

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

SUBJECT: 2060 Lakeview Avenue – Evelyn Willis & Debora Moon; Request for a 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.** 7444

Agenda Date 4-23-07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning District); or
2. **DENY** the request for a 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	Applicants: Evelyn Willis & Debora Moon Location: 2060 Lakeview Avenue Zoning: A-5 Subdivision: Chuluota
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting the permanent placement of a 2007 double wide mobile home. • In 1973 the property was granted a lot size variance and a special exception for the 2 year placement of a mobile home.
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 lots in the surrounding area have "conventional" single family homes or agriculture uses (grazing land). Within the past 20 years the mobile homes approved for temporary time periods have been removed and "conventional" single family homes have been constructed. The remaining mobile homes in the area are older mobile homes, in which the "newest" is a 1971 model. These mobile homes have expired temporary approvals and the only mobile home in this area that has permanent placement. This mobile home is on Lakeview Avenue and is located immediately to the north of the applicant's property.

Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:

Since the proposed use is a single-family unit it 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 is A-5 acre parcel that does not meet the minimum requirements, it is approximately 1 ½ acre, but it received a lot size variance in 1973.

Will not adversely affect the public interest:

The permanent placement of a mobile home in which the trend of development does not support the continued placement of mobile homes is not in the interest of the public interest.

<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</p>	<p>The BOA may permit any use allowed by special exception in the A-5 (Rural 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 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"> o The mobile home shall have safe and convenient vehicular access. o 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-1; 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 upon the trend of development of the removal of the temporary and permanently approved mobile homes with “conventional” single family homes staff can not recommend the permanent placement of a mobile home in this area.</p> <p>If approved by the Board of Adjustment staff recommends 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.
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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 # BM2007-03
Meeting Date 4-23-07

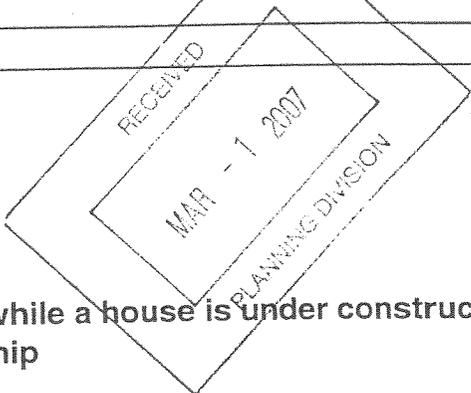


MOBILE HOME APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

COPY

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

Name: Evelyn Willis / Debora Moon
Address: 2060 Lakeview Av City: Chuluota Zip code: 32766
Project Address: 2060 Lakeview Av City: Chuluota Zip code: 32766
Contact number(s): 407 417 0729
Email address: DKmoon1180@aol.com



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? 2007 * What is the size of the mobile home? 32x76

* 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..

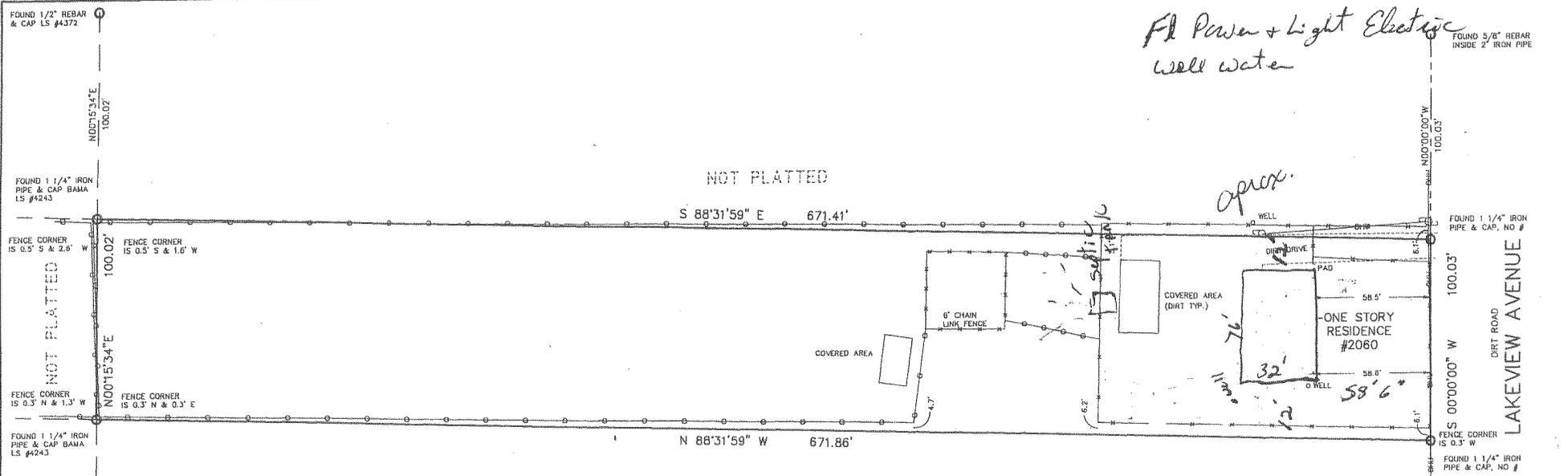
How long do you need it? Permanent placement Yes No, limited placement for _____ years

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: Debora Moon

FOR OFFICE USE ONLY

Date Submitted: 3/1/2007 Reviewed By: K. Fall
 Tax parcel number: 33-21-32-300-0100-0000 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: _____



Fl Power + Light Electric
well water

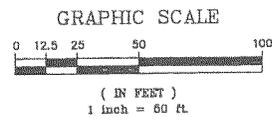
NOT PLATTED

NOT PLATTED

DESCRIPTION

THE NORTH 100 FEET OF THE SOUTH 255 FEET OF THE EAST 660 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA.

I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 1217C0255 E, DATED 4/17/95 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.



GENERAL NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT PROPERTY, BEING S 00°00'00" W, AN ASSUMED DATUM.
3. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
5. DIRECTIONS AND DISTANCES SHOWN HEREON ARE PER RECORDED INSTRUMENT AND FIELD MEASUREMENT, UNLESS SHOWN OTHERWISE.

LEGEND:

- (O)— WOOD UTILITY POLE & GUY WIRE
- (H)— OVERHEAD UTILITY LINE
- (C)— 4' CHAIN LINK FENCE (UNLESS OTHERWISE SHOWN)
- (W)— 4' WIRE FENCE
- (M)— CENTERLINE
- (R)— RIGHT OF WAY LINE
- (C)— CONCRETE
- (P) PLAT
- (M) MEASURED
- (O) OBSERVATION
- (C) CALCULATED
- NR NON RADIAL
- RAD RADIAL
- TYP TYPICAL
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCM PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- A/C AIR CONDITIONER
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- ORB OFFICIAL RECORD BOOK
- PG PAGE

MAP OF SURVEY		LOCKLIN & ASSOCIATES SURVEYORS & MAPPERS 8148 TROTLER DRIVE ORLANDO, FL 32826 VOICE: (407) 273-0356 FAX/DATA: 288-7850		
PREPARED FOR:	PAUL AND EVELYN WILLIS	No.	DATE	REVISION
CERTIFICATION:		DRAWN BY: GSL		
I HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.		CHECKED BY: GSL		
THIS 17th DAY OF NOVEMBER 1998		DRAWING FILE: WILLIS.DWG		
Gregory S. Locklin, Professional Surveyor & Mapper No. 5819 Land Surveyor Business No. 0800 VALID ONLY WITH SIGNATURE AND EMBOSSED SEAL		DATE OF FIELD SURVEY: 11/10/98		
		SEC. 33, TWP. 21 S., RGE. 32 E.		
		SEMINOLE COUNTY, FLORIDA		
		DATE:	SCALE:	
		11/16/98	1" = 50'	
		PROJECT No.	SHEET	
		WILLIS	OF 1	

Evelyn Willis/Debora Moon
2060 Lakeview Avenue
Chuluota, Florida 32766



Seminole County Board of Adjustment
April 23, 2007
Case: BM2007-03 (Map 3215, Grid B5)
Parcel No: 33-21-32-300-0100-0000

Zoning

-  BM2007-03
-  A-5
-  R-1



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY, FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508	11B	6	5	4	3	1T	1W	2A																
		7			9	1U		1																
		8				1K		1B																
		10H			10G	LAKEVIEW AVE		1C		1Y														
		10J			10E																			
		10C			10D																			
	46				14	13B		1L		1D														
	16				12	13		1M		1Z														
	LOT 381							1N		1P														
	GENERAL Parcel Id: 33-21-32-300-0100-0000 Owner: WILLIS EVELYN Mailing Address: 2060 LAKE VIEW AVE City,State,ZipCode: OVIEDO FL 32766 Property Address: 2060 LAKE VIEW AVE OVIEDO 32766 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 07-MISCELLANEOUS RESIDE						2007 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$740 Land Value (Market): \$136,800 Land Value Ag: \$0 Just/Market Value: \$137,540 Assessed Value (SOH): \$137,540 Exempt Value: \$0 Taxable Value: \$137,540 Tax Estimator																	
SALES Deed Date Book Page Amount Vac/Imp Qualified Find Comparable Sales within this Subdivision						2006 VALUE SUMMARY 2006 Tax Bill Amount: \$198 2006 Taxable Value: \$12,269 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																		
LAND <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>1.520</td> <td>90,000.00</td> <td>\$136,800</td> </tr> </tbody> </table> Permits						Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	1.520	90,000.00	\$136,800	LEGAL DESCRIPTION LEG SEC 33 TWP 21S RGE 32E N 100 FT OF S 255 FT OF E 660 FT OF NW 1/4 OF NE 1/4						
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																			
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EXTRA FEATURE <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>WOOD CARPORT NO FL</td> <td>1981</td> <td>437</td> <td>\$524</td> <td>\$1,311</td> </tr> <tr> <td>WOOD CARPORT NO FL</td> <td>1981</td> <td>180</td> <td>\$216</td> <td>\$540</td> </tr> </tbody> </table>										Description	Year Blt	Units	EXFT Value	Est. Cost New	WOOD CARPORT NO FL	1981	437	\$524	\$1,311	WOOD CARPORT NO FL	1981	180	\$216	\$540
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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.																								

March 1, 2007

To Whom It May Concern:

I, Evelyn Willis willing give authority to my daughter Debora Moon to address any and all issues necessary to apply for a manufacture home at 2060 Lakeview Av Chuluota, Fl. If you have any concerns you can contact me @ 407-463-1521.

Sincerely,

A handwritten signature in cursive script that reads "Evelyn Willis".

Evelyn Willis

Page 2

ScotBilt Ho

"Where excellence is built"

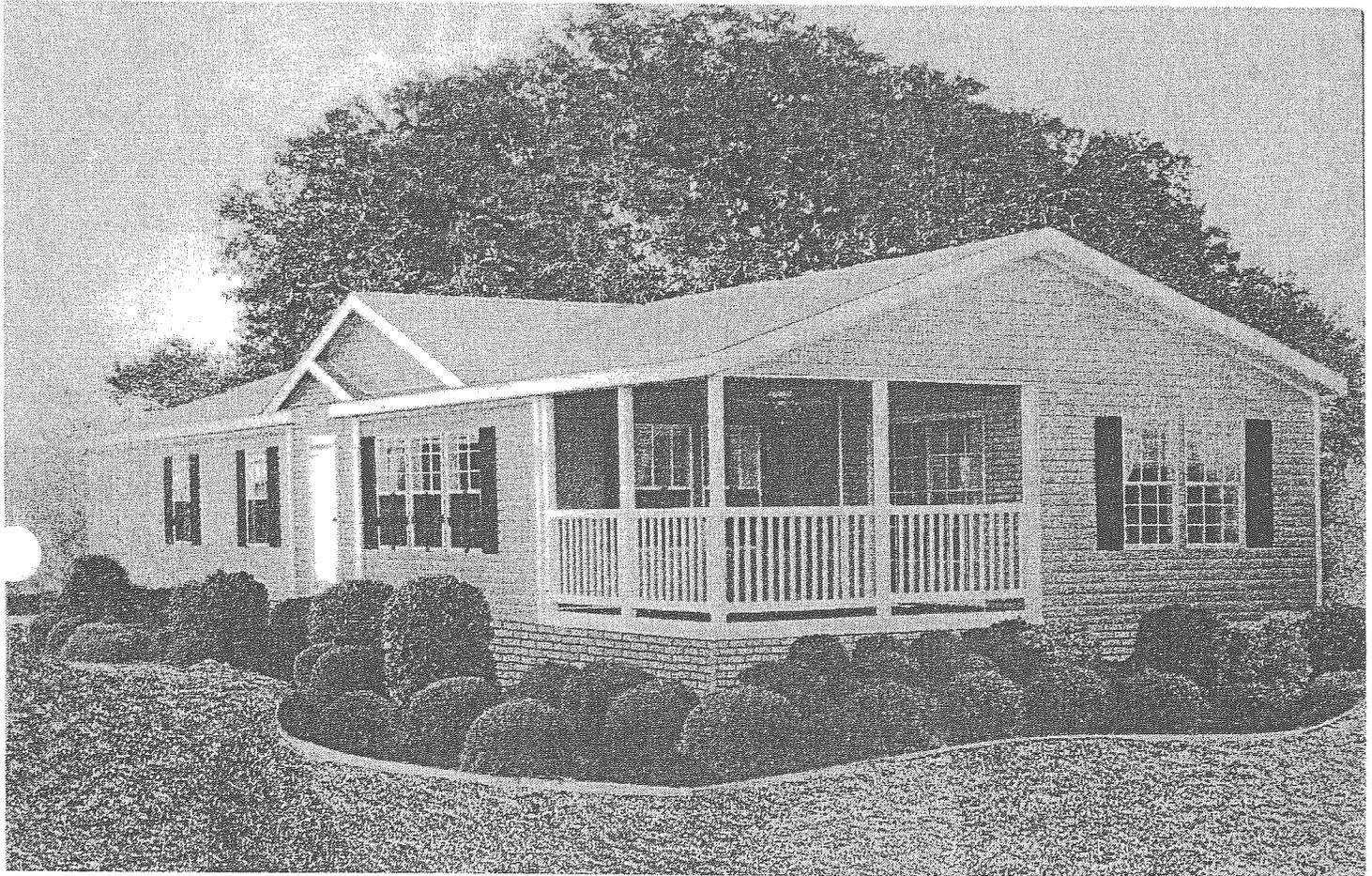
HOMEMART

MOBILE HOME SALES
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Ocala, FL 34480

Greg
Josh

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Fax: (352) 307-2110



28 Wide Legend - 32 Wide Heritage

12 day service satisfaction
12 month HUD warranty
12 year structural warranty

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P.O.Box 1189 • Waycross, Georgia 31502 • 912-490-7268

ScotBilt Homes, Inc. High Value Standard Features

EXTERIOR

- *4/12 Roof Pitch (28' wides only)
- **Recessed dormer within dormer
- **Colonades with brick insert
- ** Vinyl Lap siding
- **Fomecor exterior wall sheathing
- **10x13 covered porch (specific models)
 - with heavy duty composite flooring & vinyl railing
 - with sliding glass door (3rd door)
- 20 Year hand-nailed shingles
- 9 over 9 white windows
- Raised panel shutters - F & DS
- 6-panel front door w/storm
- 9-pane cottage rear door
- (2) deadbolt locks
- Exterior GFI recep
- Exterior water faucet
- Removable hitches
- Recessed crossmembers - F & R
- Full size I-beam steel frame
- Porch light at all exterior doors
- Dry-ply shingle underlayment

GENERAL CONSTRUCTION

- **2x6 exterior wall studs 16" o.c.
- '8' tall 2x4 interior wall studs
- **5-ply plywood floor decking
- **Total electric/200 amp service
- **R11-13-21 insulation
- **Thermostatically controlled attic ventilation system
- 2x6 floor joists 16" o.c.
- Truss-type roof rafters
- Copper wiring throughout
- Brace for fans in L/R & BR's
- Smoke detectors-living area & BR's

INTERIOR FEATURES

- **Hand laid 12x12 block floor tiles (25 year manufacturer's warranty)
- **Drywall wall panels - *no batten strips*
- **3-piece entertainment center - LR (specific models)
- **4" crown molding - all rooms except closet & pantry
- **Fluted door casing on both sides of all interior doors
 - except closets & pantry on entry door side only
- **4" baseboard molding T/O
- **Marble window sills
- **Metal faucets throughout
- Custom made drapery package
- 2" wide colonial window blinds
- Plush nylon carpet
 - rebond carpet pad
- Tack strip carpet installation
- Embossed white interior doors
- Brushed nickel lever door handles
- Brushed nickel H/D door hinges
- Brushed nickel light fixtures

- Brushed nickel chandelier - D/R
- Finished walk-in closets
- Coated wire closet shelving
- Ceiling light w/ switch in walk in closets
- 8' Flat residential ceiling

KITCHEN FEATURES

- **18' refrigerator w/icemaker
- **Picture window over sink - (most models)
- Electric range w/ clock/timer & self-cleaning oven
- S/L faucet and spray
- Deep acrylic sink
- Flourescent light (specific models)

CABINETS

- **3-tier cabinet system
- **Wood cabinet doors, cherry cabinet doors or white raised panel
- Hidden cabinet hinges
- Drawers over base cab doors
- Metal drawers w/side roller guides
- Glass cabinet doors (top tier)
- Large pantry with door - (specific model)
- White-lined cabinet interiors
- Center shelves top & base
- Formica countertops
- Ceramic backsplash and self-edge

MASTER BATH

- **Fiberglass corner oval tub & shower stall
- **46x46 block glass window over tub
- His/hers countertop w/makeup table (most models)
- Two ceramic lavs - (most models)
 - with white cabinets
- Beveled edge mirrors
- "Hollywood" vanity lights
- Elongated ceramic commode

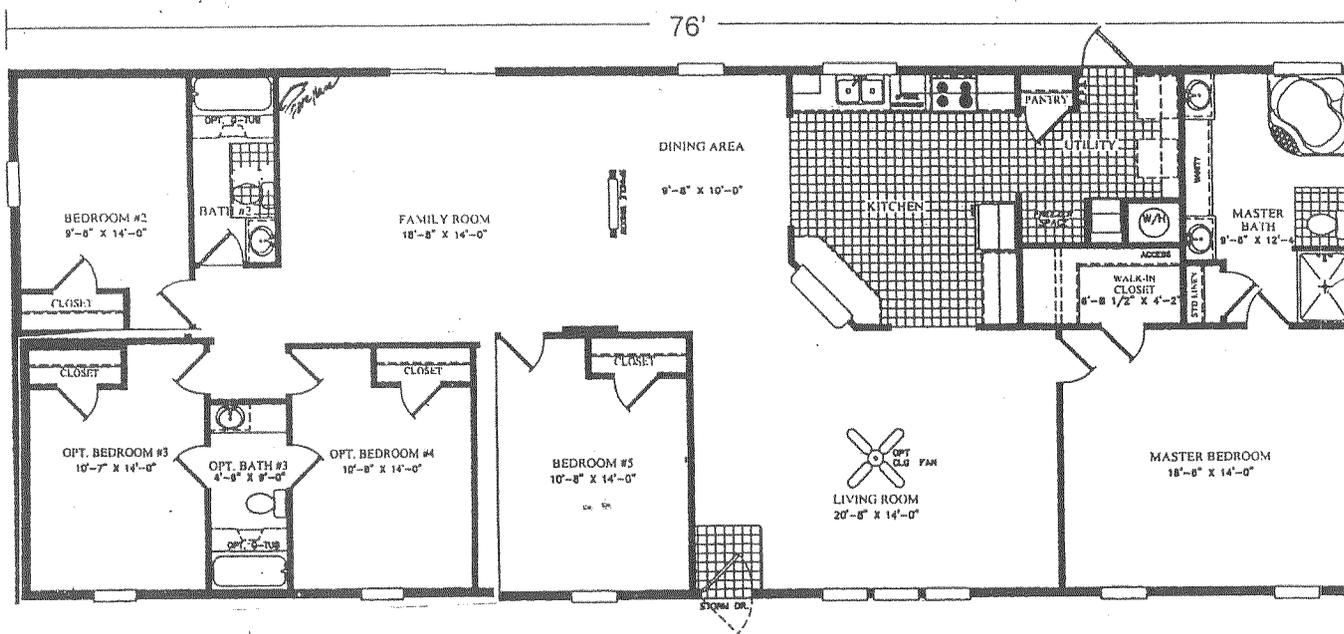
GUEST BATH

- **"54" fiberglass tub/shower
- Ceramic lav with white cabinets
- "Hollywood" vanity light
- Elongated ceramic commode

UTILITY AREA

- Washer/dryer cabinet
- Whole house water cut-off valve & cut off at commode, sink & lavs
- Plumbed for washer/wired for dryer
- 40 gallon electrical water heater
- Remember....only ScotBilt Homes have:

- 12 day service satisfaction
- 12 month HUD warranty
- 12 year structural warranty



327655-HER

32 x 80

5 Bedroom, 2 Bathroom

BM 2007-03

Petition for Manufacture Home

Evelyn Willis and Debora Moon want to place a manufacture home at 2060 Lakeview Av, Chuluota, Fl. We would like your support for this placement. We go before the board on April 23, 2007 and we would like to move back to the home place. If you support us and do not have any concerns or reservations. **PLEASE SIGN BELOW !!!**
Thank you for your support.

	Name & Address Please Print	Signature
1	Ronnie Hawkins 2627 Sweet Creek Crossing Chuluota 32766	<i>Ronnie Hawkins</i>
2	SHARON BENNETT 2048 LAKE VIEW AVE. Chuluota 32766	<i>Sharon Bennett</i>
3	Jonathan Fendley 2036 LAKEVIEW AVE. CHULUOTA FL	
4	DONNA PIERCE 1968 LAKE VIEW AVE, Chuluota	<i>Donna Pierce</i>
5	<i>Donna Pierce</i> 2036 LAKE VIEW AVE CHULUOTA FL 32766	<i>Donna Pierce</i>
6	Robert D. Hancock 2285 LAKE VIEW AVE. CHULUOTA, FL 32766	<i>Robert D Hancock</i>
7	Roald Sullivan 2077 Lakeview Ave, Chuluota, Fl. 32766	<i>Roald Sullivan</i>
8	Martha T. Gunn P.O. Box 621985 Oviedo, FL 32762 2089 Lake View Ave Chuluota, Fla 32766	<i>Martha T. Gunn</i>
9	DAVID WALTON 2145 Lake View Ave. Chuluota Fla. 32764	<i>David Walton</i>
10	Michael C. Withersite 2095 Lake View Chuluota Fl. 32765	<i>Michael C. Withersite</i>
11		
12		
13		
14		
15		

MAIL ADDRESS