

BS2006-004

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for an amendment to a special exception to expand an existing group home in the A-1 (Agriculture District); (Girls and Boys Town of Central Florida, applicant).

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

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

Agenda Date 07-24-06 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request for special exception to expand an existing group home in the A-1 (Agriculture District); (Girls and Boys Town of Central Florida, applicants); or
2. **DENY** the request for special exception to expand an existing group home in the A-1 (Agriculture District); (Girls and Boys Town of Central Florida, applicants); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	Girls and Boys Town of Central Florida 925 Oklahoma Street Oviedo, Florida	A-1 District, LDC section 124 (conditional uses); group homes, private & public schools
BACKGROUND REQUEST	<ul style="list-style-type: none"> • The applicant proposes to expand an existing group in the A-1 district by adding a four (4) group homes, administrative building, school, kitchen and a basketball pavilion. • The applicant is expanding the current site, which currently has seven (7) group homes, in order to increase services within the Central Florida area. • The current use of the site was established in 1980 with the approval of a special exception for three (3) group 	

homes. Since that time there has been numerous amendments to the special exception to expand the use.

DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
SITE	A-1	SE	Group home
NORTH	A-1	SE	Vacant
SOUTH	A-1	SE	Vacant
EAST	A-1	SE	Seminole County heavy equipment storage area.
WEST	City of Oviedo		Vacant

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 an expansion of an existing group home with the addition of an 4 group homes, administrative building, school, kitchen, and basketball pavilion. The existing group homes are located on the north side of the property adjacent to agriculture and residential uses. Three (3) of the group homes proposed will be placed within the existing groups. The administrative building, school, and kitchen will be located adjacent to CR 426 on the south side of the property. Imbedding the proposed residential uses (group homes) adjacent on less intense north side of the property and the non-residential use on the south side of the property would ensure compatibility and consistency with the trend of development of the area.

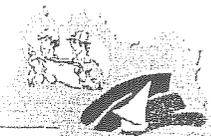
DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

The increased number of residents and employees will generate additional traffic than what is currently generated. Prior to obtaining permits, the site must pass concurrency. A traffic study will be determined at that time.

IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:

	<p>The Seminole County Vision 2020 Comprehensive Plan describes the Suburban Estates (SE) future land use as a transitional land use between urban and general rural uses. The approved uses listed in the SE land use include schools (elementary, middle and high) and group homes. The property is located near the urban/rural boundary in which the proposed uses would perform as transitional uses between the urban uses and rural uses.</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 existing and proposed buildings 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 groups homes and schools are allowed as conditional uses. The prior establishment of the group home of which the proposed use would constitute a part, demonstrates consistency with the trend of nearby and adjacent development in the area.</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 Agriculture zoning district permits uses that have an agriculture purpose and non-agriculture uses with conditions to protect the character of the area.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>The request would be more intensive in nature, but impact of the uses will be minimal by layout of uses as depicted in the site plan/master plan. Concentrating the more intense uses along CR 426 and imbedding the proposed group homes within the existing group homes will ensure compatibility with the adjacent uses.</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 property is located in the Southeast Service Area in which water and sewer will be provided by Seminole County utilities. Capacity availability for the proposed improvements will be determined at concurrency. Other county services, including emergency services and garbage disposal, are also available to the site.</p>
<p>STAFF FINDINGS</p>	<p>Staff believes the proposed use would be compatible with the trend of development in the area for the following reasons:</p> <ul style="list-style-type: none"> • The property is located near the urban/rural boundary in which the proposed uses would perform as a transitional use between the urban uses and rural uses. • The prior establishment of the group home of which the proposed use would constitute a part, demonstrates consistency with the trend of nearby and adjacent development in the area. • Imbedding the proposed residential uses (group homes) adjacent on less intense north side of the property and the non-residential use on the south side of the property would ensure the proposed uses to consistent with the character of the area. • Based on the submitted site plan, the proposed use would conform to the minimum dimensional standards of the A-1 district.
<p>STAFF RECOMMENDATION</p>	<p>Staff recommends approval subject to the proposed amendment to the existing special exception based upon the following conditions:</p> <ol style="list-style-type: none"> 1. The general layout of the proposed uses as depicted on the master plan shall not change. 2. No building shall be increased more than 10% without Board of Adjustment approval. 3. All buildings that are not group homes shall be for the exclusive purpose of serving the on-site residents. 4. Prior to the issuance of development permits, a site plan that meets the requirements of chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX APPL.NO. **COPY**

BS2006-004

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 EXEMPTION**
- MOBILE HOME SPECIAL EXEMPTION**
 - EXISTING (YEAR _____) PROPOSED (YEAR _____)
 - REPLACEMENT (YEAR _____) 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 MANAGE**

RECEIVED JUN 02 2006

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Girls and Boys Town of Central Florida	
ADDRESS	37 Alafaya Woods Boulevard Oveido, Florida 32765	
PHONE 1		
PHONE 2		
E-MAIL		

PROJECT NAME: Girls and Boys Town
 SITE ADDRESS: 925 Oklahoma Street
 CURRENT USE OF PROPERTY: Undeveloped/Residential/Office
 LEGAL DESCRIPTION: Please see attached.

SIZE OF PROPERTY: 33.6 acre(s) PARCEL I.D. 12-21-31-502-0000-0050, -007A

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER

KNOWN CODE ENFORCEMENT VIOLATIONS Not Applicable.

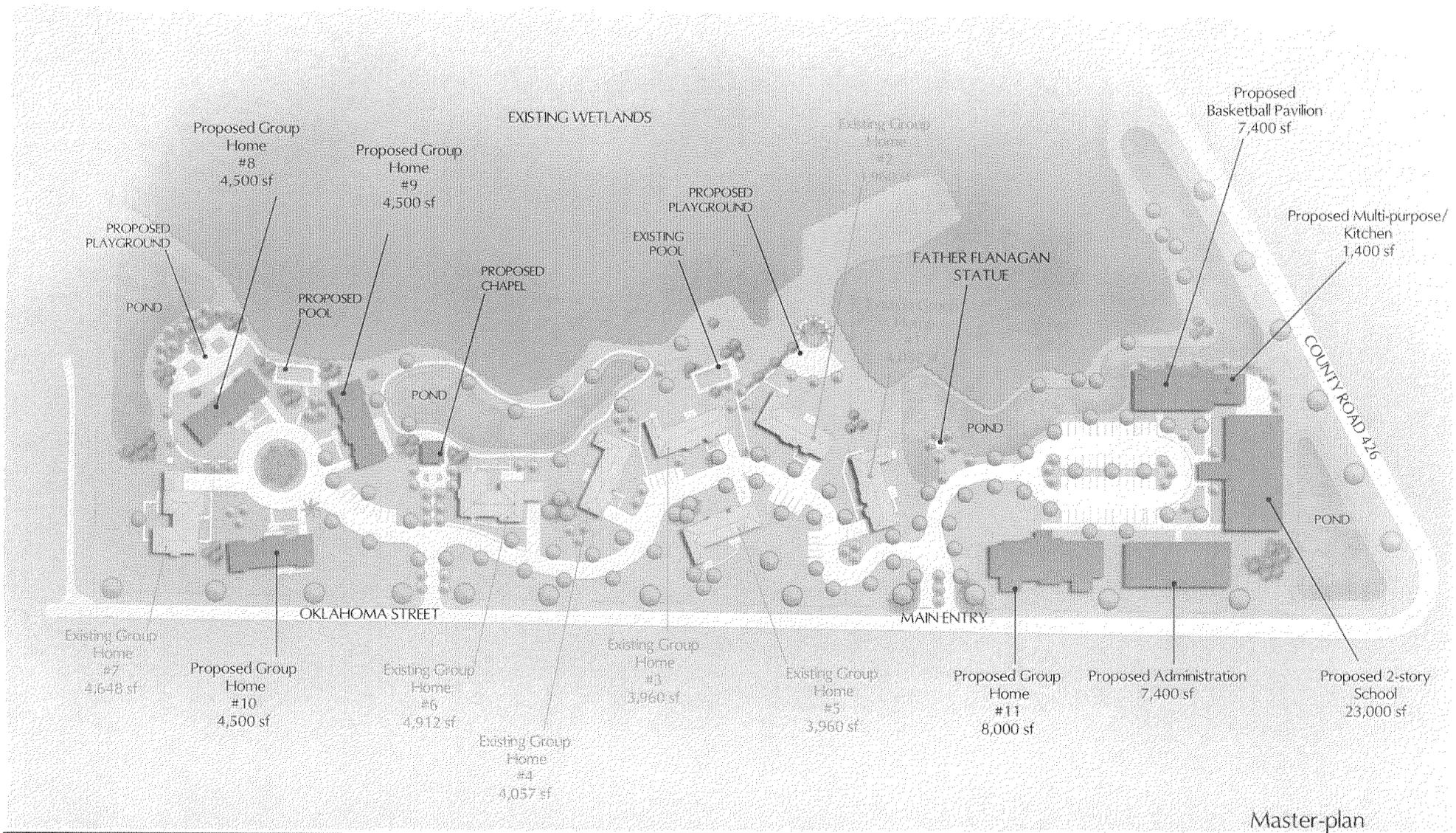
IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 7.24.06 (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.

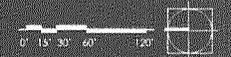
[Signature] SIGNATURE OF OWNER OR AGENT* 5-30-06 DATE

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



Master-plan

Girls & Boys Town of Central Florida

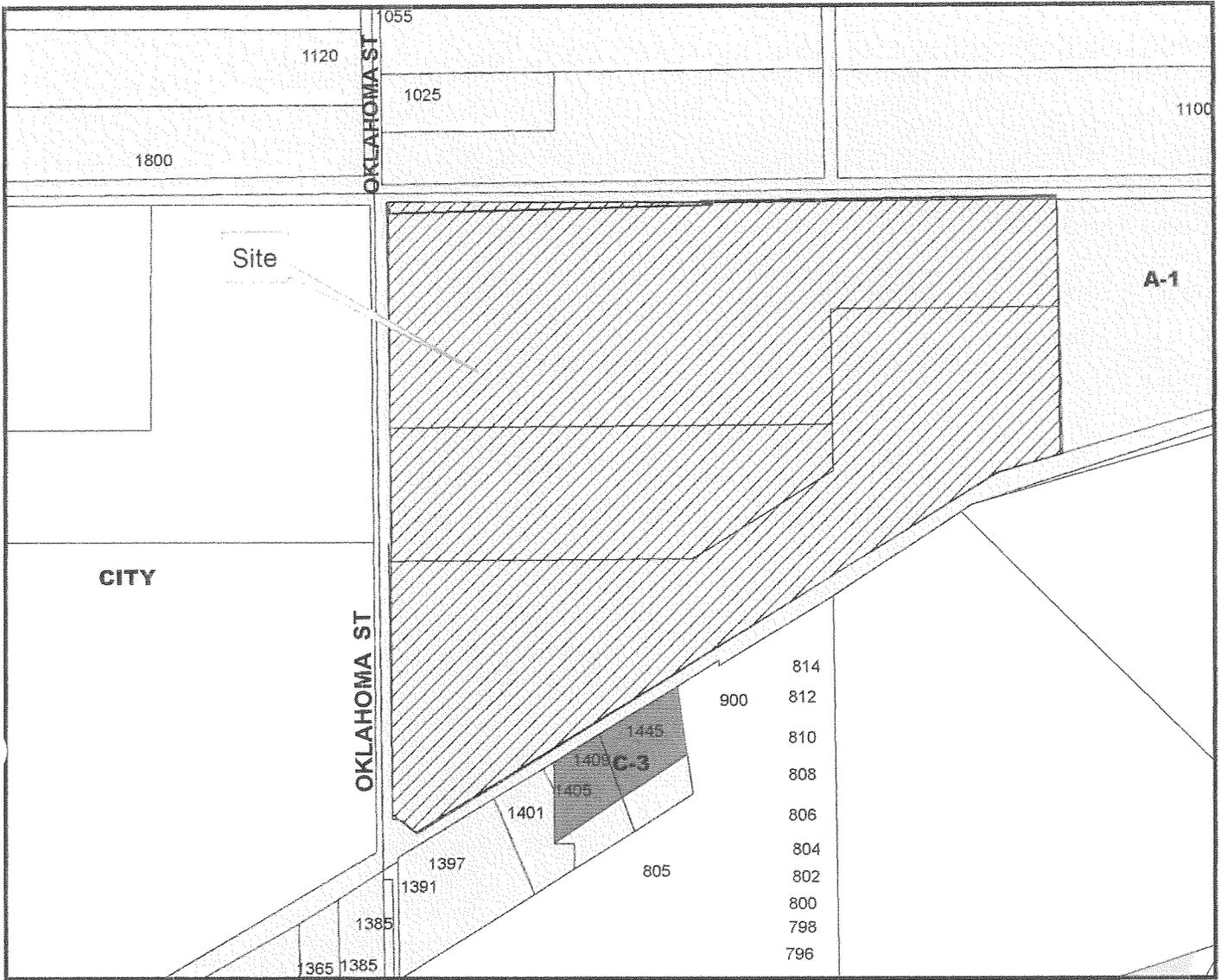


Baker Barrios

04.14.06

Architects

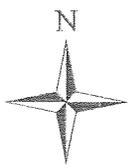
**Girls and Boys Town
925 Oklahoma St
Oviedo, FL 32765**



**Seminole County Board of Adjustment
July 24, 2006
Case: BS2006-004
Parcel No: 12-21-31-502-0000-002A
& 12-21-31-502-0000-0050**

Zoning

-  BS2006-004
-  A-1
-  C-3





520 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801
407-843-5120 • FAX 407-649-8664

June 2, 2006

File No.: GBT-1

Seminole County
Board of Adjustments
1101 First Street
Sanford, Florida 32771

Subject: **Boys and Girls Town**
Statement of Request: Special Exception

To Whom it May Concern:

This letter is to request a special exception use for charitable / civic use for a group home / dormitory / school / administration building within the A-1 zoning district. The entire parcel is approximately thirty-three (33) acres. A Master Plan has been included for the entire parcel for all proposed buildings. Please note that a portion of the property has previously been granted a special exception for group homes and those facilities currently exist.

The purpose of this request is to grant the special exception use per the attached Master Plan. We understand that any substantial deviation from the Master Plan may require us to return to the Board.

Should you have any questions, please contact me at (407) 843-5120 extension 3220.

Sincerely,

A handwritten signature in cursive script, appearing to read "John A. Walsh".

John A. "Jack" Walsh, P.E.
Senior Project Manager

JAW:slb:stm
GBT1/Corr/7000
Enclosures

c: Correspondence File



520 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801
407-843-5120 • FAX 407-649-8664

June 30, 2006

Ms. Kathy Fall
Seminole County Development Review
1101 East First Street
Sanford, Florida 32771

Subject: **Girls and Boys Town of Central Florida
Special Exception Application**

Dear Kathy,

Attached are six (6) colored sets of the Girls and Boys Town of Central Florida Master Plan with building elevations of the boys' shelter, a history of Girls and Boys Town, and a spreadsheet reflecting the schedule and costs for the buildout of the facility.

With reference to the school, there is a write-up at the end of the history explaining the function of the school. As you will note upon review, the school will serve as a temporary learning center for children between the ages of ten (10) and eighteen (18) years of age. Based on our discussion Wednesday, June 28th, we will need to include this request in our special exception. The school is used for the approximate 30-day period that the youth are housed on the site and it works like a charter school.

I trust this will help you prepare for the meeting. If you need additional information, please contact either Gerri Miller at Girls and Boys Town (407-366-3667 extension 244), or me (I will return to the office from vacation on Tuesday, July 11th). We appreciate your help with this great project.

Sincerely,

Raymond R. Bradick
President and Chief Executive Officer

RRB:dpr
\\RRB\GirlsandBoysTown\3002
Enclosures

c: Greg Zbylut, Girls and Boys Town of Central Florida
Gerri Miller, Girls and Boys Town of Central Florida

Father Flanagan's Girls and Boys Town of Central Florida, Inc.

The attached documents include a summary of Father Flanagan's Girls and Boys Town, our intent with a school on the campus and a draft of the master plan based on the current needs of the community. The master plan is subject to change based on the community's ever changing population. All changes would of course go through the appropriate approval process required by Seminole County.

Agency Experience/Expertise:

For almost 90 years Father Flanagan's Girls and Boys Town's mission has been to Change the Way America Cares for Her Children and Families. We work with youth who have been abused, abandoned or neglected. In an environment of genuine caring, Girls and Boys Town utilizes proven child-care technologies to teach these troubled children how to overcome their problems, learn new skills and improve their lives. The GBT Teaching Model is grounded in a set of principles that are priorities of every Girls and Boys Town program. Although the Teaching Model has undergone procedural changes and updates to continue serving an ever-increasing number of children, Girls and Boys Town is still guided by the vision created by our founder, Father Edward Flanagan, and nurtured by his successors. Today, Girls and Boys Town has taken its mission, treatment philosophy and method beyond the boundaries of the original campus, located near Omaha Nebraska, and now directly serves children and families at 19 sites in 15 states across the U.S. These services touch the lives of over 43,000 children each year. Fully consistent with these purposes, the Corporate Mission Statement is set forth as follows:

MISSION: To change the way America cares for her children and families.

VALUES: Old-fashioned love and respect and new-fashioned science.

VISION: To bring help, healing and hope to children and families.

Girls and Boys Town of Central Florida is the second oldest and largest site outside of the National Headquarters in Boys Town, Neb. Thanks to Mr. William Demetree and partners, the Central Florida site has directly helped more than 14,000 children since opening in 1986. In 2005, Girls and Boys Town of Central Florida provided help, healing and hope to 1,193 children and 149 families primarily through Residential Services, Short-Term Residential Services, and Children and Families in Need of Services. Another 20,180 children and families in the State of Florida were indirectly assisted through Common Sense Parenting[®], the Girls and Boys Town National Hotline, and through outreach and professional training programs. In 2004, the Father Flanagan's

Girls and Boys Town campus located in Oviedo, Florida was named the Demetree Campus due to the incredible generosity of William Demetree and his family.

Girls and Boys Town of Central Florida is given direction through a very active and committed Board of Directors who in 2005 established a master plan to increase services to the Central Florida Community. Under the leadership of Chairman Guy Colado, Vice Chairman Ernie Wilding, Secretary Laura Richeson, and the remainder of the Board, the development of the Demetree Campus has been the priority. Although over 1,200 youth were served last year over 800 referrals were not assisted due to our homes being filled or not enough funding for services needed to families.

Under the leadership of the Executive Director, Greg Zbylut, this \$4.6 million dollar company has 120 staff meeting the needs of children and families in multiple programs.

Most youth come from the Orlando, Seminole, Polk, Volusia, and Osceola areas.

Residential Services at Girls and Boys Town of Central Florida care for children in four long-term residential homes in Oviedo. The program began in October 1986. A married couple, known as Family-Teachers, lives in each home with six girls or boys ages 10-18. The couple, with the help of an assistant, ensures the child's physical, spiritual, emotional and treatment needs are met. Children stay in a residential home on average of one and one-half years.

Short-Term Residential Services provide a safe environment for girls and boys in crisis, including runaway, homeless, court-placed or abused children. Girls and Boys Town of Central Florida continues to work with the State of Florida to combat child abuse and neglect through short-term services at two Emergency Shelters. These programs serve over 600 youth a year.

The Emergency Children's Shelter, which is home to 12 children ages newborn through 5 years old, opened in January 2000. Located in Oviedo, the shelter provides a family environment with care, stimulation and safety for abused, neglected or abandoned infants and toddlers while authorities seek foster homes or long-term placement for the children. In 2005 the shelter has provided help to 117 children.

Children in Need of Services/Families in Need of Services (CINS/FINS) program, along with the Florida Department of Juvenile Justice has helped runaway, truant and ungovernable youth in Seminole County since January 1995. Girls and Boys Town of Central Florida's CINS/FINS program provides services to children and parents through screenings, assessments, referrals and counseling. As a part of CINS/FINS, Girls and Boys Town of Central Florida also indirectly assists children and families through Common Sense Parenting® and Project Safe Place programs.

The Common Sense Parenting® program (CSP), nationally and internationally recognized and based on proven child-care methods and outcomes pioneered at Father

Flanagan's Girls and Boys Town, provides a series of comprehensive training sessions to help parents and child-care professionals learn new skills, build on strengths and develop healthy relationships with children. Courses are offered in English and Spanish. This program has been offered at thousands of air force bases both internationally and nationally.

Girls and Boys Town of Central Florida, partnered with the national Project Safe Place program in 1997. Currently, 40 Seminole County businesses and public locations display the Safe Place logo on their premises 24 hours a day, 365 days a year to help girls and boys who are in trouble. Girls and Boys Town professionals work with children to identify needed services, resolve crises, and when in the best interest of the children, reunite them with their families.

All programs are accredited by the Council on Accreditation of Services for Families and Children, Inc, meet all State requirements for placement and need to meet the national standards of Father Flanagan's Girls and Boys Town.

School

It is very typical for the youth in our programs to be 2-3 years behind in school due to behavioral issues, learning disabilities and truancy. Our short term assessment centers provide the 600 youth served each year with academics in the assessment centers. During their 30-day stay, the youth receive academics through a licensed teacher approved through Seminole County Public Schools. Our long term youth enter the Oviedo/Seminole County Schools systems. Over the 20 years we have seen our youth struggle with fitting in and catching up in the academic arena. It is our intent to some day provide a school setting for our youth who are academically behind. This discussion has been in the plans with Seminole County Schools over the last 2 years. Sandy Robinson has been our contact and they are very interested in us having a school on our campus. The school will serve our youth ages 10-18 years of age. Similar to a charter school.

If you have any questions regarding this information, please do not hesitate to contact me at 407-366-3667.

Sincerely,

Greg Zbylut
Executive Director

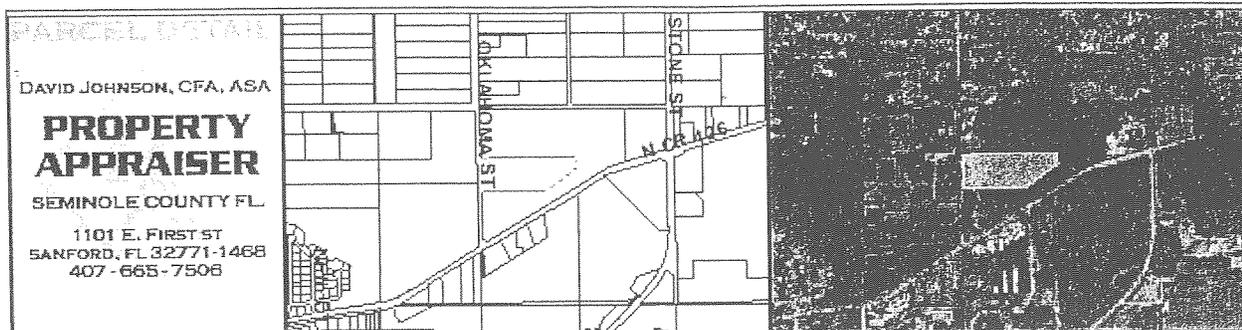
Girls and Boys Town of Central Flo. - Master Planning Update April 2006

Programs/Projects	Physical Plan	Time Line	Estimated Cost	Funding Source	Capital Campaign Needs	Capacity	Potential # served
Current							
Residential Program						24	41
Adolescent Girls				Disney		16	300
Adolescent Boys- Sanford						16	300
Children's Shelter						12	120
CINS/FINS						45	170
Common Sense Parenting						30	30
Total						143	961
Program Expansion							
Phase 1 - 2006/2007							
1. Build a new assessment center for adolescent boys on the Demetree Campus	Construction of building on the south side of the campus by June 07	June-07	1.75million	Seminole County Government \$900,000.00	\$300,000.00	16 (will transfer from Sanford)	
2. Tie in to waste management- City of Oviedo new Boys Shelter		Fall- 06	\$760,000	City of Oviedo/ Developer			
3. Tie all campus into waste management sewer line			250,000.00	Developer	250,000.00		
4. Add Basketball court behind new Recreation center	renovate existing basketball court	May-06	\$10,000.00	McKesson Corp UCF students			completed
5. Administration Building onto Demetree Campus	Get out of existing lease and move onto campus	September-07	1.6 million		1.6 million		
6. Expand Common Sense Parenting and Family Based services In Community						200	200
Total					2.7 million		

Girls and Boys Town of Central Florida- Master Planning Update April 2006

Phase II							
Programs/Projects	Physical Plan	Time Line	Estimated Cost	Funding Source	Capital Campaign Needs	Capacity	Potential # served
6. Renovate existing "Quest Home" into Recreation Center for Campus	Replace Roof Replace Kitchen Clean and establish game rooms	Spring 07	150,000.00	Wings of Hope-05 30,000.00	120,000.00		
7. Build a school on the campus		2009-2010	6.5 million		6.5 million		
8. Build multipurpose pavillion		2009	1.7 million		1.7 million		
9. Build pool in girls community		2009	30,000		30,000.00		
Total					8.35 million		
Phase III							
8. Mitigate 1 acre of land for homes		2010	200,000.00				
9. Build 3 long term homes for girls	Build homes on campus (near girls shelter)	2011	3.5 million			18	40
Total					3.7 million		
Total capital campaign needs:					14.75million		1001 additional youth served each year

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																																																																									
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 12-21-31-502-0000-002A Owner: GIRLS & BOYS TOWN OF CENTRAL Own/Addr: FLA INC Mailing Address: 37 ALAFAYA WOODS BLVD City,State,ZipCode: OVIEDO FL 32765 Property Address: 925 OKLAHOMA ST Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 34-CHARITABLE/CIVIC Dor: 7401-SFR GROUP HOMES</p>		<p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 2 Depreciated Bldg Value: \$703,628 Depreciated EXFT Value: \$4,470 Land Value (Market): \$649,050 Land Value Ag: \$0 Just/Market Value: \$1,357,148 Assessed Value (SOH): \$1,357,148 Exempt Value: \$1,357,148 Taxable Value: \$0 Tax Estimator</p>																																																																																							
<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>SPECIAL WARRANTY DEED</td> <td>10/2004</td> <td>05491</td> <td>0536</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1998</td> <td>03461</td> <td>1318</td> <td>\$589,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1979</td> <td>01273</td> <td>0049</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	SPECIAL WARRANTY DEED	10/2004	05491	0536	\$100	Improved	No	WARRANTY DEED	07/1998	03461	1318	\$589,000	Improved	No	WARRANTY DEED	12/1979	01273	0049	\$100	Vacant	No	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$0 2005 Taxable Value: \$0 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																																											
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																																																			
SPECIAL WARRANTY DEED	10/2004	05491	0536	\$100	Improved	No																																																																																			
WARRANTY DEED	07/1998	03461	1318	\$589,000	Improved	No																																																																																			
WARRANTY DEED	12/1979	01273	0049	\$100	Vacant	No																																																																																			
<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>43.270</td> <td>15,000.00</td> <td>\$649,050</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	43.270	15,000.00	\$649,050	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>ALL LOTS 2 THRU 7 (LESS BEG NW COR LOT 5 RUN E TO NE COR S 126.63 FT S 58 DEG 29 MIN 46 SEC W 441.06 FT S 59 DEG 33 MIN 47 SEC W 41.28 FT W 877.23 FT N 380 FT TO BEG & RD) SWOPES 3RD ADD TO BLACK HAMMOCK PB 3 PG 20</p>																																																																											
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																																																				
ACREAGE	0	0	43.270	15,000.00	\$649,050																																																																																				
<p style="text-align: center;">BUILDING INFORMATION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Class</th> <th>Year Blt</th> <th>Fixtures</th> <th>Gross SF</th> <th>Stories</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MASONRY PILAS</td> <td>1982</td> <td>21</td> <td>5,331</td> <td>1</td> <td>CONCRETE BLOCK-STUCCO - MASONRY</td> <td>\$362,220</td> <td>\$499,614</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">OPEN PORCH FINISHED / 15</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">OPEN PORCH FINISHED / 20</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">OPEN PORCH FINISHED / 63</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">CARPORT FINISHED / 810</td> </tr> <tr> <td>2</td> <td>RESIDENTIAL</td> <td>1985</td> <td>18</td> <td>4,401</td> <td>1</td> <td>CONCRETE BLOCK-STUCCO - MASONRY</td> <td>\$341,408</td> <td>\$371,096</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">OPEN PORCH FINISHED / 36</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">CARPORT FINISHED / 729</td> </tr> </tbody> </table>									Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New	1	MASONRY PILAS	1982	21	5,331	1	CONCRETE BLOCK-STUCCO - MASONRY	\$362,220	\$499,614		Subsection / Sqft		OPEN PORCH FINISHED / 15							Subsection / Sqft		OPEN PORCH FINISHED / 20							Subsection / Sqft		OPEN PORCH FINISHED / 63							Subsection / Sqft		CARPORT FINISHED / 810						2	RESIDENTIAL	1985	18	4,401	1	CONCRETE BLOCK-STUCCO - MASONRY	\$341,408	\$371,096		Subsection / Sqft		OPEN PORCH FINISHED / 36							Subsection / Sqft		CARPORT FINISHED / 729					
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New																																																																																	
1	MASONRY PILAS	1982	21	5,331	1	CONCRETE BLOCK-STUCCO - MASONRY	\$362,220	\$499,614																																																																																	
	Subsection / Sqft		OPEN PORCH FINISHED / 15																																																																																						
	Subsection / Sqft		OPEN PORCH FINISHED / 20																																																																																						
	Subsection / Sqft		OPEN PORCH FINISHED / 63																																																																																						
	Subsection / Sqft		CARPORT FINISHED / 810																																																																																						
2	RESIDENTIAL	1985	18	4,401	1	CONCRETE BLOCK-STUCCO - MASONRY	\$341,408	\$371,096																																																																																	
	Subsection / Sqft		OPEN PORCH FINISHED / 36																																																																																						
	Subsection / Sqft		CARPORT FINISHED / 729																																																																																						
<p style="text-align: center;">EXTRA FEATURE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> </tbody> </table>									Description	Year Blt	Units	EXFT Value	Est. Cost New																																																																												
Description	Year Blt	Units	EXFT Value	Est. Cost New																																																																																					



DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-665-7506

GENERAL
 Parcel Id: 12-21-31-502-0000-0050
 Owner: GIRLS & BOYS TOWN OF CENTRAL
 Own/Addr: FLA INC
 Mailing Address: 37 ALAFAYA WOODS BLVD
 City,State,ZipCode: OVIEDO FL 32765
 Property Address: 1409 FLANAGANS LOOP
 Facility Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 34-CHARITABLE/CIVIC
 Dor: 75-ORPHANAGES

2006 WORKING VALUE SUMMARY
 Value Method: Market
 Number of Buildings: 5
 Depreciated Bldg Value: \$1,028,516
 Depreciated EXFT Value: \$23,766
 Land Value (Market): \$150,750
 Land Value Ag: \$0
 Just/Market Value: \$1,203,032
 Assessed Value (SOH): \$1,203,032
 Exempt Value: \$1,203,032
 Taxable Value: \$0
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	10/2004	05491	0536	\$100	Improved	No
SPECIAL WARRANTY DEED	08/1985	01675	1713	\$100	Vacant	No

Find Sales within this DOR Code

2005 VALUE SUMMARY
 2005 Tax Bill Amount: \$0
 2005 Taxable Value: \$0
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	10.050	15,000.00	\$150,750

LEGAL DESCRIPTION
 PLATS:
 LEG PT OF LOTS 5 & 6 DESC AS BEG NW COR LOT 5 RUN E TO NE COR S 126.63 FT S 58 DEG 29 MIN 46 SEC W 441.06 FT S 59 DEG 33 MIN 47 SEC W 41.28 FT W 877.23 FT N 380 FT TO BEG (LESS RD) SWOPES 3RD ADD TO BLACK HAMMOCK PB 3 PG 20

BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	RESIDENTIAL	1989	18	3,455	1	WOOD SIDING WITH WOOD OR METAL STUDS	\$214,474	\$228,164
	Subsection / Sqft		UTILITY FINISHED / 220					
	Subsection / Sqft		GARAGE FINISHED C.B.S. / 528					
	Subsection / Sqft		OPEN PORCH FINISHED / 36					
2	RESIDENTIAL	1986	18	3,200	1	WOOD SIDING WITH WOOD OR METAL STUDS	\$199,856	\$216,060
	Subsection / Sqft		OPEN PORCH FINISHED / 24					
	Subsection / Sqft		GARAGE FINISHED C.B.S. / 528					
	Subsection / Sqft		UTILITY FINISHED / 220					
3	RESIDENTIAL	1986	18	3,200	1	WOOD SIDING WITH WOOD OR METAL STUDS	\$199,856	\$216,060
	Subsection / Sqft		UTILITY FINISHED / 220					

Subsection / Sqft	GARAGE FINISHED C.B.S. / 528						
Subsection / Sqft	OPEN PORCH FINISHED / 24						
4 RESIDENTIAL 1986	18	3,200	1	WOOD SIDING WITH WOOD OR METAL STUDS	\$199,856	\$216,060	
Subsection / Sqft	OPEN PORCH FINISHED / 24						
Subsection / Sqft	GARAGE FINISHED C.B.S. / 528						
Subsection / Sqft	UTILITY FINISHED / 220						
5 RESIDENTIAL 1989	18	3,455	1	WOOD SIDING WITH WOOD OR METAL STUDS	\$214,474	\$228,164	
Subsection / Sqft	OPEN PORCH FINISHED / 36						
Subsection / Sqft	GARAGE FINISHED C.B.S. / 528						
Subsection / Sqft	UTILITY FINISHED / 220						

EXTRA FEATURE

Description	Year	Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1989		1	\$1,150	\$2,000
ALUM SCREEN PORCH W/CONC FL	1989		96	\$354	\$816
ALUM SCREEN PORCH W/CONC FL	1989		216	\$797	\$1,836
POOL GUNITE	1988		800	\$8,800	\$16,000
SCREEN ENCLOSURE	1988		2,072	\$1,658	\$4,144
COOL DECK PATIO	1988		1,312	\$2,526	\$4,592
ALUM SCREEN PORCH W/CONC FL	1986		96	\$326	\$816
ALUM SCREEN PORCH W/CONC FL	1986		216	\$734	\$1,836
FIREPLACE	1986		1	\$1,000	\$2,000
FIREPLACE	1986		1	\$1,000	\$2,000
ALUM SCREEN PORCH W/CONC FL	1986		96	\$326	\$816
ALUM SCREEN PORCH W/CONC FL	1986		216	\$734	\$1,836
FIREPLACE	1986		1	\$1,000	\$2,000
ALUM SCREEN PORCH W/CONC FL	1986		96	\$326	\$816
ALUM SCREEN PORCH W/CONC FL	1986		216	\$734	\$1,836
FIREPLACE	1989		1	\$1,150	\$2,000
ALUM SCREEN PORCH W/CONC FL	1989		96	\$354	\$816
ALUM SCREEN PORCH W/CONC FL	1989		216	\$797	\$1,836

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.

FILE #: BA(6-16-80)-16SE APPL: CENTRAL FL. SHELTERED WORKSHOP, INC.
EC: 12 TWP: 21 RNG: 31 SUF: PL BK: 3 PB PG: 20 BLOCK #:

DEVELOPMENT NAME: SE-CENTRAL FL. SHELTERED WRKSP
LOC: TWO MILES NE OF OVIEDO OFF SR-426 AT OKLAHOMA STREET.
LOT #1: 2 #2: 3 #3: 4 #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

SPECIAL EXCEPTION TO CONSTRUCT 3 GROUP HOMES OF 4,500 SQ. FT. EACH TO PROVIDE LIVING FACILITIES FOR MENTALLY RETARDED: EACH HOME TO HOUSE 8 PERSONS AND HOUSEPARENTS.

ACTION: APPROVED WITH CONDITIONS.

DATE: 061680

REMARKS:

SWOPE'S 3RD ADDITION TO BLACK HAMMOCK) (N 317 FT. OF LOT 2 & ALL OF LOTS 3 & 4, LESS W 10 FT. OF SAID LOTS 3 & 4 FOR ROAD R/W)

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

FILE #: BA(11-16-81)-40SE APPL: CENTRAL FLORIDA SHELTERED WKSP., INC
EC: 12 TWP: 21 RNG: 31 SUF: PL BK: 3 PB PG: 20 BLOCK #:

DEVELOPMENT NAME: SE-CNTRL.FL.SHELTERED WKSP, IN
LOC: TWO MILES NE OF OVIEDO, 1/4 MILE N OF SR 426 ON E SIDE OF OKLAHOMA
LOT #1: 2 #2: 3 #3: 4 #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

SPECIAL EXCEPTION TO ALLOW THREE GROUP HOMES FOR MENTALLY RETARDED
ADULTS AND HOUSEPARENTS.

ACTION: APPROVED

DATE: 111581

REMARKS:

THE N 317 FT. OF LOT 2 AND ALL OF LOTS 3 & 4)
(SWOPE'S 3RD ADDITION TO BLACK HAMMOCK)

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

FILE #: BA98-6-26SE APPL: FATHER FLANAGAN'S BOYS HOME
REC: 12 TWP: 21 RNG: 31 SUF: PL BK: 3 PB PG: 20 BLOCK #:

DEVELOPMENT NAME: SE-FATHER FLANAGAN'S BOYS HOME
LOC: E SIDE OF OKLAHOMA STREET APPROXIMATELY 1/4 MILE N OF SR-426.
LOT #1: 2 #2: 3 #3: 4 #4: #5: #6: #7:
ARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:
SPECIAL EXCEPTION FOR A GROUP HOME.

ACTION: APPROVED; SIX MONTH EXTENSION APPROVED ON 12-28-98.
DATE: 060198

REMARKS:
(N 317 FT. OF LOT 2 AND ALL OF LOTS 3 & 4, SWOPE'S 3RD ADDITION TO
BLACK HAMMOCK)

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

FILE #: BA89-8-40SE APPL: BOYS TOWN
EC: 12 TWP: 21 RNG: 31 SUF: PL BK: 4 PB PG: 20 BLOCK #:

DEVELOPMENT NAME: SE-BOYS TOWN

LOC: E SIDE OF OKLAHOMA STREET AND 600 FT. N OF SR-426.

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

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

REQUEST DESCRIPTION:

REQUEST A SPECIAL EXCEPTION TO CONSTRUCT A GROUP HOME AND MODIFICATION
TO EXISTING SITE PLAN.

ACTION: APPROVED.

DATE: 082189

REMARKS:

(SWOPE'S 3RD ADDITION TO BLACK HAMMOCK)

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

FILE #: BA96-12-35SE **APPL:** LIFE CONCEPTS, INC. D/B/A QUEST, INC
EC: 12 **TWP:** 21 **RNG:** 31 **SUF:** **PL BK:** 3 **PB PG:** 20 **BLOCK #:**

EVELOPMENT NAME: SE-LIFE CONCEPTS, INC. D/B/A QUEST
LOC: E SIDE OF OKLAHOMA STREET AND 1/4 MILE N OF SR-426.
LOT #1: 2 **#2:** 3 **#3:** 4 **#4:** **#5:** **#6:** **#7:**
ARC #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:

SPECIAL EXCEPTION TO PERMIT 2 GROUP HOMES FOR 36 CHILDREN WHO ARE THE RESPONSIBILITY OF THE DEPARTMENT OF JUVENILE JUSTICE.

ACTION: WITHDRAWN BY THE APPLICANT.

DATE: 121696

REMARKS:

(SWOPE'S 3RD ADDITION TO BLACK HAMMOCK) (N 317 FT. OF LOT 2 AND ALL OF LOTS 3 & 4)

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

FILE #: BA98-6-26SE APPL: FATHER FLANAGAN'S BOYS HOME
EC: 12 TWP: 21 RNG: 31 SUF: PL BK: 3 PB PG: 20 BLOCK #:

DEVELOPMENT NAME: SE-FATHER FLANAGAN'S BOYS HOME

LOC: E SIDE OF OKLAHOMA STREET APPROXIMATELY 1/4 MILE N OF SR-426.

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

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

REQUEST DESCRIPTION:

SPECIAL EXCEPTION FOR A GROUP HOME.

ACTION: APPROVED; SIX MONTH EXTENSION APPROVED ON 12-28-98.

DATE: 060198

REMARKS:

(N 317 FT. OF LOT 2 AND ALL OF LOTS 3 & 4, SWOPE'S 3RD ADDITION TO
BLACK HAMMOCK)

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