

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

**SUBJECT:** 320 Saunders Trail – William Keith McDonald, applicant; Request for a special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning Classification).

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

**Agenda Date** 4/23/07 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

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

<b>GENERAL INFORMATION</b>	Applicant: William Keith McDonald Location: 320 Saunders Trail Zoning: A-5 (Agriculture District) Subdivision: Sanders Hills 5-acre Subdivision
<b>BACKGROUND / REQUEST</b>	The applicant is requesting the permanent placement of a 1999 double wide mobile, where mobile homes are allowed only by special exception.
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b>	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:  <u><i>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</i></u>

	<p>Available records indicate that the majority of the surrounding parcels along Saunders Trail have conventional homes. There are 15 single family homes out of 25 lots that use Sanders Trail for their access. Along Cochran Road there have been several mobile homes granted permanent placement for new double wide units.</p> <p><b><u>Does not have an undue adverse effect on existing traffic patterns, movements and volumes:</u></b></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><b><u>Is consistent with the Seminole County Vision 2020 comprehensive plan:</u></b></p> <p>The request would be consistent with the trend of low-density single-family land use, established in this area.</p> <p><b><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</u></b></p> <p>The subject property meets the minimum dimensional requirements of the A-5 zoning classification.</p> <p><b><u>Will not adversely affect the public interest:</u></b></p> <p>The surrounding neighborhood historically has consisted of single family homes, mobile homes, agricultural uses, and vacant land. The current trend of development along Saunders Trail is single-family residential with a number of new houses built since 2000. The remaining mobile homes in the area received temporary approval from the Board of Adjustment although most approvals have expired.</p> <p>The lot proposed for this mobile home is not visible from Saunders Trail or any other public right-of-way and is accessed by way of an easement through a 5-acre parcel to the east of the subject property and, as such, the impact of placing a mobile home on this lot would be minimal. The applicant is proposing to place a 1999 double wide.</p>
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION</b>	<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</p>

<b>IN THE A-5 (RURAL ZONING DISTRICT); LDC SECTION 30.104(a)</b>	<p>development code, that the use:</p> <p><b><u>Is consistent with the general zoning plan of the A-5 (Rural Zoning District):</u></b></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"><li>○ The mobile home shall have safe and convenient vehicular access.</li><li>○ The mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting.</li></ul> <p><b><u>Is not highly intensive in nature:</u></b></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><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 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>
<b>MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-5; LDC SECTION 30.103</b>	<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>
<b>STAFF RECOMMENDATION:</b>	<p>Staff does not have the authority to recommend time limits on mobile homes but the Board of Adjustment may describe reasonable time limits on special exceptions and/or mobile home requests (LDC Sec. 30.43 (4). Permanent placement of a 1999 double wide mobile home in an area that is transitioning to single family is not in keeping with the policies established by the Board.</p> <p>Based upon the trend of development in the surrounding area staff would consider the permanent placement of a new</p>

	<p>mobile home that met “conventional home” design standards as consistent or the placing of a 1999 double wide mobile home as a temporary placement while the area is in transition.</p> <p>If the Board chooses to grant the Special Exception staff recommends the following conditions:</p> <ul style="list-style-type: none"><li>• Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan;</li><li>• The mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.</li><li>• The mobile home shall have shingled roof, vinyl siding, skirting and other “conventional home” design conditional deemed appropriate by the Board of Adjustment.</li></ul>
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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
- ☐ 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 # Bm 2007-02  
Meeting Date April 23-07

**COPY**



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

RECEIVED FEB 23 2007

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

Name: WILLIAM KEITH McDONALD  
Address: 320 SAUNDERS TRAIL City: GENEVA Zip code: 32732(?)  
Project Address: 320 SAUNDERS TRAIL City: GENEVA Zip code: \_\_\_\_\_  
Contact number(s): 407 375-0325  
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? 1999 \* What is the size of the mobile home? 52'x26' D/W  
*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: William Keith McDonald

**FOR OFFICE USE ONLY**

Date Submitted: <u>2-23-07</u>	Reviewed By: <u>DG</u>
Tax parcel number: <u>20-20-32-302-0026-0000</u>	Zoning/FLU <u>A-5/R-5</u>
<input type="checkbox"/> Medical hardship: Recent doctor letter submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split) <input type="checkbox"/> Platted Lot (check easements on lots / in dedication/notes)	
<input type="checkbox"/> Lot size _____ <input type="checkbox"/> Meets minimum size and width	
<input type="checkbox"/> Past approval # _____ <input type="checkbox"/> Application and checklist complete	
Notes: _____	

N↑

WOODED

LAKE  
COCHRAN

- 951' -

50' FT ~~EASEMENT~~ SET BACK ↑↓

Proposed  
TRAIL

LOT 8

Right of Way  
20' EASEMENT

- 330' -

LOT 1

SAUNDERS TRAIL

EXISTING  
MOBILE  
HOME

W. KEITH McDonald  
320 SAUNDERS TRAIL  
GENEVA, FL 32732 407 375-0325

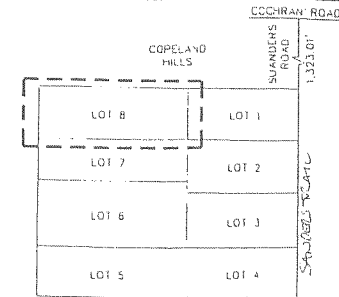
Pond

# **SAUNDERS HILLS LEGAL DESCRIPTION**

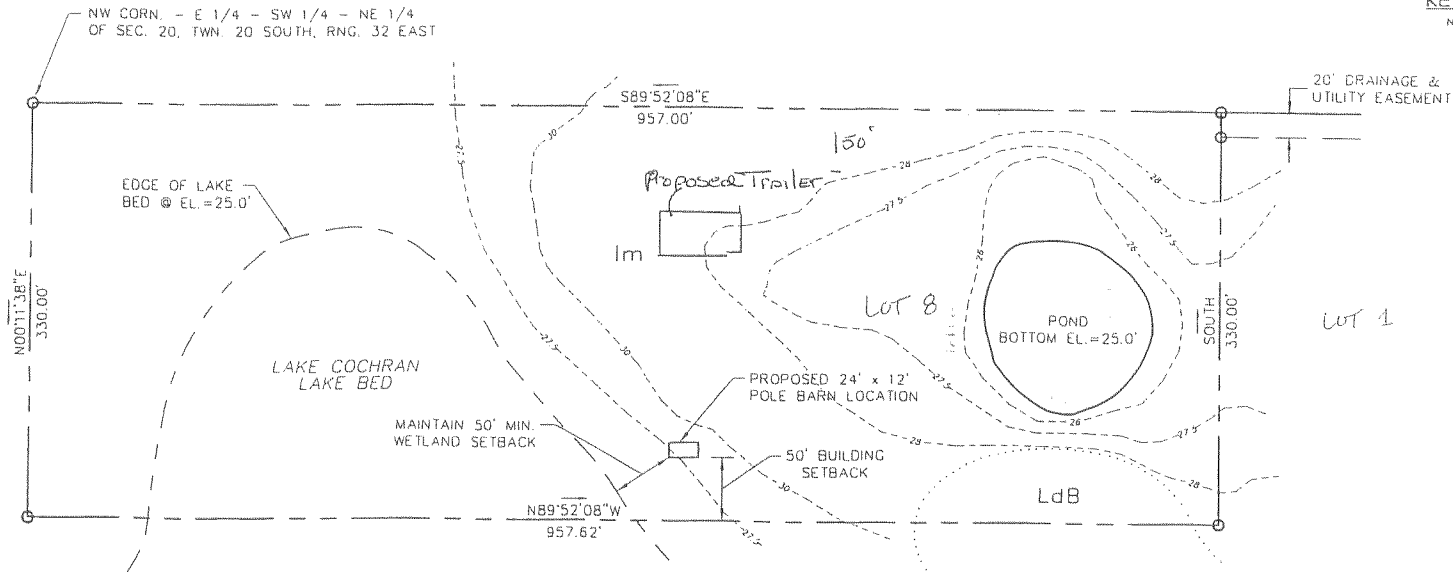
THE SE 1/4 OF THE NE 1/4 OF THE EAST 1/4 OF THE SW 1/4 OF THE NE 1/4  
AND THE EAST 40.0 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 20,  
TWN. 20 SOUTH, RNG. 32 EAST, SEMINOLE COUNTY, FLORIDA.



0 25 50 100  
Scale in Feet



**SAUNDERS HILLS  
KEY MAP**  
NTS



## **LEGEND**

- GROUND ELEVATION CONTOUR
- WETLAND LINE
- U.S.D.A. SOILS DELINEATION BOUNDARY
- PROPERTY BOUNDARY
- IRON ROD

## **SITE DATA:**

LOT 8, SAUNDERS HILLS  
AREA: 7.25 ACRES  
WATER: PRIVATE WELL  
SEWER: SEPTIC TANK  
ZONING: A-1

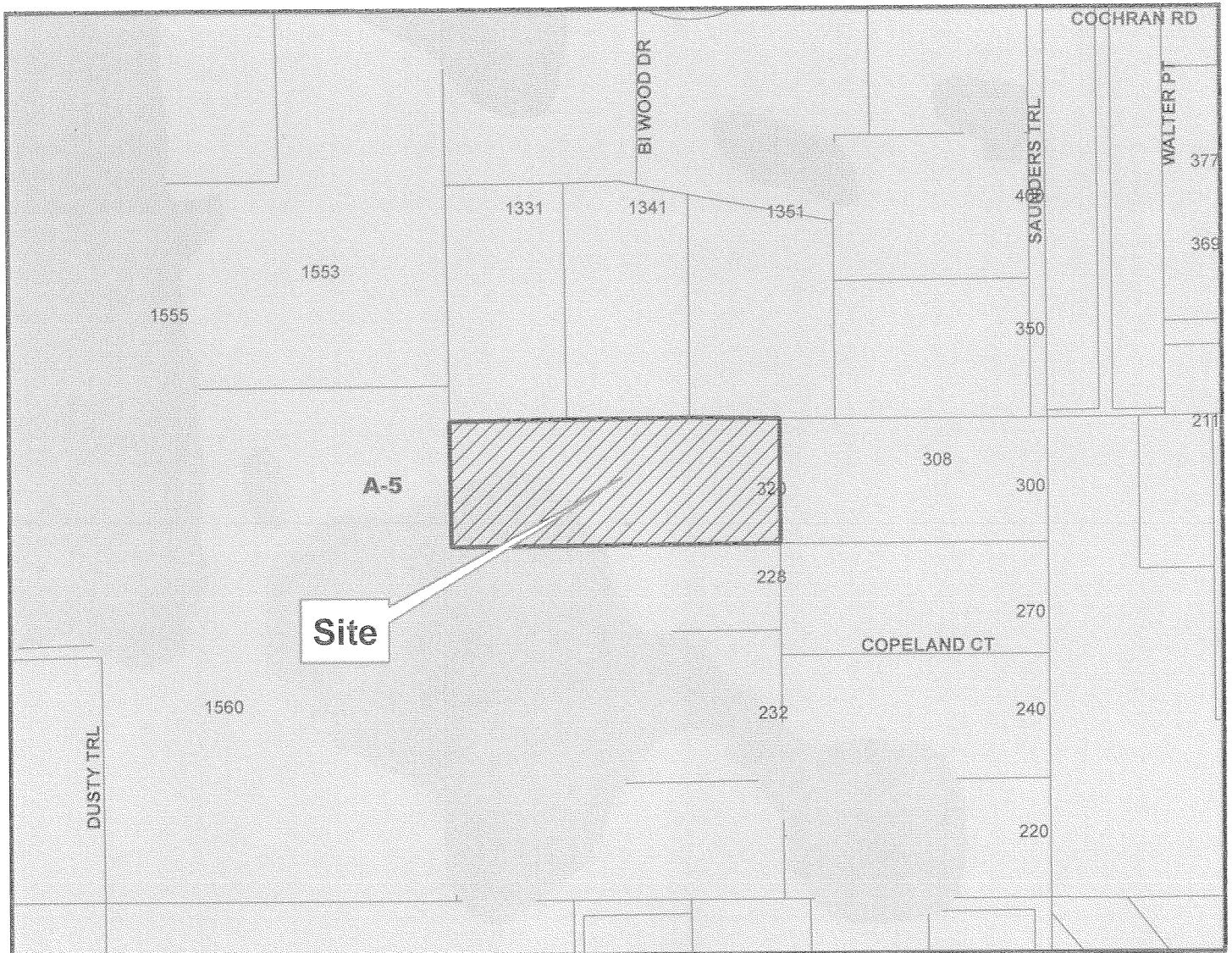
PROPOSED POLE BARN LOCATION

**McDONALD PROPERTY - LOT 9, SAUNDERS HILLS**

EXHIBIT  
**1**





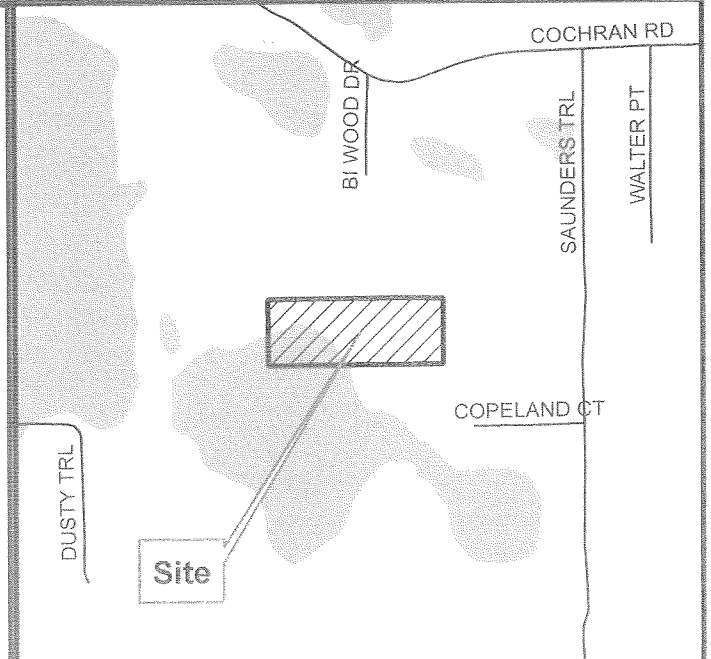
Sandra & William McDonald  
320 Saunders Trail  
aka: Lot 8, Saunders Hills  
Geneva, Florida 32732



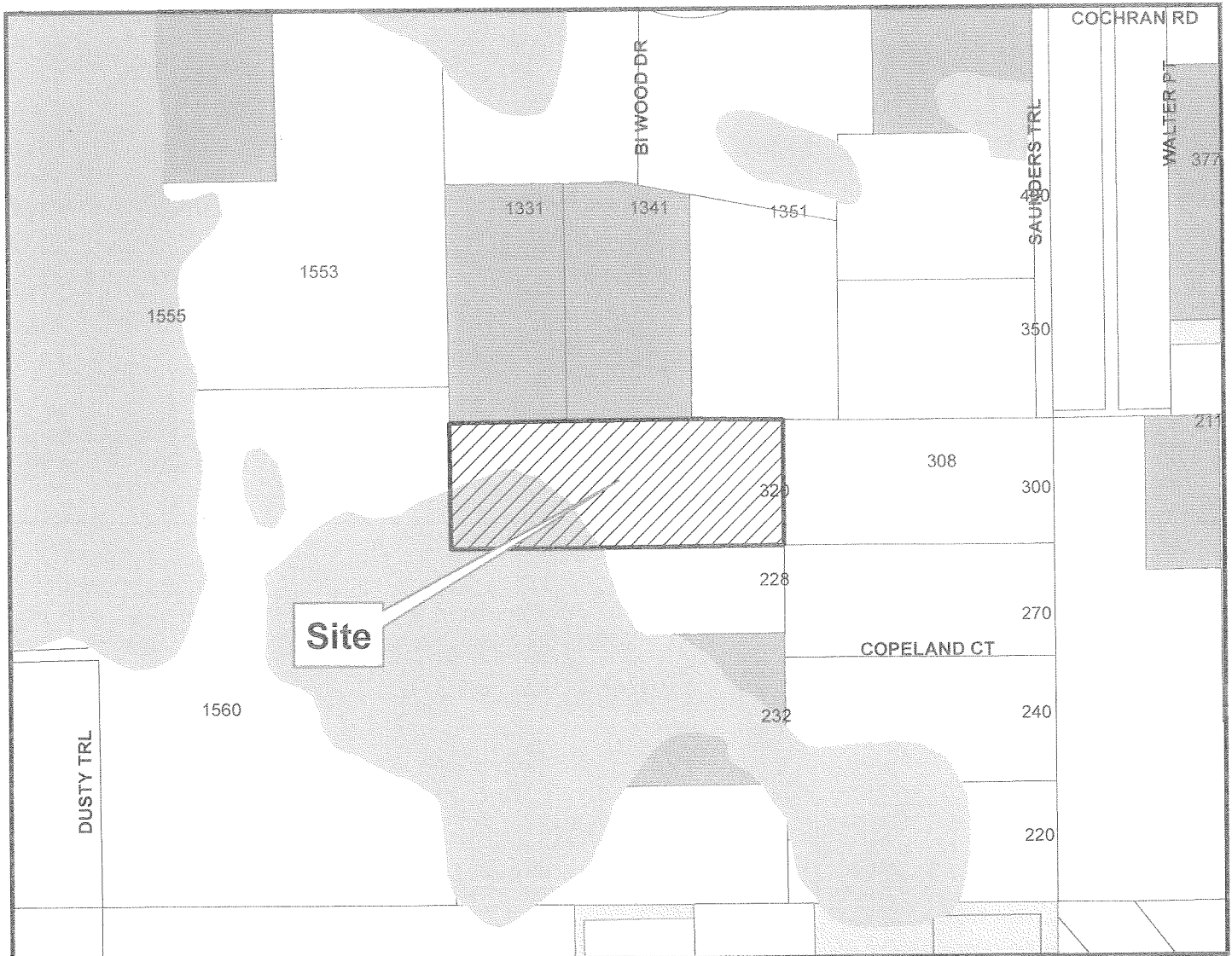
Seminole County Board of Adjustment  
April 23, 2007  
Case: BM2007-02 (Map 3108, Grid E3)  
Parcel No: 20-20-32-302-002G-0000

**Zoning**

 BM2007-02  
 A-5








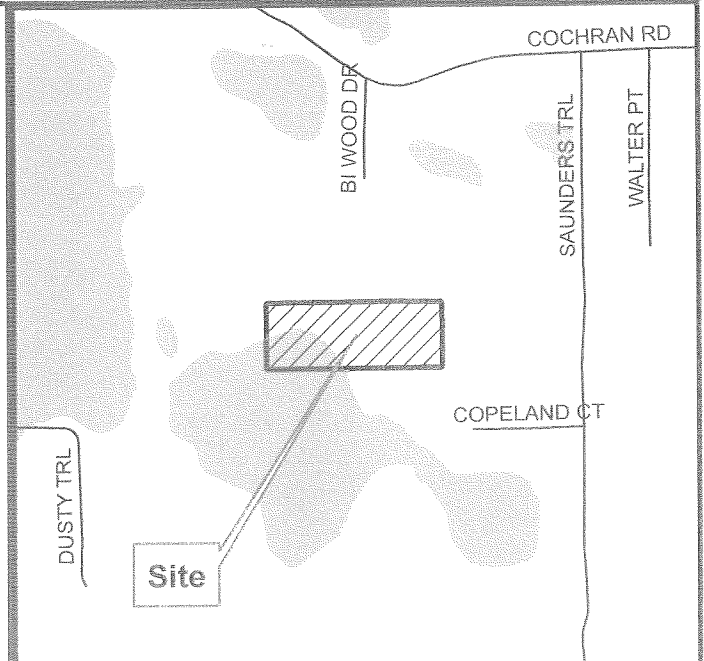
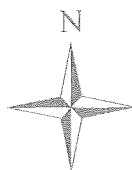
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**Zoning**

-  BM2007-02
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



<b>PARCEL DETAIL</b> DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																						
<b>GENERAL</b> Parcel Id: 20-20-32-302-002G-0000 Owner: MCDONALD WILLIAM K & SANDRA Mailing Address: 1007 CHAMBORD CT City,State,ZipCode: ORLANDO FL 32825 Property Address: 320 SAUNDERS TRL Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 07-MISCELLANEOUS RESIDE		<b>2007 WORKING VALUE SUMMARY</b> Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$2,016 Land Value (Market): \$103,122 Land Value Ag: \$0 Just/Market Value: \$105,138 Assessed Value (SOH): \$105,138 Exempt Value: \$0 Taxable Value: \$105,138 Tax Estimator																																				
<b>SALES</b> <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>08/1999</td> <td>03723</td> <td>0157</td> <td>\$34,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1991</td> <td>02288</td> <td>0036</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1988</td> <td>01949</td> <td>0516</td> <td>\$27,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1981</td> <td>01363</td> <td>1267</td> <td>\$17,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/1999	03723	0157	\$34,000	Vacant	Yes	WARRANTY DEED	04/1991	02288	0036	\$100	Vacant	No	WARRANTY DEED	03/1988	01949	0516	\$27,000	Vacant	Yes	WARRANTY DEED	10/1981	01363	1267	\$17,000	Vacant	Yes	<b>2006 VALUE SUMMARY</b> 2006 Tax Bill Amount: \$1,696 2006 Taxable Value: \$105,239 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	
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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.																																						