

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 661 Harney Heights Road – Tom Rogers, 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** 08-25-08 **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.

<b>GENERAL INFORMATION</b>	Applicant: Location: Zoning:	Tom Rogers 661 Harney Heights Road 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>• 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>Reviewed by:</b>
<b>Co Atty:</b> _____
<b>Pln Mgr:</b> _____

<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)</b></p>	<p><b><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u></b></p> <p>Along Lake Harney 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><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</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</p>

<p><b>EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</b></p>	<p>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>
<p><b>STAFF FINDINGS</b></p>	<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
- 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 # BM2008-09  
Meeting Date 8-25-08



**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: TOM ROGERS  
Address: 450 HARMING HEIGHTS RD. City: CONWAY FL Zip code: 32732  
Project Address: 661 HARMING HEIGHTS RD. City: CONWAY FL Zip code: 32732  
Contact number(s): 407-424-4449  
Email address: \_\_\_\_\_

What is this request for?

RECEIVED JUL 03 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? 1995 \* What is the size of the mobile home? 28'

\* 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: [Signature]

**FOR OFFICE USE ONLY**

Date Submitted: 7-3-08 Reviewed By: P. JOHNSON  
 Tax parcel number: 14-20-32-501-0000-006A 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). This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a>
	3. Flood Prone Map: The flood map for your property may be obtained from the Seminole County Building Department.
	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>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b></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

Tom Rogers  
661 Harney Heights Road  
Geneva, Florida 32732

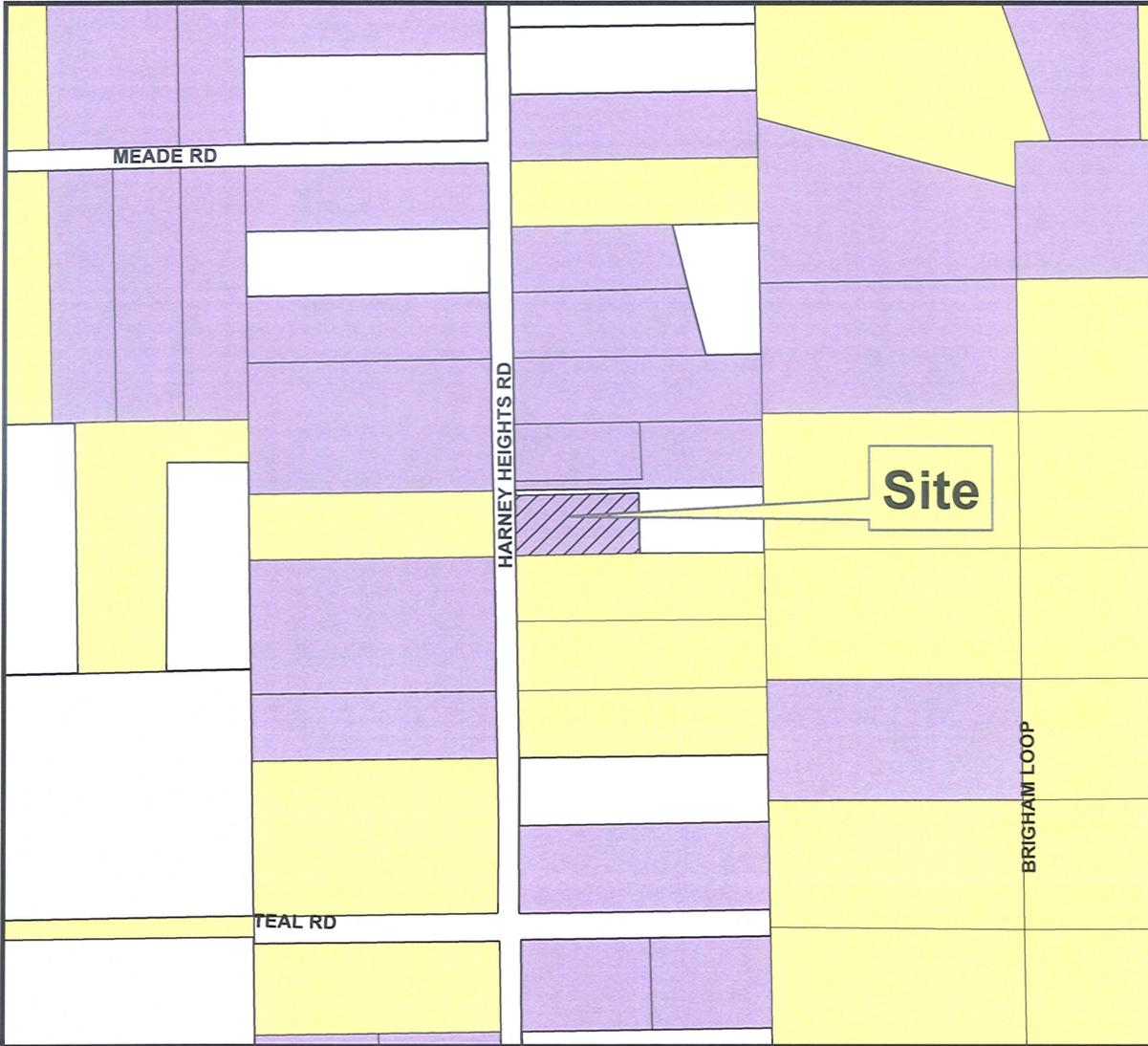


Seminole County Board of Adjustment  
August 25, 2008  
Case: BM2008-09 (Map 3109, Grid D2)  
Parcel No: 14-20-32-501-0D00-006A

Zoning  
BM2008-09  
A-5



Tom Rogers  
661 Harney Heights Road  
Geneva, Florida 32732



Seminole County Board of Adjustment  
August 25, 2008  
Case: BM2008-09mh (Map 3109, Grid D2)  
Parcel No: 14-20-32-501-0D00-006A

**Zoning**

-  BM2008-09mh
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home



<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>          SEMINOLE COUNTY FL          1101 E. FIRST ST          SANFORD, FL 32771-1468          407-665-7508</p>																																																			
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 14-20-32-501-0D00-006A          Owner: ROGERS THOMAS E          Mailing Address: 661 HARNEY HEIGHTS RD          City,State,ZipCode: GENEVA FL 32732          Property Address: 661 HARNEY HEIGHTS RD GENEVA 32732          Subdivision Name: LAKE HARNEY ACRETTES          Tax District: 01-COUNTY-TX DIST 1          Exemptions: 00-HOMESTEAD (2008)          Dor: 02-MOBILE/MANUFACTURED</p>		<p><b>2008 WORKING VALUE SUMMARY</b>          Amendment 1 impact not reflected.</p> <p>Value Method: Market          Number of Buildings: 0          Depreciated Bldg Value: \$0          Depreciated EXFT Value: \$40,245          Land Value (Market): \$26,865          Land Value Ag: \$0          Just/Market Value: \$67,110          Assessed Value (SOH): \$67,110          Exempt Value: \$25,000          Taxable Value: \$42,110</p> <p align="center"><a href="#">Tax Estimator</a>  <a href="#">Portability Calculator</a></p>																																																	
<p align="center"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>09/2007</td> <td><b>06848</b></td> <td><b>1769</b></td> <td>\$80,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>05/1995</td> <td><b>02923</b></td> <td><b>0960</b></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>05/1991</td> <td><b>02304</b></td> <td><b>0947</b></td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1988</td> <td><b>02027</b></td> <td><b>0058</b></td> <td>\$17,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1988</td> <td><b>01978</b></td> <td><b>1022</b></td> <td>\$8,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1983</td> <td><b>01497</b></td> <td><b>0820</b></td> <td>\$4,800</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p align="center"><a href="#">Find Comparable Sales within this Subdivision</a></p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	09/2007	<b>06848</b>	<b>1769</b>	\$80,000	Improved	Yes	QUIT CLAIM DEED	05/1995	<b>02923</b>	<b>0960</b>	\$100	Improved	No	QUIT CLAIM DEED	05/1991	<b>02304</b>	<b>0947</b>	\$100	Vacant	No	WARRANTY DEED	12/1988	<b>02027</b>	<b>0058</b>	\$17,000	Vacant	Yes	WARRANTY DEED	07/1988	<b>01978</b>	<b>1022</b>	\$8,000	Vacant	Yes	WARRANTY DEED	10/1983	<b>01497</b>	<b>0820</b>	\$4,800	Vacant	Yes	<p align="center"><b>2007 VALUE SUMMARY</b></p> <p><b>2007 Tax Bill Amount:</b> \$1,026  <b>2007 Taxable Value:</b> \$69,488          DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.          *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																			

**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>THOMAS E. ROGERS</u>	Name: _____
Address: <u>1001 HARNEY HEIGHTS Rd.</u>	Address: _____
Phone #: <u>(407) 474-4749</u>	Phone #: _____

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.

7-3-08  
Date

Tom Rogers  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 3<sup>rd</sup> day of July, 2008 by THOMAS ROGERS

Patricia Johnson  
Signature of Notary Public

PATRICIA JOHNSON  
Print, Type or Stamp Name of Notary Public



Personally Known \_\_\_\_\_ OR Produced Identification ✓  
Type of Identification Produced R262-825-45-443-0

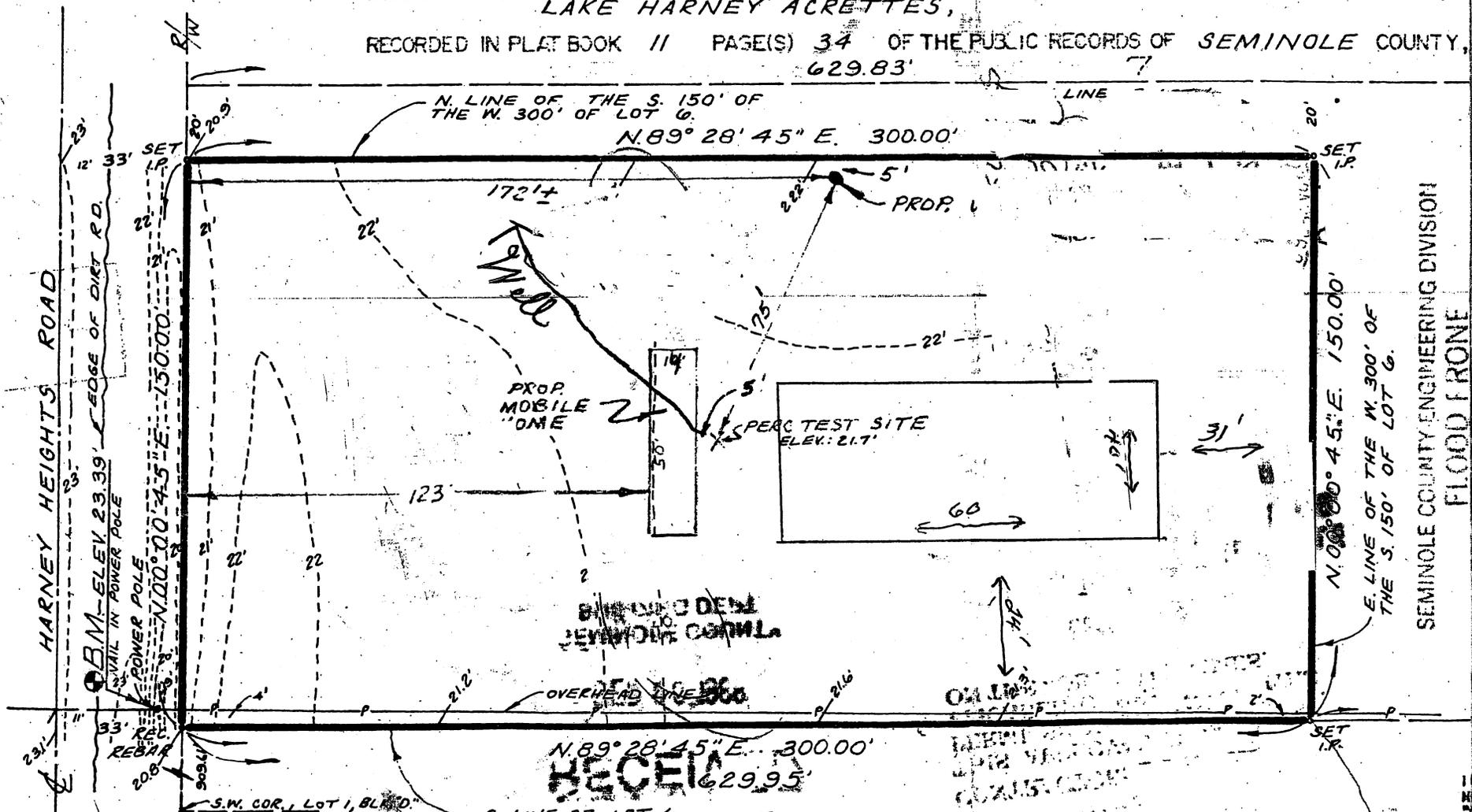
<b>For Use by Planning &amp; Development Staff</b>	
Date: _____	Application Number: _____

# PLAT OF SURVEY

JOE ENSOR

DESCRIPTION: THE SOUTH 150.00 FEET OF THE WEST 300.00 FEET OF LOT 6, LAKE HARNEY ACRETTES,

RECORDED IN PLAT BOOK 11 PAGE(S) 34 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA  
629.83' 7



SEMINOLE COUNTY ENGINEERING DIVISION  
FLOOD FRONE

SWAGGERTY LAND SURVEYING, INC.

3550 S.R. 46 W  
SANFORD, FLORIDA 32771  
(407) 322-4630

NOTE:  
BENCH MARK USED: \*1911501; ELEV. = 32.916'; 4" X 4" C.M.  
SOUTH OF POWER POLE \*50F4, 25' NORTH OF CENTERLINE OF LAKE HARNEY AND 10' EAST OF CENTERLINE TRIPP RD.  
● B.M. DENOTES BENCH MARK SET AS SHOWN.  
BENCH MARKS, CONTOURS AND ELEVATIONS ARE BASED ON U.S.C. & G.S. DATUM.  
CONTOURS ARE SHOWN AT 1.0' INTERVALS.

DATE OF:  
BOUNDARY 8-9-88  
FOUND  
FINAL PLOT PLAN 8-11-88  
TOPO: 8-26-88

RECEIVED  
629.95'

ON LINE  
DATE 8-11-88  
CLASS. 100

8-11-88  
8-26-88  
JEB



## PLANNING & DEVELOPMENT

### BUILDING

#### Permit Application Lookup Results

THE FOLLOWING INFORMATION IS UPDATED NIGHTLY.

**APPLICATION NUMBER: 12364** ([View inspections associated with this application](#))

**Address:** [450 HARNEY HEIGHTS RD GENEVA 32732](#)

**Subdivision Name:** LAKE HARNEY ACRETTES

**Parcel ID:** [14-20-32-501-0B00-0050](#)

**Application Type:** NEW SINGLE FAMILY DETACHED

**Application Date:** 10/14/2004

**Application Status:** CERTIFICATE ISSUED

**Fees Owed:** \$0.00

#### APPLICATION STEPS

**PLEASE CALL (407) 665-7050 IF YOU HAVE QUESTIONS ABOUT THIS APPLICATION**  
 [ PERMITTING MAIN PAGE - APPLICATION LOOKUP - INSPECTION LOOKUP ]

AGENCY	DATE IN	UPDATED	STATUS	REVIEWED BY
DRD-WET LANDS	10/19/2004	10/19/2004	APPROVED	TONYA HALEY
PERMIT READY DRAWER	10/29/2004	10/29/2004	APPROVED	DONNA MCCONNELL
GRAPHICS-ADDRESS	10/14/2004	10/14/2004	APPROVED	PATTI TRISSEL
PLAN REVIEW	10/15/2004	10/29/2004	APPROVED	TONY COLEMAN
ZONING	10/15/2004	10/15/2004	APPROVED	



**\*\*PLEASE NOTE\*\*** When applications are first submitted, extra steps will possibly show here that will NOT need to be completed. They will be taken out soon after the initial input of this application.

#### RESOURCES

##### Department Main Page

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

##### DIVISIONS

##### Building

- [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

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LEG S 150 FT OF W 300 FT OF LOT 6 BLK D LAKE HARNEY ACRETTES  
PB 11 PG 34

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

### FINDINGS OF FACT

**Property Owner:** Tom Rogers  
661 Harney Heights Road  
Geveva, Fl. 32732

**Project Name:** Harney Heights Road (661)

**Requested Development Approval:**

Request for the limited use of a recreational vehicle while a single family home is under construction in the A-5 (Rural Zoning) district; Located on the east side of Harney Heights Road, approximately 3,700 feet north of Lake Harney Road; (BM2008-09). (District 2)

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 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.
  2. A permanent single-family home shall be actively under construction and inspection during the period the recreational vehicle is used as a temporary dwelling.
  3. The placement & occupancy of the recreational vehicle shall not exceed one (1) year & shall be renewable for an additional period of 6 months upon approval by the Board of Adjustment.
  4. 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.
  5. 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.

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

LEG S 150 FT OF W 300 FT OF LOT 6 BLK D LAKE HARNEY ACRETTES  
PB 11 PG 34

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

**FINDINGS OF FACT**

**Property Owner:** Tom Rogers  
661 Harney Heights Road  
Geveva, Fl. 32732

**Project Name:** Harney Heights Road (661)

**Requested Development Approval:**

Request for the limited use of a recreational vehicle while a single family home is under construction in the A-5 (Rural Zoning) district; Located on the east side of Harney Heights Road, approximately 3,700 feet north of Lake Harney Road; (BM2008-09). (District 2)

The Development Approval was sought to place 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: