

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

**SUBJECT:** 145 Alma Drive – Mike Cason, CMH Homes, Inc., applicant; Request for 1) lot size variance from 7,000 square feet to 5,000 square feet and 2) width at building line variance from 70 feet to 50 feet for a proposed double wide mobile home in the RM-1 (Single Family Mobile Home District).

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

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

**Agenda Date** 5/21/07    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **DENY** the request for 1) lot size variance from 7,000 square feet to 5,000 square feet and 2) width at building line variance from 70 feet to 50 feet for a proposed double wide mobile home in the RM-1 (Single Family Mobile Home District); or
2. **APPROVE** the request for 1) lot size variance from 7,000 square feet to 5,000 square feet and 2) width at building line variance from 70 feet to 50 feet for a proposed double wide mobile home in the RM-1 (Single Family Mobile Home District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Location: Zoning: Subdivision:	Mike Cason, CMH Homes, Inc. 145 Alma Drive RM-1 (Single Family Mobile Home District) Mobile Manor 2 <sup>nd</sup> Section
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is requesting a lot size variance from 7,000 square feet to 5,000 square feet and a width at building line variance from 70 feet to 50 feet for a proposed double wide mobile home in RM-1.</li> <li>• The subject parcel was a parcel of record in the 1971 tax rolls.</li> </ul>	

	<ul style="list-style-type: none"><li>• Mobile Manor was platted in 1959 and consists primarily of mobile homes.</li><li>• County aerials show that a structure, either a mobile home or recreational vehicle, was placed on this property perhaps as late as 1985 when an electrical permit was issued. This structure was removed from the property about 1999.</li><li>• There are currently no code enforcement or building violations for this property.</li><li>• There is no record of prior variances for this property.</li></ul>
<b>STAFF FINDINGS</b>	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• Special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district. <i>The subject property was a parcel of record in 1971.</i></li><li>• No special conditions and circumstances result from the actions of the applicant.</li><li>• The granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li><li>• The literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance requested is the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would not retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would be in harmony with the general intent of Chapter 30.</li></ul>

<b>STAFF RECOMMENDATION</b>	<p>Based on the stated findings, staff recommends approval of the request. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none"><li>• Any variance granted shall apply only to the lot area and lot width as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.</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: \$150.00 plus \$50.00 for each additional variance

**COPY**

Application # BV2007-37  
Meeting Date 5-21-07



**VARIANCE 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: CMT Homes Inc Mike CASON  
Address: 5000 Alcoa Hwy City: Manville TN Zip code: 37502  
Project Address: 145 Alon Dr City: Alton Springs Zip code: 32714  
Contact number(s): 863-606-0707, 317-833-0920  
Email address: f496@clayton.net

Is the property available for inspection without an appointment?  Yes  No

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input checked="" type="checkbox"/> New Single Family Home	Please describe: <u>Manufactured Double wide</u>
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED MAR 30 2007

What type of variance is this request?				
<input checked="" type="checkbox"/> Minimum lot size	Required lot size:	<u>7000</u>	Actual lot size:	<u>5000</u>
<input checked="" type="checkbox"/> Width at the building line	Required lot width:	<u>70</u>	Actual lot width:	<u>50</u>
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Fence height	Required height:		Proposed height:	
<input type="checkbox"/> Building height	Required height:		Proposed height:	
Use below for additional yard setback variance requests:				
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Total number of variances requested <u>2</u>				

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: [Signature]

**FOR OFFICE USE ONLY**

Date Submitted: 3-30-07 Reviewed By: P. Johnson  
 Tax parcel number: 03-21-29-505-0600-0120 Zoning/FLU RM-1/MOR  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  
 Platted Lot (check easements as shown on lots, in notes or in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Application and checklist complete  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_

**VARIANCE SUBMITTAL CHECKLIST**

*Please return this checklist with your application!*

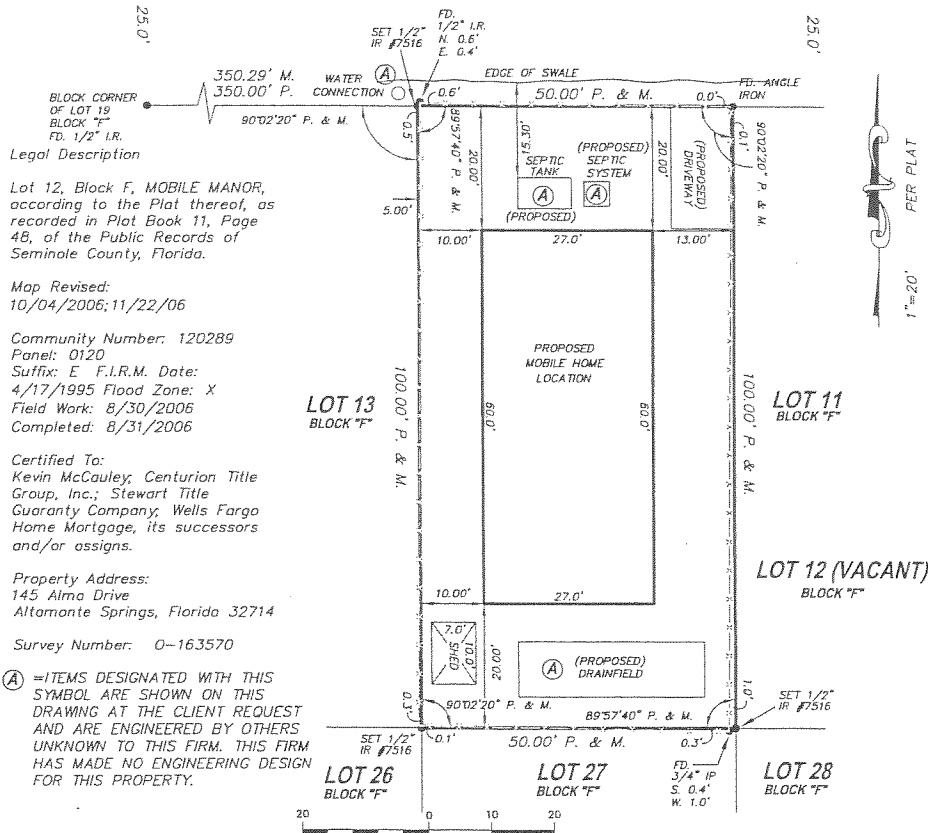
After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.

	1. Completed application.
	2. Owner's authorization letter (if needed). <i>This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></i>
	3. Provide a legible 8 ½ x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

# SKETCH OF SURVEY

TYPE OF SURVEY: PLOT PLAN

(ASPHALT)  
ALMA DRIVE  
50' R/W



### Legal Description

Lot 12, Block F, MOBILE MANOR, according to the Plat thereof, as recorded in Plat Book 11, Page 48, of the Public Records of Seminole County, Florida.

Map Revised:  
10/04/2006; 11/22/06

Community Number: 120289  
Panel: 0120  
Suffix: E F.I.R.M. Date:  
4/17/1995 Flood Zone: X  
Field Work: 8/30/2006  
Completed: 8/31/2006

Certified To:  
Kevin McCauley, Centurion Title Group, Inc.; Stewart Title Guaranty Company; Wells Fargo Home Mortgage, its successors and/or assigns.

Property Address:  
145 Alma Drive  
Altamonte Springs, Florida 32714

Survey Number: 0-163570

(A) = ITEMS DESIGNATED WITH THIS SYMBOL ARE SHOWN ON THIS DRAWING AT THE CLIENT REQUEST AND ARE ENGINEERED BY OTHERS UNKNOWN TO THIS FIRM. THIS FIRM HAS MADE NO ENGINEERING DESIGN FOR THIS PROPERTY.

### GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
  - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
  - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
  - WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
  - ONLY VISIBLE ENCROACHMENTS LOCATED.
  - NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
  - DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
  - FENCE OWNERSHIP NOT DETERMINED.
  - ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
  - BEARINGS REFERENCED TO LINE NOTED B.R.
  - THIS SURVEY DEPICTED HERE FORMS A CLOSED GEOMETRIC FIGURE.
  - NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
  - ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE.
  - THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
  - NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER.
  - NOTICE: THIS DRAWING PREPARED IN COLOR. SURVEY VOID IF NOT IN COLOR.
  - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  - FENCE CORNERS AND BUILDING CORNERS ARE WITNESS MONUMENTS TO UNRESTRICTED CORNERS. DIMENSIONS AREA AS SHOWN.
  - SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS OF RECORD. NO EXAMINATION OF TITLE MADE BY SURVEYOR.
  - THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 671.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
  - THIS SURVEY IS NOT AN ALTA TYPE LAND TITLE SURVEY.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFERENCE PURPOSES ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF RESIDENTIAL SURVEYING SPECIALISTS, INC.

GRAPHIC SCALE (in Feet)  
1 inch = 20 ft.

NOTE:  
BEARINGS SHOWN ARE BASED UPON RECORD PLAT OR DEED DESCRIPTION

NOTE:  
IN COMPLIANCE WITH FLORIDA STATUTES 61617-6.0031 (5) (E), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FOR REFERENCE ONLY  
NOT VALID UNLESS SEALED WITH EMBOSSED SEAL  
UNLESS THE SURVEYOR'S ELECTRONIC SEAL IS AUTHORIZED.  
PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL. ©

### LEGEND

AC	AIR CONDITIONER	M	FIELD MEASURED	S.B.L.	SET BACK LINE
B.R.	BEARING REFERENCE	M.E.	MAINTENANCE EASEMENT	SW	SIDEWALK
C	CALCULATED	N	NORTH	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	NAD	NAIL & DISC	T.O.B.	TOP OF BANK
CALC.	CALCULATED	N.R.	NON RADIAL	TR	TRANSFORMER
CATY	CABLE RISER	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
CB	CHORD BEARING	O.H.L.	OVERHEAD LINES	U.E.	UTILITY EASEMENT
CH	CHORD	O.R.B.	OFFICIAL RECORDS BOOK	W	WEST
COR	CORNER	P	PLAT	W.C.	WITNESS CORNER
D.E.	DESCRIPTION OR DEED	P.B.	PLAT BOOK	W.M.	WATER METER
DRAINAGE	DRAINAGE EASEMENT	P.C.	POINT OF CURVATURE		SYMBOLS
E	EAST	P.C.C.	POINT OF COMPOUND CURVATURE	△	CENTERLINE
E.O.W.	EDGE OF WATER	P.C.P.	PERMANENT CONTROL POINT	□	CENTRAL ANGLE DELTA
ENC	ENCROACHMENT	PG	PAGE	▨	CONCRETE
E.P.C.	ENVIRONMENTAL PROTECTION COMMISSION	P.I.	POINT OF INTERSECTION	▩	CONC. BLOCK WALL TYP.
E.P.U.E.	ELECTRIC UTILITY EASEMENT	P.J.K.	POINT OF INTERSECTION	▨	COVERED AREA
ESMT.	EASEMENT	P.O.L.	POINT ON LINE	⊙	EXISTING ELEVATION
F.F.	FINISHED FLOOR	P.P.	POWER POLE	⊙	P.V.C. VINYL FENCE
F.D.	FOUND	P.R.C.	POINT OF REVERSE CURVE	⊙	PROPERTY CORNER
I.P.	IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT	⊙	SITE BENCH MARK
I.R.	IRON ROD	R	RADIAL	⊙	TRUE CORNER NOT RECOVERED
L	LENGTH	R.	RADIAL TIE	⊙	WELL
		RAD.	RADIAL TIE	⊙	WIRE FENCE
		R.W.	RIGHT OF WAY	⊙	WOOD DECK
		S	SOUTH	⊙	WOOD FENCE

**CENTRAL FLORIDA**  
950 S. WINTER PARK DRIVE  
SUITE 230  
CASSELBERRY, FL 32707

Phone: (321) 397-2221  
Fax: (321) 397-2222

Nationwide: 1-800-787-8266  
Nationwide Fax: 1-800-787-8260

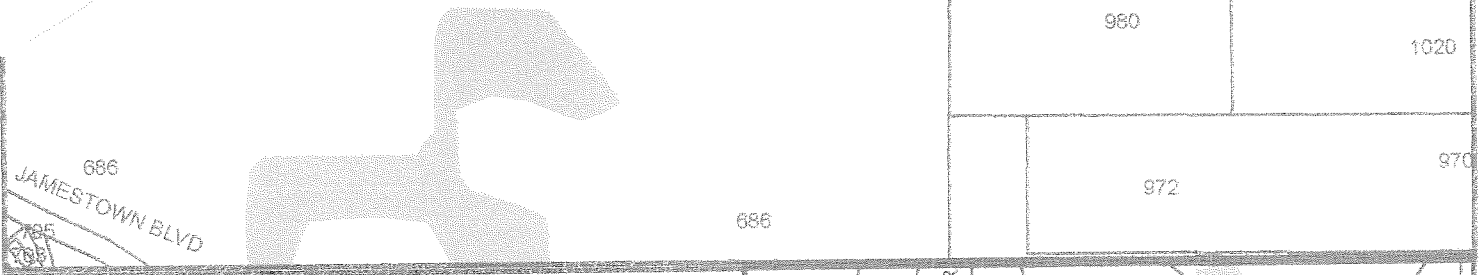
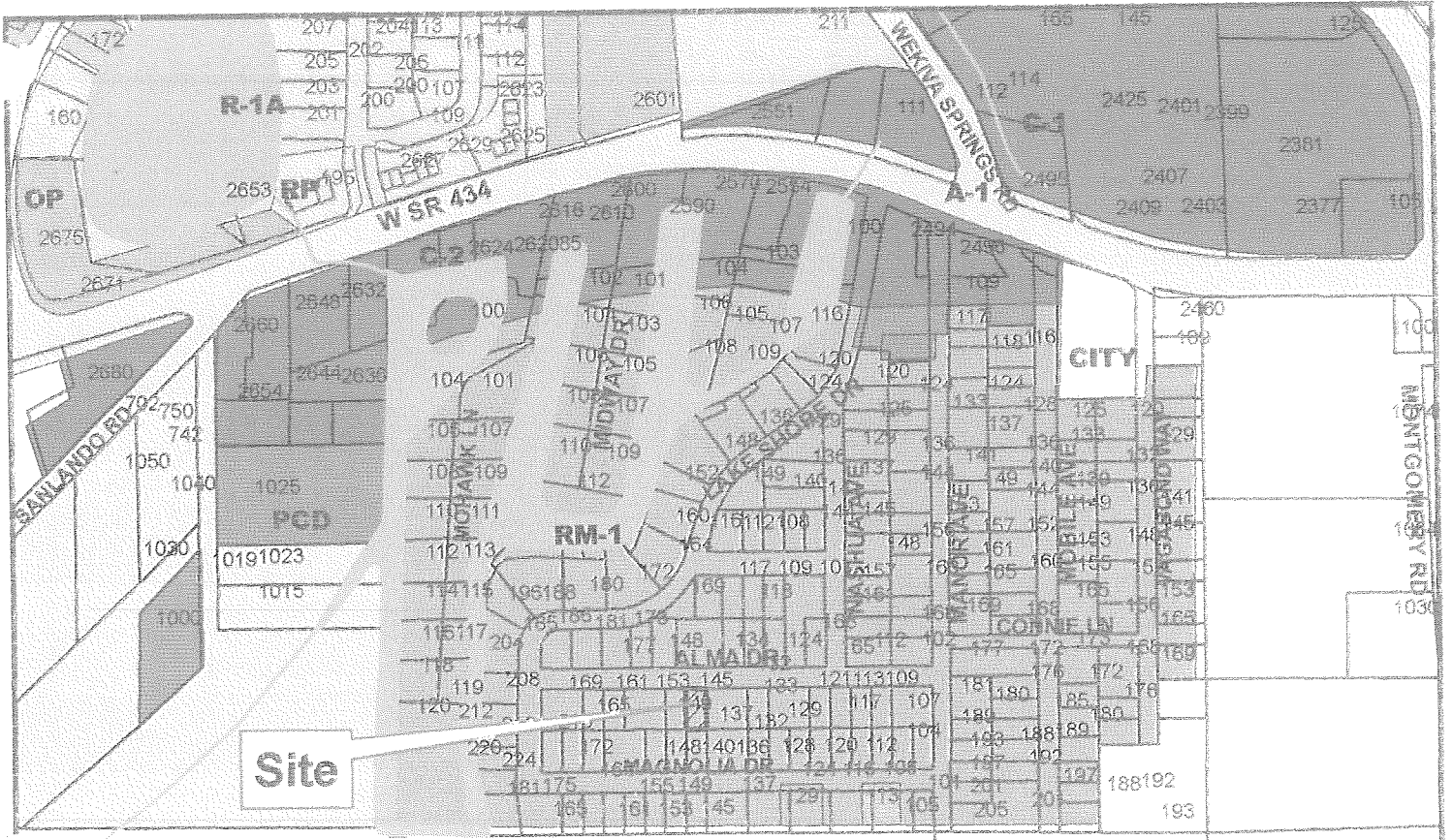
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

*Garland L. Harman* 11-22-2006  
GARLAND L. HARMAN  
LAND SURVEYOR & MAPPER NO. 3947

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

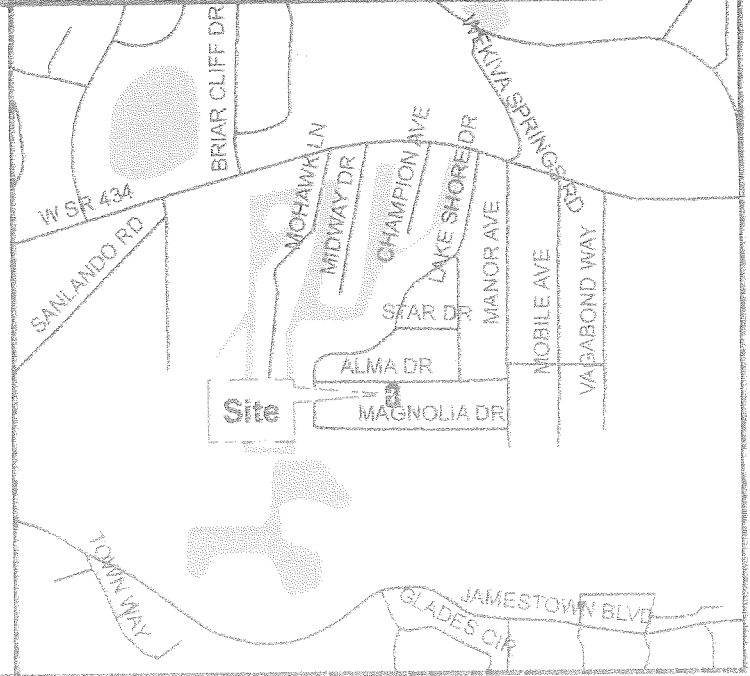
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CMH Homes, Inc./Mike Cason  
 145 Alma Drive, Mobile Manor 2nd Section  
 Altamonte Springs, Florida 32714



Seminole County Board of Adjustment  
 May 21, 2007  
 Case: BV2007-37 (Map 3155, Grid A4)  
 Parcel No: 03-21-29-505-0F00-0120

**Zoning**



<p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>	<table border="1"> <tr> <td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td> </tr> <tr> <td colspan="12" style="text-align: center;">ALMA DR</td> </tr> <tr> <td>18.0</td><td>17</td><td>16</td><td>14.0</td><td>14</td><td>13</td><td>12</td><td>10.0</td><td>10</td><td>9</td><td>7.0</td><td>7</td><td>6</td><td>5</td> </tr> <tr> <td>19</td><td></td><td></td><td>15</td><td></td><td></td><td></td><td>11</td><td></td><td></td><td>8</td><td></td><td></td><td></td> </tr> <tr> <td>20</td><td>21</td><td>22</td><td>23</td><td>23.0</td><td>25</td><td>26</td><td>27</td><td>28</td><td>28.0</td><td>30</td><td>31</td><td>32</td><td>33</td><td>34</td> </tr> <tr> <td></td><td></td><td></td><td>34</td><td></td><td></td><td></td><td></td><td></td><td>29</td><td>F</td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="12" style="text-align: right;">8.0</td> </tr> </table>	8	9	10	11	12	13	14	15	16	17	18	19	ALMA DR												18.0	17	16	14.0	14	13	12	10.0	10	9	7.0	7	6	5	19			15				11			8				20	21	22	23	23.0	25	26	27	28	28.0	30	31	32	33	34				34						29	F					8.0												
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<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 03-21-29-505-0F00-0120</p> <p>Owner: CMH HOMES INC</p> <p>Mailing Address: 5000 CLAYTON RD</p> <p>City,State,ZipCode: MARYVILLE TN 37804</p> <p>Property Address: 145 ALMA DR</p> <p>Subdivision Name: MOBILE MANOR 2ND SECTION</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="text-align: center;">Dor: 00-VACANT RESIDENTIAL</p>	<p><b>2007 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$25,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$25,000</p> <p>Assessed Value (SOH): \$25,000</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$25,000</p> <p>Tax Estimator</p>																																																																																															
<p style="text-align: center;"><b>SALES</b></p> <table border="1"> <thead> <tr> <th>Deed</th><th>Date</th><th>Book</th><th>Page</th><th>Amount</th><th>Vac/lmp</th><th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td><td>09/2006</td><td>06432</td><td>1030</td><td>\$46,000</td><td>Vacant</td><td>Yes</td> </tr> <tr> <td>PROBATE RECORDS</td><td>10/1999</td><td>03747</td><td>0192</td><td>\$100</td><td>Vacant</td><td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td><td>04/1998</td><td>03412</td><td>1181</td><td>\$7,000</td><td>Improved</td><td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td><td>08/1986</td><td>01774</td><td>1300</td><td>\$100</td><td>Improved</td><td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/lmp	Qualified	WARRANTY DEED	09/2006	06432	1030	\$46,000	Vacant	Yes	PROBATE RECORDS	10/1999	03747	0192	\$100	Vacant	No	QUIT CLAIM DEED	04/1998	03412	1181	\$7,000	Improved	No	QUIT CLAIM DEED	08/1986	01774	1300	\$100	Improved	No	<p><b>2006 VALUE SUMMARY</b></p> <p>2006 Tax Bill Amount: \$403</p> <p>2006 Taxable Value: \$25,000</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																																												
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<p style="text-align: center;"><b>LAND</b></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>LOT</td><td>0</td><td>0</td><td>1.000</td><td>25,000.00</td><td>\$25,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	25,000.00	\$25,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 12 BLK F MOBILE MANOR 2ND SECTION PB 11 PG 48</p>																																																																																			
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<p><b>NOTE:</b> 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>																																																																																																

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 21, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 12 BLK F MOBILE MANOR 2ND SECTION PB 11 PG 48

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

### FINDINGS OF FACT

**Property Owner:** CMH Homes, Inc.  
5000 Clayton Road  
Maryville TN 37804

**Project Name:** Alma Drive (145)

**Requested Development Approval:**

Request for 1) lot size variance from 7,000 square feet to 5,000 square feet and 2) width at building line variance from 70 feet to 50 feet for a proposed double wide mobile home in the RM-1 (Single Family Mobile Home District).

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: Denny Gibbs, Senior 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 lot area and lot width 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: \_\_\_\_\_  
Dori L. DeBord  
Planning & Development Director

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: