

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

**SUBJECT:** Request for an amendment to an existing special exception to allow a 1728 square foot modular building for Sunday School classes in A-5 (Rural Zoning District).

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

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

**Agenda Date** 05-21-07 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for an amendment to an existing special exception to allow a 1728 square foot modular building for Sunday School classes in A-5 (Rural Zoning District); or
2. **DENY** the request for an amendment to an existing special exception to allow a 1728 modular building for Sunday School classes in A-5 (Rural Zoning District); or
3. **CONTINUE** The request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Location: Zoning:	River Run Christian Church 141 River Run Point A-5
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to expand an existing church by adding a 1728 square foot modular building for Sunday School classes.</li> <li>• The current use of the site was established in 2004 with the approval of a special exception for a 22,801 square foot church.</li> </ul>	
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b>	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><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 proposed building is an amendment to the established use of a church. Within the A-5 district churches are allowed as conditional uses. The existing church was approved by a special exception in 2004.</p> <p>The prior establishment of the church of which the proposed use would constitute a part, demonstrates consistency with the trend of nearby and adjacent development in the area.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>The modular building will be used as Sunday School classes for the existing congregation and will not be creating additional trips.</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 permits the use of churches in the Future Land Use of Rural-5</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 and building meet the minimum area and dimensional requirements of the A-5 district.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>Within the A-5 district churches are allowed as conditional uses. The prior establishment of the church of which the proposed use would constitute a part, demonstrates consistency with the trend of nearby and adjacent development in the area.</p>
<b>STAFF RECOMMENDATION</b>	Staff recommends approval subject to the proposed amendment to the existing special exception based upon the following conditions:

	<ol style="list-style-type: none"><li>1. The general layout of the proposed uses as depicted on the master plan shall not change.</li><li>2. The modular building shall not exceed 1728 square feet without Board of Adjustment approval.</li><li>3. 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).</li></ol>
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Fee: \$370.00

Application # BS 2007-04  
Meeting Date 5-21-07



# SPECIAL EXCEPTION **COPY** 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: River Run Christian Church  
Address: 141 River Run Point City: CHULUOTA Zip code: 32766  
Project Address: Same City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Contact number(s): 407 977 5433  
Email address: TRUSSLE@RIVERRUNCC.COM

What is this request for?

- Church Modular Building 1720 sq FT
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage License
- Communication Tower
- Other: \_\_\_\_\_

RECEIVED MAR 29 2007

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

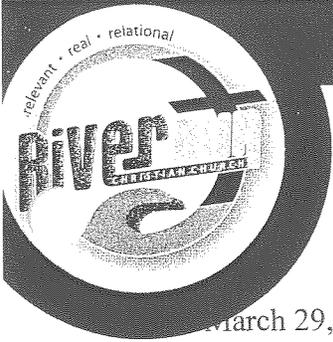
What is the current use of the property? Worship Services

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED UNLESS ALL OF THE INFORMATION IN THE SPECIAL EXCEPTION APPLICATION AND SUBMITTAL CHECKLIST ARE PROVIDED TO THE PLANNING DIVISION.

Signed: [Signature] 3-28-07

**FOR OFFICE USE ONLY**

Date Submitted: 3-29-07 Reviewed By: P. Johnson  
 Tax parcel number: 33-21-32-301-0180-0000 Zoning/FLU A-5/R-5  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  Platted Lot (check easements on lots / in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Past approval # \_\_\_\_\_  Application and checklist complete  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



CHURCH OFFICE  
141 River Run Point  
Chuluota, Florida 32766

CONTACT INFORMATION  
[phone] 407.977.LIFE (5433) [fax] 407.977.5683  
[web] www.riverruncc.org [email] info@riverrun.org

March 29, 2007

Seminole County Government  
Board of Adjustments  
1101 East First Street  
2<sup>nd</sup> Floor West Wing  
Sanford, FL 32771

Dear Board of Adjustments,

Thank you for the opportunity to request your assistance with allowing River Run Christian Church the ability to place a 1728 sq foot modular building on our property. Due to the awesome growth that the church has experienced we are in need of additional space. The following overview will assist in explaining our request.

Item for Consideration:

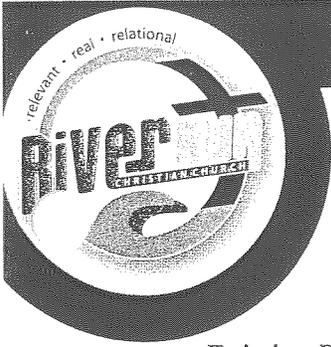
An addition of a Modular building sized to 1728 sq. ft. to the property located at 141 River Run Point, Chuluota FL 32766. The building is to be placed on parcel 32-21-32-300-0040-0000 on the south side of the existing structure. The building is to be installed and serviced by Premier Modular Buildings of Orlando Florida. The building is a new structure built in 2007 and adheres to all codes and specifications listed herein.

Building Usage:

The building is to be used for four hours on Sunday for "Sunday School" instruction. Additionally, we have been asked to provide space for an area community program that meets weekly. The program "Butterfly House Ministries" counsels single mothers and their children through the process of separation from the family unit. The lead Counselor meets with the kids and their mothers to work through anger, abandonment and life issues. At this time the "Butterfly House Ministries" does not have a place to meet. Lastly, the building will be used by local Chuluota/Orlando HOA's for their monthly and annual meetings.

Existing Structure:

Presently there is an existing structure on site that previously was approved by the Seminole County BOA for the purpose of worship. The existing structure is a tilt wall facility used for two worship services on Sundays. The existing structure has previously installed electrical stub outs for electrical add-ons on the south side of the building. The modular will be painted the same color as the existing structure.



#### Existing Parking:

Presently we have over 95 paved parking spaces and 500 grass covered parking spaces. Additionally we have 10 acres of space that could be converted in the future for grass covered parking.

#### Existing Road Improvements:

Per the County's previous requirements, we incorporated a Right-in lane to the facility. The lane is in keeping with the County's previous requirements for the property's developed size.

#### Existing Fire Capacity:

Per the pre-application meeting we have met and exceeded the needed requirements.

#### Existing Retention:

Please see the enclosed property overview from the Seminole County Property Appraisers website. Per the previous application on this site we sized the retention to full development of the site.

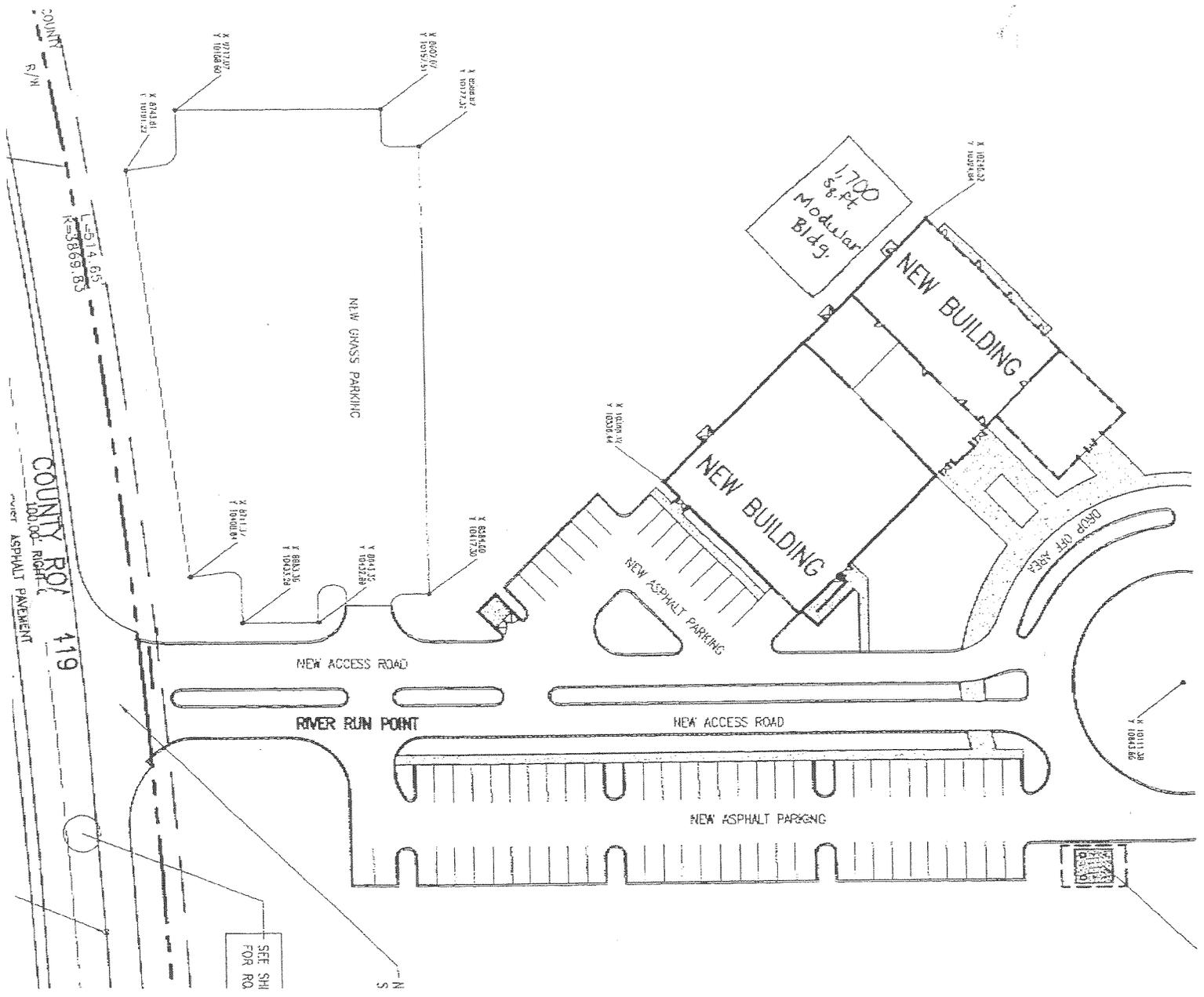
#### General Contracting:

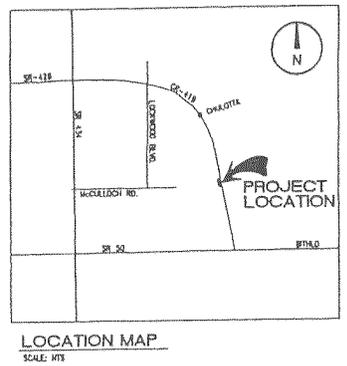
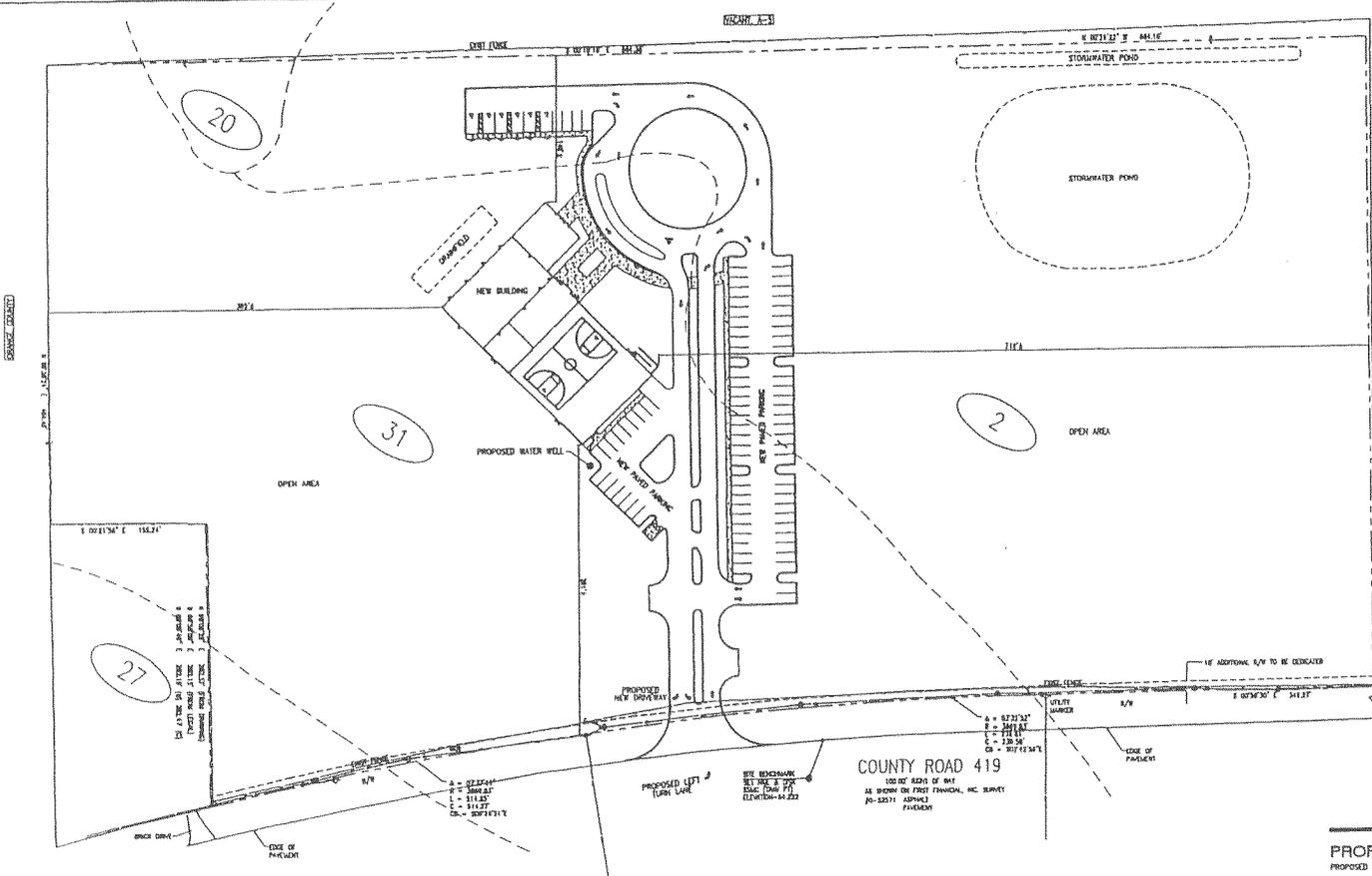
The General Contractor for this project is RL Haines Construction of Orlando FL. They will be pulling the required permits and providing electrical and plumbing to Seminole County specifications.

Thank you for your consideration. River Run Christian Church looks forward to continually providing a safe meeting place for the community and our members.

In Christ Love,

Todd Russell





- LEGEND & ABBREVIATIONS**
- - - BUY LINE
  - - - HIGH FENCE
  - - - UTILITY POLE
  - - - FENCE
  - - - FLOOD
  - - - BARRIERS SIDE FENCE
  - - - DRAIN LOW FENCE
  - - - OVERHEAD UTILITY LINE
  - - - RAIL TIE
  - - - ONE WALKWAY LINE
  - - - SIDE OF HWY
  - - - PROPERTY LINE

**PROPOSED DEVELOPMENT**

PROPOSED LAND USE: CHURCH AND ANCILLARY FACILITIES IN THE A-5, RURAL 5 DISTRICT  
 SPECIFIC USES CONSIST OF:  
 22,801 SF. BUILDING (50%)  
 11,848 SF. OFFICE/ADMINISTRATION  
 10,553 SF. MULTIPURPOSE ROOM-CHA

**SITE DATA:**  
 TOTAL SITE AREA: 864,706 SF = 19.85 AC = 100%  
 NEW BUILDING AREA: 22,801 SF = 0.51 AC = 2.6%  
 NEW PAVEMENT AREA: 78,458 SF = 1.82 AC = 9.2%  
 TOTAL IMPERVIOUS AREA: 102,182 SF = 2.33 AC = 11.8%  
 TOTAL PERVIOUS AREA: 762,427 SF = 17.50 AC = 88.1%  
**SETTINGS REQUIREMENTS:**  
 FRONT (CR. 419) = 50'  
 REAR (WEST) = 30'  
 SIDE (NORTH-SOUTH) = 10'  
 \* ACTUAL SETBACKS ARE MORE THAN 100' TO THE PROPERTY LINE

**LANDSCAPE REQUIREMENTS:**  
 - GENERALLY, LANDSCAPE/BUFFER WILL MEET THE REQUIREMENT OF SEMINOLE COUNTY LAND DEVELOPMENT CODE FOR BUFFER VARI. PARKING LOT LANDSCAPE AND TREE REPLACEMENT.  
 - SINCE THE PROPOSED DEVELOPMENT IS LOCATED AT THE CENTER OF THE SITE AND THE REMAINDER OF THE SITE IS OPEN, LANDSCAPE BUFFERS WILL BE PLACED NEAR THE PROPOSED BUILDING. THE SURROUNDING OPEN AREA WILL REMAIN IN NATURAL CONDITION.

**PARKING:**  
 ON-SITE PARKING, FIRE LAMES AND HANDICAP ACCESSIBLE SPACES WILL BE PROVIDED TO MEET THE CURRENT LAND DEVELOPMENT CODE. PARKING ACCESSIBLE AND PARKING STALL DIMENSIONS WILL MEET THE MINIMUM REQUIREMENTS. ALL PARKING WILL BE PAVED.  
**ACCESS:**  
 ONE FILL ACCESS DRIVEWAY IS PROPOSED ON CR 419 WITH A NEW LEFT TURN LANE TO BE DESIGNED IN ACCORDANCE WITH SEMINOLE COUNTY ROADWAY STANDARDS.

**BUILDING HEIGHTS:**  
 MAXIMUM BUILDING HEIGHT = 35'  
 CHURCH STEEPLE OR STRUCTURE ABOVE 35' WILL MEET THE SEMINOLE COUNTY LAND DEVELOPMENT CODE THROUGH VARIANCE PROCESS.

**SIGN:**  
 TRAFFIC CONTROL SIGNS, PROJECT IDENTIFICATION SIGNS WILL MEET THE CURRENT SEMINOLE COUNTY LAND DEVELOPMENT CODE.  
**HOURS OF OPERATION:**  
 DAYS AND HOURS OF OPERATION WILL BE TYPICAL OF CHURCH USE.  
**USERS:**  
 PROJECTED CHURCH MEMBERS = 300 PEOPLE (SEATING CAPACITY)  
 PROJECTED EMPLOYEES = 8 PEOPLE  
**LEADING:**  
 SITE AND OUTDOOR LIGHTING WILL MEET THE CURRENT SEMINOLE COUNTY LAND DEVELOPMENT CODE.

**STATEMENT OF THE REQUEST:**

SPECIAL EXCEPTION FOR THE ESTABLISHMENT OF A CHURCH (RELIGIOUS USE AND ITS ANCILLARY USES) IN THE A-5 (AGRICULTURAL) ZONING DISTRICT.

**DEVELOPMENT INFORMATION**

**LAND OWNER:** RIVER RUN CHRISTIAN CHURCH  
 541 E. WICKEL HANCOCK RD., STE 200  
 OAKLAND, FL 32768 PHONE (407) 977-5133

**ARCHITECT:** FARMER BAKER BARROS ARCHITECTS  
 300 E. ORANGE AVENUE, SUITE 800  
 OAKLAND, FL 31801 (407) 816-3000

**PLANNERS/ENGINEERS:** SK CONSORTIUM, INC.  
 1053 N. ORLANDO AVE., SUITE 3, WATLAND, FL 32751  
 PHONE (407) 838-4358

**SURVEYOR:** SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 ALL AMERICAN BOULEVARD, OAKLAND, FL 31810-4150  
 PHONE (407) 792-8500

**UTILITY / SERVICES**

**PROPOSED UTILITIES:**

**SEWAGE:** ON-SITE SEWAGE DISPOSAL SYSTEM  
 LOCATION AND SIZE OF SEPTIC DRAINFIELD AND WELL WILL BE DETERMINED BASED ON THE DESIGN OF THE BAKING SEPTIC SYSTEM DESIGN WILL MEET THE REQUIREMENTS OF SEMINOLE COUNTY HEALTH DEPARTMENT.

**POTABLE WATER:** ON-SITE WELL & TREATMENT FACILITY

**ELECTRICAL POWER:** PROGRESS ENERGY (FLORIDA POWER CORPORATION)  
 SEMINOLE COUNTY

**POLICE & FIRE:** SEMINOLE COUNTY

**EXISTING SITE DATA**

**TOTAL SITE AREA:** 19.85 ACRES (864,706 SF)  
**EXISTING LAND USE:** VACANT  
**EXISTING ZONING:** A-5, RURAL 5 DISTRICT

**SURROUNDING LAND USE:**  
 NORTH: VACANT, AGRICULTURAL LAND  
 COUNTY ROAD 618, VACANT  
 EAST: VACANT, AGRICULTURAL LAND  
 SOUTH: VACANT, AGRICULTURAL LAND  
 WEST: VACANT, AGRICULTURAL LAND

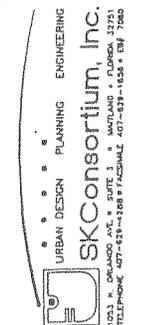
**SURROUNDING ZONING:**  
 NORTH: A-5, RURAL  
 EAST: A-5, RURAL  
 SOUTH: A-5, RURAL  
 WEST: A-5, RURAL

- THERE ARE NO JURISDICTIONAL WETLANDS ON THE PROJECT SITE  
 - SUBJECT SITE DOES NOT CONTAIN 100 YR FLOOD PRONE AREA  
 - THE SITE CONTAINS THE FOLLOWING SOILS:  
 - (1) ADAMSVILLE-SPARR FINE SANDS  
 - (2) MYAKKA AND LAUDALE FINE SANDS  
 - (3) POWELL FINE SAND, 0 TO 5 PERCENT SLOPES  
 - (4) TOWNES-WILKINSON FINE SANDS, 0 TO 8 PERCENT SLOPES  
 - PROJECT TOPOGRAPHY DRAWS GENERALLY FROM EAST TO WEST  
 - VEGETATION:  
 - THE ENTIRE SITE HAS BEEN CLEARED AT ONE TIME. THERE ARE SOME SPARSE MATURE TREES IN THE NORTHERN HALF OF THE SITE AND REMNANT PROPERTY AT THE SOUTHWEST CORNER OF THE SITE ADJACENT PROPERTY TO THE WEST IS CURRENTLY WOODED. THERE ARE NO SIGNIFICANT SIZED TREES ON THE PROJECT SITE.

**LEGAL DESCRIPTION**

**NORTH LINE:**  
 THE NORTH 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR STATE ROAD NUMBER 419.  
 COMMUNITY NUMBER: 120789 PANEL: 0133  
 SURVEY & FIELD DATE: 4/17/89 FLOOD ZONE: X  
 DATE OF FIELD WORK: 11/05/89 COMPLETION DATE: 11/05/89  
 STATE ROAD NUMBER 419.

**SOUTH LINE:**  
 THE SOUTH 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST AND ALL THAT FRAGMENTARY PART OF AN ACRES IN THE TRIANGULAR SHAPE LYING WEST OF THE PAVED ROAD IN THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST, LESS: BEING AT THE SE CORNER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST, THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 32, 150.21 FEET, THENCE N 02°31' WEST 150.00 FEET, THENCE PARALLEL TO SAID SOUTHERLY LINE N 86°50' E 262.15 FEET TO THE WESTERLY LINE OF S.R. 419, THENCE ALONG SAID WESTERLY LINE ALONG A CURVE HAVING A DELTA OF 02°22'55" AND A RADIUS OF 306.83 FEET A DISTANCE OF 140.30 FEET TO THE SOUTHERLY LINE OF SAID SECTION 32, THENCE ALONG SAID SOUTHERLY LINE S 85°00' W 125.49 FEET TO THE POINT OF BEGINNING.  
 COMMUNITY NUMBER: 120789 PANEL: 0133  
 SURVEY & FIELD DATE: 4/17/89 FLOOD ZONE: X  
 DATE OF FIELD WORK: 11/05/89 COMPLETION DATE: 11/05/89



Sheet: 0424 of 0424

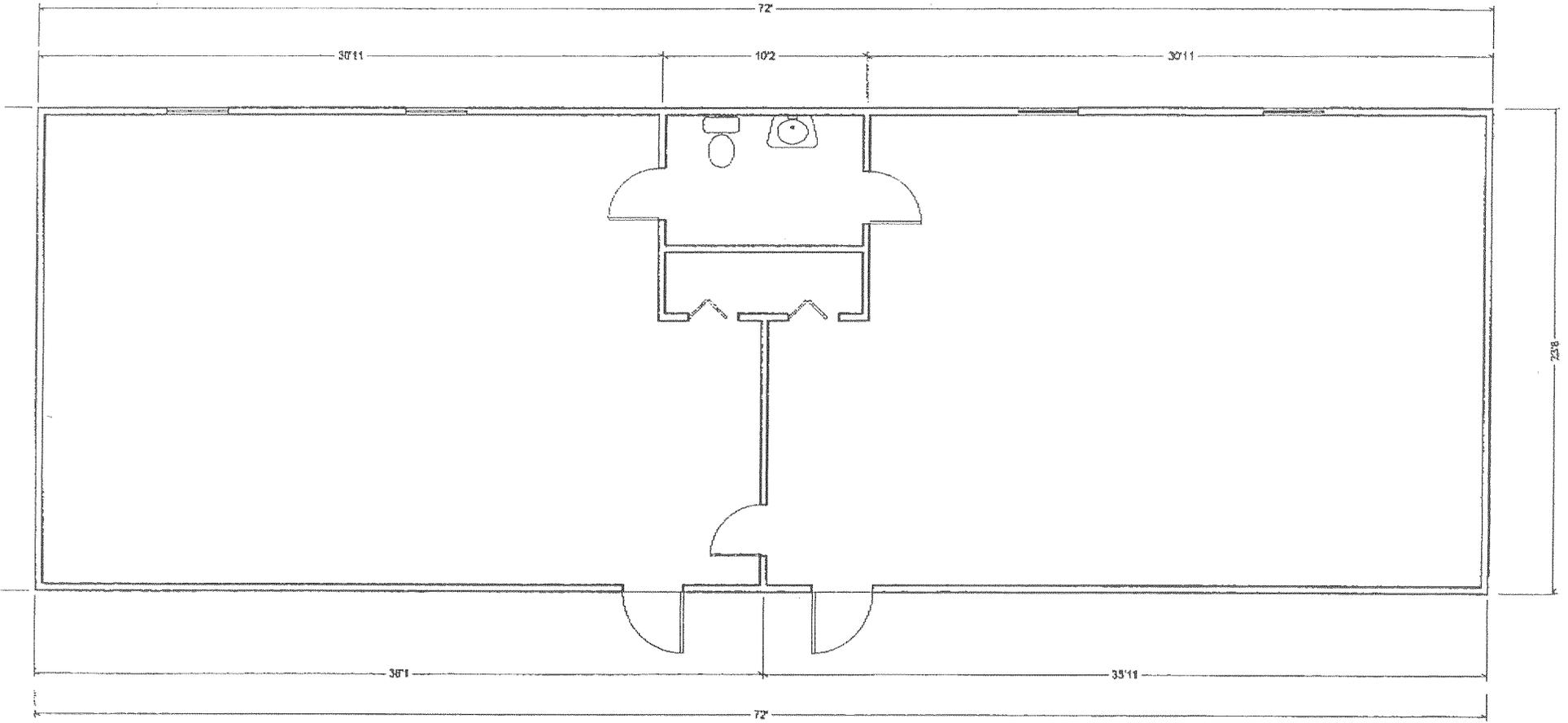
SPECIAL EXCEPTION PARCEL ID: 32-21-32-300-0040-0000

RIVER RUN CHURCH

SEMINOLE COUNTY

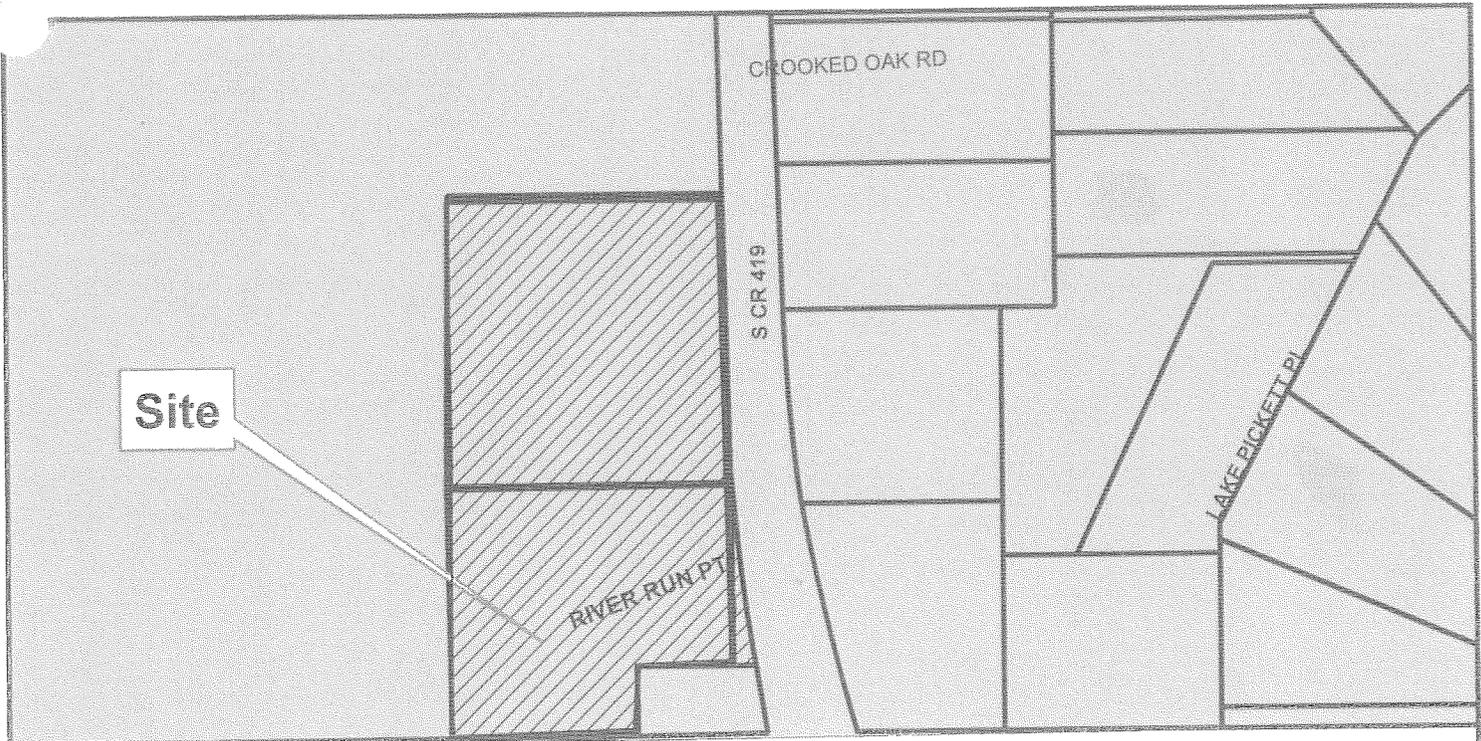
Issue Date and Purpose	
Project Number	0424
Drawn By	
Checked By	
Approved By	
Scale	SP-1

# 24' x 72' Classroom Complex



2472dbcl

River Run Christian Church  
141 River Run Point  
Chuluota, Florida 32766



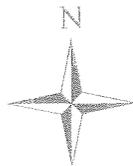
ORANGE COUNTY

Seminole County Board of Adjustment  
May 21, 2007

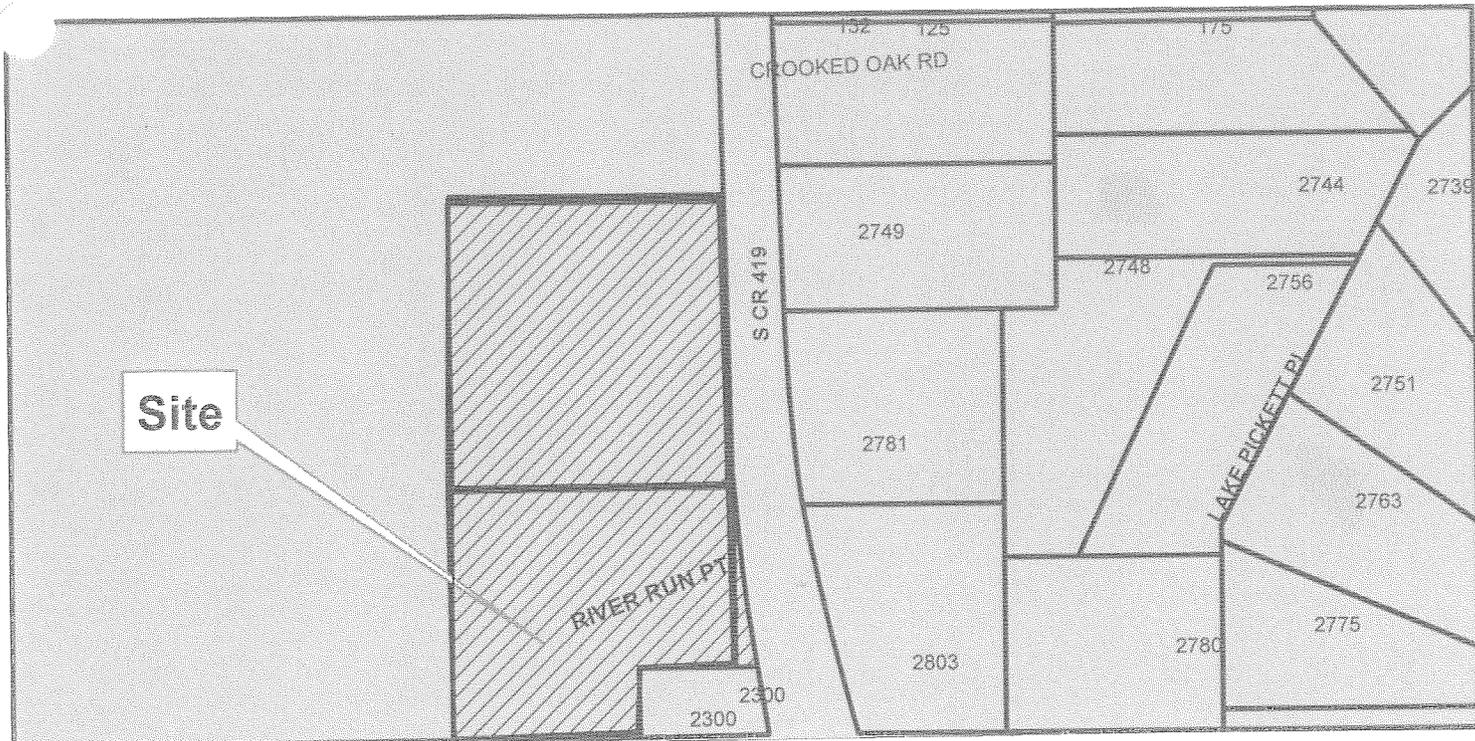
Case: BS2007-04 (Map 3214, Grid E7)  
Parcel No: 32-21-32-300-0040-0000 and  
33-21-32-301-0180-0000

Zoning

-  BS200-7-04
-  A-5



River Run Christian Church  
141 River Run Point  
Chuluota, Florida 32766

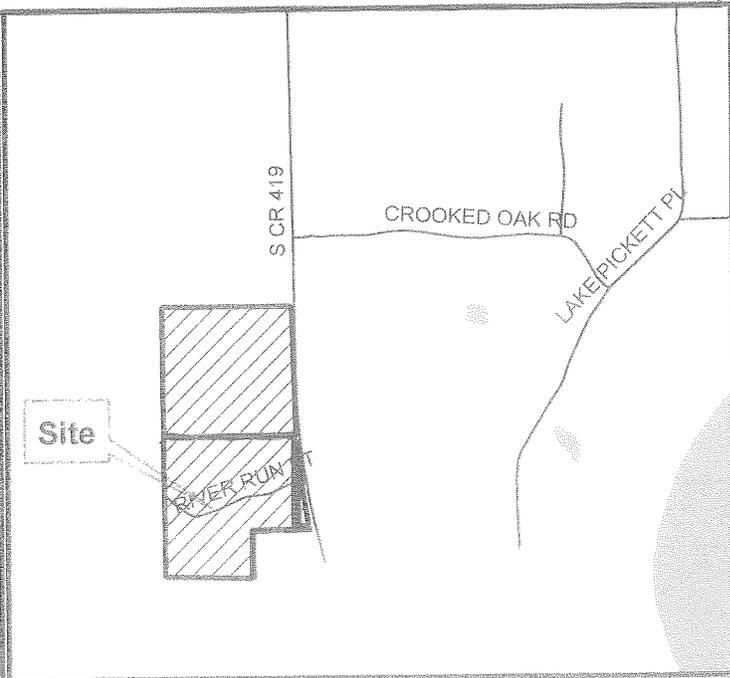
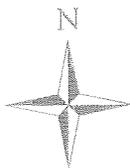


ORANGE COUNTY

Seminole County Board of Adjustment  
May 21, 2007  
Case: BS2007-04 (Map 3214, Grid E7)  
Parcel No: 32-21-32-300-0040-0000 and  
33-21-32-301-0180-0000

Zoning

-  BS200-7-04
-  A-5



**Clarifications:**

1. All above cost subject to Premier Modular Buildings LC approval and mutually agreeable terms and conditions.
2. Quotation valid for 20 days.
3. Transaction is subject to credit approval by Premier Modular Buildings LC.
4. The above sales price is subject to sales tax and title transfer cost. These costs are the responsibility of the purchaser and are not included in the above cost.
5. Proposal does not include permitting, site work, utilities connections, landscaping, handicap ramps, stairs, parking, impact fees or any governmental fees.
6. Customer is responsible for all utility connection to the building.
7. Site must be level, accessible by non-four wheel truck and compacted to levels dictated on the standard foundation plans.
8. Local officials requirements may be at additional cost (i.e. pier type, fire codes, etc.)
9. Foundation and any on site installed items are subject to local code jurisdiction and any changes due to this may be subject to additional costs to the Customer.

**CUSTOMER SPECIFICATIONS****Customer: RRCC****Date: 2/9/07****Location: Chuluota, Florida****Quote # 19373**

Base Building - 24' x 72'

Size: 24X72 Square Ft: 1,728 Perimeter Ft: 192

Codes/States/Labels:FBC / FL

130 MPH Wind Speed

Occupancy: Educational

**FRAME**

Outrigger Type (I-Beam Spacing - 95 1/2")

I-Beam Size As Required 12-INCH

Axle Quantity As Required

New Tires

Detachable Hitches

**FLOOR**

Nylon Impregnated Bottom Board

2x6 Joists, 16" OC

Std. 5/8" T &amp; G Plywood Decking

1/8" Vinyl Composite Block Tile - 1/2 bath

20 oz. commercial carpet throughout

**WALLS & PARTITIONS**

Wall Height: 8'-0"

2x4 Studs, 16" OC

Double Top Plate

56 LF Interior Partition Walls (per print)

1/2" Vinyl Covered Gypsum Interior Wallboard

**INTERIOR DOORS**

3 - 36"x80" Hol. Core, Lt. Gray, 6-panel, Steel Jamb, Lvr

2 - 36"x80" Bi-fold Door w/Wood Jamb

Raised Panel Type

**ROOF**

Live Load: 20 psf (Florida)

Truss Type: Box

Truss Spacing: 24" O.C.

Sheathing: 7/16" OSB

Roof Covering: 45 Mil Black EPDM Rubber w/Densdeck

Ceiling: 1/2" Prefin C-spray Gyp w/Rosettes, Splines

Ridgebeam: 4 Layer 24", 3/4" Plywood

No Roof Overhang/Projection

Hurricane Straps (Sidewall type)

Attic Ventilation as Required

**PLUMBING**

- 1 - Handicap accessible 1/2 bath
- 1 - Wall mount lavatory w/mirror
- 1 - HC water closet w/grab bars & t.p. holder
- 1 - Eemax Instant Water Heater 6.5kw
- CPVC Supply Lines

**ELECTRICAL**

- 2 - 100 Amp Panel
- 24 - Fluor. Lights: 240 Surface Mt., Diffused
- 2 - Standard 60w Porch Light w/ PhotoCell
- 2 - Combo Lighted Exit Sign/Emergency Light w/Battery
- 8 - Empty 2x4 J-Box w/1/2" Conduit Stub
- All alarm devices & wiring are by others on site - If required.
- 1 - Combo 60w Light w/ 100cfm Exhaust Fan
- Std 110v Receptacles at approx 12' OC
- 1 - GFI Protected Receptacle
- 2 - Exterior GFI Receptacle (in-use type)
- 12-2 Romex Wiring

**HVAC**

- 2 - 3 1/2 Ton Wall Mount Unit w/10kw Heat
- ( OPPOSITE ENDS)
- Fiberglass Supply Duct w/Grilles
- Fiberglass Return Duct w/Grilles
- 24 LF Plenum Wall

**EXTERIOR**

- Hardipanel Siding & Trim (Sierra w/verticle grvs.)
- Sheathing As Required
- 100% House Wrap
- Hardipanel Mansard (20" to 24" avg. height)

**WINDOWS**

- 4 - 36"x54" V/S DP-50, Insulated, Kinro 26000R
- Bronze Alum. Frames
- Bronze Tinted Glass

**EXTERIOR DOORS**

- 2 - 36"x80" Hvy. Dty. Alum. w/10x10 View Block
- 2 - Lever Hardware
- ( KEYED ALIKE)
- 2 - Closer

**INSULATION**

- Floor - R-11
- Exterior Wall - R-11
- Roof - R-19
- Interior Partitions - R-11 Sound Reduction Batts

**MISCELLANEOUS**

Storm shutters & protection are by others on site.

Plans will be state and/or 3rd party approved.

Local & Fire Marshal codes/interpretations are the customer's responsibility.

Customer is responsible for drinking water when not included in quote.

QUOTE IS ONLY GOOD FOR 30 DAYS DUE TO UNPREDICTABLE STEEL AND LUMBER PRICES.

**CLARIFICATIONS**

**1 RESTROOM FACILITIES:**

\*\*\*\*Buildings without adequate restroom facilities are subject to the approval of the local official. Customer is responsible for required restroom facilities when not included in the quote.\*\*\*\*

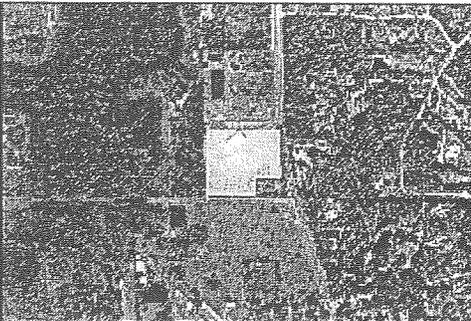
**1 UNLESS QUOTE STATES OTHERWISE:**

\*\*\*Please note that all furniture, appliances, and office equipment are by others\*\*\*

**1 OCCUPANT LOAD:**

\*\*\*\*Occupant load for Education & Assembly occupancies will be based on the fresh air capacity of the HVAC system quoted.\*\*\*\*

<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 407-565-7508</p>																																				
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 33-21-32-301-0180-0000</p> <p>Owner: CHURCH RIVER RUN CHRISTIAN</p> <p>Own/Addr: INC</p> <p>Mailing Address: PO BOX 621419</p> <p>City,State,ZipCode: OVIEDO FL 32762</p> <p>Property Address: 520 SR</p> <p>Subdivision Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 36-CHURCH/RELIGIOUS ()</p> <p>Dor: 00-VACANT RESIDENTIAL</p>	<p align="center"><b>2007 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$31,500</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$31,500</p> <p>Assessed Value (SOH): \$31,500</p> <p>Exempt Value: \$31,500</p> <p>Taxable Value: \$0</p> <p>Tax Estimator</p>																																			
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## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 21, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 32 TWP 21S RGE 32E SE 1/4 OF SE 1/4 OF SE 1/4 (LESS BEG  
SE COR RUN S 86 DEG 50  
MIN 9 SEC W 195.37 FT N 3 DEG 9 MIN 51 SEC W 155 FT N 86 DEG 50  
MIN 9 SEC E TO E LI SES S

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

### FINDINGS OF FACT

**Property Owner:** River Run Christian Church

**Project Name:** River Run Point (141)

**Requested Development Approval:**

Request for an amendment to an existing special exception to allow a 1728 square foot modular building for Sunday School classes in A-5 (Rural Zoning 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, Principal 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 proposed 1728 square foot modular building as depicted on the attached site plan.

(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: \_\_\_\_\_  
Dori L. DeBord  
Planning & Development Director

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: