

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 3016 Alafaya Trail – Expert Car Care, James Sada, applicant; Request for a special exception to allow a paint booth within an existing mechanical garage in C-2 (Retail Commercial District).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

Agenda Date 2/26/07 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a special exception to allow a paint booth within an existing mechanical garage in C-2 (Retail Commercial District); or
2. **DENY** the request for a special exception to allow a paint booth within an existing mechanical garage in C-2 (Retail Commercial District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning: Subdivision:	James Sada 3016 Alafaya Trail C-2 (Retail Commercial District) Seminole Terrace Replat
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting a special exception to allow a paint booth within an existing mechanical garage. The paint booth will be constructed within the existing building and at the rear of the property. • The applicant has stated that the paint booth will contain a system that filters and traps any fumes and overspray and will have a fire suppression system. • In 1987, a Special Exception was granted for the mechanical garage. (SP87-61). • At site plan review, the applicant will be providing additional landscaping along Alafaya Trail. 	

ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	C-2	Com	Auto Repair
	NORTH	C-2	Com	Vacant
	SOUTH	C-2	Com	Retail
	EAST	PUD	LDR	Parking for Riverwind Apt
	WEST	Alafaya Trail/C-2	Com	Gas Station
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION & STAFF FINDINGS: (Section 30.43 (2) Land Development Code)</p>	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested:</p> <p><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</u></p> <p>The trend of development along Alafaya Trail consists of commercial and multi-family development. The use of this property as a mechanical garage was established in 1987 and is in keeping with the trend of development.</p> <p><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</u></p> <p>This additional use will not have an adverse impact on existing traffic patterns.</p> <p><u>Is consistent with the Seminole County Vision 2020 Comprehensive Plan; and</u></p> <p>The Seminole County Vision 2020 Comprehensive Plan provides for a variety of commercial uses along major roadways within the Commercial Land use and identifies mechanical garages as a permitted use established by special exception.</p> <p><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification; and:</u></p> <p>The property fronts on Alafaya Trail and will require additional landscape along Alafaya Trail to meet current buffering requirements.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>There has been a mechanical garage on this site since 1987. It is adjacent to other commercial uses to the north and south, and the rear of property (east) is the parking lot for Riverwind Apartments. The applicant will also be providing additional landscaping along Alafaya Trail to meet the current regulations and staff has recommended</p>			

	conditions to minimize impacts to adjacent properties. If approved with the recommended conditions, this use will not adversely affect the public interest.
STAFF RECOMMENDATION	Based on the stated findings, staff recommends approval of the request, per the following conditions: <ol style="list-style-type: none">1. All painting shall be conducted within the paint booth; outdoor painting is prohibited.2. The paint booth shall contain a system that filters and traps any fumes and overspray.3. The paint booth shall have a fire suppression system.4. Final site plan shall meet the applicable requirements of the Seminole County Comprehensive Plan and Land Development Code of Seminole County.5. Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

Fee: \$370.00

COPY

Application # BS2007-03
Meeting Date 2-26-07



**SPECIAL EXCEPTION APPLICATION
SEMINOLE COUNTY PLANNING DIVISION**

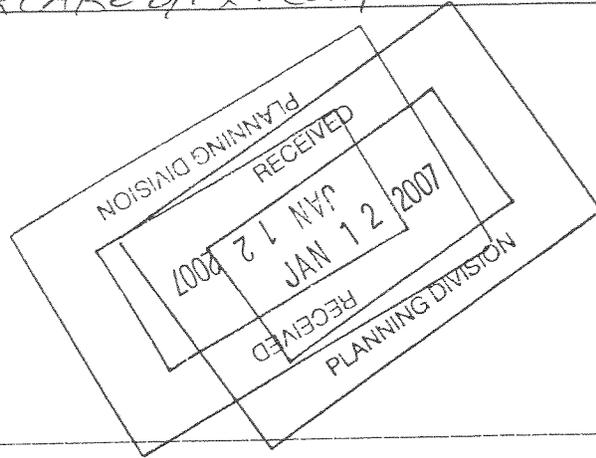
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: JAMES SADA / EXPERT CAR CARE
Address: 3016 ALAFAYA TL City: QUIEDO Zip code: 32765
Project Address: 3016 ALAFAYA TL City: QUIEDO Zip code: 32765
Phone number(s): 407-448-1455
Email address: INFO @ EXPERTCARCAREGTX.COM

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower
- Other: PAINT BOOTH



Is the property available for inspection without an appointment? Yes No

What is the current use of the property? AUTOMOTIVE REPAIR

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: [Signature]

FOR OFFICE USE ONLY

Date Submitted: 1/14/07 Reviewed By: DG
 Tax parcel number: 27-21-31-500-0600-0030 Zoning/FLU C-2/COM
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots 1 in dedication)
 Lot size _____ Meets minimum size and width
 Past approval # _____ Application and checklist complete
 Notes: _____

Gibbs, Denny

From: JAMES SADA [info@expertcarcaregtx.com]
Sent: Wednesday, January 17, 2007 8:20 AM
To: Gibbs, Denny
Cc: marka1226@aol.com
Subject: RE: Seminole County Special Exception Process

Dear Ms. Gibbs,

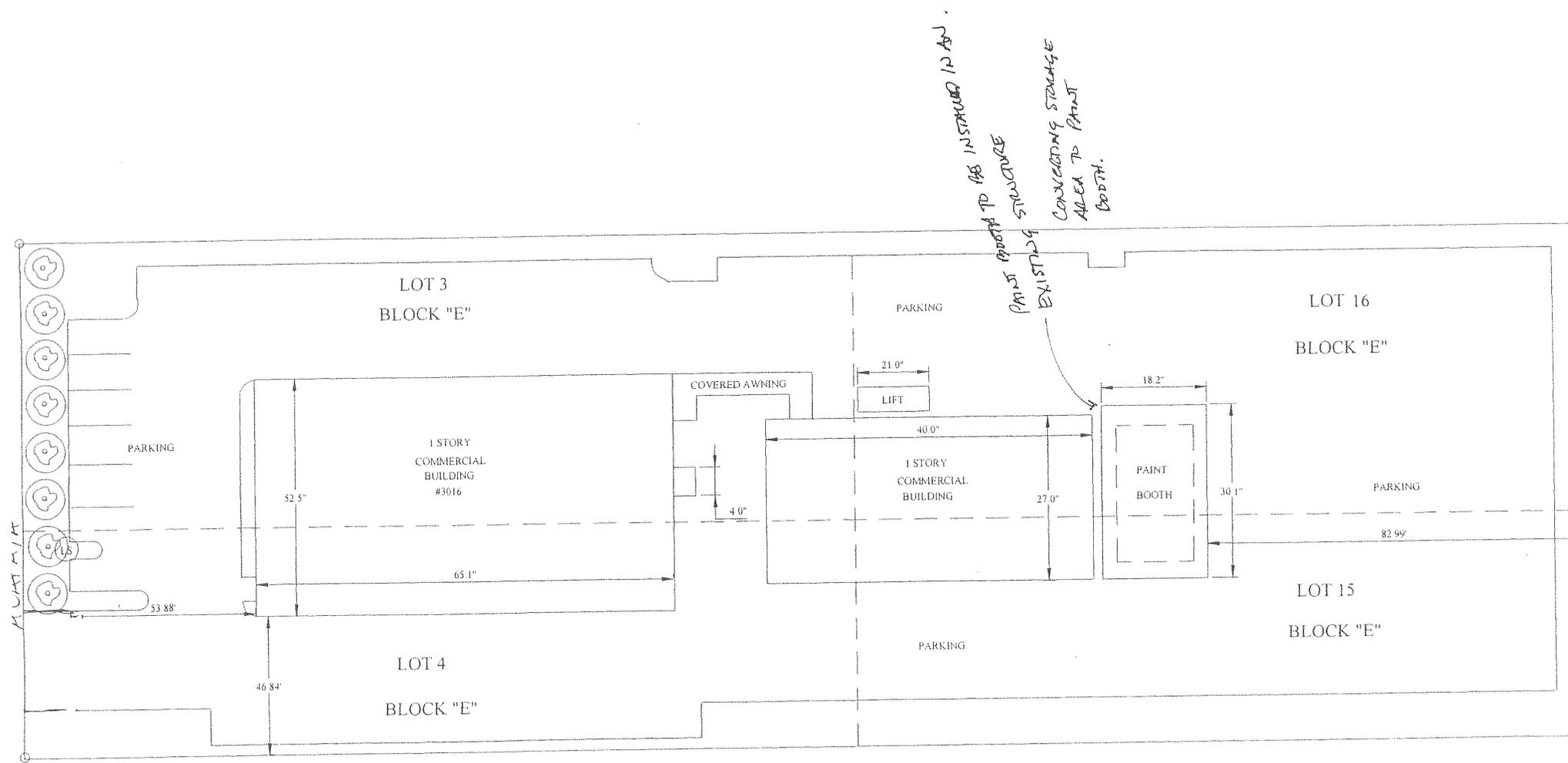
Currently, and for the last 18 years, we have been servicing the community, State, and Federal agency's vehicles at the subject site. Our hours of operation are Mon-Fri 7:30 am – 6:00 pm. Saturday 8:00 am- 4:00 pm, and Sundays we are closed.

We intend on purchasing a state of the art paint booth system, and installing it in an existing building on the property. State of the art translates to a system that filters and traps any fumes or overspray; in addition, it will have its own fire suppression system. There are no residences within 100 yards of our site. There will be no impact on the area as the hours of operation will remain the same, and the footprint of the property will stay the same except for the additional landscaping we are installing at the front of the property.

If there are any additional questions, please call or e-mail.

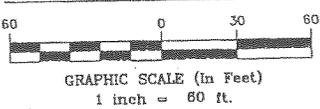
Best Regards,

James R. Sada
President/Owner
Expert Car Care
407-448-1455



SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



Legal Description

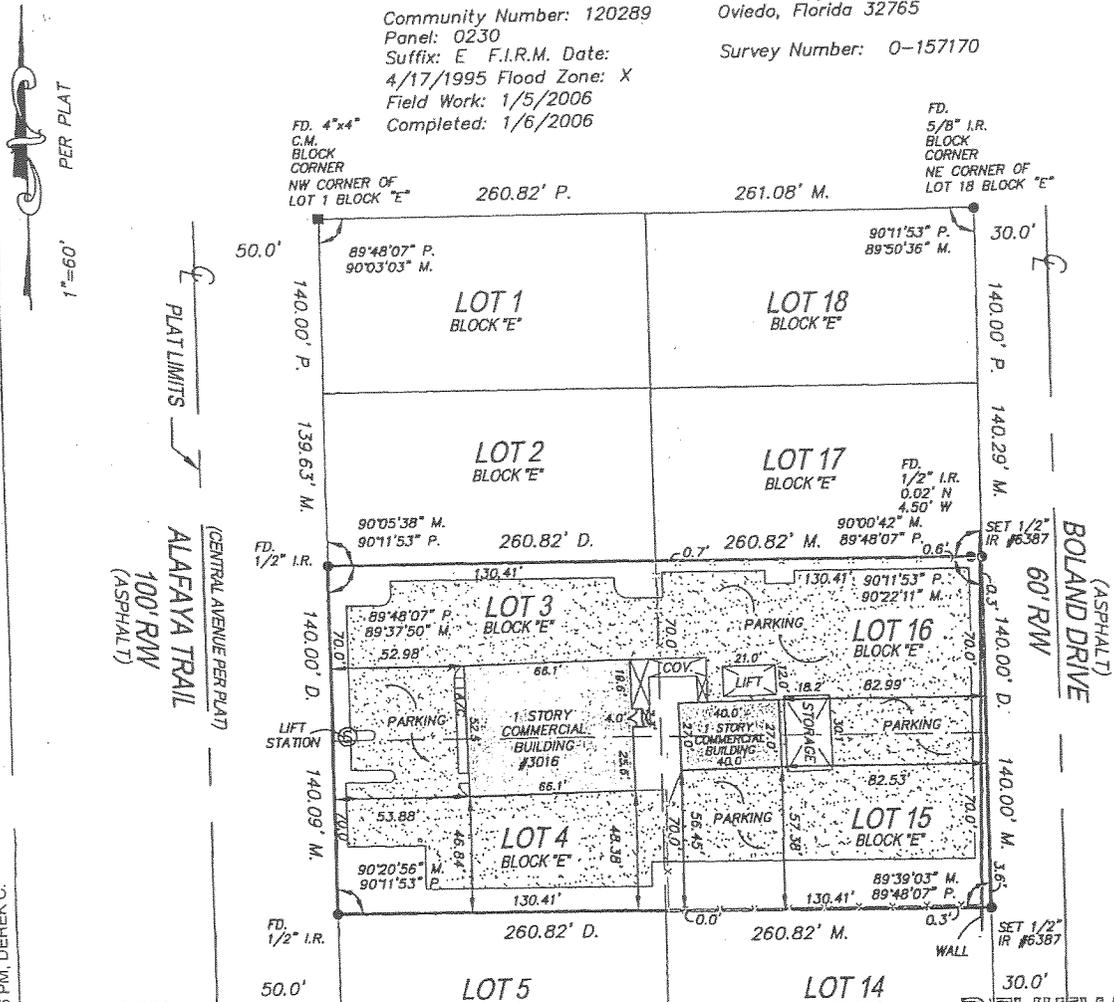
Lots 3, 4, 15 and 16, Block E, SEMINOLE TERRACE REPLAT, according to the Plat thereof, as recorded in Plat Book 11, Page 29, of the Public Records of Seminole County, Florida.

Certified To:
James R. Sada; Donna M. Sada; Main Street Lending, LLC, its successors and/or assigns.

Community Number: 120289
Panel: 0230
Suffix: E F.I.R.M. Date: 4/17/1995 Flood Zone: X
Field Work: 1/5/2006
Completed: 1/6/2006

Property Address:
3016 Alafaya Trail
Oviedo, Florida 32765

Survey Number: 0-157170



GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
 - ONLY VISIBLE ENCROACHMENTS LOCATED.
 - NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 - FENCE OWNERSHIP NOT DETERMINED.
 - ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
 - BEARINGS REFERENCED TO LINE NOTED B.R.
 - THIS SURVEY DEPICTED HERE FORMS A CLOSED GEOMETRIC FIGURE.
 - NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
 - ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE
 - THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
 - NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER
 - NOTICE: THIS DRAWING PREPARED IN COLOR. SURVEY VOID IF NOT IN COLOR.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - FENCE CORNERS AND BUILDING CORNERS ARE WITNESS MONUMENTS TO OBSTRUCTED CORNERS. DIMENSIONS AREA AS SHOWN.
 - SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS OF RECORD, NO EXAMINATION OF TITLE MADE BY SURVEYOR.
 - THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION. THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FIRST FINANCIAL SURVEYORS, INC.

NOTE: BEARINGS SHOWN ARE BASED UPON RECORD PLAT OR DEED DESCRIPTION

IN COMPLIANCE WITH FLORIDA STATUTES 61G17-6.0031 (5) (E), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FOR REFERENCE ONLY
NOT VALID UNLESS SEALED WITH EMBOSSED SEAL
UNLESS THE SURVEYOR'S ELECTRONIC SEAL IS AUTHORIZED.

PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL. ©

LEGEND

—	CALCULATED CENTERLINE	FD	FOUND	▨	WOOD DECK
—	WOOD FENCE	N.R.	NON RADIAL	▨	CONC. BLOCK WALL TYP.
—	WIRE FENCE	O.H.L.	OVERHEAD LINES	▨	COVERED AREA
●	PROPERTY CORNER	P.P.	POWER POLE	▨	CONCRETE
●	SITE BENCH MARK	TX	TRANSFORMER	▨	FIELD MEASURED
—	ENCROACHMENT	CATY	CABLE RISER	M	PLAT
—	CENTERLINE	W.M.	WATER METER	P	CALCULATED
—	CONCRETE MONUMENT	TEL	TELEPHONE FACILITIES	R/W	RIGHT OF WAY
I.P.	IRON PIPE	B.R.	BEARING REFERENCE	TYP.	TYPICAL
N&D	NAIL & DISC	⊙	WELL	Δ	CENTRAL ANGLE/DELTA
M.E.	MAINTENANCE EASEMENT	RAD	RADIAL TIE	L	LENGTH
D.E.	DRAINAGE EASEMENT	AC	AIR CONDITIONER	R	RADIUS (RADIAL)
U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK	D	DESCRIPTION OR DEED
PG.	PAGE	W.C.	WITNESS CORNER	CH	CHORD
P.L.	PLAT BOOK	E.O.W.	EDGE OF WATER	CB	CHORD BEARING
P.O.L.	POINT ON LINE	10.00	EXISTING ELEVATION	F.F.	FINISHED FLOOR
P.C.	POINT OF CURVATURE	SW	SIDEWALK	F.C.M.	FOUND CONCRETE MONUMENT
P.R.C.	POINT OF REVERSE CURVE	N.T.S.	NOT TO SCALE	P.C.C.	POINT OF COMPOUND CURVATURE
P.T.	POINT OF TANGENCY	F.P.K.	FOUND PARKER-KALON NAIL	P.C.P.	PERMANENT CONTROL POINT
COR.	CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	P.I.	POINT OF INTERSECTION
O.R.B.	OFFICIAL RECORDS BOOK			○	TRUE CORNER NOT RECOVERED

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

CARL MICHAEL SMITH

STATE OF FLORIDA
LAND SURVEYOR & MAPPER NO. 3782

REVIEWED

APR 05 2006

SEMINOLE COUNTY
PLANS EXAMINER

LANDO JOBSORLANDO 15770010157170.dwg, 01/06/2006 03:58:26 PM, DEREK C.

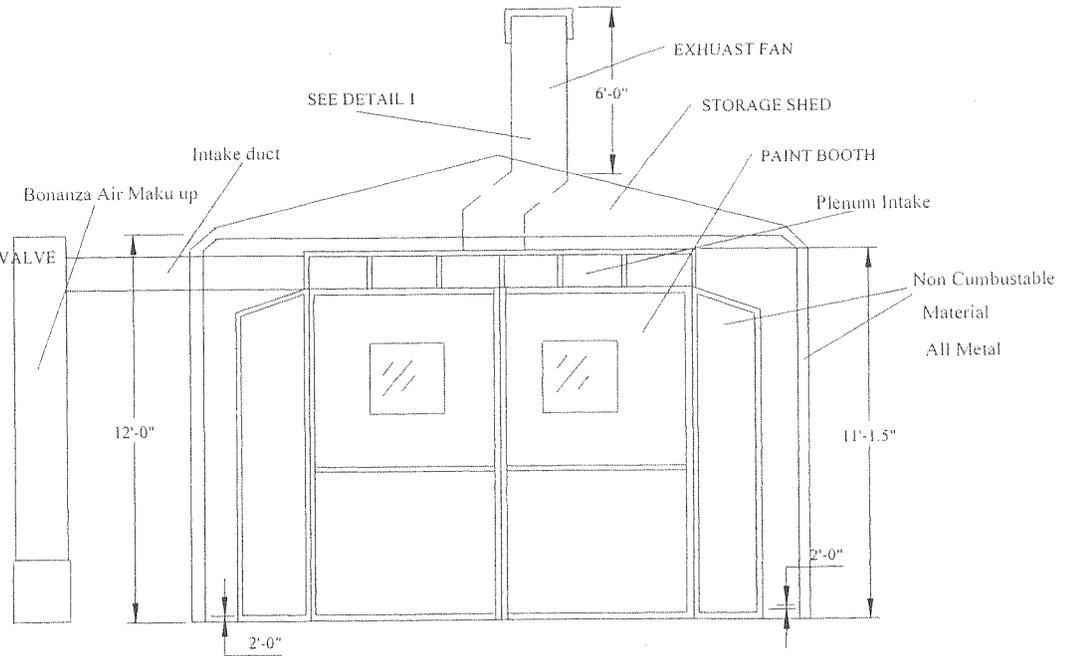
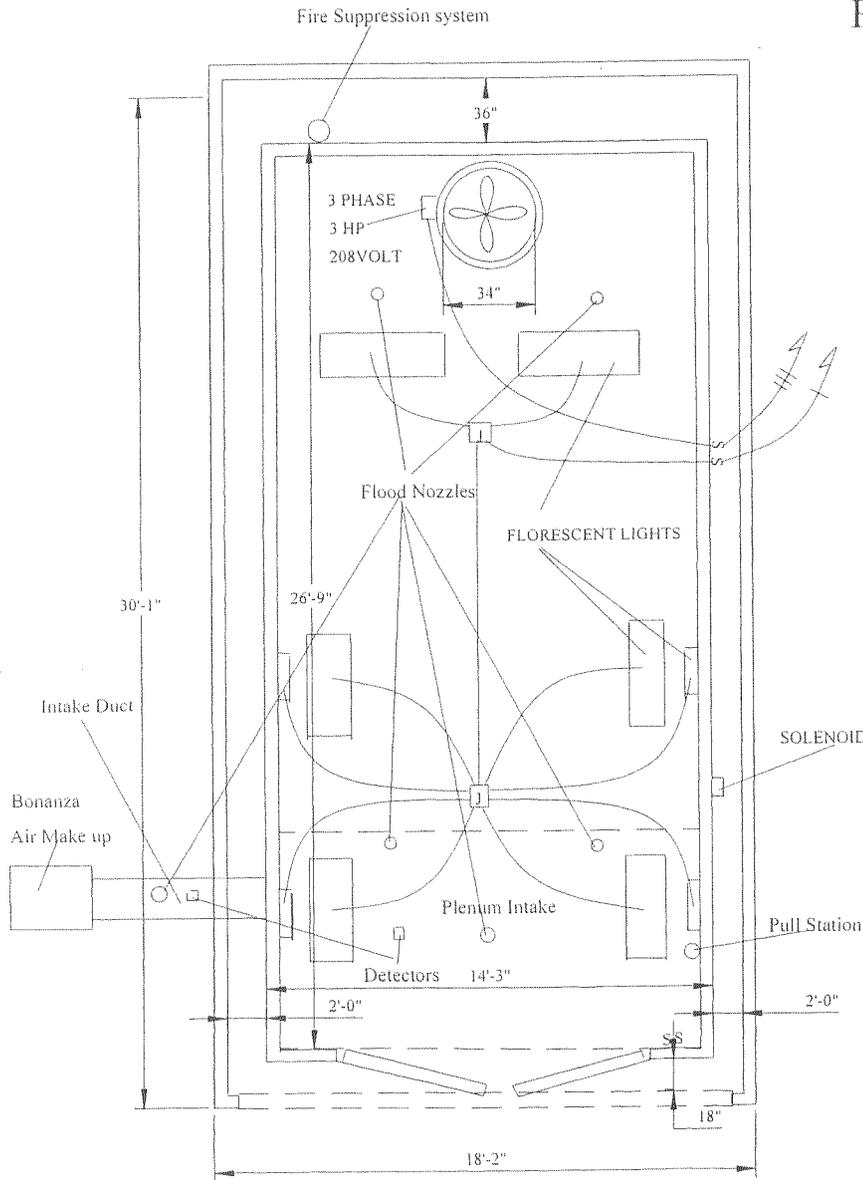
First Financial Surveyors, Inc.
And Affiliated Companies

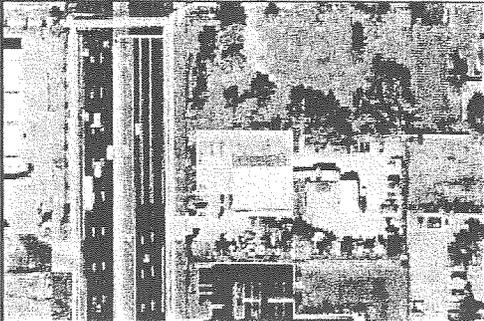
CENTRAL FLORIDA
950 S. WINTER PARK DRIVE
SUITE 230
CASSELBERRY, FL 32707
Phone: (321) 397-2221
Fax: (321) 397-2222
Nationwide: 1-800-787-8266
Nationwide: Fax: 1-800-787-8260

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

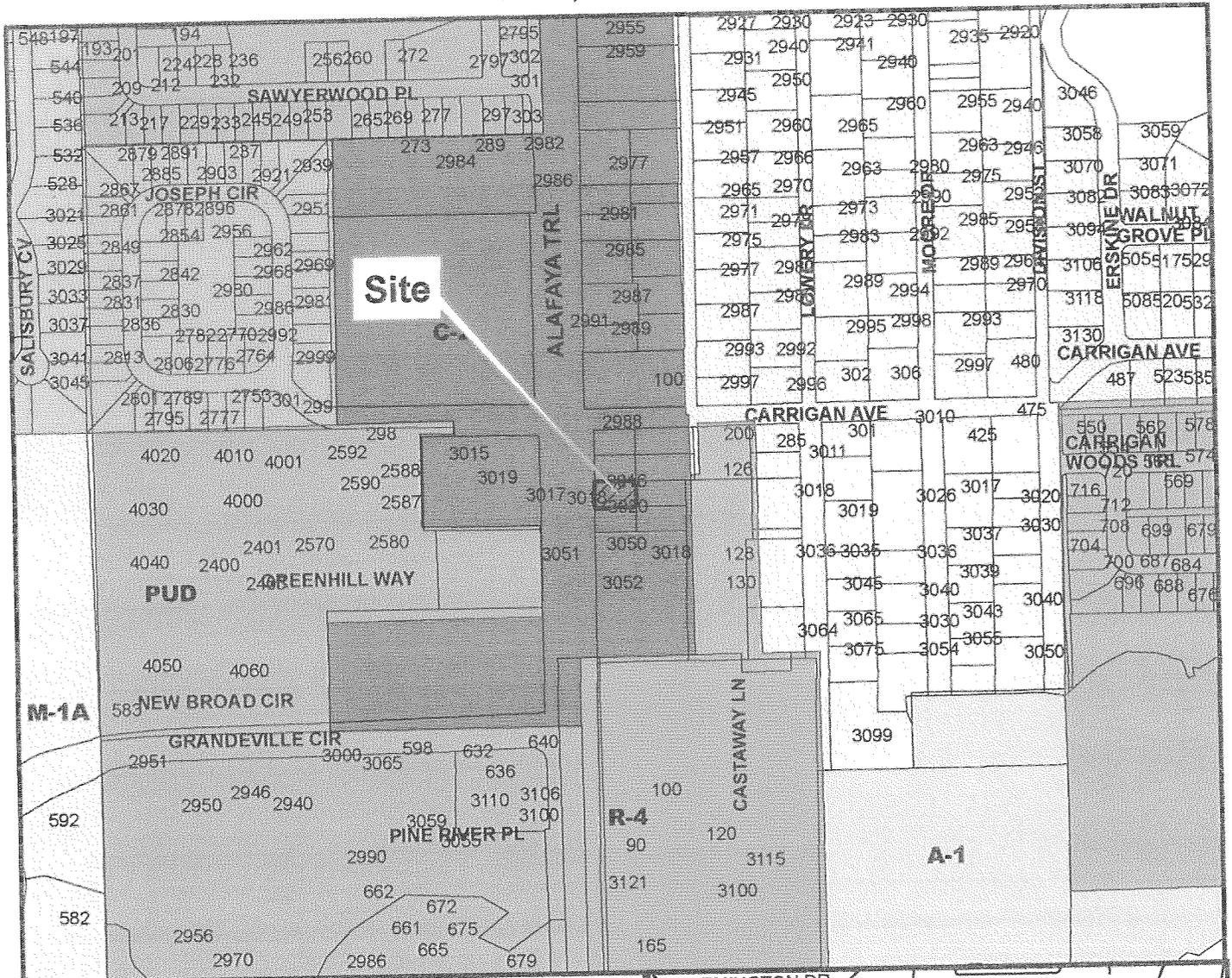
EXPERT CAR CARE

PAINT BOOTH @ 3016 ALAFAYA TRAIL OVIEDO, FL. 32765



<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>	ALAFAYA TRL	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td style="width:20%;">1</td><td style="width:20%;">15</td><td style="width:20%;"></td></tr> <tr><td>2</td><td>17</td><td></td></tr> <tr><td>3</td><td>15</td><td rowspan="2" style="text-align: center; vertical-align: middle;">3.0</td></tr> <tr><td>4</td><td>15</td></tr> <tr><td>5</td><td style="text-align: center;">E 14</td><td></td></tr> </table>	1	15		2	17		3	15	3.0	4	15	5	E 14																							
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3	15	3.0																																				
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5	E 14																																					
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 27-21-31-5CC-0E00-0030 Owner: SADA JAMES R & DONNA M Mailing Address: 315 SPRING LAKE HILLS DR City,State,ZipCode: ALTAMONTE SPRINGS FL 32714 Property Address: 3016 ALAFAYA TRL OVIEDO 32765 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 27-AUTO SALE AND SERVIC</p>		<p style="text-align: center;">2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 2 Depreciated Bldg Value: \$202,841 Depreciated EXFT Value: \$11,636 Land Value (Market): \$109,548 Land Value Ag: \$0 Just/Market Value: \$324,025 Assessed Value (SOH): \$324,025 Exempt Value: \$0 Taxable Value: \$324,025 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>WARRANTY DEED</td><td>02/2001</td><td>04015</td><td>1404</td><td>\$1,020,000</td><td>Improved</td><td>No</td></tr> <tr> <td>WARRANTY DEED</td><td>06/1987</td><td>01857</td><td>1256</td><td>\$81,000</td><td>Vacant</td><td>No</td></tr> <tr> <td>FEE SIMPLE DEED</td><td>11/1984</td><td>01595</td><td>1339</td><td>\$50,000</td><td>Vacant</td><td>No</td></tr> <tr> <td>QUIT CLAIM DEED</td><td>01/1976</td><td>01075</td><td>0486</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	WARRANTY DEED	02/2001	04015	1404	\$1,020,000	Improved	No	WARRANTY DEED	06/1987	01857	1256	\$81,000	Vacant	No	FEE SIMPLE DEED	11/1984	01595	1339	\$50,000	Vacant	No	QUIT CLAIM DEED	01/1976	01075	0486	\$100	Vacant	No	<p style="text-align: center;">2006 VALUE SUMMARY</p> <p>2006 Tax Bill Amount: \$5,274 2006 Taxable Value: \$327,285 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>	
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SQUARE FEET	0	0	9,129	12.00	\$109,548																																	
BUILDING INFORMATION																																						
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New																														
1	MASONRY PILAS	1989	4	2,912	1	CONCRETE BLOCK - MASONRY	\$133,138	\$169,602																														
2	MASONRY PILAS	1995	2	1,500		CONCRETE BLOCK - MASONRY	\$69,703	\$82,003																														
Permits																																						
EXTRA FEATURE																																						
	Description	Year Blt	Units	EXFT Value	Est. Cost New																																	
	COMMERCIAL CONCRETE DR 4 IN	1989	9,400	\$10,340	\$18,800																																	
	CONC UTILITY BLDG	1989	32	\$143	\$224																																	
	6' CHAIN LINK FENCE	1995	320	\$1,153	\$1,920																																	
<p><small>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.</small></p>																																						

James Sada/Expert Car Care
 3016 Alafaya Trail
 Oviedo, Florida 32765

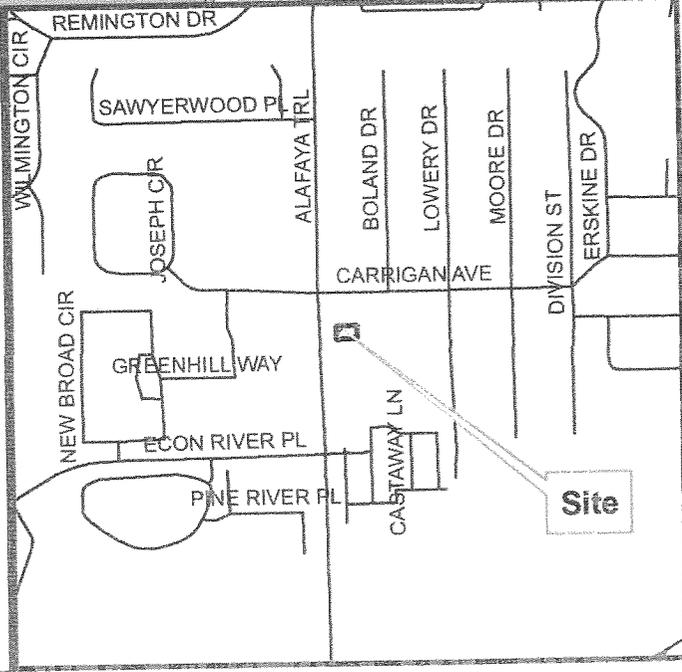
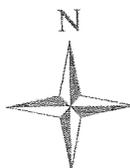


**Seminole County Board of Adjustment
 February 26, 2007**

**Case: BS2007-03 (Map 3213, Grid A5)
 Parcel No: 27-21-31-5CC-0E00-0030**

Zoning

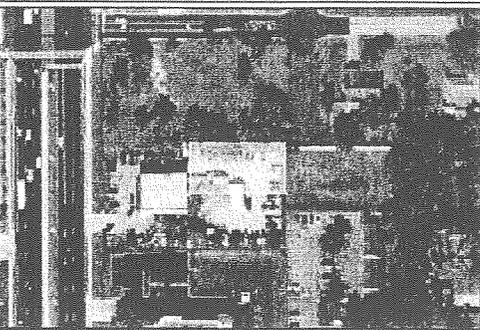
	BS2007-03		R-1B		C-2
	A-1		R-1BB		M-1A
	R-1AA		R-4		PUD



DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-665-7508

ALAFAYA TRL

1	19	1.0	19
2	17	2	17
3	16	3	16
4	15	3.0	15.0
5	E 14	5	FL 14.0
6	13	6	13



GENERAL
 Parcel Id: 27-21-31-5CC-0E00-0160
 Owner: SADA JAMES R & DONNA M
 Mailing Address: 315 SPRING LAKE HILLS DR
 City,State,ZipCode: ALTAMONTE SPRINGS FL 32714
 Property Address:
 Facility Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 10-VAC GENERAL-COMMERC

2007 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	0
Depreciated Bldg Value:	\$0
Depreciated EXFT Value:	\$0
Land Value (Market):	\$109,548
Land Value Ag:	\$0
Just/Market Value:	\$109,548
Assessed Value (SOH):	\$109,548
Exempt Value:	\$0
Taxable Value:	\$109,548
Tax Estimator	

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	02/2001	04015	1404	\$1,020,000	Vacant	No
WARRANTY DEED	06/1991	02304	1004	\$38,000	Vacant	No

Find Sales within this DOR Code

2006 VALUE SUMMARY

2006 Tax Bill Amount:	\$1,765
2006 Taxable Value:	\$109,548

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
SQUARE FEET	0	0	9,129	12.00	\$109,548

LEGAL DESCRIPTION

PLATS:

LOT 16 BLK E SEMINOLE TERRACE REPLAT PB 11 PG 29

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506	ALAFAYA TRL	2	17	3.0	
		3	16		
		4	15		
		5	E 14		
		6	13		

GENERAL

Parcel Id: 27-21-31-5CC-0E00-0040
 Owner: SADA JAMES R & DONNA M
 Mailing Address: 315 SPRING LAKE HILLS DR
 City,State,ZipCode: ALTAMONTE SPRINGS FL 32714
 Property Address: ALAFAYA TRL
 Facility Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 10-VAC GENERAL-COMMERC

2007 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	0
Depreciated Bldg Value:	\$0
Depreciated EXFT Value:	\$0
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WARRANTY DEED	06/1987	01857	1256	\$81,000	Vacant	No
FEE SIMPLE DEED	11/1984	01595	1339	\$50,000	Vacant	No
TRUSTEE DEED	01/1977	01112	1091	\$100	Vacant	No
QUIT CLAIM DEED	01/1976	01075	0486	\$100	Vacant	No

Find Sales within this DOR Code

2006 VALUE SUMMARY

2006 Tax Bill Amount:	\$1,765
2006 Taxable Value:	\$109,548

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
SQUARE FEET	0	0	9,129	12.00	\$109,548

Permits

LEGAL DESCRIPTION

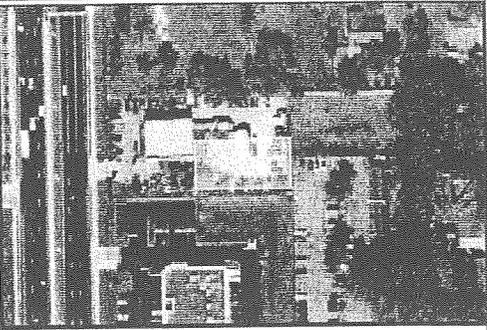
PLATS:

LEG LOT 4 BLK E SEMINOLE TERRACE REPLAT PB 11
PG 29

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.

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

ALAFAYA TRL	1	10	1	10
	2	17	2	17
	3	16	3	16
	4	15	3.0	15.0
	5	E 14	5	FL 14.0
	6	13	6	13
	7	12	7	5.0



GENERAL
 Parcel Id: 27-21-31-5CC-0E00-0150
 Owner: SADA JAMES R & DONNA M
 Mailing Address: 315 SPRING LAKE HILLS DR
 City,State,ZipCode: ALTAMONTE SPRINGS FL 32714
 Property Address:
 Facility Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 10-VAC GENERAL-COMMERC

2007 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	0
Depreciated Bldg Value:	\$0
Depreciated EXFT Value:	\$0
Land Value (Market):	\$109,548
Land Value Ag:	\$0
Just/Market Value:	\$109,548
Assessed Value (SOH):	\$109,548
Exempt Value:	\$0
Taxable Value:	\$109,548
Tax Estimator	

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	02/2001	04015	1404	\$1,020,000	Vacant	No
WARRANTY DEED	01/1995	02873	1548	\$45,000	Vacant	Yes
WARRANTY DEED	12/1988	02021	0143	\$50,000	Vacant	No
QUIT CLAIM DEED	03/1982	01383	0760	\$100	Vacant	No
QUIT CLAIM DEED	05/1979	01226	0638	\$100	Vacant	No
WARRANTY DEED	01/1964	00480	0257	\$750	Vacant	No

Find Sales within this DOR Code

2006 VALUE SUMMARY

2006 Tax Bill Amount:	\$1,765
2006 Taxable Value:	\$109,548

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

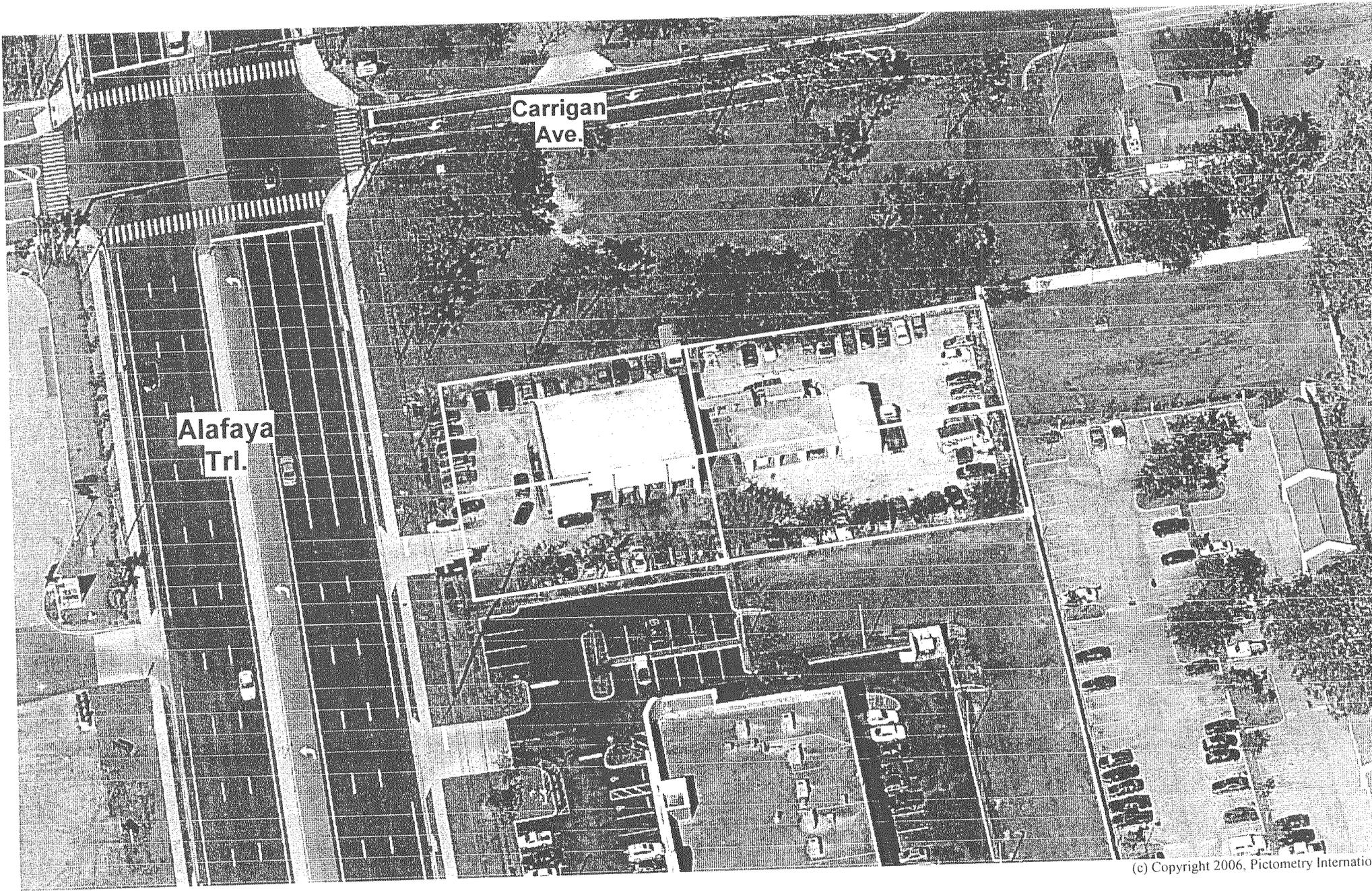
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
SQUARE FEET	0	0	9,129	12.00	\$109,548

LEGAL DESCRIPTION

PLATS:

LOT 15 BLK E SEMINOLE TERRACE REPLAT PB 11 PG 29

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.



Carrigan
Ave.

Alafaya
Trl.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 26, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 3, 4, 15, and 16 SEMINOLE TERRACE REPLAT PB 11 PG 29

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

FINDINGS OF FACT

Property Owner: James Sada
3016 Alafaya Trail
Oviedo FL 32765

Project Name: Alafaya Trail (3016)

Requested Development Approval:

Request for a special exception to allow a paint booth within an existing mechanical garage in C-2 (Retail Commercial 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: Denny Gibbs, Senior Planner
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 Special Exception granted will apply only to the paint booth as depicted on the attached site plan.
 2. All painting shall be conducted within the paint booth; outdoor painting is prohibited.
 3. The paint booth shall contain a system that filters and traps any fumes and overspray.
 4. The paint booth shall have a fire suppression 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: _____
April Boswell, AICP
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 _____, 2007.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: