

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A NURSERY/KINDERGARTEN SCHOOL WITHIN AN EXISTING CHURCH IN THE A-1 (AGRICULTURE DISTRICT); (SEMINOLE MEADOWS SEVENTH-DAY ADVENTIST CHURCH AND SCHOOL / DAVID GRAHAM, APPLICANTS).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 06-28-04 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A NURSERY/KINDERGARTEN SCHOOL WITHIN AN EXISTING CHURCH IN THE A-1 (AGRICULTURE DISTRICT); (SEMINOLE MEADOWS SEVENTH-DAY ADVENTIST CHURCH AND SCHOOL/ DAVID GRAHAM, APPLICANTS); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A NURSERY/KINDERGARTEN SCHOOL WITHIN AN EXISTING CHURCH IN THE A-1 (AGRICULTURE DISTRICT); (SEMINOLE MEADOWS SEVENTH-DAY ADVENTIST CHURCH AND SCHOOL/ DAVID GRAHAM, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: SEMINOLE MEADOWS SEVENTH-DAY ADVENTIST CHURCH AND SCHOOL/ DAVID GRAHAM, APPLICANTS LOCATION: 5779 N. RONALD REAGAN BOULEVARD ZONING: A-1 (AGRICULTURE DISTRICT)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE SUBJECT PROPERTY IS LOCATED IN THE A-1 DISTRICT, WHERE A NURSERY/KINDERGARTEN SCHOOL IS ALLOWED ONLY BY SPECIAL EXCEPTION. • THE APPLICANTS ARE THEREBY REQUESTING A SPECIAL EXCEPTION TO ESTABLISH A NURSERY/KINDERGARTEN SCHOOL WITHIN AN EXISTING CHURCH. • THERE WOULD BE NO NEW SITE DEVELOPMENT ASSOCIATED WITH THE PROPOSED USE, EXCEPT FOR

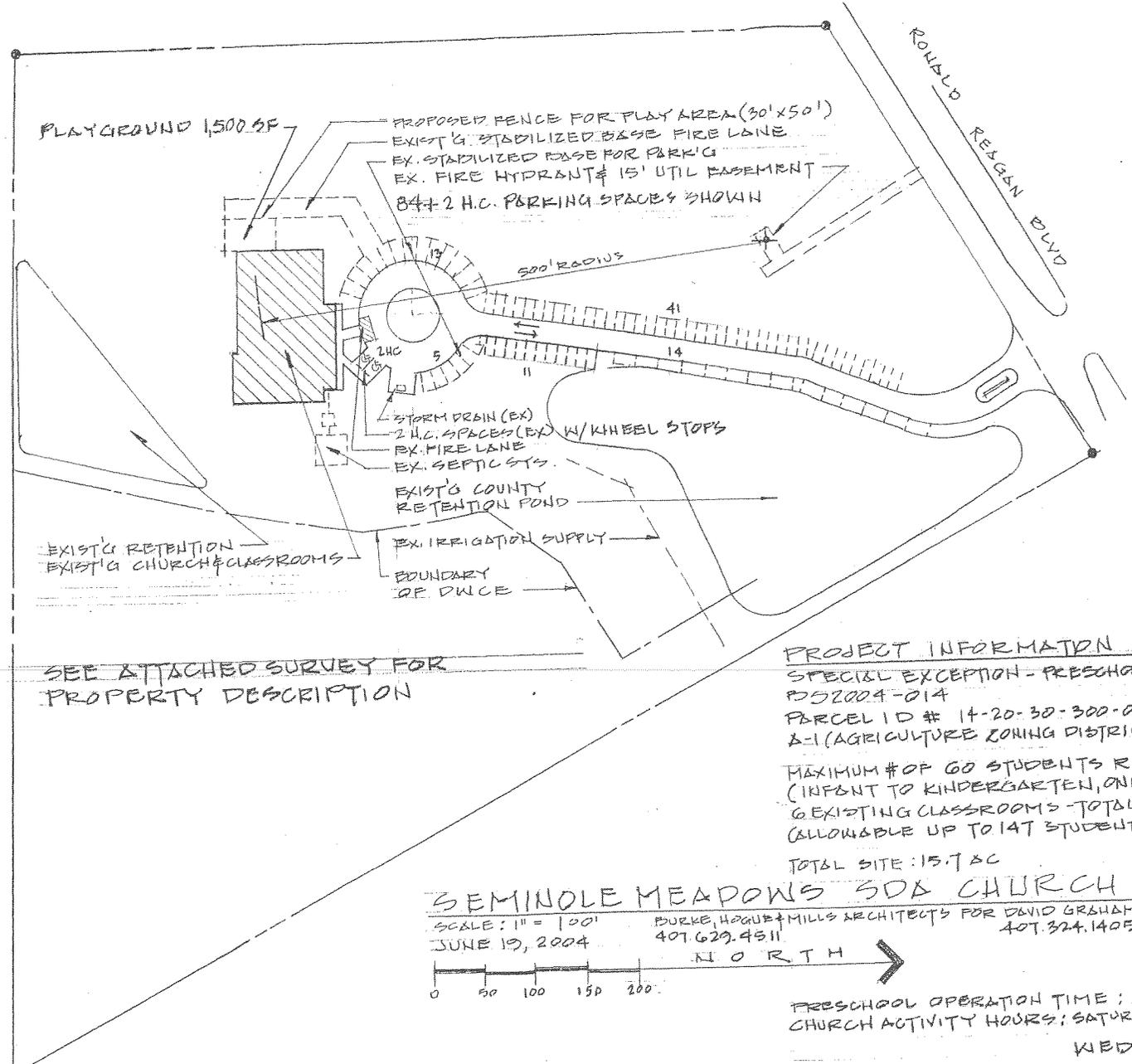
	<p>AN FENCED OUTDOOR PLAY AREA.</p> <ul style="list-style-type: none"> THE PROPOSED NURSERY/KINDERGARTEN SCHOOL WOULD SERVE A MAXIMUM OF 60 CHILDREN, AND THE PROPOSED OPERATING HOURS WOULD BE BETWEEN 6:00 AM AND 6:00 PM, MONDAY THROUGH FRIDAY. 																								
<p>ZONING & FLU</p>	<table border="1"> <thead> <tr> <th data-bbox="487 359 722 428">DIRECTION</th> <th data-bbox="722 359 889 428">EXISTING ZONING</th> <th data-bbox="889 359 1105 428">EXISTING FLU</th> <th data-bbox="1105 359 1364 428">USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td data-bbox="487 428 722 464">SITE</td> <td data-bbox="722 428 889 464">A-1</td> <td data-bbox="889 428 1105 464">LDR</td> <td data-bbox="1105 428 1364 464">CHURCH</td> </tr> <tr> <td data-bbox="487 464 722 533">NORTH</td> <td data-bbox="722 464 889 533">PUD</td> <td data-bbox="889 464 1105 533">PD</td> <td data-bbox="1105 464 1364 533">RETAIL (FLEA MARKET)</td> </tr> <tr> <td data-bbox="487 533 722 569">SOUTH</td> <td data-bbox="722 533 889 569">A-1</td> <td data-bbox="889 533 1105 569">LDR</td> <td data-bbox="1105 533 1364 569">VACANT</td> </tr> <tr> <td data-bbox="487 569 722 638">EAST</td> <td data-bbox="722 569 889 638">R-1/A-1</td> <td data-bbox="889 569 1105 638">LDR</td> <td data-bbox="1105 569 1364 638">VACANT / SINGLE-FAMILY</td> </tr> <tr> <td data-bbox="487 638 722 667">WEST</td> <td data-bbox="722 638 889 667">A-1</td> <td data-bbox="889 638 1105 667">LDR</td> <td data-bbox="1105 638 1364 667">CHURCH</td> </tr> </tbody> </table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-1	LDR	CHURCH	NORTH	PUD	PD	RETAIL (FLEA MARKET)	SOUTH	A-1	LDR	VACANT	EAST	R-1/A-1	LDR	VACANT / SINGLE-FAMILY	WEST	A-1	LDR	CHURCH
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WEST	A-1	LDR	CHURCH																						
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<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><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE PROPOSED NURSERY/KINDERGARTEN SCHOOL WOULD BE AN ACCESSORY USE. STAFF BELIEVES A SCHOOL OF THE SIZE PROPOSED WOULD BE LESS INTENSE THAN THE EXISTING CHURCH AT ITS PEAK HOURS OF OPERATION. FOR THIS REASON, THE PROPOSED USE WOULD BE CONSISTENT AND COMPATIBLE WITH THE TRENDS OF DEVELOPMENT IN THE AREA.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>A NURSERY/KINDERGARTEN SCHOOL OF THE SIZE PROPOSED WOULD GENERATE APPROXIMATELY 240 TRIPS PER DAY AT THE RATE OF 4 TRIPS PER CHILD. PROPOSED HOURS OF OPERATION WOULD OCCUR DURING WEEKDAYS, WHERE TRAFFIC IMPACT FROM THE PRINCIPAL (CHURCH) USE WOULD BE NEGLIGIBLE. FURTHERMORE, THE NUMBER OF TRIPS PROJECTED BY THE PROPOSED NURSERY/KINDERGARTEN SCHOOL WOULD BE FAR LESS THAN THE NUMBER GENERATED BY THE EXISTING CHURCH DURING PEAK OPERATING HOURS.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE SUBJECT PROPERTY HAS LOW DENSITY RESIDENTIAL</p>																								

	<p>(LDR) FUTURE LAND USE (FLU). THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES LDR FLU AS APPROPRIATE FOR USES THAT SERVE AS AN EFFECTIVE TRANSITION BETWEEN MORE INTENSE URBAN USES AND SUBURBAN ESTATES. THEREFORE, THE EXISTING CHURCH, IN COMBINATION WITH THE PROPOSED NURSERY/KINDERGARTEN SCHOOL, WOULD APPROPRIATELY SERVE AS A TRANSITIONAL USE BETWEEN THE EXISTING SINGLE FAMILY USES TO THE EAST AND THE RANGE OF USES ESTABLISHED ALONG RONALD REAGAN BOULEVARD.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE EXISTING CHURCH ADHERES TO THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE A-1 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>WITHIN THE A-1 DISTRICT, NURSERY/KINDERGARTEN SCHOOLS ARE SPECIAL EXCEPTION USES. STAFF BELIEVES THE PROPOSED USE WOULD BE LESS INTENSE THAN THE EXISTING CHURCH, WHICH IS PERMITTED BY RIGHT. STAFF FURTHER BELIEVES THE PROPOSED USE WOULD BE CONSISTENT WITH THE RANGE OF USES PERMITTED IN THE A-1 DISTRICT AND THEREBY COMPATIBLE WITH NEARBY AND ADJACENT DEVELOPMENT.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(a) AND STAFF FINDINGS</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></p> <p>AS PREVIOUSLY STATED, THE PROPOSED USE WOULD AN ACCESSORY USE TO THE EXISTING CHURCH. IT WOULD THEREFORE BE CONSISTENT WITH THE CHARACTER OF THE AREA.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST WOULD NOT BE HIGHLY INTENSIVE IN NATURE, SINCE NO PHYSICAL IMPROVEMENTS TO THE PROPERTY OTHER THAN INTERNAL BUILDING MODIFICATIONS TO ACCOMMODATE THE USE PROPOSED ARE PLANNED. HOURS OF OPERATION WOULD BE BETWEEN 6:00 AM - 6:00 PM, MONDAY THROUGH FRIDAY,</p>

	<p>AND COMPARABLE TO THE EXISTING CHURCH USE.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>THE SUBJECT PROPERTY HAS ACCESS TO ADEQUATE LEVELS OF PUBLIC SERVICE INCLUDING COUNTY WATER, SEWER, POLICE PROTECTION, AND SOLID WASTE DISPOSAL.</p>
<p>STAFF RECOMMENDATION</p>	<p>STAFF RECOMMENDS APPROVAL OF THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A NURSERY/KINDERGARTEN SCHOOL WITHIN AN EXISTING CHURCH, BASED ON THE STATED FINDINGS AND SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ol style="list-style-type: none">1. THE FINAL SITE PLAN SHALL MEET ALL APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN REGULATIONS.2. NO MORE THAN 60 CHILDREN SHALL BE ALLOWED.3. THE NURSERY/KINDERGARTEN SCHOOL OPERATING HOURS SHALL BE MONDAY THRU FRIDAY, BETWEEN THE HOURS OF 6:00AM TO 6:00PM.

CAPACITY
 $6 @ 33' \times 23' = 886.5 / s.p.c.$
 $\times 6$
 sub. 5319 HSF
 MINUS ELEC & COST 178x88 153 HSF
 CLASSR TOTAL 5160
 @ 35 SF/STUD $\div 35$
 MAX STUDTS 147

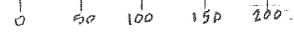
OUTDOOR PLAY:
 45 SF/CHILD - CALCULATE
 @ 1/2 LICENSED CAPACITY
 $45 \times 60 \div 2 = 1350 SF$
 USE 30x50 = 1500 SF



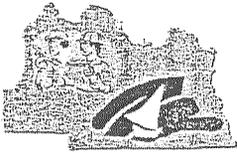
SEE ATTACHED SURVEY FOR
 PROPERTY DESCRIPTION

PROJECT INFORMATION
 SPECIAL EXCEPTION - PRESCHOOL/KINDERGARTEN
 PS2004-014
 PARCEL ID # 14-20-30-300-0160-0000
 A-1 (AGRICULTURE ZONING DISTRICT); DISTRICT 5
 MAXIMUM # OF 60 STUDENTS REQUESTED
 (INFANT TO KINDERGARTEN, ONLY)
 6 EXISTING CLASSROOMS - TOTAL: 5,160 SF
 (ALLOWABLE UP TO 147 STUDENTS @ 35 SF/STUDENT)
 TOTAL SITE: 15.7 AC

SEMINOLE MEADOWS SDA CHURCH
 SCALE: 1" = 100'
 JUNE 19, 2004
 BURKE, HOGUE & MILLS ARCHITECTS FOR DAVID GRHAM, PASTOR
 407.629.4511
 407.324.1405
 NORTH



PRESCHOOL OPERATION TIME: M-F, 6AM - 6:30PM
 CHURCH ACTIVITY HOURS: SATURDAY: 9AM - 1:00PM
 WED. : 8PM - 12PM



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX APPL. NO. BS2004-014

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.

APPLICATION TYPE:

- VARIANCE**
- SPECIAL EXCEPTION** Pre-School / Kindergarten
- 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	<u>Florida Conference Assoc. of Seventhday Adventist</u>	<u>David B Graham, Pastor</u>
ADDRESS	<u>P.O. Box 2626</u>	<u>417 E. Alpine Street</u>
	<u>Winter Park FL 32790</u>	<u>Altamonte Springs FL 32701</u>
PHONE 1	<u>407-644-5000</u>	<u>407-830-7692</u>
PHONE 2		<u>407-324-1405</u>
E-MAIL		

PROJECT NAME: Seminole Christian Academy (pre-school/Kindergarten)
 SITE ADDRESS: 5779 Ronald Reagan Blvd (C.R. 427)
 CURRENT USE OF PROPERTY: Church
 LEGAL DESCRIPTION: Sec 14 Twp 20S Rge 30E SW 1/4 of SE 1/4S of St Rd. 427 (Less W 276 ft + Rd) and NW 1/4 of NE 1/4 of 23-20-30 (Less W 276 ft of N 666.6 ft and S 661. ft)
 SIZE OF PROPERTY: 25.2 acre(s) PARCEL I.D. 14-20-30-300-0260-0000
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS None Known

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on June 28, 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.

David B Graham
 SIGNATURE OF OWNER OR AGENT* DATE 5-6-04

* 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

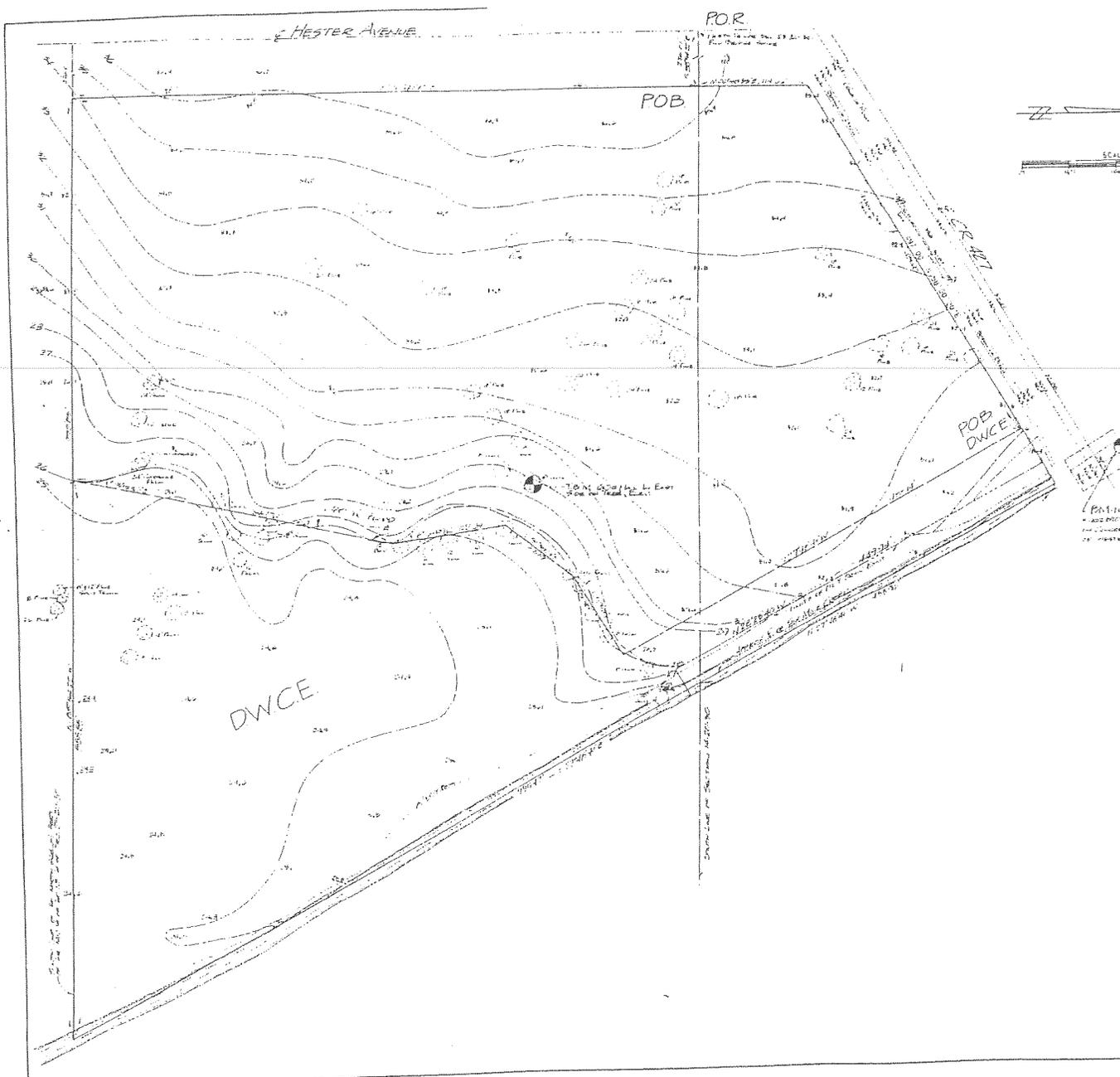
PROCESSING:

FEE: \$370 COMMISSION DISTRICT 5 FLU/ZONING LDR/A-1

LOCATION FURTHER DESCRIBED AS ON THE S. SIDE OF N. RONALD REAGAN BLVD. APPROX 900 FT EAST OF INTERSECTION WITH HUSTER AVE.

PLANNER VB DATE 5/7/09

SUFFICIENCY COMMENTS _____



TOPOGRAPHIC SURVEY
FOR
FLORIDA CONFERENCE ASSOCIATION
OF
SEVENTH DAY ADVENTISTS

PM-1107
- APPROXIMATE DATA TAKEN BY THE SURVEYOR
- TO CORRECT CURVES THROUGH THE 457' ROAD ALIGNMENT
- TO MATCH GRID ELEV. 1977

SURVEYOR'S NOTES

- 1 ELEVATION DATUM IS FROM SEWINGDALE COUNTY
- 2 ONLY THOSE TREES INDICATED BY CROWN ARE SHOWN ON THIS SURVEY
- 3 BOUNDARIES ARE FROM STATE ROAD DEPARTMENT

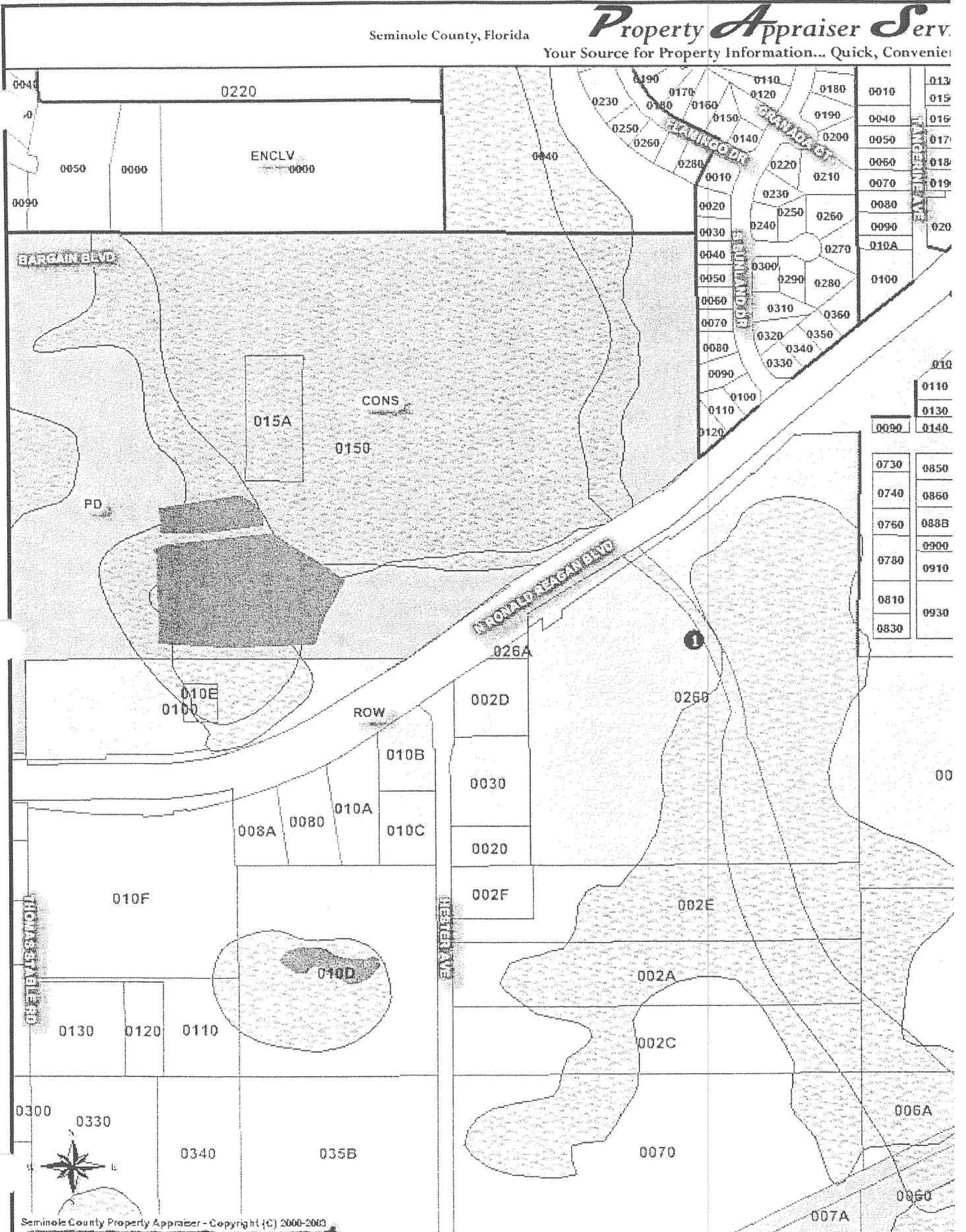
J. Hunt

PROPERTY DESCRIPTION

For a tract of SECTIONS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GARY D. HUNT
Professional Land Surveyor
247 Lake Ellen Drive
Casslerberry, Florida 32707
351-834-6888

DATE: 07/17/00 JOB: 850900



PARCEL DETAIL



◀ Back



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

GENERAL

Parcel Id: 14-20-30-300-0260-0000 Tax District: 01-TX DIST 1 - COUNTY
 Owner: FLA CONFERENCE ASSN OF Exemptions: 36-CHURCH/RELIGIOUS
 Own/Addr: SEVENTH-DAY ADVENTISTS
 Address: PO BOX 2626
 City,State,ZipCode: WINTER PARK FL 32790
 Property Address: 5779 427 CR N SANFORD 32773
 Facility Name:
 Dor: 71-CHURCHES

2004 WORKING VALUE SUMMARY

Value Method: Mar
 Number of Buildings:
 Depreciated Bldg Value: \$655,6
 Depreciated EXFT Value: \$22,8
 Land Value (Market): \$115,7
 Land Value Ag:
 Just/Market Value: \$793,8
 Assessed Value (SOH): \$793,8
 Exempt Value: \$793,8
 Taxable Value:

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	08/1986	01759	1508	\$230,000	Improved

Find Comparable Sales within this DOR Code

2003 VALUE SUMMARY

2003 Tax Bill Amount:
 2003 Taxable Value:
 DOES NOT INCLUDE NON-AD VAL
 ASSESSM

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	10.950	9,000.00	\$98,550
ACREAGE	0	0	6.301	9,000.00	\$17,013
ACREAGE	0	0	7.950	20.00	\$159

LEGAL DESCRIPTION

SEC 14 TWP 20S RGE 30E SW 1/4 OF SE 1
 OF ST RD 427 (LESS W 276 FT & RD) & NW
 OF NE
 1/4 OF 23-20-30 (LESS W 276 FT OF N 666.
 & S 661 FT)

BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	MASONRY PILAS	1988	16	13,755	1	CONCRETE BLOCK-STUCCO	MASONRY \$655,363	\$814,11
	Subsection / Sqft		OPEN PORCH FINISHED / 28					
	Subsection / Sqft		OPEN PORCH FINISHED / 56					
	Subsection / Sqft		OPEN PORCH FINISHED / 32					

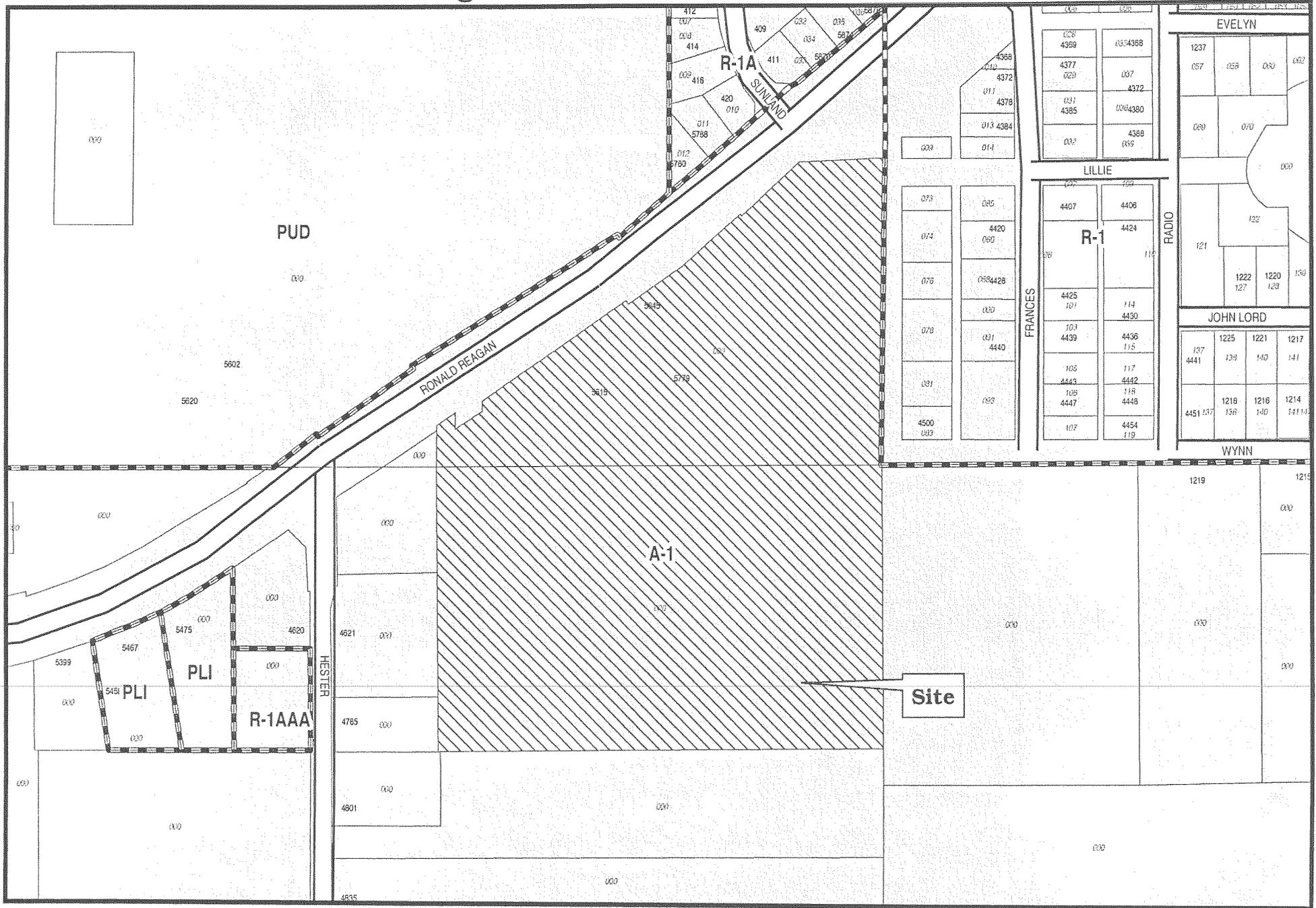
EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
CONCRETE WALKWAY	1988	15,000	\$22,500	\$37,500
WOOD UTILITY BLDG	1992	100	\$312	\$600

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.

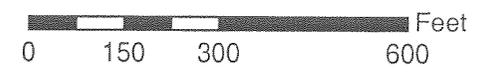


David B. Graham 5779 N. Ronald Reagan Boulevard



Parcel 14-20-30-300-0260-0000 / District 5

BS2004-014



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 28, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 14 TWP 20S RGE 30E SW 1/4 OF SE 1/4 S OF ST RD 427 (LESS W 276 FT & RD) & NW 1/4 OF NE 1/4 OF 23-20-30 (LESS W 276 FT OF N 666.64 FT & S 661 FT)

FINDINGS OF FACT

Property Owners: FLA CONFERENCE ASSOCIATION OF SEVENTH DAY
ADVENTISTS
P.O. BOX 950580
LAKE MARY, FL 32795

Project Name: 5779 N. RONALD REAGAN BOULEVARD

Requested Development Approval:

SPECIAL EXCEPTION TO ESTABLISH A NURSERY/KINDERGARTEN 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 aforescribed property.

Prepared by: Kathy Fall, Senior 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 FINAL SITE PLAN SHALL MEET ALL APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN REGULATIONS.
2. NO MORE THAN 60 CHILDREN SHALL BE ALLOWED.
3. THE NURSERY/KINDERGARTEN SCHOOL OPERATING HOURS SHALL BE MONDAY THRU FRIDAY, BETWEEN THE HOURS OF 6:00AM TO 6:00PM.

(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: