

BS2008-09

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

SUBJECT: 1600 Dodd Road – La Amistad, applicant; Request to amend an existing special exception in the A-1 (Agriculture) district.

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

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

Agenda Date 08-25-08 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

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

GENERAL INFORMATION	La Amistad 1600 Dodd Road Winter Park, Florida 32792	A-1 District, LDC section 124 (conditional uses)
BACKGROUND / REQUEST	<ul style="list-style-type: none">• The applicant proposes to expand an existing residential treatment center by increasing the existing square footage from 19,864 square feet to 35,872 square feet. The proposed expansion will consist of additional beds, kitchen/dining area, and storage.• The current use of the site was established in 1986 with the approval of a special exception for an in-patient psychiatric facility. Since that time there has been no amendments to the special exception to expand the use.	

Reviewed by:
Co Atty: _____
Pln Mgr: _____

**STANDARDS FOR
GRANTING A
SPECIAL EXCEPTION;
LDC SECTION
30.43(b)(2)**

The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the Land Development Code upon determination the use requested:

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

The proposed use would represent an expansion of an existing residential treatment center with additions consisting of 16,008 square feet. The proposed additions will be connected to the west portion of the existing treatment facility which would make it adjacent to an existing Masonic Lodge property. This addition will be constructed over an existing parking area. The location of the proposed additions and parking areas, with appropriate buffers, would ensure compatibility and consistency with the trend of development of the area.

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

The increased number of residents and employees will generate additional traffic than what is currently generated. 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 describes the Low Density Residential (LDR) future land use as a transitional land use between urban and general rural uses. The approved uses listed in the LDR land use include group homes by special exception. The proposed amendment would be an expansion of an existing approved use that performs as transitional uses between the urban uses and rural uses.

MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:

Based on the submitted site plan, the proposed use existing

	<p>and proposed buildings meet the minimum area and dimensional requirements of the A-1 district.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>Within the A-1 district groups homes are allowed as conditional uses. The prior establishment of the group home of which the proposed use would constitute a part, demonstrates consistency with the trend of nearby and adjacent development in 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 more intensive in nature, but impact of the uses will be minimal by layout of uses as depicted in the site plan/master plan.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>The property is located in the Southeast Service Area in which water and sewer will be provided by Seminole County utilities. Capacity availability for the proposed improvements will be determined at concurrency. Other county services, including emergency services and garbage disposal, are also available to the site.</p>
<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 prior establishment of the group home of which the proposed use would constitute a part, demonstrates consistency with the trend of nearby and adjacent development in the area. • The location of the proposed additions and parking

	<p>areas, with appropriate buffers, would ensure compatibility and consistency with the trend of development of the area.</p> <ul style="list-style-type: none">• Based on the submitted site plan, the proposed use would conform to the minimum dimensional standards of the A-1 district.
STAFF RECOMMENDATION	<p>Staff recommends approval subject based upon the following conditions:</p> <ol style="list-style-type: none">1. The general layout of the proposed uses as depicted on the master plan shall not change.2. No building shall be increased more than 10% without Board of Adjustment approval.3. All buildings that are not group homes shall be for the exclusive purpose of serving the on-site residents.4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).

RECEIVED JUL 11 2008

Fee: \$370.00

COPY

Application # BS 2008-09
Meeting Date Aug 25, 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 owner)*

Name: La Amistad Residential Treatment Center, Inc./Vickie Lewis
Address: 1650 Park Avenue North City: Maitland Zip code: 32751
Project Address: 1600 Dodd Road City: Winter Park Zip code: 32792
Phone number(s): (407) 647-0660
Email address: vickie.lewis@uhsinc.com

What is this request for?

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

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

What is the current use of the property? Psychiatric Hospital

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: *Vickie Lewis*

FOR OFFICE USE ONLY

Date Submitted: <u>7-11-08</u>	Reviewed By: <u>P. Johnson</u>
Tax parcel number: <u>35-21-30-300-013C-0000</u>	Zoning/FLU: <u>A-1/LOR</u>
<input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split)	<input type="checkbox"/> Platted Lot (check easements on lots / in dedication)
<input type="checkbox"/> Lot size _____	<input type="checkbox"/> Meets minimum size and width
<input type="checkbox"/> Past approval # _____	<input type="checkbox"/> Application and checklist complete
Notes: _____	

SPECIAL EXCEPTION APPLICATION LA AMISTAD RESIDENTIAL TREATMENT CENTER, INC.

SPECIAL EXCEPTION SUBMITTAL CHECKLIST - STATEMENT OF REQUEST

This property has an existing Special Exception that allows for a psychiatric facility within A-1 zoning. This modification request is to maintain the psychiatric use as previously approved and to modify the site plan to increase total building square footage and associated parking (modifications to the development program are itemized on the submitted site plan).

We are also requesting a waiver to the parking requirement. Based on the Owner's experience with similar facilities, we are requesting a waiver to allow for 1.5 parking spaces per bed. The facility has an onsite total staff of approximately 20 – 25 people distributed over three shifts, 24 hours, seven days a week with a peak staff of 10 persons. The facility has a capacity for 40 residents, however, residents are not allowed access to vehicles during their stay. Please see attached letters from the Owner.

PARKING SPACES

EXISTING	93 STANDARD	3 ACCESSIBLE
PROPOSED	100 STANDARD	3 ACCESSIBLE

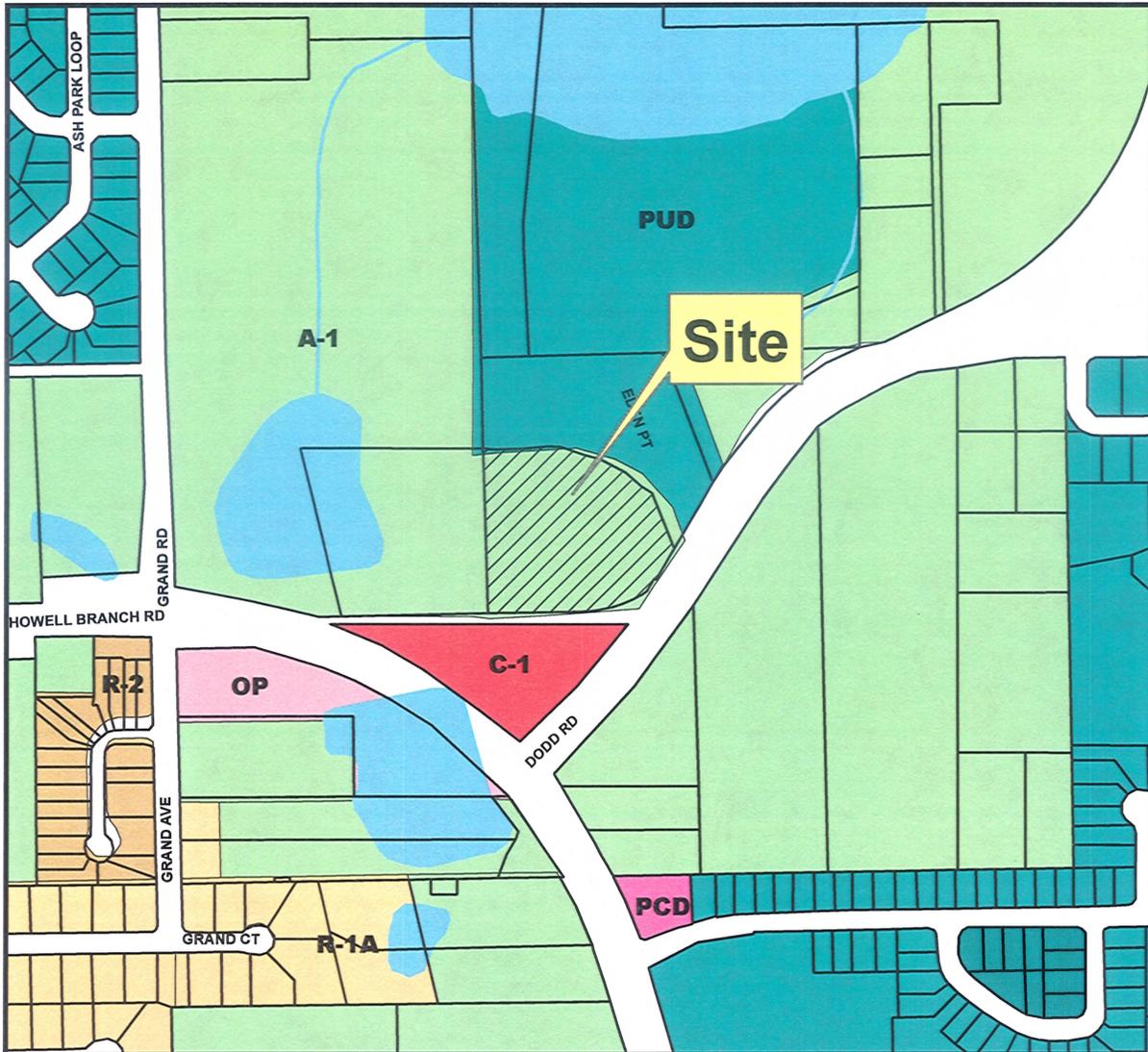
CONSTRUCTION PHASES

CONSTRUCTION PHASE	USE	SQUARE FEET ±	BEDS PROVIDED	REQUIRED PARKING *	PROVIDED PARKING
EXISTING	RESIDENTIAL MEDICAL FACILITY	19,864	40	60	96
①	STORAGE	392		60	60 min
②	KITCHEN / DINING	1,231		60	60 min
③	BED AREA & CORRIDOR	9,044 1,146	16	84	84
④	BED AREA	4,195	8	96	103
TOTAL ADDITIONAL		16,008	24		
TOTAL AT BUILDOUT		35,872	64	96	103

* REQUIRED PARKING BASED ON WAIVER REQUEST TO ALLOW 1.5 SPACES PER BED.

WAIVER TO SEC. 30.1221(5) PARKING REQUIREMENT – 2 parking spaces per bed; Requested parking modified to a minimum of 1.5 parking spaces per bed. The specific parking needs of this Specialty Client are based on their vast experience. The spaces shown herein are adequate to meet the needs of this facility.

La Amistad Residential Treatment Center, Inc
 1600 Dodd Road
 Winter Park, Florida 32792



Seminole County Board of Adjustment
 August 25, 2008
 Case: BS2008-09 (Map3211, Grid A5)
 Parcel No: 35-21-30-300-013C-0000

Zoning

- | | | | |
|---|-----------|---|-----|
|  | BS2008-09 |  | OP |
|  | A-1 |  | C-1 |
|  | R-1A |  | PUD |
|  | R-2 |  | PCD |



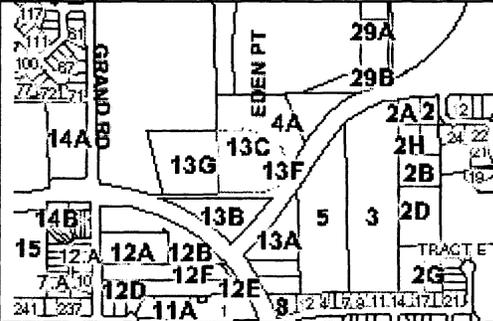
PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7508



GENERAL

Parcel Id: 35-21-30-300-013C-0000
 Owner: LA AMISTAD RESID TREATMENT
 Own/Addr: CENTER INC ATTN LEGAL DEPT
 Mailing Address: 367 S GULPH RD
 City,State,ZipCode: KING OF PRUSSIA PA 19406
 Property Address: 1600

1	MASONRY PILAS	1969	64	16,453	1	CONCRETE BLOCK-STUCCO - MASONRY	\$918,141	\$1,340,352
	Subsection / Sqft					OPEN PORCH FINISHED / 208		
	Subsection / Sqft					OPEN PORCH FINISHED / 24		
	Subsection / Sqft					OPEN PORCH FINISHED / 24		
	Subsection / Sqft					OPEN PORCH FINISHED / 1005		
	Subsection / Sqft					UTILITY FINISHED / 92		
	Subsection / Sqft					UTILITY FINISHED / 27		
2	COMM/RES	1970	10	1,832	1	CONCRETE BLOCK - MASONRY	\$150,472	\$184,628
	Subsection / Sqft					GARAGE FINISHED C.B.S. / 525		
	Subsection / Sqft					OPEN PORCH FINISHED / 49		

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	2006	22,943	\$19,834	\$20,878
6' CHAIN LINK FENCE	1981	1,996	\$4,790	\$11,976
POLE LIGHT STEEL 1 ARM	1988	19	\$18,316	\$18,316
POLE LIGHT STEEL 2 ARM	1988	4	\$10,080	\$10,080
WALKS CONC COMM	1980	3,138	\$4,155	\$10,387
VINYL FENCE/COMM	2006	40	\$224	\$240
CONCRETE DRIVEWAY 4 INCH	1980	1,120	\$1,120	\$2,800
CONCRETE WALKWAY	1980	560	\$560	\$1,400
GAZEEBO	1980	621	\$3,726	\$9,315

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.

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

(Use additional sheets for more space.)

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

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.)

Form #
Date

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

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

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

(Use additional sheets for more space.)

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

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

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

7-10-08
Date

Julie Lewis
Owner, Agent, Applicant Signature

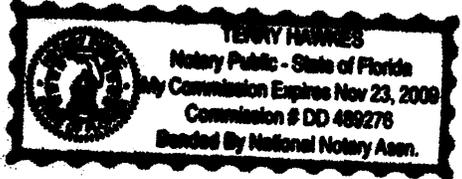
STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 10 day of July, 2008 by _____

Vickie Lewis

Terry Hawkes
Signature of Notary Public

TERRY HAWKES
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: _____

ATTACHMENT "A"

**SPECIAL EXCEPTION APPLICATION
OWNERSHIP DISCLOSURE FORM
LA AMISTAD RESIDENTIAL TREATMENT CENTER, INC.**

NAME OF CORPORATION: La Amistad Residential Treatment Center, Inc.

Officer: Alan B. Miller
Title: President
Address: 376 South Gulph Road, King of Prussia, PA 19406

Officer: Debra K. Osteen
Title: Vice President
Address: 376 South Gulph Road, King of Prussia, PA 19406

Officer: Steve Filton
Title: Vice President
Address: 376 South Gulph Road, King of Prussia, PA 19406

Officer: Cheryl K. Ramagano
Title: Treasurer
Address: 376 South Gulph Road, King of Prussia, PA 19406

Officer: George H. Brunner, Jr.
Title: Secretary
Address: 376 South Gulph Road, King of Prussia, PA 19406

Officer:: Robert Zurad
Title: Assistant Treasurer
Address: 376 South Gulph Road, King of Prussia, PA 19406

Director: Steve Filton
Address: 376 South Gulph Road, King of Prussia, PA 19406

Director: Alan B. Miller
Address: 376 South Gulph Road, King of Prussia, PA 19406

Director: Debra K. Osteen
Address: 376 South Gulph Road, King of Prussia, PA 19406

Sole Shareholder: Universal Health Services, Inc.
Address: 1650 Park Avenue North
Maitland, Florida, 32751

Definitions of Types of Patients Permitted

1. **Mood Disorders:** A disturbance of mood that interferes with the daily functioning of an individual. Mood Disorders can range in severity from mild to severe and can additionally range diagnostically from Major Depressive Disorder, Dysthymic Disorder, Bipolar Disorder (I and II), Cyclothymic Disorder, and Mood Disorder NOS.
2. **Anxiety Disorders:** Anxiety is either the predominant disturbance, or is experienced in conjunction with co-occurring diagnosis including phobias.
3. **Adjustment Disorders:** Essential feature is a maladaptive reaction to an identifiable psychosocial stressor.
4. **Personality Disorders:** Defined as personality traits that are inflexible, maladaptive, cause significant impairment in social/occupational functioning, and/or subjective distress.
5. **Substance Abuse Disorders:** Deals with the undesirable behavioral changes associated with more or less regular use of substances, that affect the central nervous system.
6. **Eating Disorders:** Characterized by gross disturbances in eating behavior.
7. **Somatization Disorders:** Essential features are recurrent and multiple somatic complaints of several years duration for which medical attention has been sought but which are apparently not due to any physical disorder.
8. **Schizophrenia and other Psychotic Disorders:** These diagnoses can vary dramatically related to symptoms, severity, and diagnosis. However, the shared definition of diagnosis defined in this category includes psychotic symptoms as a prominent aspect of their presentation. Common symptoms include delusional thinking patterns, disruption in daily functioning, cognitive impairment, and hallucinations.

Definitions of Types of Patients That Will Not Be Treated

Chronic Organic Brain Syndrome: A term used to refer to a constellation of psychological or behavioral signs and symptoms without reference to etiology, and is seemingly a permanent/ongoing condition.

Chronic Sexual Deviance: Behavior in which sexually acting out on non-consenting victims becomes an impulsive behavioral pattern.

Acute Crisis Symptomology: A broad grouping of symptoms that are characterized by “high risk” behaviors that would be more appropriately treated in a “locked” psychiatric facility in order to insure the safety of the individual and the individual’s environment.

COUNTY OF SEMINOLE



FLORIDA

AND MANAGEMENT
PHONE (305) 321-1130 EXT. 443

COUNTY SERVICES BUILDING
1101 E. 1st STREET
SANFORD, FLORIDA 32771

June 17, 1986

Ithaca Place, Inc.
Lynn Haven
1600 Dodd Road
Winter Park, FL 32792

Dear Sir:

At their meeting of June 16, 1986, the Seminole County Board of Adjustment approved your request for a Special Exception in an A-1 Agriculture Zone to operate an in-patient psychiatric facility on the following described property:

Tax Parcels 13C and 26, as shown on Assessor's Map No. 287, Section 35-21-30, NW corner of Dodd Rd and Howell Branch Road.

Sincerely,

A handwritten signature in cursive script that reads "Ginny Markley".

Ginny Markley
Zoning Coordinator

GM/jes

BA86-5-29SE

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 25, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

“see attached legal”

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

FINDINGS OF FACT

Property Owner: La Amistad
367 S. Gulph Road
King of Prussia, PA 19406

Project Name: Dodd Road (1600)

Requested Development Approval:

Request to amend an existing special exception to expand a residential treatment facility in the 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 general layout of the proposed uses as depicted on the master plan shall not change.
2. No building shall be increased more than 10% without Board of Adjustment approval.
3. All buildings that are not group homes shall be for the exclusive purpose of serving the on-site residents.
4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).

(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.

La AMISTAD
DODD ROAD COMPLEX

DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 35; THENCE RUN N88°46'05"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 825.00 FEET TO THE EAST LINE OF THE WEST 825.00 FEET OF SAID NORTHEAST 1/4; THENCE RUN S01°17'42"E ALONG SAID EAST LINE OF THE WEST 825.00 FEET, 232.27 FEET TO THE POINT OF BEGINNING; THENCE RUN N88°52'12"E, 194.97 FEET; THENCE RUN S72°27'53"E, 105.48 FEET; THENCE RUN S61°57'52"E, 74.86 FEET; THENCE RUN S49°24'29"E, 53.92 FEET; THENCE RUN S53°28'17"E, 34.00 FEET; THENCE RUN S20°41'57"E, 140.38 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DODD ROAD; THENCE RUN S30°16'04"W ALONG SAID RIGHT OF WAY LINE, 90.96 FEET; THENCE RUN N59°30'51"W, 5.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 01°14'54", A RADIUS OF 1690.00 FEET, AN ARC LENGTH OF 36.82 FEET, A CHORD BEARING OF S31°06'36"W AND A CHORD DISTANCE OF 36.82 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 33°26'33", A RADIUS OF 298.10 FEET, AN ARC LENGTH OF 174.00 FEET, A CHORD BEARING OF S72°23'16"W AND A CHORD DISTANCE OF 171.54 FEET; THENCE RUN S89°06'32"W, 237.48 FEET TO THE AFORESAID EAST LINE OF THE WEST 825.00 FEET OF THE NORTHEAST 1/4; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF DODD ROAD RUN N01°17'42"W, 413.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.801 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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 August 25, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

“see attached legal”

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

FINDINGS OF FACT

Property Owner: La Amistad
367 S. Gulph Road
King of Prussia, PA 19406

Project Name: Dodd Road (1600)

Requested Development Approval:

Request to amend an existing special exception to expand a residential treatment facility in the A-1 (Agriculture) district.

The Development Approval was sought to expand an existing residential treatment facility. 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: Kathy Fall, Principal 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: