

BS2008-06

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

SUBJECT: 3619 Bonnie Drive – Dr. Amid Habib, applicant; Request for a special exception to establish a private school in A-1 (Agriculture) district.

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

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

Agenda Date 6/23/08 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Approve** the request for special exception to establish a private school in A-1 (Agriculture) district; or
2. **Deny** the request for special exception to establish a private school in A-1 (Agriculture) district; or
3. **Continue** The request to a time and date certain.

GENERAL INFORMATION	Mufid Habib/Amid Habib 3619 Bonnie Dr Apopka, Fl 32703	A-1 District, LDC section 124 (conditional uses); group homes, private & public schools
BACKGROUND / REQUEST	<ul style="list-style-type: none">• The applicant proposes to establish a private Pre-Kindergarten program as well as a Before and After School program for children; 25 students will be the maximum number of children on the premises at a time.• The Pre-Kindergarten program will be for children between the ages of 4 & 5 years old. The proposed hours of operation will be Monday thru Friday from 9:00 a.m until 12:00 p.m. The intent of the program is to provide children with general school knowledge as well as cognitive, motor, social, and emotional development.• The Before and After School program will be for children between the ages of 6 & 11 years old. The proposed	

Reviewed by: ICPT
Co Atty: _____
Pln Mgr: _____

hours of operation will be Monday thru Friday from 6:30 a.m to 6:30 p.m. This program will provide students with homework assistance, tutoring, and the planning of daily activities. The program will also provide transportation to and from school.

- The site was approved for a special exception on November 24th, 1997; the approval permitted the use of a church school with up to 25 children as well as a front yard setback variance from 50 feet to 25 feet and a rear yard setback variance from 30 feet to 15 feet. The special exception expired in December of 2007.

DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
SITE	A-1	LDR	Vacant
NORTH	A-1	LDR	Church
SOUTH	R-1A	LDR	Residential
EAST	R-1	MDR	Residential
WEST	R-1A	LDR	Residential

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 of a finding of the following criteria:

IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

The proposed use would be consistent with the previously approved special exception that the site has utilized for the past 10 years as a private school. The proposed use would be in character with the previous use and would not change the character of the area.

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

The applicant is proposing no more than 25 students at a time. Prior to obtaining permits, the site must pass concurrency. A traffic study will be determined at that time.

IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:

The Seminole County Vision 2020 Comprehensive Plan

	<p>describes the Low Density Residential (LDR) future land use 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. 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 school 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>The property has an A-1 zoning classification. Based on the submitted conceptual site plan; the existing structure meets the minimum area and dimensional requirements of the A-1 zoning district. The applicant will be required to go through full site plan review and meet all building code regulations, parking requirements, as well as active/passive buffer design standards in accordance with the Land Development Code.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>Within the A-1 district; public and private nursery schools, kindergartens, middle schools, high schools and colleges are allowed as conditional uses. The proposed used is comparable to the prior establishment of the private school for grades Kindergarten through 12th grade, and therefore demonstrates consistency with the trend of the area.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE) DISTRICT; LDC SECTION 30.124(a)</p>	<p>The BOA may permit any use allowed by special exception in the A-1 (Agriculture) district upon making findings of fact, in addition to those required by section 30.43(b)(2) of the Land Development Code, that the use:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></p> <p>The Agriculture zoning district permits uses that have an agriculture purpose and non-agriculture uses with conditions to protect the character of the area.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>The request would be similar in nature to the previous use of</p>

	<p>the site; therefore, additional impacts of the use will be minimal. The site will be required to maintain a 15-foot to 25-foot landscaped buffer along the west and north property boundary lines in order to minimize impacts on adjacent land uses.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>The property is not currently serviced by Seminole County; water is provided by Utilities Inc, and the site utilizes an existing septic system. Capacity availability for the proposed improvements will be determined at concurrency. Other county services, including emergency services and garbage disposal, are available to the site.</p>
<p>STAFF FINDINGS</p>	<p>Staff believes the proposed use would be compatible with the trend of development in the area for the following reasons:</p> <ul style="list-style-type: none"> • The proposed use is comparable to the previously approved special exception use as a private school for grades Kindergarten through 12th grade, and therefore demonstrates consistency with the trend of the area. • 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 school is consistent with the Comprehensive Plan.
<p>STAFF RECOMMENDATION</p>	<p>Staff recommends approval subject based upon the following conditions:</p> <ol style="list-style-type: none"> 1. The hours of operations will be Monday – Friday from 6:30 a.m – 6:30 p.m. The site will be occupied by no more than 25 students at any given time. 2. The applicant will be required to go through full site plan review and meet all building code regulations, parking requirements, as well as active/passive buffer design standards in accordance with the Land Development Code. 3. Applicant must resolve all building and fire code violations prior to occupancy of building. 4. Prior to the issuance of development permits, the

	<p>applicant shall submit a site plan that meets all applicable code requirements including Chapter 40 of the Land Development Code, and obtain review and approval by the Development Review Committee (DRC).</p>
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JW

1.00

COPY

Application # 85-2008-01
Meeting Date 6-23-08



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 c
Name: Mu'lid Habib / Amid Habib by POA, 32751
Address: 601 Westlake Circle City: Longwood Zip code: _____
Project Address: 3619 Bonnie Dr. City: Apopka Zip code: _____
Phone number(s): 407-862-0107 work 321-356-6247 cell 32703
Email address: ndsbarhart@hotmail.com

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower
- Other: AFTER School program and VPK (See project Attachment)

RECEIVED APR 29 2008

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

What is the current use of the property? Church, elementary School, but not in use at this time. (vacant)

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **application conference** has been held and all of the required information in the Special Exce application and submittal checklist is provided to the Planning Division. (See Attached project explanation)

Signed: X A. H. Williams

FOR OFFICE USE ONLY

Date Submitted: 4-29-08 Reviewed By: J. Williams / P. Johnson
 Tax parcel number: 17-21-29-586-000-029C Zoning/FLU _____
 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: _____

SPECIAL EXCEPTION SUBMITTAL CHECKLIST

A Special Exception is approved to a detailed conceptual site plan. Following approval of the Special Exception by the Board of Adjustment a final engineered site plan is required to be submitted to Development Review. See link for Site Plan Review information:
<http://www.seminolecountyfl.gov/pd/devrev/plansummary.asp>

✓	1. Completed application.
	2. Provide a statement of the request including a summary of the business operation. Include information such as: square footage of facilities; hours of operation; seating capacity; number of clients, or students; number of staff and how many shifts; and address any other site concerns that may impact adjacent properties.
	3. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i>
	4. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:
	○ Size and dimensions of the parcel
	○ Location of wetland and/or flood plain line, if applicable
	○ Location and names of all abutting streets
	○ Location of driveways
	○ Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	○ Location, size and type of any septic systems, drainfield and wells
	○ Location of all easements
	○ Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	○ Building height
	○ Setbacks from each building to the property lines
	○ Proposed fences
	○ Location and size of buffers: show existing and proposed landscaping, fences and walls
	○ Location, number and size of existing and proposed parking spaces
	○ Location of existing and proposed outdoor lighting
	○ Location of existing and proposed signage
	○ Location of fire lanes
	5. Provide an 8 ½ x 11 reduction of the site plan.

1989
58.62.

April 29, 2008

**Ms. Joy Williams
Project Manager
Seminole County**

Dear Joy:

Please find attached an application for 'Special Exception' for the property at 3619 Bonnie Drive, Apopka, Fl. 32703.

As per your instruction, a pre-application hearing would not be necessary in this case as we already have attended such hearings.

If you need further information or have any questions, please call me at 407-497-3399, or call Dr. Amid Habib, POA, at 321-356-6247 (cell).

I will not be able to accept any phone calls from May 1-7 as I will be out of the country. In this case, please call Dr. Habib if needed.

Thank you for all your assistance.


Norma Barnhart

I, Dr. Amid Mu fid, give Norma Barnhart
authorization to act on my behalf regarding
any information needed, or attending the board
hearing of the 'Special Exception' Application
at 3619 Bonnie Dr., Apopka, FL. 32703

Amid Mu fid
Dr. Amid Habib
5/23/08

Norma Barnhart
Norma Barnhart 5/23/08

3619 Bonnie Drive
Apopka, Florida 32703

Proposed Project: Before and After School Program

Hours of Operation: 6:30 a.m. to 6:30 p.m.
Days of the Week: Monday through Friday
Students' Age: 4 years old to 11 years old
Number of Students: 25

1. Voluntary Pre-Kindergarten Program (Before School Program)

9:00 a.m. – 12:00 p.m., Monday – Friday
Ages: 4 & 5 year olds. Number of staff: 4

Goal: to provide children with general school knowledge of ABC, Sound recognition, Math, Patterns, Counting, Science, Cognitive Development, Motor Development, Social & Emotional Development.

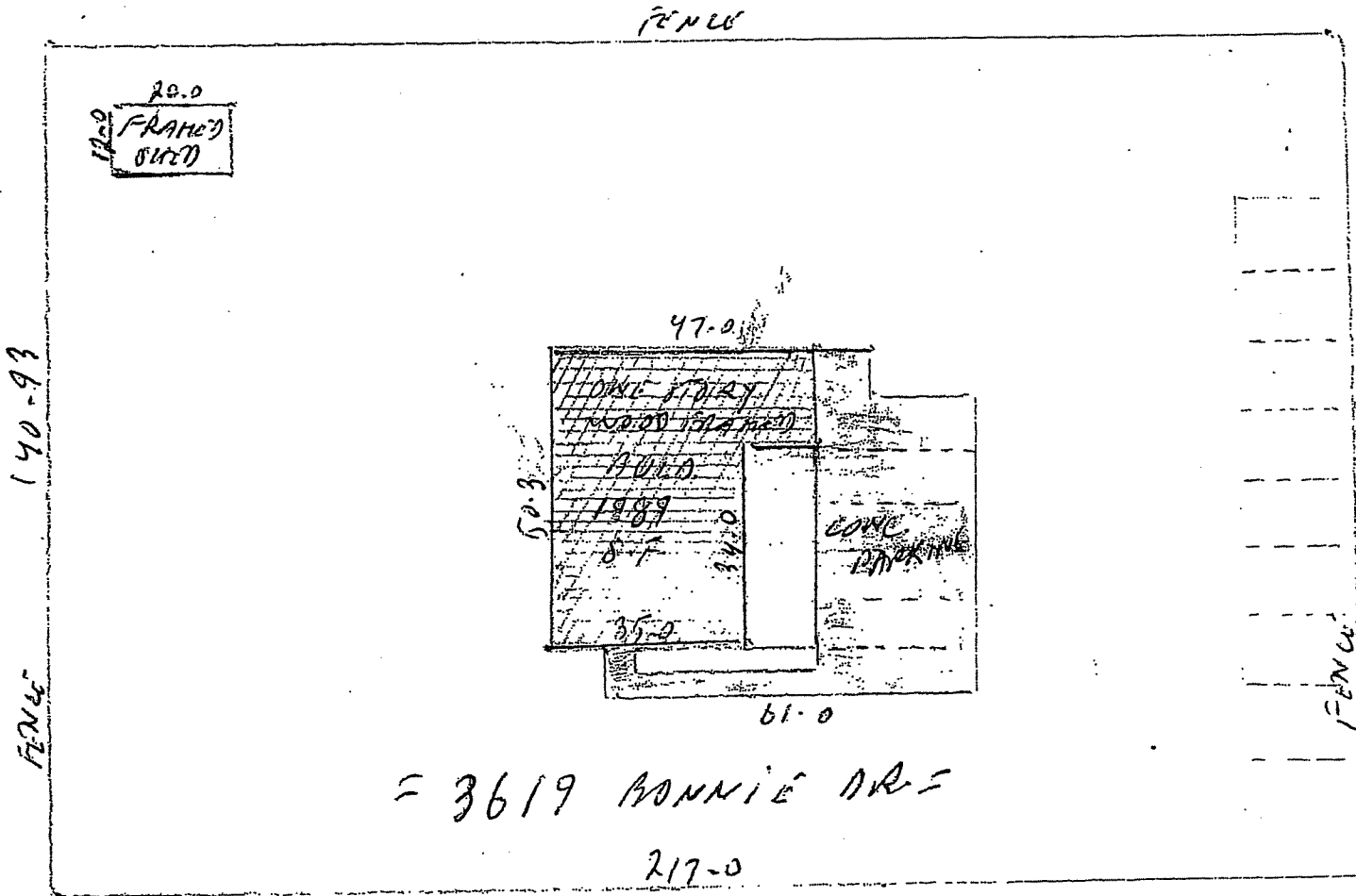
This program will prepare the children for Kindergarten.

2. After School Program

Age: 6 – 11 year olds
Hours: 2:30 p.m. – 6:30 p.m.

Goal: to provide the students with homework assistance, tutoring, Planning daily activities, offering physical outdoor activities.

**Transportation will be provided to these students to and from school
Via a project van.**



= 3619 BONNIE DR E

BONNIE DR-

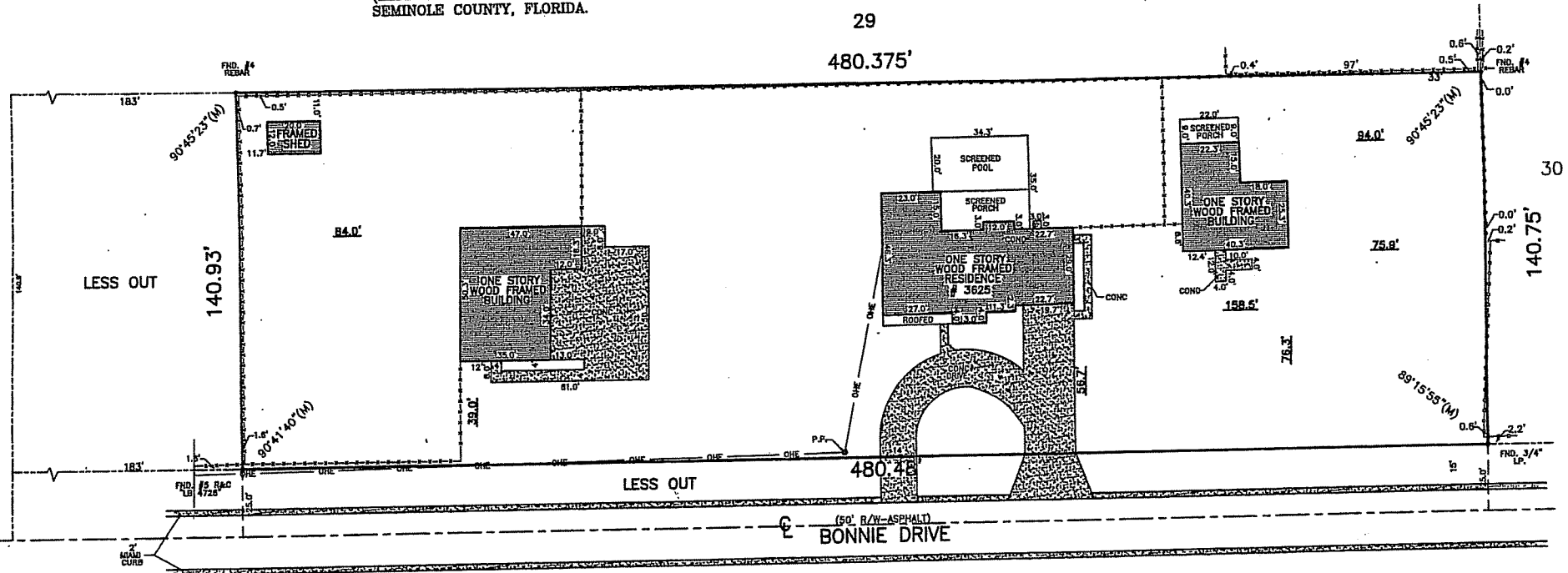
Boundary Survey

Legal Description:

THE SOUTH 1/4 OF LOT OR TRACT 29, McNEIL'S ORANGE VILLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 99, 100 AND 101, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (LESS THE WEST 183 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF FOR BONNIE DRIVE). SITUATED IN SEMINOLE COUNTY, FLORIDA.

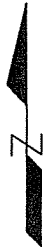
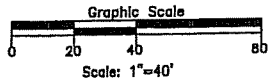
29

480.375'



General Notes:

- >Survey is Based upon the Legal Description Supplied by Client.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Subject to Any Easements and/or Restrictions of Record.
- >This Property is NOT in a Flood Prone Area, Zone "X", Based on Flood Insurance Rate Map (FIRM) 12117C Panel No. 0115 E Dated 04-17-85.
- >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Firm at the time of this endeavor. JPI Surveying & Mapping, Inc. and the Signing Surveyor assume NO Liability for the accuracy of this determination.
- >Underground Utilities and Footers have NOT been Located UNLESS Otherwise Noted.
- >Fence Ownership is NOT Determined.
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Mistakes.
- >Survey is NOT VALID for any other Transaction AFTER 90 days from the Latest Date shown hereon.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.



-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.D.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmnt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 5/8" Rebar & Cap "PLS 4200"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	U	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-□-	- Wood Fence		

Field Recertification, Date 04-03-07*

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Based on records Surveyed under my Direction on the Date Shown, Based on Information Furnished to Me as Noted and Conforms to the Minimum Technical Standards for Land Surveyors in the State of Florida in accordance with Chapter 11017-6 Florida Administrative Codes, Pursuant to Section 472.027, Florida Statutes.

James R. Ireland PLS 6200 LB 7519
Date Signed: 04-03-07

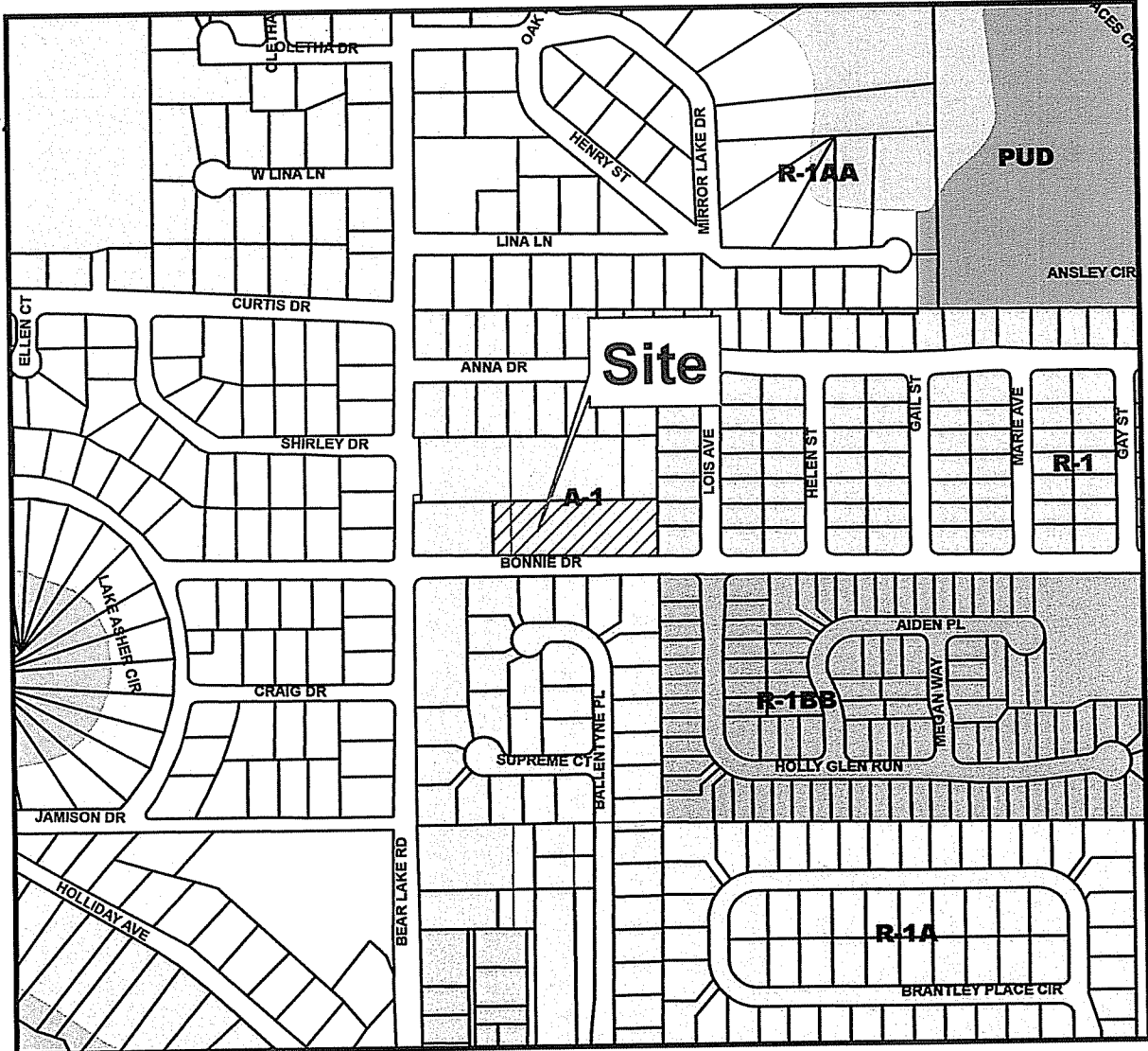
This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Boundary Survey Prepared For:		
GREGORY R. KAZMIER & POLLY A. KAZMIER		
Scale: 1" = 40'	Approved By: JPI	Drawn By: KR
Field Date: 01-29-86*		Revised By:
Boundary Survey Certified To:		
GREGORY R. KAZMIER & POLLY A. KAZMIER		
CADD File: \\Ben's\c\Ireland\07-Ireland\Kaz's Drawings\JCHENSON\VE\ALTRACT29-00042-98	(Field: R.A., A.S.)	File Number: RC42-96(RP)

JPI Surveying & Mapping, Inc.

6001 Brick Court, Suite 117
Winter Park, Florida 32792
Office-407.678.3366
Fax-407.671.6678

Mufid Habib/Amid Habib
 3619 Bonnie Drive
 Apopka, Florida 32703

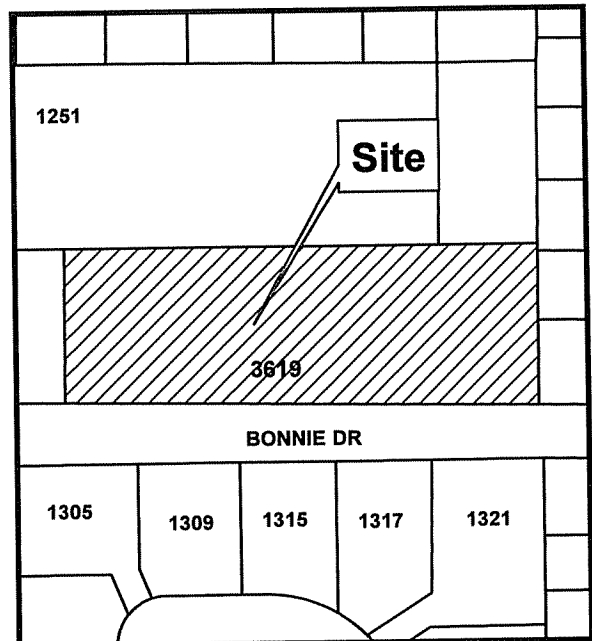


Seminole County Board of Adjustment
 June 23, 2008
 Case: BS2008-06 (Map 3154, Grid B7)
 Parcel No: 17-21-29-5BG-0000-029C

Zoning

	BS2008-06		R-1
	A-1		R-1BB
	R-1AA		PUD
	R-1A		

N



Personal Property

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7508																							
	<p>GENERAL</p> <p>Parcel Id: 17-21-29-5BG-0000-029C</p> <p>Owner: HABIB MUFID</p> <p>Mailing Address: 601 WESTLAKE CIR</p> <p>City,State,ZipCode: LONGWOOD FL 32750</p> <p>Property Address: 3625 BONNIE DR E APOPKA 32712</p> <p>Subdivision Name: MC NEILS ORANGE VILLA</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 0112-RESD STRUCTURE W/COM</p>	<p>2008 WORKING VALUE SUMMARY</p> <p>Amendment 1 impact not reflected.</p> <p>Value Method: Market</p> <p>Number of Buildings: 3</p> <p>Depreciated Bldg Value: \$293,650</p> <p>Depreciated EXFT Value: \$13,883</p> <p>Land Value (Market): \$154,700</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$462,233</p> <p>Assessed Value (SOH): \$462,233</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$462,233</p> <p>Tax Estimator</p> <p>Portability Calculator</p>																					
	<p>SALES</p> <table border="1"> <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>05/2007</td> <td>06720</td> <td>0556</td> <td>\$450,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1996</td> <td>03028</td> <td>0650</td> <td>\$156,000</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	05/2007	06720	0556	\$450,000	Improved	Yes	WARRANTY DEED	01/1996	03028	0650	\$156,000	Improved	No	<p>2007 VALUE SUMMARY</p> <p>Tax Amount(without SOH): \$6,679</p> <p>2007 Tax Bill Amount: \$6,679</p> <p>Save Our Homes (SOH) Savings: \$0</p> <p>2007 Taxable Value: \$452,233</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																		
ACREAGE	0	0	1.820	85,000.00	\$154,700																		

GENERAL

Parcel Id: 17-21-29-5BG-0000-029C

Owner: HABIB MUFID

Mailing Address: 601 WESTLAKE CIR

City,State,ZipCode: LONGWOOD FL 32750

Property Address: 3625 BONNIE DR E APOPKA 32712

Subdivision Name: MC NEILS ORANGE VILLA

Tax District: 01-COUNTY-TX DIST 1

Exemptions:

Dor: 0112-RESD STRUCTURE W/COM

2008 WORKING VALUE SUMMARY

Amendment 1 impact not reflected.

Value Method: Market

Number of Buildings: 3

Depreciated Bldg Value: \$293,650

Depreciated EXFT Value: \$13,883

Land Value (Market): \$154,700

Land Value Ag: \$0

Just/Market Value: \$462,233

Assessed Value (SOH): \$462,233

Exempt Value: \$0

Taxable Value: \$462,233

[Tax Estimator](#)

[Portability Calculator](#)

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
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[Find Comparable Sales within this Subdivision](#)

2007 VALUE SUMMARY

Tax Amount(without SOH): \$6,679

2007 Tax Bill Amount: \$6,679

Save Our Homes (SOH) Savings: \$0

2007 Taxable Value: \$452,233

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	1.820	85,000.00	\$154,700

LEGAL DESCRIPTION

PLATS:

LEG S 1/4 OF LOT 29 (LESS W 183 FT & RDS)
 MC NEILS ORANGE VILLA
 PB 2 PG 99

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
Building Sketch 1	SINGLE FAMILY	1985	8	2,032	3,293	2,032	CB/STUCCO FINISH	\$163,350	\$179,506
Appendage / Sqft		OPEN PORCH FINISHED / 108							
Appendage / Sqft		GARAGE FINISHED / 667							
Appendage / Sqft		OPEN PORCH FINISHED / 486							
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished									
Building Sketch 2	SINGLE FAMILY	1985	3	980	1,506	980	STONE+WOOD COMBO	\$82,532	\$90,694
Appendage / Sqft		GARAGE FINISHED / 350							
Appendage / Sqft		OPEN PORCH FINISHED / 176							

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

BUILDING INFORMATION

Bld Num	Bld Class	Year Bld	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
3	WOOD BEAM/COL	1980	2	1,989		WOOD SIDING WITH WOOD OR METAL STUDS	\$47,768	\$69,735

Permits

EXTRA FEATURE

Description	Year Bld	Units	EXFT Value	Est. Cost New
FIREPLACE	1984	1	\$800	\$2,000
POOL GUNITE	1997	544	\$7,888	\$10,880
COOL DECK PATIO	1997	416	\$1,056	\$1,456
SCREEN ENCLOSURE	1997	2,000	\$2,535	\$4,000
WOOD UTILITY BLDG	1997	240	\$806	\$1,440
WOOD WALKWAY	1998	266	\$798	\$1,330

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
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.

Amid Habib

* Name: Mu fid Habib/by POA Name: _____
Address: 601 Westlake Circle, Longwood 32750 Address: _____
Phone #: 407/862-0107 work Phone #: _____
321-356-6247 cell
Name: _____
Address: _____
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: _____
Trustees: _____ Beneficiaries: _____
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 a reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezoning 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.

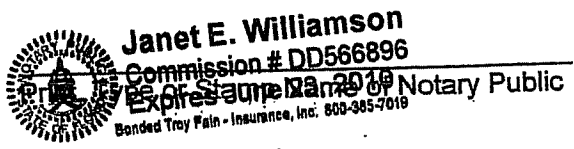
X 4/29/08
Date

X A. H. [Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 08 day of April, 2008 by _____

Janet E. Williamson
Signature of Notary Public



Personally Known OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff

Date: _____ Application Number: _____

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 23, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

S 1/4 OF LOT 29 (LESS W 183 FT & RDS)
MC NEILS ORANGE VILLA PB 2 PG 99

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

FINDINGS OF FACT

Property Owner: Mufid Habib
601 Westlake Cir
Longwood, FL 32750

Project Name: Bonnie Drive (3619)

Requested Development Approval:

Request for special exception to establish a private school 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: 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:
 - a. The hours of operations will be Monday – Friday from 6:30 a.m – 6:30 p.m. The site will be occupied by no more than 25 students at any given time.
 - b. The applicant will be required to go through full site plan review and meet all building code regulations, parking requirements, as well as active/passive buffer design standards in accordance with the Land Development Code.
 - c. Applicant must resolve all building and fire code violations prior to occupancy of building.
 - d. Prior to the issuance of development permits, the applicant shall submit a site plan that meets all applicable code requirements including Chapter 40 of the Land Development Code, and obtain review and approval by the Development Review Committee (DRC).
- (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:

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

S 1/4 OF LOT 29 (LESS W 183 FT & RDS)
MC NEILS ORANGE VILLA PB 2 PG 99

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

FINDINGS OF FACT

Property Owner: Mufid Habib
601 Westlake Cir
Longwood, FL 32750

Project Name: Bonnie Drive (3619)

Requested Development Approval:

Request for special exception to establish a private school in A-1 (Agriculture) district.

The Board of Adjustment finds that the proposed use is inconsistent with development trends in the area and would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Joy Williams, Planner
1101 East First Street
Sanford, Florida 32771

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: