

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

**SUBJECT:** Sproul Bible College, rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan, Guy T. Rizzo, Applicant

**DEPARTMENT:** Planning and Development **DIVISION:** Planning

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Tony Matthews **EXT.** 7936

Agenda Date 02/22/05 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

- 1. Enact an ordinance approving the proposed rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan on approximately 32 acres located on the south side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard, with staff findings and attached development order, Guy T. Rizzo, Applicant; or
- 2. Deny the proposed rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan on approximately 32 acres located on the south side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard, Guy T. Rizzo, Applicant; or
- 3. Continue this item to a date and time certain.

(District 5 – Commissioner Carey) (Tony Matthews, Principal Planner)

**BACKGROUND:**

The Applicant is requesting PUD approval for a Bible (theological studies) College for up to 70 students in conjunction with administrative staff in two (2) existing residences along with development of 21 additional single family detached residential dwelling units on approximately 32 acres (see enclosed PUD preliminary master plan). The Bible College was previously approved as a special exception and the conditions of that approval are incorporated into the attached development order.

**STAFF RECOMMENDATION:**

Recommend enacting an ordinance approving the proposed rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan, with staff findings and attached development order.

**LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION RECOMMENDATION (02/02/05):**

Recommend approval (7 to 0) of the proposed rezoning from A-1 to PUD and preliminary master plan, with proposed changes shown in the attached development order via strikeout and underline text.

Reviewed by:  
Co Atty: UR  
DFS: \_\_\_\_\_  
Other: SMW  
DCM: DR  
CM: RB  
File No. ph700pdp02

## SPROUL BIBLE COLLEGE

REQUEST INFORMATION	
<b>APPLICANT</b>	Guy T. Rizzo
<b>PROPERTY OWNER</b>	Joseph J. Jacoboni and James M. and Ann Marie Campisi
<b>REQUEST</b>	Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan approval for a Bible (theological studies) College and 21 additional single family residential dwelling units
<b>HEARING DATE(S)</b>	LPA/P&Z: February 2, 2005   BCC: February 22, 2005
<b>SEC/TWP/RNG</b>	30-19-30-513-0000-0010 +
<b>LOCATION</b>	South side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard
<b>APPROXIMATE SIZE</b>	32 acres
<b>FUTURE LAND USE</b>	Low Density Residential
<b>ZONING</b>	A-1 (Agriculture District)
<b>FILE NUMBER</b>	Z2004-066
<b>COMMISSION DISTRICT</b>	District 5 - Carey

### OVERVIEW

**Zoning Request:** The site consists of two (2) single family residential dwelling units and accessory buildings. On November 15, 2004, the Board of Adjustment approved a special exception to establish a theological studies college on the western portion, approximately 16 acres, of this approximately 32 acre property, using the existing buildings.

The Applicant is now requesting PUD approval for a Bible (theological studies) College and development of 21 single family residential dwelling units. The two (2) existing residences, and accessory buildings, will be converted into classroom and administrative space for up to 70 students. The additional single family lots will be a minimum of 11,700 square feet lot width, consistent with the R-1AA (Single Family Dwelling District) zoning classification. The Applicant has stated that the proposed single family homes will be sold for fee simple ownership and are not primarily intended as temporary residences for students attending the proposed Bible College.

This property has an approved 5-Acre Development Plan (known as the Bauerle Property) acknowledged by the Board of County Commissioners by Resolution of May 22, 1979 (ORB 1225, 1223). Development of this property must be in compliance with the Seminole County Comprehensive Plan (Vision 2020 Plan), the Land Development Code of Seminole County, and other applicable development regulations.

**Existing Land Uses:** Abutting uses, future land use designations and zoning classifications are:

Location	Future Land Use	Zoning	Existing Land Use
Site	Low Density Residential	A-1	Single family residential
North	Low Density Residential	A-1 & R-1AAA	Single family residential
South	Low Density Residential	A-1	Single family residential
East	Low Density Residential	A-1, RC-1 & R-1AAA	Single family residential
West	Low Density Residential	A-1 & RC-1	Single family residential and church

For more detailed information regarding zoning and land use, please refer to the attached map.

**STAFF ANALYSIS**

**Facilities and Services:** Adequate facilities and services must be available concurrent with the impacts of development. If required by concurrency review, additional facilities and services will be identified. The Applicant has opted to defer concurrency review at this time.

The proposed PUD zoning is consistent with the adopted future land use designation of Low Density Residential assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan (Vision 2020 Plan). The request is consistent with Plan policies identified at this time.

Transportation:

Access to the site is via Wayside Drive, a 2-laned local roadway, with no established level of service. Although no traffic study has been conducted on Wayside Drive, the Public Works Department believes that road capacity should be sufficient to support the proposed college at the requested enrollment. To satisfy concurrency, a traffic study will be required to determine road impacts for the proposed use.

Water and Sewer Service:

The site is served by Seminole County Utilities.

**Compliance with Environmental Regulations:** At this time there are no concerns regarding compliance with environmental regulations.

**Compatibility with Surrounding Development:** The proposed use would be compatible with surrounding uses. The overall look of the property will remain residential in character; therefore staff believes the proposed Bible College would not be detrimental to the character of surrounding development. PUD zoning, with development conditions, can ensure compatibility with surrounding uses.

**STAFF RECOMMENDATION:**

Recommend approval of the proposed rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan, with staff findings and attached development order conditions as follows:

1. Development of the site shall consist of: (a) two (2) existing residential dwelling units, and accessory buildings, which may be converted to accommodate classrooms and space for administrative staff for the Bible College; and (b) an additional 21 single family detached residential dwelling units for future development.
2. Development of single family residential dwelling units shall be consistent with the requirements and provisions of the R-1AA (Single Family Dwelling District) zoning classification.
3. Enrollment at the Bible College shall be limited to no more than 70 students.
4. Hours of operation for classes shall be limited to 8:00 am to 8:00 pm, Monday through Friday and 9:00 am to 6:00 pm on Saturdays.
5. Sunday classes shall be prohibited.
6. Outdoor amplification of sound shall be prohibited.
7. The overall look of the property shall remain residential in character.
8. The site shall be served by a single main access point either from Wayside Drive or Orange Boulevard, but not at both locations.
9. The existing driveway along the eastern boundary of the site shall be limited to service delivery access and officers and directors of the corporation only. The driveway may be used by the owner of the existing residence until such time as the residence is converted into a building for the proposed Bible College.
10. Dedicate property along Wayside Drive to create a minimum 40 foot half right-of-way.
11. Provide a sidewalk along one side of internal roads to connect to sidewalk/pedestrian circulation system on the college campus.
12. Install/restore, after any roadway improvements, the existing sidewalk along Wayside Drive the entire length of the property.
13. The existing driveway along the eastern boundary of the site shall be limited to service delivery access and officers and directors of the corporation only. The driveway may be used by the owner of the existing residence until such time as the residence is converted into a building for the proposed Bible College.
14. Development to connect to Seminole County water and sewer service.
15. All existing buildings shall comply with the Building Code.
16. Potable water shall not be used for irrigation purposes.



Mr. Mathews explained that it was because of the location. When the special exception came in 70 was the number established. It is consistent with the applicant's wished.

Commissioner Harris asked why a Bible College would want to restrict classes on Sunday.

Mr. Matthews agreed, stating that the condition had come over from the special exception.

Guy Rizzo spoke on behalf of the owners. He anticipates no more than 70 students who will not be having classes on Sunday since they will be at church. This is a theological Bible college. He has no problems with the restrictions.

The existing residences which will be converted to the school access the property from Wayside Drive. They will be used for classrooms and administration for the seminary. The current plan on the screen is a result of a meeting with the homeowners on Paseo Place who have a desire to pave an entrance off of Orange Boulevard to access the property instead of Wayside Drive. We will alter the plan accordingly, with service access from Wayside Drive for the service drive, directors, and officers of the corporation. He would like the development order to be worded accordingly.

John Dwyer spoke in opposition. He distributed a letter from the Berington Club subdivision, located south of the subject property, opposite Wilson Elementary School. He is not opposed to the Bible College itself. What they are opposed to is the R-1AA sized lots within the PUD.

There was a land use change on this property in 1999 by the Board of County Commissioners from Suburban Estates to Low Density Residential. There was not associated rezone. The Board at that time stated that any subsequent changes should come in as R-1AAA in size and should be developed to the same standards as Tall Trees subdivision, which has 13,500 square foot lots that are 100 feet wide. In 2000, the first request on the area parcels came in and was zoned R-1AAA, which the Land Planning Agency/Planning and Zoning Commission supported. In 2004, the same parcel was requested to be R-1AA. The Board felt that this was inconsistent to the promises that had been made to area residents and the request was denied. He would like to see that the commitment is maintained. Nothing has changed in the area which warrants downsizing of lots. He finished by stating that the residents had no objection to the Bible College. Their concern was for lot size.

Mr. Rizzo stated that tract has 21 lots for housing on 22.68 acres with lots of open space in it. Because of this it can not be considered a down zoning. The Bible College is on 9.68 acres. None of the adjacent homeowners has objected to this.

Commissioner Tucker stated that Lots 1, 9, 10, 11, 16 and 17 look larger. Do they conform to R-1AAA dimensions?

Mr. Matthews stated that there was an 1,800 square foot difference between the R-1AA and R-1AAA zoning criteria. There are 13, 500 square feet in the R-1AAA category. The width at building line for R-1AA is 90 feet and for R-1AAA it is 100 feet. The setbacks are all the same. Minimum size of house is 1,300 in R-1AA and 1,600 square feet in R-1AAA.

Mr. Rizzo said that he had aimed to maximize the open space. If the access is switched to Orange Boulevard, he will loose a lot. His plan meets the intent and purpose of the PUD.

Commissioner Hattaway asked Mr. Rizzo had contacted the contiguous land owners.

Mr. Rizzo stated that he had met with the 4 Paseo Drive homeowners and had been approached about the access and sewers.

For the access to come off of Orange Blvd. all of the homeowners would have to agree to a dedication on their flag lots. The homeowners had no objection to the project.

Commissioner Eismann asked about minimum house size.

Mr. Rizzo said that there would be a minimum of at least 3,000 square feet.

Commissioner Tucker observed that the 1,300 versus 1,600 square feet will not be an issue for Mr. Rizzo.

Mr. Rizzo said that the house size was not an issue, but the lot size was. This will be a covenanted community which will keep quality lots in the PUD.

Commissioner Tucker noted that the sheet handed out noted a change in item 12 of the amendment to the list of people allowed access to include "director of the corporation" and the addition of a number 16 which would add a minimum square footage to meet the R-1AAA standard.

Commissioner Dorworth stated that the purpose of the PUD was to allow some flexibility and that he saw no crowded lots.

**Commissioner Dorworth made a motion to approve, adding to item 12 "officers and directors of the corporation only" and adding the R-1AAA house size of 1,600 square feet along with staff recommendations.**

Commissioner Tucker asked about item number 5.

**Commissioner Dorworth stated that he would like to strike item 5.**

**Commissioner Bates seconded the motion.**

Commissioner Hattaway stated that the applicant agreed to commit to a 3,000 square foot house size.

Mr. Rizzo said that he would like to commit to a 2,200 or 2,500 square foot minimum.

**Commissioner Dorworth said that for the sake of compatibility with the R-1AAA zoning criteria, he would stick with 1,600 square foot minimum.**

Commissioner Tucker said that at least a third of the lots conform to the R-1AAA classification.

**The motion passed unanimously, 7 – 0.**

Respectfully submitted,

Candace Lindlaw-Hudson



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On February 22, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Exhibit A

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

**FINDINGS OF FACT**

**Property Owner(s):** Joseph J. Jacoboni  
2100 North Ocean Boulevard  
Tower 1, Unit 14E  
Lauderdale, FL 33305

James M. and Ann Marie Campisi  
5555 Wayside Drive  
Sanford, FL 32771

**Project Name:** Sproul Bible College.

**Requested Development Approval:** Rezoning from the A-1 (Agriculture District) zoning classification to the PUD (Planned Unit Development District) zoning classification and approval of the associated PUD preliminary master plan attached as Exhibit B.

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 owners of the property have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Tony Matthews  
1101 East First Street  
Sanford, Florida 32771

**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 owners of the property are as follows:
  - A. Development of the site shall consist of: (a) two (2) existing residential dwelling units, and accessory buildings, which may be converted to accommodate classrooms and space for administrative staff for the Bible College; and (b) an additional 21 single family detached residential dwelling units for future development.
  - B. Development of single family residential dwelling units shall be consistent with the requirements and provisions of the R-1AA (Single Family Dwelling District) zoning classification.
  - C. **Minimum house size shall be 1,600 square feet.**
  - D. Enrollment at the Bible College shall be limited to no more than 70 students.
  - E. Hours of operation for classes shall be limited to 8:00 am to 8:00 pm, Monday through Friday and 9:00 am to 6:00 pm on Saturdays.
  - F. ~~**Sunday classes shall be prohibited.**~~
  - G. Outdoor amplification of sound shall be prohibited.
  - H. The overall look of the property shall remain residential in character.
  - I. The site shall be served by a single main access point either from Wayside Drive or Orange Boulevard, but not at both locations.
  - J. The existing driveway along the eastern boundary of the site shall be limited to service delivery access and officers and directors of the corporation only. The driveway may be used by the owner of the existing residence until such time as the residence is converted into a building for the proposed Bible College.
  - K. Dedicate property along Wayside Drive to create a minimum 40 foot half right-of-way.
  - L. Provide a sidewalk along one side of internal roads to connect to sidewalk/pedestrian circulation system on the college campus.
  - M. Install/restore, after any roadway improvements, the existing sidewalk along Wayside Drive the entire length of the property.
  - N. Development to connect to Seminole County water and sewer service.
  - O. All existing buildings shall comply with the Building Code.
  - P. Potable water shall not be used for irrigation purposes.
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 owners of the said property have 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.**

SEMINOLE COUNTY BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Carlton D. Henley, Chairman

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owners, Joseph J. Jacoboni and James M. and Ann Marie Campisi, on behalf of themselves and their heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions, and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Joseph J. Jacoboni

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
James M. and Ann Marie Campisi

\_\_\_\_\_  
Witness

**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 did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

**EXHIBIT A  
LEGAL DESCRIPTION**

A-1 to PUD (Z2004-066)

Legal Jacoboni Property 10.854 acres

From the NE corner of the SW 1/4 of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S89° 56' 00" W along the North line of said SW 1/4 a distance of 660 feet; Thence run S 00° 01' 36" W, parallel with the East line of said SW 1/4 a distance of 25 feet for a Point of Beginning; thence continue S 00° 01' 36" W, 1320 feet; Thence run N 89° 56' 00" E, 49 feet; thence run S 00° 01' 36" W, 426.43 feet to a point 880 feet North of the South line of said SW 1/4; Thence run S 89° 47' 56" W parallel with said South line 683.09 feet to a point 1040.2 feet East of the West line of said SW 1/4; Thence run N 00° 06' 34" W parallel with said West line 660 feet; Thence run N 89° 47' 56" E, 89.80 feet; Thence run N 00° 06' 34" W, 200 feet; Thence run N 32° 01' 25" E, 298.41 feet; Thence run N 00° 01' 36" E, 635 feet; Thence run N89° 56' 00" E, 388.3 feet to the Point of Beginning LESS THE SOUTH 660 FEET THEREOF

Legal Campisi Property 21.516 acres

Lots 1, 2, and 3 of Campisi Subdivision recorded in Plat Book 65 at page 85

AND

The North 660 feet of the South 1540 feet of the East 330.10 feet of the West 1040.20 feet of the SW ¼ of Section 30, Township 19 South, Range 30 East, Seminole County, Florida. Subject to an easement for ingress and egress and Utilities over the North 35 feet thereof. Along with an easement for ingress and egress over the North 70 feet of the South 1575 feet of the East 1000.2 feet of the West 1040.2 feet of the said SW ¼.

**EXHIBIT B**

BY TO BE DEDICATED AS  
ADDITIONAL ROAD

EXISTING DRIVEWAY TO  
REMAIN INTACT, TO BE  
USED POTENTIALLY AS  
A SERVICE DRIVE.

OPEN  
SPACE

OPEN  
SPACE

TURN-AROUND

OPEN  
SPACE 'A'  
EXISTING TREES, TYP.

SHADOW LAKE  
(WETLAND - 1.87 ACRES)  
(POTENTIAL MITIGATION  
RETENTION AREA)

POOL  
(RECREATION)

EXISTING  
STRUCTURE

COLLEGE  
TRACT 'A'  
(NON RESIDENTIAL)  
TOTAL OF TRACTS  
A&B= 9.69 ACRES

OPEN  
SPACE 'B'

COLLEGE  
TRACT 'B'  
(NON RESIDENTIAL)  
TOTAL OF TRACTS  
A&B= 9.69 ACRES

EXISTING DRIVEWAY  
TO THE INTO PROPOSED  
ROAD

POOL  
(RECREATION)

EXISTING  
STRUCTURE

PROPOSED ACCESS  
DRIVE

OPEN  
SPACE

OPEN  
SPACE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

RESIDENTIAL  
TRACT  
(22.68  
ACRES)

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

RETENTION  
AREA

LOT 12

LOT 13

LOT 14

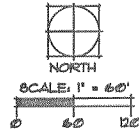
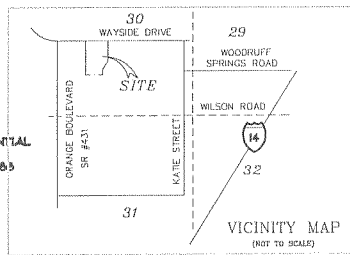
LOT 15

LOT 16

TYPICAL LOT DIMENSIONS:  
MINIMUM LENGTH OF  
MINIMUM WIDTH = 25'

TYPICAL BLDG SETBACKS:  
FRONT = 25'  
REAR = 30'  
SIDE = 10'  
PROPOSED ROADS ARE TO BE

POTENTIAL  
SITE  
ACCESS



LANDSCAPING CONCEPT FOR THE COLLEGE TRACT  
IS TO PROVIDE BUFFERING (CANOPY TREES AND  
HEDGE AS REQUIRED). THE COLLEGE TRACT WILL  
BE OPEN TO THE OPEN SPACE AREAS AND  
RESIDENTIAL AREAS WITHIN THE PLD SO THAT THE  
HOMES HAVE VIEWS THROUGH THE CAMPUS. EXISTING  
TREES WILL BE KEPT TO MAINTAIN THE  
'CAMPUS-LIKE' FEEL.

Date:  
04/12/20  
Revision:

SPROUL BIBLE COLLEGE

Ligonier Ministries

DIX LATHROP  
AND ASSOCIATES, INC.

122 W. JEFFERSON AVENUE  
LIGONIER, PA 15043  
TEL: 724.321.0000

PRELIMINARY SITE PLAN

Sheet  
1

3

PUD SITE DATA

+ TOTAL SITE AREA = 32.37 ACRES  
 + EXISTING ZONING = A-1  
 + PROPOSED ZONING = PUD  
 + EXISTING LAND USE = LDR  
 + PROPOSED USES:  
 (21) R-1AA SINGLE FAMILY RESIDENCES AND THEOLOGICAL COLLEGE TO OCCUPY (2) EXISTING RESIDENCES ON SITE  
 + PROPOSED RESIDENTIAL ACREAGE = 22.68 ACRES  
 + PROPOSED NON-RESIDENTIAL ACREAGE = 9.69 ACRES  
 + PROPOSED DWELLING UNITS = (21) NEW AND (2) EXISTING = (23) TOTAL  
 + WETLANDS = APPROX. 1.87 ACRES, UPLAND BUFFER = APPROX. 1.51 ACRES, TOTAL = 3.38 ACRES  
 + NET BUILDABLE ACREAGE:  
 32.37 TOTAL ACRES - 3.38 WETLAND ACRES = 28.99 REMAINING ACRES  
 28.99 REMAINING ACRES X 0.8 (EFFICIENCY FACTOR) = 23.19 NET BUILDABLE ACRES  
 + PROPOSED RESIDENTIAL DENSITY:  
 (23) DWELLING UNITS / 23.19 NET BUILDABLE ACRES = 0.99 UNITS / ACRE  
 + SURROUNDING ZONING:  
 NORTH: R-1AAAA  
 SOUTH: A-1  
 EAST: RC-1 AND R-1AAA  
 WEST: A-1  
 + SURROUNDING LAND USES: LDR (LOW DENSITY RESIDENTIAL) IN ALL DIRECTIONS  
 + OPEN SPACE TO BE PROVIDED (25% MINIMUM) = 8.09 ACRES MINIMUM  
 + BUILDING SETBACKS (PER R-1AA ZONING REGULATIONS):  
 FRONT = 25 FT.  
 SIDE = 10 FT.  
 REAR = 30 FT.  
 + PROPOSED LOT DIMENSIONS (PER R-1AA ZONING REGULATIONS):  
 MINIMUM LOT SIZE = 11,700 S.F.  
 MINIMUM LOT WIDTH = 90 L.F.  
 MINIMUM HOUSE SIZE = 1,300 S.F.  
 + MAXIMUM BUILDING HT. = 35 FT. (FOR 21 PROPOSED NEW HOUSES)  
 + PROPOSED ACREAGE DEVOTED TO ROADS = 1.65 ACRES

PROPOSED NUMBER OF TRIPS:

COLLEGE:

+ 2.38 TRIPS PER DAY PER STUDENT (INCLUDES ADMINISTRATION, MAXIMUM STUDENTS = 70, 70 X 2.38 = 166.60 MAXIMUM TRIPS.

RESIDENCES (21):

+ 10 TRIPS PER RESIDENCE PER DAY,  
 21 RESIDENCES X 10 TRIPS PER DAY = 210 MAXIMUM TRIPS.

IMPACTS ON SCHOOLS:

ELEMENTARY SCHOOL:

+ (21) PROPOSED RESIDENCES X 0.249 (MULTIPLIER) = 5.23 STUDENTS

MIDDLE SCHOOL:

+ (21) PROPOSED RESIDENCES X 0.114 (MULTIPLIER) = 2.39 STUDENTS

HIGHSCHOOL:

+ (21) PROPOSED RESIDENCES X 0.124 (MULTIPLIER) = 2.60 STUDENTS

UTILITIES INFORMATION:

+ WATER: SEMINOLE COUNTY = ESTIMATED 1,140 GALLONS PER DAY (GPD) FOR THE COLLEGE AND AN ESTIMATED 7,350 GPD FOR THE (21) RESIDENCES  
 + SEWER: SEMINOLE COUNTY = ESTIMATED 1,140 GPD FOR THE COLLEGE AND AN ESTIMATED 6,300 GPD FOR THE (21) RESIDENCES.  
 + FIRE PROTECTION: SEMINOLE COUNTY  
 + SOLID WASTE DISPOSAL: SEMINOLE COUNTY

RECREATIONAL USES:

+ THE EXISTING POOL AT EACH OF THE EXISTING HOMES WILL BE MAINTAINED FOR RECREATIONAL USE.  
 + ALL OPEN SPACE IS INTENDED TO BE USED AS RECREATIONAL SPACE.

ACCESSIBILITY NOTES:

+ ALL STRUCTURES THAT ARE REQUIRED TO BE ACCESSIBLE SHALL HAVE AN ACCESSIBLE ROUTE FROM THE ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE ENTRANCE TO THE BUILDING.  
 + THERE SHALL BE AT LEAST ONE ACCESSIBLE ROUTE CONNECTING ALL ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS, AND SPACES ON THE SITE.  
 + THE LOCATION OF ACCESSIBLE PARKING SPACES, LOADING ZONES, SIDEWALKS, AND EXIT RAMPS, SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

PUBLIC SAFETY, FIRE LOSS NOTES:

+ A FIRE HYDRANT SHALL BE LOCATED ON THE RIGHT-OF-WAY AT THE INBOUND FIRE LANE AND INSIDE THE SITE EVERY 500 FT.  
 + PROPOSED ROAD SHALL HAVE THE CAPABILITY TO SUPPORT FIRE FIGHTING APPARATUS.

TRAFFIC NOTES:

+ A LEFT TURN LANE SHALL BE PROVIDED ON WAYSIDE DRIVE AT PROJECT ENTRANCE.  
 + AN ADDITIONAL 15 FT. OF RIGHT-OF-WAY SHALL BE DEDICATED ALONG PROPERTY FRONTAGE TO ACCOMMODATE REQUIRED OFF-SITE IMPROVEMENTS.

RETENTION NOTES:

+ RETENTION SHALL BE DESIGNED TO HOLD AN ENTIRE 100-YEAR 24-HOUR STORM EVENT.

GENERAL NOTES:

+ SCHOOL CAPACITY SHALL BE CAPPED AT 70 STUDENTS.  
 + HOURS OF OPERATION FOR CLASSES SHALL BE LIMITED TO 8:00 AM TO 8:00 PM MONDAY THROUGH FRIDAY AND 9:00 AM TO 6:00 PM ON SATURDAYS  
 + THERE SHALL BE NO CLASSES HELD ON SUNDAY.  
 + ALL EXISTING BUILDINGS SHALL COMPLY WITH THE BUILDING CODE.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM A-1 (AGRICULTURE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the document titled "Sproul Bible College".

(b) The Board of County Commissioners hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from the A-1 (Agriculture District) to the PUD (Planned Unit Development District) zoning classification.

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications



of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall take effect upon filing the Ordinance with the Department of State and recording Development Order #04-20500010 in the Public Records of Seminole County, Florida.

ENACTED this 22nd day of February 2005

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton C. Henley, Chairman

**EXHIBIT A  
LEGAL DESCRIPTION**

Z2004-066 (A-1 to PUD)

Legal Jacoboni Property 10.854 acres

From the NE corner of the SW 1/4 of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S89° 56' 00" W along the North line of said SW 1/4 a distance of 660 feet; Thence run S 00° 01' 36" W, parallel with the East line of said SW 1/4 a distance of 25 feet for a Point of Beginning; thence continue S 00° 01' 36" W, 1320 feet; Thence run N 89° 56' 00" E, 49 feet; thence run S 00° 01' 36" W, 426.43 feet to a point 880 feet North of the South line of said SW 1/4; Thence run S 89° 47' 56" W parallel with said South line 683.09 feet to a point 1040.2 feet East of the West line of said SW 1/4; Thence run N 00° 06' 34" W parallel with said West line 660 feet; Thence run N 89° 47' 56" E, 89.80 feet; Thence run N 00° 06' 34" W, 200 feet; Thence run N 32° 01' 25" E, 298.41 feet; Thence run N 00° 01' 36" E, 635 feet; Thence run N89° 56' 00" E, 388.3 feet to the Point of Beginning LESS THE SOUTH 660 FEET THEREOF

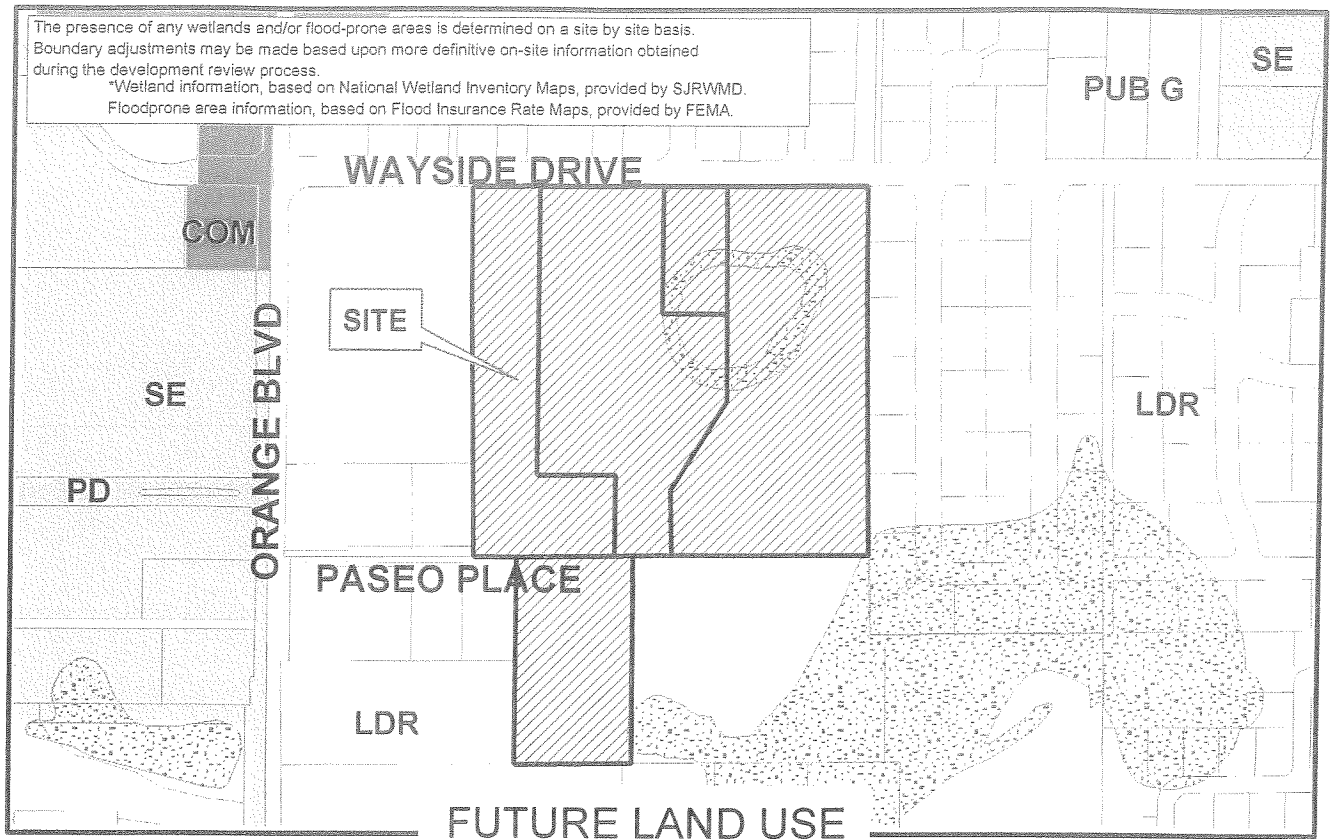
Legal Campisi Property 21.516 acres

Lots 1, 2, and 3 of Campisi Subdivision recorded in Plat Book 65 at page 85

AND

The North 660 feet of the South 1540 feet of the East 330.10 feet of the West 1040.20 feet of the SW ¼ of Section 30, Township 19 South, Range 30 East, Seminole County, Florida. Subject to an easement for ingress and egress and Utilities over the North 35 feet thereof. Along with an easement for ingress and egress over the North 70 feet of the South 1575 feet of the East 1000.2 feet of the West 1040.2 feet of the said SW ¼.

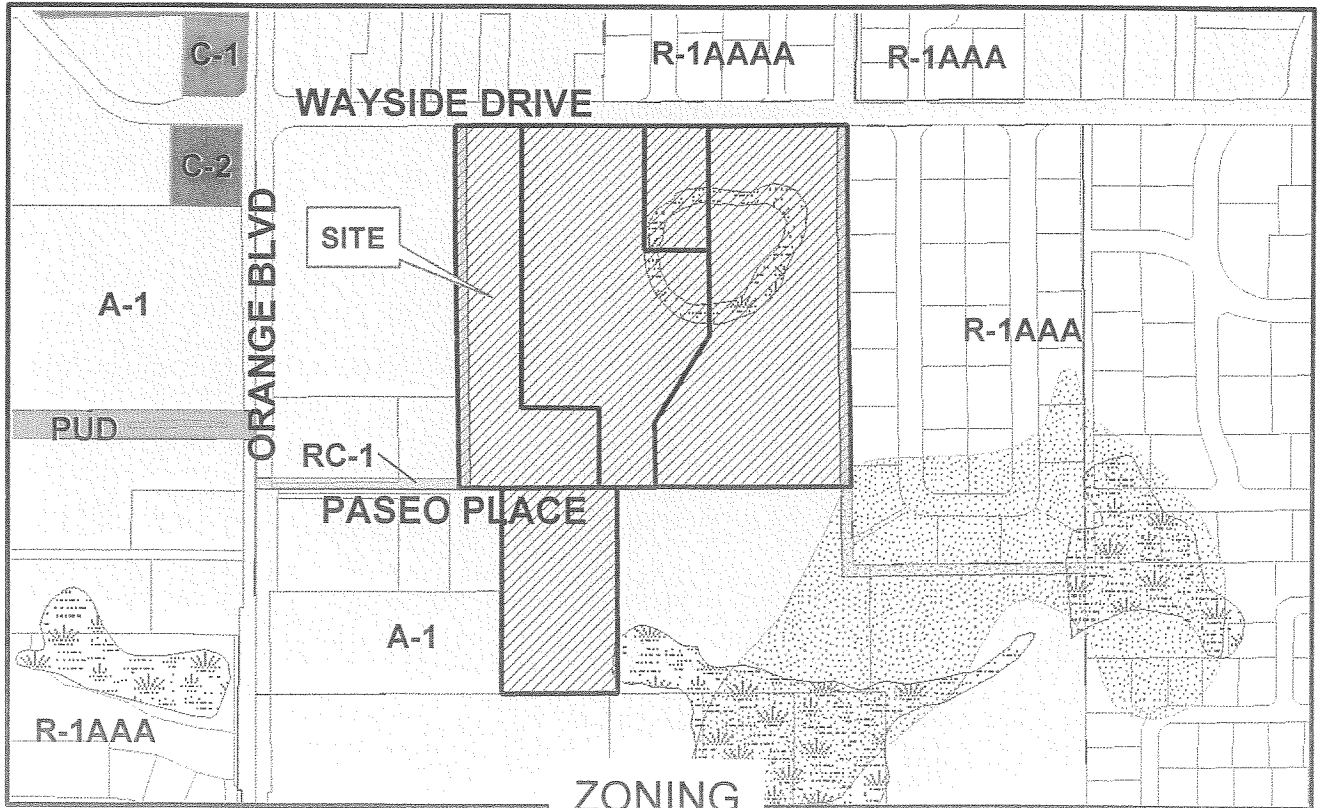
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



Site 
  Municipality 
 LDR 
  SE 
  PD 
  COM 
 PUBG 
  CONS

Applicant: Guy T. Rizzo  
 Physical STR: 30-19-30-513-0000-0010 &20 &30 and 30-19-30-300-032D &32E-0000  
 Gross Acres: 32 +/- BCC District: 5  
 Existing Use: Vacant Residential  
 Special Notes: Special exception for theological studies college approved on 11/15/04

	Amend/Rezone#	From	To
FLU	-	-	-
Zoning	Z2004-066	A-1	PUD



A-1 
  R-1AAAA 
  R-1AAA 
  C-1 
  C-2 
  PUD 
  FP-1 
  W-1

Please note aerial does not align with parcel lines and streets.  
2004 Aerial Series

### Sproul Bible College PUD

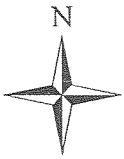


**Aerial Map Legend**

- Parcel Lines
- Subject Property- Sproul Bible College

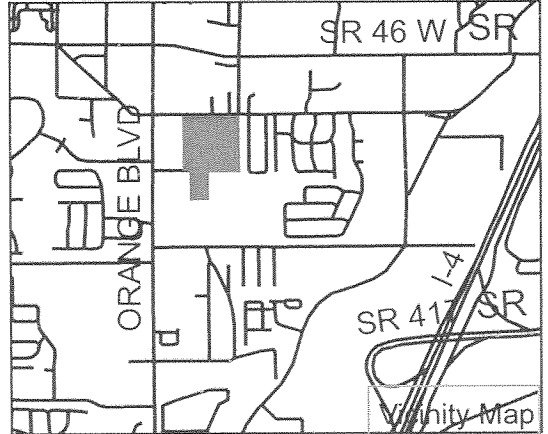
Project Information: Rezone from A-1 to PUD and PUD preliminary master plan.

Current Zoning: A-1  
Current Future Land Use: LDR



**Vicinity Map Legend**

- Unincorporated County
- Subject Property



Vicinity Map