

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

SUBJECT: 655 Old Geneva Road – David Doudney, applicant; Request for the temporary placement (5 years) of a mobile home for a medical hardship in the A-5 (Rural Zoning Classification).

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

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

Agenda Date 12/03/07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for the temporary placement (5 years) of a mobile home for a medical hardship in the A-5 (Rural Zoning Classification); or
2. **Approve** the request for the temporary placement (5 years) of a mobile home for a medical hardship in the A-5 (Rural Zoning Classification); or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: David Doudney Location: 655 Old Geneva Road Zoning: A-5 (Agriculture District) Subdivision: Geneva
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting the 5 year placement of a 2008 double wide home for a medical hardship. • The temporary placement of a mobile home for a medical hardship where is an existing single family home on the property requires approval from the Board of Adjustment.
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:

	<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>The trend of nearby and adjacent development includes low density single-family uses on large parcels. The subject property exceeds 13 acres in which there is currently a single family home. The proposed 2008 double wide mobile home will be located approximately 326 feet from Old Geneva Road, and further than the existing home from the road. The area is primarily "conventional" single family home but the request is for the temporary placement of a mobile home for a medical hardship.</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 exceeds the minimum dimensional requirements of the A-5 zoning classification.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>The surrounding neighborhood historically has consisted of single family homes, agricultural uses, and vacant land. The permanent placement of a mobile home would not be consistent with the surrounding area but the temporary placement of a mobile home for a medical hardship would not adversely affect the public interest.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (RURAL</p>	<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 development code, that the use:</p>

<p>ZONING DISTRICT); LDC SECTION 30.104(a)</p>	<p><u>Is consistent with the general zoning plan of the A-5 (Rural Zoning 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"> ○ The mobile home shall have safe and convenient vehicular access. ○ 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>STANDARDS FOR LIMITED USE OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTIONS 30.123</p>	<p>The temporary occupancy of a mobile home by a chronically ill relative is allowed in the A-5 district subject to the following conditions:</p> <ul style="list-style-type: none"> • A mobile home shall be placed on the same lot or parcel as the family residence. • The necessity or hardship shall be substantiated by documentary evidence. • Permits shall be limited to a maximum of two (2) years and only (1) one extension of this conditional use may be approved.
<p>STAFF RECOMMENDATION:</p>	<p>The Land Development Code states that the approval of mobile home for a medical hardship follow the following criteria:</p> <p style="text-align: center;">That permits normally be limited to a maximum two</p>

	<p>(2) year period unless the Board of Adjustment, or the Board of County Commissioners on appeal, determines that the medical hardship results from a chronic illness that may continue to exist for an undetermined period of time. In such cases approval may be granted for a period in excess of two (2) years; provided, however, that the mobile home shall only be occupied by the chronically ill relative for which the approval was granted or the practical nurse who provides medical care for the chronically ill relative.</p> <p>Therefore staff recommends the (2) year placement of a 2008 double wide mobile home for a medical hardship 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 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.
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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 2007-10
Meeting Date 12-3-07



MOBILE HOME APPLICATION **COPY**

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: DAVID A. DOUDNEY (AGENT FOR JASON BEN/GENEVA TRUST)
Address: 200 E. COMMERCIAL STREET, SUITE 1 City: SANFORD Zip code: 32771
Project Address: 655 OLD GENEVA ROAD City: GENEVA Zip code: 32732
Contact number(s): 407-322-1451 (407) 322-2495 EARNLY
Email address: dauiddoudney@bellsouth.net

What is this request for?

RECEIVED OCT 12 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

at is year of the mobile home? 2008 * What is the size of the mobile home? 28'x60'

* 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 5 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: David A. Doudney

FOR OFFICE USE ONLY

Date Submitted: 10-12-07 Reviewed By: P. Johnson
 Tax parcel number: 16-20-32-300-0060-0000 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: _____

BOUNDARY SURVEY and SITE PLAN FOR
JASONBEN/GENEVA TRUST
 SECTION 16, TOWNSHIP 20 SOUTH, RANGE 32 EAST
 SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION:

PER GENERAL WARRANTY DEED RECORDED IN
 OFFICIAL RECORDS BOOK 6052, PAGES 1052 and 1053

Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 20 South, Range 32 East, Seminole County, Florida; thence South 89 degrees, 50 minutes and 45 seconds East along the South line of the Northeast 1/4 of said Section 16 for 25.00 feet; thence North 00 degrees, 19 minutes and 37 seconds East along the East right-of-way line of Old Geneva Road for 150.00 feet to the Point of Beginning; thence continue North 00 degrees, 19 minutes and 37 seconds East along said East right-of-way line for 760.85 feet; thence South 89 degrees, 55 minutes and 04 seconds East for 441.35 feet; thence South 00 degrees, 19 minutes and 00 seconds West for 510.02 feet; thence East for 291.84 feet; thence South 00 degrees, 19 minutes and 08 seconds West for 861.30 feet to the South line of the Northeast 1/4 of said Section 16; thence North 89 degrees, 50 minutes and 45 seconds West along said South line for 152.55 feet; thence North 00 degrees, 19 minutes and 37 seconds East for 150.00 feet; thence North 89 degrees, 50 minutes and 08 seconds West for 580.80 feet to the Point of Beginning.

AND

The South .26 chains of the West 159.8 feet of the East 12.93 chains of the North 7.26 chains of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 20 South, Range 32 East, Seminole County, Florida.

SURVEYOR'S NOTES:

- 1) The surveyor has not abstracted the land shown hereon for easements, rights-of-way or any other matter, recorded or unrecorded, that may affect the use or title of this land.
- 2) No sub-surface installations or improvements have been located other than shown.
- 3) The bearing structure is based on the East Right-of-Way line of Old Geneva Road as being N00°19'37" E, per description.
- 4) All corners set have "DOUDNEY SURVEYORS LB 200" LB caps unless otherwise noted.
- 5) Found corners are as noted on survey drawing.
- 6) This drawing reflects the conditions observed on the field date noted below.
- 7) At the time of Survey, the Surveyor did not observe any visible evidence that the site has been used as a solid waste dump, sand or sanitary landfill.
- 8) At the time of Survey, the Surveyor did not observe any visible evidence of the location of human cemeteries or burial grounds.
- 9) All distances shown hereon are measured in standard U.S. feet and decimals of feet.
- 10) All dimensions shown hereon are field measured or computed as noted on survey drawing.
- 11) All computations are based on found corners and description dimensions.
- 12) This survey was performed to the accuracy standards of a rural survey.
- 13) No environmental or jurisdictional land determination has been made as a part of this survey.
- 14) The hereon described property contains 566211.3880 square feet (12.9984 acres) per description and 567012.2595 square feet (13.0168 acres) by occupation.

ABBREVIATIONS LEGEND:

- DIRECTIONS**
 E.....EAST
 N.....NORTH
 NE.....NORTHWEST
 NW.....NORTHWEST
 S.....SOUTH
 SE.....SOUTHWEST
 SW.....SOUTHWEST
 W.....WEST
- (A).....ACTUAL
 (C).....COMPUTED
 CM.....CONCRETE MOUND
 CONC.....CONCRETE
 (D).....PER DESCRIPTION
 FND.....FIELD MEASURED
 FND.....FOUND
 ID.....IDENTIFICATION
 IRP.....IRON PIPE
 IRN.....IRON REBAR SET OR FOUND AS NOTED
 L.B.....CORPORATE AUTHORIZATION NUMBER
 L.R.200.....CERTIFICATE OF AUTHORIZATION
 N.O.D.....NUMBER OF DOUDNEY COMPANIES, INC.
 O.E.B.....OFFICIAL RECORDS BOOK
 (P).....PER PLAT
 P.S.M.....PROFESSIONAL SURVEYOR AND MAPPER
 R/W.....RIGHT-OF-WAY
 TYP.....TYPICAL
 W.U.P.....WOOD UTILITY POLE
 SEC.....SECTION
 T.....TOWNSHIP
 R.....RANGE

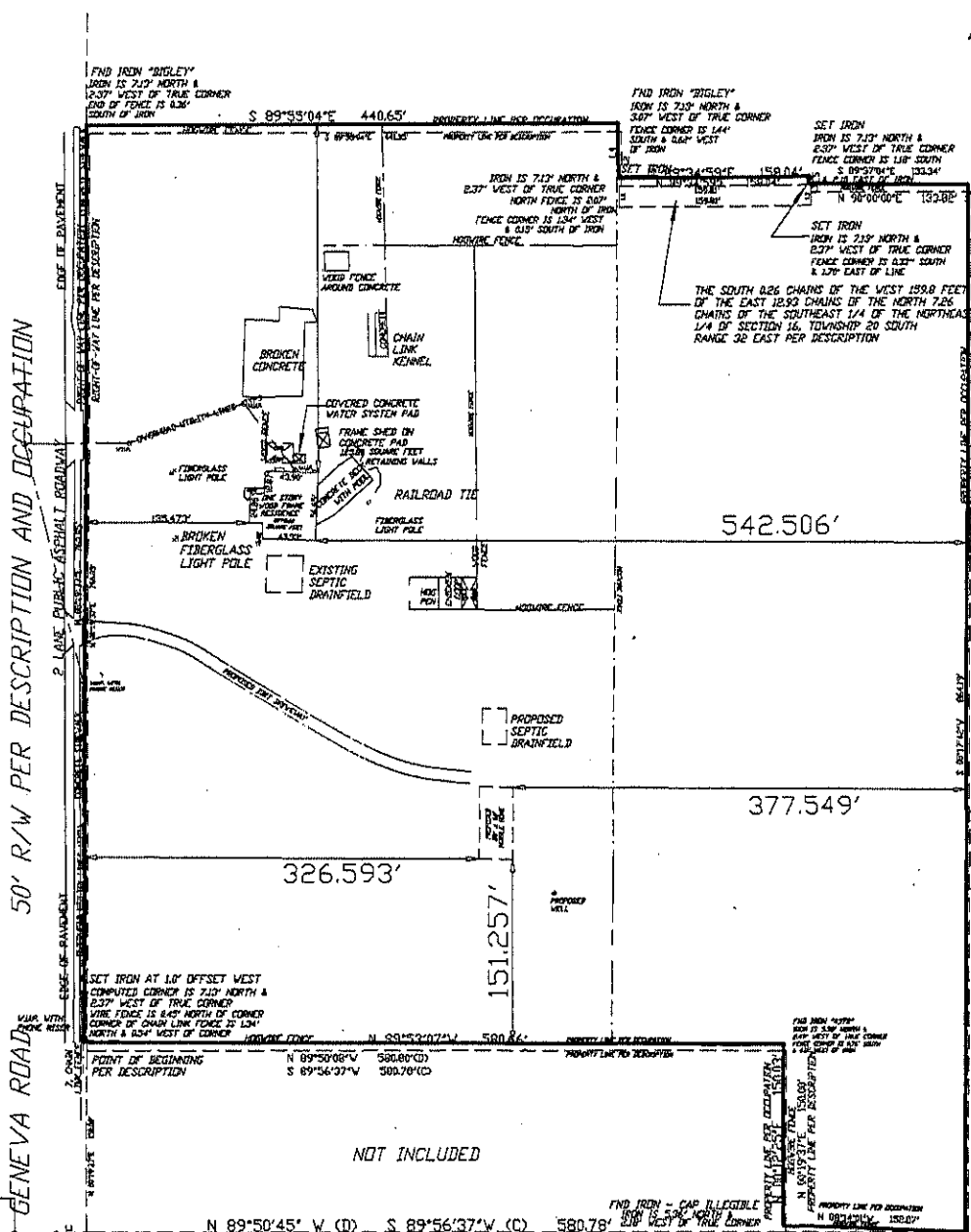
FLOOD DESIGNATION:

As indicated on the National Flood Insurance Program Rate Map, the above described property lies in ZONE "X", an area determined to be outside the 500 year flood plain, as delineated by the Flood Insurance Rate Map No. 121770203 F, Seminole County, Florida, Community Panel No. 120289 (2005 F), map effective date September 28, 2007. This determination was made by graphic plotting only and has not been field verified.

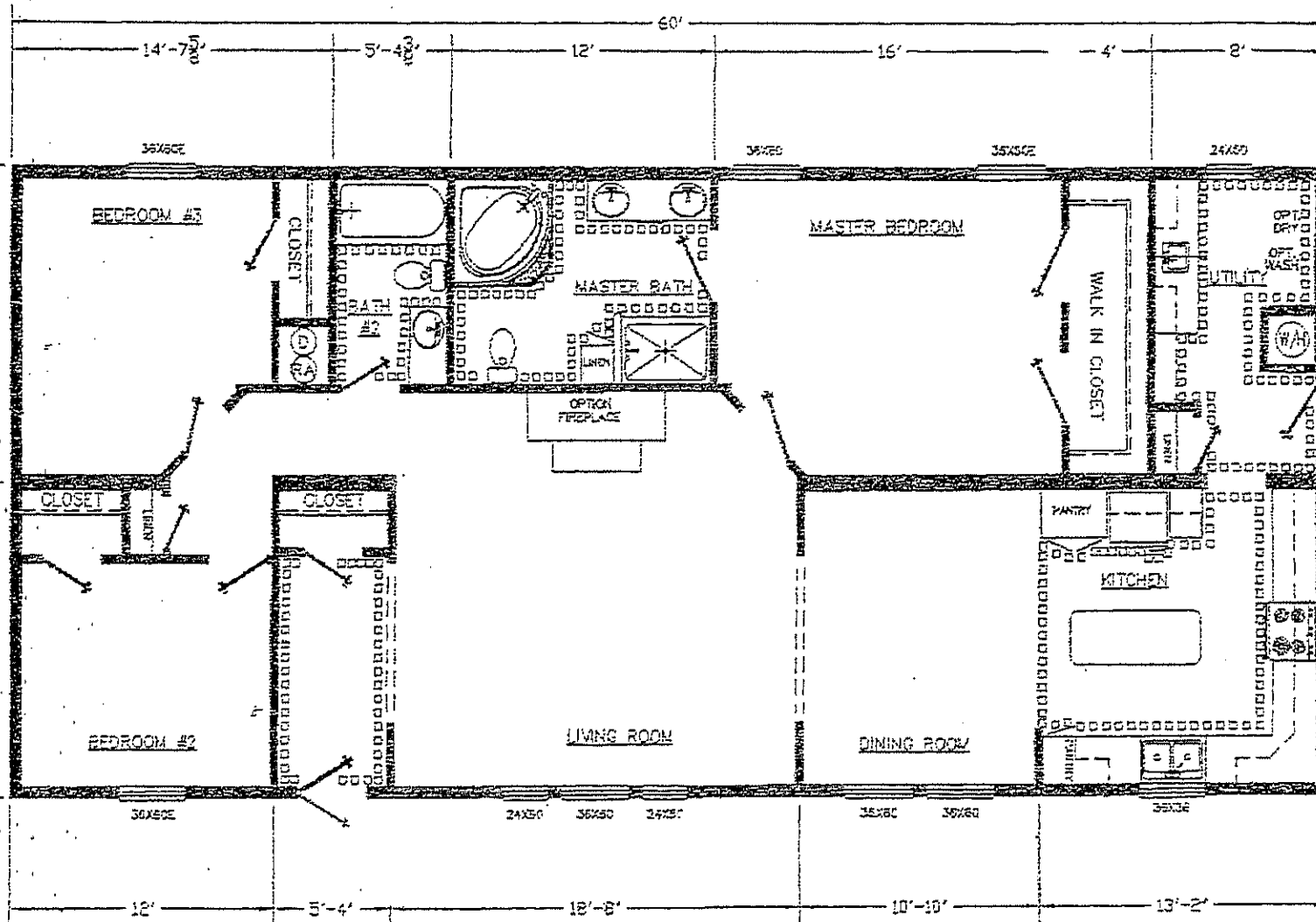
THIS SURVEY PREPARED FOR THE EXCLUSIVE BENEFIT OF:
 ASHLEY TITLE COMPANY and FIRST AMERICAN TITLE INSURANCE COMPANY
 one JASONBEN/GENEVA TRUST

THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ANY ATTEMPT TO SUBMIT THIS MAP OR COPIES TO OTHER THAN THE SPONSOR PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SPONSOR PARTY OR PARTIES. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY NAMED HEREON.

LINE	BEARING	DISTANCE	FIELD MEASUREMENT	REMARKS
L.1	S 89°50'37" W	580.80'	580.80'	IRON PIPE
L.2	S 89°50'37" W	150.00'	150.00'	IRON PIPE
L.3	N 00°19'37" E	150.00'	150.00'	IRON PIPE
L.4	S 89°50'37" W	441.35'	441.35'	IRON PIPE
L.5	S 89°50'37" W	760.85'	760.85'	IRON PIPE
L.6	N 00°19'37" E	510.02'	510.02'	IRON PIPE
L.7	N 89°50'45" W	580.78'	580.78'	IRON PIPE

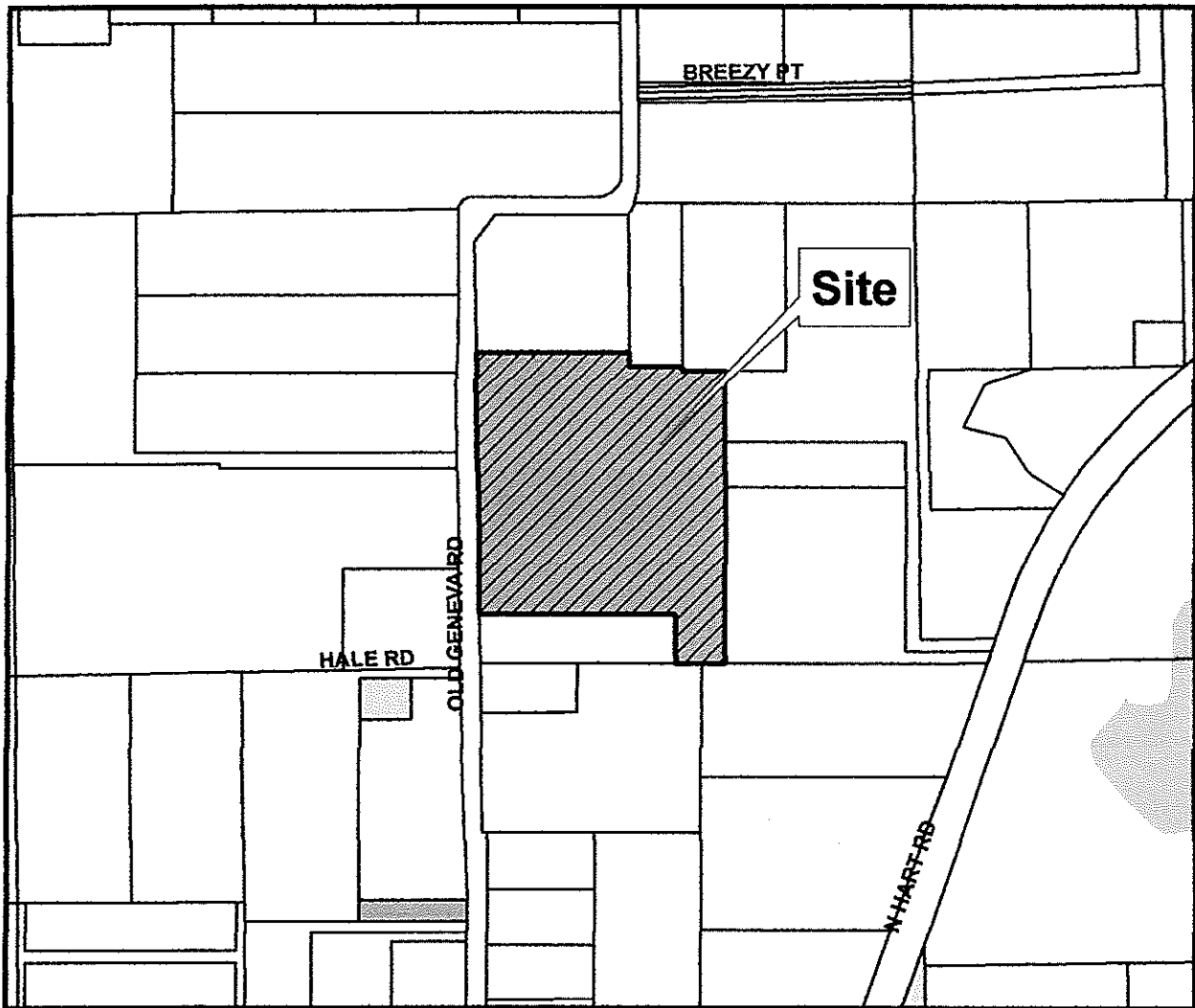


DOUDNEY Companies, Inc.








TownHomes 2811 • 28 x 60 • 3 BR 2 B • 1600 Sq. Ft.


David Doudney agent for Jasonben/Geneva Trust
655 Old Geneva Road
Geneva, Florida 32732

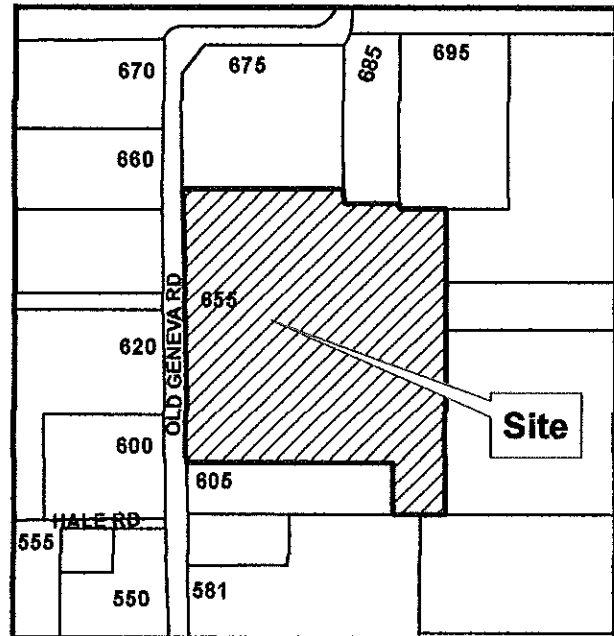


Seminole County Board of Adjustment
December 3, 2007
Case: BM2007-10 (Map 3109, Grid A2)
Parcel No: 16-20-32-300-0060-0000

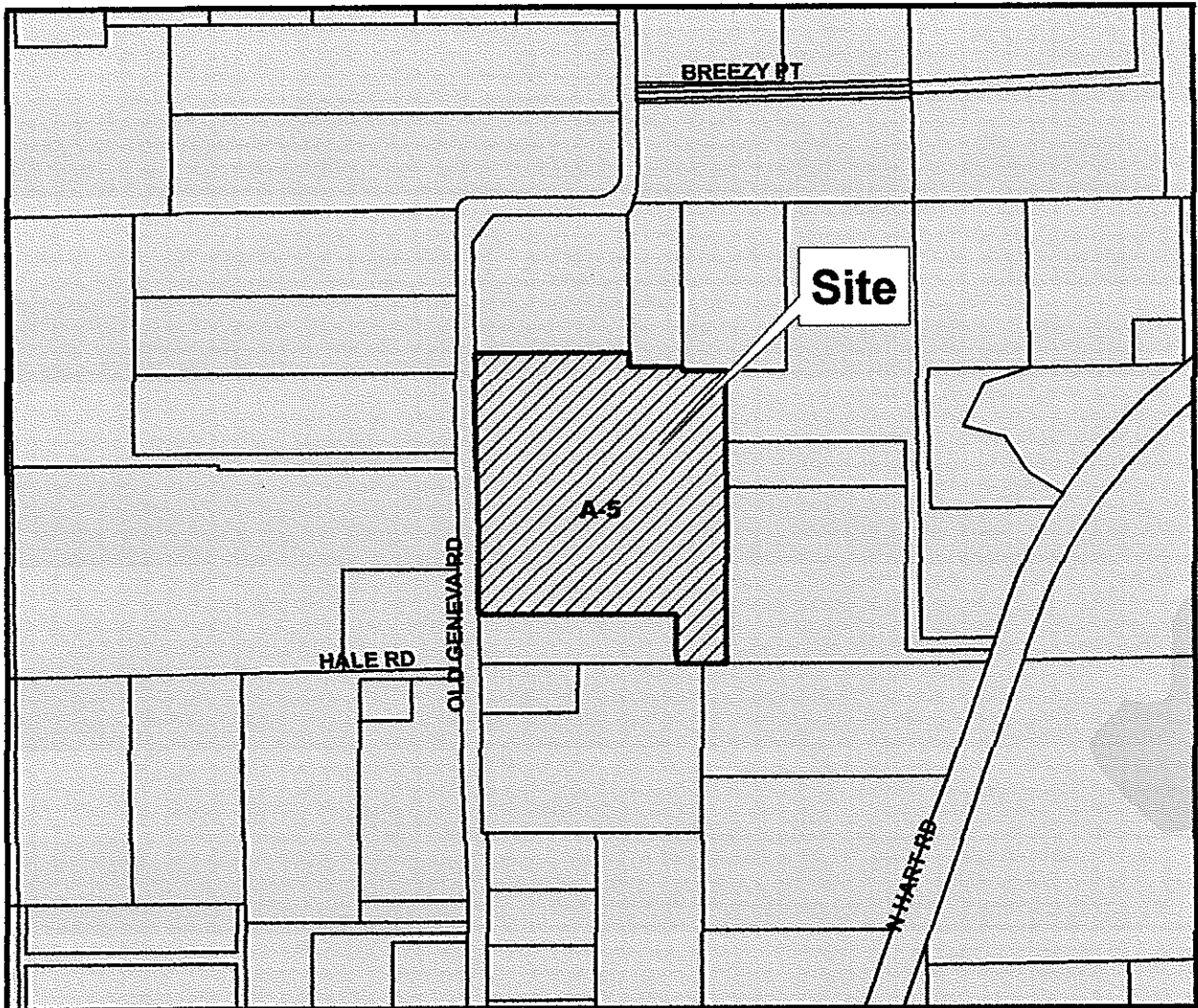
Zoning

-  BM2007-10
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

N






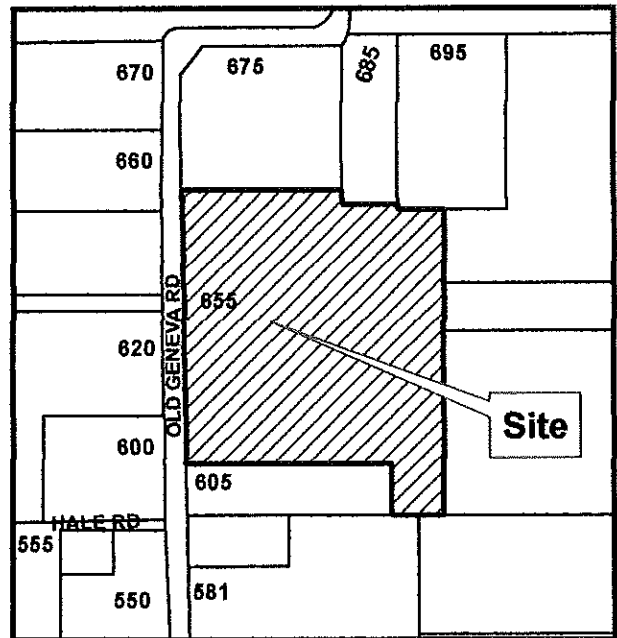
David Doudney agent for Jasonben/Geneva Trust
655 Old Geneva Road
Geneva, Florida 32732



Seminole County Board of Adjustment
December 3, 2007
Case: BM2007-10 (Map 3109, Grid A2)
Parcel No: 16-20-32-300-0060-0000

Zoning

-  BM2007-10
-  A-5



DEA # _____

GARY HVEEM ROTHWELL, M.D.
PHYSICIANS ASSOCIATES LLC
455 WEST WARREN AVENUE
LONGWOOD, FL 32750
407-381-7387 FAX: 407-331-8758

NAME George Warner

ADDRESS _____ DATE Oct 11/07

(Please Print)

Mr Warner needs to live
as near as possible to his
family due to his multiple,
significant medical conditions
that require close monitoring.

LABEL

REFILL _____ TIMES PRN NR

Gary Hveem Rothwell

M.D.

TO INSURE BRAND NAME DISPENSING, PRESCRIBER MUST WRITE 'MEDICALLY NECESSARY'
ON THE PRESCRIPTION.

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I STAN POLOSKI AND BELINDA POLOSKI, the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) 16-20-32-300-0060-0000

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map
(circle one or more) from _____ to _____ and affirm that ERDIE STALLINGS of
DAVID A. DUDNEY is hereby designated to act as my / our authorized agent and to file the
attached application for the stated amendment and make binding statements and commitments regarding the
amendment request.

[Signature]
STAN POLOSKI
Owner's Signature

[Signature]
BELINDA POLOSKI

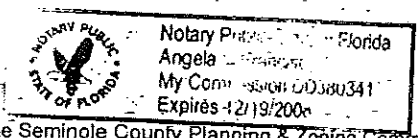
I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 10th day of Oct, 2007.

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 _____, has identification, and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of OCTOBER, 2007.

[Signature]
Notary Public in and for the County and State
Aforementioned
My Commission Expires: 12/19/08



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-865-7506																																													
GENERAL Parcel Id: 16-20-32-300-0060-0000 Owner: PINHASOVICH GERRY Mailing Address: 55 SHELLY ROAD City,State,ZipCode: SPRINGFIELD NJ 07081 Property Address: 655 OLD GENEVA RD GENEVA 32732 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 02-MOBILE/MANUFACTURED		2008 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$53,890 Land Value (Market): \$235,980 Land Value Ag: \$0 Just/Market Value: \$289,870 Assessed Value (SOH): \$289,870 Exempt Value: \$0 Taxable Value: \$289,870 Tax Estimator Tax Reform Analysis																																											
SALES <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>12/2005</td> <td>06052</td> <td>1052</td> <td>\$700,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>05/1997</td> <td>03238</td> <td>0444</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1992</td> <td>02478</td> <td>0471</td> <td>\$135,000</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	12/2005	06052	1052	\$700,000	Improved	Yes	QUIT CLAIM DEED	05/1997	03238	0444	\$100	Vacant	No	WARRANTY DEED	09/1992	02478	0471	\$135,000	Improved	Yes	2007 VALUE SUMMARY 2007 Tax Bill Amount: \$4,326 2007 Taxable Value: \$292,939 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.																																													



THOMAS P. CALLAN, P.A.
ATTORNEYS AT LAW

Thomas P. Callan
G. Robertson Dilg
Alison M. Yurko

To:	Stanley Poloski Belinda Poloski c/o Ernie Stallings	Fax:	(407) 322-2482
Of:	EGS Real Estate, Inc.	Phone:	(407) 322-2495
From:	Thomas P. Callan G. Robertson Dilg, Timothy A. Dix		
Re:	279 / Poloski purchase from Pinhasovich		
Date:	October 10, 2007	No. of Pages (including Cover Sheet)	3

Comments: Please see the attached executed Deed to Poloski for the Old Geneva Road property. Closing Agent should have overnighted the recording package to Seminole County for recording the deed and other instruments today. Ann

Original will will not follow
by US Mail.

FAX

NOTICE: The information contained in this transmission is attorney privileged and confidential. It is intended solely for the use of the recipient named above. If the reader of this message is not the recipient named above you are hereby notified that any dissemination, distribution, copying or disclosure of the contents of this transmission is prohibited. If you have received this transmission in error, please notify us immediately by telephone (collect) and return the original of this transmission to us at the above address by U. S. Mail. We will reimburse you for the postage. Thank you.

333133 THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:

Ira R. Shapiro
16375 N.E. 18th Avenue, Suite 225
North Miami Beach, FL 33162

WARRANTY DEED

THIS WARRANTY DEED, made this 5 day of Oct, 2007, by Gerry Pinhasovitch a married man, hereinafter called grantor, to Stanley A. Poloski and Belinda G. Poloski husband and wife, hereinafter called grantees, whose past office address is 655 Old Geneva Road, Geneva, FL 32732.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, releases, conveys and confirms unto the grantees, all that certain land situate in Sarasota County, Florida, viz:

Plan #: 16-20-32-300-0060-0000

See legal description attached hereto, and made a part hereof, as Exhibit "A"

Subject to the following:

1. Taxes for the year 2007 and subsequent years, which are not yet due and payable.
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision and public utility easements of record, without the intention of reimposing the same.

This property is not the principal residence or homestead of the grantor, the grantor's spouse, or any member of grantor's immediate family, nor do any of them reside on this property, nor is the property contiguous to grantor's homestead. Instead, the grantor and grantor's spouse maintain their principal residence and homestead at 55 Shelby Road, Springfield, NJ 07081.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Quarbe
Witness Signature

Quarbe
Printed Name

Medina
Witness Signature

Makidiah Medina
Printed Name

Gerry Pinhasovitch
Gerry Pinhasovitch
55 Shelby Road
Springfield, NJ 07081

COUNTRY/STATE OF NEW JERSEY
CITY/COUNTY OF Somerset

The foregoing instrument was acknowledged, sworn to and subscribed before me by Gerry Pinhasovitch, this 25 day of October, 2007.

My Commission Expires:

Raul Londono
Raul Londono, Notary Public/American Embassy
Nov 16, 2010
Commission/Serial Number (if any)



Personally Known OR Produced Identification
Type of Identification Produced: Driver's License: Other:

Legal Description

Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 20 South, Range 32 East, Seminole County, Florida; thence South 89°50'45" East along the South line of the Northeast 1/4 of the said Section 16 for 25.00 feet; thence North 00°19'37" East along the East Right of Way line of Old Geneva Road for 150.00 feet to the Point of Beginning; thence continue North 00°19'37" East along said East Right of Way line for 760.85 feet; thence South 89°55'04" East for 441.35 feet; thence South 00°19'00" West for 51.02 feet; thence East for 291.84 feet; thence South 00°19'08" West for 861.30 feet to the South line of the Northeast 1/4 of said Section 16; thence North 89°50'45" West along said South line for 152.55 feet; thence North 00°19'37" East for 150.00 feet; thence North 89°50'08" West for 580.80 feet to the Point of Beginning.

AND

The South .26 chains of the following described real property, to wit: The West 159.8 feet of the East 12.93 chains of the North 7.26 chains of the Southeast 1/4 of the Northeast 1/4, Section 16, Township 20 South, Range 32 East, Seminole County, Florida.

Exhibit "A"

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 3, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 16 TWP 20S RGE 32E BEG 910.82 FT N & 466.27 FT E OF SW COR OF SE 1/4 OF NE 1/4 RUN W 466.27 FT S 760.82 FT E 605.8 FT S 150 FT E TO A PT 560 FT W OF E 1/4 COR N 845 (M) FT W 132.04 FT N 17.16 FT W 159.8 FT N TO BEG (LESS RD)

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

FINDINGS OF FACT

Property Owner: Gerry Pinhasovich
55 Shelly Road
Springfield, NJ 07081

Project Name: Old Geneva Road (655)

Requested Development Approval:

Request for the temporary placement (5 years) of a mobile home for a medical hardship in the A-5 (Rural Zoning Classification)

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:
 - 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.
- (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:

BM 2007-10

Mathews, Karen

From: lori.tucker@wachovia.com
Posted At: Monday, November 26, 2007 11:15 AM
Conversation: 12/3 Public Hearing 655 Old Geneva Road / David Doudney
Posted To: Plan Desk
Subject: 12/3 Public Hearing 655 Old Geneva Road / David Doudney

This is in response to the notice of public hearing marked for December 3, 2007 in reference to 655 Old Geneva Road for David Doudney to request a Temporary placement for a mobile home.

We reside at 660 Old Geneva Road, David and Lori Tucker and we are **against** this mobile home being placed on the property, as we are protecting our financial assets for ourselves and the surrounding areas.

David R Tucker Jr
Lori D Tucker
660 Old Geneva Road
Geneva, FL 32732

11/26/2007

BM 2007-10

Mathews, Karen

From: cookiejulie@bellsouth.net
Posted At: Saturday, November 24, 2007 4:42 PM
Conversation: Objection to placement of mobile home at 655 Old Geneva Road, Geneva FI 32732
Posted To: Plan Desk
Subject: Objection to placement of mobile home at 655 Old Geneva Road, Geneva FI 32732

My wife and I are writing this e-mail to voice our objection to the request by David Doudney to place a mobile home at 655 Old Geneva Road, Geneva, Florida 32732, with the hearing being scheduled on December 3rd.

We realize that this placement is temporary but feel that 5 years hardly constitutes temporary and with the housing market the way it is and with falling property values a mobile home will only add to the problem as well as being unsightly.

Thank you

Fedor and Julie Rubio

655 Old Geneva Road
Geneva
Florida 32732.