

LOT #1: #2: #3: #4: #5: #6: #7:

PARC #1: 11A #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

TO PLACE A MOBILE HOME.

ACTION: APPROVED FOR 10 YEARS.

DATE: 071883

REMARKS:

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