

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 1801 Retreat Road – Cleopatra Goble, applicant; Request for the limited use of a recreational vehicle while a single family home is under construction in A-5 (Rural Zoning District).

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

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

Agenda Date 02-25-08 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request for the limited use of a recreational vehicle while a single family home is under construction in A-5 (Rural Zoning District) conditioned on the site plan and staff's proposed conditions; or
2. **DENY** the request for the limited use of a recreational vehicle while a single family home is under construction in A-5 (Rural Zoning District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning:	Cleopatra Goble 1801 Retreat Road A-5
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting one year placement of a recreational vehicle for one year in the A-5 district, while a permanent single-family dwelling is under construction. • A building permit was issued for a single family home. • The temporary occupancy of a recreational home while a single-family structure is under construction is permitted only by limited use in the A-5 district. The limited use is only allowed for one year with the option to renew for an additional year upon application to the Board of Adjustment. 	
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC	<u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u>	

<p>SECTION 30.43(B)(2)</p>	<p>Along Retreat Road there is a mixture of mobile homes and "conventional" single family homes. There are both permanently and temporary approved mobile homes. Therefore, the temporary occupancy of the same on a lot where a single-family home is under construction would be compatible with the trend of development on nearby and adjacent properties within this zoning category.</p> <p><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></p> <p>Since the recreational vehicle would be temporarily utilized as a single-family dwelling 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 is for the temporary approval of a use, which would be used for single-family purposes; the same would be consistent with the comprehensive plan's designation of Rural-5 future land use for the subject property.</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 size and yard requirements of the A-5 district.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>At present, the trend of development in the immediate area includes mobile homes, conventional single-family homes and vacant properties. Therefore, the temporary occupancy of the proposed recreational vehicle, while a permanent home is constructed on the subject property, would not be detrimental to the public interest.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</p>	<p>The BOA may permit any use allowed by special exception in the A-5 (agriculture district) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the Land Development Code, that the use:</p> <p><u>Is compatible with the concept of low-density rural land use:</u></p>

	<p>The proposed use would be consistent with the concept of surrounding single-family, rural land use since the comprehensive plan describes Rural-5 as an appropriate FLU category for the temporary placement of a recreational vehicle by special exception.</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 proposed use would be served by septic and well and would have access to other county services, including schools and emergency services, which are available to the site.</p>
STAFF FINDINGS	<p>The applicant has satisfied the standards for the grant of a limited use for temporary occupancy of a recreational vehicle as a single-family dwelling. Based on the findings presented, staff recommends approval of this request, conditioned upon the site plan submitted, conformity with the comprehensive plan, and adherence to the following land development code standards</p> <ul style="list-style-type: none">• The appropriate building permit shall be secured for placement and occupancy of the proposed recreational vehicle as a temporary single-family dwelling on the subject property.• A permanent single-family home shall be actively under construction and inspection during the period the recreational vehicle is used as a temporary dwelling.• The placement & occupancy of the recreational vehicle shall not exceed one (1) year & shall be renewable for an additional period of one (1) year upon approval by the Board of Adjustment.• Prior to final inspection of the residence, the property owner shall furnish the planning division with acceptable evidence as to the date & method that the recreational vehicle will be removed.• The recreational vehicle shall be removed within thirty (30) days, following the issuance of the final certificate of occupancy for the permanent single-family home.

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 # BM2008-01
Meeting Date 2-25-08

COPY



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: Cleopatra Goble
Address: 5994 Cardiff Ave City: CoCoA Zip code: 32927
Project Address: 1801 Retreat rd. City: Geneva Zip code: 32732
Contact number(s): 321-537-0556
Email address: Puppyluv@CFI.RR.COM

What is this request for?

- New mobile home
- Replacement mobile home
- Renewal of an expired existing mobile home
- Temporary mobile home or recreational vehicle while a house is under construction
- Placement of a mobile home for a medical hardship
- Night watchman mobile home

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

What is year of the mobile home? Camper * 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 2^{yr} 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: Cleopatra Goble

FOR OFFICE USE ONLY

Date Submitted: 1-4-08 Reviewed By: P. Johnson

Tax parcel number: 05-20-32-302-0030-0000 Zoning/FLU A-5/R-5

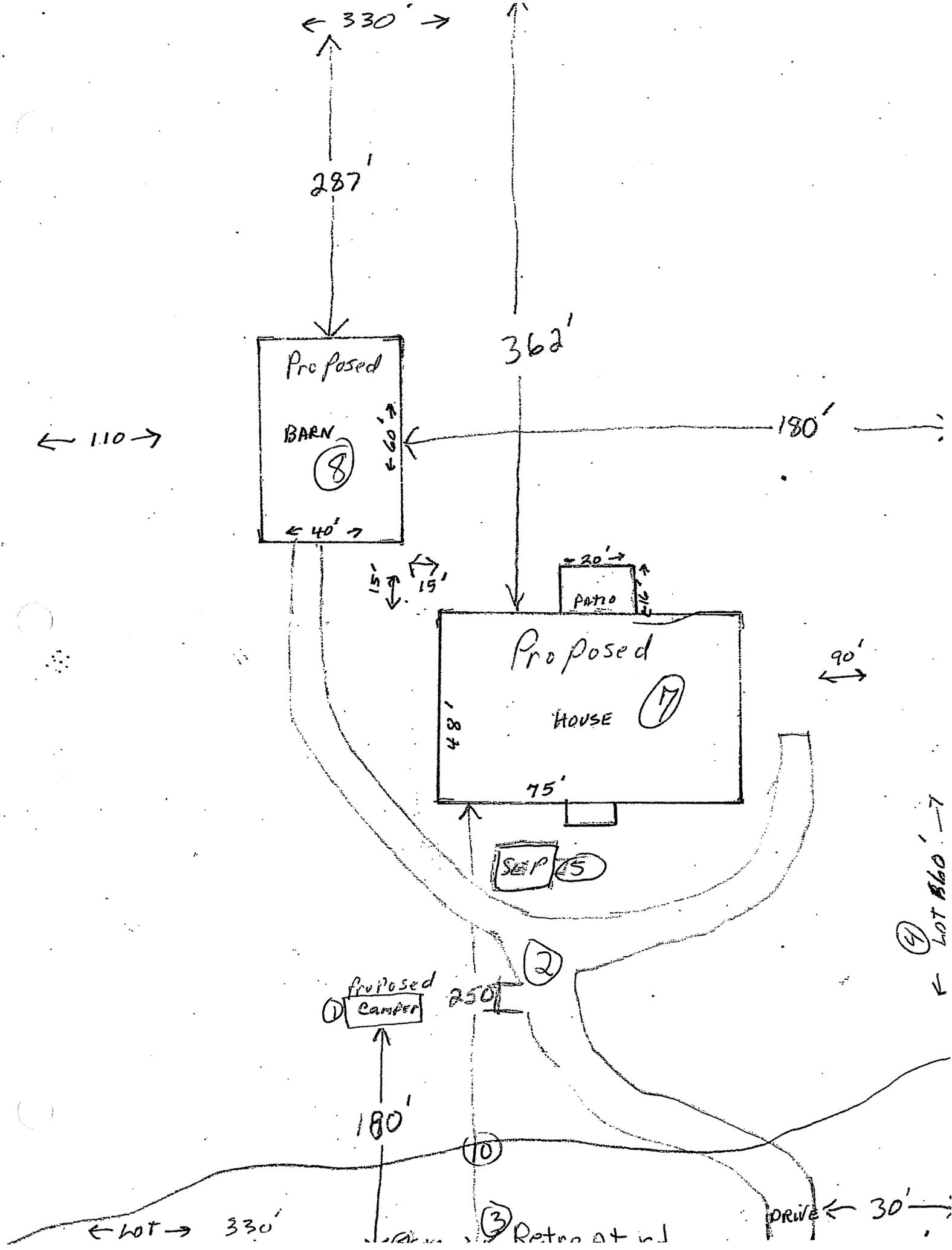
Medical hardship: Recent doctor letter submitted: Yes No

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: _____



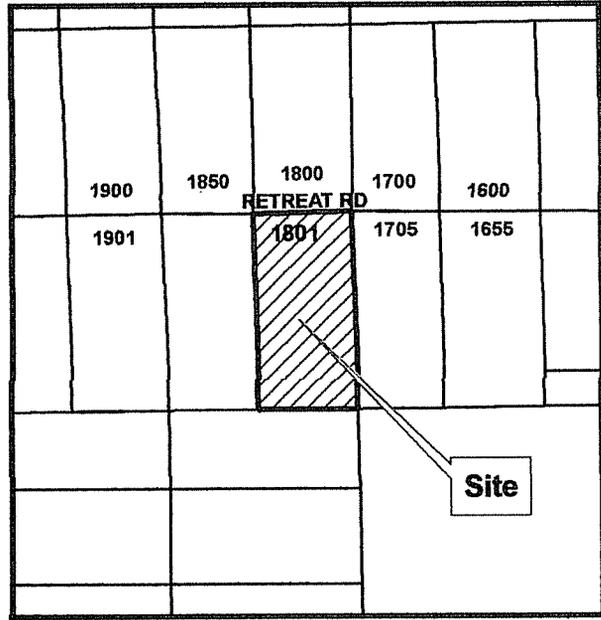
Cleopatra Goble
1801 Retreat Road
Geneva, Florida 32732



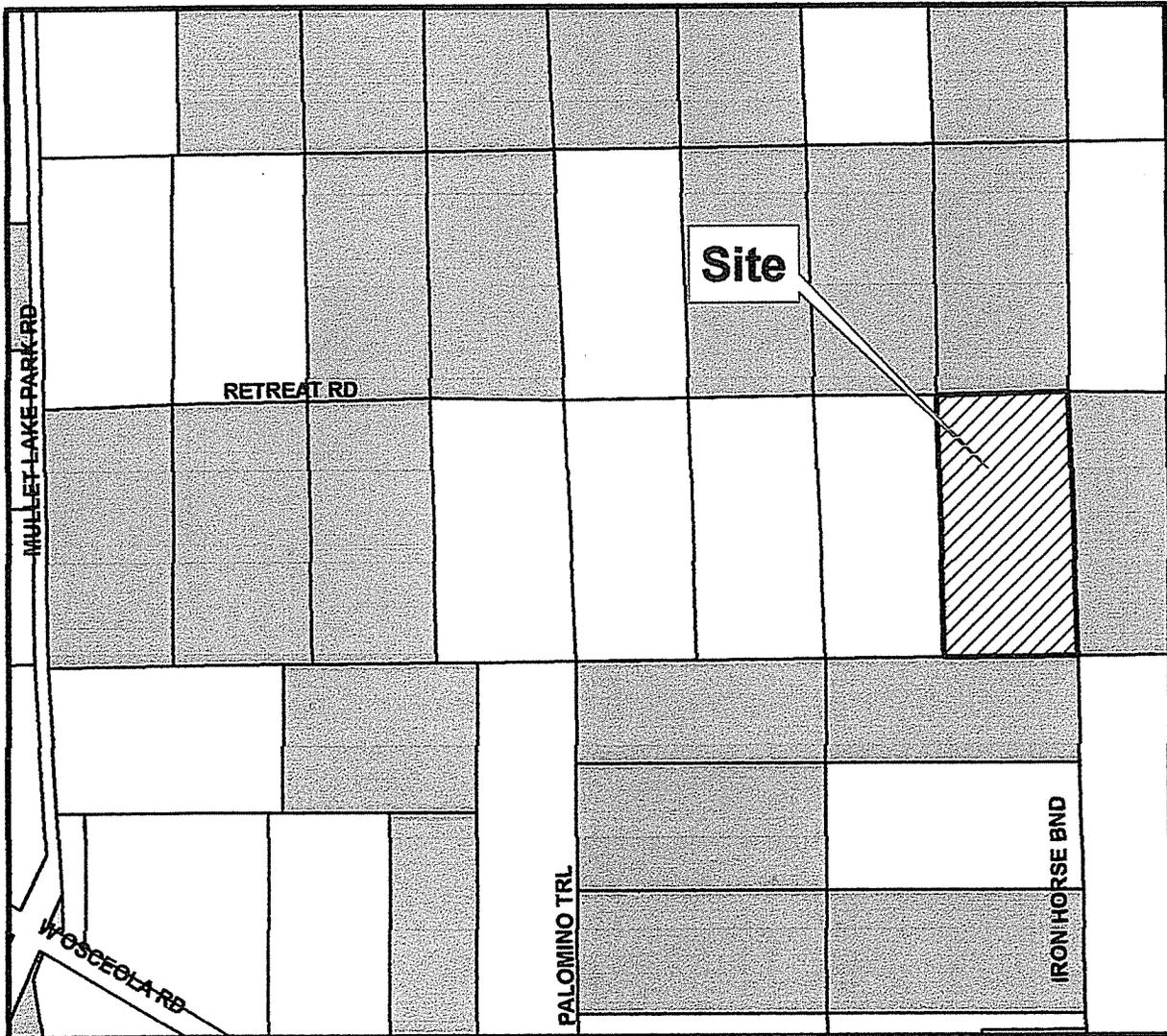
Seminole County Board of Adjustment
February 25, 2008
Case: BM2008-01 (Map 3056, Grid D5)
Parcel No: 05-20-32-302-0030-0000

Zoning

-  BM2008-01
-  A-5



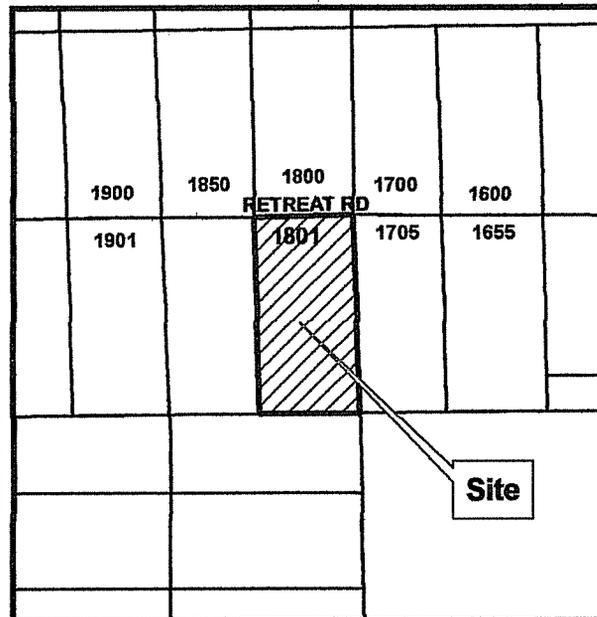
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1801 Retreat Road
Geneva, Florida 32732



Seminole County Board of Adjustment
February 25, 2008
Case: BM2008-01 (Map 3056, Grid D5)
Parcel No: 05-20-32-302-0030-0000

Zoning

-  BM2008-01
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



<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 407-655-7508</p>																																				
<p align="center">GENERAL</p> <p>Parcel Id: 05-20-32-302-0030-0000</p> <p>Owner: GOBLE CLEOPATRA</p> <p>Mailing Address: 5994 CARDIFF AVE</p> <p>City,State,ZipCode: COCOA FL 32127</p> <p>Property Address: 1801 RETREAT RD</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 9905-5 ACRE TRACT</p>	<p align="center">2008 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: \$0</p> <p>Land Value (Market): \$91,080</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$91,080</p> <p>Assessed Value (SOH): \$91,080</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$91,080</p> <p align="center">Tax Estimator Tax Reform Calculator</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>04/2006</td> <td>06220</td> <td>1192</td> <td>\$130,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>04/2003</td> <td>04796</td> <td>1455</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/2002</td> <td>04446</td> <td>0066</td> <td>\$53,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1981</td> <td>01352</td> <td>1861</td> <td>\$17,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p align="center">Find Sales within this DOR Code</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	04/2006	06220	1192	\$130,000	Vacant	Yes	QUIT CLAIM DEED	04/2003	04796	1455	\$100	Vacant	No	WARRANTY DEED	06/2002	04446	0066	\$53,000	Vacant	Yes	WARRANTY DEED	08/1981	01352	1861	\$17,000	Vacant	Yes	<p align="center">2007 VALUE SUMMARY</p> <p>2007 Tax Bill Amount: \$1,345</p> <p>2007 Taxable Value: \$91,080</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																														
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<p align="center">LAND</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>ACREAGE</td> <td>0</td> <td>0</td> <td>5.060</td> <td>18,000.00</td> <td>\$91,080</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	5.060	18,000.00	\$91,080	<p align="center">LEGAL DESCRIPTION</p> <p>LEG SEC 05 TWP 20S RGE 32E E 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 (5.06 AC)</p>																							
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ACREAGE	0	0	5.060	18,000.00	\$91,080																															
<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>																																				

LIMITED POWER OF ATTORNEY

Altamonte Springs, Casselberry, Lake Mary, Longwood, Sanford,
Seminole County, Winter Springs

Date: 1-4-08

I hereby name and appoint: MICHELLE HEANEY

an agent of: CHEOPATRA GOBLE
(Name of Company)

to be my lawful attorney-in-fact to act for me to apply for, receipt for, sign for and do all things necessary to this appointment for (check only one option):

All permits and applications submitted by this contractor.

The specific permit and application for work located at:
1801 RETREAT RD. GENEVA, FL.
(Street Address)

Expiration Date for This Limited Power of Attorney: NONE

License Holder Name: _____

State License Number: _____

Signature of License Holder: Cheopatra Goble

STATE OF FLORIDA
COUNTY OF Seminole

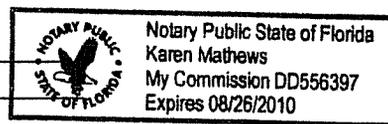
The foregoing instrument was acknowledged before me this 4 day of January, 2008, by _____ who is personally known to me or who has produced Florida Drivers License as identification and who did (did not) take an oath.

Karen Mathews
Signature

(Notary Seal)

Karen Mathews
Print or type name

Notary Public - State of _____
Commission No. _____
My Commission Expires: _____



**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: <u>CHEOPATRA GOBLE</u>	Name: _____
Address: <u>5994 CARDIFF AVE</u>	Address: _____
Phone #: <u>COOKA, FL 32927</u>	Phone #: _____
<u>321-937-0556</u>	
Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	
Trustees: _____	Beneficiaries: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____ Name of Partnership: _____
Principal: _____ Principal: _____
Address: _____ Address: _____
(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: _____ Contract Vendee: _____
Name: _____ Name: _____
Address: _____ Address: _____
(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

Date

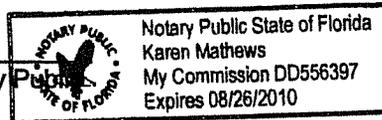
Chapman Galle
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 4 day of January, 2008 by _____

Karen Mathews
Signature of Notary Public

Print, Type or Stamp Name of Notary Public



Personally Known _____ OR Produced Identification yes
Type of Identification Produced Florida's Drivers License

For Use by Planning & Development Staff	
Date: _____	Application Number: _____

Form #
Date

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 25, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEF SEC 05 TWP 20S RGE 32E E ½ OF SE ¼ OF SE ¼ OF SW ¼ (5.06 AC)

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

FINDINGS OF FACT

Property Owner: Cleopatra Goble
5994 Cardiff Avenue
Cocoa, Fl. 32127

Project Name: Retreat Road (1801)

Requested Development Approval:

Request for the limited use of a recreational vehicle while a single family home is under construction in A-5 (Rural Zoning 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. The limited use granted will apply only to the recreational vehicle 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: _____
Alison C. Stettner
Planning Manager

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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On February 25, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEF SEC 05 TWP 20S RGE 32E E ½ OF SE ¼ OF SE ¼ OF SW ¼ (5.06 AC)

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

FINDINGS OF FACT

Property Owner: Cleopatra Goble
5994 Cardiff Avenue
Cocoa, Fl. 32127

Project Name: Retreat Road (1801)

Requested Development Approval:

Request for the limited use of a recreational vehicle while a single family home is under construction in A-5 (Rural Zoning District).

The Development Approval was sought to allow the limited use of a recreational vehicle while a single family home is under construction. The Board of Adjustment finds that the proposed use is inconsistent with development trends in the area and would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

**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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: