

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

SUBJECT: 1701 Mikler Road – Christian Frazier/Cornerstone Missionary Baptist Church, applicant; Request for a special exception to establish a church in R-1A (Single Family Residential District).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Joy Williams **EXT:** 7399

Agenda Date 12/03/07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Approve** the request for special exception to establish a church in R-1A (Single Family Dwelling District); or
2. **Deny** the request for special exception to establish a church in R-1A (Single Family Dwelling District); or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant; Christian Frazier /Cornerstone Church 3583 Heirloom Rose Pl Oviedo, Fl 32766 Owner: Roberto Ramon	R-1A (Single Family Dwelling District) LDC section 30.203 (special exception); Churches with their attendant educational, recreational buildings, and off-street parking.
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to convert an existing single family residence to a church building with future plans to construct an additional church building as the main sanctuary. • The existing 2,900 sq ft structure will be utilized as a short term church building; the sanctuary will have a maximum seating capacity of 100 people. • The proposed future church building will be approximately 18,258 sq ft with a 648 sq ft porte cochere; the sanctuary will have a seating capacity of approximately 600 people. 	

- Upon completion of the future church building; the short term church building will be utilized for Sunday school and children's church.
- The hours of operation will be on Sundays from 8:00 A.M until 1:00 P.M with an occasional 4:00 P.M Sunday service; and on Wednesday evenings from 7:00 P.M until 9:00 P.M. The applicant has stated that the church will not operate during the week as a daycare facility and that the church will not be rented out for events other than weddings and funerals.

DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
SITE	R-1A	LDR	SFR
NORTH	A-1	LDR	Vacant
SOUTH	PUD	PD	SFR
EAST	A-1	LDR	Vacant
WEST	A-1 & R-1A	LDR	SFR

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 Cornerstone Missionary Baptist Church has an average attendance of approximately 50 people including children with future plans of a sanctuary that would seat 600 people. The church is proposed on a 5 acre parcel fronting on Mikler Road. The use of this site as a church of this size would be compatible with the surrounding area.

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

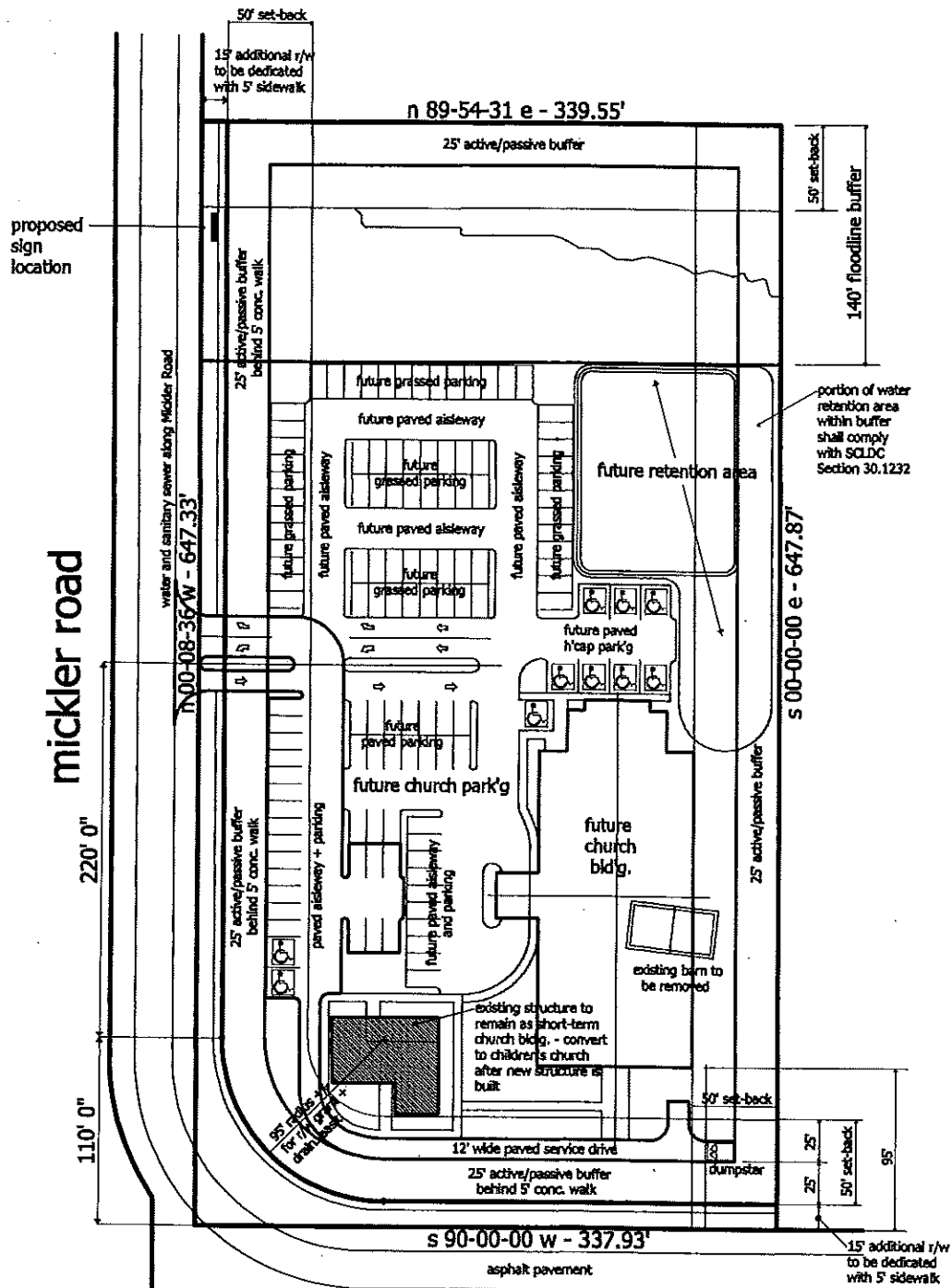
The proposed use would generate additional traffic to the area. Prior to obtaining permits, the applicant must submit for concurrency review.

IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:

The Seminole County Vision 2020 Comprehensive Plan describes the Low Density Residential (LDR) future land use

	<p>as a land use designated for standard detached single family residences. The land use may serve as a transitional use between more intense suburban uses and Suburban Estates. The approved uses listed in the LDR land use include schools (elementary, middle and high) and group homes, churches, day cares, guest cottages, public utilities, and public owned parks and recreation. The use of this site as a church is consistent with the comprehensive plan.</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 and buildings meet the minimum area and dimensional requirements of the R-1A district. The site will be required to meet active/passive buffer/setback requirements in accordance with the LDC sec. 30.1232 to eliminate or minimize adverse impacts on adjacent residential uses.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>Within the R-1A district churches with their attendant educational, recreational buildings and off-street parking are allowed as conditional uses.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE R-1A (SINGLE FAMILY DWELLING DISTRICT); LDC SECTION 30.124(a)</p>	<p>The BOA may permit any use allowed by special exception in the R-1A (Single Family Dwelling 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 R-1A (SINGLE FAMILY DWELLING DISTRICT):</u></p> <p>The Single Family Dwelling District permits residential uses and non-residential uses intended to provide service to the immediate and adjacent areas, with conditions to protect the character of the area.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>A church may be more intensive in nature than a single family subdivision; however, the use will be contained within the site and the additional traffic generated from the use will be limited due to the hours of operation being on Sunday mornings and Wednesday evenings during off-peak hours.</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>
STAFF FINDINGS	<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 church is proposed on a 5 acre site that fronts Mikler Road approximately 1/10th mile south of Red Bug Lake Rd which is an arterial road.• The site will meet all minimum area and dimensional requirements of the R-1A zoning district which allows churches as a conditional use. In addition, the site will have a landscape buffer consisting of hedges and canopy trees in accordance with the LDC sec. 30.1232 in order to minimize adverse impacts and uphold compatibility with surrounding residential uses.
STAFF RECOMMENDATION	<p>Staff recommends approval of the special exception based upon the following conditions:</p> <ol style="list-style-type: none">1. The short term church building shall not exceed 3,000 square feet. The proposed future church building shall not exceed 18,300 square feet of air conditioned area and a 650 square feet porte cochere.2. The church will not be utilized as a child care facility independent of customary church activities.3. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).



proposed site plan

site area = 5.03 acres +/- (219,364 square feet)

proposed parking (immediate) 19 paved + 2 h'cap = 21

proposed parking (future) 27 paved + 8 h'cap + 69 grass = 104

total proposed parking 46 paved + 10 h'cap + 69 grass = 124

immediate overall parking ratio = 1 space per 4.76 persons in sanctuary

future overall parking ratio = 1 space per 4.84 persons in sanctuary



revised 07 november 2007

added 25' active/passive buffer all 4 sides

Fee: \$370.00

COPY

Application # PS2007-23
Meeting Date 12-3-07



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: Christian Frazier / Cornerstone Missionary Baptist Church
Address: 3583 Heirloom Rose Place City: Oviedo Zip code: 32766
Project Address: 1701 Mikler Road City: Oviedo Zip code: 32765
Phone number(s): (407) 781-2944 or (407) 797-5007
Email address: pastor@oviedocornerstone.com

What is this request for?

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

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

What is the current use of the property? Residential (Approved for residential development)

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: 10-12-07 Reviewed By: P. Johnson
 Tax parcel number: 16-21-31-5CA-0000-0810 Zoning/FLU R-1A / LOR
 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: _____

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-_____:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: <u>Roberto Ramon</u>	Name: <u>Christian Frazier</u>
Address: <u>53 N. Palermo Ave Orlando, FL 32825</u>	Address: <u>3583 Heirloom Rose Place, Oviedo 32766</u>
Phone #: <u>(407) 383-6851</u>	Phone #: <u>(407) 797-5007</u>

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____ Name of Partnership: _____
Principal: _____ Principal: _____
Address: _____ Address: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: _____ Contract Vendee: _____
Name: _____ Name: _____
Address: _____ Address: _____

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

10/12/07

Date



Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 200__ by _____

Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

For Use by Planning & Development Staff

Date: _____ Application Number: _____

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Roberto Ramon, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s) 16-21-31-SCA-0000-0810
Leg W 1/2 of Lot 81 Staria Colony Cos Subd PB 2 PG 71

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map
(circle one or more) from 10/11/07 to 10/11/09 and affirm that Christian Frazier
Christian Frazier is hereby designated to act as my / our authorized agent and to file the
attached application for the stated amendment and make binding statements and commitments regarding the
amendment request.

[Signature]
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 11 day of Oct, 2007

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Roberto Ramon, who is personally known to me or who has produced driver's license has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of October, 2007.

~~Notary Public in and for the County and State Aforementioned~~
NOTARY PUBLIC-STATE OF FLORIDA
Eric Chin
Commission #DD680467
Expires: AUG. 13, 2011
BONDED THRU ATLANTIC BONDING CO., INC.
My Commission Expires: Aug 13, 2011



November 9, 2007

Seminole County Government
Board of Adjustment/Development Review Committee
1101 East First Street
Sanford, Florida 32771

Dear Board of Adjustment/Development Review Committee:

The Cornerstone Missionary Baptist Church has submitted this application for a special exception for the property located at 1701 Mikler Road, Oviedo, Florida 32765. We had our pre-application meeting on 9/26/07.

After some minor renovation of the non-structural/non load bearing walls the building will include approximately 2,900 square feet of air conditioned space.

The seating capacity of the existing building is estimated at not to exceed 100 persons maximum capacity but our average attendance is approximately 50 persons including children. Once the new facility is completed in the next 2-4 years the existing building will be used for Sunday School and/or Children's Church.

Our hours of operations will be from 8:00AM Sunday Morning until 1:00PM in the afternoon. We will also have a mid - week bible Study on Wednesday Evening from 7:00PM - 9:00PM. On occasion we will have a 4:00PM Sunday Service.

The Church will not operate a day care facility or rent out the church for events with the exceptions of Weddings or Funerals which would occur occasionally on Saturdays.

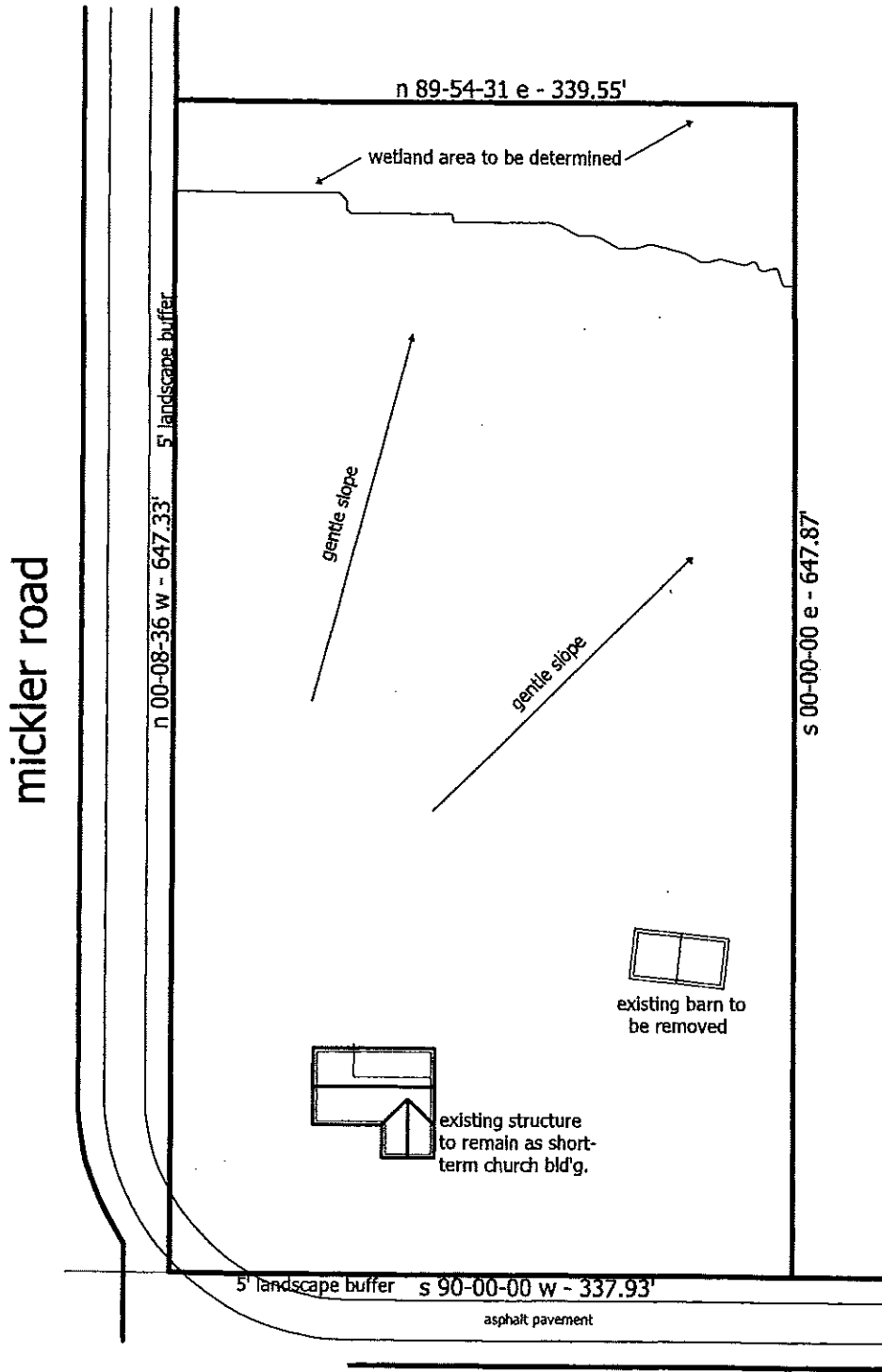
The sign location is in the conceptual site plan. The sign size is approximately 4' X 8' and would be mounted on a 4' post.

The property is currently on a septic tank with the possibility of connecting to a neighboring sewage system. The Health Department is conducting a certification to ensure the current system and drain field will accommodate our seating capacity. If the certification is not achieved then we will increase the septic system capacity.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Frazier".

Reverend Christian Frazier, Pastor
Cornerstone Missionary Baptist Church of Oviedo, Inc.
www.oviedocornerstone.com
www.myspace.com/oviedocornerstone



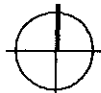
existing site plan

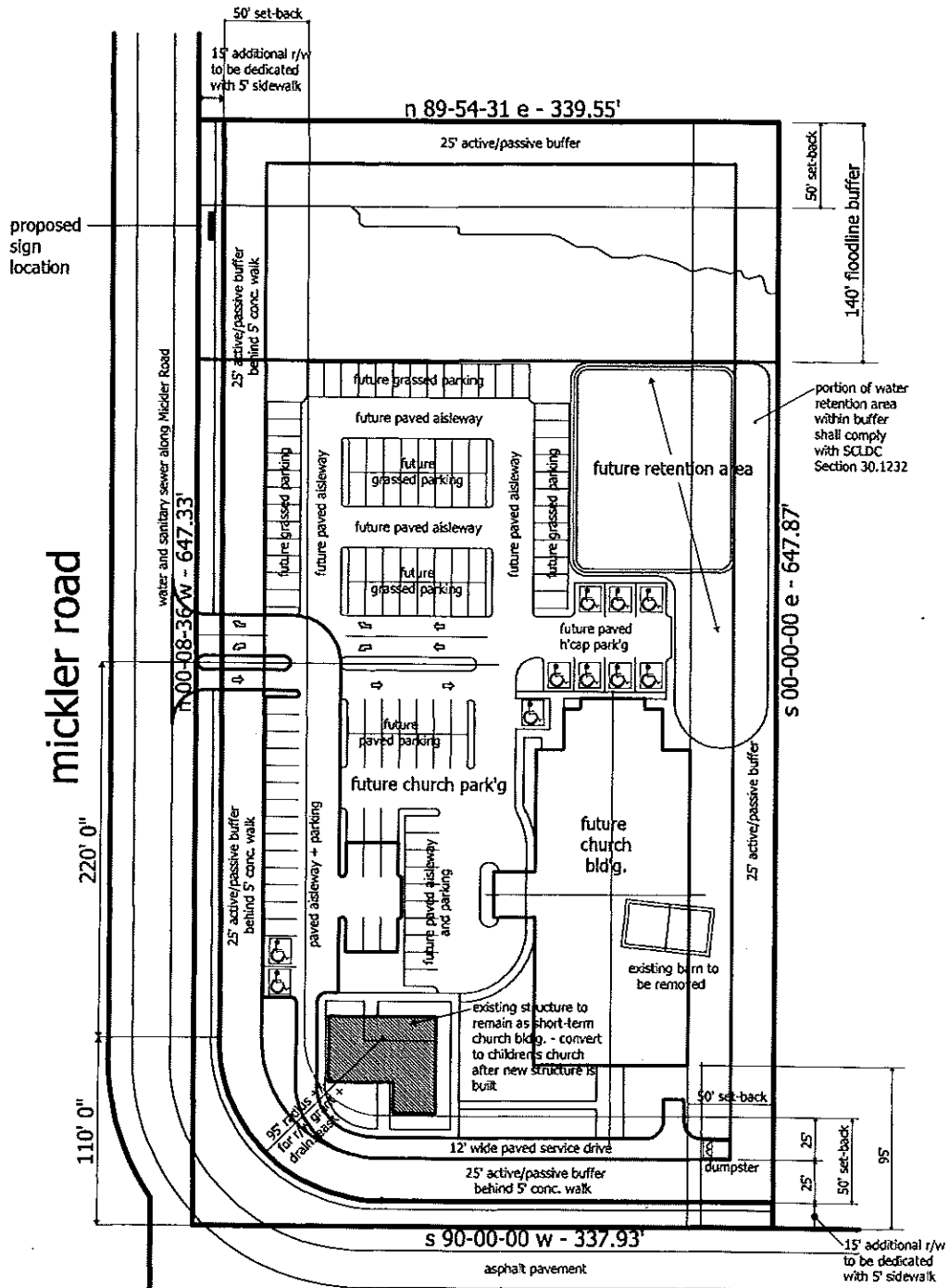
site area = 5.03 acres +/- (219,364 square feet)

parcel id # 16-21-31-5CA-0000-0810

roberto ramon, applicant

special exception - church





proposed site plan

site area = 5.03 acres +/- (219,364 square feet)

proposed parking (immediate) 19 paved + 2 h'cap = 21

proposed parking (future) 27 paved + 8 h'cap + 69 grass = 104

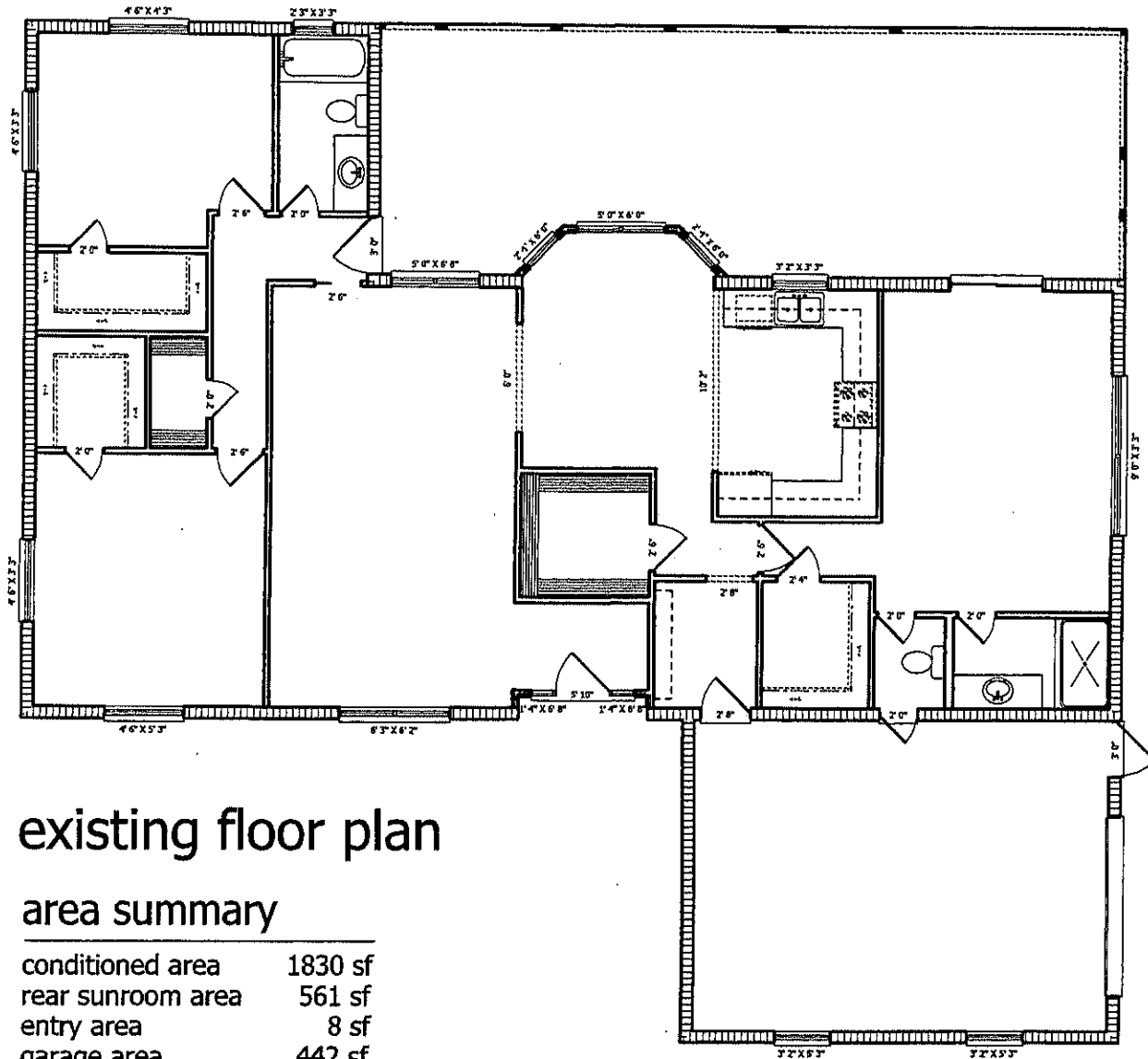
total proposed parking 46 paved + 10 h'cap + 69 grass = 124

immediate overall parking ratio = 1 space per 4.76 persons in sanctuary

future overall parking ratio = 1 space per 4.84 persons in sanctuary



revised 07 november 2007
added 25' active/passive buffer all 4 sides

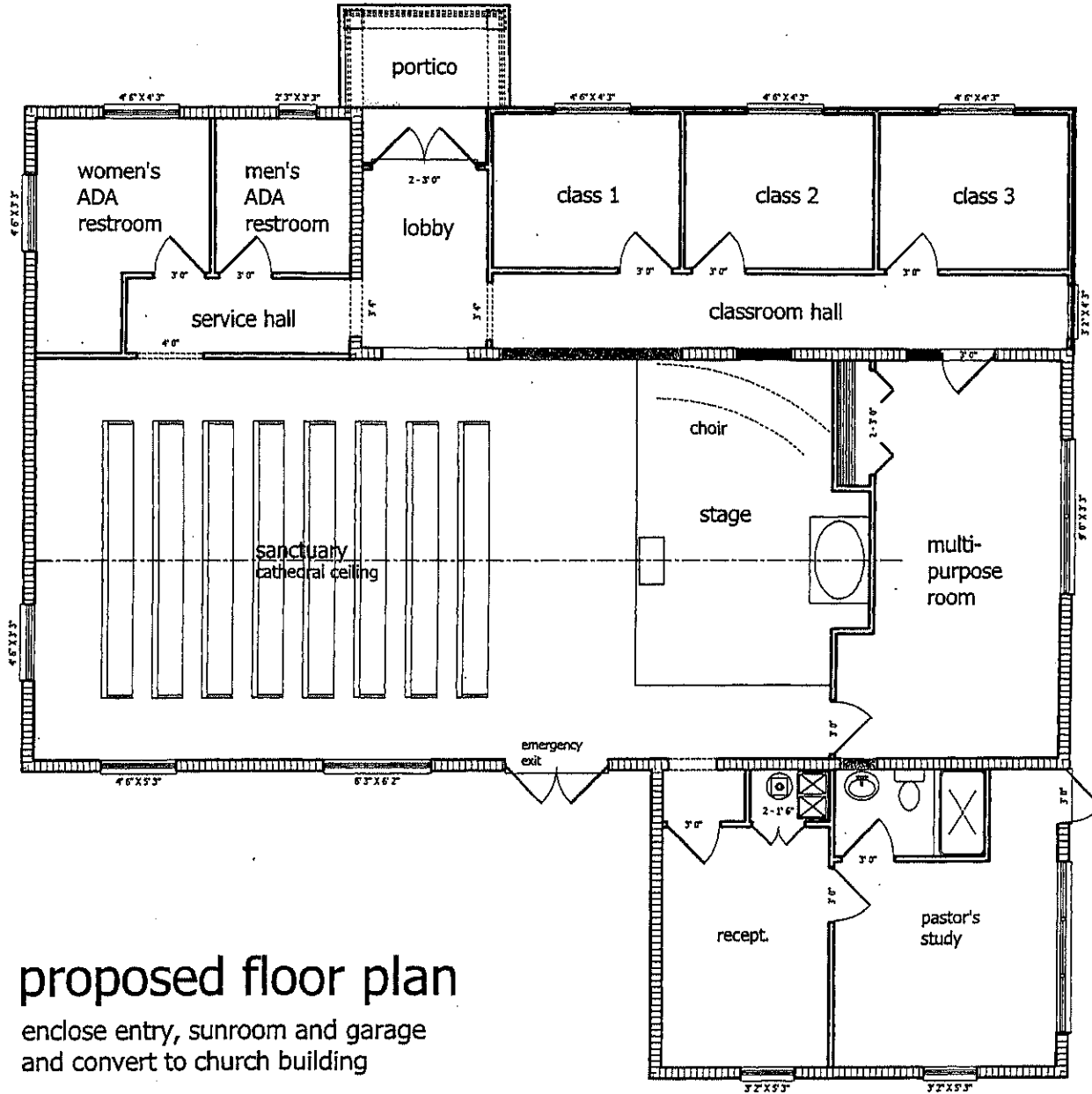


existing floor plan

area summary

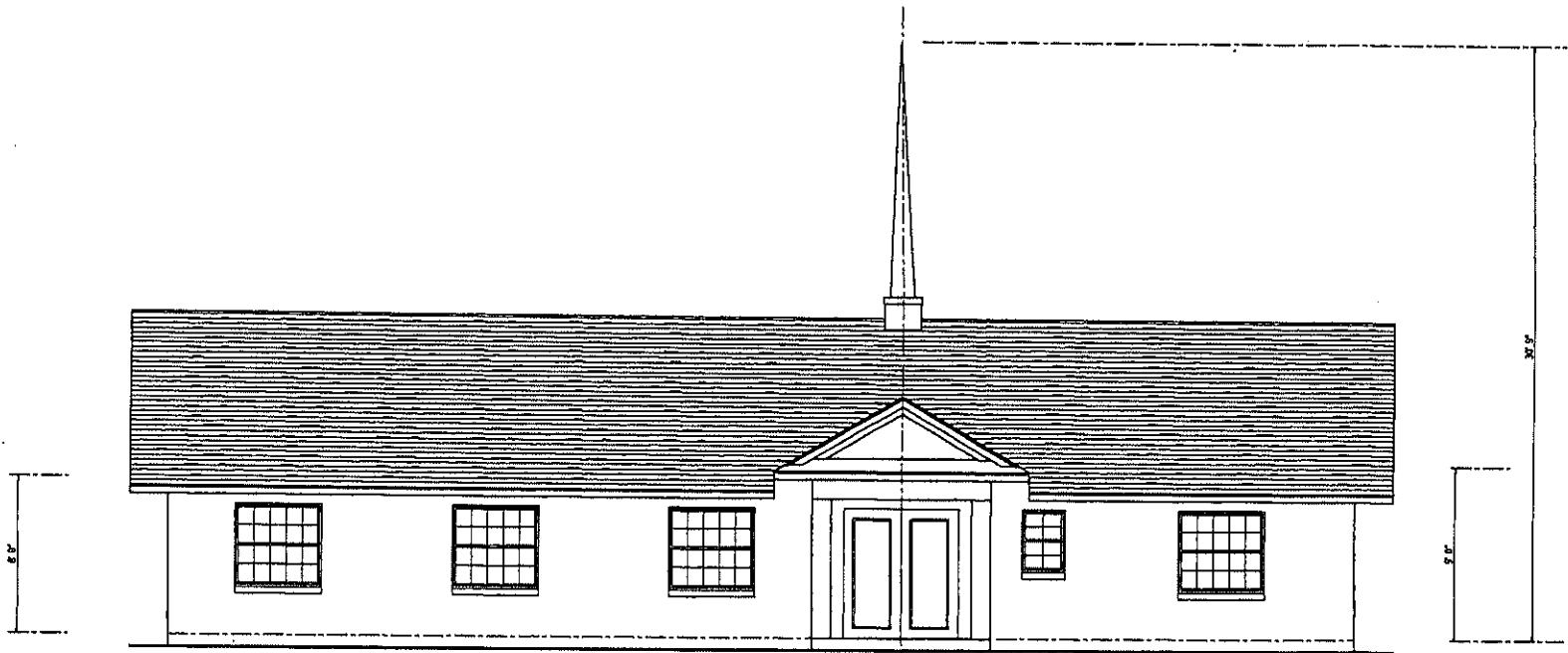
conditioned area	1830 sf
rear sunroom area	561 sf
entry area	8 sf
garage area	442 sf
total area	2841 sf

SHORT TERM CHURCH BUILDING

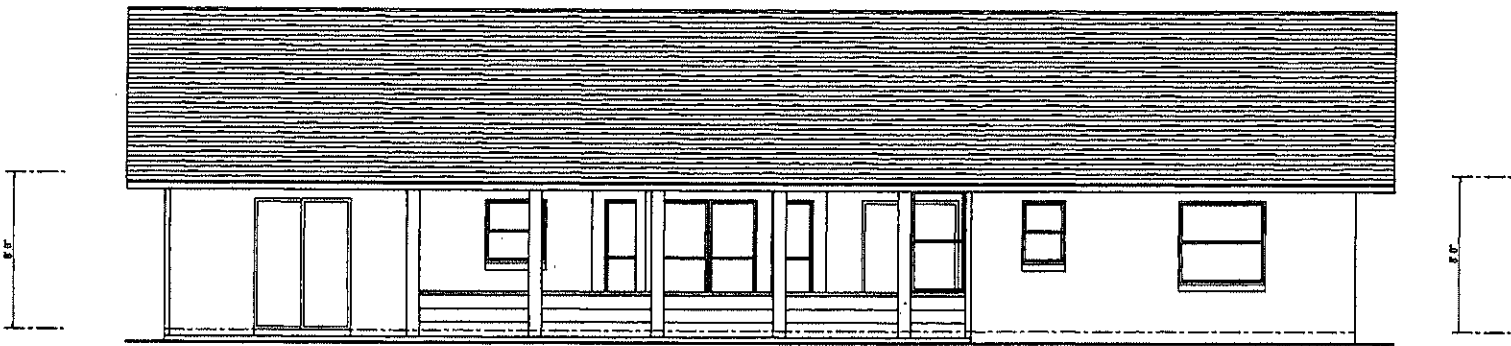


proposed floor plan
 enclose entry, sunroom and garage
 and convert to church building

SHORT TERM CHURCH BUILDING

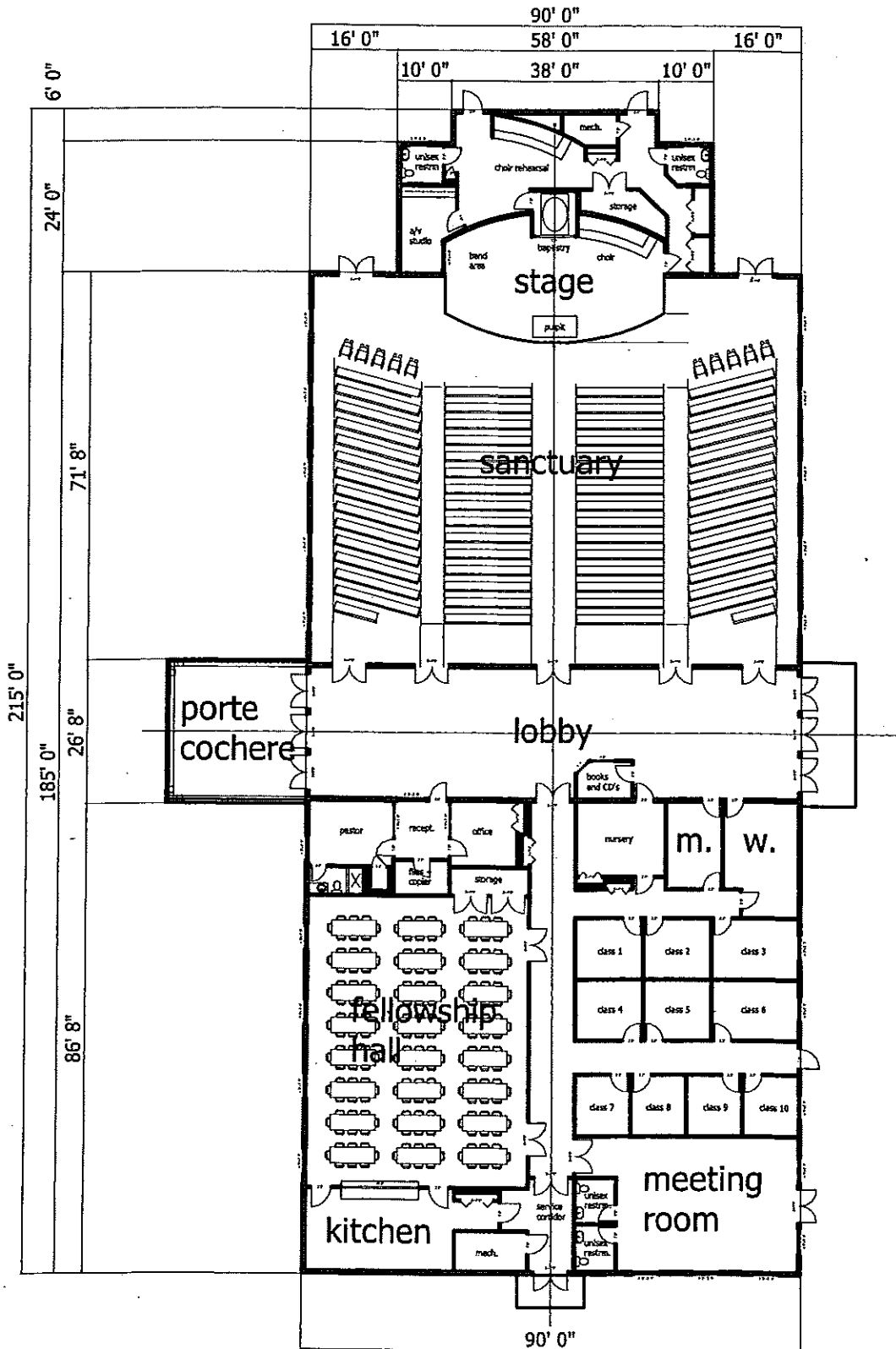


proposed north elevation



existing north elevation

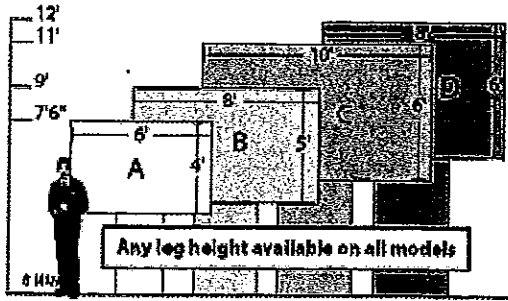
FUTURE CHURCH BUILDING



proposed floor plan

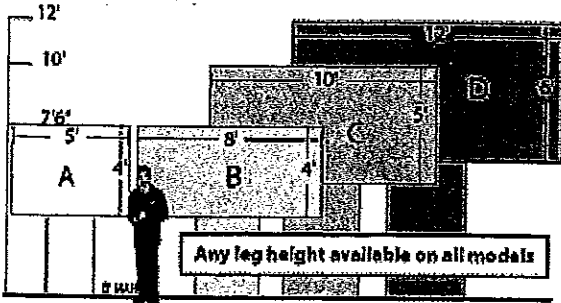
600 fixed seats in sanctuary - approx. 200 seats in fellowship hall
 18,258 sf conditioned area + 648 sf porte cochere





Changeable copy configuration options

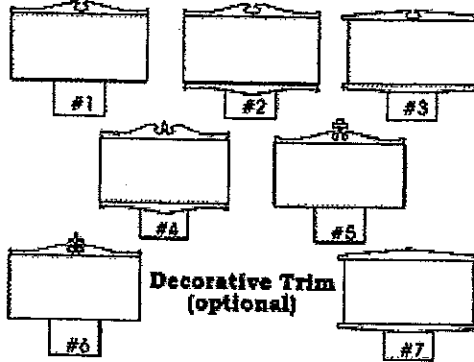
Character Size & Traffic Speed	Sign A	Sign B	Sign C	Sign D
4" - Up to 30mph	4 lines	5 lines		
6" - Up to 45mph	3 lines	4 lines	5 lines	5 lines
8" - Up to 55mph		3 lines	4 lines	4 lines
10" - Up to 70mph			3 lines	3 lines



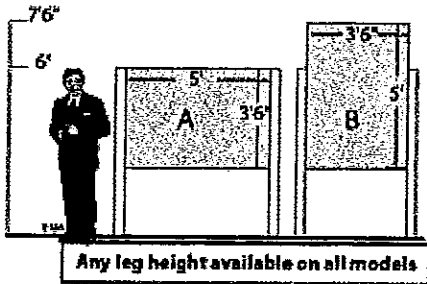
Changeable copy configuration options

Character Size & Traffic Speed	Sign A	Sign B	Sign C	Sign D
4" - Up to 30mph	4 lines	4 lines	5 lines	
6" - Up to 45mph	3 lines	3 lines	4 lines	5 lines
8" - Up to 55mph			3 lines	4 lines
10" - Up to 70mph				3 lines

Face Options



Decorative Trim (optional)



Changeable copy configuration options

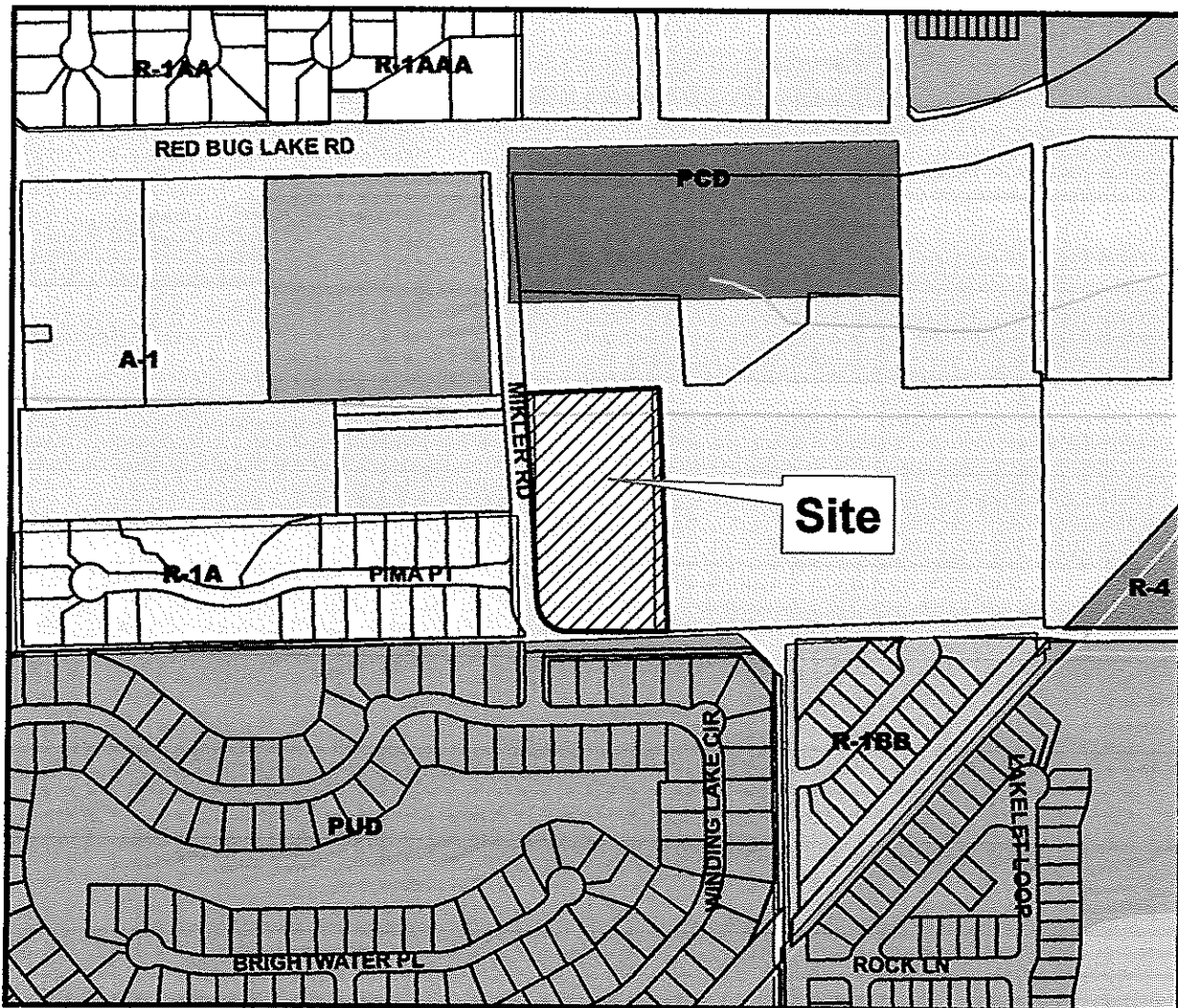
Character Size & Traffic Speed	Sign A	Sign B
3" - Up to 15mph	5 lines	8 lines
4" - Up to 30mph	4 lines	

Face Options












Ambassador


Christian Frazier
 Cornerstone Missionary Baptist Church
 1701 Mikler Road
 Oviedo, Florida 32765

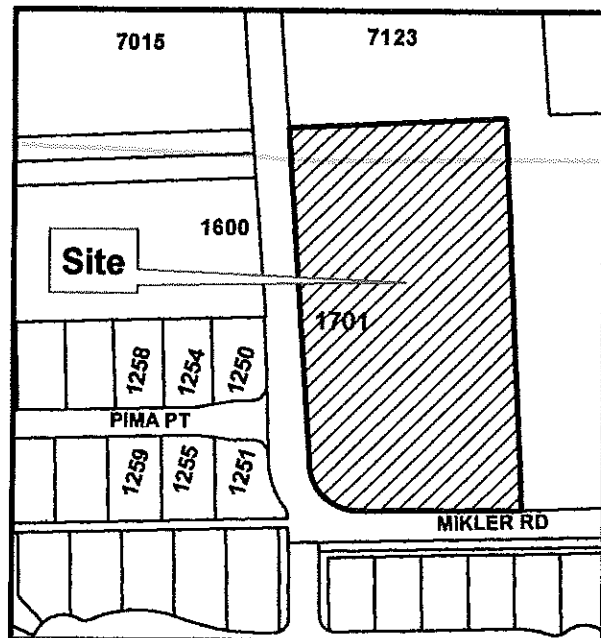


Seminole County Board of Adjustment
 December 3, 2007
 Case: BS2007-23 (Map 3211, Grid E2)
 Parcel No: 16-21-31-5CA-0000-0810

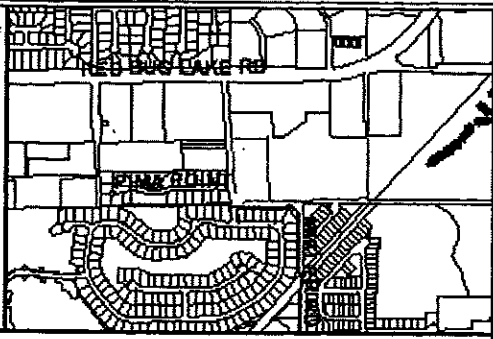
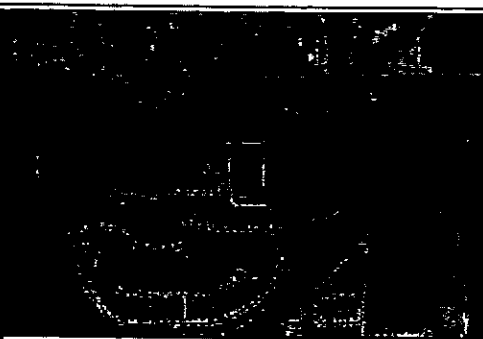
Zoning

 BS2007-23	 R-1BB
 A-1	 R-4
 R-1AAA	 PUD
 R-1AA	 PCD
 R-1A	

N




Personal Property

<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 407-655-7508</p>																																																																																									
<p align="center">GENERAL</p> <p>Parcel Id: 16-21-31-5CA-0000-0810</p> <p>Owner: RAMON ROBERTO</p> <p>Mailing Address: 53 N PALERMO AVE</p> <p>City,State,ZipCode: ORLANDO FL 32825</p> <p>Property Address: 1701 MIKLER RD OVIEDO 32765</p> <p>Subdivision Name: SLAVIA COLONY COS SUBD</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 01-SINGLE FAMILY</p>		<p>2008 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 2</p> <p>Depreciated Bldg Value: \$223,939</p> <p>Depreciated EXFT Value: \$336</p> <p>Land Value (Market): \$300,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$524,275</p> <p>Assessed Value (SOH): \$524,275</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$524,275</p> <p>Tax Estimator</p> <p>Tax Reform Analysis</p>																																																																																							
<p 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>12/2004</td> <td>05567</td> <td>1454</td> <td>\$440,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1996</td> <td>03055</td> <td>1010</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>ARTICLES OF AGREEMENT</td> <td>07/1978</td> <td>01182</td> <td>1555</td> <td>\$19,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	12/2004	05567	1454	\$440,000	Improved	Yes	WARRANTY DEED	04/1996	03055	1010	\$100	Vacant	No	ARTICLES OF AGREEMENT	07/1978	01182	1555	\$19,000	Vacant	Yes	<p>2007 VALUE SUMMARY</p> <p>2007 Tax Bill Amount: \$7,764</p> <p>2007 Taxable Value: \$525,695</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																																											
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																																																			
WARRANTY DEED	12/2004	05567	1454	\$440,000	Improved	Yes																																																																																			
WARRANTY DEED	04/1996	03055	1010	\$100	Vacant	No																																																																																			
ARTICLES OF AGREEMENT	07/1978	01182	1555	\$19,000	Vacant	Yes																																																																																			
<p 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>5.000</td> <td>60,000.00</td> <td>\$300,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	5.000	60,000.00	\$300,000	<p align="center">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG W 1/2 OF LOT 81 SLAVIA COLONY COS SUBD PB 2 PG 71</p>																																																																											
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																																																				
ACREAGE	0	0	5.000	60,000.00	\$300,000																																																																																				
<p align="center">BUILDING INFORMATION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Bld</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1981</td> <td>6</td> <td>1,797</td> <td>2,882</td> <td>2,361</td> <td>CONC BLOCK</td> <td>\$219,527</td> <td>\$246,680</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">OPEN PORCH FINISHED / 21</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">GARAGE FINISHED / 500</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">BASE SEMI FINISHED / 564</td> </tr> <tr> <td colspan="10"><i>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</i></td> </tr> <tr> <td>2</td> <td>BARNS/SHEDS</td> <td>1990</td> <td>0</td> <td>1,175</td> <td>1,175</td> <td>1,175</td> <td>SIDING AVG</td> <td>\$4,412</td> <td>\$7,767</td> </tr> <tr> <td colspan="10"><i>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</i></td> </tr> </tbody> </table>										Bld Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1981	6	1,797	2,882	2,361	CONC BLOCK	\$219,527	\$246,680		Appendage / Sqft		OPEN PORCH FINISHED / 21								Appendage / Sqft		GARAGE FINISHED / 500								Appendage / Sqft		BASE SEMI FINISHED / 564							<i>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</i>										2	BARNS/SHEDS	1990	0	1,175	1,175	1,175	SIDING AVG	\$4,412	\$7,767	<i>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</i>									
Bld Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																																																																
1	SINGLE FAMILY	1981	6	1,797	2,882	2,361	CONC BLOCK	\$219,527	\$246,680																																																																																
	Appendage / Sqft		OPEN PORCH FINISHED / 21																																																																																						
	Appendage / Sqft		GARAGE FINISHED / 500																																																																																						
	Appendage / Sqft		BASE SEMI FINISHED / 564																																																																																						
<i>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</i>																																																																																									
2	BARNS/SHEDS	1990	0	1,175	1,175	1,175	SIDING AVG	\$4,412	\$7,767																																																																																
<i>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</i>																																																																																									
<p align="center">EXTRA FEATURE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Bld</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>WOOD DECK</td> <td>1990</td> <td>168</td> <td>\$336</td> <td>\$840</td> </tr> </tbody> </table>										Description	Year Bld	Units	EXFT Value	Est. Cost New	WOOD DECK	1990	168	\$336	\$840																																																																						
Description	Year Bld	Units	EXFT Value	Est. Cost New																																																																																					
WOOD DECK	1990	168	\$336	\$840																																																																																					

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 3, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 1/2 OF LOT 81
SLAVIA COLONY COS SUBD PB 2 PG 71

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

FINDINGS OF FACT

Property Owner: Roberto Ramon
53 N Palermo Ave
Orlando, FL 32825

Project Name: Mikler Road (1701)

Requested Development Approval:

Request for special exception to establish a church in R-1A (Single Family Dwelling 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: Joy Williams; 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. 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).
2. The short term church building shall not exceed 3,000 sq ft. The proposed future church building shall not exceed 18,300 sq ft of air conditioned area and a 650 sq ft porte cochere.
3. The church will not be utilized as a child care facility independent of customary church activities.

(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: