

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A CHURCH AND ATTENDANT FACILITIES ON PROPERTY ZONED A-5 (RURAL ZONING CLASSIFICATION DISTRICT) ON COUNTY ROAD 419; (RIVER RUN CHRISTIAN CHURCH/CAS SUVONGSE, APPLICANT).

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

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

Agenda Date 07-26-04 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A CHURCH AND ATTENDANT FACILITIES ON PROPERTY ZONED A-5 (RURAL ZONING CLASSIFICATION DISTRICT) ON COUNTY ROAD 419; (RIVER RUN CHRISTIAN CHURCH/CAS SUVONGSE, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A CHURCH AND ATTENDANT FACILITIES ON PROPERTY ZONED A-5 (RURAL ZONING CLASSIFICATION DISTRICT) ON COUNTY ROAD 419; (RIVER RUN CHRISTIAN CHURCH/CAS SUVONGSE, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	RIVER RUN CHRISTIAN CHURCH/CAS SUVONGSE, APPLICANT COUNTY ROAD 419 CHULUOTA, FL	A-5 DISTRICT, LDC SECTION 30.104(b)(3)																										
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO ESTABLISH A 22,801 SQUARE FOOT CHURCH AND ANCILLARY FACILITIES ON A 19.85 ACRE SITE. • THE SITE IS LOCATED IN THE A-5 DISTRICT, WHICH ONLY ALLOWS CHURCHES AND ATTENDANT FACILITIES BY SPECIAL EXCEPTION. 																											
ZONING & FLU	<table border="1"> <thead> <tr> <th data-bbox="537 1661 760 1724">DIRECTION</th> <th data-bbox="764 1661 963 1724">EXISTING ZONING</th> <th data-bbox="967 1661 1190 1724">EXISTING FLU</th> <th data-bbox="1195 1661 1416 1724">USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td data-bbox="537 1730 760 1759">SITE</td> <td data-bbox="764 1730 963 1759">A-5</td> <td data-bbox="967 1730 1190 1759">RURAL-5</td> <td data-bbox="1195 1730 1416 1759">VACANT</td> </tr> <tr> <td data-bbox="537 1766 760 1795">NORTH</td> <td data-bbox="764 1766 963 1795">A-5</td> <td data-bbox="967 1766 1190 1795">RURAL-5</td> <td data-bbox="1195 1766 1416 1795">VACANT</td> </tr> <tr> <td data-bbox="537 1801 760 1831">SOUTH</td> <td colspan="2" data-bbox="764 1801 1190 1831">ORANGE COUNTY</td> <td data-bbox="1195 1801 1416 1831">VACANT</td> </tr> <tr> <td data-bbox="537 1837 760 1866">EAST</td> <td data-bbox="764 1837 963 1866">A-5</td> <td data-bbox="967 1837 1190 1866">RURAL-5</td> <td data-bbox="1195 1837 1416 1866">VACANT</td> </tr> <tr> <td data-bbox="537 1873 760 1902">WEST</td> <td data-bbox="764 1873 963 1902">A-5</td> <td data-bbox="967 1873 1190 1902">RURAL-5</td> <td data-bbox="1195 1873 1416 1902">SINGLE-</td> </tr> </tbody> </table>				DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-5	RURAL-5	VACANT	NORTH	A-5	RURAL-5	VACANT	SOUTH	ORANGE COUNTY		VACANT	EAST	A-5	RURAL-5	VACANT	WEST	A-5	RURAL-5	SINGLE-
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WEST	A-5	RURAL-5	SINGLE-																									

	FAMILY
<p>SITE CONDITIONS</p>	<ul style="list-style-type: none"> • THE SITE IS LOCATED IN THE COUNTY'S EAST RURAL AREA, WHERE DEVELOPMENT STANDARDS, SUCH AS ACTIVE/PASSIVE BUFFERS, CENTRAL WATER & SEWER REQUIREMENTS, STREET LIGHTING, INTERNAL SIDEWALKS, ETC. DO NOT APPLY. • THE SITE WOULD BE SERVICED BY ON-SITE WELL & SEPTIC SYSTEMS. • THERE ARE NO IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN. • THERE ARE NO CLEARLY DEFINED DEVELOPMENT TRENDS IN THE IMMEDIATE AREA, OTHER THAN LARGE LOT, CHURCHES, SINGLE-FAMILY RESIDENTIAL AND AGRICULTURAL USES.
<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 TREND OF DEVELOPMENT IN THE AREA INCLUDES MOSTLY VACANT PROPERTIES ALONG THE SOUTHERN SEGMENT OF COUNTY ROAD 419, NORTH OF THE SEMINOLE COUNTY LINE.</p> <p>STAFF BELIEVES THE PROPOSED USE WOULD NOT BE DETRIMENTAL TO RURAL CHARACTER, WITH THE RECOMMENDED CONDITIONS OF APPROVAL.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>A 22,801 SF CHURCH WOULD GENERATE AN AVERAGE OF 9.37 TRIPS PER 1,000 SF OF GROSS FLOOR AREA DURING PEAK HOUR ON SUNDAY AND AN AVERAGE OF 9.32 TRIPS PER 1,000 SF OF GROSS FLOOR AREA ON A WEEKDAY. IN SUM, A CHURCH OF THE SIZE PROPOSED WOULD GENERATE AN AVERAGE OF 214 TRIPS ON SUNDAY AND UP TO 213 TRIPS ON A WEEKDAY.</p> <p>THE TRAFFIC ENGINEERING DIVISION HAS CONFIRMED THAT AVAILABLE CAPACITY EXISTS ALONG THE ABUTTING SEGMENT OF COUNTY ROAD 419 TO ACCOMMODATE THE PROPOSED USE.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020</u></p>

	<p><u>COMPREHENSIVE PLAN:</u></p> <p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES THE RURAL-5 FUTURE LAND USE (FLU) AS AN APPROPRIATE CATEGORY FOR SPECIAL EXCEPTION USES SUCH AS CHURCHES. WITH THE CONDITIONS RECOMMENDED BY STAFF, THE PROPOSED CHURCH WOULD BE COMPATIBLE WITH THE RURAL-5 FLU DESIGNATION.</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 PROPOSED CHURCH WOULD MEET THE AREA AND DIMENSIONAL REQUIREMENTS OF THE A-5 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>WITHIN THE A-5 DISTRICT, CHURCHES ARE ALLOWED BY SPECIAL EXCEPTION. THE PROPOSED CHURCH WOULD BE CONSISTENT WITH THE RURAL CHARACTER OF SURROUNDING DEVELOPMENT IF LIMITED TO A SIZE AND INTENSITY THAT WOULD NOT EXCEED THOSE SERVICES PERMITTED IN THE EAST RURAL AREA.</p>
	<p>PRIOR TO THE GRANTING OF A SPECIAL EXCEPTION FOR ANY USE ALLOWED IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT), THE LAND DEVELOPMENT CODE REQUIRES COMPLIANCE OF THE SAME WITH THE FOLLOWING STANDARDS:</p> <p><u>THE PROPOSED USE IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT).</u></p> <p>THE PROPOSED CHURCH AND ATTENDANT FACILITIES IS A SPECIAL EXCEPTION USE IN THE A-5 DISTRICT. TO ENSURE CONSISTENCY WITH THE GENERAL ZONING PLAN OF THE A-5 DISTRICT AND PROTECT THE CHARACTER OF THE AREA, THE BOARD OF ADJUSTMENT (BOA) MAY IMPOSE REASONABLE RESTRICTIONS AND CONDITIONS IN ACCORDANCE WITH SECTION 30.104(B) OF THE LAND DEVELOPMENT CODE, IF IT DECIDES TO APPROVE THE PROPOSED USE.</p> <p><u>THE PROPOSED USE IS NOT HIGHLY INTENSIVE IN NATURE.</u></p> <p>THE PROPOSED USE IS NOT HIGHLY INTENSIVE IN NATURE, AS THE SANCTUARY PROPOSES TO SEAT NO MORE THAN 300 PEOPLE.</p>

	<p><u>THE PROPOSED USE IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL LAND USE.</u></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF LOW-DENSITY, RURAL LAND USE WITH THE IMPOSITION OF THE CONDITIONS RECOMMENDED BY STAFF IN THIS REPORT.</p> <p><u>THE PROPOSED USE HAS ACCESS TO AN ADEQUATE LEVEL OF PUBLIC SERVICES.</u></p> <p>PURSUANT TO THE COUNTY'S COMPREHENSIVE PLAN, A MINIMUM LEVEL OF SERVICES AND FACILITIES WOULD BE REQUIRED FOR THE DEVELOPMENT OF THIS PROPERTY.</p>
<p>FINDINGS</p>	<ul style="list-style-type: none"> • THE PROPOSED USE IS NOT HIGHLY INTENSIVE IN NATURE, AS THE SANCTUARY PROPOSES TO SEAT NO MORE THAN 300 PEOPLE. • THE PROPOSED USE WOULD NOT ADVERSELY AFFECT TRAFFIC VOLUMES. • THERE ARE NO IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN. • THE SITE WOULD BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEMS, WHICH ARE CONSISTENT WITH SERVICES PROVIDED IN THE EAST RURAL AREA. • THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF LOW-DENSITY, RURAL LAND USE WITH THE IMPOSITION OF THE CONDITIONS RECOMMENDED BY STAFF. • PURSUANT TO THE COUNTY'S COMPREHENSIVE PLAN, A MINIMUM LEVEL OF SERVICES AND FACILITIES WOULD BE REQUIRED FOR THE DEVELOPMENT OF THIS PROPERTY.
<p>STAFF RECOMMENDATION</p>	<p>BASED ON THE STATED FINDINGS, STAFF BELIEVES THE PROPOSED CHURCH WOULD BE CONSISTENT WITH THE TREND OF RURAL DEVELOPMENT ALONG THE SEGMENT OF COUNTY ROAD 419 NORTH OF THE COUNTY LINE, AND RECOMMENDS APPROVAL WITH THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"> ○ THE MAXIMUM SQUARE FOOTAGE OF THE PROPOSED BUILDINGS SHALL NOT EXCEED THE FOLLOWING: <ul style="list-style-type: none"> • 22,801 SF SANCTUARY • 11,848 SF OFFICE / ADMINISTRATION BUILDING • 10,953 SF MULTIPURPOSE GYM ○ ANY MAJOR REVISIONS TO THE REQUESTED USE AND / OR APPROVED SITE PLAN SHALL BE APPROVED BY THE BOARD OF ADJUSTMENT.

05/25/2004 08:19 4076291656

SK CONSORT

PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE

COPY

PL. NO. BS 2004 - 017

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** to allow a church development in A-5 District.
- 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	River Run Christian Church	SK Consortium Inc. (Cas Suvongse)
ADDRESS	(Michael Andriano) 541 E. Mitchell Hammock Rd #200	1053 N Orlando Ave Suite 3 Maitland FL 32751
PHONE 1	Oviedo, FL 32765	407-629-4288
PHONE 2	407-977-5433	
EMAIL		

PROJECT NAME: River Run Christian Church

SITE ADDRESS: T.B.D. CR 419

CURRENT USE OF PROPERTY: Vacant

LEGAL DESCRIPTION: See attached

SIZE OF PROPERTY: 19.85 acre(s) PARCEL I.D. 32-21-32-300-0040-0000

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS None

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on JULY 26th 6 PM (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] 5-25-04
 SIGNATURE OF OWNER OR AGENT* DATE

* Proof of owner's authorization is required with submittal if signed by agent.
 I:\p\projects\boa\master forms & lists\boa applications\boa application.doc

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 1 FLU/ZONING R5/A-5

LOCATION FURTHER DESCRIBED AS ON W SIDE OF R 419 APPROX.
0.3 MI S. OF INTERSECTION WITH
CROOKED OAK RD.

PLANNER V/B DATE JUNE 2

SUFFICIENCY COMMENTS DRC BOARD REQUIRED APPLICANT
TO FILE FOR A SPECIAL EXCEPTION.

River Run Christian Church

Churches are among institutional buildings that reflect the health and prosperity of surrounding communities. Residents of those communities take pride and support the existence of their churches. They use their church buildings as a place for worshipping, for social meeting place and as refuge shelter when unexpected disasters hit homes.

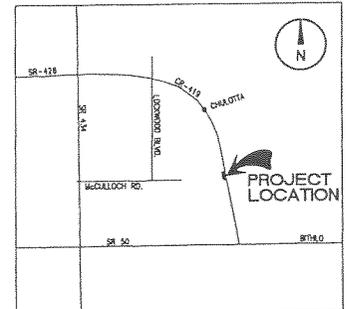
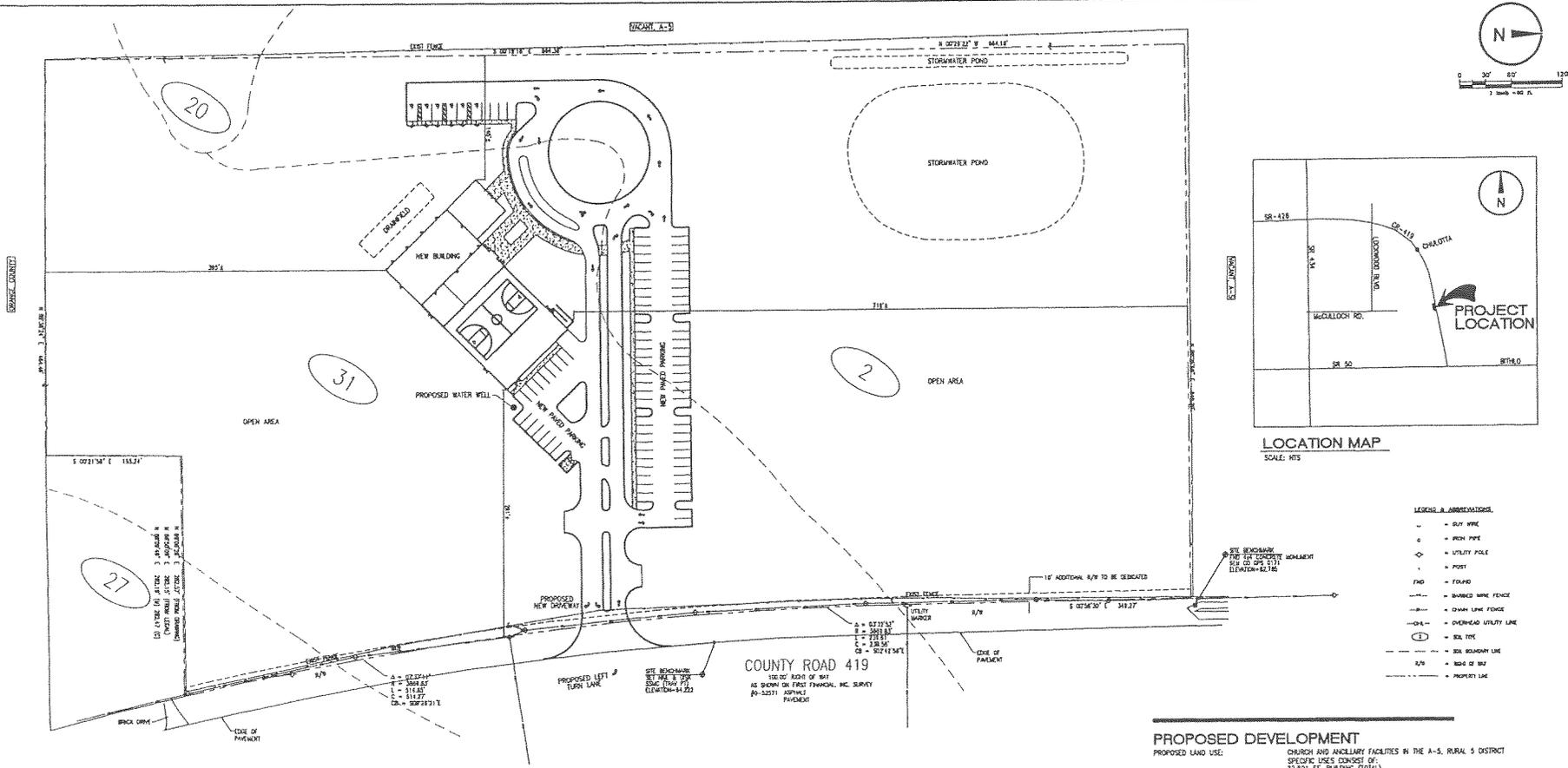
Church buildings are easy to identify because they look like a church, not residential homes. They are built to inspire their members. They are built to last. They are massive in scale and larger than homes their members can afford. Yet, they fit well at the heart of their neighborhoods. Development of a church usually begins with a multipurpose hall for members to congregate, worship and hold social functions. Churches grow as they retain more memberships, as surrounding communities grow.

Although the proposed River Run Church may not look like a residential home, it **will not be detrimental to the character of the area**. It is located on a large tract of land and away from all sides of property lines. It has plenty of room to grow or used as open space, as the trend of communities in this part of the County is growing. Nevertheless, development intensity of the proposed River Run Church (commonly known as Floor Area Ratio or F.A.R.) is far less than those of residential home sites (0.02)

The proposed River Run Church will not have adverse effect on existing traffic patterns, movement and intensity. In fact, it should be expected that the new church will serve its members who live in the surrounding areas. As a result, travel time and distance on surrounding roadway networks would be reduced since the traffic will be internalized within the area served by the church.

Currently, CR 419 has low level of traffic. The proposed church will not degrade the road below the required level of service. A left turn lane is proposed for north bound traffic on CR 419. This turn lane will allow through traffic on the north bound lane while church traffic is turning left to enter the site. It should be noted also that church hours are different from typical peak hours. Usually Sunday or after hours during the week are common peak usage of church facilities. A.M. peak hour traffic virtually does not exist during week days. P.M. peak hour traffic may occur for inbound traffic during one or two week nights due to church meetings, activities, etc.

The proposed River Run Church will not adversely affect the public interest. Rural areas and small communities east of Orange and Seminole Counties will enjoy having a prominent community church. The proposed River Run Church will provide identity and a sense of community. The church will be constructed to withstand hurricane wind. It will provide emergency shelter to nearby residents. Church activities and programs will benefit both parents and children in the area.



LOCATION MAP
SCALE: 1"=100'

- LEGEND & ABBREVIATIONS:**
- GUT PIPE
 - RAIN PIPE
 - UTILITY POLE
 - POST
 - FENCE
 - SHARED WIRE FENCE
 - CHAIN LINK FENCE
 - OVERHEAD UTILITY LINE
 - SOL. TILE
 - SOL. BOUNDARY LINE
 - 6/8" = ROAD OF WAY
 - PROPERTY LINE

STATEMENT OF THE REQUEST:

SPECIAL EXCEPTION FOR THE ESTABLISHMENT OF A CHURCH (RELIGIOUS USE AND ITS AUXILIARY USES) IN THE A-5 (AGRICULTURAL) ZONING DISTRICT.

DEVELOPMENT INFORMATION

LAND OWNER: RIVER RUN CHRISTIAN CHURCH
541 E. MITCHELL HARBORCK RD., STE. 200
OWENSO, FL 32765 PHONE (407) 877-5433

ARCHITECT: FARMER BAKER BARROS ARCHITECTS
300 S. ORANGE AVENUE, SUITE 800
ORLANDO, FL 32801 (407) 928-3000

PLANNERS/ENGINEERS: SK CONSORTIUM, INC.
1053 N. ORLANDO AVE., SUITE 3, WATLAND, FL 32751
PHONE (407) 839-4288

SURVEYOR: SOUTHEASTERN SURVEYING & MAPPING CORP.
8500 ALL AMERICAN BOULEVARD, ORLANDO, FL 32810-4750
PHONE (407) 381-8060

UTILITY / SERVICES

SEWAGE DISPOSAL: ON-SITE SEWAGE DISPOSAL SYSTEM
LOCATION AND SIZE OF SEPTIC DRAINFIELD AND WELL WILL BE DETERMINED BASED ON THE DESIGN OF THE BUILDING. SEPTIC SYSTEM DESIGN WILL MEET THE REQUIREMENTS OF SEMINOLE COUNTY HEALTH DEPARTMENT.

POTABLE WATER: ON-SITE WELL & TREATMENT FACILITY
PROGRESS ENERGY (FLORIDA POWER CORPORATION)
SEMINOLE COUNTY

ELECTRICAL POWER: SEMINOLE COUNTY

POLICE & FIRE: SEMINOLE COUNTY

EXISTING SITE DATA

TOTAL SITE AREA: 18.85 ACRES (824,709 SF)

EXISTING LAND USE: VACANT

EXISTING ZONING: A-5, RURAL 5 DISTRICT

SURROUNDING LAND USE: VACANT, AGRICULTURAL LAND, COUNTY ROAD 418, VACANT, AGRICULTURAL LAND, VACANT, AGRICULTURAL LAND

SURROUNDING ZONING: NORTH: A-5, RURAL; EAST: A-5, RURAL; SOUTH: ORANGE COUNTY; WEST: A-5, RURAL

NOTES:

- THERE ARE NO JURISDICTIONAL METAPONS ON THE PROJECT SITE
- SUBJECT SITE DOES NOT CONTAIN 100 YR. FLOOD PRONE AREA
- THE SITE CONTAINS THE FOLLOWING SOILS:
 - (1) ADAYVILLE-SPAR FINE SANDS
 - (2) MYAKKA AND LAUDACAL FINE SANDS
 - (3) POMELO FINE SAND, 0 TO 5 PERCENT SLOPES
 - (4) THAVES-MILLPOUGH FINE SANDS, 0 TO 5 PERCENT SLOPES
- PROJECT TOPOGRAPHY DRAINS GENERALLY FROM EAST TO WEST
- THE ENTIRE SITE HAS BEEN CLEARED AT ONE TIME. THERE ARE SOME SPARSE NATIVE TREES IN THE NORTHERN HALF OF THE SITE AND ADJACENT PROPERTY AT THE SOUTHEAST CORNER OF THE SITE. ADJACENT PROPERTY TO THE WEST IS CURRENTLY WOODED. THERE ARE NO SIGNIFICANT SIZED TREES ON THE PROJECT SITE.

LEGAL DESCRIPTION

NORTH LOT: THE NORTH 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR STATE ROAD NUMBER 418, COMMUNITY NUMBER 120289, PANEL: 0335, SUTTING E. F.L.R.M. DATE: 4/17/95, FLOOD ZONE: X, DATE OF FIELD WORK: 11/05/99, COMPLETION DATE: 11/05/99, STATE ROAD NUMBER 418.

SOUTH LOT: THE SOUTH 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST AND ALL THAT FRACTIONAL PART OF AN ACRE IN THE TRIANGULAR SHAPE LYING WEST OF THE PAVED ROAD IN THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST, LESS: BEING AT THE SE CORNER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST, THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 32, R/W 5 8850'09" WEST 195.37 FEET, THENCE N 87°09'51" WEST 156.00 FEET, THENCE PARALLEL TO SAID SOUTHERLY LINE N 88°50'09" E 282.15 FEET TO THE WESTERLY LINE OF S.R. 418, THENCE ALONG SAID WESTERLY LINE ALONG A CURVE HAVING A RADIUS OF 07'27'55" AND A CHORD OF 3868.83 FEET A DISTANCE OF 140.30 FEET TO THE SOUTHERLY LINE OF SAID SECTION 32, THENCE ALONG SAID SOUTHERLY LINE S 88°50'09" W 125.19 FEET TO THE POINT OF BEGINNING.

COMPANY NUMBER: 120289 **PANEL:** 0335
SUTTING E. F.L.R.M. DATE: 4/17/95 **FLOOD ZONE:** X
DATE OF FIELD WORK: 11/05/99 **COMPLETION DATE:** 11/05/99

PROPOSED DEVELOPMENT

PROPOSED LAND USE: CHURCH AND AUXILIARY FACILITIES IN THE A-5, RURAL 5 DISTRICT
SPECIFIC USES CONSIST OF:
22,801 SF BUILDING (TOTAL)
11,848 SF OFFICE/ADMINISTRATION
10,953 SF MULTIPURPOSE ROOM-OTM

SITE DATA:
TOTAL SITE AREA: 824,709 SF = 18.85 AC = 100%
NEW BUILDING AREA: 22,801 SF = 0.32 AC = 0.8%
NEW PAVEMENT AREA: 79,479 SF = 1.82 AC = 0.2%
TOTAL IMPERVIOUS AREA: 102,280 SF = 2.35 AC = 11.8%
TOTAL POREVIOUS AREA: 782,427 SF = 17.50 AC = 88.2%

SETBACK REQUIREMENTS:
FRONT (CR 418) = 30'
REAR (WEST) = 30'
SIDE (NORTH-SOUTH) = 10'

* ACTUAL SETBACKS ARE MORE THAN 100' TO THE PROPERTY LINE

LANDSCAPE REQUIREMENTS:
- GENERALLY, LANDSCAPE/BUFFER WILL MEET THE REQUIREMENT OF SEMINOLE COUNTY LAND DEVELOPMENT CODE FOR BUFFER YARD, PARKING LOT, LANDSCAPE AND TREE REPLACEMENT
- SINCE THE PROPOSED DEVELOPMENT IS LOCATED AT THE CENTER OF THE SITE AND THE REMAINDER OF THE SITE IS OPEN, LANDSCAPE BUFFERS WILL BE PLACED NEAR THE PROPOSED BUILDING. THE SURROUNDING OPEN AREA WILL REMAIN IN NATURAL CONDITION

PARKING:
ON-SITE PARKING, FIRE LANE AND HANDICAP ACCESSIBLE SPACES WILL BE PROVIDED TO MEET THE CURRENT LAND DEVELOPMENT CODE. PARKING ACCESS AISLE AND PARKING STALL DIMENSIONS WILL MEET THE MINIMUM REQUIREMENTS. ALL PARKING WILL BE PAVED.

ACCESS:
ONE FULL ACCESS DRIVEWAY IS PROPOSED ON CR 418 WITH A NEW LEFT TURN LANE TO BE DESIGNED IN ACCORDANCE WITH SEMINOLE COUNTY ROADWAY STANDARDS.

BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT = 35'
CHURCH STEEPLE OR STRUCTURE ABOVE 35' WILL MEET THE SEMINOLE COUNTY LAND DEVELOPMENT CODE THROUGH VARIANCE PROCESS.

SOIL:
TRAFFIC CONTROL SIGNS, PROJECT IDENTIFICATION SIGNS WILL MEET THE CURRENT SEMINOLE COUNTY LAND DEVELOPMENT CODE.

HOURS OF OPERATION:
DAYS AND HOURS OF OPERATION WILL BE TYPICAL OF CHURCH USE.

USERS:
PROJECTED CHURCH MEMBERS = 300 PEOPLE (SEATING CAPACITY)
PROJECTED EMPLOYEES = 8 PEOPLE

LIGHTING:
SITE AND OUTDOOR LIGHTING WILL MEET THE CURRENT SEMINOLE COUNTY LAND DEVELOPMENT CODE.

Prep: M. K. Koushki P.E. 41248

SPECIAL EXCEPTION PARCEL ID: 32-21-92-300-0040-0000

RIVER RUN CHURCH

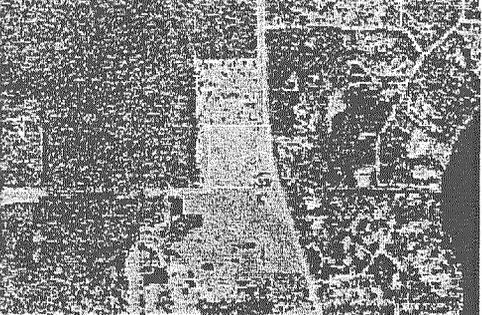
SEMINOLE COUNTY

Issue Date and Purpose
Project Number: 0424

Drawn By: M. Koushki
Checked By: M. Koushki
In Charge: M. Koushki

SP-1

URBAN DESIGN PLANNING ENGINEERING
SK Consortium, Inc.
1053 N. ORLANDO AVE. • SUITE 3, WATLAND • FLORIDA 32751
TELEPHONE: 407-839-4288 • FAX: 407-839-1056 • E-MAIL: ESK@SKCONSORTIUM.COM

<p>PARCEL DETAIL</p>	<p>REAL ESTATE</p>	<p>PERSONAL PROP</p>	<p>TAX ROLL</p>	<p>SALES SEARCH</p>	<p>◀ Back ▶</p>																														
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																																			
<p align="center">GENERAL</p> <p>Parcel Id: 32-21-32-300-0040-0000 Tax District: 01-TX DIST 1 - COUNTY Owner: CHURCH RIVER RUN CHRISTIAN Exemptions: 36- CHURCH/RELIGIOUS Own/Addr: INC Address: PO BOX 621419 City,State,ZipCode: OVIEDO FL 32762 Property Address: 419 SR Facility Name: Dor: 99-ACREAGE NOT AGRICULT</p>				<p align="center">2004 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$248,325 Land Value Ag: \$0 Just/Market Value: \$248,325 Assessed Value (SOH): \$248,325 Exempt Value: \$248,325 Taxable Value: \$0</p>																															
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>12/1999</td> <td>03771</td> <td>1089</td> <td>\$180,000</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1988</td> <td>02016</td> <td>0331</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1984</td> <td>01597</td> <td>1911</td> <td>\$50,000</td> <td>Vacant</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>10/1981</td> <td>01359</td> <td>1917</td> <td>\$100</td> <td>Improved</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this DOR Code</p>				Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	12/1999	03771	1089	\$180,000	Vacant	WARRANTY DEED	11/1988	02016	0331	\$100	Vacant	WARRANTY DEED	12/1984	01597	1911	\$50,000	Vacant	QUIT CLAIM DEED	10/1981	01359	1917	\$100	Improved	<p align="center">2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount: \$0 2003 Taxable Value: \$0 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>	
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<p>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.</p>																																			

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 32 TWP 21S RGE 32E SE 1/4 OF SE 1/4 OF SE 1/4 (LESS BEG
SE COR RUN S 86 DEG 50
MIN 9 SEC W 195.37 FT N 3 DEG 9 MIN 51 SEC W 155 FT N 86 DEG 50
MIN 9 SEC E TO E LI SES S

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

FINDINGS OF FACT

Property Owner: RIVER RUN CHRISTIAN CHURCH
P.O. BOX 621419
OVIEDO, FL 32762

Site Address: COUNTY 419

Requested Development Approval:

SPECIAL EXCEPTION TO ESTABLISH A CHURCH AND ANCILLARY FACILITIES IN THE A-5 (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
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 MAXIMUM SQUARE FOOTAGE OF THE PROPOSED BUILDINGS SHALL NOT EXCEED THE FOLLOWING:
 - a. 22,801 SF SANCTUARY
 - b. 11,848 SF OFFICE / ADMINISTRATION BUILDING
 - c. 10,953 SF MULTIPURPOSE GYM
 2. ANY MAJOR REVISIONS TO THE REQUESTED USE AND / OR APPROVED SITE PLAN SHALL BE APPROVED BY THE BOARD OF ADJUSTMENT.
- (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 Matthew West 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: