

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 1320 Arapaho Trail – Helen Miller, applicant; Request for a special exception for the permanent placement of an existing mobile home in A-5 (Rural District).

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

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

Agenda Date 7/23/07 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); or
2. **DENY** the request for special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Helen Miller Location: 1320 Arapaho Trail Zoning: A-5 (Rural Zoning District)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting the permanent placement of a 1999 double mobile home, where mobile homes are allowed only by special exception. • A special exception for the temporary placement of a mobile home was granted in 1996 for 10 years. A second mobile home was approved on the property for a medical hardship in 1996. The medical hardship no longer exists. • The applicant has removed one of the mobile homes and has brought a 1999 double wide onto the parcel without a permit. • The applicant is requesting the permanent placement of the 1999 double wide mobile home.

<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<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><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 majority of the surrounding parcels in the immediate vicinity have mobile homes that the BOA has approved for temporary and permanent placement. Mobile homes that received permanent placement were granted for new double wide mobile homes that had conventional home design standards.</p> <p><u>Does not have an undue 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 meets the minimum zoning dimensional requirements and the mobile home will meet the setback requirements.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>The permanent placement of a new double wide or larger mobile home would not be adverse to the public interest based upon staff's recommendation.</p>
<p>STAFF RECOMMENDATION:</p>	<p>Based on the stated findings, staff does not recommend the permanent placement of the 1999 mobile home but recommend the permanent placement of 2007 or newer</p>

	<p>double wide 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;• The applicant must remove the existing mobile home within 30 day of when the certificate of occupancy is granted to the 1999 mobile home.• 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 # BM 2007-07
Meeting Date 7-23-07



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: Helen Miller
Address: 1320 ARAPAHO TRAIL City: GENEVA Zip code: 32732
Project Address: _____ City: _____ Zip code: _____
Contact number(s): (407) 461-0098 cell (407) 349-5890
Email address: _____

What is this request for?

RECEIVED MAY 23 2007

- 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? _____

* 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: Helen Miller

FOR OFFICE USE ONLY

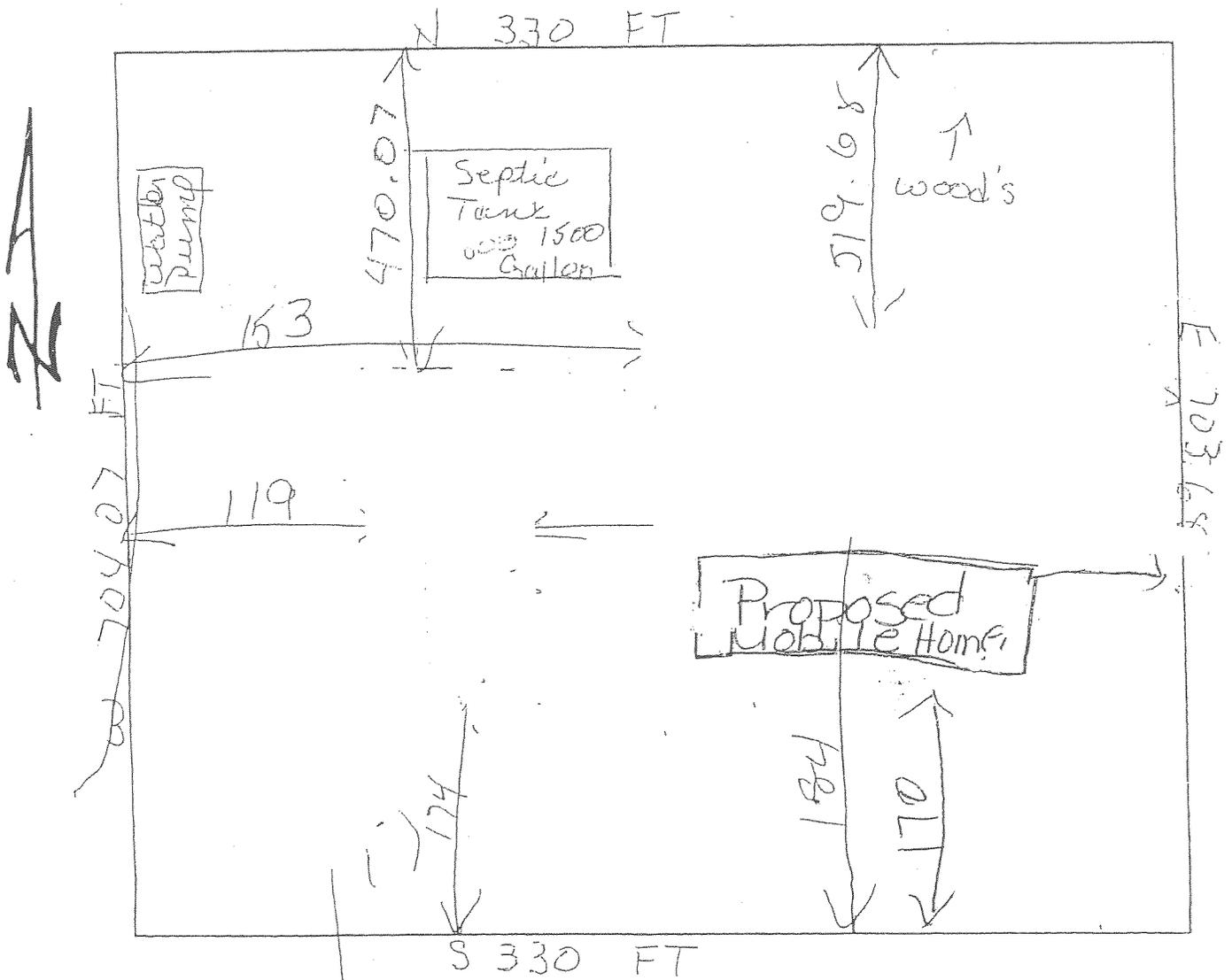
Date Submitted: 5-23-07 Reviewed By: P. Johnson
 Tax parcel number: 09-2032-301-0015-0000 Zoning/FLU A-5 / R-5
 Medical hardship: Recent doctor letter submitted: Yes No
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots / in dedication/notes)
 Lot size _____ 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 at http://www.seminolecountyfl.gov/pd/planning/forms.asp</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 <p><i>NOTE: Please use your property survey for your site plan, if available.</i></p> <p>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please start with a clean survey (<i>ex: white out old approval stamps</i>) <input type="checkbox"/> 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. <input type="checkbox"/> Size and dimensions of the parcel <input type="checkbox"/> Location of flood plain line, if applicable <input type="checkbox"/> Location and names 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 mobile home <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"/> Setbacks from each building to the property lines <input type="checkbox"/> Proposed fences <input type="checkbox"/> Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	5. Mobile Home Specifications
	<input type="checkbox"/> Photos of existing mobile home <i>(show each side of the mobile home and roof)</i>
	<input type="checkbox"/> Detailed specifications of the proposed mobile home including floor plan <i>(show type of roof, siding, skirting, screening, etc)</i>
	6. Required submittal for medical hardship
	<input type="checkbox"/> Current letter from a doctor substantiating illnesses for the medical hardship

<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 style="text-align: center;">GENERAL</p> <p>Parcel Id: 09-20-32-301-001S-0000</p> <p>Owner: MILLER DANNY & HELEN</p> <p>Mailing Address: 1320 ARAPAHO TRL</p> <p>City,State,ZipCode: GENEVA FL 32732</p> <p>Property Address: 1320 ARAPAHO TRL 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 style="text-align: center;">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: \$36,046</p> <p>Land Value (Market): \$95,940</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$131,986</p> <p>Assessed Value (SOH): \$41,083</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$16,083</p> <p>Tax Estimator</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>																																																			

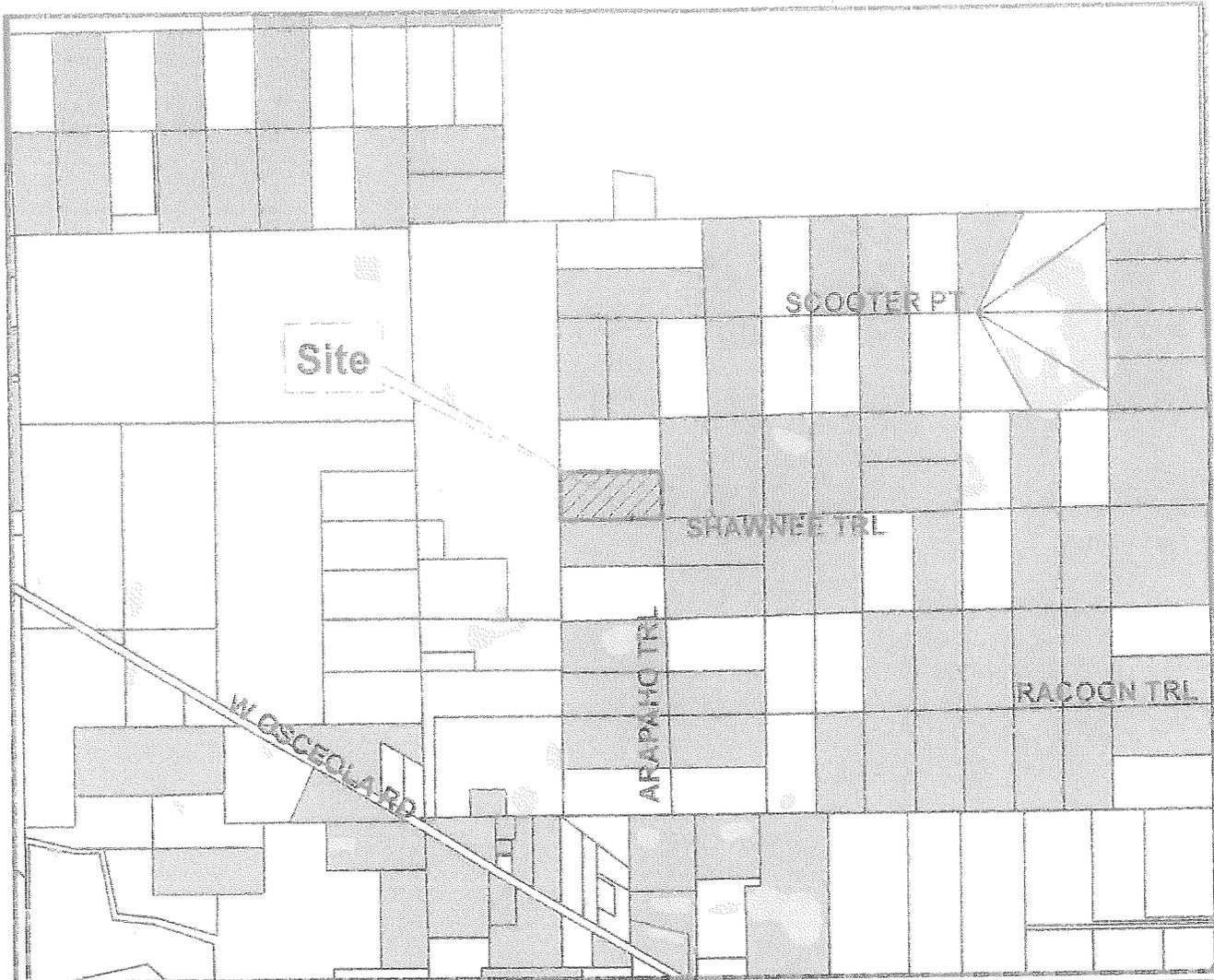


Date _____ Applicant Selen Mittley

~~99~~ mobile Re placed

LEGAL DESCRIPTION
 LEG SEC 09 TWP 20S RGE 32E BEG 660 FT
 S & 924 FT E OF NW COR RUN S 660 FT E
 373.30 FT N 660 FT
 W 372.52 FT TO BEG (5.65 AC)

Helen & Danny Miller
1320 Arapaho Trail
Geneva, Florida 32732

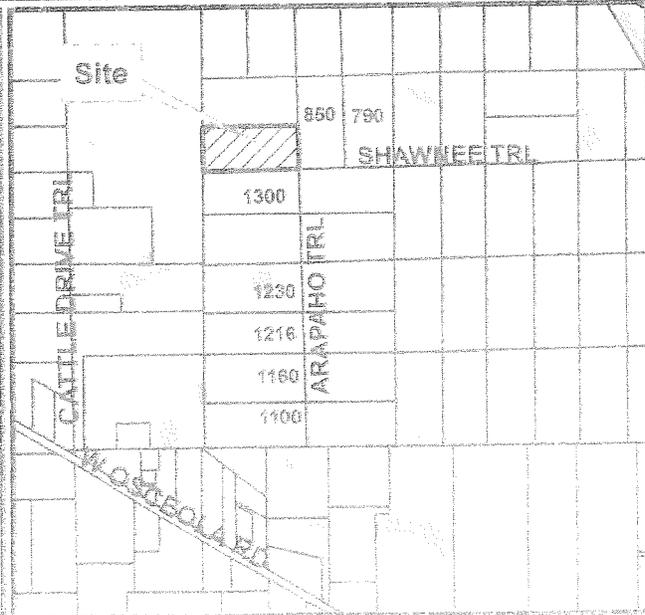


Seminole County Board of Adjustment
July 23, 2007

Case: BM2007-07 (Map 3056, Grid E6)
Parcel No: 09-20-32-301-001S-0000

Zoning

-  BM2007-07
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



DR012 02 DEVELOPMENT HISTORY DISPLAY 5/22/07 14:17:37

FILE #: BA(8-20-84)-113TE APPL: PILON, ROBERT

SEC: 09 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH-PILON, ROBERT

LOC: END OF SHAWNEE TRAIL, W OF OSCEOLA ROAD

LOT 1: 40 #2: #3: #4: #5: #6: #7:

PARC #1: 1S #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

TO PLACE A MOBILE HOME IN A-1

ACTION: APPROVED TEN YEARS

DATE: 082084

REMARKS:

(OSCEOLA ACRES)

CMD 1 - End Job CMD 2 - Go to Search Prompt HELP - SCREEN AID

DR012 02 DEVELOPMENT HISTORY DISPLAY 5/22/07 15:09:38

FILE #: BA96-3-14TE APPL: MILLER, HELEN

SEC: 09 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH-MILLER, HELEN

LOC: NW CORNER OF ARAPAHO TRAIL AND SHAWNEE TRAIL AND

LC 1: #2: #3: #4: #5: #6: #7:

PARC #1: 1S #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

REINSTATEMENT OF AN EXISTING MOBILE HOME.

ACTION: APPROVED FOR 10 YEARS.

DATE: 032596

REMARKS:

(LOCATION CONT.: ALSO 3/4 MILE W OF OSCEOLA ROAD.)

CMD 1 - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

DR012 02 DEVELOPMENT HISTORY DISPLAY 5/22/07 14:17:44

FILE #: BA96-4-21TE APPL: MILLER, HELEN

SEC: 09 TWP: 20 RNG: 32 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MH-MILLER, HELEN

LOC: NW CORNER OF ARAPAHO TRAIL AND SHAWNEE TRAIL AND

LO 1: #2: #3: #4: #5: #6: #7:

PARC #1: 1S #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

TO PLACE A MOBILE HOME FOR A MEDICAL HARDSHIP.

ACTION: APPROVED FOR THE LIFETIME OF GEORGE MADROUS.

DATE: 042296

REMARKS:

(LOCATION CONT.: ALSO 3/4 MILE W OF OSCEOLA ROAD.)

CMD 1 - End Job CMD 2 - Go to Search Prompt HELP - SCREEN AID



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 23, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 09 TWP 20S RGE 32E BEG 3300.84 FT N & 3655 FT W OF
SE COR RUN W 704.07 FT N 330 FT E 703.68 FT S 330 FT TO BEG
(5.33 AC)

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

FINDINGS OF FACT

Property Owner: Helen Miller
1320 Arapaho Trail
Geneva, Fl. 32732

Project Name: Arapaho Trail (1320)

Requested Development Approval:

Request for a special exception for the permanent placement of an existing 1999 double wide mobile home in A-5 (Rural 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: 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. Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan;
2. The applicant must remove the existing mobile home within 30 day of when the certificate of occupancy is granted to the 1999 mobile home.
3. The existing mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting..

(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: