

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

SUBJECT: Retreat Road (Parcel 1N) – Rafael A. Perez-Micheli & Bridget R. Moore, applicants; Request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District).

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

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

Agenda Date 3-26-07 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); or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning: Subdivision:	Rafael A. Perez-Micheli & Bridget R. Moore Retreat Road (Parcel 1N) A-5 Mullet Lake Retreat
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. • The parcel is located in a 5 acre development known as Mullet Lake Retreat. 	
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	<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><i>Is not detrimental to the character of the area or</i></p>	

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 or have been recently approved for new double wide mobile homes.

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 meets the minimum dimensional requirements of the A-5 zoning district.

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 mobile home would be consistent with the previously approved mobile homes and with the character of the area.

<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 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;

	<ul style="list-style-type: none">• The proposed mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.
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INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Supporting documentation
- Letters of ~~support~~ *opposition*
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

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

Application # Bm2007-01
Meeting Date 3-26-07



COPY

MOBILE HOME APPLICATION

SEMINOLE COUNTY PLANNING DIVISION

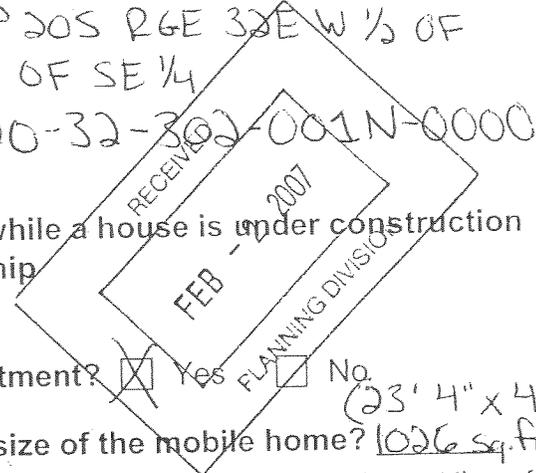
1101 East First Street Sanford FL 32771 (407) 665-7444

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

Name: Rafael A. Perez-Micheli and Bridget R. Moore (husband and wife)
Address: 1044 Douglas Avenue City: Altamonte Springs Zip code: 32714
Project Address: Vacant Plot of A Retreat Rd. City: Geneva Zip code: 32732
Contact number(s): Home: 407-774-1742 Bridget's Cell: 321-696-1544 Bridget's office: 1
Email address: brose.moore@yahoo.com 407-207-6221 ext 143

See legal Description Here: LEG SEC 5 TWP 20S R6E 32E W 1/2 OF NW 1/4 OF SE 1/4 OF SE 1/4
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



Parcel #: 05-20-32-302-001N-0000

Is the property available for inspection without an appointment? Yes No
What is year of the mobile home? 2007 * What is the size of the mobile home? 1026 sq. ft. (23' 4" x 44')

* 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
* We will be building a permanent site-built home to replace mobile within 10 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: Rafael A. Perez-Micheli / Bridget R. Moore

FOR OFFICE USE ONLY

Date Submitted: 2-2-07 Reviewed By: _____
Tax parcel number: 05-20-32-302-001N-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 online.</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> <u>View a sample site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.</u>
✓	○ Please start with a clean survey (ex: white out old approval stamps)
N/A	○ 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.
✓	○ Size and dimensions of the parcel
	○ Location of flood plain line, if applicable
✓	○ Location and names of all abutting streets
✓	○ Location of driveways
✓	○ Location, size and type of any septic systems, drainfield and wells
✓	○ Location of all easements
✓	○ Existing or proposed mobile home <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
✓	○ Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
✓	○ Setbacks from each building to the property lines
N/A	○ Proposed fences
✓	○ Identification of available utilities <i>(ex: water, sewer, well or septic)</i> <i>CWA - none yet (include)</i>
✓	5. Mobile Home Specifications
N/A	○ Photos of existing mobile home <i>(show each side of the mobile home and roof)</i>
✓	○ Detailed specifications of the proposed mobile home including floor plan <i>(show type of roof, siding, skirting, screening, etc)</i>
N/A	6. Required submittal for medical hardship
N/A	○ Current letter from a doctor substantiating illnesses for the medical hardship

SWERDLOFF & PERRY

SURVEYING, INC.

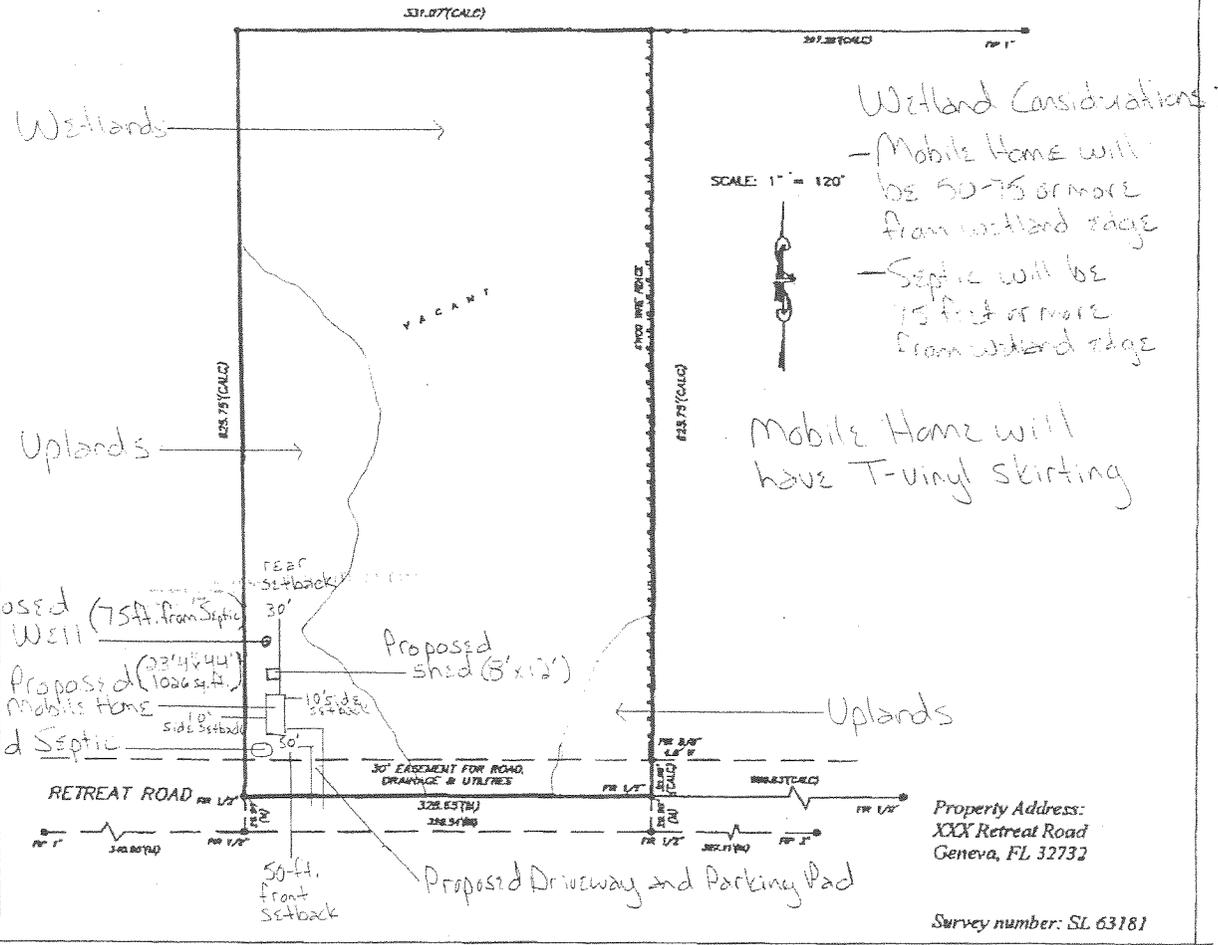
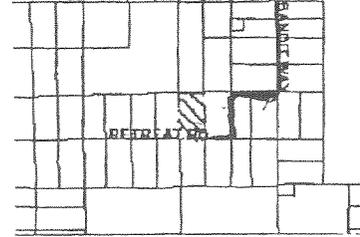
370 Waymont Court · Lake Mary, FL 32746 · Voice 407.688.7631 · Fax 407.688.7691

Legal Description

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, Section 5, Township 20 South, Range 32 East, Seminole County, Florida. Subject to a 30.00 feet easement on the South side for road, drainage and utilities.

Community number: 120289 Parcel: 0070.
Suffix: E.F.L.R.M. Date: 4/17/1995 Flood Zone: X & AE (10)
Date of field work: 11/01/2005 Completion Date: 11/30/2005

Certified to:
Richard G. Berardo; Maureen K. Berardo.



LEGEND

—□—	Wood Fence	W.M.	Water Meter	N.T.S.	Not to Scale
—○—	Wire Fence	TEL	Telephone Facilities	O.R.	Official Records
FN	Found Nail	CA	Covered Area	O.R.B.	Official Records Book
*	Property Corner	B.R.	Bearing Reference	P.C.P.	Permanent Control Point
R	Record	CH	Chord	P.R.M.	Permanent Reference Monument
M	Field Measured	RAD	Radial	PG.	Page
CL	Clear	N.R.	Non Radial	P.V.M.T.	Platment
ENCR	Encroachment	A/C	Air Conditioner	P.B.	Plat Book
CL	Centerline	B.M.	Bench Mark	P.O.B.	Point of Beginning
CONCR	Concrete	C.	Calculated	P.O.C.	Point of Commencement
P.L.	Property Line	32222	Block Wall	P.O.L.	Point on Line
C.M.	Concrete Monument	Δ	Central Angle/Delta	P.C.	Point of Curvature
H.R.	Found Iron Rod	D.B.	Deed Book	P.R.C.	Point of Reverse Curvature
F.P.	Found Iron Pipe	D.	Description or Deed	P.T.	Point of Tangency
R/W	Right of Way	D.H.	Dirt Hole	R.	Radius (Radial)
N&D	Nail & Disk	D.W.	Driveway	R.O.E.	Roof Overhang Easement
D.E.	Drainage Easement	ESMT	Easement	S.I.R.	Set Iron Rod & Cap
U.E.	Utility Easement	EL	Elevation	SAW	Sidewalk
FD	Found	F.F.	Finished Floor	T.O.B.	Top of Bank
P.	Plat	F.C.M.	Found Concrete Monument	TYP.	Typical
O.H.L.	Overhead Utilities	F.P.K.	Found Parker-Kalon Nail	W.C.	Witness Corner
P.P.	Power Pole	L	Length	10 DS	Existing Elevation
TK	Transformer	L.A.E.	Limited Access Easement	E.O.W.	Edge of Water
CATV	Cable Rose	M.H.	Manhole		

GENERAL NOTES

1. Legal description provided by others.
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall.
5. Only visible encroachments located.
6. No identification found on property corner unless noted.
7. Dimensions shown are plat and measured unless otherwise noted.
8. Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
9. Adjoining lots are within the same block, unless otherwise noted.
10. This is an AS-BUILT SURVEY unless otherwise noted.
11. Not valid unless sealed with the signing surveyor's embossed seal.
12. 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 others.
13. L.B. 7132
14. Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.

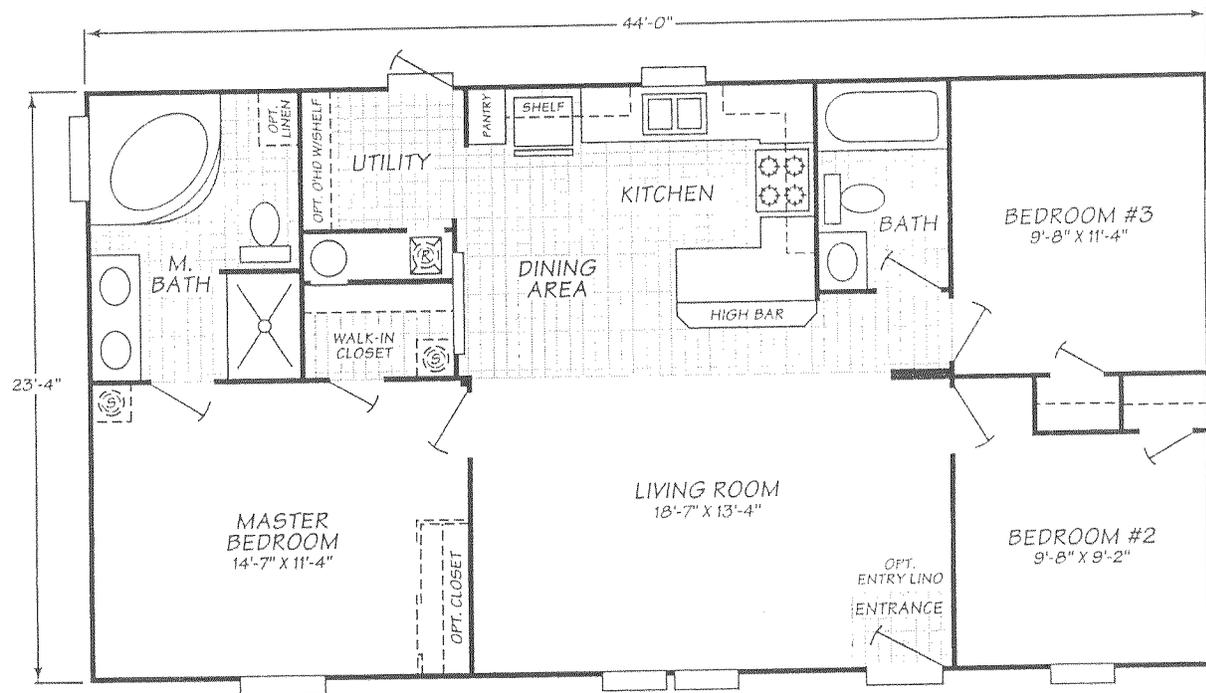
I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

Maureen K. Berardo
Ralph Swordloff
Registered Land Surveyor No. 5745
Registered Land Surveyor No. 3411



Carriage Manor Series Model 3443C

3 Bedrooms • 2 Baths • 1,026 Square Feet



Windows shown reflect standard aluminum windows. Selection of optional thermal pane (vinyl) windows may affect the size and number of windows.

Fleetwood Homes reserves the right to change colors, prices, specifications, models, dimensions and materials without notice. Rendering and diagrams are meant to be representative and, in keeping with Fleetwood's policy of constant updating and improvement, may vary from the actual home. All dimensions are nominal and approximated. Square footage is measured from exterior wall to exterior wall, and is an approximate figure. Length indicated in floorplans is floor length only. The length of the hitch is not included. (Add four feet to arrive at transportable length.) Ask your retailer for specifics. PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION

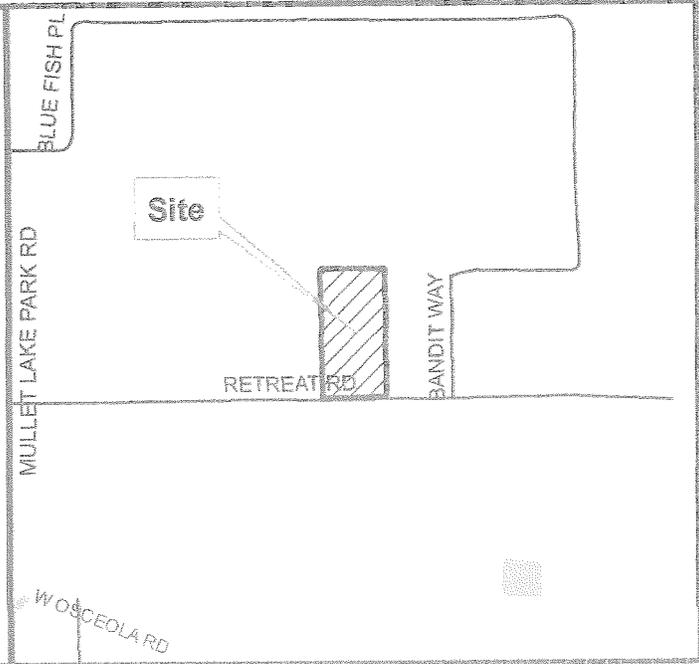
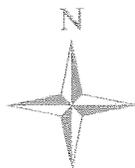
Bridget Moore & Rafael Perez-Micheli
 Parcel 1N, AKA: Lot 25, Mullet Lake Retreat
 Retreat Road, Geneva, Florida 32732



Seminole County Board of Adjustment
 March 26, 2007
 Case: BM2007-01 (Map 3056, Grid E5)
 Parcel No: 05-20-32-302-001N-0000

Parcel Use

-  BM2007-01
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

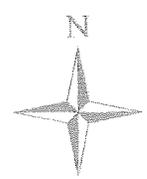
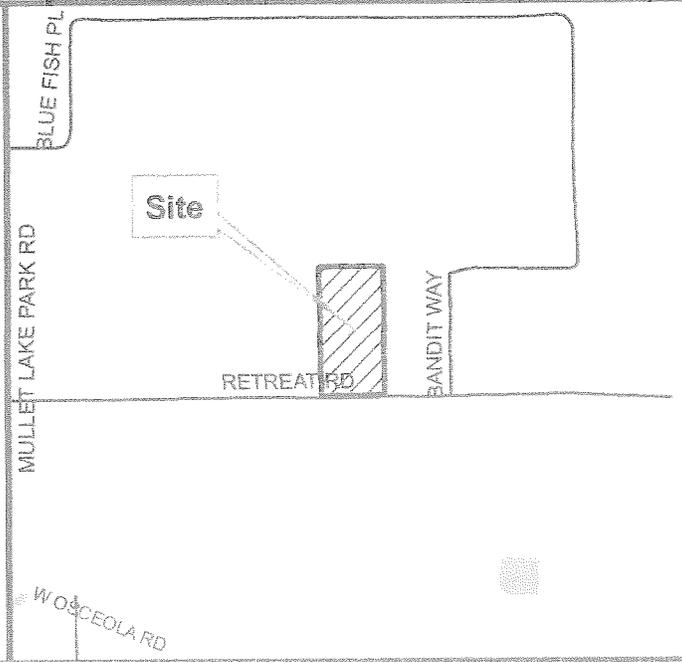


Bridget Moore & Rafael Perez-Micheli
Parcel 1N, AKA: Lot 25, Mullet Lake Retreat
Retreat Road, Geneva, Florida 32732

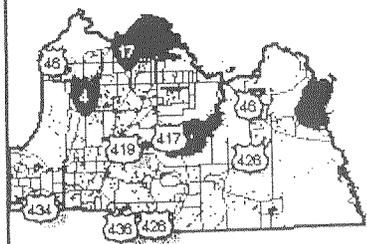
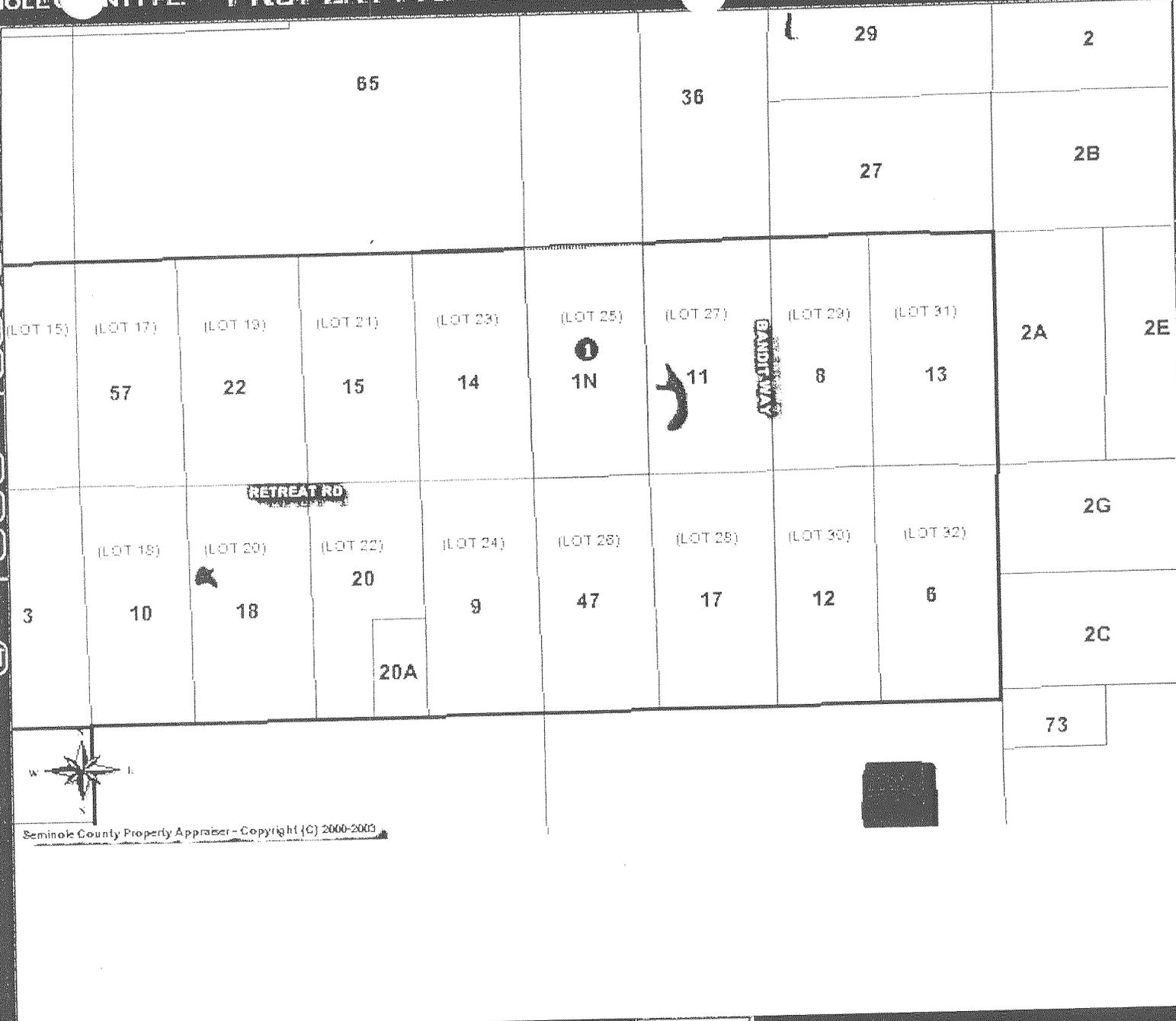


Seminole County Board of Adjustment
March 26, 2007
Case: BM2007-01 (Map 3056, Grid E5)
Parcel No: 05-20-32-302-001N-0000

Zoning
BM2007-01
A-5



<p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7506</p>																													
<p align="center">GENERAL</p> <p>Parcel Id: 05-20-32-302-001N-0000 Owner: BERARDO RICHARD G & MAUREEN K Mailing Address: 1266 OAKFORD PL City,State,ZipCode: OVIEDO FL 32765 Property Address: RETREAT RD GENEVA 32732 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 9905-5 ACRE TRACT</p>	<p align="center">2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$70,200 Land Value Ag: \$0 Just/Market Value: \$70,200 Assessed Value (SOH): \$70,200 Exempt Value: \$0 Taxable Value: \$70,200 Tax Estimator</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>05/2003</td> <td>04929</td> <td>0840</td> <td>\$9,500</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>05/2003</td> <td>04929</td> <td>0838</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>05/2003</td> <td>04929</td> <td>0836</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Sales within this DOR Code</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	05/2003	04929	0840	\$9,500	Vacant	No	QUIT CLAIM DEED	05/2003	04929	0838	\$100	Vacant	No	QUIT CLAIM DEED	05/2003	04929	0836	\$100	Vacant	No	<p align="center">2006 VALUE SUMMARY</p> <p>2006 Tax Bill Amount: \$1,131 2006 Taxable Value: \$70,200 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																							
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<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>ACREAGE</td> <td>0</td> <td>0</td> <td>2.500</td> <td>18,000.00</td> <td>\$45,000</td> </tr> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>2.800</td> <td>18,000.00</td> <td>\$25,200</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	2.500	18,000.00	\$45,000	ACREAGE	0	0	2.800	18,000.00	\$25,200	<p align="center">LEGAL DESCRIPTION</p> <p>LEG SEC 05 TWP 20S RGE 32E W 1/2 OF NW 1/4 OF SE 1/4 OF SE 1/4</p>										
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<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>																													



LAYERS

All layers have been organized into logical groups. Click on a group folder to expand layers. Check box to show layer. Click Group or Layer name for more information.

- All Layers
- Base Map
- County Boundary
- Townships
- Sections
- Major Roads
- Streets
- Vacated R/W
- Hydrology
- Lot Lines
- Subdivision Lines
- Parcels
- Parcel Anno
- Institutional
- Environmental
- School Zones
- Aerials

Auto Refresh

Seminole County Property Appraiser - Copyright (C) 2000-2005

Zoom In Parcel Themes: Normal Scale Factor:

BUILDABLE LOT RESEARCH REQUEST

Building & Fire Inspection Division; Seminole County's Planning & Development Department 1101 E. First Street, Sanford, FL 32771 Phone: (407)665-7050 Fax: (407)865-7047	Permit # Application	04-9782
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APPLICANT NAME:	Richard Berardo	Date:	8/11/04
Mailing Address:	1266 Oakford Place Oviedo, FL 32765	Phone:	407-359-4391
Parcel ID:	05-20-32-302-001N-0000	Fax:	N/A
Email:	mberado@cfl.cc.com		

NOTE: There is a \$50.00 fee for platted lot research. There is a \$110.00 fee for unplatted lot research. Please complete the above information, and submit a check or money order payable to Seminole County.

DO NOT FILL OUT ANY FURTHER - BELOW FOR OFFICE USE ONLY

ZONING REVIEW	Date sent:	8/11/04
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Zoning District:	A-5	Is parcel a parcel/lot of record prior to 7/28/70?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Minimum lot size:	5 acres	Does the parcel/lot meet the minimum lot size requirements for the zoning district?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Minimum width at building line:	150 ft	Does the parcel/lot meet the minimum lot width requirements for the zoning district?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If less than 5 acres in size, does the parcel/lot have frontage on a public road Right-of-Way?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there existing structures on the property?			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Comments: This lot is buildable as long as the A-5 zoning, flood prone, wetlands, and water & sewer requirements are met. (Mullet Lake Retreat 5AC-82-75)

CURRENT LEGAL DESCRIPTION: LEG SEC 5 TWP 20S RGE 32E W 1/2 OF NW 1/4 OF SE 1/4 OF SE 1/4

Reviewed by: Angela Kealhofer	Date:	8/11/04
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DEVELOPMENT REVIEW DEPARTMENT REVIEW	Date sent:	
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Comments:

Was property subdivided via plat waiver?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Can property be officialized via:	<input type="checkbox"/> Lot split process?	<input type="checkbox"/> Minor plat?

Reviewed by:	Date:	
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FLOOD PRONE REVIEW	Date sent:	8/11/04
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Is the property flood prone?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No					
Flood Zone:	AE	BFE:	10.4'	Community #	120289	Panel #:	0070E

Comments: Property is partially located in a special flood hazard area, Zone AE with a base flood elevation 10.4' and a minimum finish floor elevation of 11.4'. Only 10% of the special flood hazared is permitted to be filled for construction. All structures located on this property will be required to carry flood insurance on them.

Reviewed by: Thomas Forbes	Date:	08/24/04
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WETLAND REVIEW	Date sent:	8/11/04
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Any wetlands or protection areas on the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Comments: With respect to the wetlands review, according to the county wetland maps, wetlands are possibly located throughout the entire property. Prior to a building permit being issued, a wetland determination may be required to be identified, and then verified by the Florida Department of Environmental Protection (FDEP). Any wetland impacts will require a state permit. Contact Jim Carr and/or Jim Lee of FDEP at (407) 893-3311 concerning state permit requirements. It is the county's requirement to minimize impacts to wetlands which can be demonstrated in the placement of proposed permanent structures, such as a house and driveway. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make a jurisdictional wetlands determination.*** The county wetland maps can be viewed at:
http://gis_arc.co.seminole.fl.us/website/info/viewer.htm

NOTE: Listed species are plant or animal species that are protected by Federal and/or State laws. These include Endangered, Threatened, and Species of Special Concern. When impacts to listed species are unavoidable, permits are required from the Florida Fish and Wildlife Conservation Commission prior to issuance of County permits. You may contact the FFWCC Listed Species Permitting office at (352)732-1225 concerning state permit requirements

Reviewed by: Tonya Haley	Date:	8/11/04
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WATER AND SEWER REVIEW	Date sent:	8/11/04
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Does property have existing water?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is water available to property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Does property have existing sewer?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is sewer available to property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is property on well/septic?*	<input checked="" type="checkbox"/> Yes*	

*If on well/septic, lot must meet minimum lot required by the Seminole County Health Dept.
*Please call (407)665-3600 for further information.

Comments:	
Reviewed by: Alan Willis	Date: 7/18/04
Applicant has been notified by:	<input type="checkbox"/> Phone <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail <input checked="" type="checkbox"/> Email
	Date: 8/25/04

NOTE: This research is based on the best available data and does not guarantee that a permit will be issued; therefore, 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. In addition to above references, property shall comply with all applicable federal, state and local rules and regulations.



Department of Environmental Protection

Jeb Bush
Governor

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Colleen M. Castille
Secretary

Mr. Richard Berardo
1266 Oakford Place
Oviedo, FL 32765

Seminole County – ERP
File No. 59-244939-001
Parcel No. 05-20-32-302-001N-0000
Informal Wetlands Determination

Dear Mr. Berardo:

This is in response to your request for an informal wetland determination. Information you provided to the Department indicates that the property is known as Parcel No. 05-20-32-302-001N-0000, Seminole County.

A site inspection was conducted on January 25, 2005. The 5-acre parcel is situated on the north side of Retreat Road.

The property location and property boundary lines were determined using information submitted by the applicant and the county property appraisers web site and is only an estimate of the property location and not a precise determination.

The majority of the site is dominated by wetland plant species, contains hydric soil and or hydrologic indicators, and meets the definition and or criteria to be classified as wetlands pursuant to Section 62-340 Florida Administrative Code (F.A.C.). The upland areas are located on the southwest and southeast corners of the property.

A wetland line was flagged indicating the upland/wetland boundary line with pink wetland delineation flagging tape numbered 1 through 18. For planning purposes you should have the wetland line(s) surveyed and indicated on your property survey.

Any development and or dredge/fill activity within the surface water or wetland areas of this site will require an Environmental Resource Permit from this Department pursuant to Section 62-343.050 F.A.C. A permit application can be obtained by calling the office at 407-893-3307 or from the Department's web site at www.dep.state.fl.us/water/wetlands/erp.

After May 1, 2003, construction activities (CGP) that will result in disturbance of one or more acres of land are required to obtain an NPDES Permit under the Large and Small CGP. Please contact Fred Noble at 850-245-7522. Disturbance includes, but is not limited to soil disturbance, clearing, grading and excavation.

Mr. Richard Berardo
Page Two

Dredging- Excavation, by any means, in surface waters or wetlands, as delineated in subsection 373.421(1), F.S. Excavation also means the excavation, or creation, of a water body which is, or is to be, connected to surface waters or wetlands, as delineated in subsection 373.421(1), F.S., directly or via an excavated water body or series of water bodies (subsection 373.403(13), F.S.).

Filling-The deposition, by any means, of materials in surface waters or wetlands, as delineated in subsection 373.421(1), F.S. (subsection 373.403 (14), F.S.).

In order to obtain a permit an applicant must meet the permitting conditions listed in Section 40C/E-4.301 F.A.C. "Conditions for Issuance of Permits", and Section 40C/E-4.302 F.A.C. "Additional Conditions for Issuance of Permits". The mere application for a permit does not guarantee that a permit will be issued. The application request may be denied, or modified.

Permits may be required from the Army Corps of Engineers (904-325-2028), and Seminole County (407-665-7331).

This is an informal pre-application jurisdictional determination pursuant to Sections 373 Florida Statutes (F.S.). It does not bind the Department, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application jurisdictional determination are not entitled to rely upon it for purposes of compliance with Sections 373 F.S., nor any other provision of law or Department rules. A binding jurisdictional determination may be obtained by petitioning the Department for a jurisdictional declaratory statement pursuant to F.A.C. Rule 62-343.040 or by applying for a dredge and fill permit.

Please contact me at the letterhead address or by calling 407/893-3310, between the hours of 8:00 a.m. and 5:00 p.m., should you have any questions.

Sincerely,



Jim Lee
Environmental Specialist
Submerged Lands and Environmental
Resource Permitting

Date: January 31, 2005

JL

cc: ~~Jim Potter~~, Wendy Meyer, Seminole County Development Review

LOCATE FLOOR PLANS

FIND A SALES LOCATION

REQUEST A BROCHURE

THE PREFERRED CHOICE

WE CAN HELP YOU DESIGN YOUR HOME

FLEETWOOD IS THE LEADER IN MANUFACTURED HOUSING

CONSTRUCTION

OUR MANUFACTURE SUPPLIES

YOUR HOME'S VARIANTS

PLANNING FOR HOMEOWNERSHIP

CONSTRUCTION

The Construction Process

Factory-crafted construction: A better way to build

What exactly is a factory-crafted home? It may be hard to imagine building a home in a factory, but compared to building on site, there are some big advantages:

- **Controlled environment** - Homes built in a factory aren't exposed to the elements.
- **Time** - Electrical, plumbing and every other construction process is done at the factory, eliminating the scheduling hassles that slow down site-built construction. And we're not subject to the same weather delays you experience when everything happens on site.
- **Cost** - There is very little waste building a factory-crafted home - and, because we buy construction materials in large quantities, we can offer lower prices.
- **Quality** - Every Fleetwood home meets or exceeds the code requirements of the U.S. Department of Housing and Urban Development and is scrutinized by countless inspections.

Award-Winning Quality

Fleetwood Homes is committed to creating our rigorous quality standards. These efforts have earned us numerous national and international recognition, including the award-winning home design awards by the Manufactured Housing Institute, but the award that means the most to us is the award for customer satisfaction. We're proud to be one of the top 100 most reliable home builders in the industry.

Construction Highlights

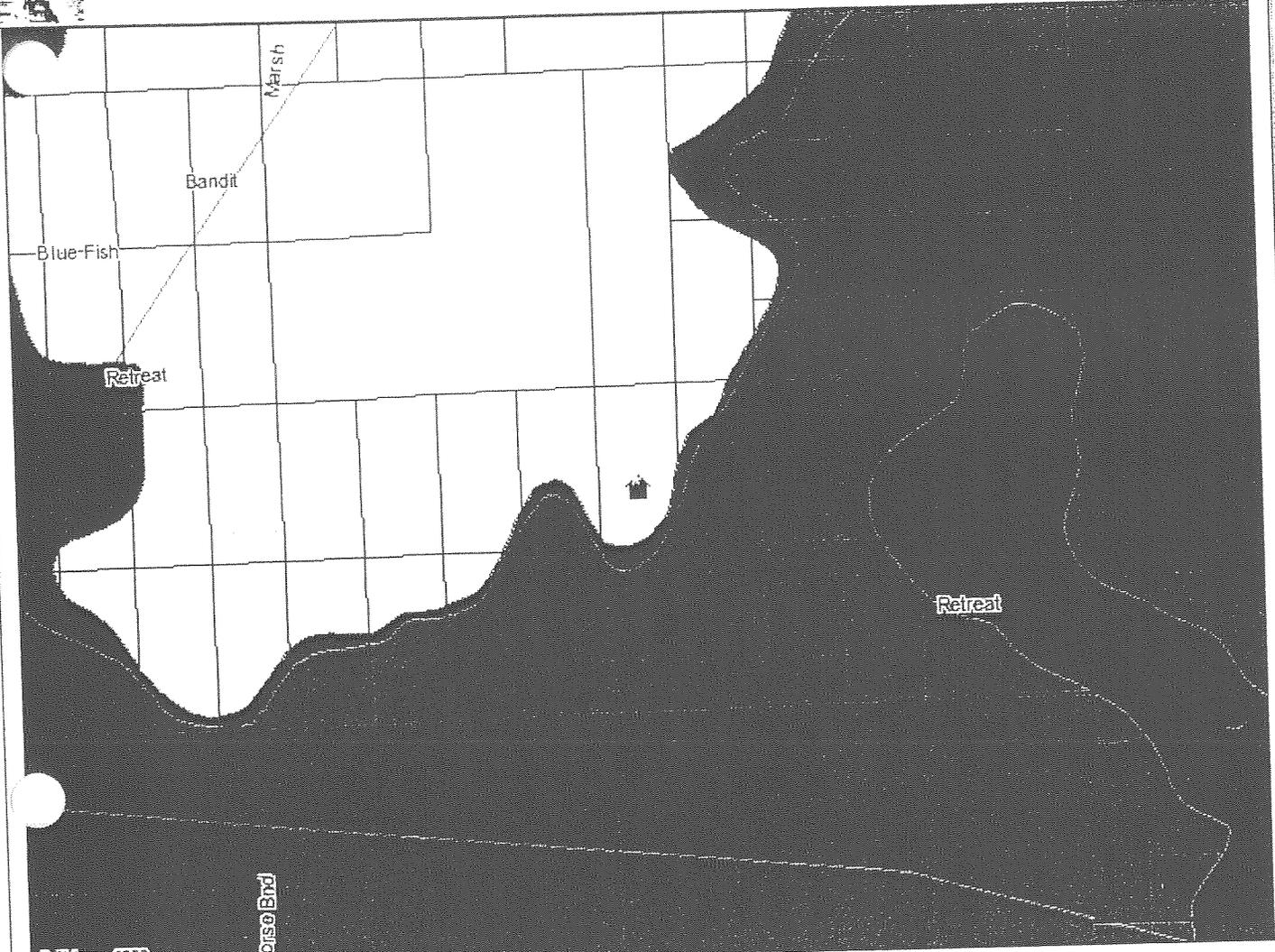
Seeing raw materials transformed into nearly complete homes is fascinating. For every home we build, skilled craftsmen execute thousands of tasks. Here are highlights of the process for most of our homes:

- Steel cross members and outriggers are welded to massive steel I-beams to form the base frame, which is engineered to support the weight of the structure and meet federal building codes.
- Floor joists are laid over the base frame. Insulation, heat ducts, and plumbing are installed.
- Flooring is fastened and glued to the floor joists.
- While the frame is constructed, walls are built. For extra strength and stability, sheetrock is both nailed and glued to wall studs.
- Once walls are installed, truss rafters are attached and high-grade insulation is put in.
- Roof sheathing and roofing paper is installed. This is sealed with tar three feet from the edge for extra protection. The roof is then shingled. This process varies by home type.
- All interior finish work is done including installation of custom cabinetry from Fleetwood's industry-leading cabinet shops.
- Siding is mounted and windows set.
- Multi-section homes are checked to ensure seams and patterns match, final inspection is conducted, and the home prepared for transportation.

Another carefully crafted Fleetwood home, ready for delivery, is completed in a few days instead of weeks or months.



Seminole County Parcel Map



© iMapp, 2006

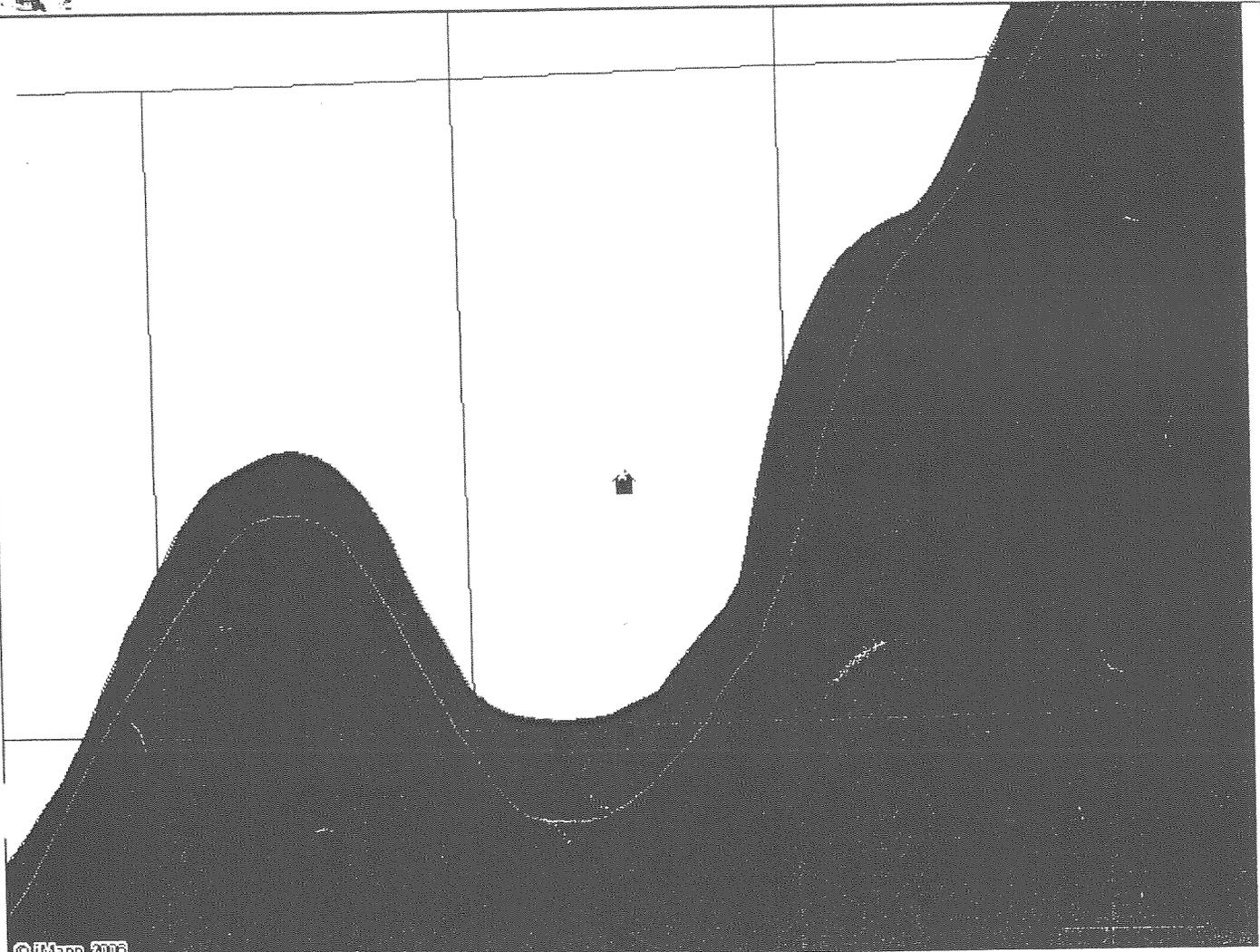
Property Address:
 0 RETREAT RD
 GENEVA, FL 32732

	1% chance w/velocity hazard, BFEs not determined		Outside 1% and 0.2% chance
	1% chance, BFEs not determined		0.2% chance, 1% chance w/depth < 1 ft or protected by levees
	1% chance, BFEs determined		Area in SFHA
	1% chance, BFEs determined, depth 1 to 3 ft		Undesignated/open water
	1% chance, depths from 1 to 3 ft		Area Not Included
	1% chance, flood discharge contained in channel		
	Undetermined but flooding is possible		

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Seminole County Parcel Map



© iMapp, 2006

Property Address Flood Zone

0 RETREAT RD
GENEVA, FL 32732

	1% chance w/velocity hazard, BFEs not determined		Outside 1% and 0.2% chance
	1% chance, BFEs not determined		0.2% chance, 1% chance w/depth < 1 ft or protected by levees
	1% chance, BFEs determined		Area in SFHA
	1% chance, BFEs determined, depth 1 to 3 ft		Undesignated/open water
	1% chance, depths from 1 to 3 ft		Area Not Included
	1% chance, flood discharge contained in channel		
	Undetermined but flooding is possible		

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SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On March 26, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

Leg Sec 05 Twp 20S Rge 32E W ½ of NW ¼ of SE ¼ of SE 1/4

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Richard & Maureen Berardo
1266 Oakford Place
Oviedo, Fl. 32765

Project Name: Retreat Road (Parcel 1N)

Requested Development Approval:

Request for a special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning Classification)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The variance granted will apply only to the 2007 double wide mobile home as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
April Boswell, AICP
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2007.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

BM2007-01

March 10, 2007

RECEIVED MAR 12 2007

Seminole County Planning Division
1101 East First Street
Sanford, FL 32771

Re: Mobile Home Special Exception Parcel #05-20-32-302-001N-00000
North Side of Retreat Road ((BM2007-01))

To Whom It May Concern:

We are in opposition to Mobile Home Special Exception referenced above. The property serves as one of the main drainage areas to the St. John's River and it is showing as part of the flood plain on county surveys. A 30" culvert that goes under the road is unable to handle the run off during the rainy season and the whole lot mentioned in the exception request has no dry land at all during the rainy season. A mobile home was placed behind this parcel in the same drainage/flood zone approximately 10 years ago and trailer was covered roof high with water.

It is not in the best interest of either the land owner or the other residents of Retreat Road to grant this Exception. The potential harm to the residents, environment and even the individuals requesting the exception is very significant.

All of the undersigned are in opposition to the Special Exception Request (BM2007-01) and they are familiar with the said property and surrounding areas.

Sincerely,

Gail Cuss

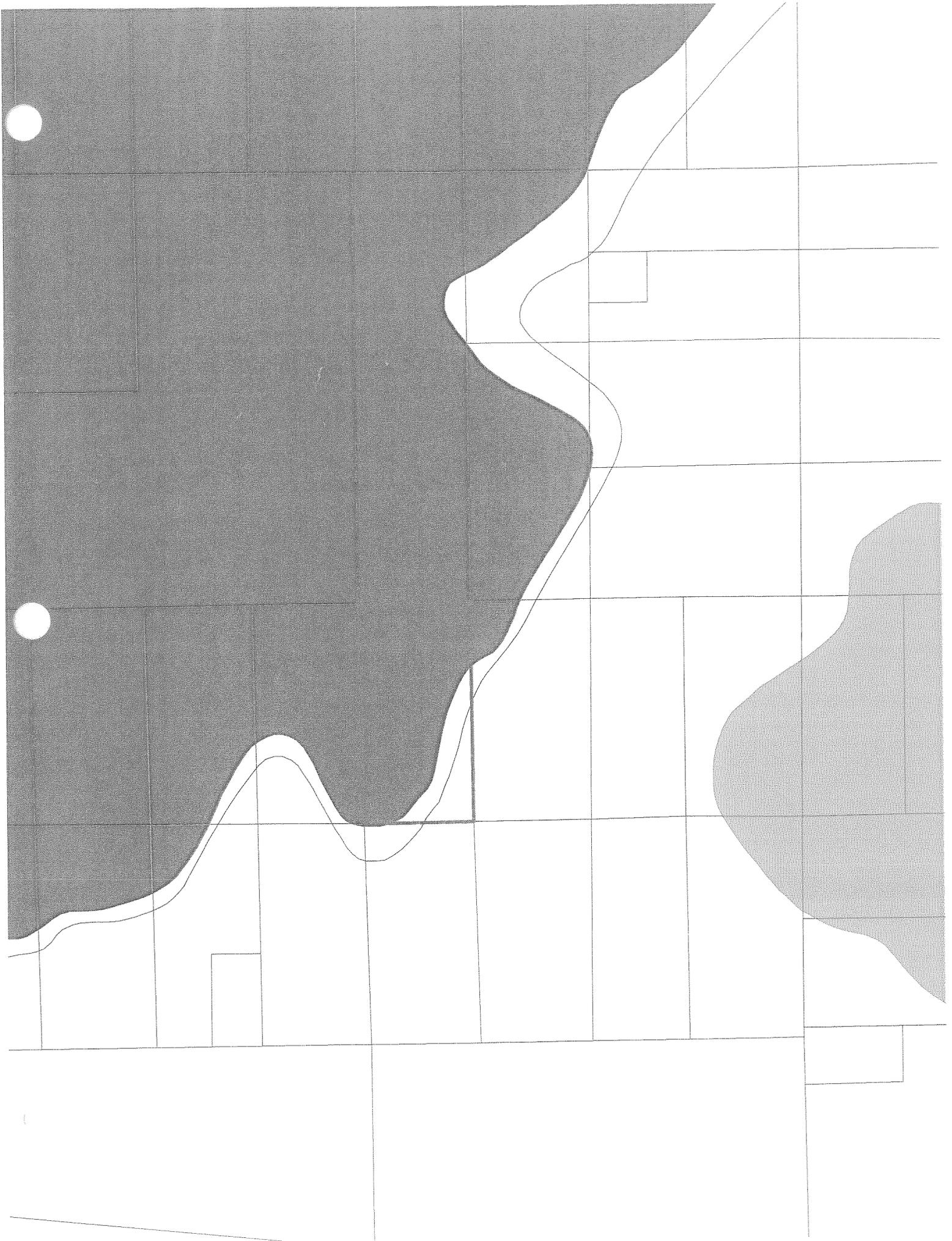
Elizabeth Murray

Mrs Robert Heckman

Jane ~~to~~ Barnett

James R. King





FROM RECORDS
1981 0893
1980 PL

Improvements or alterations must be accomplished in accordance with the Seminole County FPA Flood Prone Classification Ordinance.

4. The Seminole County Soil Survey and Soil Survey Supplement indicates that a portion of the Development may not be suitable to allow the use of a septic tank disposal system.
5. The required disclosure statement indicates a proposed improvements to the private road easements and indicates maintenance of private road easements and drainage will be performed by a Homeowners Association.
6. Water is proposed to be supplied by individual wells, and the Mullet Lake Water Association, however, no information has been provided to determine the availability of water by either source.
7. No governmental entity, including Seminole County, shall be responsible for the construction, reconstruction, or maintenance of any private road easement in this development, now or at any time in the future.

This Resolution, along with the Development Plan, and all supporting documents will be retained on file in the Land Management Division Office and made available for review by any interested citizen, and the Resolution will be recorded in the Public Records of the Clerk of the Court.

ADOPTED this 21st day of July, A.D., 1981.

Sandra Glenn
Sandra Glenn, Vice-Chairman

July 21, 1981
Date

ATTEST:
Arthur H. Beckwith
Arthur H. Beckwith, Jr., Clerk of the Board of County Commissioners in and for Seminole County, Florida.

FILED
JUL 23 4 43 PM '81

018964

Improvements or alterations must be accomplished in accordance with the Seminole County PP-1 Flood Prone Classification Ordinance.

4. The Seminole County Soil Survey and Soil Survey Supplement indicates that a portion of the Development may not be suitable to allow the use of a septic tank disposal system.
5. The required disclosure statement indicates a proposed improvements to the private road easements and indicates maintenance of private road easements and drainage will be performed by a Homeowners Association.
6. Water is proposed to be supplied by individual wells, and the Mullet Lake Water Association, however, no information has been provided to determine the availability of water by either source.
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July 21, 1981
Date

ATTEST:
Arthur H. Beckwith
Arthur H. Beckwith, Jr., Clerk of the Court of Seminole County, Florida.

REC'D
JUL 23 4 43 PM '81

018964

GREEN REPORT
018 0893
SEMO FL.