

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

SUBJECT: 305 S. Orange Boulevard – Lakeside Fellowship United Methodist Church, applicant; Request for a preschool/kindergarten use at an existing church in the A-1 (Agriculture) district.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT:** 7389

Agenda Date 4/27/09 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Approve** the request for special exception for a preschool/kindergarten use at an existing church in the A-1 (Agriculture) district; or
2. **Deny** the request for special exception for a preschool/kindergarten use at an existing church in the A-1 (Agriculture) district; or
3. **Continue** The request to a time and date certain.

GENERAL INFORMATION	Lakeside Fellowship United Methodist Church 305 S. Orange Boulevard Sanford, Florida	A-1 District, LDC section 30.124 (conditional uses); private & public schools
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting a special exception to allow a preschool/kindergarten within an existing church in the A-1 district. The existing use of a church is a permitted use in the A-1 district. • The current use of the site of a church will remain as the primary use and the preschool/kindergarten will be an accessory use. • The applicant is requesting a maximum of 81 students with a staff of nineteen (19) full time and part time employees including church staff. The hours of operation will be from 8:30 am – 3:00 pm Monday through Friday. 	

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 be an accessory use to the primary use of an existing church. The site is designed to accommodate a church use at its maximum capacity and therefore able to accommodate the use of a preschool/kindergarten during the week when church is not in use.

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

The site and parking of the site will accommodate the preschool/kindergarten use during the week. The use will generate additional traffic than what is currently generated during the week therefore, prior to obtaining permits, the site must pass concurrency. A traffic study will be determined at that time.

IS CONSISTENT WITH THE SEMINOLE COUNTY COMPREHENSIVE PLAN:

The Seminole County Comprehensive Plan describes the Low Density (LDR) future land use which allows uses that serve the adjacent residential uses. Preschools/kindergartens are included as one of those uses which serve residential uses.

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

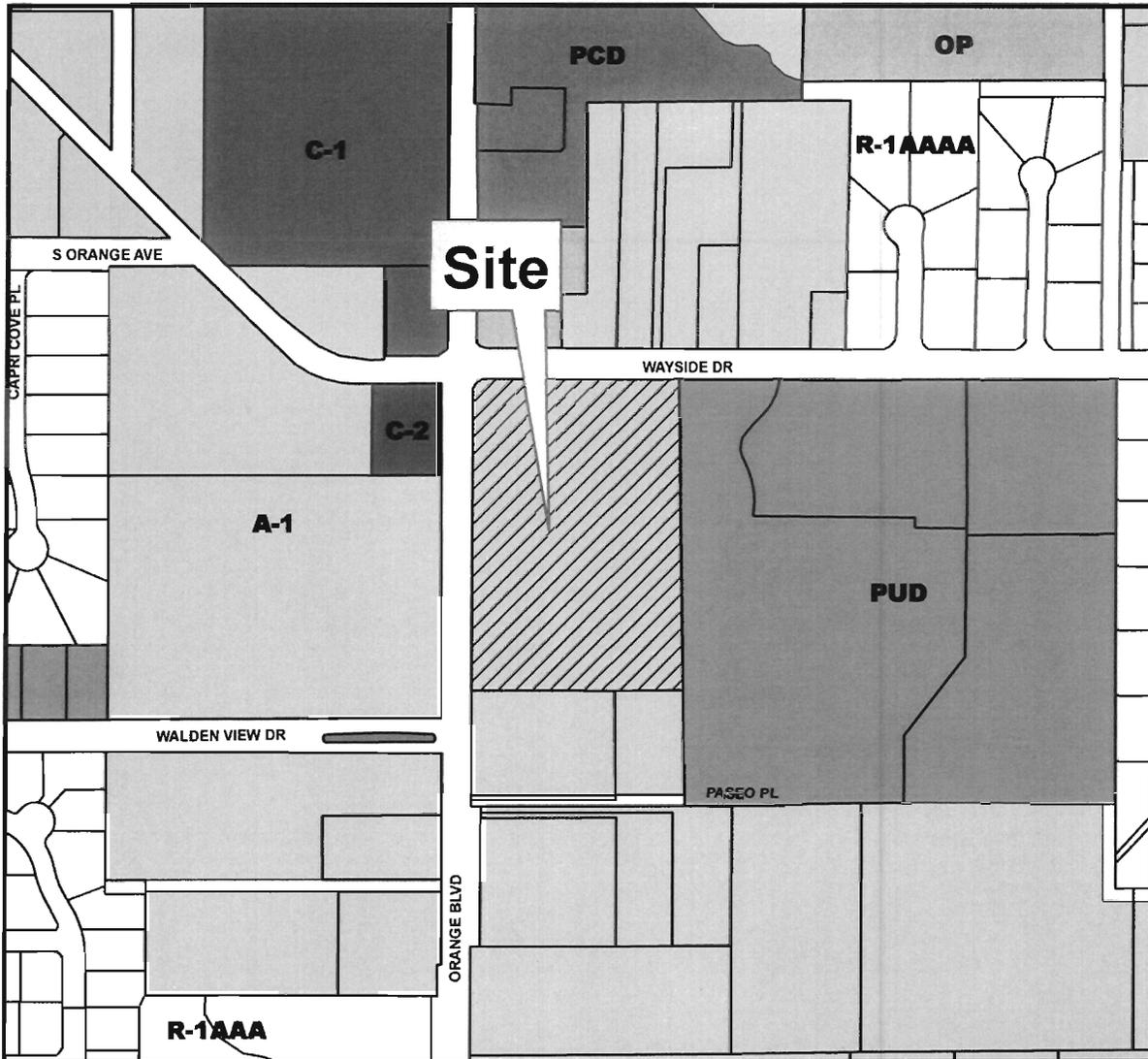
Based on the submitted site plan, the proposed use existing and proposed buildings meet the minimum area and dimensional requirements of the A-1 district.

WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

	<p>Within the A-1 district schools are allowed as conditional uses. The prior establishment of the church of which the proposed use would constitute as an accessory use, 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 not be intensive in nature with the approved condition of not having the preschool/kindergarten in use at the same time of the primary use of the church.</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 Northwest 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 RECOMMENDATION</p>	<p>Staff recommends approval of the subject request based upon the following conditions:</p> <ol style="list-style-type: none"> 1. The Special Exception granted will apply only to a preschool/kindergarten use as an accessory use to the existing church. 2. Enrollment shall not exceed 81 students. 3. The hours of operation shall be from 8:30 am - 3 pm Monday through Friday. 4. The schedule hours of the preschool/kindergarten and church services shall not be concurrent. 5. The general layout of the proposed uses as depicted on the master plan shall not change.

	<ol style="list-style-type: none">6. No building shall be increased more than 10% without Board of Adjustment approval.7. 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).
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Lakeside Fellowship United Methodist Church
 305 S Orange Blvd
 Sanford, Florida 32771

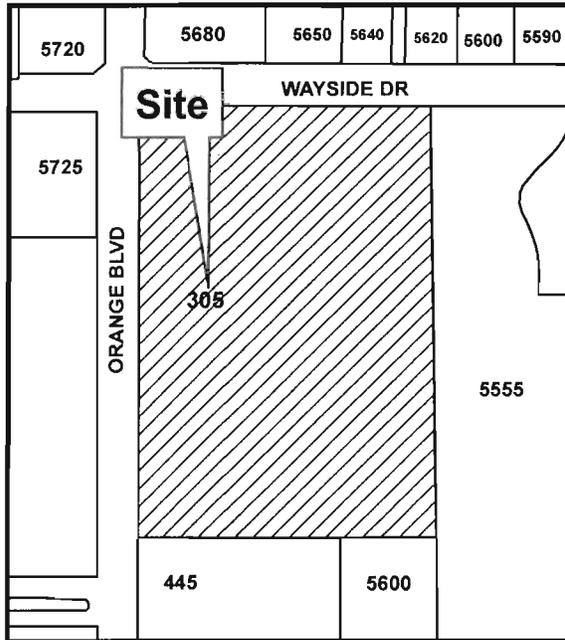


Seminole County Board of Adjustment
 April 27, 2009
 Case: BS2009-05 (Map 3051 Grid B1)
 Parcel No: 30-19-30-501-0000-0010

Zoning

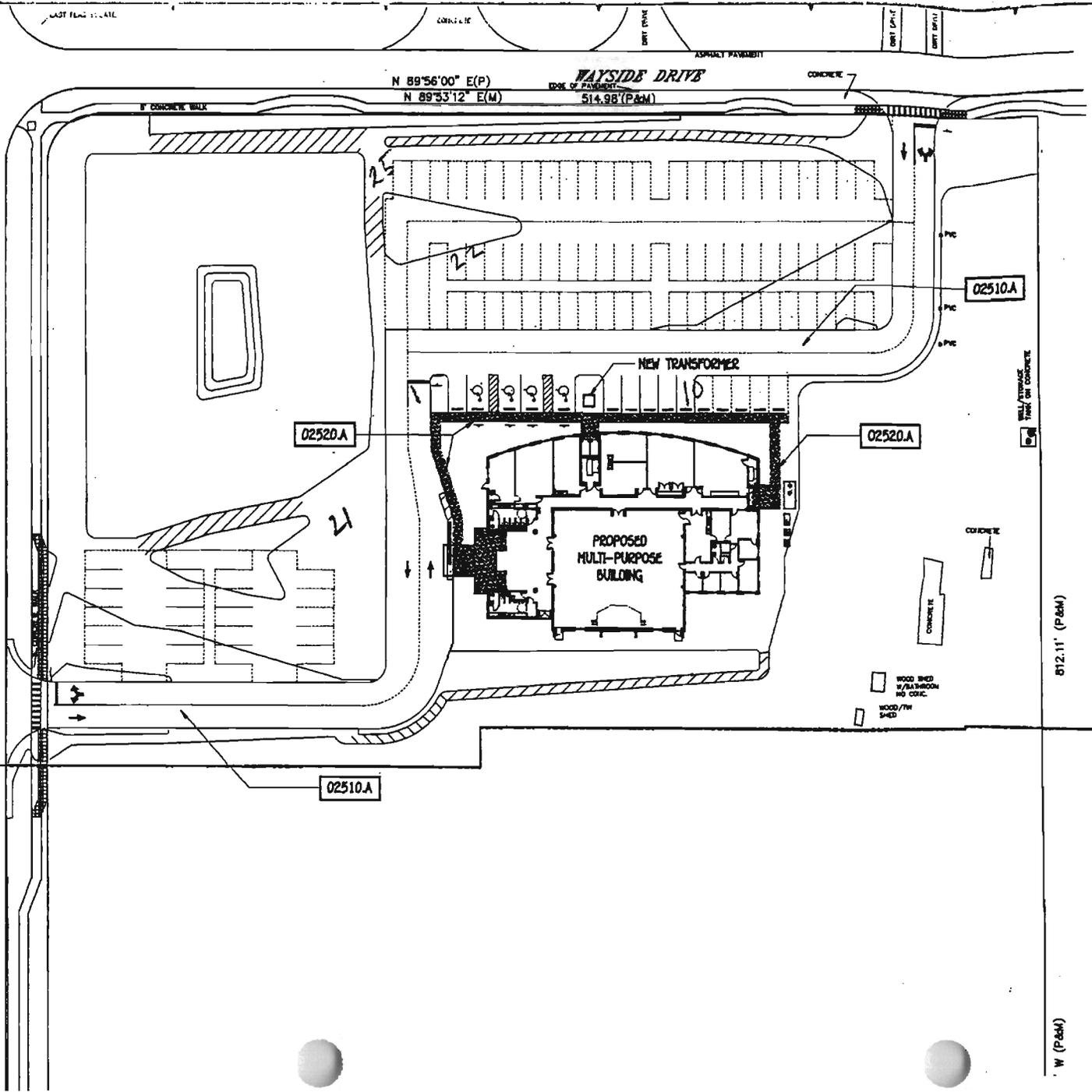
	BS2009-05		C-1
	A-1		C-2
	R-1AAAA		PUD
	R-1AAA		PCD
	OP		

N



PHASE 1
IMPROVEMENTS
FUTURE
IMPROVEMENTS

ASPHALT PAVEMENT
STATE ROAD 431
&
ASPHALT PAVEMENT



W (P&M)

SHADOW LAKE ACRES

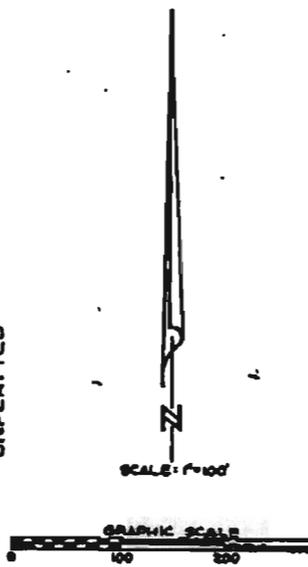
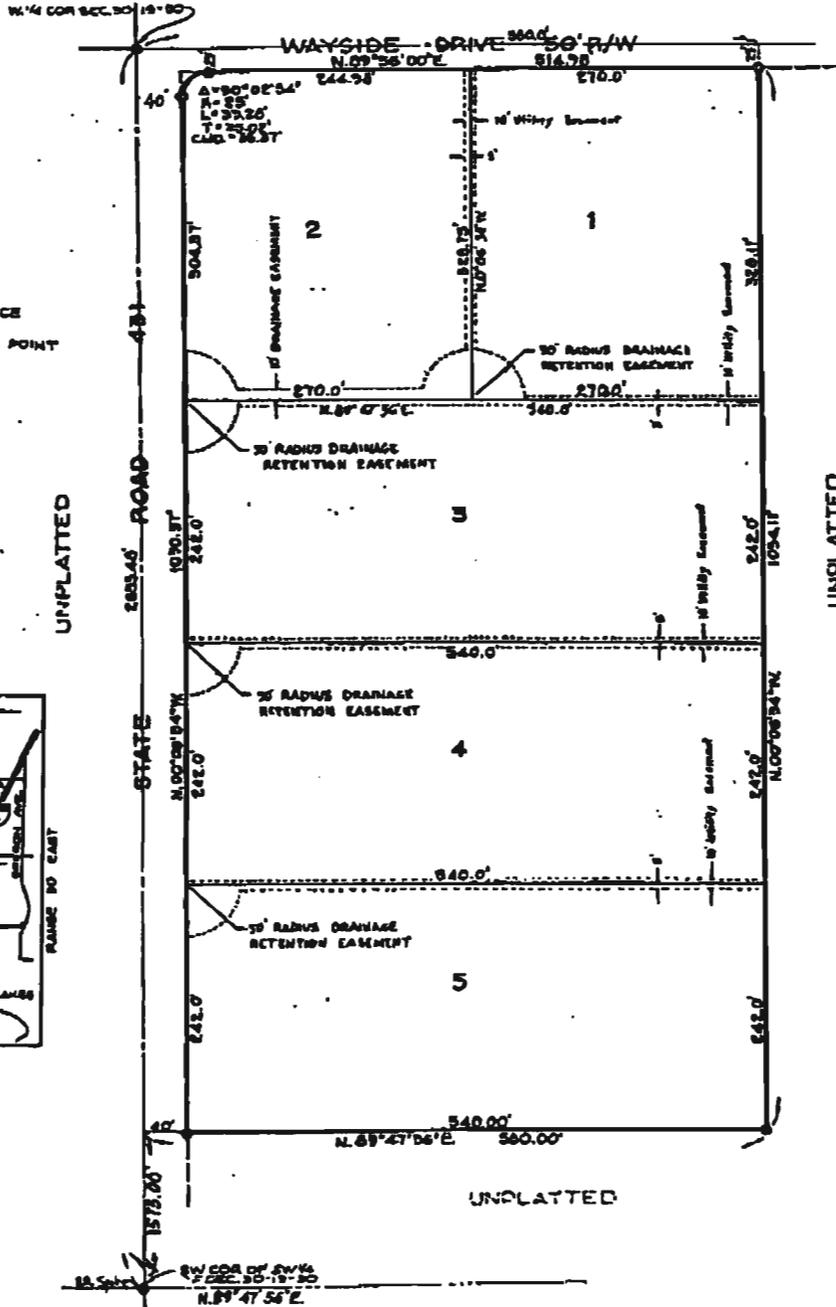
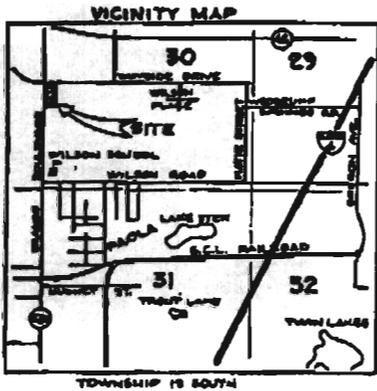
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

DESCRIPTION

The West 580 feet of the SW 1/4 of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, Less the South 1575 feet, and Less the West 40 feet for Right-of-Way of S.R. 431. Also Less the North 25 feet for Right-of-Way for Wayside Drive. Containing 13.07 Acres..

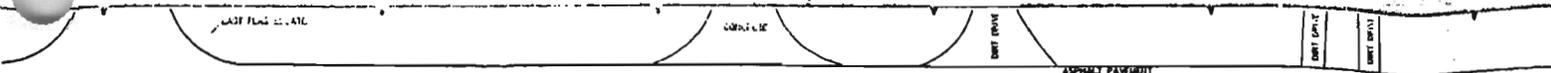
UNPLATTED

- LEGEND**
- DENOTES PERMANENT REFERENCE MONUMENT
 - DENOTES PERMANENT CONTROL POINT



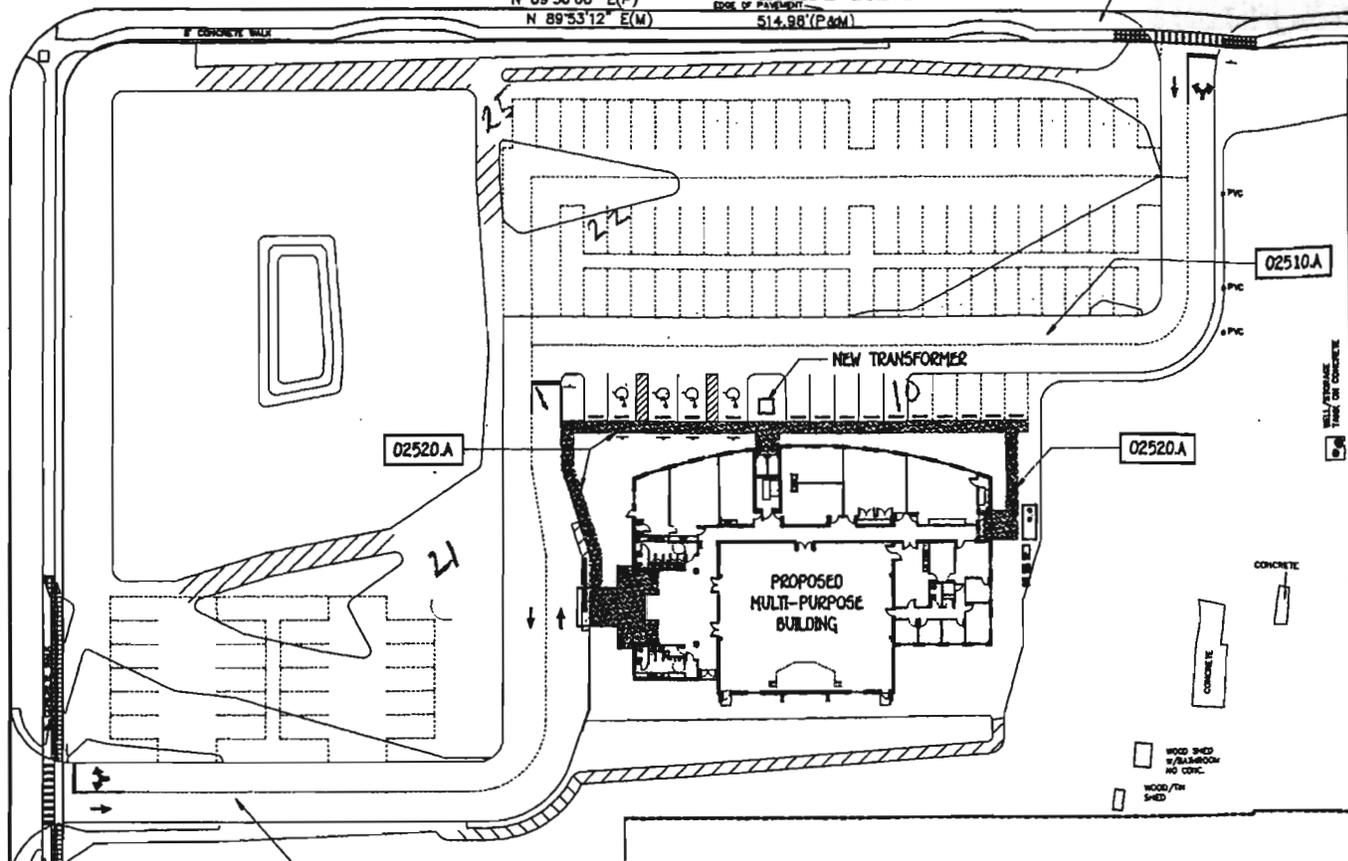
2202

18 Sp... NW COR OF SW 1/4 SEC 30-19-30 N.89°47'56"E



N 89°56'00" E(P)
N 89°53'12" E(M)
514.98' (P&M)

WAYSIDE DRIVE
EDGE OF PAVEMENT



02510.A

02520.A

02520.A

02510.A

WOOD SHED
w/ BAMBROOK
NO CONC.
WOOD/FR
SHED

CONCRETE

CONCRETE

WELL/PURPOSE
TRUCK OR CONCRETE

S
S

ASPHALT PAVEMENT
STATE ROAD 431
ASPHALT PAVEMENT

N 00°06'54" W (P&M)

812.11' (P&M)

N 00°06'34" W (P&M)

Fee: \$370.00

Application # BS2009-05
Meeting Date 4-27-09



SPECIAL EXCEPTION APPLICATION

SEMINOLE COUNTY PLANNING DIVISION ROOM 2201
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: Lakeside Fellowship United Methodist Church Preschool & Kindergarten
Address: 305 S. Orange Blvd. City: Sanford Zip code: 32771
Project Address: 305 S. Orange Blvd. City: Sanford Zip code: 32771
Phone number(s): 407-330-6560 Church 407-330-4648 School Marti
Email address: mpacheco@Lakeside-fellowship.org

What is this request for?

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

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

What is the current use of the property? Church, preschool and kindergarten

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: Martha Pacheco

FOR OFFICE USE ONLY

Date Submitted: <u>3-25-09</u>	Reviewed By: <u>P. Johnson</u>
Tax parcel number: <u>30-19-30-501-0000-0010</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: _____	

Regarding: Lakeside Fellowship United Methodist Church and
Lakeside Fellowship United Methodist Church Preschool and Kindergarten

305 S. Orange Blvd., Sanford, FL 32771

Property Appraiser ID # 30-19-30-501-0000-0010

This building and property are used as a church and Christian Preschool and Kindergarten.

The building is approximately 13,700 square feet. (Gross 13,250 net 12,436)

The school as it is and determined by square footage of each classroom can hold 81 students.

Office and teaching staff including full time and part time employees is 19.

Hours of operation for the church are 8:00 am – 12:00 noon on Sundays

Hours of operation for the school are 8:30 am – 3:00 pm Monday through Friday

There are special events with holidays and or activities that require us to have the building open on other days and special hours.

We currently have 78 students enrolled in the preschool and kindergarten.

Church members total 284 however it is unlikely that all attend on the same day.

The building at 305 S. Orange Blvd., Sanford, FL 32771 is currently used as a church and a preschool and kindergarten.

We are requesting preschool and kindergarten use of the existing building. We are currently licensed the Florida League of Christian Schools and have been licensed since 2004.

We are currently trying to obtain our license through DCF. to offer VPK Program.

Marti Pacheco
School Director

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

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	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent 2% or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are not traded publicly on any national stock exchange.

All attached

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Tobby Silver	Finance CD	2003 Bloomsbury Run Lake Mary 32746	Ø
Scott Brown	VCD	717 Timacuan Blvd. Lake Mary, FL 32746	Ø
Mike Carrier	TD	854 Wood Briar Loop Sanford, FL 32771	Ø
Kathy Miller	S	5211 Brenwood Sanford, 32771	Ø

(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 and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, or partnership, provide the information required for those entities in paragraphs 2, 3, and/or 4 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

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.

3/23/09
Date

Kathy Miller
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 23 day of March, 2009 by Kathy Miller

Martha Pacheco
Signature of Notary Public

Martha K. Pacheco
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: _____

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DIVISION OF CORPORATIONS

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No Events

No Name History

Detail by Entity Name

Florida Non Profit Corporation

LAKESIDE FELLOWSHIP UNITED METHODIST CHURCH, INC.

Filing Information

Document Number N01000005668
FEI/EIN Number 593743236
Date Filed 08/06/2001
State FL
Status ACTIVE

Principal Address

305 S ORANGE BLVD
SANFORD FL 32771

Changed 03/21/2003

Mailing Address

305 S ORANGE BLVD
SANFORD FL 32771

Changed 03/21/2003

Registered Agent Name & Address

CARRIER, MIKE
854 WOODBRIAR LOOP
SANFORD FL 32771 US

Name Changed: 09/03/2008

Address Changed: 09/03/2008

Officer/Director Detail

Name & Address

Title CD

SILVER, TOBBY
2003 BLOOMSBURY RUN
LAKE MARY FL 32746

Title VCD

BROWN, SCOTT
717 TIMACUAN BLVD.
LAKE MARY FL 32746

Title TD

CARRIER, MIKE
854 WOOD BRIAR LOOP
SANFORD FL 32771

Title S

MILLER, KATHY

2008 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N01000005668

**FILED
Sep 03, 2008
Secretary of State**

Entity Name: LAKESIDE FELLOWSHIP UNITED METHODIST CHURCH, INC.

Current Principal Place of Business:

305 S ORANGE BLVD
SANFORD, FL 32771

New Principal Place of Business:

Current Mailing Address:

305 S ORANGE BLVD
SANFORD, FL 32771

New Mailing Address:

FEI Number: 59-3743236 **FEI Number Applied For ()** **FEI Number Not Applicable ()** **Certificate of Status Desired (X)**
In accordance with s. 607.193(2)(b), F.S., the corporation did not receive the prior notice.

Name and Address of Current Registered Agent:

LIVINGSTON, SCOTT A ESQ.
130 E. HILLCREST ST.
ORLANDO, FL 32801 US

Name and Address of New Registered Agent:

CARRIER, MIKE
854 WOODBRIAR LOOP
SANFORD, FL 32771 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MIKE CARRIER

09/03/2008

Electronic Signature of Registered Agent

Date

OFFICERS AND DIRECTORS:

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:

Title: CD () Delete
Name: SILVER, TOBBY
Address: 2003 BLOOMSBURY RUN
City-St-Zip: SANFORD, FL 32746

Title: CD (X) Change () Addition
Name: SILVER, TOBBY
Address: 2003 BLOOMSBURY RUN
City-St-Zip: LAKE MARY, FL 32746

Title: VCD () Delete
Name: MILLER, CLIFF
Address: 5211 BRENWOOD ST.
City-St-Zip: SANFORD, FL 32771

Title: VCD (X) Change () Addition
Name: BROWN, SCOTT
Address: 717 TIMACUAN BLVD.
City-St-Zip: LAKE MARY, FL 32746

Title: TD () Delete
Name: CARRIER, MIKE
Address: 854 WOOD BRIAR LOOP
City-St-Zip: SANFORD, FL 32771

Title: () Change () Addition
Name:
Address:
City-St-Zip:

Title: S () Delete
Name: MILLER, KATHY
Address: 5211 BRENWOOD
City-St-Zip: SANFORD, FL 32771

Title: () Change () Addition
Name:
Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: KATHY MILLER

S

09/03/2008

Electronic Signature of Signing Officer or Director

Date

5211 BRENWOOD
SANFORD FL 32771

Annual Reports

Report Year Filed Date

2006	04/30/2006
2007	05/11/2007
2008	09/03/2008

Document Images

- 09/03/2008 -- ANNUAL REPORT
- 05/11/2007 -- ANNUAL REPORT
- 04/30/2006 -- ANNUAL REPORT
- 04/29/2005 -- ANNUAL REPORT
- 04/19/2004 -- ANNUAL REPORT
- 03/21/2003 -- ANNUAL REPORT
- 02/05/2002 -- ANNUAL REPORT
- 08/06/2001 -- Domestic Non-Profit

Note: This is not official record. See documents if question or conflict.

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Personal Property

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-688-7508		[Satellite View Placeholder]
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 30-19-30-501-0000-0010 Owner: CHURCH LAKESIDE FELLOWSHIP Own/Addr: UNITED METHODIST INC Mailing Address: 305 S ORANGE BLVD City,State,ZipCode: SANFORD FL 32771 Property Address: 305 ORANGE BLVD SANFORD 32771 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 36-CHURCH/RELIGIOUS () Dor: 99-ACREAGE NOT AGRICULT</p>	VALUE SUMMARY <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: center;">\$653,900</td> <td style="text-align: center;">\$653,900</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td style="text-align: center;">\$653,900</td> <td style="text-align: center;">\$653,900</td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td style="text-align: center;">\$653,900</td> <td style="text-align: center;">\$653,900</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Tax Estimator</u></p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$653,900	\$653,900	Land Value Ag	\$0	\$0	Just/Market Value	\$653,900	\$653,900	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$653,900	\$653,900
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2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$653,900	\$653,900	\$0
Schools	\$653,900	\$653,900	\$0
Fire	\$653,900	\$653,900	\$0
Road District	\$653,900	\$653,900	\$0
SJWM(Saint Johns Water Management)	\$653,900	\$653,900	\$0
County Bonds	\$653,900	\$653,900	\$0

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<p style="text-align: center;">SALES</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>10/2001</td> <td>04228 1322</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1990</td> <td>02171 1445</td> <td>\$465,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1981</td> <td>01357 0093</td> <td>\$100,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Find Sales within this DOR Code</u></p>	Deed	Date	Book Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	10/2001	04228 1322	\$100	Vacant	No	WARRANTY DEED	04/1990	02171 1445	\$465,000	Improved	No	WARRANTY DEED	09/1981	01357 0093	\$100,000	Vacant	No	<p>2008 VALUE SUMMARY</p> <p>2008 Tax Bill Amount: \$0</p> <p>2008 Certified Taxable Value and Taxes</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book Page	Amount	Vac/Imp	Qualified																				
WARRANTY DEED	10/2001	04228 1322	\$100	Vacant	No																				
WARRANTY DEED	04/1990	02171 1445	\$465,000	Improved	No																				
WARRANTY DEED	09/1981	01357 0093	\$100,000	Vacant	No																				
<p style="text-align: center;">LAND</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Land Assess Method</th> <th style="text-align: left;">Frontage</th> <th style="text-align: left;">Depth</th> <th style="text-align: left;">Land Units</th> <th style="text-align: left;">Unit Price</th> <th style="text-align: left;">Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">10.060</td> <td style="text-align: right;">65,000.00</td> <td style="text-align: right;">\$653,900</td> </tr> </tbody> </table> <p><u>Permits</u></p>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	10.060	65,000.00	\$653,900	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LOTS 1 2 3 & 4 SHADOW LAKE ACRES PB 22 PG 24</p>												
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																				
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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 April 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Lot 1, 2, 3 & 4 Shadow Lake Acres PB 22 PG 24

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

FINDINGS OF FACT

Property Owner: Church Lakeside Fellowship
305 S Orange Boulevard
Sanford, Fl. 32771

Project Name: Orange Boulevard S. (305)

Special Exception Approval:

Preschool/Kindergarten use as an accessory use to an existing church.

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: (Name), 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 Special Exception granted will apply only to a preschool/kindergarten use as an accessory use to the existing church.
2. Enrollment shall not exceed 81 students.
3. The hours of operation shall be from 8:30 am - 3 pm Monday through Friday.
4. The schedule hours of the preschool/kindergarten and church services shall not be concurrent...
5. The general layout of the proposed uses as depicted on the master plan shall not change.
6. No building shall be increased more than 10% without Board of Adjustment approval.
7. 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.

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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: