

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

**SUBJECT:** 1238 Bunnell Road – Jean Abi-Aoun/Florida Engineering Group, applicant; Request to amend an existing special exception and master plan to allow for an additional classroom and the relocation of a daycare facility in A-1 (Agriculture).

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

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

**Agenda Date** 07/27/09 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Approve** the request to amend an existing special exception and master plan to allow for an additional classroom and the relocation of a daycare facility in A-1 (Agriculture); or
2. **Deny** the request to amend an existing special exception and master plan to allow for an additional classroom and the relocation of a daycare facility in A-1 (Agriculture); or
3. **Continue** The request to a time and date certain.

<b>GENERAL INFORMATION</b>	Seventh-Day Adventist Church 1238 Bunnell Rd Altamonte Springs, Florida	A-1 LDC Sec. 30.124 Special exceptions; Public and private nursery schools, kindergartens, middle schools, high schools and colleges.
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• In 1987 the subject site was approved for a special exception to allow for a private nursery, kindergarten, and primary school with a maximum of 48 children. In 1989 the special exception was amended to allow for a maximum of 100 children. In 1993 the special exception was further amended to allow for a maximum of 400 children, and the master plan was amended to allow for a gym and a parsonage for the existing church.</li> <li>• The applicant is requesting to further amend the previously approved special exception to allow for a 2,520 square-foot classroom addition along the northern portion of the site. The applicant also proposes to add a</li> </ul>	

	<p>7,840 square-foot building along the western portion of the site to be utilized as the daycare center; therefore, using the existing 10,201 square-foot daycare facility exclusively for bible study purposes.</p> <ul style="list-style-type: none"> <li>This request is only for additional buildings on the site for the use of the private school; no additional children are proposed for the private school.</li> </ul>																								
	<table border="1"> <thead> <tr> <th>DIRECTION</th> <th>EXISTING ZONING</th> <th>EXISTING FLU</th> <th>USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td>SITE</td> <td>A-1</td> <td>SE</td> <td>Group home</td> </tr> <tr> <td>NORTH</td> <td>R-1AA</td> <td>LDR</td> <td>SFR</td> </tr> <tr> <td>SOUTH</td> <td>R-1A</td> <td>LDR</td> <td>SFR</td> </tr> <tr> <td>EAST</td> <td>A-1</td> <td>LDR</td> <td>County Owned</td> </tr> <tr> <td>WEST</td> <td>R-1A</td> <td>LDR</td> <td>SFR</td> </tr> </tbody> </table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-1	SE	Group home	NORTH	R-1AA	LDR	SFR	SOUTH	R-1A	LDR	SFR	EAST	A-1	LDR	County Owned	WEST	R-1A	LDR	SFR
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<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b></p>	<p>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:</p> <p><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>The proposed use of the additions will be consistent with the previously approved special exception that the site has utilized over the past 20 years; therefore being consistent with the character of the site and neighborhood.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>The proposed additions will not involve creating any additional students for the school than what was previously approved. The hours of operation for the school facilities will be opposite from the hours of operation for the church facilities; therefore, there will not be any additional traffic created or any adverse effect on existing traffic patterns.</p> <p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY COMPREHENSIVE PLAN:</u></b></p> <p>The Seminole County Comprehensive Plan describes the Low Density Residential (LDR) future land use as an effective transitional use between more intense urban uses</p>																								

	<p>and Suburban Estates. Some of the uses listed in the LDR land use include schools, daycares, and houses of worship.</p> <p><b><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></b></p> <p>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. The applicant will be requesting a waiver from the active/passive buffer setback designs standards for the existing parking area. When the site was developed in the mid 1980's, the Land Development Code did not require additional buffering between residential and non-residential uses. Although the parking and drive isle already exist; the code requires that when any additions are proposed to a site, the site meet the current buffering standards or request a waiver from those requirements.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>The proposed use of the additions will be consistent with the previously approved special exception that the site has utilized over the past 20 years; therefore being consistent with the character of the site and neighborhood. The site is able to provide adequate parking and traffic flow; the proposed additions will not increase the number of children on site.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE) DISTRICT; LDC SECTION 30.124(a)</b></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><b><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></b></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. Within the A-1 zoning district; public and private nursery schools, kindergartens, middle schools, high schools and colleges are allowed as conditional uses. The intended use of the proposed buildings are consistent with the conditional uses previously approved for the site; therefore demonstrating consistency with the trend in the area.</p>

	<p><b><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></b></p> <p>The 2 additional buildings will add more intensity to the site in regards to open space; however, the impact from the use itself will be minimal. The proposed classroom addition will be located next to the existing school and will be used as a storage area and break/study room in association with the school function. The proposed daycare facility will be located on the west side of the property on an existing parking area adjacent to an existing soccer field. The drop off and pick up of the children will be done on the east side of the building, away from adjacent residential properties.</p> <p><b><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></b></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><b>STAFF FINDINGS</b></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"> <li>• The requested amendment will be consistent with the previously approved special exception that has allowed the use of the private school for over twenty years.</li> <li>• The proposed additions will not increase the level of traffic to the site, the number of students, or hours of operation.</li> <li>• The site will be required to meet all applicable code requirements and approved by the Development Review Committee (DRC).</li> </ul>
<p><b>STAFF RECOMMENDATION</b></p>	<p>Staff recommends approval of the subject request based upon the following conditions:</p> <ol style="list-style-type: none"> <li>1. The granted amendment to the Special Exception will apply only to the proposed buildings as depicted on the site plan.</li> <li>2. The hours of operation for the daycare will be Monday – Friday from 6:00 A.M to 6:00 P.M; drop off and pick up will be located on the east side of the daycare facility</li> </ol>

	<p>away from adjacent residential.</p> <ol style="list-style-type: none"><li>3. The general layout of the proposed uses as depicted on the master plan shall not change.</li><li>4. No building shall be increased more than 10% without Board of Adjustment approval.</li><li>5. 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).</li></ol>
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Fee: \$370.00

# COPY

Application # 052009-11  
Meeting Date 7-27-09



## 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: Jean Abi-Aoun, P.E., Vice President, Florida Engineering Group, Inc.

Address: 5127 S. Orange Avenue, Suite 200 City: Orlando Zip code: 32809

Project Address: 1238 Bunnell Road City: Altamonte Springs Zip code: 32714

Phone number(s): (407) 895-0324 (office); (407) 895-0325 (fax)

Email address: jabiaoun@feg-inc.us

**What is this request for?**

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

RECEIVED JUN 24 2009

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

What is the current use of the property? Church w/ School & Day Care

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: \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date Submitted: 6-24-09 Reviewed By: P. Johnson

Tax parcel number: 17-21-29-58G-0000-062A Zoning/FLU A-1 / LOR

[ ] Legally created parcel (1971 tax roll, 3-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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

June 24, 2009

Ms. Joy Williams  
Planner  
Seminole County Government  
1101 East First Street  
Sanford, Florida 32771

Re: Seventh Day Adventist Church  
Daycare and Community Center  
Special Exception Amendment Request  
1238 Bunnell Road, Altamonte Springs, Florida

Dear Joy:

This letter shall serve as an official request to amend the previously approved Special Exception for the above referenced project. As you know, the site is an existing Seventh Day Adventist Church that is developed with four major buildings consisting of a Church, a Daycare facility, a Gymnasium, and a School with their associated parking and drainage facilities as shown on the survey sheet submitted as part of the site construction plans for the above referenced project.

The Church is proposing to add a 7,840 SF Daycare Center and a 3,116 SF Community Center as part of Phase I and expand the existing classroom building by another 2,520 SF as part of Phase II as shown on the proposed site plan. The County requested, as a result of the site plan submittal, that the church amends the existing special exception to reflect the new building additions.

The existing 10,201 SF daycare building is also used for bible study which takes place once a week. However, the bible study event occupies the entire building and this requires a major re-configuration of the internal setup in order to accommodate the bible study and once done parishioners will have to re-arrange the furniture for the daycare event. This cumbersome process takes place every week and as a consequence the church decided to build a new 7,840 SF daycare building and use the existing daycare building exclusively for bible study.

It is important to note that the new daycare facility will be built on top of an existing parking area which is currently used by church members. South of the parking area in question, there exists an open playing field area that is also used by church members and students for recreational purposes and sporting events. Therefore, in terms of activity and noise level, this area is highly utilized by the church for the different functions as mentioned above.

The proposed daycare building will act as a buffer to the adjacent residential area. There will be only an emergency door on the west side of the building. Children will be dropped off on the east side of the building away from the residential area as shown on the attached site plan. In addition, the building setbacks will comply with the active/passive buffer requirements, whereas

the existing parking area, where the new daycare building will be constructed upon, is only six feet away from the property line. The buffer along the new building area will be increased from six feet to 25 feet and 14 additional canopy trees (Live Oaks) will be planted to provide additional buffering along the daycare building and playground area to the south of the new building.

The Daycare Center currently has 80 children. The daycare employs eight full time staff members and four part time employees where the hours of operation will be from 6:00 AM to 6:00 PM Monday through Friday. Children will be allowed to play in the playground area for 2.5 hours every day weather permitting. Children are spread among five classes and each class will use the playground for half an hour each, for a total of 2.5 hours for all five classes.

With regard to the Community Center, the building area will be 3,116 SF and it will be constructed on top of a designated parking area similar to the daycare center. The center will be used by church members. The Community Center will be used for religious type meetings associated with the church teachings. There is no particular schedule for the Community Center as it will be used on an as needed basis. It is anticipated to be used two to three times per week.

With regard to the future school expansion, it is anticipated to consist of a storage area and a break/study room associated with the school function. No additional classes are planned as part of this future expansion. It is important to note that the existing playground area where the future building expansion will take place will be moved to the east side of the existing school building once the new daycare building is operational. This will also reduce the noise from the students activities on the west side of the property.

As can be seen from the above information, the building additions will not increase the number of the daycare children or the number of parishioners. However, this will provide the church with more space to enhance the current operational functions of the already approved uses on this site.

Based on the above information, we respectfully ask that the County look favorably into our request and approve our amendment request for the current special exception.

Joy; if you have any questions or require additional information please do not hesitate to give me a call.

Sincerely

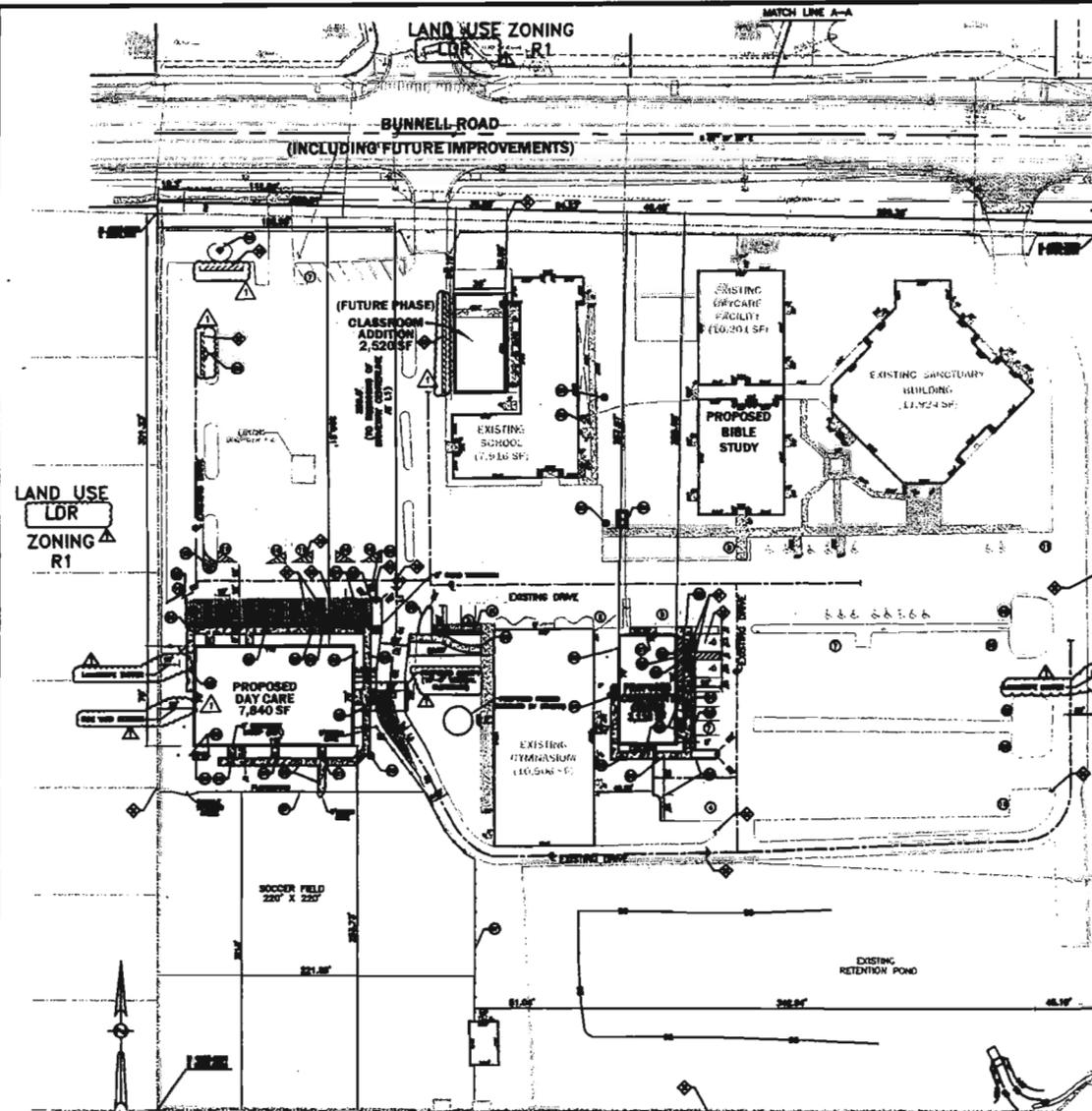


Jean Abi-Aoun, PE  
Vice President



5127 S. Orange Avenue, Suite  
200 Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325

Engineering the Future



**ZONING: R1  
LAND USE  
RETENTION POND**

**① SITE STRIPING & SIGNAGE KEYNOTES**

- 01. PROPERTY BOUNDARY.
- 02. FIREWALL FINISHES SHALL TYPICAL.
- 03. 6" W/FRONTING STRIP AND 10" R1-1, HIGH RESOLUTION REFRACTORIZED "GOLF" GRADE.
- 04. "NO WAY" STRIPING.
- 05. STRIPING WIDTHS PER F.A.C.T. 1704, 1706, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800.
- 06. FIREWALL FINISHES PER F.A.C.T. 1704, 1706, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800.
- 07. FIREWALL FINISHES PER F.A.C.T. 1704, 1706, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800.

**② SITE CONSTRUCTION KEYNOTES**

- 01. NEW ASPHALT FINISHES.
- 02. 1" R10 CURB, TYPICAL.
- 03. CONCRETE SIDEWALK, TYPICAL.
- 04. ASPHALTIC CURB & SIDEWALK, TYPICAL.
- 05. FIREWALL STRIP WITH A MINIMUM 12% SLOPE, TYPICAL.
- 06. INTERLOCKED CURB SURFACE PER FLORIDA BALANCE CURB 2004.
- 07. PROPOSED 4" HIGH CURB LICK PROTECT PER FOOT WIDE USE.
- 08. 10" R10 CURB, TYPICAL.
- 09. 10" R10 CURB, TYPICAL.
- 010. FIRE DEPARTMENT CONNECTION.
- 011. FIRE DEPARTMENT CONNECTION.
- 012. PROPOSED SCHEDULE 40S-40T, TYPICAL.
- 013. PROPOSED SCHEDULE 40S-40T, TYPICAL.
- 014. PROPOSED SCHEDULE 40S-40T, TYPICAL.
- 015. SCHEDULE 40S-40T, TYPICAL.
- 016. 10" R10 CURB, TYPICAL.
- 017. 10" R10 CURB, TYPICAL.
- 018. 10" R10 CURB, TYPICAL.
- 019. 10" R10 CURB, TYPICAL.
- 020. 10" R10 CURB, TYPICAL.
- 021. 10" R10 CURB, TYPICAL.
- 022. 10" R10 CURB, TYPICAL.
- 023. 10" R10 CURB, TYPICAL.
- 024. 10" R10 CURB, TYPICAL.
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- 026. 10" R10 CURB, TYPICAL.
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- 030. 10" R10 CURB, TYPICAL.
- 031. 10" R10 CURB, TYPICAL.
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- 040. 10" R10 CURB, TYPICAL.
- 041. 10" R10 CURB, TYPICAL.
- 042. 10" R10 CURB, TYPICAL.
- 043. 10" R10 CURB, TYPICAL.
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- 045. 10" R10 CURB, TYPICAL.
- 046. 10" R10 CURB, TYPICAL.
- 047. 10" R10 CURB, TYPICAL.
- 048. 10" R10 CURB, TYPICAL.
- 049. 10" R10 CURB, TYPICAL.
- 050. 10" R10 CURB, TYPICAL.

**③ SITE DRAINAGE KEYNOTES**

- 01. F.A.C.T. TYPE "C" BURN BOTTOM INLET PER BOX IN. 202, TYPICAL.

**LIGHTING NOTE:**

- 1. THE PROPOSED LIGHTING SHALL NOT HAVE ANY PROPOSED LIGHTS ON OR ABOVE THE ROOF.

**SITE NOTES**

- 1. ALL CURB PROFILES TO BE 6" R1, TYPICAL, UNLESS NOTED OTHERWISE.
- 2. LANDSCAPE DESIGN SHALL NOT TO EXCEED THE PROPOSED SHALL, UNLESS NOTED OTHERWISE.
- 3. LANDSCAPE TEXT SERVICES SHALL BE FOR EXISTING CONDITIONS INFORMATION.

**LEGEND**

NEW ASPHALT FINISHES

**SITE DATA**

PROPERTY LOCATION: PARCEL NO. 17-21-20-000-000-000 & 000A  
1200 BUNNELL ROAD, ALTAMUNDA SPRINGS, FLORIDA

PROPERTY ZONING: A1  
PROPERTY FUTURE LAND USE DESIGNATION: CHURCH W/ DAYCARE  
EXISTING USE: CHURCH W/ DAYCARE  
PROPOSED USE: CHURCH W/ DAYCARE  
PROJECT AREA: 0.54 ACRES  
DAYCARE NUMBER OF STUDENTS ALLOWED PER STATE OF FLORIDA DEPARTMENT OF CHILDREN & FAMILIES: 80

EXISTING BUILDING: 40,783 S.F.  
PROPOSED EXPANSION: 14,000 S.F.  
TOTAL GROSS FLOOR AREA: 54,783 S.F.

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (FEET)	REAR (FEET)	FRONT (FEET)	REAR (FEET)
10	10	10	10

LANDSCAPE BUFFER (REQUIRED)		LANDSCAPE BUFFER (PROPOSED)	
FRONT (FEET)	REAR (FEET)	FRONT (FEET)	REAR (FEET)
10	10	10	10

MAXIMUM ALLOWABLE BUILDING HEIGHT: 30 FEET  
BUILDING HEIGHT PROPOSED: 14.5 FEET

BUILDING CONSTRUCTION TYPE: 1  
MINIMUM WIND SPEED PER ASCE 7-02 (SUGGESTED CENTER): 115 MPH (SUGGESTED WIND SPEED PER ASCE 7-02)

**PARKING**

TYPE	AREA (S.F.)	AREA (AC.)	AREA (S.F.)	AREA (AC.)
PROPOSED	17,840	0.41	17,840	0.41
EXISTING	10,000	0.23	10,000	0.23
TOTAL	27,840	0.64	27,840	0.64

**SITE AREA CALCULATIONS**

TYPE	AREA (S.F.)	AREA (AC.)	AREA (S.F.)	AREA (AC.)
EXISTING IMPROVEMENTS	10,000	0.23	10,000	0.23
PROPOSED IMPROVEMENTS	17,840	0.41	17,840	0.41
TOTAL	27,840	0.64	27,840	0.64

TYPE	AREA (S.F.)	AREA (AC.)	AREA (S.F.)	AREA (AC.)
PROPOSED IMPROVEMENTS	17,840	0.41	17,840	0.41
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TOTAL	27,840	0.64	27,840	0.64

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EXISTING IMPROVEMENTS	10,000	0.23	10,000	0.23
TOTAL	27,840	0.64	27,840	0.64

**FLOOD ZONE**

FLOOD ZONE: X PER FEMA F.A.C.T. PANEL 101704-007 DATED SEPTEMBER 20 2007

**SOILS**

THE CHARACTER OF SOILS IS UNKNOW (SEE TYPE "X") FAVORABLE FOR SOILS (SEE TYPE "X") AND UNFAVORABLE FOR SOILS (SEE TYPE "X")

**WETLAND STATEMENT**

THERE ARE NO WETLANDS WITHIN THE PROJECT SITE.

**HAZARDOUS MATERIALS STATEMENT**

NO HAZARDOUS MATERIALS WERE IDENTIFIED ON THE SITE IN THIS STATEMENT AS REQUIRED BY THE FPC OF FLORIDA, ACCORDING TO A REASONABLE TEMPORARY SUPPLY OF WATER ACCORDING TO THE FPC SURVEILLANCE SHALL BE PROVIDED & MAINTAINED.



NO.	DATE	DESCRIPTION	BY	CHECKED

LAND USE ZONING R1

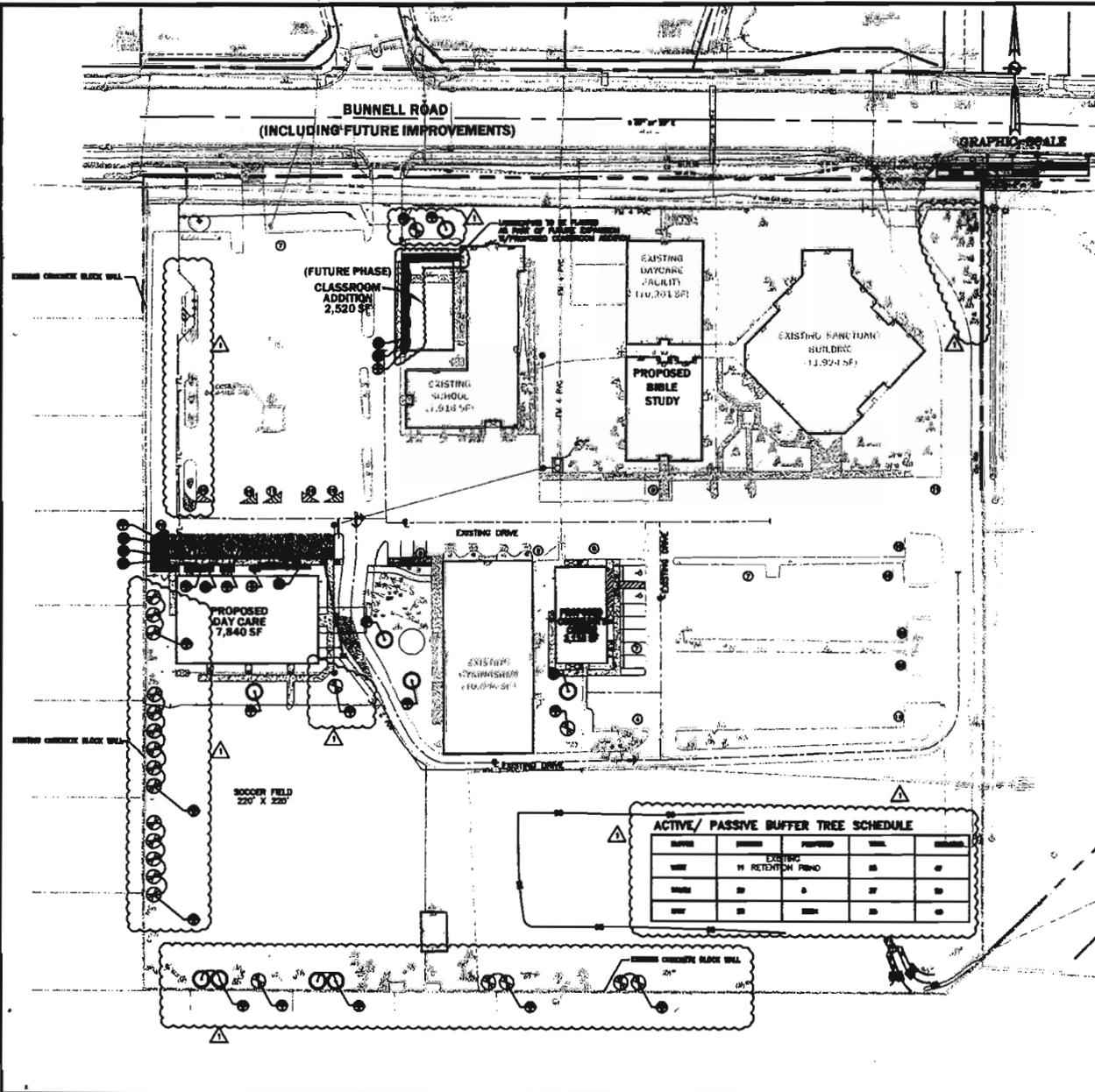
DATE	REVISIONS	BY	CHECKED

SEVENTH DAY ADVENTIST CHURCH  
DAYCARE & COMMUNITY CENTER  
SEMINOLE COUNTY, FLORIDA 32714



6027 S. Orange Avenue, Suite 200  
Orlando, FL 32839  
Phone: 407-600-0854  
Fax: 407-600-0850  
www.feg.com

SITE GEOMETRY PLAN			
DATE: 08-21-07	SCALE: 1" = 40'	DATE: DECEMBER 20, 2008	DATE: C-5
DESIGNED BY: JAA	CHECKED BY: JAA	APPROVED BY: JAA	DATE: 5/13



- ### LANDSCAPE NOTES
1. ALL PLANT MATERIAL SHALL BE "FLORIDA NO. 1 GRADE" OR BETTER, AS SHOWN OR OTHERWISE ON THE PLAN. PLANTS TO BE PROVIDED BY THE CONTRACTOR SHALL BE LISTED IN THE SCHEDULE FOR PLANTING PART 11 PRIOR TO START.
  2. ALL PLANT MATERIAL SHALL BE PROVIDED AS FULLY DEVELOPED PLANTING UNITS IN ACCORDANCE WITH THE CITY OF GULF COUNTY LAND DEVELOPMENT CODE.
  3. IN THE EVENT OF DISCREPANCY BETWEEN THE PLAN AND ANY OTHER SOURCE OF PLANTING MATERIAL, THE CONTRACTOR SHALL CONSULT WITH THE CITY OF GULF COUNTY LAND DEVELOPMENT CODE, SEC. OF ANY DISCREPANCIES PRIOR TO START OF WORK.
  4. ALL PLANTING UNITS AND TREE BRANCHES TO HAVE EXPOSED BARK SHALL TO A DEPTH OF 3" MIN. BE PROTECTED BY AN APPLICATION OF TREE PROTECTANT OVER EXPOSED BARK. TREE PROTECTANT SHALL BE APPLIED TO ALL EXPOSED BARK WITHIN THIRTY DAYS OF INSTALLATION IN ACCORDANCE WITH THE CITY OF GULF COUNTY LAND DEVELOPMENT CODE.
  5. COLOR OF TRUNK SHALL BE MAINTAINED AT 1 1/2" ABOVE GROUND. ALL TRUNKS SHALL BE PROTECTED BY AN APPLICATION OF TREE PROTECTANT OVER EXPOSED BARK. TREE PROTECTANT SHALL BE APPLIED TO ALL EXPOSED BARK WITHIN THIRTY DAYS OF INSTALLATION IN ACCORDANCE WITH THE CITY OF GULF COUNTY LAND DEVELOPMENT CODE.
  6. ALL PLANTING UNITS SHALL BE FULLY DEVELOPED UNITS WITH EXPOSED BARK PROTECTED BY AN APPLICATION OF TREE PROTECTANT OVER EXPOSED BARK. TREE PROTECTANT SHALL BE APPLIED TO ALL EXPOSED BARK WITHIN THIRTY DAYS OF INSTALLATION IN ACCORDANCE WITH THE CITY OF GULF COUNTY LAND DEVELOPMENT CODE.
  7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON THE JOB OR CAUSED BY PLANTING OR MAINTENANCE OF PLANTS, TREES, SHRUBS, ETC., WHICH IS COVERED BY PROVISIONS ON DETAILS AND ALL PLANT MATERIAL.
  8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON THE JOB OR CAUSED BY PLANTING OR MAINTENANCE OF PLANTS, TREES, SHRUBS, ETC., WHICH IS COVERED BY PROVISIONS ON DETAILS AND ALL PLANT MATERIAL.
  9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON THE JOB OR CAUSED BY PLANTING OR MAINTENANCE OF PLANTS, TREES, SHRUBS, ETC., WHICH IS COVERED BY PROVISIONS ON DETAILS AND ALL PLANT MATERIAL.
  10. SOIL, FERTILIZER, AND SOIL AMENDMENTS THAT HAVE BEEN ORDERED AS SHOWN AS POSSIBLE TO PREVENT DISEASE.
  11. PLANT SIZE OF 1" SHALL BE TRUNK AND BRANCHES TO A DEPTH OF 3" FROM THE GROUND TO 10" ABOVE THE GROUND. PLANT SIZE FOR BRANCHES TO BE PROVIDED SHALL BE AS SHOWN IN THE SCHEDULE. PLANT SIZE SHALL BE 1 1/2" DBH AND 2 1/2' GROUND TO 10'.
  12. ALL PLANT MATERIAL SHALL RECEIVE A SLOW RELEASE FERTILIZER IN QUANTITIES AS DIRECTED BY THE MANUFACTURER.
  13. CONTRACTOR SHALL PROVIDE SHOCKLOCK ALUMINUM COLLARS BETWEEN ALL GRASS AREAS AND PLANTING UNITS.
  14. CONTRACTOR SHALL PROVIDE ROOT BARRIERS ALONG ALL PAVED AREAS 18 FEET OR CLOSER TO A PLANTING UNIT. ROOT BARRIERS SHALL BE INSTALLED AT THE END OF EACH PAVED AREA AND SHALL BE 18" HIGH AND 2 1/2" WIDE.
  15. ALL PLANT MATERIAL SHALL BE SET BACK 8 FEET FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURB.

### TREE PLANTING VERTICAL STAKES



### TREE PROTECTION MEASURES



### MULTI-TRUNK TREE STAKES



### SHRUB PLANTING

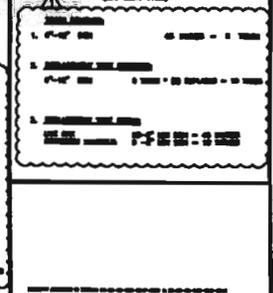
### LANDSCAPE SCHEDULE

LANDSCAPE	COMMON NAME	SCIENTIFIC NAME	SIZE/PLANTING	QUANTITY
TREES				
(Symbol)	LINE ONE	ALBIZIA VERNICATA (L)	12" DBH, 10' G.C.	25
(Symbol)	SHRUBS	LEUCOPHYLLON GAMBELII (S)	12" DBH, 10' G.C.	0
(Symbol)	GRASS	STENOTAPHRUM SECUNDATUM (G)	10' G.C.	10
SHRUBS AND GRASSES				
(Symbol)	CO. LINDSEY	LEUCOPHYLLON GAMBELII (S)	12" DBH, 10' G.C.	20
(Symbol)	SHRUBS	LEUCOPHYLLON GAMBELII (S)	12" DBH, 10' G.C.	120
(Symbol)	SHRUBS	LEUCOPHYLLON GAMBELII (S)	12" DBH, 10' G.C.	20
(Symbol)	SHRUBS	LEUCOPHYLLON GAMBELII (S)	12" DBH, 10' G.C.	20
(Symbol)	SHRUBS	LEUCOPHYLLON GAMBELII (S)	12" DBH, 10' G.C.	20

### TREE REMOVAL STANDARDS



### TREE REPLACEMENT STANDARDS



DATE	REVISIONS	BY	CHECKED

SEVENTH DAY ADVENTIST CHURCH  
DAYCARE & COMMUNITY CENTER  
SEMINOLE COUNTY, FLORIDA 32714



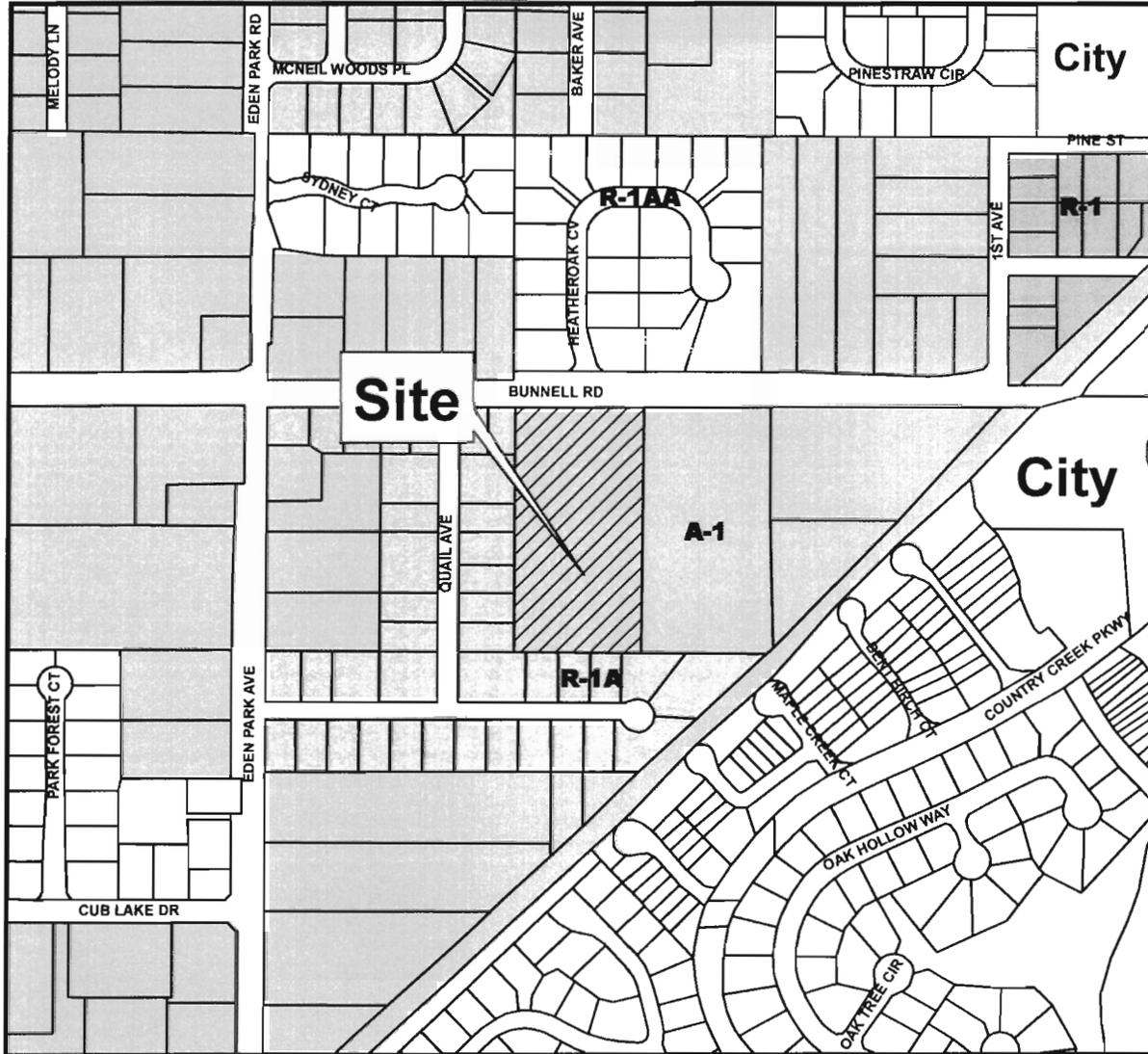
5627 S. Orange Avenue, Suite 200  
Orlando, FL 32839  
Phone: 407-655-0204  
Fax: 407-655-0203  
www.feg.com

### SITE LANDSCAPE PLAN and DETAILS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	JDG	JAA	JAA

DATE: 08-21-07  
SCALE: 1" = 40'  
DATE: DECEMBER 20, 2008  
SHEET: L-1  
TOTAL: 12 OF 12

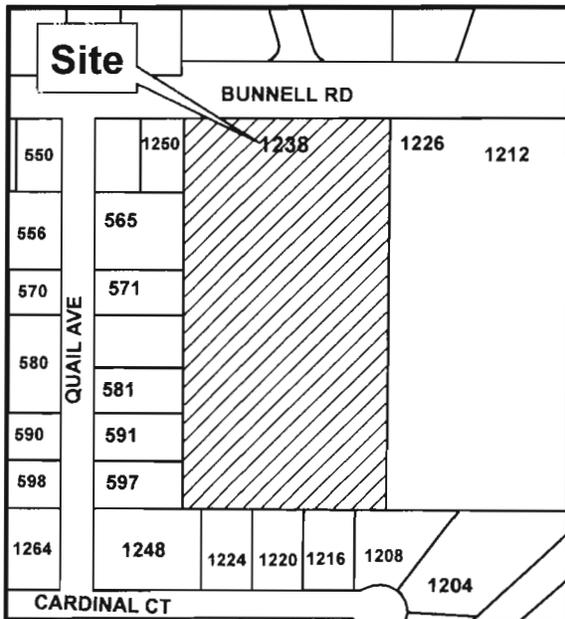
Jean Abi-Aoun, P.E.  
 1238 Bunnell Road  
 Altamonte Springs, Florida 32714



Seminole County Board of Adjustment  
 July 27, 2009  
 Case: BS2009-11 (Map 3207 Grid C1)  
 Parcel No:17-21-29-5BG-0000-062A

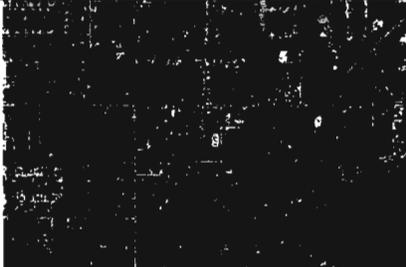
Zoning

-  BS2009-11
-  A-1
-  R-1AA
-  R-1A
-  R-1

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL.                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-565-7806</p>																																			
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 17-21-29-5BG-0000-0620                  Owner: FLA CONFERENCE ASSN OF                  Own/Addr: SEVENTH-DAY ADVENTISTS                  Mailing Address: PO BOX 2626                  City,State,ZipCode: WINTER PARK FL 32790                  Property Address:                  Facility Name:                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 36-CHURCH/RELIGIOUS ()                  Dor: 99-ACREAGE NOT AGRICULT</p>		<p style="text-align: center;"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> <tr> <th style="text-align: center;">Value Method</th> <th style="text-align: center;">Cost/Market</th> <th style="text-align: center;">Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$275,550</td> <td style="text-align: right;">\$325,650</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td><b>Just/Market Value</b></td> <td style="text-align: right;"><b>\$275,550</b></td> <td style="text-align: right;"><b>\$325,650</b></td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td><b>Assessed Value (SOH)</b></td> <td style="text-align: right;"><b>\$275,550</b></td> <td style="text-align: right;"><b>\$325,650</b></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)	\$275,550	\$325,650	Land Value Ag	\$0	\$0	<b>Just/Market Value</b>	<b>\$275,550</b>	<b>\$325,650</b>	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	<b>Assessed Value (SOH)</b>	<b>\$275,550</b>	<b>\$325,650</b>
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Personal Property

<b>PARCEL DETAIL</b>  DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7505		
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BUILDING INFORMATION								
Bid Num	Bid Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bid Value	Est. Cost New
1	COMM/RES	1982	22	10,500	1	CONCRETE BLOCK - MASONRY	\$810,331	\$910,484
2	MASONRY PILAS	1977	6	7,634	1	CONCRETE BLOCK-STUCCO - MASONRY	\$433,509	\$672,107
			Subsection / Sqft      OPEN PORCH FINISHED / 114					

Permits

EXTRA FEATURE				
Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	1979	20,490	\$7,458	\$18,646
TANKS	1982	9,400	\$658	\$658

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
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**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.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Frank McMillan	Registered Agent	655 Wymore Rd, Ste 101, Winter Park, FL 32789	N/A
Jose A. Legrand	Sr. Director	557 Apollo Ave, Deltona, FL 32725	N/A
Michael F. Cauley	President/Director	1225 Golf Point Loop, Apopka, FL 32712	N/A
Katerine Fairchild	VP/Director	652 Cadillac Dr., Altamonte Springs, FL 32714	N/A

(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**

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NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Andrew Elliott	Associate	655 Wymore Rd, Ste 101, Winter Park, FL 32789	N/A
Duane C. Rollins	VP to the Director	655 Wymore Rd, Ste 101, Winter Park, FL 32789	N/A

(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.

6/24/09  
Date

[Signature]  
Owner, Agent, Applicant Signature

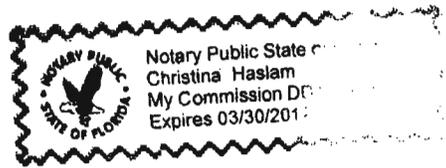
STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> day of June, 2009 by Jean Abi-Aoun, P.E.

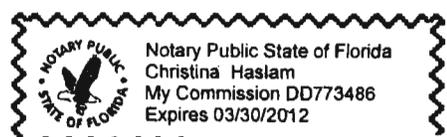
[Signature] Christina Haslam  
Signature of Notary Public Print, Type or Stamp Name of Notary Public

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_



<b>For Use by Planning &amp; Development Staff</b>	
Date: _____	Application Number: _____



**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM  
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I FL Conf. Assoc. of Seventh-day Adventists the fee simple owner of the following  
(Owner's Name)  
described property (Provide Legal Description or Tax Parcel ID Number(s)) 17-21-29-5BG-0000-062A &  
17-21-29-5BG-0000-0620

hereby affirm that Jean Abi-Aoun, P.E., Florida Engineering Group, Inc. is hereby designated to act as my /our authorized agent and to file the attached application for the stated special exception / variance request and make binding statements and commitments regarding the request.

Katherine Fairchild Vice President  
**Katherine Fairchild**  
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

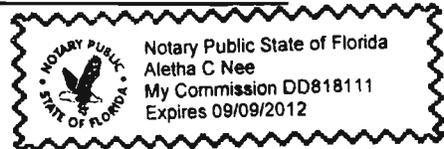
**SWORN TO AND SUBSCRIBED** before me this 24<sup>th</sup> day of June, 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Katherine Fairchild, who is personally known to me or who has produced \_\_\_\_\_ has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 24<sup>th</sup> day of June, 2009

Aletha C. Nee  
Notary Public in and for the County and State  
Aforementioned

My Commission Expires: \_\_\_\_\_



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 62 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:** Florida Conference Association of  
Seventh-Day Adventist  
P.O. Box 2626  
Winter Park, FL 32790

**Project Name:** Bunnell Road (1238)

#### **Special Exception Approval:**

Amend an existing special exception and master plan to allow for an additional classroom and the relocation of a daycare facility in A-1 (Agriculture).

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 granted amendment to the special exception will apply only to the proposed buildings for the use of the private daycare/school as depicted on the attached site plan.
  - b. The hours of operation for the daycare will be Monday – Friday from 6:00 A.M to 6:00 P.M; drop off and pick up will be located on the east side of the daycare facility away from adjacent residential.
  - c. The general layout of the proposed uses as depicted on the master plan shall not change.
  - d. No building shall be increased more than 10% without Board of Adjustment approval.
  - e. 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.

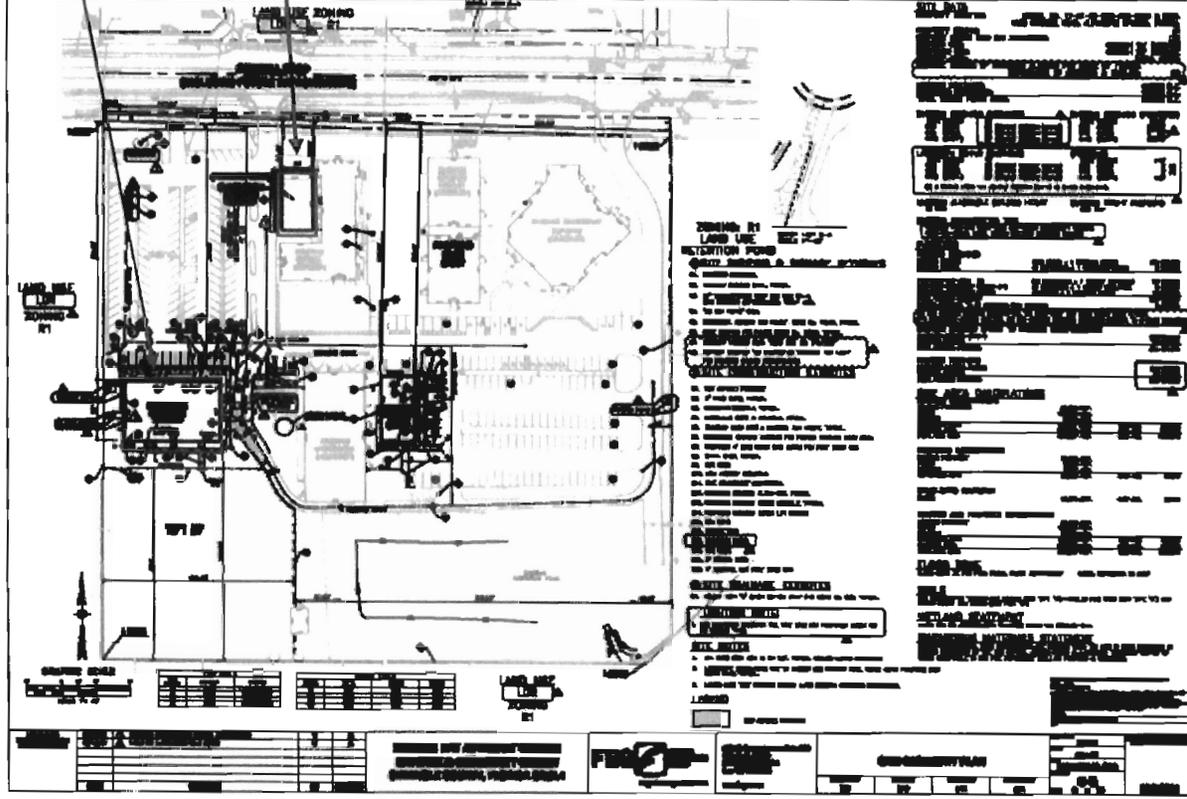
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

7, 840 sq-ft  
Daycare facility

2,520 sq-ft  
Classroom addition



**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On July 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 62 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:** Florida Conference Association of Seventh-Day Adventist  
P.O. Box 2626  
Winter Park, FL 32790

**Project Name:** Bunnell Road (1238)

**Special Exception Requested:**

Amend an existing special exception and master plan to allow for an additional classroom and the relocation of a daycare facility in A-1 (Agriculture).

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 \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: