

BS2006-001

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** Request for special exception for a transitional living facility in the A-1 (Agriculture District); (David Medley, Seminole County Community Assistance Division), applicant).

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

Agenda Date 03-27-06 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** The request for special exception for a transitional living facility in the A-1 (Agriculture District); (David Medley, Seminole County Community Assistance Division), applicant); or
2. **DENY** The request for special exception for a transitional living facility in the A-1 (Agriculture District); (David Medley, Seminole County Community Assistance Division), applicant); or
3. **CONTINUE** The request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Property Owner: Location:	David Medley Seminole County BCC 3790 Dike Road										
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• On 06/15/87 this site was granted, by the Board of Adjustment, a special exception for a shelter home for up to twelve abused children. In 2002 the property was vacated and has remained vacant since that time.</li> <li>• On 02/28/06 the Board of County Commissioners approved a lease to Intervention Services to operate a transitional living facility.</li> <li>• The transitional living facility will be for foster care children between the ages of 18 and 21 who need training and support after exiting the foster care system.</li> <li>• The site has two homes in which their will be a maximum of 6 residents in each home totally 12 residents on the site.</li> </ul>											
<b>ZONING &amp; FLU</b>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td><b>DIRECTION</b></td> <td><b>EXISTING ZONING</b></td> <td><b>EXISTING FLU</b></td> <td><b>USE OF PROPERTY</b></td> </tr> <tr> <td><b>SITE</b></td> <td><b>A-1</b></td> <td><b>LDR</b></td> <td><b>2 homes/Vacant</b></td> </tr> </table>				<b>DIRECTION</b>	<b>EXISTING ZONING</b>	<b>EXISTING FLU</b>	<b>USE OF PROPERTY</b>	<b>SITE</b>	<b>A-1</b>	<b>LDR</b>	<b>2 homes/Vacant</b>
<b>DIRECTION</b>	<b>EXISTING ZONING</b>	<b>EXISTING FLU</b>	<b>USE OF PROPERTY</b>									
<b>SITE</b>	<b>A-1</b>	<b>LDR</b>	<b>2 homes/Vacant</b>									

	NORTH	A-1	Public	Vacant
	SOUTH	A-1	LDR	Dike Road/Single Family
	EAST	A-1	LDR	Vacant/Dodd Road
	WEST	A-1	LDR	Church
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b></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><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>The transitional living facility will consist of two homes that will function the same as a single family home. The site consists of approximately 24 acres in which transitional living facility will occupy 1.5 acres. The surrounding area uses consists of a church, public utility, and single family developments. The single family developments are located to the east and south of the site. These developments have approximately 4 homes per acre in which the proposed use will be 2 homes per 1.5 acres. Therefore the proposed use would be less intense than the surrounding neighborhoods.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>The two homes will not generate more traffic than if the property (24 acres) was development under its current zoning of A-1 zoning which would allow one dwelling unit per acre.</p> <p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>The Seminole County Vision 2020 Comprehensive Plan describes LDR (Low Density Residential) Future Land Use (FLU) as mostly appropriate for detached single-family development. Certain other uses, including community residential home for over 6 residents, are allowed by special exception. The proposed use would function the same as a single family home. With the imposition of reasonable conditions, many of which already apply to the proposed living facility, the proposed use would be compatible with the LDR FLU designation.</p> <p><b><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></b></p> <p>Based on the submitted site plan, the proposed use meets the</p>			

	<p>minimum area and dimensional requirements of the A-1 district.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>The proposed use of a transitional living facility will be less intense the previously approved use and compatible with the surrounding uses. Those surrounding uses include a church, public utility and single family residential neighborhoods.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(a)</b></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><b><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></b></p> <p>As previously stated, the proposed use would function the same as two single family homes with up to 6 residents per home. The A-1 district permits community residential homes with up to 6 residents without a special exception. A special exception is required for the proposed use because their will be a total of twelve residents between the two homes.</p> <p><b><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></b></p> <p>The request would not be more intensive in nature, since the proposed use would function the same as two single family homes.</p> <p><b><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></b></p> <p>The subject property is served by water and sewer. Other county services, including emergency services and garbage disposal, are also available to the site.</p>
<p><b>STAFF RECOMMENDATION</b></p>	<p>Based on the previous stated findings staff is recommending approval of the Special Exception for a transitional living facility per the following conditions:</p> <ol style="list-style-type: none"> <li>1. The facility, which consists of two homes, will not exceed 12 residents.</li> <li>2. The proposed use will be to house foster care children who are exiting the state system.</li> </ol>



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**COPY**

APPL. NO. BS 2006-001

**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**
- SPECIAL EXCEPTION** TRANSITIONAL LIVING FACILITY - up to 6 individuals in  
each of 2 homes on parcel.
- LIMITED USE**
- SE DWELLING UNDER CONSTRUCTION**  **MEDICAL HARDSHIP**
- NIGHT WATCHMAN**  **FAMILY HARDSHIP**
- YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)**
- SIZE OF MOBILE HOME / RV \_\_\_\_\_**  **TIME NEEDED \_\_\_\_\_**
- PLAN TO BUILD**  **YES**  **NO IF SO, WHEN \_\_\_\_\_**
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Seminole County DCC	
ADDRESS	County Services Bldg 1101 E 1st Street, Sanford 32771	
PHONE 1		
PHONE 2		
E-MAIL		

PROJECT NAME: TRANSITIONAL LIVING FACILITY  
 SITE ADDRESS: 3790 Dike Road  
 CURRENT USE OF PROPERTY: VACANT CURRENTLY  
 LEGAL DESCRIPTION: SEE ATTACHED

SIZE OF PROPERTY: 24.1 acre(s) PARCEL I.D. 26-21-30-300-0010-0000  
 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 3/27/06 10:00 AM  
 (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 Medley  
 SIGNATURE OF OWNER OR AGENT\* 2/28/06  
DATE

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

**ADDITIONAL VARIANCES**

VARIANCE 2:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
VARIANCE 3:  
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VARIANCE 4:  
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VARIANCE 5:  
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VARIANCE 6:  
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VARIANCE 7:  
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\_\_\_\_\_

**APPEAL FROM BOA DECISION TO BCC**

**APPELLANT INFORMATION**

NAME	_____
ADDRESS	_____
PHONE 1	_____
PHONE 2	_____
E-MAIL	_____

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

\_\_\_\_\_

\_\_\_\_\_ APPELLANT SIGNATURE \_\_\_\_\_

**FOR OFFICE USE ONLY**

PROCESSING: \_\_\_\_\_

FEE(S): \_\_\_\_\_ COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING A-1 / PUBC

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

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

PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_

SUFFICIENCY COMMENTS \_\_\_\_\_

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>		
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W

<p><b>GENERAL</b></p> <p>Parcel Id: 26-21-30-300-0010-0000</p> <p>Owner: SEMINOLE B C C</p> <p>Own/Addr: COUNTY SERVICES BUILDING</p> <p>Mailing Address: 1101 E 1ST ST</p> <p>City,State,ZipCode: SANFORD FL 32771</p> <p>Property Address: 3790 DIKE RD</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 85-COUNTY</p> <p>Dor: 86-COUNTY(EXC:PUBLIC SC)</p>	<p><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 2</p> <p>Depreciated Bldg Value: \$563,350</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$675,080</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$1,238,430</p> <p>Assessed Value (SOH): \$1,238,430</p> <p>Exempt Value: \$1,238,430</p> <p>Taxable Value: \$0</p> <p>Tax Estimator</p>
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<p><b>SALES</b></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> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>10/1985</td> <td>01678</td> <td>0298</td> <td>\$308,880</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p>Find Sales within this DOR Code</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	10/1985	01678	0298	\$308,880	Improved	Yes	<p><b>2005 VALUE SUMMARY</b></p> <p>2005 Tax Bill Amount: \$0</p> <p>2005 Taxable Value: \$0</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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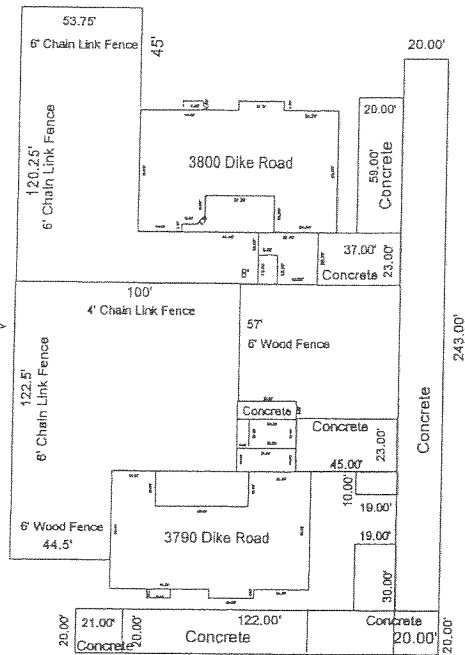
<p><b>LAND</b></p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>24.110</td> <td>28,000.00</td> <td>\$675,080</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	24.110	28,000.00	\$675,080	<p><b>LEGAL DESCRIPTION</b></p> <p>LEG SEC 26 TWP 21S RGE 30E E 3/4 OF NE 1/4 OF NE 1/4 (LESS RD + S 1/2 OF W 1/2 OF E 2/3 &amp; W 165 FT OF S 300 FT)</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
ACREAGE	0	0	24.110	28,000.00	\$675,080								

BUILDING INFORMATION									
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New	
<b>BUILDING INFORMATION</b>									
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	MULTI FAMILY	1989	15	4,182	5,511	4,699	BRICK/WOOD FRAMING	\$296,529	\$315,456
	Appendage / Sqft		UTILITY FINISHED / 104						
	Appendage / Sqft		SCREEN PORCH FINISHED / 672						
	Appendage / Sqft		BASE / 517						
	Appendage / Sqft		OPEN PORCH FINISHED / 36						
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished									
2	MULTI FAMILY	1990	15	4,182	5,511	4,182	CB/STUCCO FINISH	\$266,821	\$282,350
	Appendage / Sqft		OPEN PORCH FINISHED / 36						
	Appendage / Sqft		SCREEN PORCH FINISHED / 672						
	Appendage / Sqft		CARPORT FINISHED / 543						
	Appendage / Sqft		UTILITY FINISHED / 78						
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished									
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.									

# Site Map

IMPROVEMENTS SKETCH

This fence not included in cost due to uncertainty of ownership



6' Wood Fence Total 101.5'  
 4' Chain Link Fence Total 100'  
 6' Chain Link Fence Total 341.5'  
 Concrete Total 12162 sqft

Scale: 1 = 65

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Sizes	Totals
GLA1	Bas	4274.2400	4274.2400
GBA1	Bas	4170.7000	4170.7000
P/P	Screen Pch Finished	546.7600	
	Open Porch Finished	36.0000	
	Screened Porch	655.2000	
	Finished Encl Porch	275.6000	
	Open Porch Finished	36.0000	1549.5600
GAR	Carport	501.1400	
	Carport	270.0000	771.1400
OTH	Utility Finished	111.7600	
	Finished Utility	75.4000	
	Concrete	216.0000	
	Concrete	400.0000	
	Concrete	4860.0000	5663.1600
.....more data .....			
TOTAL LIVABLE (rounded)			4274
TOTAL BUILDING (rounded)			4171

LIVING/BUILDING AREA BREAKDOWN		
	Breakdown	Subtotals
Bas		
	4.00 x 20.70	82.8000
0.5 x	3.80 x 3.70	7.0300
	3.70 x 45.70	169.0900
	37.10 x 59.70	2214.8700
	26.00 x 49.50	1287.0000
	15.90 x 28.00	445.2000
	3.50 x 19.50	68.2500
	4.00 x 20.60	82.4000
	37.40 x 89.50	3347.3000
	15.60 x 19.50	304.2000
	15.60 x 28.00	436.8000
11 Areas Total (rounded)		8445

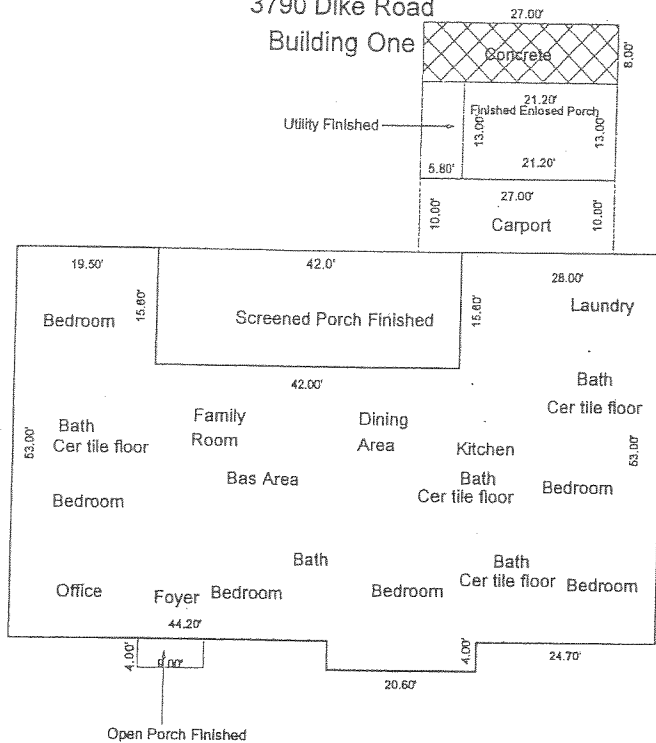
3790 Dike Road  
Building One

IMPROVEMENTS SKETCH

STRUCTURAL ELEMENTS  
CONT FTG  
SLB AVG  
BRICK  
NONE  
GABLE HIP  
CARPET  
DRY WALL  
HT/CLN PACKAGE  
AVG

16 FIXTURES  
YEAR BUILT 1989  
Bas Perimeter 324.2

Flooring  
Ceramic Tile  
Vinyl Tile  
Carpet



Scale: 1 = 20

AREA CALCULATIONS

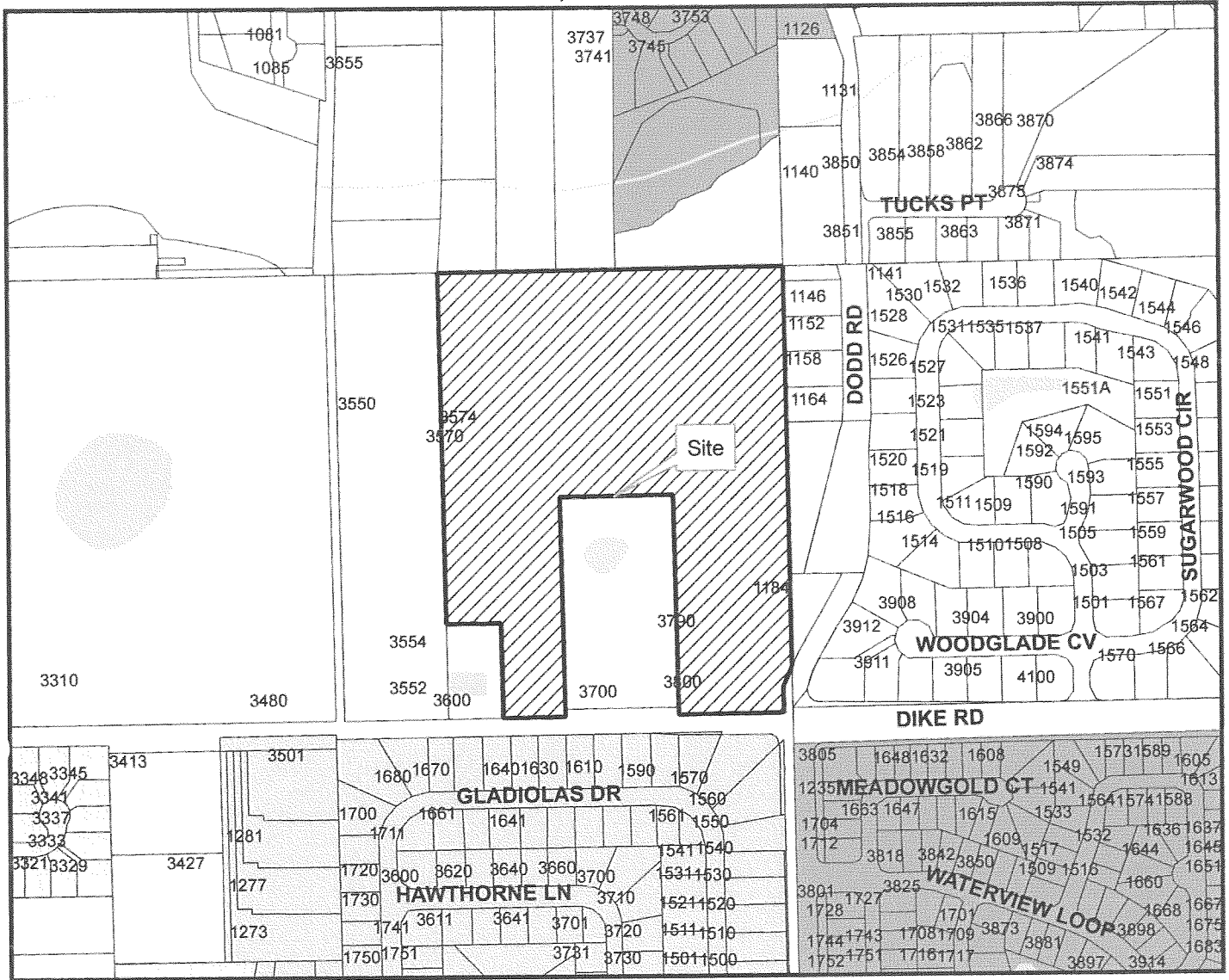
AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GBAL	Bas	4170.7000	4170.7000
P/P	Screened Porch	655.2000	
	Finished Encl Porch	275.6000	
	Open Porch Finished	36.0000	966.8000
GAR	Carport	270.0000	270.0000
OTH	Finished Utility	75.4000	
	Concrete	216.0000	291.4000
TOTAL BUILDING (rounded)			4171

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
Bas	4.00	x 20.60	82.4000
	37.40	x 89.50	3347.3000
	15.60	x 19.50	304.2000
	15.60	x 28.00	436.8000
4 Areas Total (rounded)			4171












**Seminole B C C**  
**3790 Dike Road**  
**Winter Park, Florida 32792**





**Seminole County Board of Adjustment**  
**March 27, 2006**  
**Case: BS2006-001**  
**Parcel No: 26-21-30-300-0010-0000**

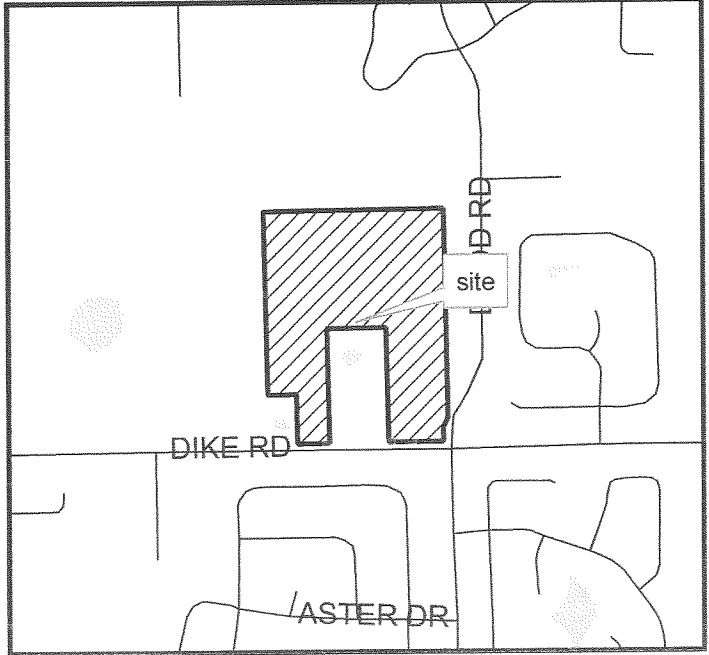
**Zoning**

	BS2006-001		R-1A
	A-1		R-1
	R-1AAA		PUD
	R-1AA		

N



 Feet  
0 80 160 320 480 640



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*Kath - note my  
email*

Mahmoud Najda /Seminole  
02/02/2006 09:06 AM

To David Medley/Seminole@Seminole  
Tony Walter/Seminole@Seminole, Dan  
cc Matthys/Seminole@Seminole, Don  
Fisher/Seminole@Seminole  
bcc  
Subject Re: Children's Village



Since the facility will utilize similar use and no additional trips or increase of activities, a site plan will not be required thru this office and therefore considered exempt.  
As for the Special exception, I am forwarding this email to Tony guide you to the procedure necessary for your request.  
If you need any further assistance, please let me know.  
David Medley/Seminole



David Medley /Seminole  
01/31/2006 07:55 AM

To Mahmoud Najda/Seminole@Seminole  
cc  
Subject Children's Village

Per our previous discussions I would like to request a waiver for a site plan for the Children's Village . There are two homes currently on the property at the corner of Dike and Dodd that are owned by the County. The homes have previously been used as homes for foster care children and operated under a lease with the Seminole County Community Mental Health Center. There were approximately 12 children in each home. The program was closed approximately 3 years ago due to loss of state funding. The BCC has directed staff to work with Intervention Services, a not for profit agency, in developing a transitional living facility for clients ages 18 to 21. Under the proposal being developed, there will be approximately 5 individuals in each of the two facilities. These clients are youth that are "aging out" of the foster care system but need some assistance in getting started. They will, in addition to having a place to live, be enrolled in college, and receive help in basic life skills development for up to 3 years (age 21). It is my understanding that since the facility has been unoccupied for such a period of time a "Special Exception" must be requested. In addition to the exemption for the site plan, please provide any information you can about the process for filing for the "Special Exception."

Thank you for your help. Please call me at Ext 3363 if I could answer any questions.

David Medley, PhD  
Manager, Division of Community Assistance  
Seminole County Government  
400 West Airport Blvd.  
Sanford, Fl 32773

Office: 407-665-3363  
FAX: 407-665-3249  
Cell 407-474-9285  
dmedley@seminolecountyfl.gov  
www.seminolecountyfl.gov

--\*\*\*\*Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of Staff Recommendation for Lease of Children's Village Property and authorization for Chairman to execute lease.

**DEPARTMENT:** Community Services      **DIVISION:** Community Assistance  
Phillip C. Stalvey, Director                      David Medley, Manager

**AUTHORIZED BY:** *[Signature]*      **CONTACT:** David Medley *[Signature]*      **EXT.** 3363

Agenda Date 2/28/06    Regular     Consent     Work Session     Briefing   
Public Hearing - 1:30     Public Hearing - 7:00

**MOTION/RECOMMENDATION:**

Approval by the Board of County Commissioners to award a lease to Intervention Services to operate a Transitional Living facility at the Children's Village, and authorization for the Chairman to execute a lease agreement.

**BACKGROUND: CHILDREN'S VILLAGE**

- In 1987 the BCC approved a lease with Sharing Concern for Seminole County Shelter Children, Inc. (SC3) to provide temporary care shelters for children on approximately 1.5 acres at the corner of Dike and Dodd.
- In 1992 the lease was amended to turn the day to day operations of the two facilities constructed on this site to Seminole Community Mental Health Center, Inc. (SCMHC).
- SCMHC provided services at this location until 2002 when state funding became difficult to obtain.
- The property has remained vacant since 2002 and the lease was terminated on March 4, 2004.
- On 12/14/04 the Board of County Commissioners directed staff to work with the Seminole County Community Alliance to identify an appropriate usage of this property generally referred to as the "Children's Village."
- The Community Alliance established a "Children's Village Task Force" comprised of members of the Alliance, the child welfare community and county staff to identify the most pressing needs for children's services in Seminole County. The "Task Force" and the Executive Board of the Community Alliance recommended that the property be used for an "Independent Living" program focusing on young men and women (ages 16-21) who were aging out of the dependency system.
- On 4/26/05 the BCC directed staff to develop an RFP for the utilization of the "Children's Village".

Reviewed by
Co Atty: <u><i>[Signature]</i></u>
DFS: _____
Other: _____
DCM: _____
CM: <u><i>[Signature]</i></u>
File No. <u>RCSCA03</u>

- Subsequently, on 6/28/05 the BCC directed staff to develop an RFP that would ensure a broad level of response that would include but not be limited to transitional living programs.
- On 12/13/05 staff recommended the highest scoring applicant (Community Coordinated Child Care) be awarded the lease for the property to operate 4 Head Start class rooms.
- The BCC directed staff to work with Intervention Services (the number two rated respondent) to develop a transitional living program at the facility.
- Intervention Services is proposing to operate a transitional living facility in the two homes for youth ages 18-23 who have aged out of the foster care system and need supportive services.
  - Each house will be home to 4-6 individuals;
  - Each pair of residents will share a rest room facility;
  - Each house will have a shared kitchen and general living area;
- Intervention Services has established an advisory board and is in the process of developing by-laws.
- Physical issues:
  - Septic system is flawed and both staff and Environmental Services (Health Department) recommend hook-up to sewer system (accessible to property);
  - Roof has been replaced by county staff;
  - Drive way needs repair (recommend county staff coordinate/facilitate);
  - Intervention services prepared to complete other physical necessities (wall relocation as needed, cleaning/painting, furniture/appliances, etc.);
  - Proposed budget attached;
  - Staff has initiated discussion with Planning regarding zoning variance if needed.

EXHIBIT A

---

**AGENCY NAME:** Intervention Services, Inc  
**AGENCY ADDRESS:** 150 Spartan Drive, Maitland, FL 32751  
**PRESIDENT/DIRECTOR NAME:** Susan Becker  
**AGENCY PHONE NUMBER:** 407-261-0523

---

**Description**

**Goal:** To provide a continuum of services and supports to youth in the child welfare system that will increase the probability of success when they are living independently.

**Eligibility:** Youth ages 13-23 who have been in the child welfare system.

**Services:**

- Pre independent living assessment, planning and support services for youth ages 13 to 17 in the foster care system.
- The "Village House" will provide a pre-independent training program to youth ages 16-18 in a supportive living environment.
- The "Village Apartments" will provide a transitional living program to youth 18-21 who need further training or support to succeed on their own.
- Community support services will be offered to youth 18 to 23 who exit the program to help them maintain independence in community housing.

**Eight core program components:**

1. Character building	Helping youth build a strong moral foundation to guide their behavior, and a sense of responsibility to their community, to be accomplished through: <ul style="list-style-type: none"><li>• Mentoring, to model healthy adult behaviors and provide personal support</li><li>• Participation in spiritual and social activities</li><li>• Community programs/counselors available to help guide and reinforce youth in healthy behaviors.</li><li>• Peer support groups</li><li>• Volunteering with Seminole organizations such as the Boys and Girls Club, Special Olympics, the Salvation Army, child welfare organizations, etc.</li></ul>
2. Youth driven plans	Helping youth explore the steps they must take to reach their goals, including: <ul style="list-style-type: none"><li>• A self-sufficiency assessment and person-driven futures planning.</li><li>• Support from Case Managers, Guardian at Litems and Mentors</li></ul>
3. Job readiness and accessibility	Teaching and acquiring application and job skills, including: <ul style="list-style-type: none"><li>• Job coaching and training</li><li>• Participation in educational and vocational activities</li><li>• Employment apprenticeships</li><li>• Vocational services, including Department of Vocational Rehabilitation job training services to disabled youth</li></ul>

4. Independent living skills	<ul style="list-style-type: none"> <li>• Basic life skills in order to live independently, such as cooking, shopping, and money management</li> <li>• Social skills</li> <li>• Health care</li> <li>• Family life, child care and parenting</li> </ul>
5. Accessible education	<p>Education tailored to individual goals</p> <ul style="list-style-type: none"> <li>• Realistic educational goal setting</li> <li>• College preparatory, college and vocational programs</li> <li>• Tutoring</li> </ul>
6. Safe housing	<p>Availability of a housing continuum, from more to less supportive, to prevent homelessness and personal harm</p> <ul style="list-style-type: none"> <li>• Foster care placement with transitional case management services only</li> <li>• Village House, group setting providing pre independent living supports</li> <li>• Village apartments, semi-independent living with support availability</li> <li>• Community housing with follow-up supports</li> </ul>
7. Community development	<p>Building and engaging community support for transitional living</p> <ul style="list-style-type: none"> <li>• Partnerships with service agencies, businesses, educational institutions and the faith community</li> <li>• Positive public image building through media sources, participation in public events and community groups</li> <li>• Fund raising and fund development</li> <li>• Youth community volunteer activities</li> </ul>
8. Supportive services	<ul style="list-style-type: none"> <li>• Legal advocacy</li> <li>• Wellness, medical and vision services</li> <li>• Transportation</li> <li>• Maintenance of Medicaid/health care eligibility</li> <li>• Child Care</li> <li>• Substance abuse education and prevention</li> <li>• Mental health services as needed, including continuity of care between child and adult serving organizations.</li> <li>• Case management geared towards maximizing self-sufficiency</li> </ul>



LE #: BA87-6-31SE                   APPL: SEM. CO. DEPT. OF FACIL. & MAINT.  
C: 26   TWP: 21   RNG: 30   SUF:           PL BK:           PB PG:           BLOCK #:

DEVELOPMENT NAME: SPEC. EXC., SEM CO.  
LOCATION: W CORNER OF DYKE ROAD AND DODD ROAD.

LOT #1:           #2:           #3:           #4:           #5:           #6:           #7:  
ARC #1:           #2:           #3:           #4:           #5:           #6:           #7:

**REQUEST DESCRIPTION:**

REQUEST A SPECIAL EXCEPTION FOR SEMINOLE COUNTY SHELTER CHILDREN, INC.  
TO BE USED AS A SHELTER HOME FOR ABUSED CHILDREN FOR 12 CHILDREN ON  
THE E 1/4 OF THE S 1/2 OF THE NE 1/4 OF THE NE 1/4.

**ACTION:** APPROVED.

**DATE:** 061587

**REMARKS:**

APPLICANT NAME: SEMINOLE COUNTY DEPARTMENT OF FACILITIES AND  
MAINTENANCE) -

**CMD 1** - End Job   **CMD 2** - Go to Search Prompt   **HELP** - SCREEN AID

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On March 27, 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 26 TWP 21S RGE 30E E  $\frac{3}{4}$  OF NE  $\frac{1}{4}$  OF NE  $\frac{1}{4}$  (LESS RD + S  
 $\frac{1}{2}$  OF W  $\frac{1}{2}$  OF E  $\frac{2}{3}$  & W 165 FT OF S 300 FT)

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

**FINDINGS OF FACT**

**Property Owner:** SEMINOLE COUNTY BCC  
1101 EAST FIRST STREET  
SANFORD, FL 32771

**Project Name:** DIKE ROAD (3790)

**Requested Development Approval:**

SPECIAL EXCEPTION FOR A TRANSITIONAL LIVING FACILITY FOR UP TO  
12 RESIDENTS 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  
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 facility, which consists of two homes, will not exceed 12 residents.
2. The proposed use will be to house foster care children who are exiting the state system.

(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: \_\_\_\_\_  
Tony Walter,  
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 \_\_\_\_\_, 2006.

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

My Commission Expires: