

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

**SUBJECT:** 5779 N CR 427 - Ron Gifford, applicant; Request for a building height variance from 35 feet to 45 feet for a proposed church in A-1 (Agriculture) district.

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

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

**Agenda Date** 7/28/08    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a building height variance from 35 feet to 45 feet for a proposed church in A-1 (Agriculture) district; or
2. **Approve** the request for a building height variance from 35 feet to 45 feet for a proposed church in A-1 (Agriculture) district; or
3. **Continue** the request to a time and date certain.

<p><b>GENERAL INFORMATION</b></p>	<p>Applicant: Ron Gifford          Owner: Fla Conf Assn of Seventh Day Adventist          Location: 5779 N CR 427          Zoning: A-1 (Agriculture)</p>
<p><b>BACKGROUND / REQUEST</b></p>	<ul style="list-style-type: none"> <li>• The applicant is requesting a building height variance from the maximum 35-foot height allowance to a maximum 45-foot height allowance for a proposed church.</li> <li>• The existing 13,000 sq ft structure is currently being utilized as a church and private school; the proposed church will be approximately 60,000 sq ft.</li> <li>• In 2004 the church was granted a special exception to permit a private nursery/kindergarten school for 60 children; in 2006 the special exception was amended to allow for up to 150 children.</li> <li>• There are currently no code enforcement or building</li> </ul>

**Reviewed by:**  
**Co Atty:** \_\_\_\_\_  
**Pln Mgr:** \_\_\_\_\_

	violations for this property.
<b>STAFF FINDINGS</b>	<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"><li>• 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.</li><li>• Special conditions and circumstances result from the actions of the applicant.</li><li>• 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.</li><li>• 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.</li><li>• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</li></ul>
<b>STAFF RECOMMENDATION</b>	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none"><li>• Any variance granted shall apply only to the height of the proposed church as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.</li></ul>

**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

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

**COPY**

Application # BV-2008-67  
Meeting Date 6-7-08



**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: Bon Gifford, Building Committee Chairman  
Address: 2603 Longwood-Lake Mary Rd. # 1001 City: Longwood Zip code: 32750  
Project Address: 5771 W. Ron Reagan Blvd. City: Sanford Zip code: 32713  
Contact number(s): 407-869-7874  
Email address: Bon@Crosstoneconstruction.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>Proposed Church Seventh-day Adventists</u>
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED JUN 06 2008

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 checked="" type="checkbox"/> Building height	Required height:	<u>35'</u>	Proposed height: <u>45'</u>
Use below for additional yard setback variance requests:			
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Total number of variances requested <u>1 (one)</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: [Signature] 05-30-08

JW

**FOR OFFICE USE ONLY**

Date Submitted: 6-6-08 Reviewed By: Joy Williams  
 Tax parcel number: 14 20 30 300 0200 0000 Zoning/FLU AT/LDR  
 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!*

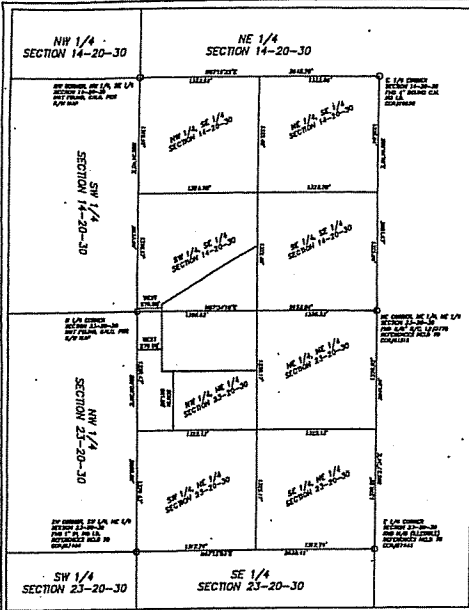
After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.

✓	1. Completed application.
N/A	2. Owner's authorization letter (if needed). <i>This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></i>
✓	3. Provide a legible 8 ½ x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>View a site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
✓	o Please start with a clean survey (ex: white out old approval stamps)
✓	o Size and dimension of the parcel
✓	o Location and name of all abutting streets
✓	o Location of driveways
✓	o Location, size and type of any septic systems, drainfield and wells
✓	o Location of all easements
N/A	o Existing or proposed house or addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
✓	o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
✓	o Building height
✓	o Setbacks from each building to the property lines
N/A	o Location of proposed fence(s)
✓	o 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.

→ Water/Sewer Still under design FOR CHURCH  
 Will Be Sem.Co. Water & Sewer







SECTION BREAK DOWN  
NOT TO SCALE

**LEGAL DESCRIPTION:** (FOR D.S. 1751, PG. 1104)

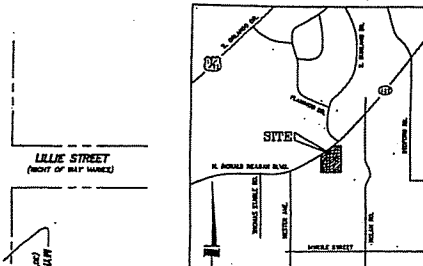
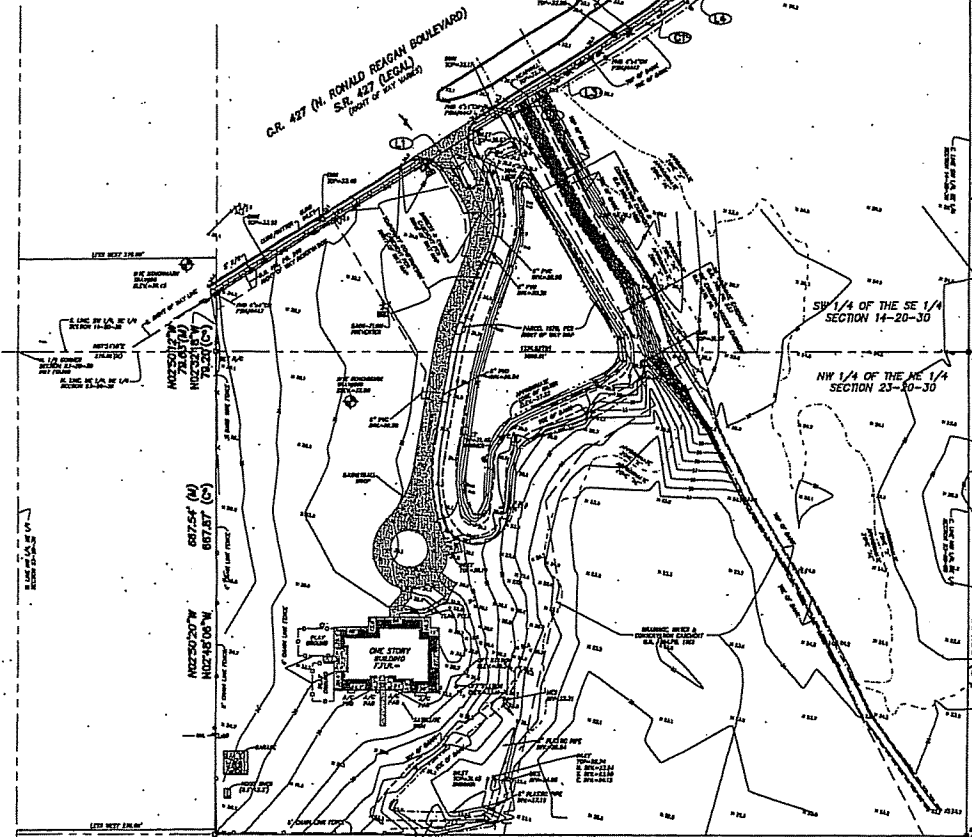
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (1/4) LINGO SOUTH OF STATE ROAD 437, LESS THE WEST 270 FEET, SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AND THE WESTERN 1/4 OF THE NORTHEAST 1/4, LESS THE WEST 170 FEET OF THE NORTH 1/4 AND FEET AND LESS THE SOUTH 100 FEET, SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA (LESS THE WEST 1/2 ACRES FOR STATE ROAD 437).

CONTAINS 22.89 ACRES, MORE OR LESS, BASED ON MEASURED CORNERS AND DISTANCES.

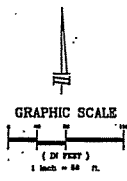
**SURVEYORS NOTES**

- NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A LICENSED FLORIDA SURVEYOR AND MAPPER.
- THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR RESERVATIONS, RIGHTS-OF-WAY, EASEMENTS, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- PROPERTY SHOWN HEREON LIES IN FLOOD ZONES "A" & "AE" ACCORDING TO FEMA MAP PANEL NO. 221070010E, DATED SEPTEMBER 28, 2007. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OFFICIAL DUTY.
- NO UNDERGROUND FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- STAMBS NOT TO SCALE.
- OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80'.
- THE RELATIVE ACCURACY OF FIELD MEASURED CONTROL EXCEEDS 1 FOOT IN 1000 FEET.
- ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY BENCHMARK (BENCHMARK ELEVATION 54.73) (DAVID WEL, BEING DESIGNATED AS "BENCH POINTS IN THE COR OF CONC. PAD (100') FOR VICTORY BAPTIST CHURCH, 430' E OF C/A, SECTION 14, 20' S OF C/A, CR 437).
- BOUNDARIES SHOWN HEREON ARE BASED ON THE SOUTHWEST 1/4 RIGHT OF WAY LINE OF COUNTY ROAD 437, HAVING A BEARING OF N 83°14'15" E, FOR SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY MAP, FOR COUNTY ROAD 437, SHEET 30 OF 24.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF OLD REPUBLIC TITLE COMMITMENT, FILE NUMBER 07-248, EFFECTIVE DATE 8-25-07.
- SOUTH RIGHT OF WAY LINE FOR CR 437 FOR SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY MAP FOR COUNTY ROAD (CR) 437, DATE CHECKED 1/24/14, BENCHMARK REVISIONS.

- ① S55°24'43"W 479.48'(M)
- ② S34°14'15"E 8.82'(M)
- ③ N53°24'00"E 183.27'(M)
- ④ S39°50'11"E 4.91'(M)
- ⑤ N42°29'20"E 132.07'(M)
- ⑥ Δ = 04°32'30" (M)  
R = 1507.39'  
L = 180.87'  
CB = N32°01'59"E
- ⑦ Δ = 02°03'09" (C)  
R = 1812.39'  
L = 18735030'64"E  
Δ = 02°03'19" (M)  
R = 1512.39'  
L = 54.25'  
CB = N47°32'56"E



Vicinity Map  
NOT TO SCALE



GRAPHIC SCALE  
1 inch = 80 ft.

**LEGEND:**

- - UNDESIGNED 4" RIBBON & CAP, LB 8007
- - UNDESIGNED 6" RIBBON
- P.R. - REPAIR AND CAP
- C/C - CENTER ROAD
- F.O. - FOUND
- UN - UNDESIGNED
- LEG. - LEGAL
- CALC. - CALCULATED PER SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY MAP FOR COUNTY ROAD 437 (SEE NOTE 13)
- TOP OF BANK
- OFFICIAL RECORDS BOOK
- SE - SEWER
- PC - PACE
- MC - MOUNTAIN WELL
- UL - UTILITY POLE
- UL - UNDERGROUND UTILITY LINE
- CL - CLEAN-OUT
- DL - DIED POLE
- DR - DRAINAGE POINT
- EL - ELEVATION
- W - WATER WALK
- W - WATER METER
- CM - CONCRETE MENTMENT
- PL - PROFESSIONAL LAND SURVEYOR
- FL - FINISHED FLOOR
- EL - ELEVATION
- UL - UTILITY ACES
- MA & DE - MAIL & DECK
- IND - IDENTIFICATION
- PO - POINT OF BEGINNING
- CH - CHANGELINE
- HA - HANDICAPPED
- PC - POLYMER CONCRETE
- ST - STAIR WALK
- EL - ELECTRIC JUNCTION BOX
- EM - ELECTRIC METER
- WM - WATER METER
- IN - INVERT
- GU - GUY ANCHOR
- SH - SIGN
- ST - STORMWATER MANHOLE
- PK - FIRE HYDRANT
- LP - LIGHT POLE

Boundary, Topographic and Wetland Survey  
Section 14-20-30 & Section 23-20-30  
5778 C.R. 437  
Seminole County, Florida

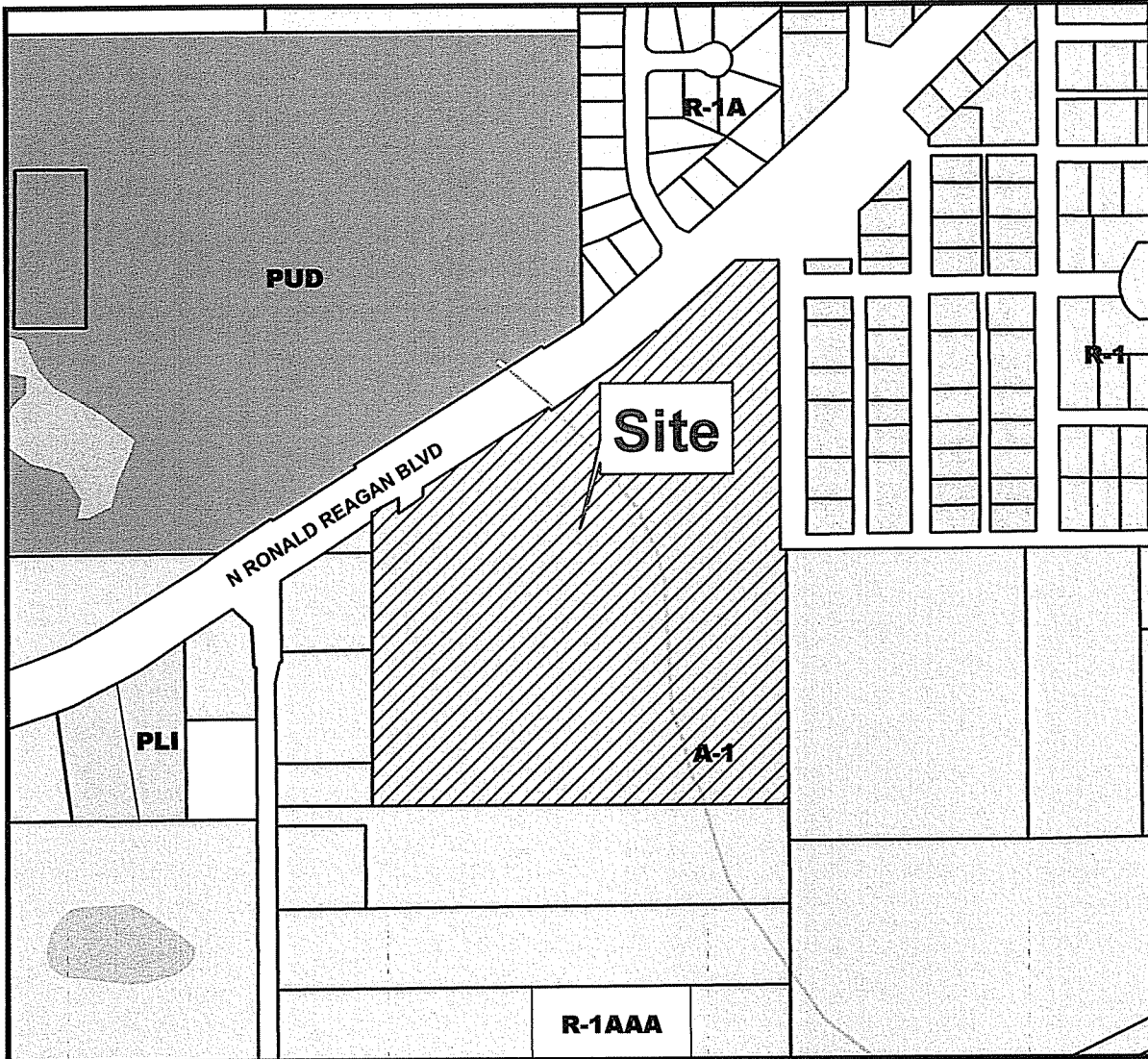
Prepared For:  
American Civil Engineering

Associated Land Surveying  
& Mapping, Inc.

11/14/2014 11:04:14 AM  
SHEET NO. 1 of 1

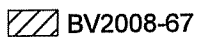

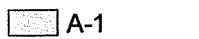

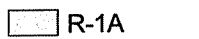



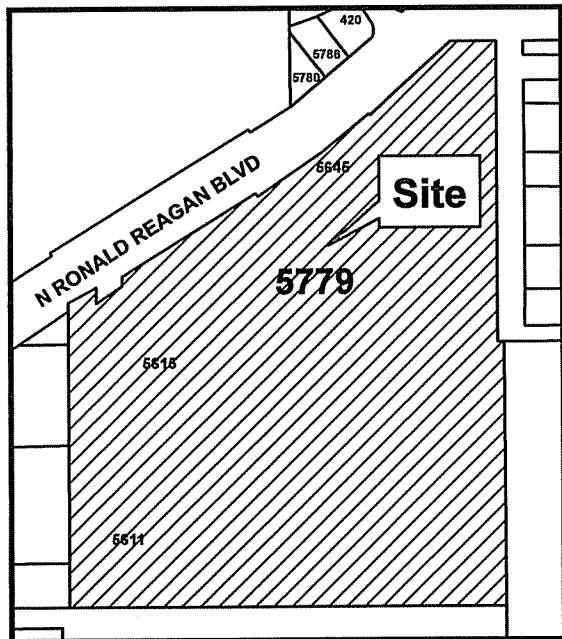
Ron Gifford  
5779 N Ronald Reagan Blvd  
Sanford, Florida 32773



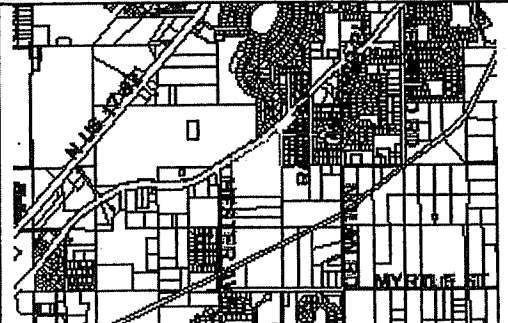
Seminole County Board of Adjustment  
July 28, 2008  
Case: BV2008-67 (Map 3105, Grid A3)  
Parcel No: 14-20-30-300-0260-0000

Zoning

- |   |   |
|---|---|
|  BV2008-67 |  R-1 |
|  A-1       |  PUD |
|  R-1A      |  PLI |



Personal Property Please Select Account

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY, FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-865-7508</p>		
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**GENERAL**

Parcel Id: 14-20-30-300-0260-0000  
 Owner: FLA CONFERENCE ASSN OF  
 Own/Addr: SEVENTH-DAY ADVENTISTS  
 Mailing Address: PO BOX 2626  
 City, State, Zip Code: WINTER PARK FL 32790  
 Property Address: 5779 427 CR N SANFORD 32773  
 Facility Name:  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions: 36-CHURCH/RELIGIOUS ()  
 Dor: 71-CHURCHES

**2008 WORKING VALUE SUMMARY**

Amendment 1 impact not reflected.

Value Method: Market  
 Number of Buildings: 1  
 Depreciated Bldg Value: \$919,027  
 Depreciated EXFT Value: \$18,990  
 Land Value (Market): \$603,944  
 Land Value Ag: \$0  
 Just/Market Value: \$1,541,961  
 Assessed Value (SOH): \$1,541,961  
 Exempt Value: \$1,541,961  
 Taxable Value: \$0

Tax Estimator  
Portability Calculator

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/1986	01759	1508	\$230,000	Improved	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	17.251	35,000.00	\$603,785
ACREAGE	0	0	7.950	20.00	\$159

**LEGAL DESCRIPTION**

SEC 14 TWP 20S RGE 30E SW 1/4 OF SE 1/4 S OF ST RD 427 (LESS W 276 FT & RD) & NW 1/4 OF NE  
 1/4 OF 23-20-30 (LESS W 276 FT OF N 666.64 FT & S 661 FT)

**BUILDING INFORMATION**

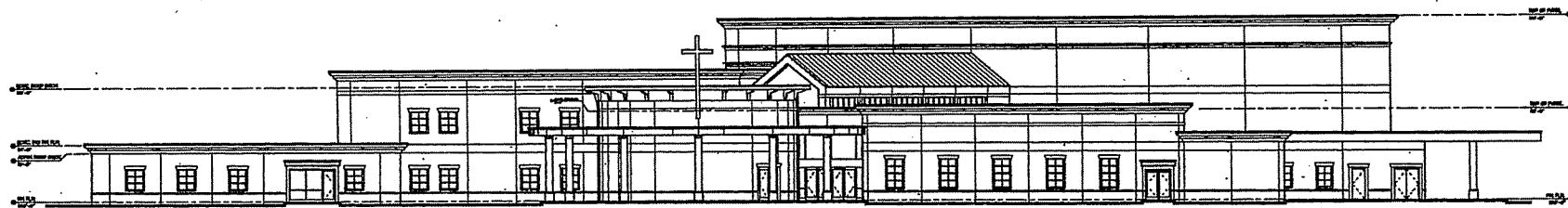
Bld Num	Bld Class	Year Bld	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	MASONRY PILAS	1988	16	13,755	1	CONCRETE BLOCK-STUCCO - MASONRY	\$919,027	\$1,201,342
	Subsection / Sqft		OPEN PORCH FINISHED / 28					
	Subsection / Sqft		OPEN PORCH FINISHED / 56					
	Subsection / Sqft		OPEN PORCH FINISHED / 32					

**Permits**

**EXTRA FEATURE**

Description	Year Bld	Units	EXFT Value	Est. Cost New
CONCRETE WALKWAY	1988	15,000	\$18,750	\$37,500
WOOD UTILITY BLDG	1992	100	\$240	\$600

**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.



**FRONT ELEVATION**

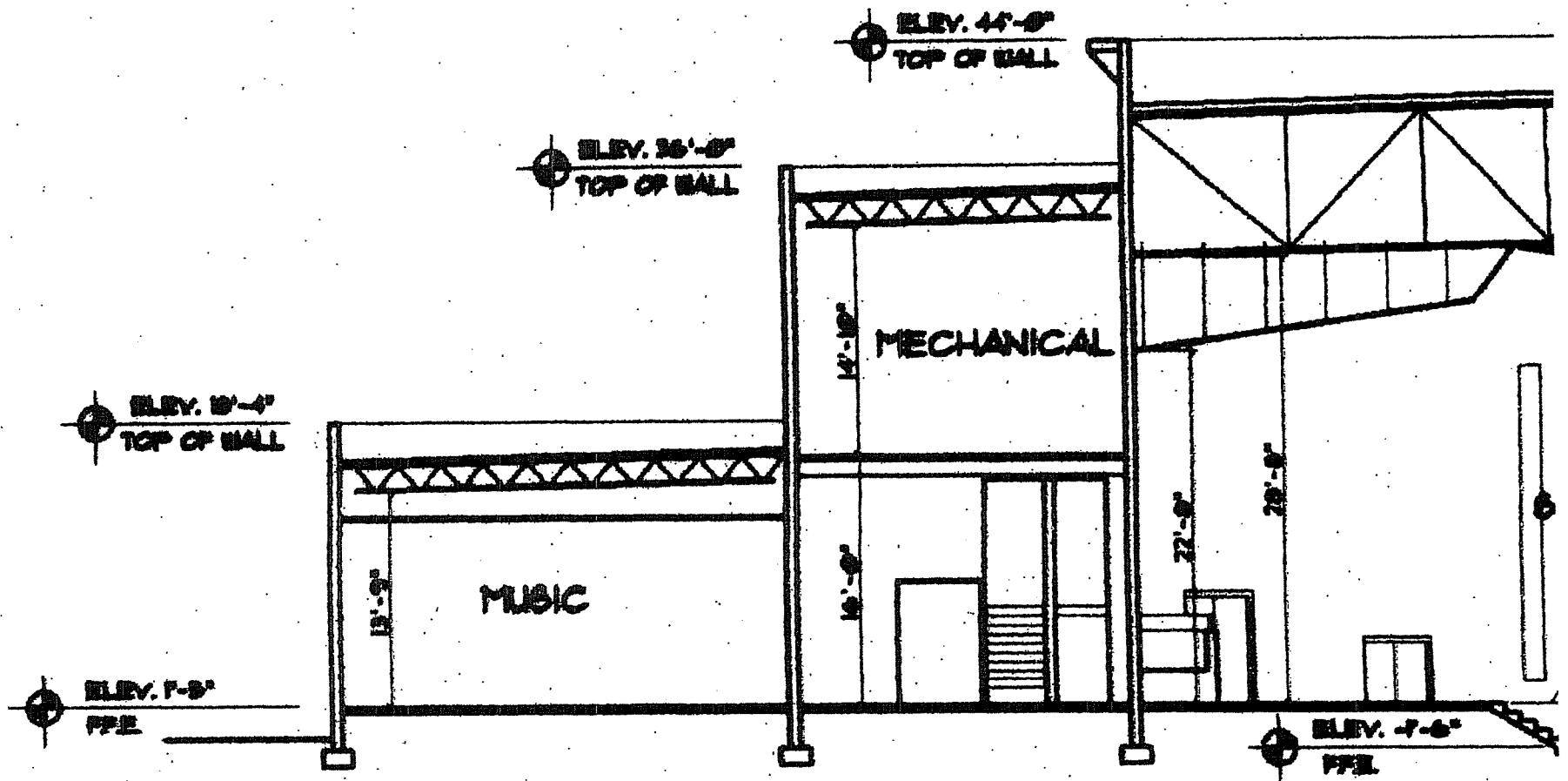



THOMAS DESIGN  
ASSOCIATES, P.A.

**EDWARD L. THOMAS, INC.**  
**ARCHITECT AIA**  
1400 BOULEVARD DRIVE / SUITE 200 / WINTER SPRINGS, FLORIDA 32789 / 407-321-1000 / FAX 407-321-1001

PROPOSED WORSHIP and EDUCATION FACILITY  
**WINTER SPRINGS ADVENTIST CHURCH**  
SEMIWOLE COUNTY, FLORIDA


**A-7**



OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

State of Florida  
County of Orange

SEMINOLE COUNTY  
APPLICATION AND AFFIDAVIT

BEFORE me, the undersigned authority, personally appeared Michael Cauley, hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

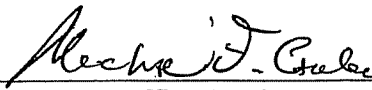
Affiant is the President of the Florida Conference Association of Seventh-day Adventists, with the following address:

655 N. Wymore Road  
Winter Park, Florida 32789

The undersigned further certifies that the following individuals are officers of the corporation:

Michael. Cauley, President  
Thomas L. Verrill, Vice President  
Glenn Carter, Vice President  
Jose A. LeGrand, Secretary

The Florida Conference Association of Seventh-day Adventists is a Florida nonprofit organization. **None of the officers hold a beneficial interest in the corporation.**

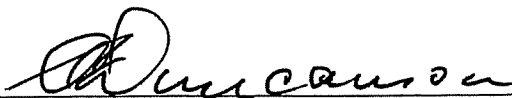


Affiant's Signature

Michael Cauley, President

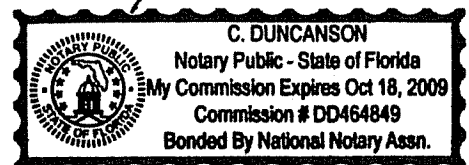
Affiant's printed Name

Sworn to and acknowledged before me by Michael Cauley, as President of Florida Conference Association of Seventh-day Adventists. He is personally known to me.



Cynthia Duncanson  
Notary Public

My Commission Expires:



SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-23:

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: _____	Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Phone #: _____	Phone #: _____
Name: _____	Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
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.

*Florida Conference Association of*  
Name of Corporation: Seventh-day Adventists Name of Corporation: \_\_\_\_\_  
Officers: See attached sheet Officers: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_ City/Zip: \_\_\_\_\_  
Directors: \_\_\_\_\_ Directors: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_ City/Zip: \_\_\_\_\_  
Shareholders: No individual shareholders Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_

(Use additional sheets for more space.)

*No officers hold interest in the corporation*

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: _____	City/Zip: _____
City/Zip: _____	

(Use additional sheets for more space.)

**SEMINOLE COUNTY  
APPLICATION AND AFFIDAVIT**

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: _____
City/Zip: _____	City/Zip: _____

(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: _____
City/Zip: _____	City/Zip: _____

(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.

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.

6/11/08  
Date

Michael J. Carley  
Owner, Agent, Applicant Signature

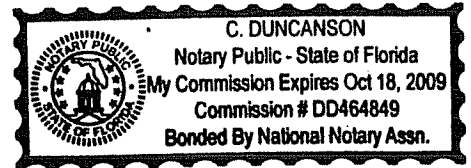
STATE OF FLORIDA  
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 11<sup>th</sup> day of JUNE, 2008 by Michael

J. Carley  
C. Duncanson  
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 APPROVAL DEVELOPMENT ORDER

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

SEC 14 TWP 20S RGE 30E SW 1/4 OF SE 1/4 S OF ST RD 427 (LESS W 276 FT & RD) & NW 1/4 OF NE 1/4 OF 23-20-30 (LESS W 276 FT OF N 666.64 FT & S 661 FT)

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

### FINDINGS OF FACT

**Property Owner:** Florida Conference Association of Seventh Day Adventist  
P.O Box 2626  
Winter Park, Fl 32790

**Project Name:** N CR 427 (5779)

**Requested Development Approval:**

Request for a building height variance from 35 feet to 45 feet for a proposed church in A-1 (Agriculture) district.

All six criteria for granting a variance under the Land Development Code have been satisfied.

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 Willilams, 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 variance granted will apply only to the Height of the proposed church from 35 feet to 45 maximum feet 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

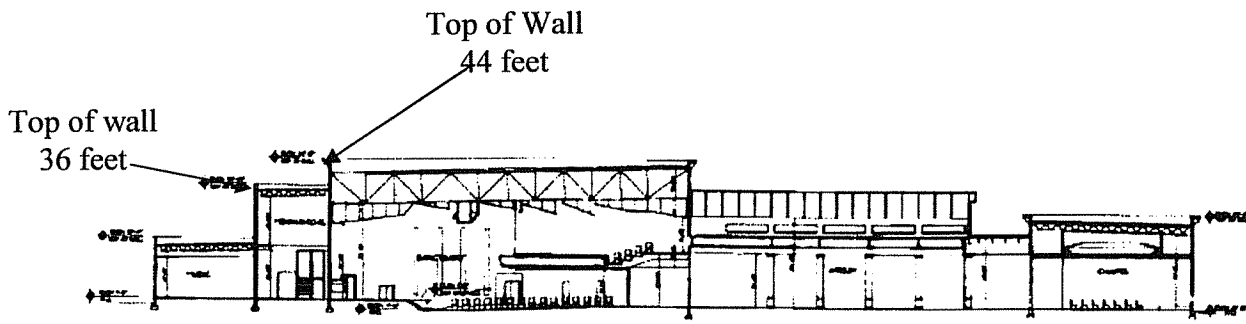
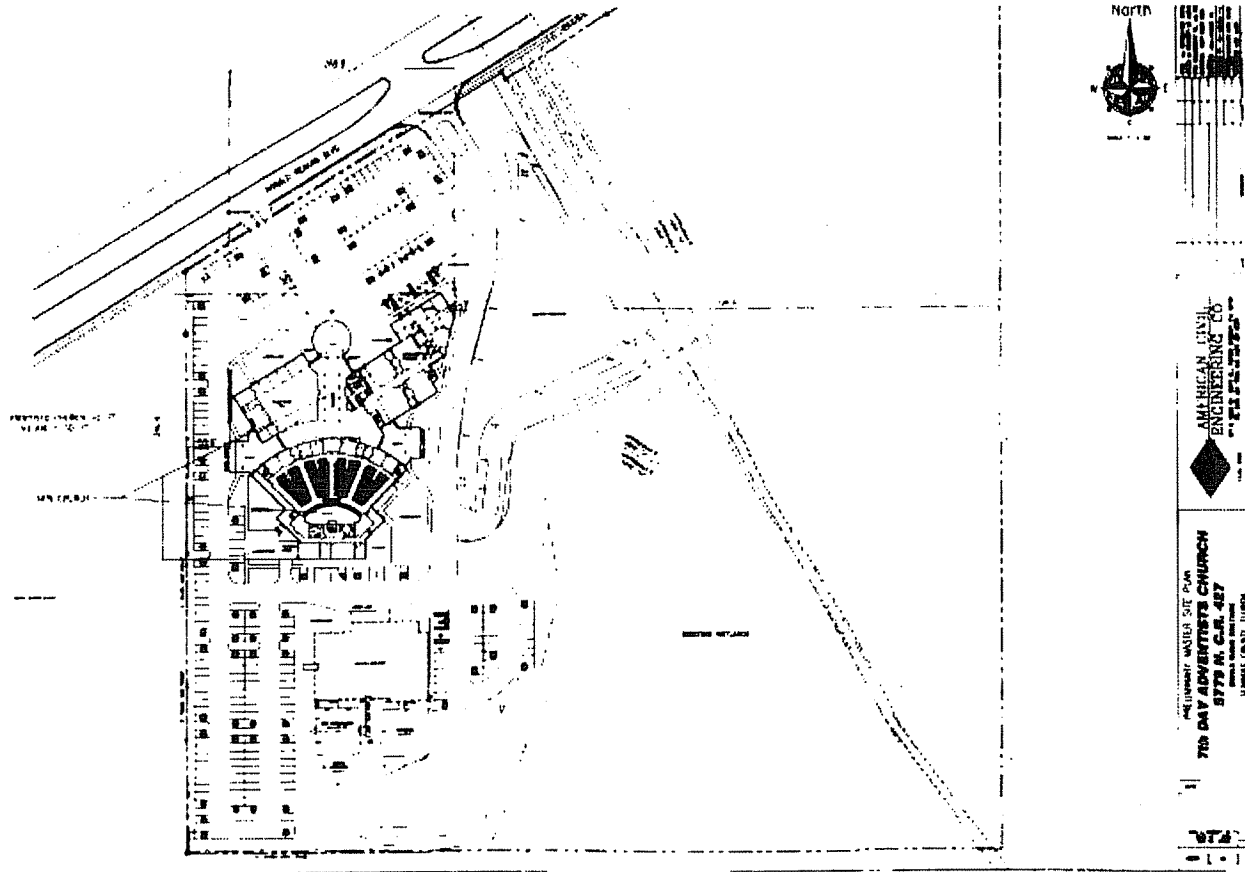
STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

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:



**PROFILE BUILDING SECTION**

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

SEC 14 TWP 20S RGE 30E SW 1/4 OF SE 1/4 S OF ST RD 427 (LESS W 276 FT & RD) & NW 1/4 OF NE 1/4 OF 23-20-30 (LESS W 276 FT OF N 666.64 FT & S 661 FT)

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

**FINDINGS OF FACT**

**Property Owner:** Florida Conference Association of Seventh Day Adventist  
P.O Box 2626  
Winter Park, FL 32790

**Project Name:** N CR 427 (5779)

**Requested Development Approval:**

Request for a building height variance from 35 feet to 45 feet for a proposed church in A-1 (Agriculture) district.

The Development Approval was sought to allow for a maximum building height of 45 feet for a church building. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance

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: