

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

SUBJECT: 963 Settlers Loop – Kent & Sandra Calder; Request for special exception for the permanent placement of an existing mobile in the A-5 (Rural Zoning District).

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

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

Agenda Date 04-23-07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

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

GENERAL INFORMATION	Applicant: Kent & Sandra Calder Location: 963 Settlers Loop Zoning: A-5 (Rural Zoning District)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting the permanent placement of an existing 1993 double wide mobile, where mobile homes are allowed only by special exception. • A special exception was granted for a mobile home placement (reinstatement) for 10 (ten) years on June 22, 1992. • The applicant was cited on March 9, 2007 for having an expired mobile home and two un-permitted structures on the property.
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC	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>SECTION 30.43(b)(2)</p>	<p><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u></p> <p>Available records indicate that the surrounding parcels in the immediate vicinity have mobile homes, vacant land or "conventional" single family homes. The mobile homes granted in this area are for temporary placement or permanent placement of new double wide mobile homes. The permanent placement for the existing 1993 double wide mobile home would be inconsistent with trend of development in the area.</p> <p><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></p> <p>Since the proposed use is a single-family unit that would not be highly intensive in nature, staff does not believe it would adversely impact adjoining transportation facilities.</p> <p><u>Is consistent with the Seminole County Vision 2020 comprehensive plan:</u></p> <p>The request would be consistent with the trend of low-density single-family land use, established in this area.</p> <p><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</u></p> <p>The subject property is A-5 acre parcel does meet the minimum requirements of the zoning classification.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>The surrounding area has historically consisted of mobile homes, conventional home and vacant land. The continued placement of the existing mobile home would not be adverse to the public interest.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE</p>	<p>The BOA may permit any use allowed by special exception in the A-5 (Rural Zoning Classification) 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>DISTRICT); LDC SECTION 30.104(a)</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"> 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-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 classification), subject to the previously referenced mobile home siting standards in section 30.1401 of the land development code.</p>
<p>STAFF RECOMMENDATION:</p>	<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 1993 double wide mobile home would not be 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 mobile home that met "conventional home" design standards</p> <p>If the Board chooses to grant the Special Exception 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 mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting;• The mobile home shall have shingled roof, vinyl siding, skirting and other "conventional home" design conditional deemed appropriate by the Board of Adjustment;• 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

COPY

Application # BM 2007-04
Meeting Date 9/23/07



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: Kent & Sandra Calder
Address: 963 Settlers Loop City: Geneva Zip code: 32732
Project Address: same City: _____ Zip code: _____
Contact number(s): same
Email address: calder111@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

at is year of the mobile home? 1993 * What is the size of the mobile home? 28' x 64'

* 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: Sandra Calder

FOR OFFICE USE ONLY

Date Submitted: 3-9-07 Reviewed By: P. Johnson
 Tax parcel number: 10-20-32-3AE-0000-0000 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!

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.

	1. Completed application.
	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 ½ x 11 inch site plan with the following information <i>NOTE: Please use your property survey for your site plan, if available.</i> See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.
	<ul style="list-style-type: none"> o Please start with a clean survey (ex: white out old approval stamps)
	<ul style="list-style-type: none"> o For replacement mobile homes, place a note on the site plan that states the old mobile home will be removed within 30 days of the Certificate of Occupancy of the new mobile home.
	<ul style="list-style-type: none"> o Size and dimensions of the parcel
	<ul style="list-style-type: none"> o Location of flood plain line, if applicable
	<ul style="list-style-type: none"> o Location and names of all abutting streets
	<ul style="list-style-type: none"> o Location of driveways
	<ul style="list-style-type: none"> o Location, size and type of any septic systems, drainfield and wells
	<ul style="list-style-type: none"> o Location of all easements
	<ul style="list-style-type: none"> o Existing or proposed mobile home (Label existing, label proposed, and include square footage and dimensions of each)
	<ul style="list-style-type: none"> o Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	<ul style="list-style-type: none"> o Setbacks from each building to the property lines
	<ul style="list-style-type: none"> o Proposed fences
	<ul style="list-style-type: none"> o Identification of available utilities (ex: water, sewer, well or septic)
	5. Mobile Home Specifications
	<ul style="list-style-type: none"> o Photos of existing mobile home (show each side of the mobile home and roof)
	<ul style="list-style-type: none"> o Detailed specifications of the proposed mobile home including floor plan (show type of roof, siding, skirting, screening, etc)
	6. Required submittal for medical hardship
	<ul style="list-style-type: none"> o Current letter from a doctor substantiating illnesses for the medical hardship

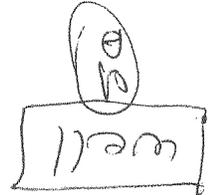
<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																																																									
<p align="center">GENERAL</p> <p>Parcel Id: 10-20-32-3AE-0680-0000</p> <p>Owner: CALDER KENT W & SANDRA M</p> <p>Mailing Address: 963 SETTLERS LOOP</p> <p>City,State,ZipCode: GENEVA FL 32732</p> <p>Property Address: 963 SETTLERS LOOP GENEVA 32732</p> <p>Subdivision Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (1994)</p> <p>Dor: 02-MOBILE/MANUFACTURED</p>	<p>2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$61,084</p> <p>Land Value (Market): \$90,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$151,084</p> <p>Assessed Value (SOH): \$38,101</p> <p>Exempt Value: \$25,500</p> <p>Taxable Value: \$12,601</p> <p>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>08/1991</td> <td>02325</td> <td>1801</td> <td>\$34,500</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1991</td> <td>02285</td> <td>1318</td> <td>\$27,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1986</td> <td>01708</td> <td>0696</td> <td>\$20,700</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1986</td> <td>01708</td> <td>0694</td> <td>\$18,700</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1985</td> <td>01674</td> <td>0653</td> <td>\$20,800</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1984</td> <td>01592</td> <td>0669</td> <td>\$21,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1979</td> <td>01249</td> <td>1076</td> <td>\$12,500</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/1991	02325	1801	\$34,500	Improved	No	WARRANTY DEED	04/1991	02285	1318	\$27,000	Improved	No	WARRANTY DEED	01/1986	01708	0696	\$20,700	Vacant	Yes	WARRANTY DEED	01/1986	01708	0694	\$18,700	Vacant	No	WARRANTY DEED	09/1985	01674	0653	\$20,800	Vacant	Yes	WARRANTY DEED	11/1984	01592	0669	\$21,000	Vacant	Yes	WARRANTY DEED	10/1979	01249	1076	\$12,500	Vacant	Yes	<p align="center">2006 VALUE SUMMARY</p> <p>Tax Amount(without SOH): \$2,037</p> <p>2006 Tax Bill Amount: \$188</p> <p>Save Our Homes (SOH) Savings: \$1,849</p> <p>2006 Taxable Value: \$11,672</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</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.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																									

300

LOT LINE

CHADDER

315

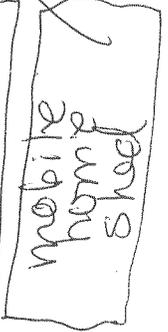
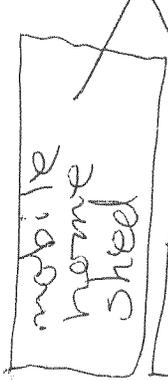


150'



100'

LOT LINE



being demolished

by Mar. 15th

SE

3/9/07

per Officer ROBERTSON

Accessary

963 Fetters Loop Road

COUNTY OF SEMINOLE



FLORIDA

CURRENT PLANNING OFFICE
PHONE: (407) 321-1130 EXT. 7441

COUNTY SERVICES BUILDING
1101 E. 1st STREET
SANFORD, FLORIDA 32771

June 23, 1992

Kert & Sandra Calder
P. O. Box 1180
Geneva, Florida 32732

RE: File #BA92-6-47TE

Dear Mr. & Mrs. Calder:

At their meeting of June 22, 1992, the Seminole County Board of Adjustment approved your request for a Special Exception to place a mobile home (Reinstatement) on the following described property:

Tax Parcel 68, Section 10-20-32; N side
of Settlers Loop and 1/2 mile S of
Osceola Road. (DIST 5)

We are changing our records to reflect that the permit previously issued to place a mobile home on the above described property is valid for another 10 (ten) years.

Please note a renewal must be requested at the expiration of that time.

In addition, there is a 15 day appeal period in which this decision can be appealed to the Board of County Commissioners. Therefore, the Development Order granted by the Board of Adjustment is not final until the appeal period has lapsed and no appeals have been filed.

Sincerely,

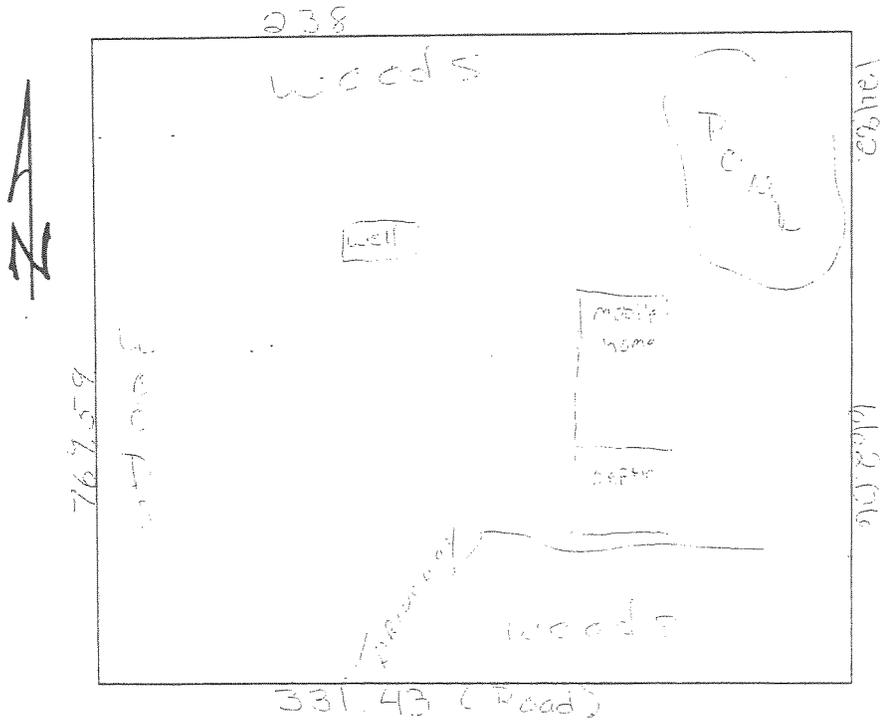
Ginny Markley,
Zoning Coordinator

GM/tb

SITE PLAN

A site plan must be submitted along with any application for building permit or application for special exception or variance to the Board of Adjustment. This form may be utilized for any single family construction, either conventional or mobile home. The following items must be indicated:

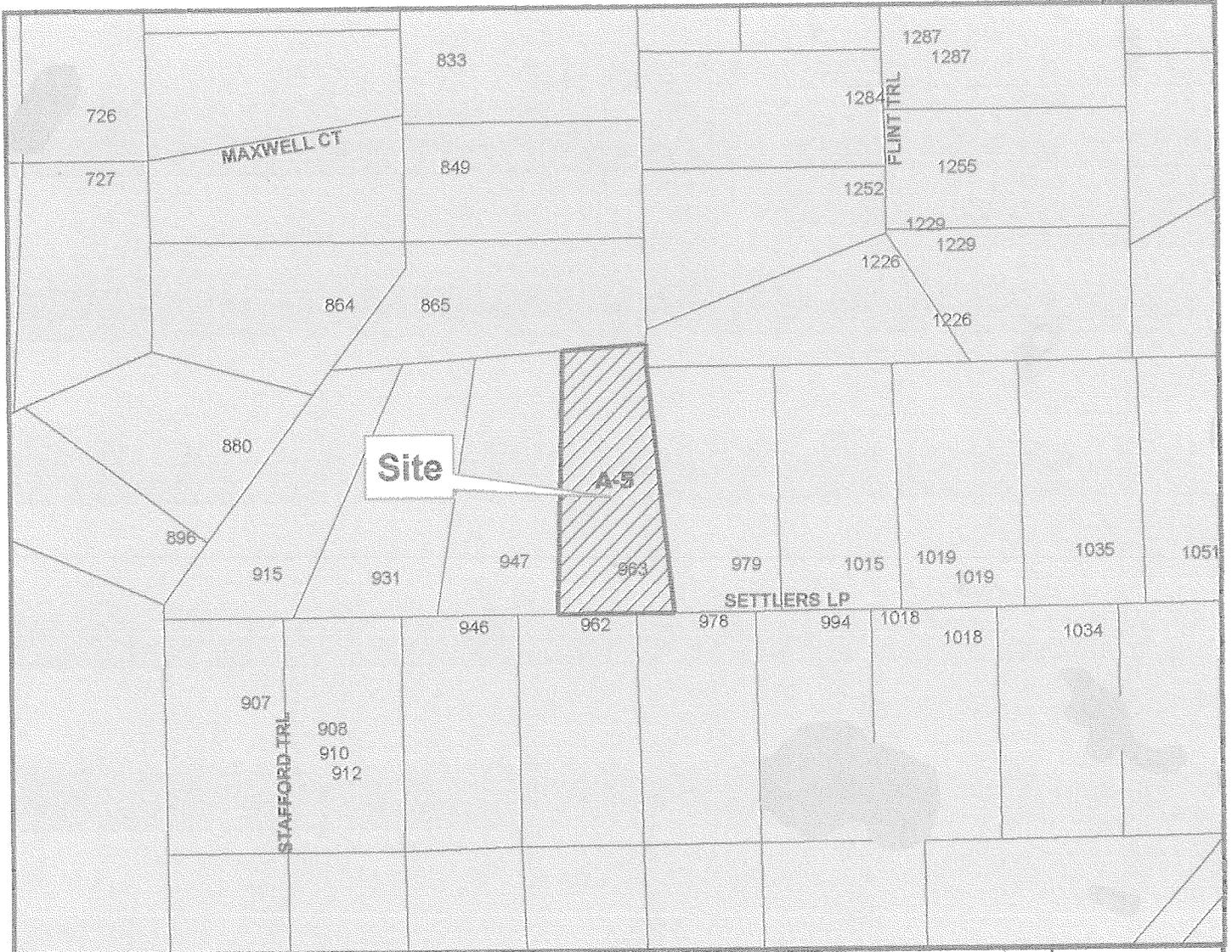
1. Dimensions of lot or parcel.
2. Name of abutting street or road.
3. Proposed location of home, accessory building or mobile home; showing setbacks to all property lines.
4. Any existing structures on property.
5. If any trees are to be removed, show location, size and type.
6. Any easements on property.



Apr 11 92
Date

Warden Toller
Applicant

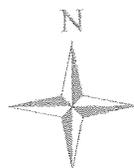
Sandra & Kent Calder
963 Settlers Loop
Geneva, Florida 32732



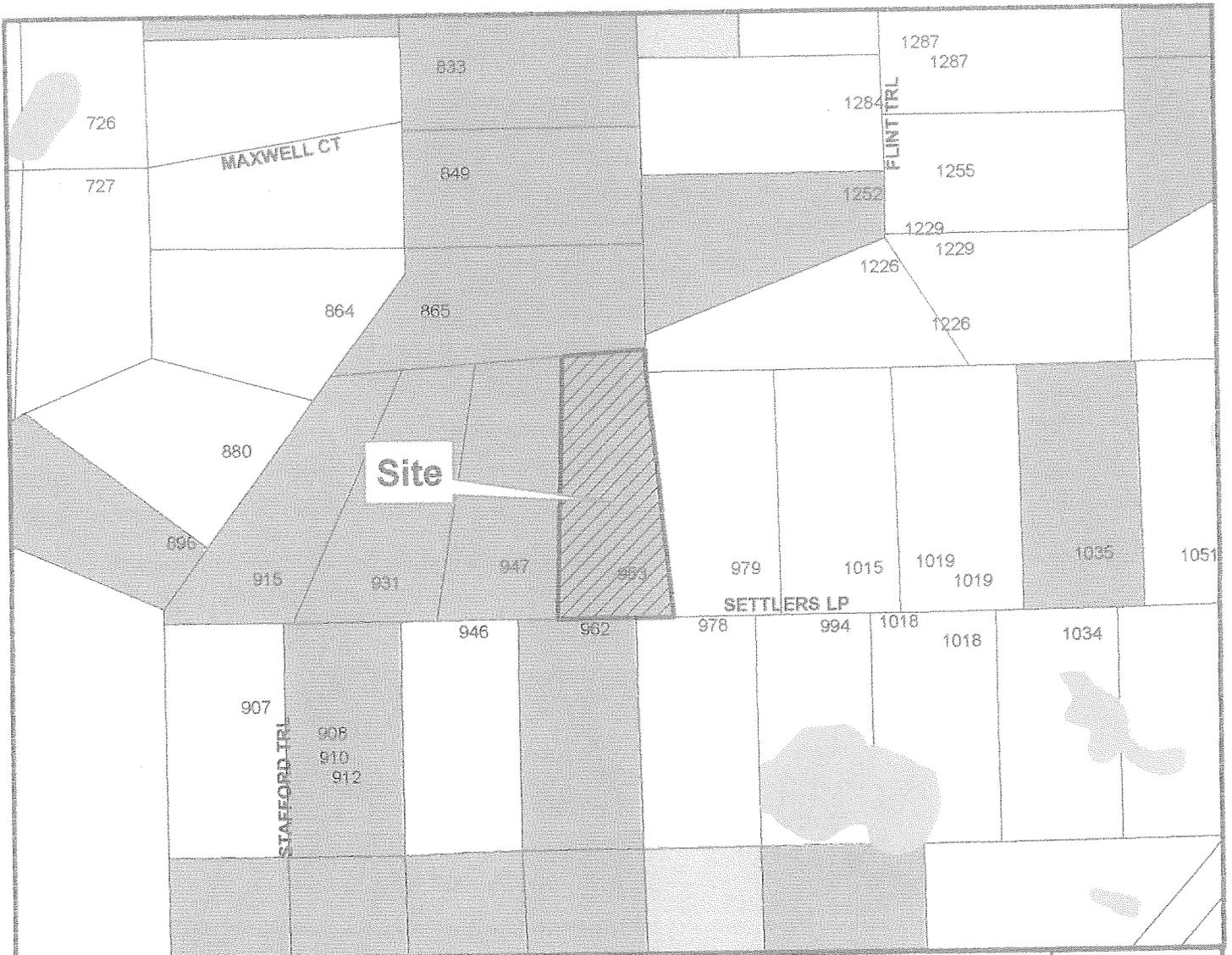
Seminole County Board of Adjustment
April 23, 2007
Case: BM2007-04 (Map 3057, Grid C7)
Parcel No: 10-20-32-3AE-0680-0000

Zoning

-  BM2007-04
-  A-5



Sandra & Kent Calder
963 Settlers Loop
Geneva, Florida 32732



Seminole County Board of Adjustment
April 23, 2007
Case: BM2007-04 (Map 3057, Grid C7)
Parcel No: 10-20-32-3AE-0680-0000

Zoning

-  BM2007-04
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



<p>SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>pass under the terms of the land development code upon determination the use requested:</p> <p><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u></p> <p>Available records indicate that the surrounding parcels in the immediate vicinity have mobile homes, vacant land or “conventional” single family homes. The mobile homes granted in this area are for temporary placement or permanent placement of new double wide mobile homes. The permanent placement if for the 1993 double wide existing mobile home would be inconsistent with trend of development in the area.</p> <p><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></p> <p>Since the proposed use is a single-family unit that would not be highly intensive in nature, staff does not believe it would adversely impact adjoining transportation facilities.</p> <p><u>Is consistent with the Seminole County Vision 2020 comprehensive plan:</u></p> <p>The request would be consistent with the trend of low-density single-family land use, established in this area.</p> <p><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</u></p> <p>The subject property is A-5 acre parcel does meet the minimum requirements of the zoning classification.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>The surrounding area has historically consisted of mobile homes, conventional home and vacant land. The permanent placement if for the 1993 double wide existing mobile home.</p>
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