

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

SUBJECT: 925 Oklahoma Street – Girls and Boys Town of Central Florida, applicant; Request for a setback variance from 100 feet to 32 feet for a proposed school building in A-1 (Agriculture District).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7433

Agenda Date 1/28/2008 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for a setback variance from 100 feet to 32 feet for a proposed school building in A-1 (Agriculture District); or
2. **Approve** the request for a setback variance from 100 feet to 32 feet for a proposed school building in A-1 (Agriculture District); or
3. **Continue** the request to a time and date certain.

| | |
|------------------------------------|---|
| <p>GENERAL INFORMATION</p> | <p>Applicant: Girls and Boys Town of Central Florida Location: 925 Oklahoma Street Zoning: A-1 Subdivision: Black Hammock</p> |
| <p>BACKGROUND / REQUEST</p> | <ul style="list-style-type: none"> • The applicant proposes to construct a school building with the hundred (100) foot setback of the scenic corridor overlay. • The proposed school building was approved in 2006 as an amendment to the existing special exception and at that time it was not established the setback of the building in the conceptual design. • 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. • There are currently no code enforcement or building |

| | |
|-----------------------------|--|
| | <p>violations for this property.</p> <ul style="list-style-type: none">• There is no record of prior variances for this property. |
| STAFF FINDINGS | <p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30. |
| STAFF RECOMMENDATION | <p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the school building as depicted on the attached site plan; and• 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
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

Compatibility matrix and how we handle resource (conservation) protection

WBDB – allows for 2.0 FAR; we allow 1.0; less than or equal to 50 DU; we allow 50 DU

WIC - .50; equal to less than 20 DU

MDR goes up to 15 DU; but these are small lots (can't get that density)

LDR up to 6; these are small lots

SE same

GC – dame

RP – we don't require development agreements for sensitive land impacts like Sanford does

Wendy – used some of our Plan and other locales;

No conflicts – some more strict;

HI – 50 DU; 1.0 FAR (same as our HIP-TI)

NC - .35 for Sanford and us; we do not have a NC FLU (not abutting County)

COPY

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BV 2007-167
 Meeting Date 1-28-08



VARIANCE 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: Girls and Boys Town of Central Florida, Inc. c/o Gregory A. Zbylut, Executive Director

Address: 37 Alafaya Woods Boulevard City: Oviedo Zip code: 32765

Project Address: 925 Oklahoma Street City: Oviedo Zip code: 32765

Contact number(s): (407) 498-1138 / Engineer: John A. "Jack" Walsh, P.E. (407) 843-5120 ext. 3220

Email address: zbylutg@girlsandboystown.org / Engineer: John A. "Jack" Walsh, P.E. jwalsh@bsaor1.com

Is the property available for inspection without an appointment?

Yes No *If gated please provide a gate code to staff.*

| What type of structure is this request for? | |
|---|---|
| <input type="checkbox"/> Shed | Please describe: |
| <input type="checkbox"/> Fence | Please describe: |
| <input type="checkbox"/> Pool | Please describe: |
| <input type="checkbox"/> Pool screen enclosure | Please describe: |
| <input type="checkbox"/> Covered screen room | Please describe: |
| <input type="checkbox"/> Addition | Please describe: |
| <input type="checkbox"/> New Single Family Home | Please describe: |
| <input checked="" type="checkbox"/> Other | Please describe: <u>Building and Retention Pond Expansion</u> |
| <input type="checkbox"/> This request is for a structure that has already been built. | |

| What type of variance is this request? | | | | |
|---|---------------------|-------------|-------------------|------------|
| <input type="checkbox"/> Minimum lot size | Required lot size: | | Actual lot size: | |
| <input type="checkbox"/> Width at the building line | Required lot width: | | Actual lot width: | |
| <input type="checkbox"/> Front yard setback | Required setback: | | Proposed setback: | |
| <input type="checkbox"/> Rear yard setback | Required setback: | | Proposed setback: | |
| <input type="checkbox"/> Side yard setback | Required setback: | | Proposed setback: | |
| <input type="checkbox"/> Side street setback | Required setback: | | Proposed setback: | |
| <input type="checkbox"/> Fence height | Required height: | | Proposed height: | |
| <input type="checkbox"/> Building height | Required height: | | Proposed height: | |
| Use below for additional yard setback variance requests: | | | | |
| <input checked="" type="checkbox"/> <u>Scenic Corridor</u> yard setback | Required setback: | <u>200'</u> | Proposed setback: | <u>32'</u> |
| <input type="checkbox"/> _____ yard setback | Required setback: | | Proposed setback: | |
| [X] Total number of variances requested <u>1</u> | | | | |

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: _____

FOR OFFICE USE ONLY

Date Submitted: 10-24-07 Reviewed By: K. FALL
 Tax parcel number: 12-21-31-502-0000-002A Zoning/FLU A-1/SE
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application and checklist complete
 Notes: _____

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

| | |
|---|--|
| <p>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</p> | |
| | 1. Completed application. |
| | 2. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i> |
| | 3. Provide a legible 8 ½ x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. View a site plan online as an example of the information needed; please draw to scale and note the scale used on the plan. |
| | <input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps) |
| | <input type="checkbox"/> Size and dimension of the parcel |
| | <input type="checkbox"/> Location and name of all abutting streets |
| | <input type="checkbox"/> Location of driveways |
| | <input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells |
| | <input type="checkbox"/> Location of all easements |
| | <input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i> |
| | <input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i> |
| | <input type="checkbox"/> Building height |
| | <input type="checkbox"/> Setbacks from each building to the property lines |
| | <input type="checkbox"/> Location of proposed fence(s) |
| | <input type="checkbox"/> Identification of available utilities <i>(ex: water, sewer, well or septic)</i> |
| | 4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired. |

N.W. CORNER OF LOT 5



SERVICES

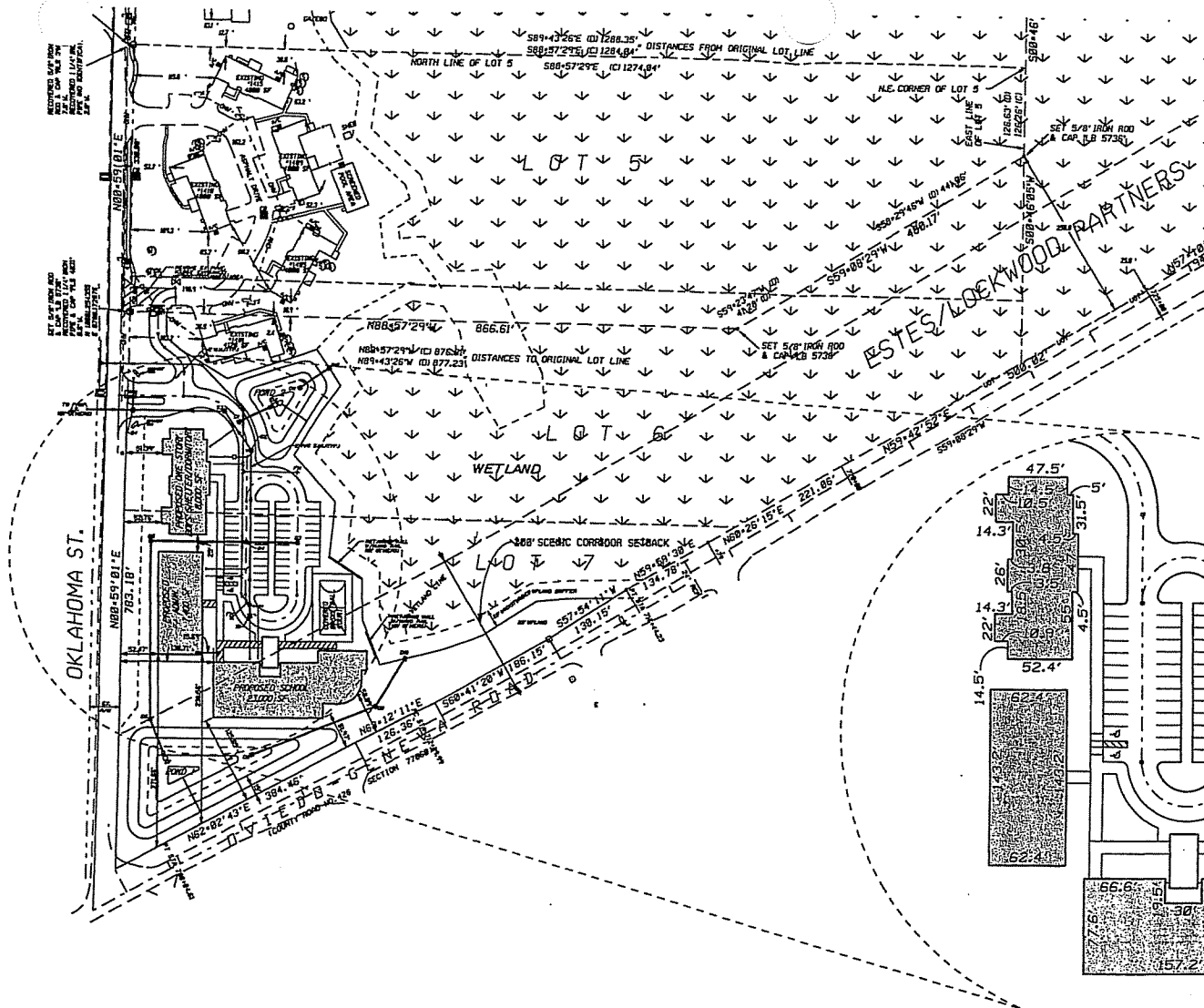
| | |
|-------------------------|---|
| ELECTRIC: | PROGRESS ENERGY 200 W. W. 10th DAVIE, FLORIDA 32705 (407) 339-4887 |
| FIRE PROTECTION: | SEMINOLE COUNTY FIRE DEPARTMENT 200 BUCH RD SARASOTA, FLORIDA 34237 (407) 862-2573 |
| SEWAGE DISPOSAL: | DAVIE UTILITIES DIVISION 400 ALEXANDRIA BLVD DAVIE, FLORIDA 32705 (407) 862-8229 |
| SOLID WASTE: | SEMINOLE COUNTY ENVIRONMENTAL SERVICES 100 WEST LAKE WAY BLVD SARASOTA, FLORIDA 34237 (407) 862-8229 |
| TELEPHONE: | BELL SOUTH TELEPHONE 1775 PARK AVE. NORTH #200 DAVIE, FLORIDA 32705 (407) 332-0844 |
| WATER: | DAVIE UTILITIES DIVISION 400 ALEXANDRIA BLVD DAVIE, FLORIDA 32705 (407) 862-8229 |

SITE DATA

| | |
|----------------------------|--------------------------------|
| GROSS LAND AREA | 53.24 AC. |
| PROJECT AREA | 5.50 AC. |
| CURRENT ZONING | A1W/SPECIAL EXCEPTION APPROVAL |
| FUTURE LAND USE | SE |
| WETLAND IMPACTS | 1.00 AC |
| ADDITIONAL IMPERVIOUS AREA | 184 ACRES |
| PROPOSED BUILDINGS: | |
| BOYS SHELTER/CORITORY | 8,000 SF./10 STAFF MEMBERS |
| ADMINISTRATION BUILDING | 7,400 SF./40 OCCUPANCY |
| SCHOOL | 23,000 SF./100 OCCUPANCY |
| YARD REQUIREMENTS: | |
| FRONT | 50' |
| REAR | 30' |
| SIDE | 10' |
| MAX BUILDING HEIGHT | 35' |

LEGEND

| DESCRIPTION | EXISTING | PROPOSED |
|-----------------------|----------|----------|
| SANITARY SEWER SYSTEM | | |
| STORM SEWER SYSTEM | | |
| WATER SYSTEM | | |
| FIRE HYDRANT | | |
| CONTOUR | | |
| WETLAND 100% IMPACTED | | |



NOTE: USE GEOMETRY PLAN FOR ALL CONSTRUCTION LAYOUT WORK.

| DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION |
|------|----|-------------|------|----|-------------|
| | | | | | |
| | | | | | |
| | | | | | |

CONTRACTOR "AS-BUILTS"
 I hereby state that these "AS-BUILTS" were furnished to me by the contractor listed below, I or an employee under my direct supervision have reviewed these "AS-BUILTS" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.
 Contractor's Name _____ Engineer _____
 My role is that of the signature and the originalized seal of a Florida Registered Engineer.

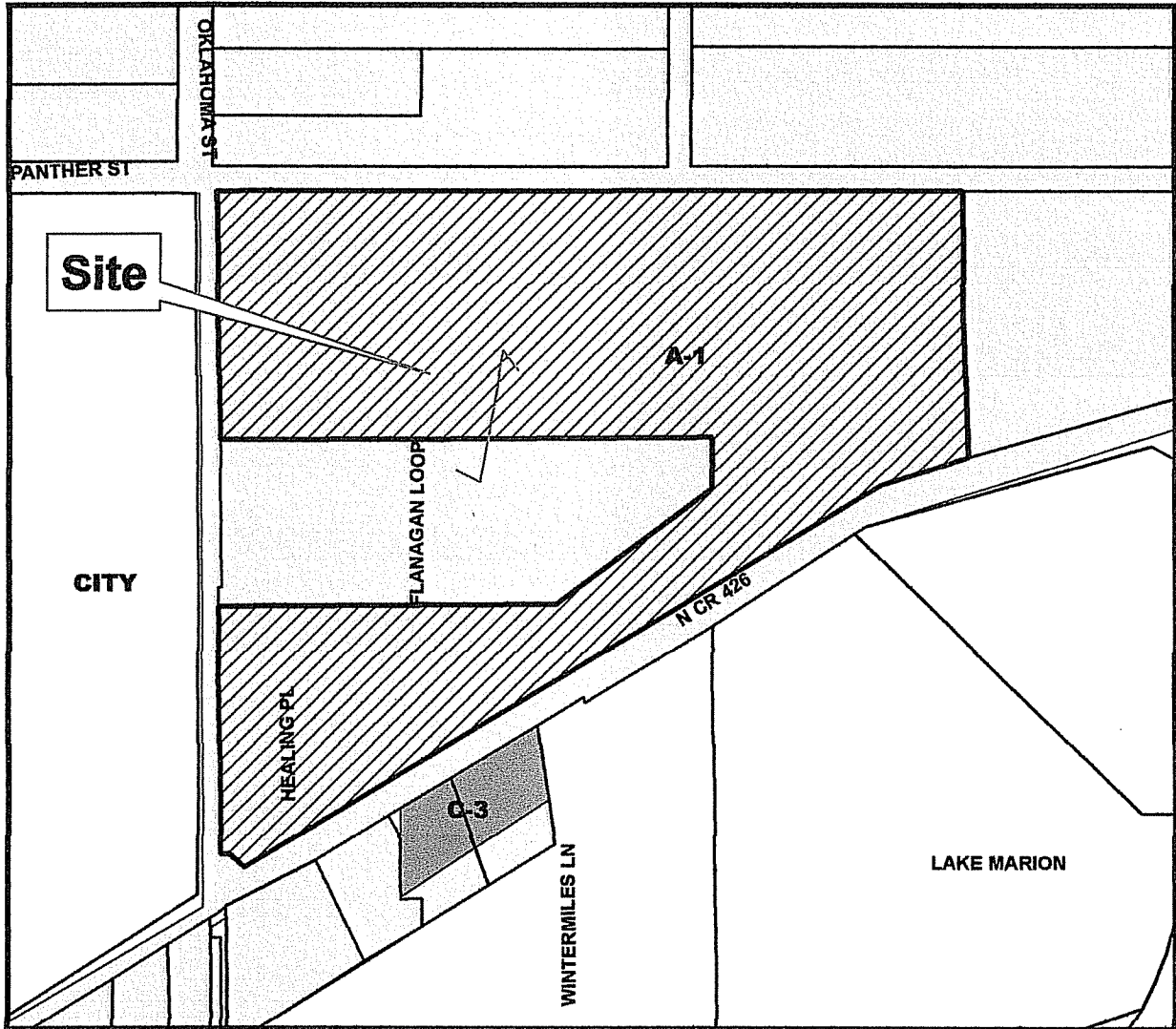
| APPROVAL | DATE |
|----------|------|
| | |
| | |
| | |
| | |

BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
 ENGINEERING PLANNING SURVEYING ENVIRONMENTAL
 COMPANY OFFICE - 828 SOUTH MANORIAL AVENUE, ORLANDO, FLORIDA 32801
 407-861-5100 • PRINCIPAL BUSINESS - 431
 ORLANDO • DELAND • FT. LAUDERDALE • Ocala • WEST PALM BEACH
 Louie Ann Elder
 Florida Reg. Number
 LA868680

| | | | |
|----------------------------|---------|--------------|--------------|
| SEMINOLE COUNTY | FLORIDA | DATE | OCTOBER 2007 |
| VARIANCE SITE PLAN | | REVISION | |
| | | CHECKED | LAC |
| GIRLS AND BOYS TOWN | | SCALE | 1"=40' |
| | | PROJECT NO. | 0211 |
| FILE NAME | | 07C020000000 | |
| SHEET | | 107.1 | |

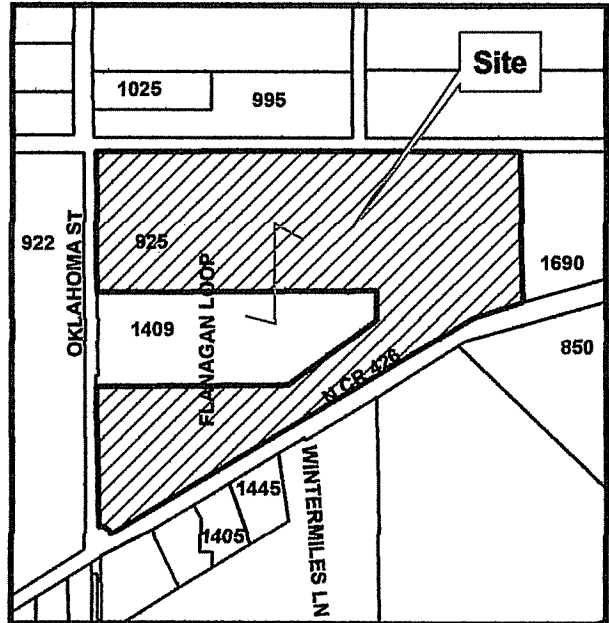
04/06/08 PM 11:47:33 AM
 02/23/2007
 02/23/2007
 02/23/2007

Girls and Boys Town of Central Florida, Inc.
c/o Gregory Zbylut
925 Oklahoma Street
Oviedo, Florida 32765



Seminole County Board of Adjustment
January 28, 2008
Case: BV2007-167 (Map 3160, Grid D2)
Parcel No: 12-21-31-502-0000-002A and
12-21-31-502-0000-0050

Zoning
[Diagonal Lines] BV2007-167
[White] A-1
[Stippled] C-3



Personal Property

PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL.

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-668-7508

GENERAL

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: 75-ORPHANAGES

2008 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 2
 Depreciated Bldg Value: \$689,925
 Depreciated EXFT Value: \$4,370
 Land Value (Market): \$649,050
 Land Value Ag: \$0
 Just/Market Value: \$1,343,345
 Assessed Value (SOH): \$1,343,345
 Exempt Value: \$1,343,345
 Taxable Value: \$0
 Tax Estimator
 Tax Reform Calculator

SALES

| 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 |

Find Sales within this DOR Code

2007 VALUE SUMMARY

2007 Tax Bill Amount: \$0
 2007 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 | 43.270 | 15,000.00 | \$649,050 |

LEGAL DESCRIPTION

PLATS:

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

BUILDING INFORMATION

| 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 | \$352,228 | \$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 | \$337,697 | \$371,096 |
| | Subsection / Sqft | | OPEN PORCH FINISHED / 36 | | | | | |
| | Subsection / Sqft | | CARPORT FINISHED / 729 | | | | | |

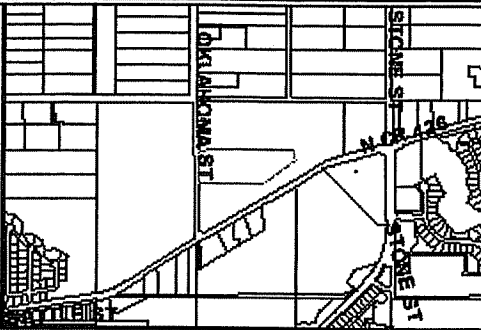
Permits

EXTRA FEATURE

| Description | Year | Blk | Units | EXFT Value | Est. Cost New |
|-----------------------------|------|-----|-------|------------|---------------|
| FIREPLACE | 1982 | | 1 | \$800 | \$2,000 |
| ALUM SCREEN PORCH W/CONC FL | 1982 | | 480 | \$1,632 | \$4,080 |
| FIREPLACE | 1985 | | 1 | \$850 | \$2,000 |
| ALUM SCREEN PORCH W/CONC FL | 1985 | | 320 | \$1,088 | \$2,720 |

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.

| <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 32771-1488 407-665-7508</p>  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------|------------------------------|------------|------------|--------------------------------------|-----------|-----------------------|-----------|---------------|-----------|-------------|---|----|-----------------------|---------|--------------------------------------|-----------|-----------|--------|--------------------------|---|------------------------|--|--|--|--|--|--|--------------------------|--|------------------------------|--|--|--|--|--|--|--------------------------|--|--------------------------|--|--|--|--|--|---|-------------|------|----|-------|---|--------------------------------------|-----------|-----------|--|--------------------------|--|--------------------------|--|--|--|--|--|--|--------------------------|--|------------------------------|--|--|--|--|--|--|--------------------------|--|------------------------|--|--|--|--|--|---|-------------|------|----|-------|---|--------------------------------------|-----------|-----------|--|--------------------------|--|------------------------|--|--|--|--|--|--|--------------------------|--|------------------------------|--|--|--|--|--|--|--------------------------|--|--------------------------|--|--|--|--|--|
| <p align="center">GENERAL</p> <p>Parcel Id: 12-21-31-502-0000-0050</p> <p>Owner: GIRLS & BOYS TOWN OF CENTRAL</p> <p>Own/Addr: FLA INC</p> <p>Mailing Address: 37 ALAFAYA WOODS BLVD</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address: 1409 FLANAGANS LOOP</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 34-CHARITABLE/CIVIC ()</p> <p>Dor: 75-ORPHANAGES</p> | <p>2008 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 5</p> <p>Depreciated Bldg Value: \$1,017,471</p> <p>Depreciated EXFT Value: \$22,054</p> <p>Land Value (Market): \$150,750</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$1,190,275</p> <p>Assessed Value (SOH): \$1,190,275</p> <p>Exempt Value: \$1,190,275</p> <p>Taxable Value: \$0</p> <p><u>Tax Estimator</u></p> <p><u>Tax Reform Calculator</u></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>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>SPECIAL WARRANTY DEED</td> <td>08/1985</td> <td>01675</td> <td>1713</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p 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 | SPECIAL WARRANTY DEED | 08/1985 | 01675 | 1713 | \$100 | Vacant | No | <p>2007 VALUE SUMMARY</p> <p>2007 Tax Bill Amount: \$0</p> <p>2007 Taxable Value: \$0</p> <p>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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPECIAL WARRANTY DEED | 08/1985 | 01675 | 1713 | \$100 | Vacant | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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>10.050</td> <td>15,000.00</td> <td>\$150,750</td> </tr> </tbody> </table> | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | ACREAGE | 0 | 0 | 10.050 | 15,000.00 | \$150,750 | <p align="center">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>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)</p> <p>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 | 10.050 | 15,000.00 | \$150,750 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p 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 Bld</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>RESIDENTIAL</td> <td>1989</td> <td>18</td> <td>3,455</td> <td>1</td> <td>WOOD SIDING WITH WOOD OR METAL STUDS</td> <td>\$212,193</td> <td>\$228,164</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">UTILITY FINISHED / 220</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">GARAGE FINISHED C.B.S. / 528</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">OPEN PORCH FINISHED / 36</td> </tr> <tr> <td>2</td> <td>RESIDENTIAL</td> <td>1986</td> <td>18</td> <td>3,200</td> <td>1</td> <td>WOOD SIDING WITH WOOD OR METAL STUDS</td> <td>\$197,695</td> <td>\$216,060</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">OPEN PORCH FINISHED / 24</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">GARAGE FINISHED C.B.S. / 528</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">UTILITY FINISHED / 220</td> </tr> <tr> <td>3</td> <td>RESIDENTIAL</td> <td>1986</td> <td>18</td> <td>3,200</td> <td>1</td> <td>WOOD SIDING WITH WOOD OR METAL STUDS</td> <td>\$197,695</td> <td>\$216,060</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">UTILITY FINISHED / 220</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">GARAGE FINISHED C.B.S. / 528</td> </tr> <tr> <td></td> <td>Subsection / Sqft</td> <td></td> <td colspan="6">OPEN PORCH FINISHED / 24</td> </tr> </tbody> </table> | | Bld Num | Bld Class | Year Bld | 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 | \$212,193 | \$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 | \$197,695 | \$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 | \$197,695 | \$216,060 | | Subsection / Sqft | | UTILITY FINISHED / 220 | | | | | | | Subsection / Sqft | | GARAGE FINISHED C.B.S. / 528 | | | | | | | Subsection / Sqft | | OPEN PORCH FINISHED / 24 | | | | | |
| Bld Num | Bld Class | Year Bld | 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 | \$212,193 | \$228,164 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 2 | RESIDENTIAL | 1986 | 18 | 3,200 | 1 | WOOD SIDING WITH WOOD OR METAL STUDS | \$197,695 | \$216,060 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 3 | RESIDENTIAL | 1986 | 18 | 3,200 | 1 | WOOD SIDING WITH WOOD OR METAL STUDS | \$197,695 | \$216,060 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|--------------------------|------------------------------|-------|---|--------------------------------------|-----------|-----------|
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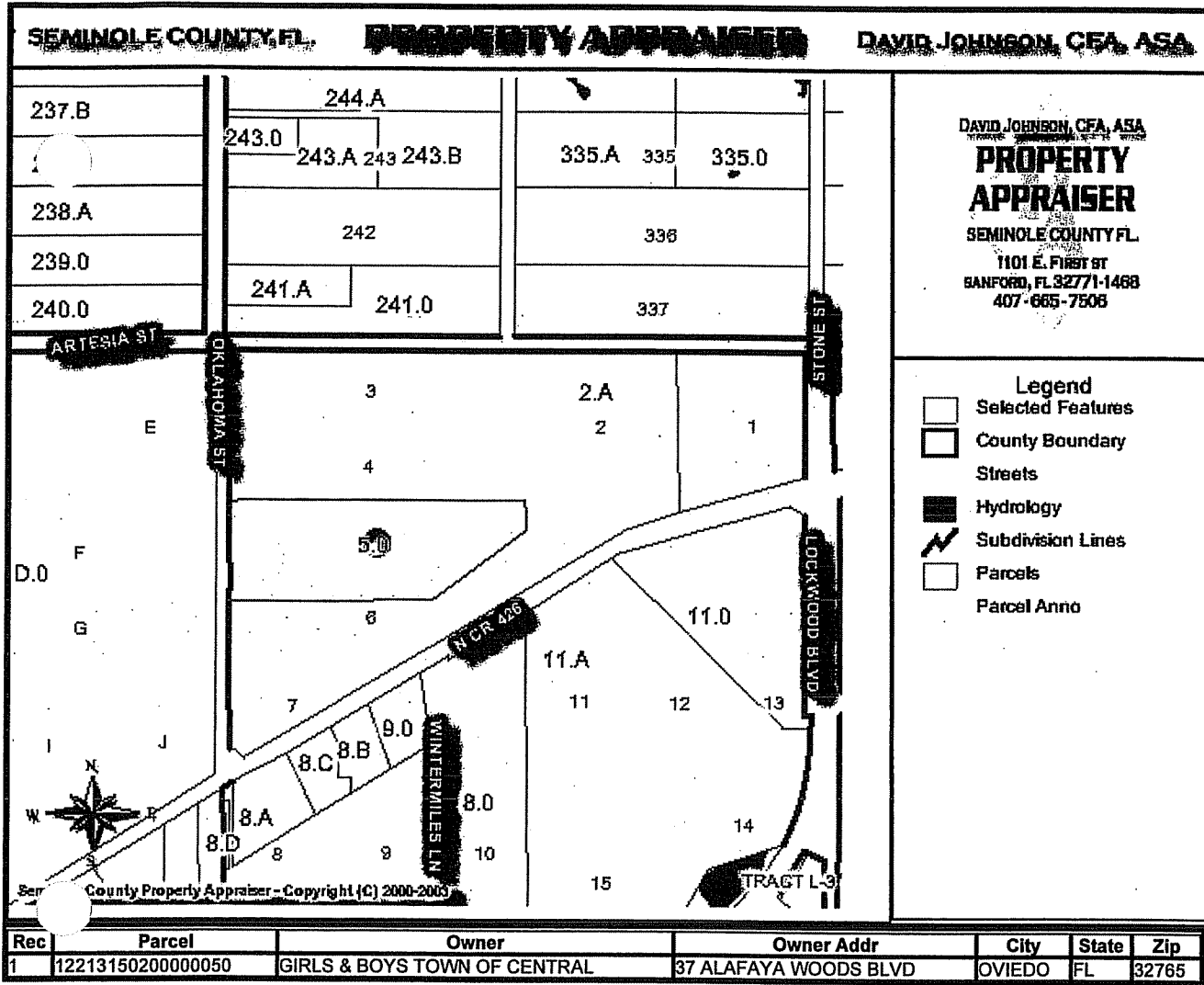
Permits

EXTRA FEATURE

| Description | Year Blt | Units | EXFT Value | Est. Cost New |
|-----------------------------|----------|-------|------------|---------------|
| FIREPLACE | 1989 | 1 | \$1,050 | \$2,000 |
| ALUM SCREEN PORCH W/CONC FL | 1989 | 96 | \$326 | \$816 |
| ALUM SCREEN PORCH W/CONC FL | 1989 | 216 | \$734 | \$1,836 |
| POOL GUNITE | 1988 | 800 | \$8,000 | \$16,000 |
| SCREEN ENCLOSURE | 1988 | 2,072 | \$1,658 | \$4,144 |
| COOL DECK PATIO | 1988 | 1,312 | \$2,296 | \$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 | \$900 | \$2,000 |
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| ALUM SCREEN PORCH W/CONC FL | 1986 | 96 | \$326 | \$816 |
| ALUM SCREEN PORCH W/CONC FL | 1986 | 216 | \$734 | \$1,836 |
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| ALUM SCREEN PORCH W/CONC FL | 1989 | 216 | \$734 | \$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.



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 28, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

“Exhibit A”

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

FINDINGS OF FACT

Property Owner: Girls & Boys Town of Central Florida
37 Alafaya Woods Blvd
Oviedo, Fl. 32765

Project Name: Oklahoma Street (925)

Requested Development Approval:

Request for a setback variance from 100 feet to 32 feet for a proposed school building in A-1 (Agriculture District)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, 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 variance granted will apply only to the school 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: _____
Alison C. Stettner
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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: