

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

(CONTINUED FROM THE OCTOBER 25, 2004 REGULAR MEETING)

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 11-15-04 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 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 FOR A MAXIMUM OF 70 STUDENTS. • 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.			
ZONING & FLU	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)	<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 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 20 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><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>STAFF EQUATES THE LIKELY TRIP GENERATION OF THE PROPOSED USE TO THAT OF A UNIVERSITY OR COLLEGE,</p>			

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 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.

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.

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:

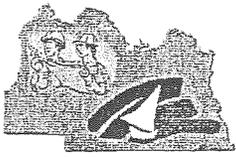
BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED USE WOULD MEET THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE A-1 DISTRICT.

WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

WITHIN THE A-1 DISTRICT, PRIVATE SCHOOLS ARE ALLOWED AS CONDITIONAL USES. WITH THE IMPOSITION

	<p>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 DISTRICT); LDC SECTION 30.124(a)</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>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

	<p>AN ADVERSE IMPACT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS OR VOLUMES.</p> <ul style="list-style-type: none"> • 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 THE PUBLIC INTEREST. <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. THE APPLICANT HAS STATED THAT CODE COMPLIANT ACCESS AND PARKING WILL BE PROVIDED AT FINAL SITE PLAN APPLICATION TO THE DEVELOPMENT REVIEW DIVISION (DRD). 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. DEVELOPMENT REVIEW STAFF AGREES THAT COMPLIANT ACCESS AND PARKING SHOULD BE DEMONSTRATED BEFORE APPROVAL OF THIS REQUEST CAN BE RECOMMENDED.
<p>STAFF RECOMMENDATION</p>	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT CONTINUE THE REQUEST TO ITS JANUARY 24, 2005 REGULAR MEETING. IF THE BOARD DECIDES TO APPROVE THE REQUEST, STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"> ○ SCHOOL CAPACITY SHALL BE CAPPED AT 70 STUDENTS; ○ 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; ○ THERE SHALL BE NO CLASSES ON SUNDAY; ○ THERE SHALL BE NO OUTDOOR AMPLIFICATION OF SOUND; AND ○ ALL EXISTING BUILDINGS SHALL COMPLY WITH THE BUILDING CODE.



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

APPL. NO. B5 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-board 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	<u>JAMES + ANN MARIE CAMPISI</u>	<u>GUY T. RIZZO, ESQ</u>
ADDRESS	<u>5555 WAYSIDE DR.</u> <u>SANFORD, FL 32771</u>	<u>123 WISTERIA DR.</u> <u>LONGWOOD, FL 32779</u>
PHONE 1	<u>N/A</u>	<u>407-774-8704 OFF & FAX</u>
PHONE 2	<u>N/A</u>	<u>407-257-4901 cell</u>
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

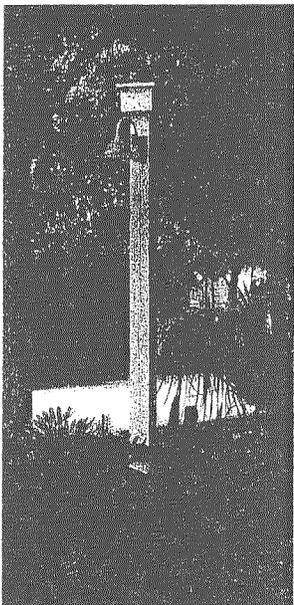
PROCESSING:

FEE: _____ COMMISSION DISTRICT _____ FLU / ZONING _____

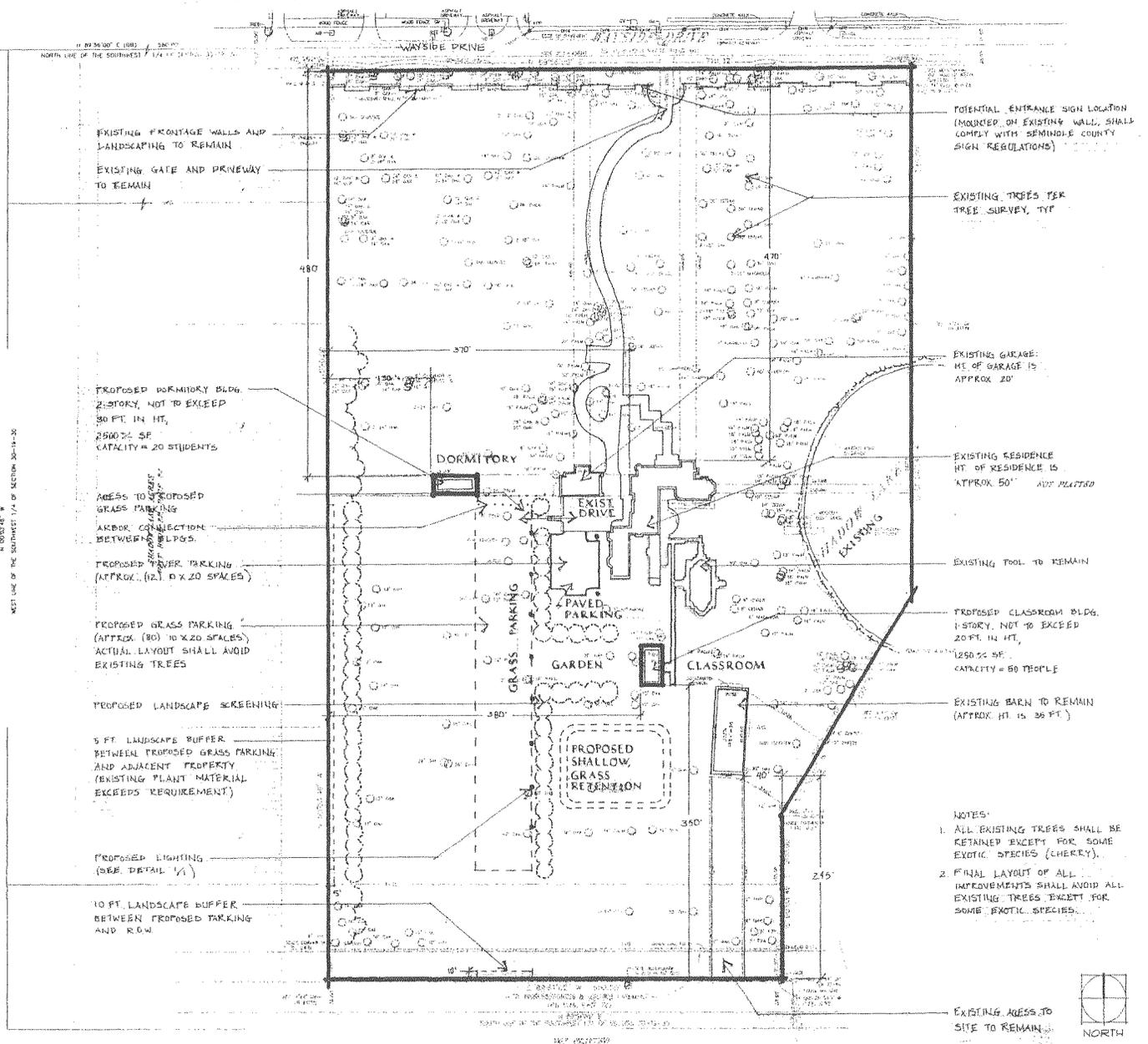
LOCATION FURTHER DESCRIBED AS _____

PLANNER _____ DATE _____

EFFICIENCY COMMENTS _____



PROPOSED PARKING LIGHT



N 00° 45' W
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36-11-36

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

PROPOSED DORMITORY BLDG.
2-STORY, NOT TO EXCEED 30 FT. IN HT.
2900 SQ. SF
CAPACITY = 20 STUDENTS

ACCESS TO PROPOSED GRASS PARKING
APPROX. CONNECTION BETWEEN BLDGS.

PROPOSED PAVED PARKING (APPROX. 12) 10 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 PROPERTY (EXISTING PLANT MATERIAL EXCEEDS REQUIREMENT)

PROPOSED LIGHTING (SEE DETAIL 1/1)

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

POTENTIAL ENTRANCE SIGN LOCATION (MOUNTED ON EXISTING WALL, SHALL COMPLY WITH SEMINOLE 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' AND PLANTED

EXISTING TOOL 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



SCALE: 1" = 60'

A.O. Jacobs

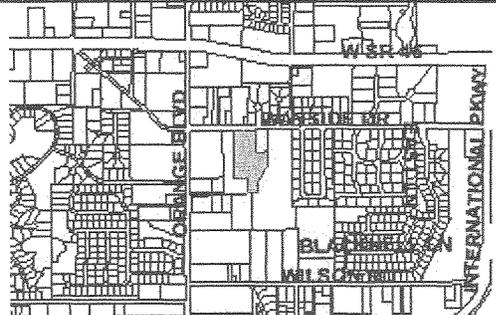
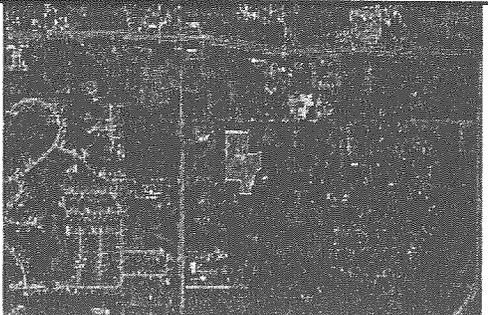
CONCEPTUAL SITE PLAN

SPROUL BIBLE COLLEGE

Ligonier Ministries

DIXLATHROP

ONE PROPOSED PARKING

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-COUNTY-TX DIST 1</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		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

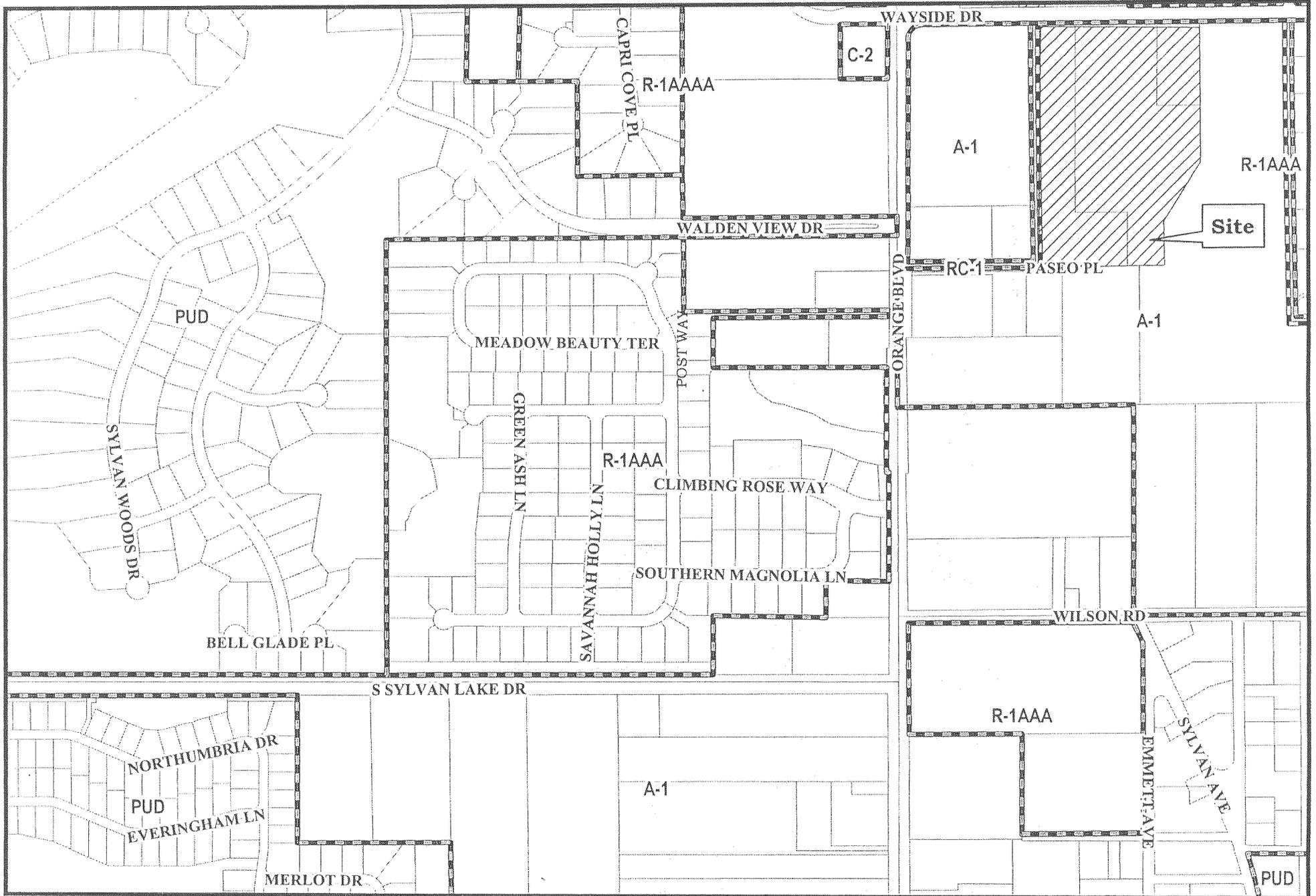
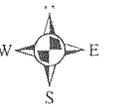
Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1997	3	\$8,400	\$10,500
FIREPLACE	1997	1	\$2,400	\$3,000
BBQ GRILL	1997	1	\$400	\$500
POOL GUNITE	1997	1,166	\$18,656	\$23,320
COOL DECK PATIO	1997	1,444	\$4,043	\$5,054
CUSTOM PATIO/TILE/MARBLE ETC	1997	769	\$4,306	\$5,383
CUSTOM WALKWAY/TILE/MARBLE 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.

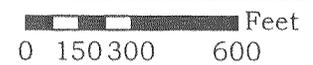


James & Ann Marie Campisi
5555 Wayside Drive



Parcel: 30-19-30-513-0000-0010 & 0020 & 0030 / District: 1 **BS2004-027**

NOVEMBER 15, 2004



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 1/4 corner of said Section 30; thence North 89° 56' 00" East along the North line of the Southwest 1/4 of Section 30 for a distance of 580.00 feet; thence South 03° 46" East for a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89° 56' 00" East along a line 25.00 feet South of and parallel to the North line of the Southwest 1/4 of Section 30 and along the South Right-of-Way of Wayside Drive for a distance of 710.32 feet; then departing said Right-of-Way run South 00° 04' 24" West for a distance of 635.00 feet; thence South 31° 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 1/4 of Section 30 and 1740.00 feet North of the South line of the Southwest 1/4 of Section 30; thence South 00° 03' 46" East along a line parallel to said West line of the Southwest 1/4 of Section 30 for a distance of 200.00 feet; thence South 89° 51' 00" West parallel to said South line of the Southwest 1/4 of Section 30 for a distance of 550.00 feet; thence North 00° 03' 46" West parallel to the West line of the Southwest 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**

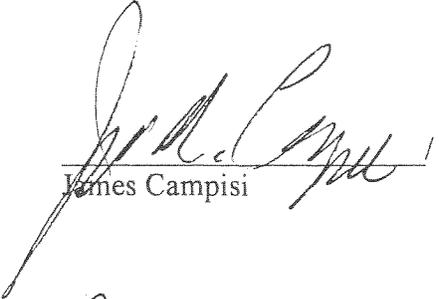
FACSIMILE (407) 774-8704

TELEPHONE (407) 774- 8704

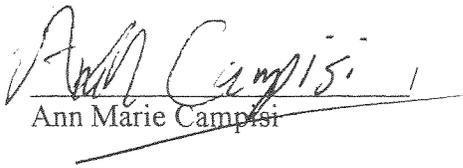
TO WHOM IT MAY CONCERN:

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

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 aforescribed legal description has been provided to Seminole County by the owner of the aforescribed 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 aforescribed 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:

