

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

SUBJECT: 2331 Waccassa Street– Michael and Donna Paul, 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 04-28-08 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.

<b>GENERAL INFORMATION</b>	Applicant: Location: Zoning:	Michael and Donna Paul 2331 Waccassa Street A-5
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• A building permit was issued for a single family home.</li> <li>• 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.</li> </ul>	
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC</b>	<b><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u></b>	

Reviewed by:  
Co Atty: \_\_\_\_\_  
Pln Mgr: \_\_\_\_\_

<p><b>SECTION 30.43(B)(2)</b></p>	<p>Along Waccassa Street 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><b><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></b></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><b><u>Is consistent with the Seminole County Vision 2020 Comprehensive Plan:</u></b></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><b><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</u></b></p> <p>The subject property meets the minimum size and yard requirements of the A-5 district.</p> <p><b><u>Will not adversely affect the public interest:</u></b></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><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</b></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><b><u>Is compatible with the concept of low-density rural land use:</u></b></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><b><u>Has access to an adequate level of urban services such as sewer, water, police, schools and related services.</u></b></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>
<b>STAFF FINDINGS</b>	<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"><li>• 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.</li><li>• A permanent single-family home shall be actively under construction and inspection during the period the recreational vehicle is used as a temporary dwelling.</li><li>• The placement &amp; occupancy of the recreational vehicle shall not exceed one (1) year &amp; shall be renewable for an additional period of one (1) year upon approval by the Board of Adjustment.</li><li>• Prior to final inspection of the residence, the property owner shall furnish the planning division with acceptable evidence as to the date &amp; method that the recreational vehicle will be removed.</li><li>• 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.</li></ul>

**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
- Applicant Authorization Form
- 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 # BM2008-04  
Meeting Date 4-28-08



**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: Michael & Donna Paul  
Address: PO Box 1259 Geneva FL 32732 City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Project Address: 2331 Waccassa St City: Geneva Zip code: 32732  
Contact number(s): 321-223-2111  
Email address: \_\_\_\_\_

**What is this request for?**

RECEIVED MAR 07 2008

- 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? recreational vehicle 2001 \* What is the size of the mobile home? recreational vehicle 28ft.

*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 1 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: \_\_\_\_\_

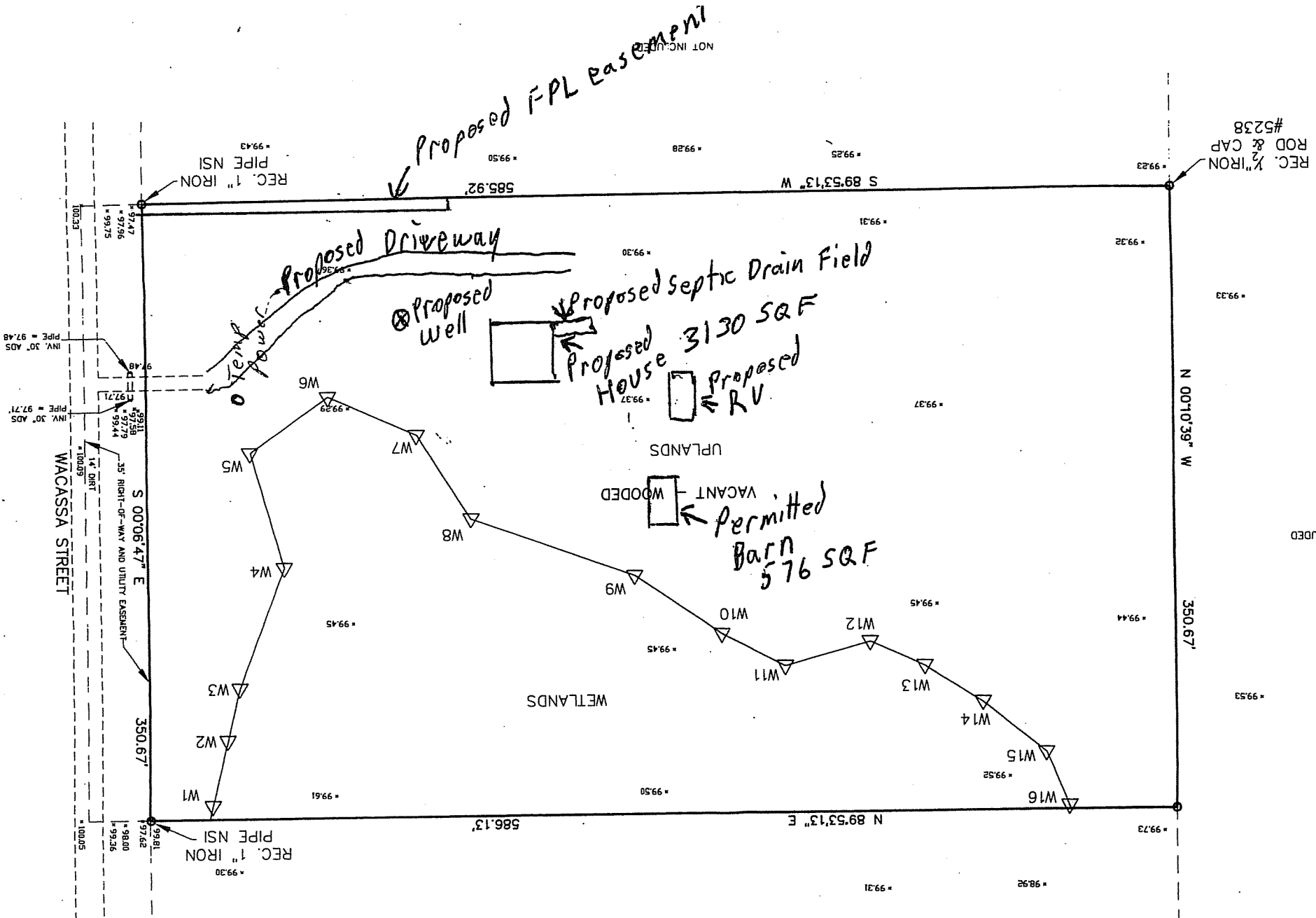
**FOR OFFICE USE ONLY**

Date Submitted: 3-7-08 Reviewed By: P. Johnson  
 Tax parcel number: 01-20-32-3AP-0014-0000 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 online.</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>NOTE: Please use your property survey for your site plan, if available.</p> <p><b><u>View a sample site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.</u></b></p> <ul style="list-style-type: none"> <li>○ Please start with a clean survey (ex: white out old approval stamps)</li> <li>○ 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.</li> <li>○ Size and dimensions of the parcel</li> <li>○ Location of flood plain line, if applicable</li> <li>○ Location and names of all abutting streets</li> <li>○ Location of driveways</li> <li>○ Location, size and type of any septic systems, drainfield and wells</li> <li>○ Location of all easements</li> <li>○ Existing or proposed mobile home (Label existing, label proposed, and include square footage and dimensions of each)</li> <li>○ Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)</li> <li>○ Setbacks from each building to the property lines</li> <li>○ Proposed fences</li> <li>○ Identification of available utilities (ex: water, sewer, well or septic)</li> </ul>
	5. Mobile Home Specifications
	○ Photos of existing mobile home (show each side of the mobile home and roof)
	○ Detailed specifications of the proposed mobile home including floor plan (show type of roof, siding, skirting, screening, etc)
	6. Required submittal for medical hardship
	○ Current letter from a doctor substantiating illnesses for the medical hardship



Proposed FPL Easement

Proposed Driveway

Proposed Well

Proposed Septic Drain Field

Proposed House 3130 SQF

Proposed RV

Permitted Barn 576 SQF

REC. 1/2" IRON ROD & CAP #5238

NOT INCLUDED

MACASSA STREET

REC. 1" IRON PIPE NSI

REC. 1" IRON PIPE NSI

INV. 30" ADS PIPE = 97.48

INV. 30" ADS PIPE = 97.71

100.33

100.05

97.47

97.65

97.56

98.00

99.25

99.35

99.43

99.30

99.50

99.61

99.58

99.81

99.66

99.88

99.74

99.96

99.82

100.04

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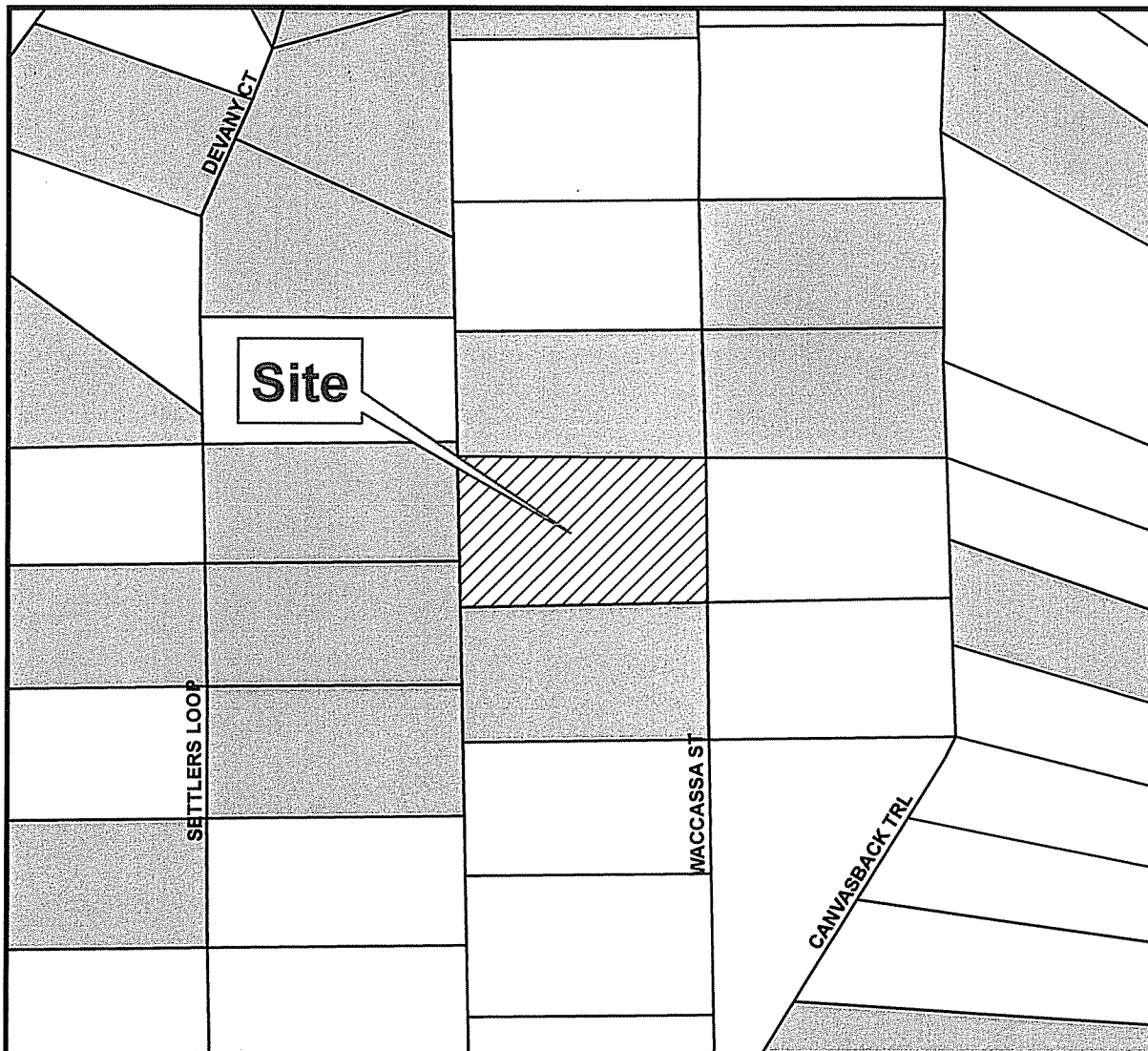
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




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Michael & Donna Paul  
2331 Waccassa Street  
Geneva, Florida 32732



Seminole County Board of Adjustment  
April 28, 2008  
Case: BM2008-04 (Map 3058, Grid A6)  
Parcel No: 01-20-30-5AP-001Y-0000

**Parcel Use**

-  BM2008-04mh
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



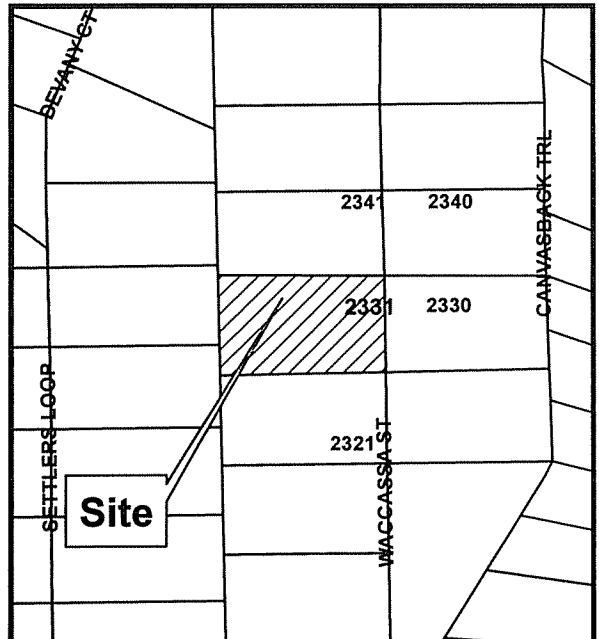


Michael & Donna Paul  
2331 Waccassa Street  
Geneva, Florida 32732



Seminole County Board of Adjustment  
April 28, 2008  
Case: BM2008-04 (Map 3058, Grid A6)  
Parcel No: 01-20-32-3AP-001Y-0000

Zoning  
BM2008-04  
A-5



<b>PARCEL DETAIL</b>  DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>  SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508	5U	7A (LOT 72)	1F IN 01-20-32	1S	(LOT 63)
	5V	8A	1G	7B	(LOT 62)
	14A	15A	1B	1A	(LOT 61)
	16A	10A	1Y	1L	(LOT 60)
	17A	5S	1Z	1L	(LOT 59)
	18A	9 (LOT 78)	1J	6A (LOT 58)	(LOT 57)
	SELTERS COR		WACCASSA ST		(LOT 56)

**GENERAL**

Parcel Id: 01-20-32-3AP-001Y-0000  
 Owner: PAUL MICHAEL J & DONNA J  
 Mailing Address: PO BOX 1259  
 City,State,ZipCode: GENEVA FL 32732  
 Property Address: 2331 WACCASSA ST GENEVA 32732  
 Facility Name:  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions:  
 Dor: 9905-5 ACRE TRACT

**2008 WORKING VALUE SUMMARY**

Amendment 1 impact not reflected.

Value Method:	Market
Number of Buildings:	0
Depreciated Bldg Value:	\$0
Depreciated EXFT Value:	\$0
Land Value (Market):	\$125,000
Land Value Ag:	\$0
Just/Market Value:	\$125,000
Assessed Value (SOH):	\$125,000
Exempt Value:	\$0
Taxable Value:	\$125,000

[Tax Estimator](#)  
[Portability Calculator](#)

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	06/2005	05772	1097	\$82,500	Vacant	Yes
WARRANTY DEED	12/2004	05558	1098	\$52,000	Vacant	Yes
WARRANTY DEED	02/1985	01618	0676	\$19,900	Vacant	No

Find Sales within this DOR Code

**2007 VALUE SUMMARY**

**2007 Tax Bill Amount:** \$1,846  
**2007 Taxable Value:** \$125,000  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	5.000	25,000.00	\$125,000

**Permits**

**LEGAL DESCRIPTION**

LEG SEC 12 TWP 20S RGE 32E BEG 960.08 FT  
 S OF NW COR RUN S 350.67 FT E 620.92 FT N  
 350.67 FT  
 W 621.31 FT TO BEG

**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.

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>Michael Paul</u>	Name: <u>Donna Paul</u>
Address: <u>PO Box 1259 Geneva 32732</u>	Address: <u>PO Box 1259 Geneva 32732</u>
Phone #: <u>321-223-2111</u>	Phone #: <u>321-223-2111</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: _____	Beneficiaries: _____
Trustees: _____	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.

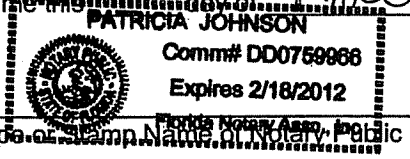
7 March 2008  
Date

*Michael Paul*  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this 7th day of MARCH, 2008, by \_\_\_\_\_

Patricia Johnson  
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification ✓  
Type of Identification Produced P 400-550-63-326-0

**For Use by Planning & Development Staff**

Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

**PLANNING & DEVELOPMENT**

**BUILDING**

**Inspection Lookup Results**

THE FOLLOWING INFORMATION IS UPDATED AT NOON, 4PM, AND 4AM.

**APPLICATION NUMBER: 946** ([View more information on this application](#))

**Address:** [2331 WACCASSA ST GENEVA 32732](#)

**Subdivision Name:** OSCEOLA BLUFF SOUTH

**Parcel ID:** [01-20-32-3AP-001Y-0000](#)

**Application Type:** ACC OTHER NON RES BLDGS

**Application Date:** 01/29/2008

**Application Status:** APPROVED

**INSPECTION INFORMATION**

[ [PERMITTING MAIN PAGE](#) - [APPLICATION LOOKUP](#) - [INSPECTION LOOKUP](#) ]

INSPECTION TYPE	DATE ENTERED	REQUESTED DATE	RESULTS DATE	STATUS	INSPECTOR ASSIGNED
<b>BLDG PMT OTHERS STRUCTURES (BUILDING PERMIT )</b>					
MONOLITHIC SLAB/SETBACK	03/06/2008	03/07/2008	03/07/2008	APPROVED	HOWARD MUELLER
RESULT COMMENTS: NONE ENTERED.					
<b>ELECTRIC MISCELLANEOUS (ELECTRICAL PERMIT )</b>					
FOOTER/GROUND	03/06/2008	03/07/2008	03/07/2008	APPROVED	HAROLD GROSS
RESULT COMMENTS: AP ON #4 CU AND CLAMP					

**REMAINING INSPECTIONS TO BE SCHEDULED**

FINAL BUILDING
ROOF DRY-IN
DRY-IN WALL
FINAL ELECTRIC
FRAME
SHEATHING ROOF
SHEATHING WALL
SOFFIT
WINDOW BUCK

**RESOURCES**

**Department Main Page**

- [Customer Survey](#)
- [Customer Resource Center](#)
- [Fee Calculators](#)
- [Fee Resolution](#)

**DIVISIONS**

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  - [Addressing](#)
  - [Adopted Codes](#)
  - [Announcements](#)
  - [Contacts](#)
  - [Forms and Applications](#)
  - [Flood Prone Areas](#)
  - Permitting**
    - ◆ [Application Lookup](#)
    - ◆ [Commercial Flowchart](#)
    - ◆ [Commercial Submittal](#)
    - ◆ [Common Questions](#)
    - ◆ [Consultants and Contractors](#)
    - ◆ [Fees](#)
    - ◆ [Fire Flowchart](#)
    - ◆ [Fire Submittal](#)
    - ◆ [Forms](#)
    - ◆ [Inspection Lookup](#)
    - ◆ [Other Information](#)
    - ◆ [Request Inspection](#)
    - ◆ [Residential Flowchart](#)
    - ◆ [Residential Submittal](#)

[Development Review](#)

[Planning](#)

**CONTACT INFORMATION**

**Building**  
1101 East First Street  
Sanford, FL 32771  
[View Map](#)  
Phone: (407) 665-7050  
**More Contacts**  
Hours: Mon-Fri 7:30-5:00PM  
\*\* Permit Applications submitted after 4:30PM will be processed the following day  
\*\* On Tuesdays, Homeowners can make appointment for 5-7PI

**Planning and Development**  
1101 East First Street  
Sanford, FL 32771  
[View Map](#)  
Phone: (407) 665-7432  
Fax: (407) 665-7417

**MY SEMINOLE LINKS**