

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

**SUBJECT:** Appeal of the Board of Adjustment's decision to approve the request for a special exception to establish a theological studies college in the A-1 (Agriculture District).

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

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Francisco Torregrosa **EXT.** 7387

<p>Agenda Date <u>12-14-04</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/></p> <p>Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/></p>
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**MOTION/RECOMMENDATION:**

1. **UPHOLD** the Board of Adjustment's decision to approve the request for a special exception to establish a theological studies college in the A-1 (Agriculture District) at 5555 Wayside Drive in Sanford (Sec. 30, Twp 19S, Rng 30E, PB 65, PGS 84 & 85); (Joseph Jacoboni, appellant); or
2. **REVERSE** the Board of Adjustment's decision to approve the request for a special exception to establish a theological studies college in the A-1 (Agriculture District) at 5555 Wayside Drive in Sanford (Sec. 30, Twp 19S, Rng 30E, PB 65, PGS 84 & 85); (Joseph Jacoboni, appellant); or
3. **CONTINUE** the request to a time and date certain.

(District 5 – Carey)

(Francisco Torregrosa, Planner)

**BOARD OF ADJUSTMENT DECISION:**

The appellant, Joseph Jacoboni, is appealing the decision of the Board of Adjustment to approve a request for a special exception to establish a theological studies college in the A-1 (Agriculture District) at 5555 Wayside Drive.

On November 15, 2004, the Board of Adjustment approved a request for a special exception to establish a theological studies college at the aforementioned location. The Board based its approval in agreement with staff's recommendations and the determination that the applicant would have to resolve any access issues to the satisfaction of the Development Review Committee.

Reviewed by:	
Co Atty:	<u>KL</u>
DFS:	
Other:	<u>MW</u>
DCM:	
CM:	<u>KL</u>
File No.	<u>ph130pdp11</u>

At the meeting, the applicant verbally agreed to the conditions.

**STAFF RECOMMENDATION:**

Based upon the findings stated in the staff report, staff recommends the Board of County Commissioners uphold the decision of the Board of Adjustment and approve the request for a special exception to establish a theological studies college in the A-1 (Agriculture District) at 5555 Wayside Drive.

**STAFF REPORT**

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<b>GENERAL INFORMATION</b>	Guy Rizzo, Applicant James & Anne Marie Campisi, Owners 5555 Wayside Drive Sanford, FL 32771	A-1 District, LDC Section 30.124(b)(4)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"><li>• The applicant proposes to establish a theological studies college on property zoned A-1 and currently used as a single-family residence.</li><li>• The application consists of adding a dormitory and a classroom to the existing residential complex and converting residential structures to classrooms and college offices.</li><li>• As planned, the complex would house 12 faculty and staff members, 20 boarding students, and 50 off-campus students for a maximum of 70 students.</li><li>• The applicant has stated that lot 1 of the Campisi subdivision is no longer being acquired and will not be a part of this request. The proposed college will only encompass lots 2 and 3 of the Campisi subdivision.</li></ul>	

<b>ZONING &amp; FLU</b>	<b>DIRECTION</b>	<b>EXISTING ZONING</b>	<b>EXISTING FLU</b>	<b>USE OF PROPERTY</b>
	SITE	A-1	LDR	Single-Family Residential
	NORTH	A-1 & R1-AAAA	LDR	Single-Family Residential
	SOUTH	A-1	LDR	Single-Family Residential
	EAST	A-1	LDR	Single-Family Residential
	WEST	A-1	LDR	Church
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b>	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested:</p> <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>The proposed use would represent the conversion of a single-family residence and accessory structures to a theological studies college. Two new structures are proposed, which include a 2,500 square foot dormitory for boarding 20 students and a 1,250 square foot classroom for accommodating up to 50 students and 12 faculty and staff members.</p> <p>The proposed structures are internal to the site with no less than a 130 foot setback observed from the nearest property line. Abutting properties along this segment of Wayside Drive are characterized by single-family residential uses. The overall look of the property will remain residential in character. For this reason, staff believes the proposed school would not be detrimental to the character of surrounding development.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>Staff equates the likely trip generation of the proposed use to that of a university or college, however, at a reduced scale.</p> <p>The projected daily trip generation rate is 1.20 trips per</p>			

student or 84 trips per day; the pm peak hour trip rate is 0.12 trips per student. However, this data was taken from studies for large colleges with an enrollment range from 4,000 to 20,000. This data would likely not apply to a small college with 70 students. However, if a total of 82 persons (including faculty, staff and student enrollment) drove separately and visited the college at least once per day the total trips per day would be 164. This estimate is somewhat comparable to the 120 trips (12 homes at 10 trips per home) that would result from subdividing the property's 15.08 acres into single-family lots at a density of one dwelling unit per acre (less roads and retention).

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. The applicant has opted to defer concurrency at this time.

**IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:**

The Seminole County Vision 2020 Comprehensive Plan describes low density residential (LDR) future land use (FLU) as appropriate for a variety of educational facilities. With the imposition of staff's recommended conditions, the proposed college use would be consistent with this description.

**MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:**

Based on the submitted site plan, the proposed use would meet the minimum area and dimensional requirements of the A-1 district.

**WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:**

Within the A-1 district, private schools are allowed as conditional uses. With the imposition of staff's recommended conditions, the proposed use would be consistent with abutting residential land uses as previously stated.

**STANDARDS FOR GRANTING A**

The BOA may permit any use allowed by special exception in the A-1 (agriculture district) upon making findings of fact, in

<p><b>SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(a)</b></p>	<p>addition to those required by section 30.43(b)(2) of the Land Development Code, that the use:</p> <p><b><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></b></p> <p>The proposed use represents the conversion of a single-family residence and accessory structures to a theological studies college with enrollment not to exceed 70 students and faculty/staff not to exceed 12. The proposed use would otherwise comply with the standards of the A-1 district, as stated in this report.</p> <p><b><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></b></p> <p>The request would not be highly intensive in nature, since nominal improvements are proposed to the site and traffic generation is similar to that generated if the site were to be developed as single-family residential homes at one unit per acre.</p> <p><b><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY, RURAL LAND USE:</u></b></p> <p>The Seminole County Vision 2020 Comprehensive Plan describes low density residential future land use as appropriate for a variety of educational facilities. With the imposition of staff's recommended conditions, the proposed college use would be consistent with this description.</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 subject property is served by both well and septic systems. The applicant will be required to connect to water and sewer services for the proposed change in use. Other county services, including emergency services and garbage disposal, are available to the site.</p>
<p><b>STAFF FINDINGS</b></p>	<p>In evaluating this request, staff has determined the following:</p> <ul style="list-style-type: none"> <li>• The submitted site plan fails to comply with the site design requirements of the land development code for vehicular access and required vehicle accommodation areas. The applicant has stated that code compliant access and parking will be provided at final site plan application to the</li> </ul>

	<p>Development Review Committee. The applicant is exploring options for access through the northwest corner of the property, jointly through the existing church access on Wayside Drive, or separately through the church property with access from Orange Avenue. Although Development Review staff agrees that compliant access can be provided through the options being proposed by the applicant, a compliant site plan has not been presented for review. The Board of Adjustment approved the request conditioned on the applicant's demonstration of compliant access at site plan submittal.</p>
<p><b>BOARD OF ADJUSTMENT AND STAFF RECOMMENDATIONS</b></p>	<p>Based on the stated findings, staff recommends the Board of County Commissioners uphold the decision of the Board of Adjustment to approve the request. If the Board decides to uphold the decision, staff recommends the imposition of the following conditions approved by the Board of Adjustment and the applicant:</p> <ul style="list-style-type: none"> <li>○ School capacity shall be capped at 70 students;</li> <li>○ 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;</li> <li>○ There shall be no classes on Sunday;</li> <li>○ There shall be no outdoor amplification of sound;</li> <li>○ Access to the college shall be determined prior to and depicted at site plan submittal and shall obtain approval of the Development Review Division; and</li> <li>○ All existing buildings shall comply with the building code.</li> </ul>

- ATTACHMENTS:**
- Application for special exception
  - Proposed site plan
  - Correspondence
  - Location map
  - Zoning & Future Land Use maps
  - Property appraiser report
  - Proposed development order
  - Board of Adjustment meeting minutes
  - Decision on appeal



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

APPL. NO. BS 2004-027

**APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT**

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

RECEIVED

APPLICATION TYPE:

**VARIANCE**

**SPECIAL EXCEPTION** TO PERMIT A BIBLE COLLEGE ON A-1  
16.53 ACRES

**MOBILE HOME SPECIAL EXCEPTION**

EXISTING  PROPOSED  REPLACEMENT  
 MOBILE HOME IS FOR \_\_\_\_\_  
 YEAR OF MOBILE HOME \_\_\_\_\_ SIZE OF MOBILE HOME \_\_\_\_\_  
 ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_  
 PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_  
 MEDICAL HARDSHIP  YES (LETTER FROM DOCTOR REQUIRED)  NO  
 **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT*
NAME	JAMES + ANN MARIE CAMPISI	GUY T. RIZZO, ESQ
ADDRESS	5555 WAYSIDE DR. SANFORD, FL 32771	123 WISTERIA DR. LONGWOOD, FL 32779
PHONE 1	N/A	407-774-8704 OFFICE FAX
PHONE 2	N/A	407-257-4901 cell
E-MAIL		

PROJECT NAME: SPROUL BIBLE COLLEGE  
 SITE ADDRESS: 5555 WAYSIDE DRIVE  
 CURRENT USE OF PROPERTY: RESIDENTIAL  
 LEGAL DESCRIPTION: SEE ATTACHED DESCRIPTION

SIZE OF PROPERTY: 16.53 acre(s) PARCEL I.D. 30-19-30-300-0320-0000 \*  
032B

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_  
 KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO SEE ATTACHED FOR CONTACT

This request will be considered at the Board of Adjustment regular meeting on NOV 15, 2004 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

[Signature] SIGNATURE OF OWNER OR AGENT\* 9/23/04 DATE

\* Proof of owner's authorization is required with submittal if signed by agent.

**ADDITIONAL VARIANCES**

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

**APPEAL FROM BOA DECISION TO BCC**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL \_\_\_\_\_

BCC PUBLIC HEARING DATE \_\_\_\_\_

**FOR OFFICE USE ONLY**

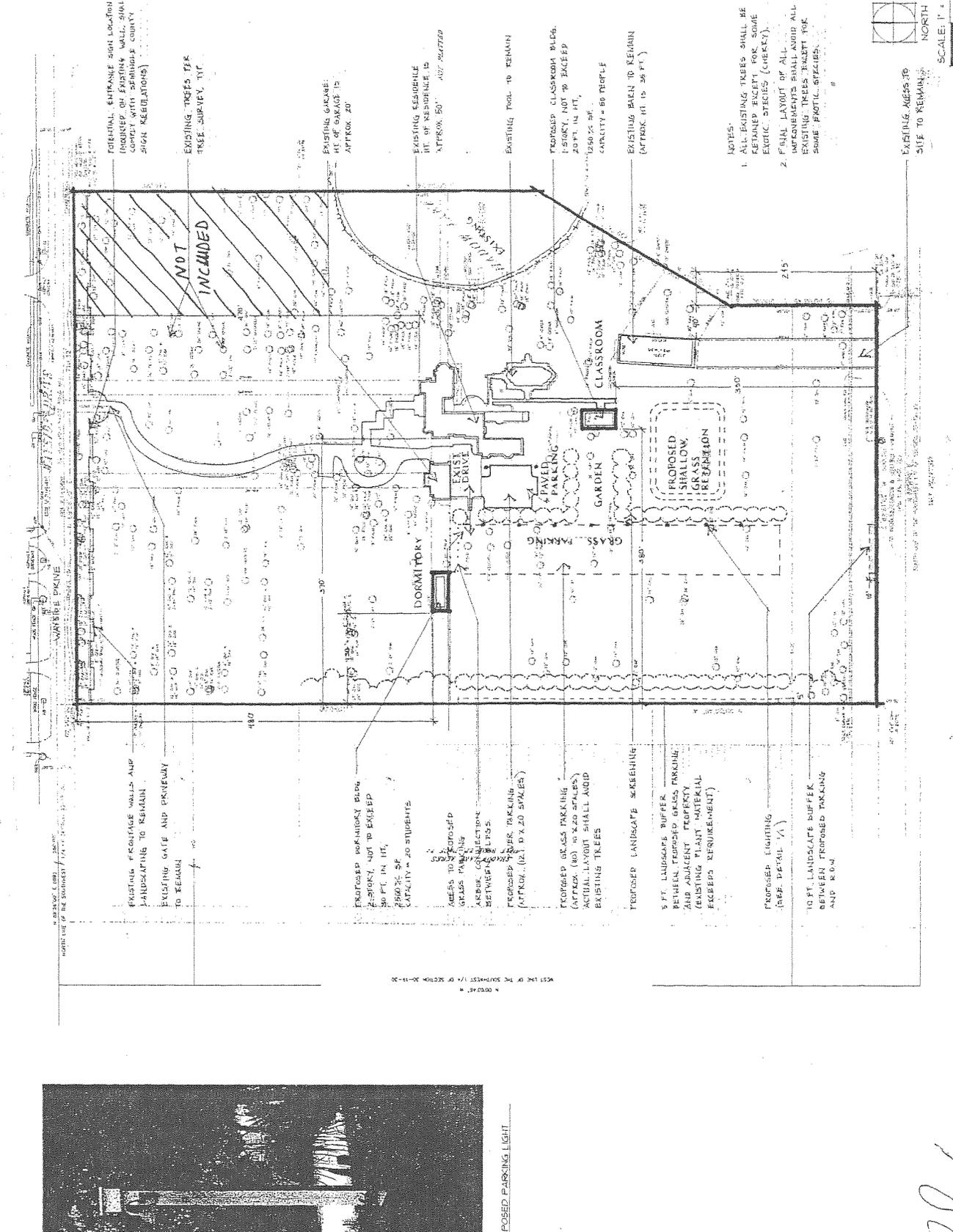
**PROCESSING:**

FEE: \_\_\_\_\_ COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING \_\_\_\_\_

LOCATION FURTHER DESCRIBED AS \_\_\_\_\_

PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

EFFICIENCY COMMENTS \_\_\_\_\_



POTENTIAL ENTRANCE SIGN LOCATION (ROOFED OR EXISTING WALL) SHALL COMPLY WITH DEWITT COUNTY SIGN REGULATIONS

EXISTING TREES, ETC. TREE SURVEY, ETC.

EXISTING GRASSLINE  
EXISTING WATERLINE  
EXISTING SEWERLINE

EXISTING FRONTAGE WALLS AND LANDSCAPING TO REMAIN  
EXISTING GATE AND DRIVEWAY TO REMAIN

PROPOSED PORCH: 2-STORY, NOT TO EXCEED 30 FT. IN HT., 1500 SQ. FT. CAPACITY = 20 STUDENTS

PROPOSED ACCESS TO PROPOSED GRASS PARKING  
PROPOSED GRASS PARKING  
PROPOSED LANDSCAPE SCREENING

PROPOSED LIGHTING (SEE DETAIL 1/4)

PROPOSED CLASSROOM BLDG. 1-STORY, NOT TO EXCEED 20 FT. IN HT., 1500 SQ. FT. CAPACITY = 60 PEOPLE

EXISTING POOL TO REMAIN (ATTACH. HT. IS 36 FT.)

PROPOSED LANDSCAPE BUFFER BETWEEN PROPOSED GRASS PARKING AND ADJACENT PROPERTY

PROPOSED LIGHTING (SEE DETAIL 1/4)

EXISTING ACCESS TO SUE TO REMAIN

PROPOSED GRASS PARKING

PROPOSED LANDSCAPE SCREENING

PROPOSED GRASS PARKING

SCALE: 1" = 60'

PROPOSED GRASS PARKING

A.O. Jacobs

*LAW OFFICES*  
**GUY T. RIZZO**  
ATTORNEY AT LAW

**123 WISTERIA DR.  
LONGWOOD, FLORIDA 32779**

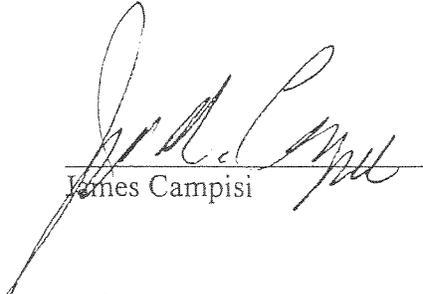
FACSIMILE (407) 774-8704

TELEPHONE (407) 774- 8704

TO WHOM IT MAY CONCERN:

We hereby appoint Guy T. Rizzo, Esq. to act as agent on our behalf in matters that may come before any boards or commissions on account of the application for special exception being filed on our property folio #s 30-19-30-300-0320-0000 and 30-19-30-300-032B-0000.

Thank you,

  
James Campisi

  
Ann Marie Campisi

BOARD OF ADJUSTMENT APPLICATION FOR SPECIAL EXCEPTION

GENERAL APPLICATION SUBMITTAL REQUIREMENTS

- A. Statement of the Request:  
The applicant desires to use the property for a bible college and academy of theological studies.
- B. Applicant's Contact Information:  
James and Ann Marie Campisi  
c/o Guy T. Rizzo, Esq.  
123 Wisteria Drive  
Longwood, FL 32770
- C. Project Name:  
Sproul Bible College and Academy of Theological Studies
- D. Site Address:  
5555 Wayside Drive  
Sanford, FL 32771
- E. Current Uses of Property:  
Residential
- F. Legal Description:  
See Attached Ex. 1
- G. Size of Property:  
16.547 acres
- H. Dimensions of the Lot or Parcel:  
See Attached Plan
- I. Arrow Indicating North:  
See Attached Plan
- J. Location and Name of Abutting Streets or Roads:  
See Attached Plan
- K. Location and Size of Existing Septic System, Drainfield and Well:  
Not shown since county water and sewer will have to be brought to the property.
- L. Location and Size of any Trees to be Removed or Replaced:  
See Attached Plan No trees are planned to be removed at this time.

- M. Location and Width of All Easements:  
See Attached Plan
- N. Location and Width of Proposed Driveway Access:  
See Attached Plan
- O. Parcel Identification Number:  
30-19-30-300-0320-0000 and 30-19-30-300-032B-0000
- P. Identification of Available Utilities:  
Gas and Electric are supplied to the property currently.
- Q. Description of Known Code Enforcement Violations on Property:  
No known violations exist.
- R. Property Accessibility to Inspection by Planning Division Staff:  
The property can be viewed by contacting Guy Rizzo and arranging a time.  
407-774-8704 Office or  
407 257-4901 Cell
- S. Application Fee:  
Attached
- T. Authorization Form:  
Attached
- U. 8 1/2 x 11 Site Plan Depicting Existing & Proposed Buildings, Structures, & Improvements (13 Copies):  
See Attached
- V. Written Statement That Responds to LAND DEVELOPMENT CODE for Grant of a Special Exception:  
The grant of the Special Exception requested herein should be approved because:
- (a) It is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and
  - (b) It will not have an unduly adverse effect on existing traffic patterns, movements and volumes; and
  - (c) It is consistent with the county's Vision 2020 Comprehensive Plan; and
  - (d) It meets any additional requirements specified in the code section authorizing the use in the particular zoning district or classification; and
  - (e) It will not adversely affect the public interest.

## ADDITIONAL SUBMITTAL REQUIREMENTS

- A. Nature and Purpose of Proposed Use: Initially, it is anticipated that the property will be used to house the administrative offices for the Ligonier School of Theology distance learning program that will be expanded to a four year Bible college curriculum. Phase 2 hopes to introduce additional four year degrees and possible week long classes at the campus with up to 50 students. Phase 3 hopes to introduce a seminary curriculum on the campus setting with up to 20 residents.
- B. Location and Setbacks from Property Lines for all Proposed and Existing Buildings and Structures: See Attached Plan
- C. Location and size of Buffers, Including but Not Limited to Existing and Proposed Landscaping, Fences, and Walls: See Attached Plan
- D. Location, Number, and Size of Existing and Proposed Parking Spaces: See Attached Plan
- E. Height of Buildings and Structures, Measured from the Existing Grade: See Attached Plan
- F. Location of Fire Lanes: See Attached Plan
- G. Location of Existing and Proposed Signage: Per County Code on an understated plaque near the front entrance attached to the wall.
- H. Locations of Wetlands and/or Flood Prone Areas: At the pre application conference we were told this was not necessary since it had recently been done.
- I. Days and Hours of Existing or Proposed Operation: Daily operation 8am-5pm Monday through Friday.
- J. Projected Number of Employees on the Largest Shift, Number of Students or Children, Faculty, Residents, etc:  
Phase 1 administrative staff--12 people  
Phase 2 students—up to 50  
Phase 3 residents—up to 20
- K. Location Type and Height of Existing or Proposed Outdoor Lighting: See Attached Plan
- L. Seating Capacity, if Appropriate (e.g., reataurants, churches, sports stadiums, etc.)  
12 administrative personnel, 50 students maximum, 20 residents

# James & Ann Marie Campisi 5555 Wayside Drive

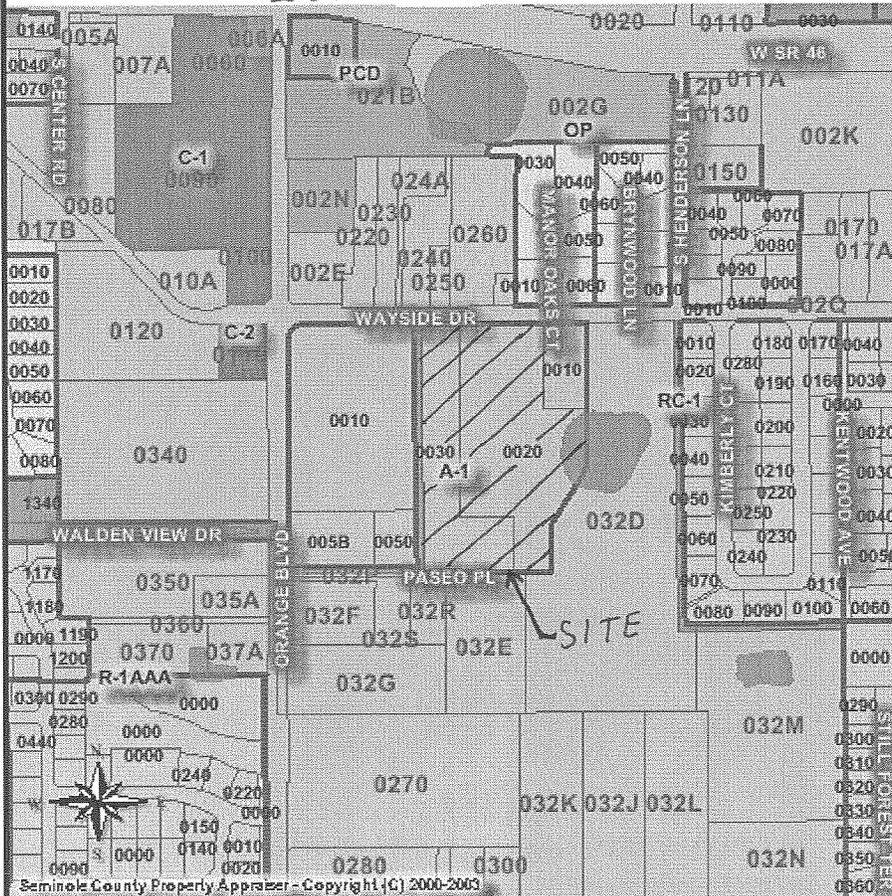




**Seminole County**  
*Property Appraiser Services*

1101 E. First St.  
 Sanford FL 32771  
 407-665-7506

ZONING MAP

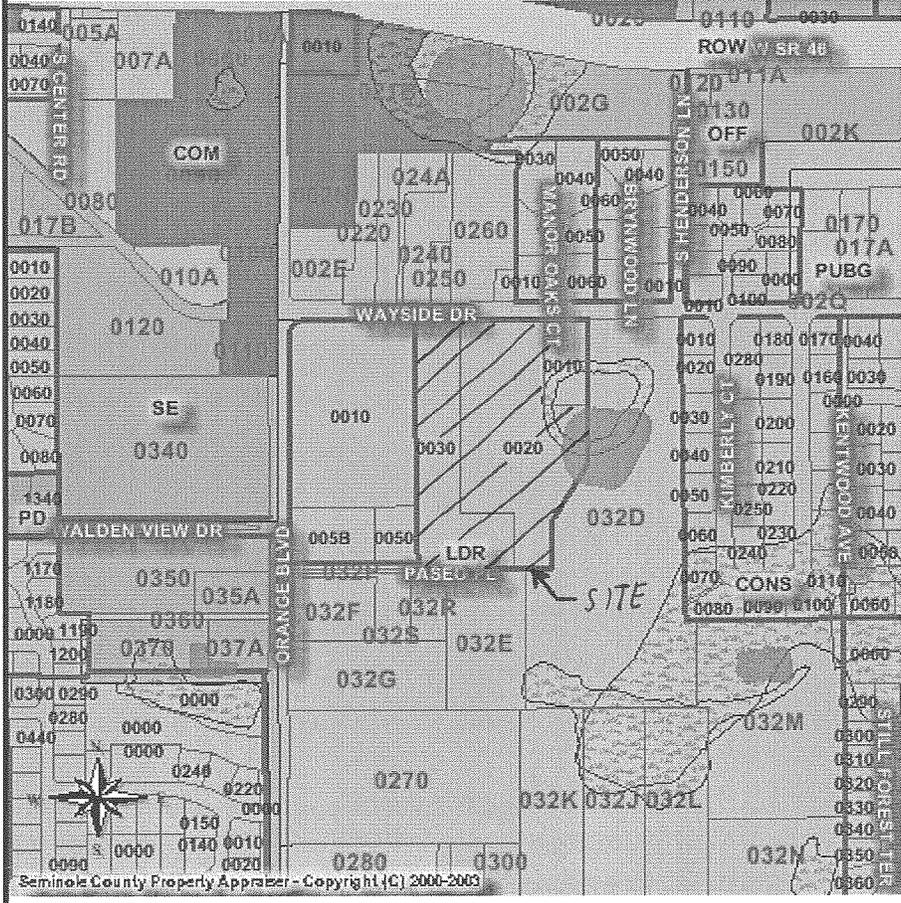


Seminole County Property Appraiser - Copyright (C) 2000-2003

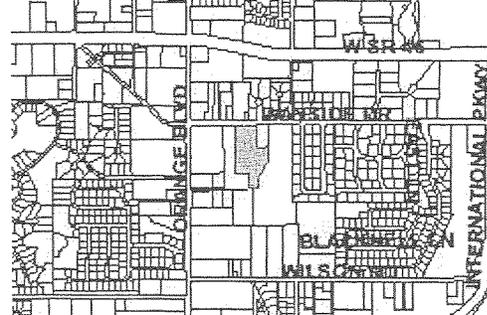


**Seminole County**  
*Property Appraiser Services*  
1101 E. First St.  
Sanford FL 32771  
407-665-7506

LAND USE MAP





<b>PARCEL DETAIL</b>	<span style="border: 1px solid black; padding: 2px;">REAL ESTATE</span> <span style="border: 1px solid black; padding: 2px; margin-left: 10px;">PERSONAL PROP</span> <span style="border: 1px solid black; padding: 2px; margin-left: 10px;">TAX ROLL</span> <span style="border: 1px solid black; padding: 2px; margin-left: 10px;">SALES SEARCH</span>	<span style="font-size: 24px;">◀ ◁ Back ▷ ▶</span>												
 <p><b>Seminole County</b> Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>														
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 30-19-30-513-0000-0020      Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: CAMPISI JAMES M &amp; ANN MARIE      Exemptions: 00-HOMESTEAD</p> <p>Address: 5555 WAYSIDE DR</p> <p>City,State,ZipCode: SANFORD FL 32771</p> <p>Property Address:</p> <p>Subdivision Name: CAMPISI SUBDIVISION</p> <p>Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 2</p> <p>Depreciated Bldg Value: \$1,574,093</p> <p>Depreciated EXFT Value: \$93,741</p> <p>Land Value (Market): \$444,350</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$2,112,184</p> <p>Assessed Value (SOH): \$1,839,274</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$1,814,274</p>												
<p style="text-align: center;"><b>SALES</b></p> <p>Deed Date Book Page Amount Vac/Imp</p> <p>Find Comparable Sales within this Subdivision</p>		<p style="text-align: center;"><b>2004 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$35,412</p> <p>2004 Tax Bill Amount: \$30,084</p> <p>Save Our Homes (SOH) Savings: \$5,328</p> <p>2004 Taxable Value: \$1,779,979</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>												
<p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>8.887</td> <td>40,000.00</td> <td>\$444,350</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	8.887	40,000.00	\$444,350	<p style="text-align: center;"><b>LEGAL DESCRIPTION PLAT</b></p> <p>LOT 2 CAMPISI SUBDIVISION PB 65 PGS 84 &amp; 85</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value									
ACREAGE	0	0	8.887	40,000.00	\$444,350									
<b>BUILDING INFORMATION</b>														
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New					
1	SINGLE FAMILY	1997	28	6,825	13,789	10,288	CUSTOM CONCRETE BLOC	\$1,528,165	\$1,583,591					
	Appendage / Sqft		BASE SEMI FINISHED / 60											
	Appendage / Sqft		UTILITY FINISHED / 30											
	Appendage / Sqft		OPEN PORCH FINISHED / 645											
	Appendage / Sqft		OPEN PORCH FINISHED / 104											
	Appendage / Sqft		OPEN PORCH FINISHED / 200											
	Appendage / Sqft		UTILITY FINISHED / 49											
	Appendage / Sqft		GARAGE FINISHED / 1403											
	Appendage / Sqft		CARPORT FINISHED / 575											
	Appendage / Sqft		OPEN PORCH FINISHED / 300											
	Appendage / Sqft		UTILITY FINISHED / 63											
	Appendage / Sqft		UTILITY FINISHED / 72											
	Appendage / Sqft		UPPER STORY FINISHED / 3463											
2	BARN/SHEDS	1985	6	1,560	5,708	3,268	CB/STUCCO FINISH	\$45,928	\$54,676					
	Appendage / Sqft		OVERHANG / 854											
	Appendage / Sqft		OVERHANG / 732											

Appendage / Sqft OVERHANG / 854  
 Appendage / Sqft BASE / 1708

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1997	3	\$8,400	\$10,500
FIREPLACE	1997	1	\$2,400	\$3,000
BBQ GRILL	1997	1	\$400	\$500
POOL GUNITE	1997	1,166	\$18,656	\$23,320
COOL DECK PATIO	1997	1,444	\$4,043	\$5,054
CUSTOM PATIO/TILE/MARBLE ETC	1997	769	\$4,306	\$5,383
CUSTOM WALKWAY/TILE/MARBLE ETC	1997	1,474	\$8,254	\$10,318
CONCRETE DRIVEWAY 4 INCH	1997	13,211	\$26,422	\$33,028
GATE OPENER	1997	2	\$1,600	\$2,000
STUCCO WALL	1995	6,280	\$18,840	\$25,120
IRON GATE	1997	105	\$420	\$525

**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 APPROVAL DEVELOPMENT ORDER**

On November 15, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 2 & 3 CAMPISI SUBDIVISION PB 65 PGS 84 & 85

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

**FINDINGS OF FACT**

**Property Owners:** JAMES & ANNE MARIE CAMPISI  
5555 WAYSIDE DRIVE  
SANFORD, FL 32771

**Project Name:** WAYSIDE DRIVE (5555)

**Requested Development Approval:**

REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A THEOLOGICAL STUDIES COLLEGE IN THE A-1 (AGRICULTURE 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 aforedescribed property.

Prepared by: Francisco Torregrosa  
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. School capacity shall be capped at 70 students;
2. Hours of operation shall be limited to 8:00 am to 8:00 pm Monday through Friday and 9:00 am to 6:00 pm on Saturdays;
3. There shall be no classes on Sunday;
4. There shall be no outdoor amplification of sound; and
5. All existing buildings shall comply with the Building Code.

(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: \_\_\_\_\_  
Matthew West  
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 \_\_\_\_\_, 2004.

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

My Commission Expires:

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, JAMES & ANNE MARIE CAMPISI, on behalf of themselves and their heirs, successors, assigns or transferees of any nature whatsoever and consent to, agree with and covenant to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
James Campisi, Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Anne Marie Campisi, Owner

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 Insert Name 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 \_\_\_\_\_, 2004.

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

My Commission Expires:

**Minutes for the Seminole County Board of Adjustment  
November 15, 2004  
6:00 P.M.**

**SPECIAL EXCEPTIONS:**

- 8. 5555 WAYSIDE DRIVE** - Guy Rizzo, applicant; Request for special exception to establish a theological studies college in the A-1 (Agriculture District); Located on the south side of Wayside Drive, approximately 0.2 mile east of the intersection of Orange Boulevard and Wayside Drive; (BS2004-027).

Francisco Torregrosa, Planner

Francisco Torregrosa introduced the location of the application and stated the applicant, Guy Rizzo, is requesting a special exception to establish a Theological Studies College. He also stated that the site is surrounded by vacant land and developed single-family residential properties to the east, south and north, and by a church to the west. He further stated that:

- The property is currently served by well and septic systems which would be abandoned for central water and sewer services.
- There are areas of environment concern, including wetlands and flood plains, but no impacts are proposed in those arrears.
- With the imposition of staff's recommended conditions, the proposed change in use would not have an adverse impact on existing traffic patterns, movements or volumes.
- The proposed use would be consistent with the Comprehensive Plan's designation of low density residential future land use for the subject property, as well as consistent with the range of uses allowed in the A-1 District.
- With the conditions recommended by staff, the proposed use would be compatible with the character of development in the vicinity and would not adversely affect the public interest.

He further stated that the applicant has failed to depict an access that complies with code and for this reason staff recommended the Board of Adjustment continue the request to the December regular meeting. He also stated that this would allow the applicant time to provide a code compliant site plan showing access from Wayside Drive or Orange Boulevard. He lastly stated that if the Board should decide to grant the requested special exception, staff recommended the approval be subject to the conditions listed on the staff report and any additional conditions deemed appropriate by the Board.

Guy Rizzo stated that he gave staff a plan tonight showing them alternate access to the property. He also stated that the Buyer and Seller are

working jointly in developing the Bible College. He stated that they recognize the integrity of the residential charter should be maintained along with a beautiful campus setting. He further stated that they were aware of the fact that they would have to comply with Development Review site plan regulations, but their main concern was to know if they could get the special exception for the use. He also stated that they would employ an Engineer to work out the water and sewer services, which would take detailed engineering. He stated that they were willing to do what ever they needed to do to comply with staff recommendations. He lastly stated that within a 1 ½ to 3 year period the property would be operational.

**Mr. Rozon made a motion to approve the special exception request with staff recommendation and the understanding that the Agent representing the buyer has agreed to meet with Seminole County Development Review and comply with their recommendations.**

**Mr. Bass seconded the motion.**

**The motion passed by unanimous consent (5-0).**

**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**DECISION ON APPEAL**

This decision is made by the Board of County Commissioners of Seminole County, Florida, this 14<sup>th</sup> day of December 2004, in accordance with Section 30.43 of the Land Development Code of Seminole County (LDC), as amended, upholding a decision of the Board of Adjustment to approve a request for a special exception to establish a theological studies college in the A-1 (Agriculture District).

**A. FINDINGS OF FACT**

1. On November 15, 2004, the Board of Adjustment approved a request for a special exception to establish a theological studies college in the A-1 (Agriculture District), as requested by Guy Rizzo, on the property further described by the following legal description:

LOTS 2 & 3 CAMPISI SUBDIVISION PB 65 PGS 84 & 85

2. The Board of County Commissioners has the authority and responsibility to adjudge this appeal by virtue of Section 30.43(f), LDC.

3. On December 14, 2004, the Board of County Commissioners heard an appeal of this decision.

**B. CONCLUSIONS OF LAW**

The Board of County Commissioners finds that the request is in conformance with Section 30.124 of the Land Development Code of Seminole County due to the following:

1. The Board hereby agrees with and adopts the staff recommendations as reflected in the Agenda Memorandum, Item # \_\_\_\_\_; and
2. The subject request meets all of the criteria in Sections 30.43(b)(2) and 30.124(a)(1) thru (4), LDC.

**C. DECISION**

Based upon the foregoing and having fully considered the application submitted, and the testimony presented at the Board of County Commissioners public hearing on December 14, 2004, it is determined by majority vote of members of the Board of County Commissioners of Seminole County, Florida, that the subject decision of the Board of Adjustment is **UPHELD** and the variances requested are denied.

**DATED** this 14<sup>th</sup> day of December 2004.

Board of County Commissioners  
Seminole County, Florida

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, Chairman