

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

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A THEOLOGICAL STUDIES COLLEGE IN THE A-1 (AGRICULTURE DISTRICT) AT 5555 WAYSIDE DRIVE; (GUY RIZZO, APPLICANT).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date 10-25-04 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A THEOLOGICAL STUDIES COLLEGE IN THE A-1 (AGRICULTURE DISTRICT) AT 5555 WAYSIDE DRIVE; (GUY RIZZO, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A THEOLOGICAL STUDIES COLLEGE IN THE A-1 (AGRICULTURE DISTRICT) AT 5555 WAYSIDE DRIVE; (GUY RIZZO, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	GUY RIZZO, APPLICANT JAMES & ANNE MARIE CAMPISI, OWNERS 5555 WAYSIDE DRIVE SANFORD, FL 32771	A-1 DISTRICT, LDC SECTION 30.124(b)(4)												
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO ESTABLISH A THEOLOGICAL STUDIES COLLEGE ON PROPERTY ZONED A-1 AND CURRENTLY USED AS A SINGLE-FAMILY RESIDENCE. • THE APPLICATION CONSISTS OF ADDING A DORMITORY AND A CLASSROOM TO THE EXISTING RESIDENTIAL COMPLEX AND CONVERTING THE RESIDENTIAL STRUCTURES TO CLASSROOMS AND COLLEGE OFFICES. • AS PLANNED, THE COMPLEX WOULD HOUSE 20 FACULTY AND STAFF MEMBERS, 20 BOARDING STUDENTS, AND 50 OFF-CAMPUS STUDENTS. 													
ZONING & FLU	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: #cccccc;"> <th style="text-align: left;">DIRECTION</th> <th style="text-align: center;">EXISTING ZONING</th> <th style="text-align: center;">EXISTING FLU</th> <th colspan="2" style="text-align: center;">USE OF PROPERTY</th> </tr> <tr> <td style="text-align: left;">SITE</td> <td style="text-align: center;">A-1</td> <td style="text-align: center;">LDR</td> <td colspan="2" style="text-align: center;">PRIVATE SCHOOL</td> </tr> </table>				DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY		SITE	A-1	LDR	PRIVATE SCHOOL	
DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY											
SITE	A-1	LDR	PRIVATE SCHOOL											

	NORTH	A-1 & R1-AAAA	LDR	SINGLE-FAMILY RESIDENTIAL
	SOUTH	A-1	LDR	SINGLE-FAMILY RESIDENTIAL
	EAST	R-1AAA	LDR	SINGLE-FAMILY RESIDENTIAL
	WEST	A-1	LDR	SINGLE-FAMILY RESIDENTIAL

STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)

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:

IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

THE PROPOSED USE WOULD REPRESENT THE CONVERSION OF A SINGLE-FAMILY RESIDENCE AND ACCESSORY STRUCTURES TO A THEOLOGICAL STUDIES COLLEGE. ONLY 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 20 FACULTY AND STAFF MEMBERS.

THE PROPOSED STRUCTURES ARE INTERNAL TO THE SITE 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.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

STAFF EQUATES THE LIKELY TRIP GENERATION OF THE PROPOSED USE TO THAT OF A UNIVERSITY OR COLLEGE, HOWEVER, AT A REDUCED SCALE.

THE PROJECTED DAILY TRIP GENERATION RATE IS 1.20 TRIPS PER 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

	<p>20,000. THIS DATA WOULD LIKELY NOT APPLY TO A SMALL COLLEGE WITH 70 STUDENTS. HOWEVER, IF A TOTAL OF 90 PERSONS (INCLUDING FACULTY, STAFF AND STUDENT ENROLLMENT) DROVE SEPARATELY AND VISITED THE COLLEGE AT LEAST ONCE PER DAY, TOTAL TRIPS PER DAY WOULD BE 180. THIS ESTIMATE IS REASONABLY COMPARABLE THE 165 TRIPS THAT WOULD RESULT FROM SUBDIVIDING THE PROPERTY'S 16.53 ACRES INTO SINGLE-FAMILY LOTS AT A DENSITY OF ONE DWELLING UNIT PER ACRE.</p> <p>ALTHOUGH NO TRAFFIC STUDY HAS BEEN CONDUCTED ON WAYSIDE DRIVE, THE PUBLIC WORKS DEPARTMENT BELIVES 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.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>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.</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 USE WOULD MEET 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, 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.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE</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</p>

<p>DISTRICT); LDC SECTION 30.124(a)</p>	<p>DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></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 20. THE PROPOSED USE WOULD OTHERWISE COMPLY WITH THE STANDARDS OF THE A-1 DISTRICT, AS STATED IN THIS REPORT.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST WOULD NOT BE HIGHLY INTENSIVE IN NATURE, SINCE NOMINAL IMPROVEMENTS ARE PROPOSED TO THE SITE.</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 IS SERVED BY BOTH WELL AND SEPTIC SYSTEMS. THE APPLICANT INTENDS 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>STAFF FINDINGS</p>	<p>IN EVALUATING THIS REQUEST, STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none">• THE PROPERTY IS SERVED BY WELL AND SEPTIC SYSTEMS, WHICH WOULD BE ABANDONED FOR CENTRAL WATER AND SEWER TO SUPPORT THE CHANGE IN USE.• THERE ARE IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN FOR WHICH NO IMPACTS ARE PROPOSED.• THE PROPERTY IS CURRENTLY DEVELOPED AS SINGLE-FAMILY; THE PROPOSED USE WOULD BE CONSISTENT WITH THE CHARACTER OF THE SAME.• WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED 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;• THE PROPOSED USE WOULD NOT ADVERSELY AFFECT

	<p>THE PUBLIC INTEREST.</p> <p>STAFF HAS FURTHER DETERMINED:</p> <ul style="list-style-type: none">• 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.
<p>STAFF RECOMMENDATION</p>	<p>FOLLOWING THE DEVELOPMENT COMMITTEE MEETING OF OCTOBER 13, 2004, THE APPLICANT HAS REQUESTED A CONTINUANCE OF THIS ITEM TO THE NEXT AVAILABLE BOARD OF ADJUSTMENT MEETING IN ORDER TO ADEQUATEY ADDRESS THE AFOREMENTIONED SITE DESIGN ISSUES. STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT CONTINUE THE REQUEST FROM ITS OCTOBER 25, 2004 REGULAR MEETING TO ITS DECEMBER 13, 2004 REGULAR MEETING. THE APPLICANT CONCURS WITH THIS RECOMMENDATION, AS EXPRESSED IN THE ATTACHED LETTER.</p>

10/13/2004

DEAR BOARD OF ADJUSTMENT MEMBERS

Please continue the Sprouk Bible College special Exception hearing from the October 25, 2004 Regular Meeting to the Next Regular Meeting available of the board of Adjustment.

We are open to and will be prepared for which ever meeting (Nov. or Dec.) you prefer for us to attend.

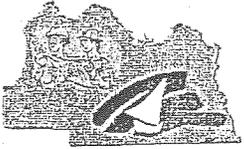
Thank you.

Timothy A. Dick

Timothy A. Dick

Executive Vice President & CFO

Legonier Ministries



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

COPY

APPL. NO. B5 2004-027

RECEIVED
 SEP 29 2004
 RECEIVED

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.

APPLICATION TYPE:

VARIANCE

DEVELOPMENT
 REVIEW DIVISION
 SEMINOLE CO.

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 32719
PHONE 1	N/A	407-774-8704 OFF & FAX
PHONE 2	N/A	407-259-4901 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 _____

LANNER _____ DATE _____

SUFFICIENCY COMMENTS _____

DESCRIPTION

A tract of land being a portion of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the West $\frac{1}{4}$ corner of said Section 30; thence North $89^{\circ} 56' 00''$ East along the North line of the Southwest $\frac{1}{4}$ of Section 30 for a distance of 580.00 feet; thence South $00^{\circ} 03' 46''$ East for a distance of 25.00 feet to the POINT OF BEGINNING; thence North $89^{\circ} 56' 00''$ East along a line 25.00 feet South of and parallel to the North line of the Southwest $\frac{1}{4}$ of Section 30 and along the South Right-of-Way of Wayside Drive for a distance of 710.32 feet; thence departing said Right-of-Way run South $00^{\circ} 04' 24''$ West for a distance of 635.00 feet; thence South $31^{\circ} 55' 42''$ West for a distance of 299.76 feet to a point being 1130.00 feet East of the West line of the Southwest $\frac{1}{4}$ of Section 30 and 1740.00 feet North of the South line of the Southwest $\frac{1}{4}$ of Section 30; thence South $00^{\circ} 03' 46''$ East along a line parallel to said West line of the Southwest $\frac{1}{4}$ of Section 30 for a distance of 200.00 feet; thence South $89^{\circ} 51' 02''$ West parallel to said South line of the Southwest $\frac{1}{4}$ of Section 30 for a distance of 550.00 feet; thence North $00^{\circ} 03' 46''$ West parallel to the West line of the Southwest $\frac{1}{4}$ of Section 30 for a distance 1090.02 feet to the POINT OF BEGINNING.

Contains: 16.547 Acres more or less.

LAW OFFICES
GUY T. RIZZO
ATTORNEY AT LAW

123 WISTERIA DR.
LONGWOOD, FLORIDA 32779

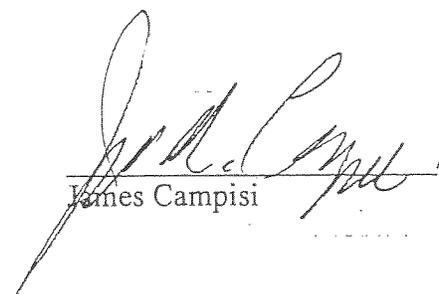
FACSIMILE (407) 774-8704

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

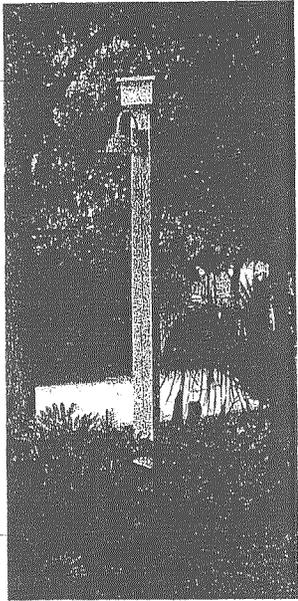
- K. Location and Size of Existing Septic System, Drainfield and Well:
Not shown since county water and sewer will have to be brought to the property.

- 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.

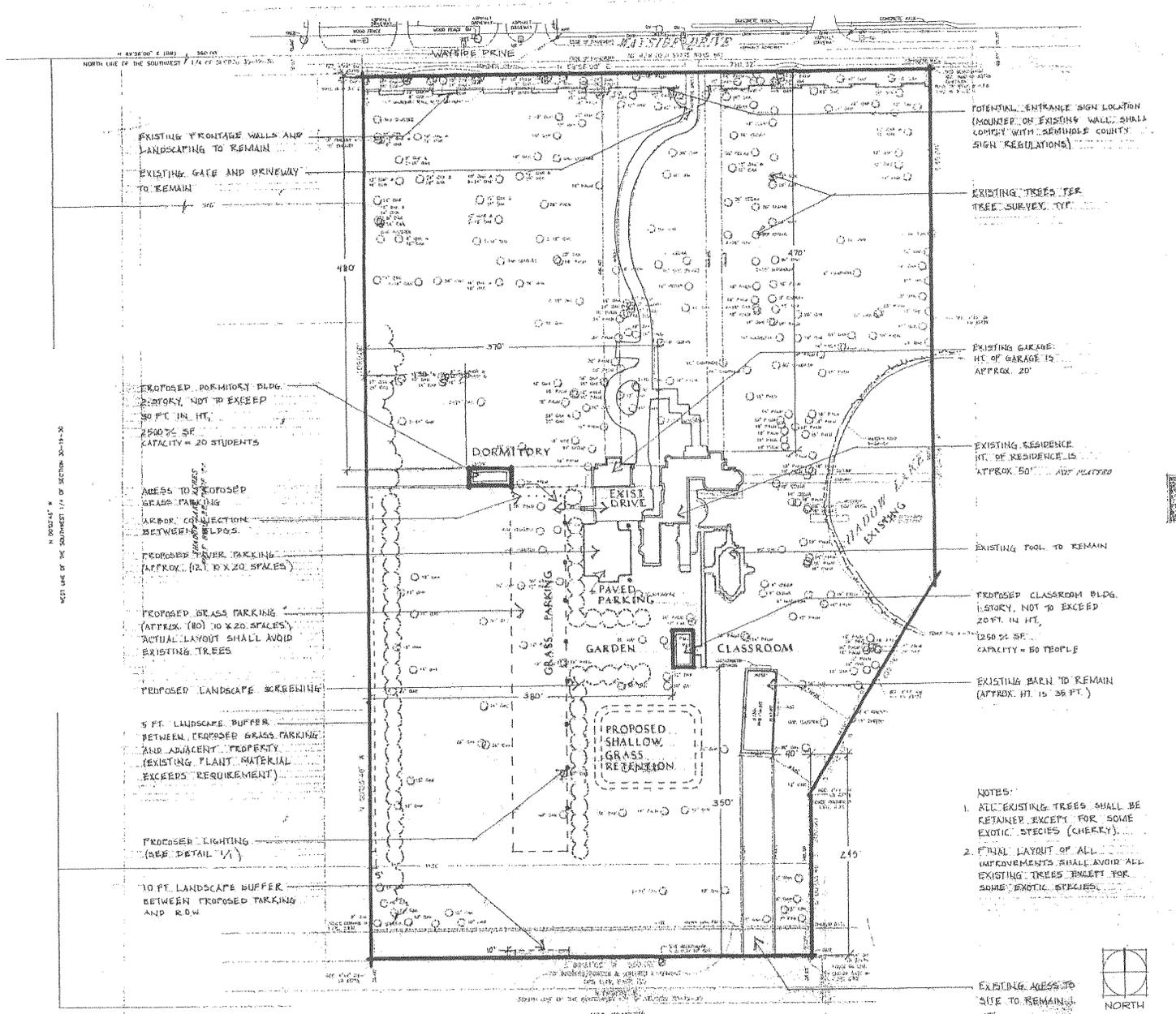
- M. Location and Width of All Easements:
See Attached Plan
- N. Location and Width of Proposed Driveway Access:
See Attached Plan
- O. Parcel Identification Number:
30-19-30-300-0320-0000 and 30-19-30-300-032B-0000
- P. Identification of Available Utilities:
Gas and Electric are supplied to the property 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



PROPOSED PARKING LIGHT



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

PROPOSED POSHOMOY BLDG. 2-STORY, NOT TO EXCEED 30 FT. IN HT., 2500 SQ. SF. CAPACITY = 20 STUDENTS

ACCESS TO PROPOSED GRASS PARKING
BARBER CONNECTION BETWEEN BLDGS.

PROPOSED COVER PARKING (APPROX. 12.5 X 20 SPACES)

PROPOSED GRASS PARKING (APPROX. 80) 10 X 20 SPACES. ACTUAL LAYOUT SHALL AVOID EXISTING TREES

PROPOSED LANDSCAPE SCREENING

5 FT. LANDSCAPE BUFFER BETWEEN PROPOSED GRASS PARKING AND ADJACENT TREESTRY (EXISTING PLANT MATERIAL EXCEPTS REQUIREMENT)

PROPOSED LIGHTING (SEE DETAIL 'A')

10 FT. LANDSCAPE BUFFER BETWEEN PROPOSED PARKING AND R.O.W.

POTENTIAL ENTRANCE SIGN LOCATION (MOUNTED ON EXISTING WALLS SHALL COMPLY WITH CEMETHE COUNTY SIGN REGULATIONS)

EXISTING TREES PER TREE SURVEY, TYP.

EXISTING GARAGE: HT. OF GARAGE IS APPROX. 20'

EXISTING RESIDENCE: HT. OF RESIDENCE IS APPROX. 50' (SEE PLAN)

EXISTING POOL TO REMAIN

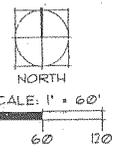
PROPOSED CLASSROOM BLDG. 1-STORY, NOT TO EXCEED 20 FT. IN HT., 1250 SQ. SF. CAPACITY = 50 PEOPLE

EXISTING BARN TO REMAIN (APPROX. HT. IS 36 FT.)

NOTES:

1. ALL EXISTING TREES SHALL BE RETAINED EXCEPT FOR SOME EXOTIC SPECIES (CHERRY).
2. FINAL LAYOUT OF ALL IMPROVEMENTS SHALL AVOID ALL EXISTING TREES EXCEPT FOR SOME EXOTIC SPECIES.

EXISTING ACCESS TO SITE TO REMAIN



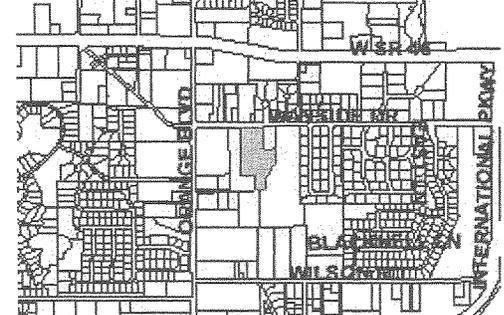
A.O. Jacobs

SPROUL BIBLE COLLEGE

CONCEPTUAL SITE PLAN

DIX LATHROP AND ASSOCIATES, INC.
1345 JESSUP AVENUE
COLUMBIANA, MISSISSIPPI 39232
(601) 721-1111

Ligonier Ministries

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶												
 <p>Seminole County <i>Property Appraiser Services</i> 1101 E. First St. Sanford FL 32771 407-665-7506</p>																	
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 30-19-30-513-0000-0020 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: CAMPISI JAMES M & 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;">2005 WORKING VALUE SUMMARY</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;">SALES</p> <p>Deed Date Book Page Amount Vac/Imp</p> <p>Find Comparable Sales within this Subdivision</p>			<p style="text-align: center;">2004 VALUE SUMMARY</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;">LAND</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;">LEGAL DESCRIPTION PLAT</p> <p>LOT 2 CAMPISI SUBDIVISION PB 65 PGS 84 & 85</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value												
ACREAGE	0	0	8.887	40,000.00	\$444,350												
BUILDING INFORMATION																	
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		CARPOT 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	BARNS/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

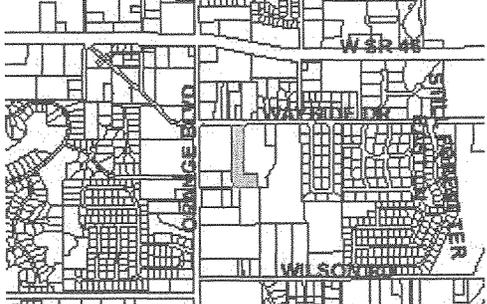
EXTRA FEATURE

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.

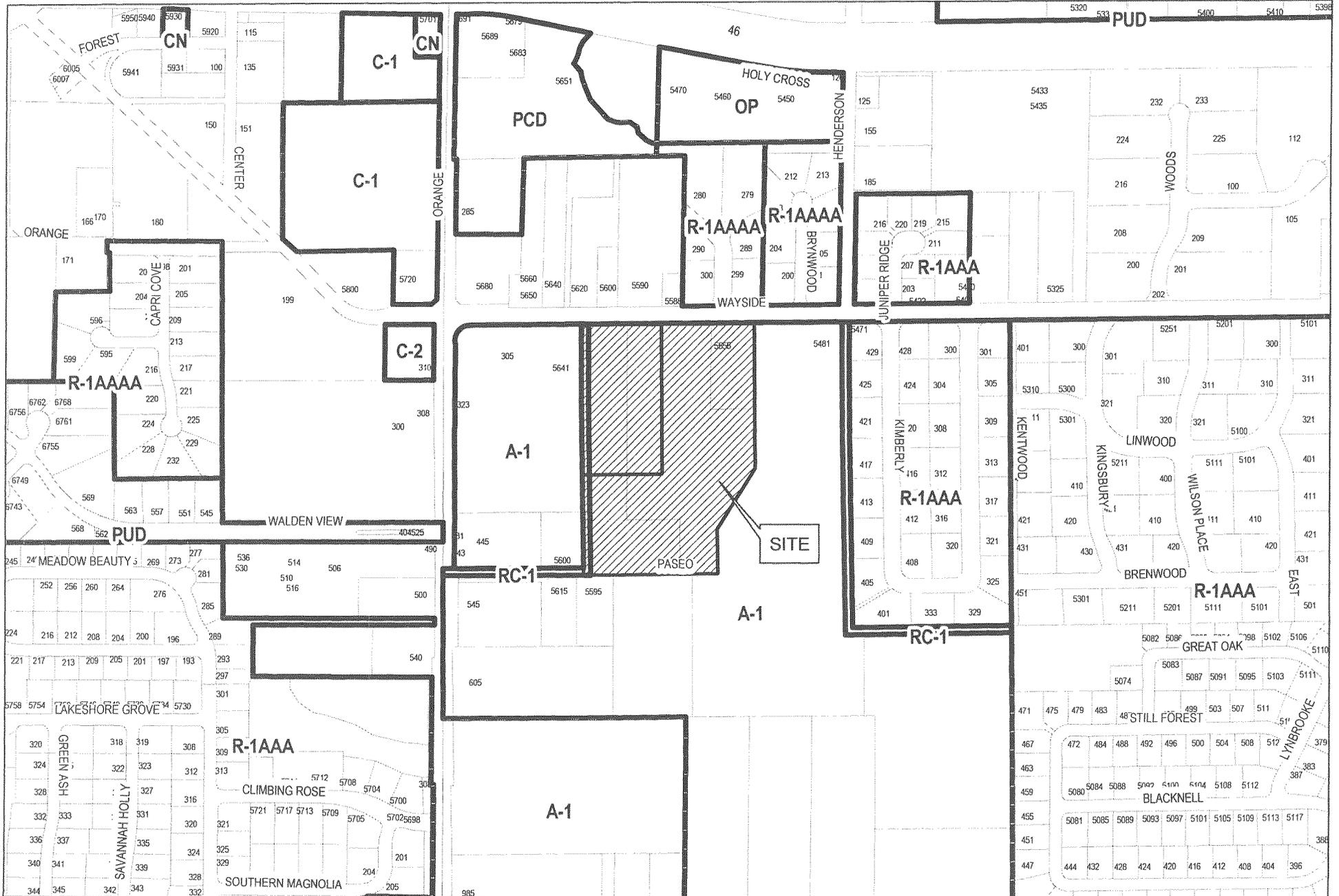
*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.



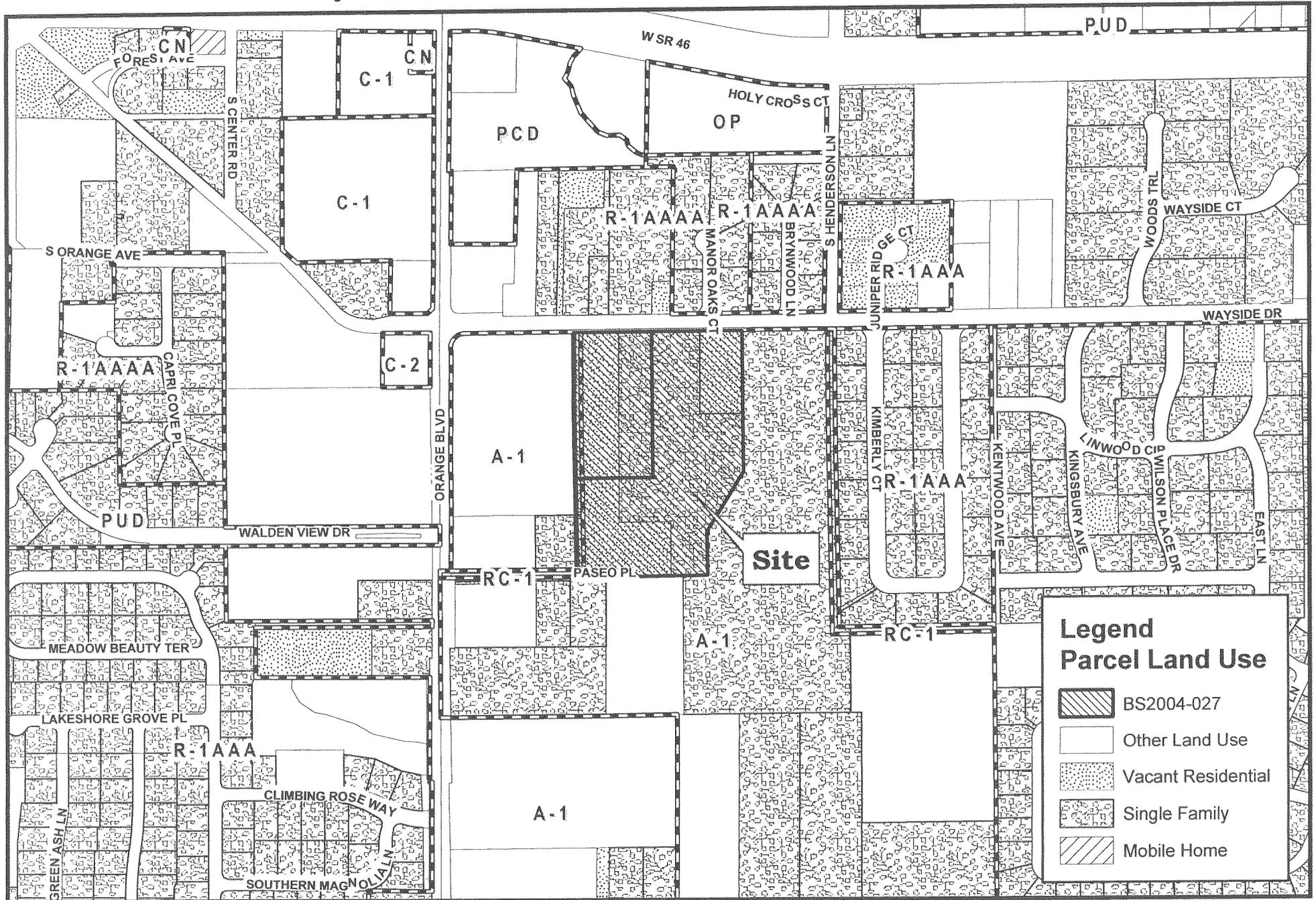
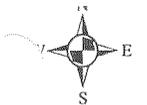
PARCEL DETAIL	REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶												
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																	
<p align="center">GENERAL</p> <p>Parcel Id: 30-19-30-513-0000-0030 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: CAMPISI JAMES M & ANN MARIE Exemptions:</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: 00-VACANT RESIDENTIAL</p>			<p align="center">2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$202,121</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$202,121</p> <p>Assessed Value (SOH): \$202,121</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$202,121</p>														
<p align="center">SALES</p> <p>Deed Date Book Page Amount Vac/Imp</p> <p>Find Comparable Sales within this Subdivision</p>			<p align="center">2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$3,416</p> <p>2004 Taxable Value: \$202,121</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>														
<p align="center">LAND</p> <table border="1"> <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>6.193</td> <td>32,637.00</td> <td>\$202,121</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	6.193	32,637.00	\$202,121	<p align="center">LEGAL DESCRIPTION PLAT</p> <p>LOT 3 CAMPISI SUBDIVISION PB 65 PGS 84 & 85</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value												
ACREAGE	0	0	6.193	32,637.00	\$202,121												
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**James and Ann Marie Campisi
5555 Wayside Dr.**



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Legend
Parcel Land Use

-  BS2004-027
-  Other Land Use
-  Vacant Residential
-  Single Family
-  Mobile Home