

SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM

**SUBJECT:** Sproul Bible College, rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District), Guy T. Rizzo, Applicant

**DEPARTMENT:** Planning and Development **DIVISION:** Planning

**AUTHORIZED BY:** Matthew West **CONTACT:** Tony Matthews **EXT.** 7936

**Agenda Date** 02/02/05 **Regular**  **Work Session**  **Briefing**   
**Special Hearing – 6:00**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

1. Recommend approval of the proposed rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan on approximately 32 acres located on the south side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard, with staff findings and attached development order, Guy T. Rizzo, Applicant; or
2. Recommend denial of the proposed rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan on approximately 32 acres located on the south side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard, Guy T. Rizzo, Applicant; or
3. Continue this item to a date and time certain.

(District 5 – Commissioner Carey)

(Tony Matthews, Principal Planner)

**BACKGROUND:**

The applicant is requesting PUD approval for a Bible (theological studies) College for up to 70 students in conjunction with administrative staff in two (2) existing residences along with development of 21 additional single family detached residential dwelling units on approximately 32 acres (see enclosed PUD preliminary master plan). The Bible College was previously approved as a special exception and the conditions of that approval are incorporated into the attached development order.

**STAFF RECOMMENDATION:**

Recommend approval of the proposed rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan, with staff findings and attached development order.

**Reviewed by:**  
**Co Atty:** \_\_\_\_\_  
**DFS:** \_\_\_\_\_  
**Other:** \_\_\_\_\_  
**DCM:** \_\_\_\_\_  
**CM:** \_\_\_\_\_  
**File No.** Z2004-066

## SPROUL BIBLE COLLEGE

REQUEST INFORMATION	
<b>APPLICANT</b>	Guy T. Rizzo
<b>PROPERTY OWNER</b>	Joseph J. Jacoboni and James M. and Ann Marie Campisi
<b>REQUEST</b>	Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan approval for a Bible (theological studies) College and 21 additional single family residential dwelling units
<b>HEARING DATE(S)</b>	LPA/P&Z: February 2, 2005      BCC: February 22, 2005
<b>SEC/TWP/RNG</b>	30-19-30-513-0000-0010
<b>LOCATION</b>	South side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard
<b>APPROXIMATE SIZE</b>	32 acres
<b>FUTURE LAND USE</b>	Low Density Residential
<b>ZONING</b>	A-1 (Agriculture District)
<b>FILE NUMBER</b>	Z2004-066
<b>COMMISSION DISTRICT</b>	District 5 - Carey

### OVERVIEW

**Zoning Request:** The site consists of two (2) single family residential dwelling units and accessory buildings. On November 15, 2004, the Board of Adjustment approved a special exception to establish a theological studies college on this property using the existing buildings.

The applicant is now requesting PUD approval for a Bible (theological studies) College and development of 21 single family residential dwelling units. The two (2) existing residences will be converted into classroom and administrative space for up to 70 students. The additional single family lots will be a minimum of 11,700 square feet lot with, consistent with the R-1AA (Single Family Dwelling District) zoning classification. The applicant has stated that the proposed single family homes will be sold for fee simple ownership and are not primarily intended as temporary residences for students attending the proposed Bible College.

This property has an approved 5-Acre Development Plan (known as the Bauerle Property) acknowledged by the Board of County Commissioners by Resolution of May 22, 1979 (ORB 1225, 1223). Development of this property must be in compliance with the Seminole County Comprehensive Plan (Vision 2020 Plan), the Land Development Code of Seminole County, and other applicable development regulations.

**Existing Land Uses:** Abutting uses, future land use designations and zoning classifications are:

Location	Future Land Use	Zoning	Existing Land Use
Site	Low Density Residential	A-1	Single family residential
North	Low Density Residential	A-1 & R-1AAA	Single family residential
South	Low Density Residential	A-1	Single family residential
East	Low Density Residential	A-1, RC-1 & R-1AAA	Single family residential
West	Low Density Residential	A-1 & RC-1	Single family residential and church

For more detailed information regarding zoning and land use, please refer to the attached map.

### **STAFF ANALYSIS**

**Facilities and Services:** Adequate facilities and services must be available concurrent with the impacts of development. If required by concurrency review, additional facilities and services will be identified. The applicant has opted to defer concurrency review at this time.

The proposed PUD zoning is consistent with the adopted future land use designation of Low Density Residential assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan (Vision 2020 Plan). The request is consistent with Plan policies identified at this time.

#### Transportation:

Access to the site is via Wayside Drive, a 2-laned local roadway, with no established level of service. Although no traffic study has been conducted on Wayside Drive, the Public Works Department believes that road capacity should be sufficient to support the proposed college at the requested enrollment. To satisfy concurrency, a traffic study will be required to determine road impacts for the proposed use.

#### Water and Sewer Service:

The site is served by Seminole County Utilities.

**Compliance with Environmental Regulations:** At this time there are no concerns regarding compliance with environmental regulations.

**Compatibility with Surrounding Development:** The proposed use would be compatible with surrounding uses. The overall look of the property will remain residential in character; therefore staff believes the proposed Bible College would not be detrimental

to the character of surrounding development. PUD zoning, with development conditions, can ensure compatibility with surrounding uses.

**STAFF RECOMMENDATION:**

Recommend approval of the proposed rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development District) and PUD preliminary master plan, with staff findings and attached development order conditions as follows:

1. Development of the site shall consist of: (a) two (2) existing residential dwelling units, which may be converted to accommodate classrooms and space for administrative staff for the Bible College; and (b) an additional 21 single family detached residential dwelling units for future development.
2. Development of single family residential dwelling units shall be consistent with the requirements and provisions of the R-1AA (Single Family Dwelling District) zoning classification.
3. Enrollment at the Bible College shall be limited to no more than 70 students.
4. Hours of operation for classes shall be limited to 8:00 am to 8:00 pm, Monday through Friday and 9:00 am to 6:00 pm on Saturdays.
5. Sunday classes shall be prohibited.
6. Outdoor amplification of sound shall be prohibited.
7. The overall look of the property shall remain residential in character.
8. The site shall be served by a single access point from Wayside Drive.
9. Dedicate property along Wayside Drive to create a minimum 40 foot half right-of-way.
10. Provide a sidewalk along one side of internal roads to connect to sidewalk/pedestrian circulation system on the college campus.
11. Install/restore, after any roadway improvements, the existing sidewalk along Wayside Drive the entire length of the property.
12. The existing driveway along the eastern boundary of the site shall be limited to service delivery access only. The driveway may be used by the owner of the existing residence until such time as the residence is converted into a building for the proposed Bible College.
13. Development to connect to Seminole County water and sewer service.
14. All existing buildings shall comply with the Building Code.

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 22, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Exhibit A

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

### FINDINGS OF FACT

**Property Owner(s):** Joseph J. Jacoboni  
P.O. Box 25188  
Ft. Lauderdale, FL 33320

James M. and Ann Marie Campisi  
5555 Wayside Drive  
Sanford, FL 32771

**Project Name:** Sproul Bible College.

**Requested Development Approval:** Rezoning from the A-1 (Agriculture District) zoning classification to the PUD (Planned Unit Development District) zoning classification and approval of the associated PUD preliminary master plan attached as Exhibit B.

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 owners of the property have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Tony Matthews  
1101 East First Street  
Sanford, Florida 32771

**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 owners of the property are as follows:
  - A. Development of the site shall consist of: (a) two (2) existing residential dwelling units, which may be converted to accommodate classrooms and space for administrative staff for the Bible College; and (b) an additional 21 single family detached residential dwelling units for future development.
  - B. Development of single family residential dwelling units shall be consistent with the requirements and provisions of the R-1AA (Single Family Dwelling District) zoning classification.
  - C. Enrollment at the Bible College shall be limited to no more than 70 students.
  - D. Hours of operation for classes shall be limited to 8:00 am to 8:00 pm, Monday through Friday and 9:00 am to 6:00 pm on Saturdays.
  - E. Sunday classes shall be prohibited.
  - F. Outdoor amplification of sound shall be prohibited.
  - G. The overall look of the property shall remain residential in character.
  - H. The site shall be served by a single access point from Wayside Drive.
  - I. Dedicate property along Wayside Drive to create a minimum 40 foot half right-of-way.
  - J. Provide a sidewalk along one side of internal roads to connect to sidewalk/pedestrian circulation system on the college campus.
  - K. Install/restore, after any roadway improvements, the existing sidewalk along Wayside Drive the entire length of the property.
  - L. The existing driveway along the eastern boundary of the site shall be limited to service delivery access only. The driveway may be used by the owner of the existing residence until such time as the residence is converted into a building for the proposed Bible College.
  - M. Development to connect to Seminole County water and sewer service.
  - N. All existing buildings shall comply with the Building Code.
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 owners of the said property have

~~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.**

SEMINOLE COUNTY BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Carlton D. Henley, Chairman

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owners, Joseph J. Jacoboni and James M. and Ann Marie Campisi, on behalf of themselves and their heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions, and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Joseph J. Jacoboni

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
James M. and Ann Marie Campisi

\_\_\_\_\_  
Witness

**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 did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2005.

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

My Commission Expires:

**EXHIBIT A  
LEGAL DESCRIPTION**

A-1 to PUD (Z2004-066)

**Legal Description: Parent Tract**

From the N.E. Corner of the S.W. ¼ of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S 89°56'00" W, along the North line of said S.W. ¼ a distance of 660 feet; thence run S 00°01'36" W, parallel with the East line of said S.W. ¼ a distance of 25 feet for a Point of Beginning; thence continue S 00°01'36" W, 1320 feet; thence run N 89°56'00" E 49 feet; thence run S 00°01'36" W, 426.43 feet to a point 880 feet North of the South line of said S.W. ¼; thence run S 89°47'56" W parallel with said South line 683.09 feet to a point 1040.2 feet East of the West line of said S.W. ¼; thence run N 00°06'34" W parallel with said West line 660 feet; thence run N 89°47'56" E, 89.80 feet; thence run N 00°06'34" W, 200 feet; thence run N 32°01'25" E, 298.41 feet; thence run N 00°01'36" E, 635 feet; thence run N 89°56'00" E, 388.3 feet to the Point of Beginning.

**SUBJECT TO:**

A drainage easement over the South 20 feet of the North 520 feet of the East 300 feet of said parcel;

**AND SUBJECT TO:**

Greenbelt Easement over the West 49 feet of the East 660 feet of said S.W. ¼, less the North 1320 feet and the South 990 feet thereof.

**Legal Description: Parcel One**

The South 660 feet of the following described parcel:

From the N.E. Corner of the S.W. ¼ of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S 89°56'00" W, along the North line of said S.W. ¼ a distance of 660 feet; thence run S 00°01'36" W, parallel with the East line of said S.W. ¼ a distance of 25 feet for a Point of Beginning; thence continue S 00°01'36" W, 1320 feet; thence run N 89°56'00" E 49 feet; thence run S 00°01'36" W, 426.43 feet to a point 880 feet North of the South line of said S.W. ¼; thence run S 89°47'56" W parallel with said South line 683.09 feet to a point 1040.2 feet East of the West line of said S.W. ¼; thence run N 00°06'34" W parallel with said West line 660 feet; thence run N 89°47'56" E, 89.80 feet; thence run N 00°06'34" W, 200 feet; thence run N 32°01'25" E, 298.41 feet; thence run N 00°01'36" E, 635 feet; thence run N 89°56'00" E, 388.3 feet to the Point of Beginning.

**SUBJECT TO:**

Greenbelt Easement over the West 49 feet of the East 660 feet of said S.W. ¼, less the North 1320 feet and the South 990 feet thereof.

**Legal Description: Parcel Two**

From the N.E. Corner of the S.W. ¼ of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S 89°56'00" W, along the North line of said S.W. ¼ a distance of 660 feet; thence run S 00°01'36" W, parallel with the East line of said S.W. ¼ a distance of 25 feet for a Point of Beginning; thence continue S 00°01'36" W, 1320 feet; thence run N 89°56'00" E 49 feet; thence run S 00°01'36" W, 426.43 feet to a point 880 feet North of the South line of said S.W. ¼; thence run S 89°47'56" W parallel with said South line 683.09 feet to a point 1040.2 feet East of the West line of said S.W. ¼; thence run N 00°06'34" W parallel with said West line 660 feet; thence run N 89°47'56" E, 89.80 feet; thence run N 00°06'34" W, 200 feet; thence run N 32°01'25" E, 298.41 feet; thence run N 00°01'36" E, 635 feet; thence run N 89°56'00" E, 388.3 feet to the Point of Beginning, LESS the South 660 feet, thereof.

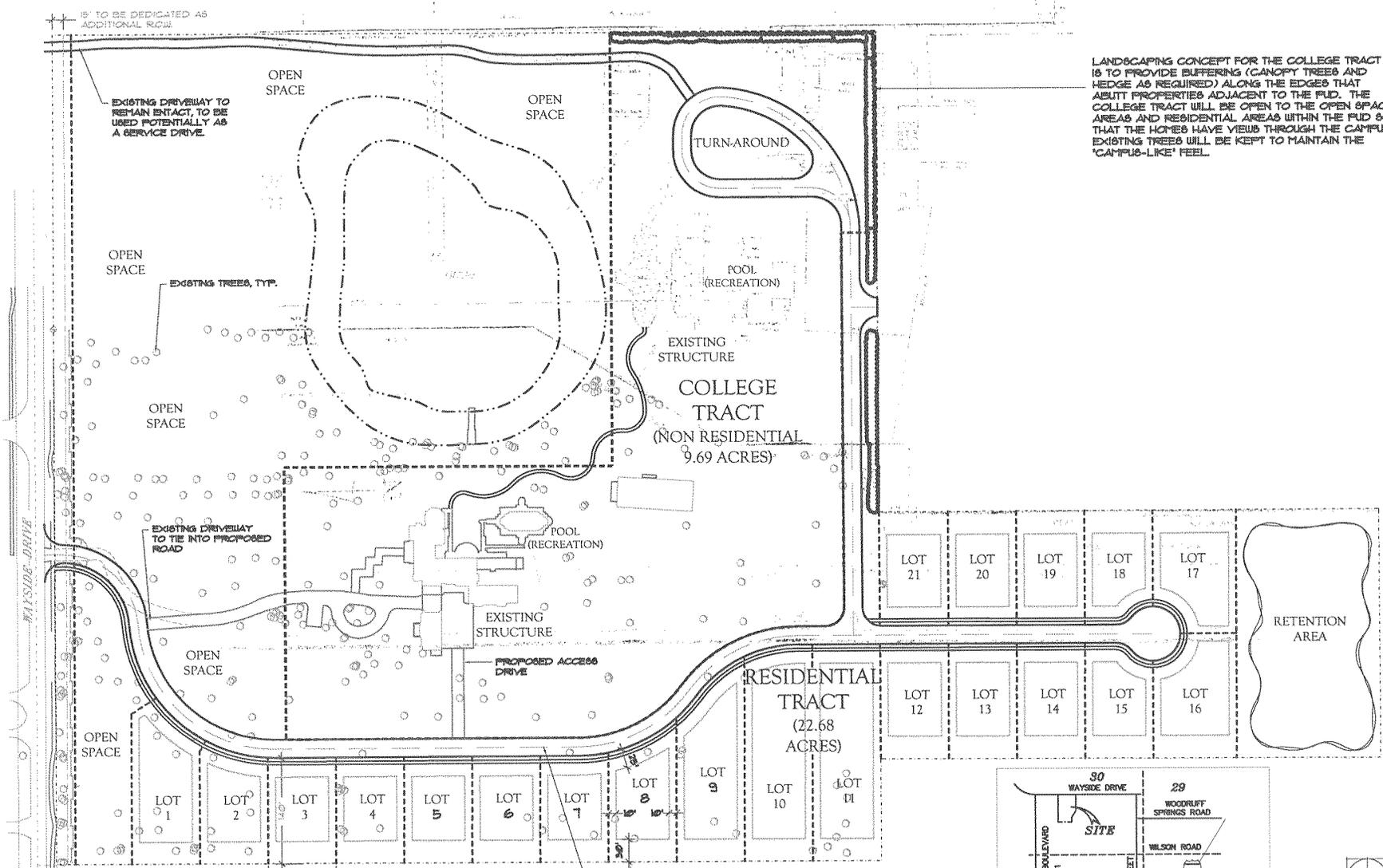
**SUBJECT TO:**

A drainage easement over the South 20 feet of the North 520 feet of the East 300 feet of said parcel.

**REVISED LEGAL: 10/15/04**

# EXHIBIT B

LANDSCAPING CONCEPT FOR THE COLLEGE TRACT IS TO PROVIDE BUFFERING (CANOPY TREES AND HEDGE AS REQUIRED) ALONG THE EDGES THAT ADJUT PROPERTIES ADJACENT TO THE FUD. THE COLLEGE TRACT WILL BE OPEN TO THE OPEN SPACE AREAS AND RESIDENTIAL AREAS WITHIN THE FUD SO THAT THE HOMES HAVE VIEWS THROUGH THE CAMPUS. EXISTING TREES WILL BE KEPT TO MAINTAIN THE 'CAMPUS-LIKE' FEEL.



5' TO BE DEDICATED AS ADDITIONAL ROW

EXISTING DRIVEWAY TO REMAIN INTACT, TO BE USED POTENTIALLY AS A SERVICE DRIVE

OPEN SPACE

OPEN SPACE

TURN-AROUND

POOL (RECREATION)

EXISTING STRUCTURE

COLLEGE TRACT  
(NON RESIDENTIAL  
9.69 ACRES)

OPEN SPACE

EXISTING TREES, TYP.

OPEN SPACE

EXISTING DRIVEWAY TO TIE INTO PROPOSED ROAD

POOL (RECREATION)

EXISTING STRUCTURE

PROPOSED ACCESS DRIVE

RESIDENTIAL TRACT  
(22.68 ACRES)

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

RETENTION AREA

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

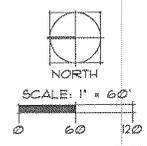
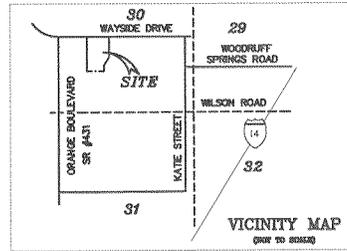
LOT 9

LOT 10

LOT 11

TYPICAL LOT DIMENSIONS:  
MINIMUM 11,100 S.F.  
MINIMUM WIDTH = 30'

TYPICAL BLDG SETBACKS:  
FRONT = 25'  
REAR = 30'  
SIDE = 10'  
PROPOSED ROADS ARE TO BE PRIVATE ROADS



PUD SITE DATA

+ TOTAL SITE AREA = 32.37 ACRES  
 + EXISTING ZONING = A-1  
 + PROPOSED ZONING = PUD  
 + EXISTING LAND USE = LDR  
 + PROPOSED USES:  
 (21) R-1AA SINGLE FAMILY RESIDENCES AND THEOLOGICAL COLLEGE TO OCCUPY (2) EXISTING RESIDENCES ON SITE  
 + PROPOSED RESIDENTIAL ACREAGE = 22.68 ACRES  
 + PROPOSED NON-RESIDENTIAL ACREAGE = 9.69 ACRES  
 + PROPOSED DWELLING UNITS = (21) NEW AND (2) EXISTING = (23) TOTAL  
 + WETLANDS = APPROX. 1.87 ACRES, UPLAND BUFFER = APPROX. 1.51 ACRES, TOTAL = 3.38 ACRES  
 + NET BUILDABLE ACREAGE:  
 32.37 TOTAL ACRES - 3.38 WETLAND ACRES = 28.99 REMAINING ACRES  
 28.99 REMAINING ACRES X 0.8 (EFFICIENCY FACTOR) = 23.19 NET BUILDABLE ACRES  
 + PROPOSED RESIDENTIAL DENSITY:  
 (23) DWELLING UNITS / 23.19 NET BUILDABLE ACRES = 0.99 UNITS / ACRE  
 + SURROUNDING ZONING:  
 NORTH: R-1AAAA  
 SOUTH: A-1  
 EAST: RC-1 AND R-1AAA  
 WEST: A-1  
 + SURROUNDING LAND USES: LDR (LOW DENSITY RESIDENTIAL) IN ALL DIRECTIONS  
 + OPEN SPACE TO BE PROVIDED (25% MINIMUM) = 8.09 ACRES MINIMUM  
 + BUILDING SETBACKS (PER R-1AA ZONING REGULATIONS):  
 FRONT = 25 FT.  
 SIDE = 10 FT.  
 REAR = 30 FT.  
 + PROPOSED LOT DIMENSIONS (PER R-1AA ZONING REGULATIONS):  
 MINIMUM LOT SIZE = 11,700 S.F.  
 MINIMUM LOT WIDTH = 90 L.F.  
 MINIMUM HOUSE SIZE = 1,300 S.F.  
 + MAXIMUM BUILDING HT. = 35 FT. (FOR 21 PROPOSED NEW HOUSES)  
 + PROPOSED ACREAGE DEVOTED TO ROADS = 1.65 ACRES

PROPOSED NUMBER OF TRIPS:

COLLEGE:  
 + 2.38 TRIPS PER DAY PER STUDENT (INCLUDES ADMINISTRATION, MAXIMUM STUDENTS = 70, 70 X 2.38 = 166.60 MAXIMUM TRIPS. (NOTE THAT THE COLLEGE WILL ONLY HAVE CLASSES IN TWO WEEK SESSIONS (6) TIMES A YEAR, SO THE NUMBER OF TRIPS WILL NOT MEET THE MAXIMUM).

RESIDENCES (21):  
 + 10 TRIPS PER RESIDENCE PER DAY,  
 21 RESIDENCES X 10 TRIPS PER DAY = 210 MAXIMUM TRIPS. (NOTE THAT THE EACH RESIDENCE WILL ONLY BE USED PART TIME FOR TWO TO THREE MONTH PERIODS, SO THE NUMBER OF TRIPS WILL NOT MEET THE MAXIMUM).

IMPACTS ON SCHOOLS:

ELEMENTARY SCHOOL:  
 + (21) PROPOSED RESIDENCES X 0.249 (MULTIPLIER) = 5.23 STUDENTS  
MIDDLE SCHOOL:  
 + (21) PROPOSED RESIDENCES X 0.114 (MULTIPLIER) = 2.39 STUDENTS  
HIGHSCHOOL:  
 + (21) PROPOSED RESIDENCES X 0.124 (MULTIPLIER) = 2.60 STUDENTS

UTILITIES INFORMATION:

+ WATER: SEMINOLE COUNTY = ESTIMATED 1,140 GALLONS PER DAY (GPD) FOR THE COLLEGE AND AN ESTIMATED 7,350 GPD FOR THE (21) RESIDENCES  
 + SEWER: SEMINOLE COUNTY = ESTIMATED 1,140 GPD FOR THE COLLEGE AND AN ESTIMATED 6,300 GPD FOR THE (21) RESIDENCES.  
 + FIRE PROTECTION: SEMINOLE COUNTY  
 + SOLID WASTE DISPOSAL: SEMINOLE COUNTY

RECREATIONAL USES:

+ THE EXISTING POOL AT EACH OF THE EXISTING HOMES WILL BE MAINTAINED FOR RECREATIONAL USE.  
 + ALL OPEN SPACE IS INTENDED TO BE USED AS RECREATIONAL SPACE.

ACCESSIBILITY NOTES:

+ ALL STRUCTURES THAT ARE REQUIRED TO BE ACCESSIBLE SHALL HAVE AN ACCESSIBLE ROUTE FROM THE ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE ENTRANCE TO THE BUILDING.  
 + THERE SHALL BE AT LEAST ONE ACCESSIBLE ROUTE CONNECTING ALL ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS, AND SPACES ON THE SITE.  
 + THE LOCATION OF ACCESSIBLE PARKING SPACES, LOADING ZONES, SIDEWALKS, AND EXIT RAMPS, SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

PUBLIC SAFETY, FIRE LOSS NOTES:

+ A FIRE HYDRANT SHALL BE LOCATED ON THE RIGHT-OF-WAY AT THE INBOUND FIRE LANE AND INSIDE THE SITE EVERY 500 FT.  
 + PROPOSED ROAD SHALL HAVE THE CAPABILITY TO SUPPORT FIRE FIGHTING APPARATUS.

TRAFFIC NOTES:

+ A LEFT TURN LANE SHALL BE PROVIDED ON WAYSIDE DRIVE AT PROJECT ENTRANCE.  
 + AN ADDITIONAL 15 FT. OF RIGHT-OF-WAY SHALL BE DEDICATED ALONG PROPERTY FRONTAGE TO ACCOMODATE REQUIRED OFF-SITE IMPROVEMENTS.

RETENTION NOTES:

+ RETENTION SHALL BE DESIGNED TO HOLD AN ENTIRE 100-YEAR 24-HOUR STORM EVENT.

GENERAL NOTES:

+ SCHOOL CAPACITY SHALL BE CAPPED AT 70 STUDENTS.  
 + HOURS OF OPERATION FOR CLASSES SHALL BE LIMITED TO 8:00 AM TO 8:00 PM MONDAY THROUGH FRIDAY AND 9:00 AM TO 6:00 PM ON SATURDAYS  
 + THERE SHALL BE NO CLASSES HELD ON SUNDAY.  
 + ALL EXISTING BUILDINGS SHALL COMPLY WITH THE BUILDING CODE.

Rev. 07/2006  
Revision

SPROUL BIBLE COLLEGE

Ligonier Ministries



EXHIBIT B

NOTES AND DATA

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM A-1 (AGRICULTURE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the document titled "Sproul Bible College".

(b) The Board of County Commissioners hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from the A-1 (Agriculture District) to the PUD (Planned Unit Development District) zoning classification.

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall take effect upon filing the Ordinance with the Department of State and recording Development Order #04-20500010 in the Public Records of Seminole County, Florida.

ENACTED this 22nd day of February 2005

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton C. Henley, Chairman

# EXHIBIT A LEGAL DESCRIPTION

## Z2004-066 (A-1 to PUD)

### Legal Description: Parent Tract

From the N.E. Corner of the S.W. ¼ of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S 89°56'00" W, along the North line of said S.W. ¼ a distance of 660 feet; thence run S 00°01'36" W, parallel with the East line of said S.W. ¼ a distance of 25 feet for a Point of Beginning; thence continue S 00°01'36" W, 1320 feet; thence run N 89°56'00" E 49 feet; thence run S 00°01'36" W, 426.43 feet to a point 880 feet North of the South line of said S.W. ¼; thence run S 89°47'56" W parallel with said South line 683.09 feet to a point 1040.2 feet East of the West line of said S.W. ¼; thence run N 00°06'34" W parallel with said West line 660 feet; thence run N 89°47'56" E, 89.80 feet; thence run N 00°06'34" W, 200 feet; thence run N 32°01'25" E, 298.41 feet; thence run N 00°01'36" E, 635 feet; thence run N 89°56'00" E, 388.3 feet to the Point of Beginning.

### SUBJECT TO:

A drainage easement over the South 20 feet of the North 520 feet of the East 300 feet of said parcel;

### AND SUBJECT TO:

Greenbelt Easement over the West 49 feet of the East 660 feet of said S.W. ¼, less the North 1320 feet and the South 990 feet thereof.

### Legal Description: Parcel One

The South 660 feet of the following described parcel:

From the N.E. Corner of the S.W. ¼ of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S 89°56'00" W, along the North line of said S.W. ¼ a distance of 660 feet; thence run S 00°01'36" W, parallel with the East line of said S.W. ¼ a distance of 25 feet for a Point of Beginning; thence continue S 00°01'36" W, 1320 feet; thence run N 89°56'00" E 49 feet; thence run S 00°01'36" W, 426.43 feet to a point 880 feet North of the South line of said S.W. ¼; thence run S 89°47'56" W parallel with said South line 683.09 feet to a point 1040.2 feet East of the West line of said S.W. ¼; thence run N 00°06'34" W parallel with said West line 660 feet; thence run N 89°47'56" E, 89.80 feet; thence run N 00°06'34" W, 200 feet; thence run N 32°01'25" E, 298.41 feet; thence run N 00°01'36" E, 635 feet; thence run N 89°56'00" E, 388.3 feet to the Point of Beginning.

### SUBJECT TO:

Greenbelt Easement over the West 49 feet of the East 660 feet of said S.W. ¼, less the North 1320 feet and the South 990 feet thereof.

### Legal Description: Parcel Two

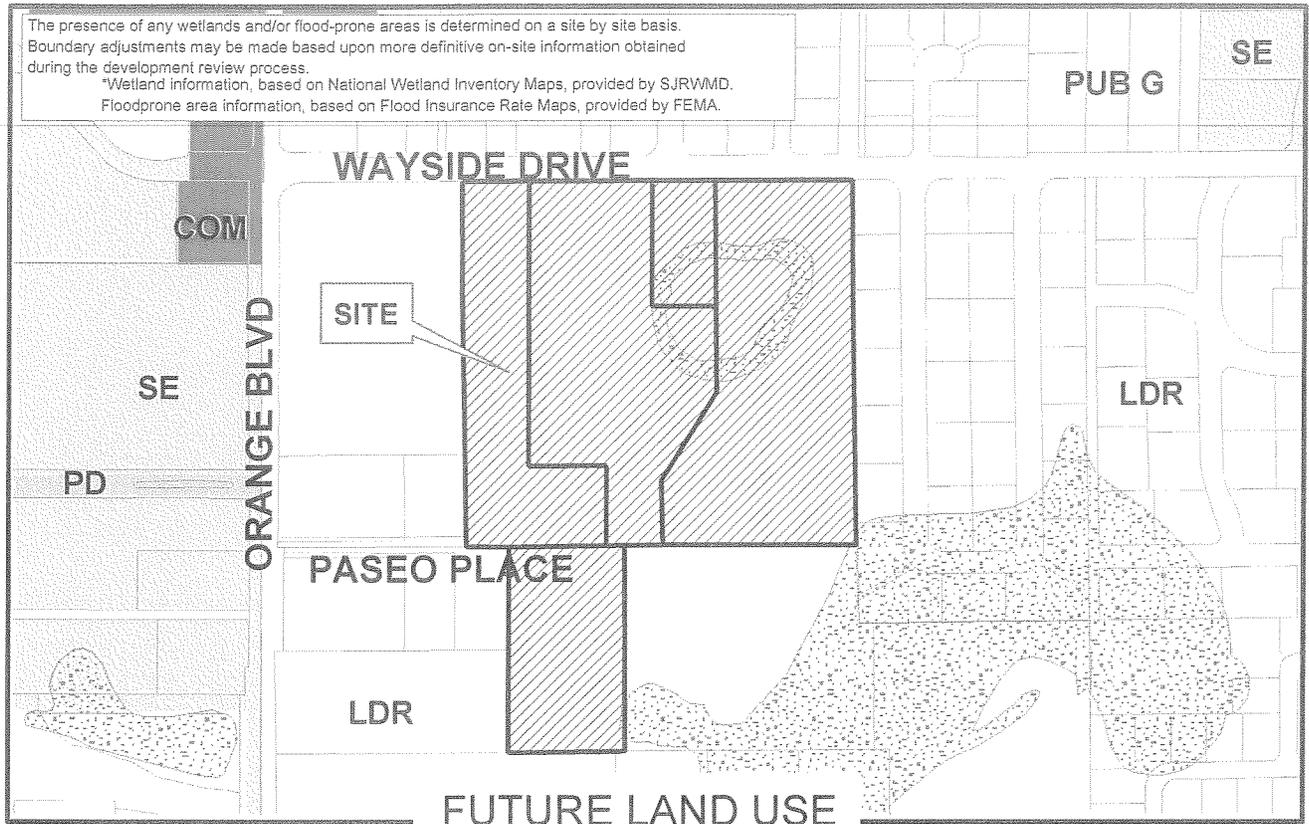
From the N.E. Corner of the S.W. ¼ of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S 89°56'00" W, along the North line of said S.W. ¼ a distance of 660 feet; thence run S 00°01'36" W, parallel with the East line of said S.W. ¼ a distance of 25 feet for a Point of Beginning; thence continue S 00°01'36" W, 1320 feet; thence run N 89°56'00" E 49 feet; thence run S 00°01'36" W, 426.43 feet to a point 880 feet North of the South line of said S.W. ¼; thence run S 89°47'56" W parallel with said South line 683.09 feet to a point 1040.2 feet East of the West line of said S.W. ¼; thence run N 00°06'34" W parallel with said West line 660 feet; thence run N 89°47'56" E, 89.80 feet; thence run N 00°06'34" W, 200 feet; thence run N 32°01'25" E, 298.41 feet; thence run N 00°01'36" E, 635 feet; thence run N 89°56'00" E, 388.3 feet to the Point of Beginning, LESS the South 660 feet, thereof.

### SUBJECT TO:

A drainage easement over the South 20 feet of the North 520 feet of the East 300 feet of said parcel.

REVISED LEGAL: 10/15/04

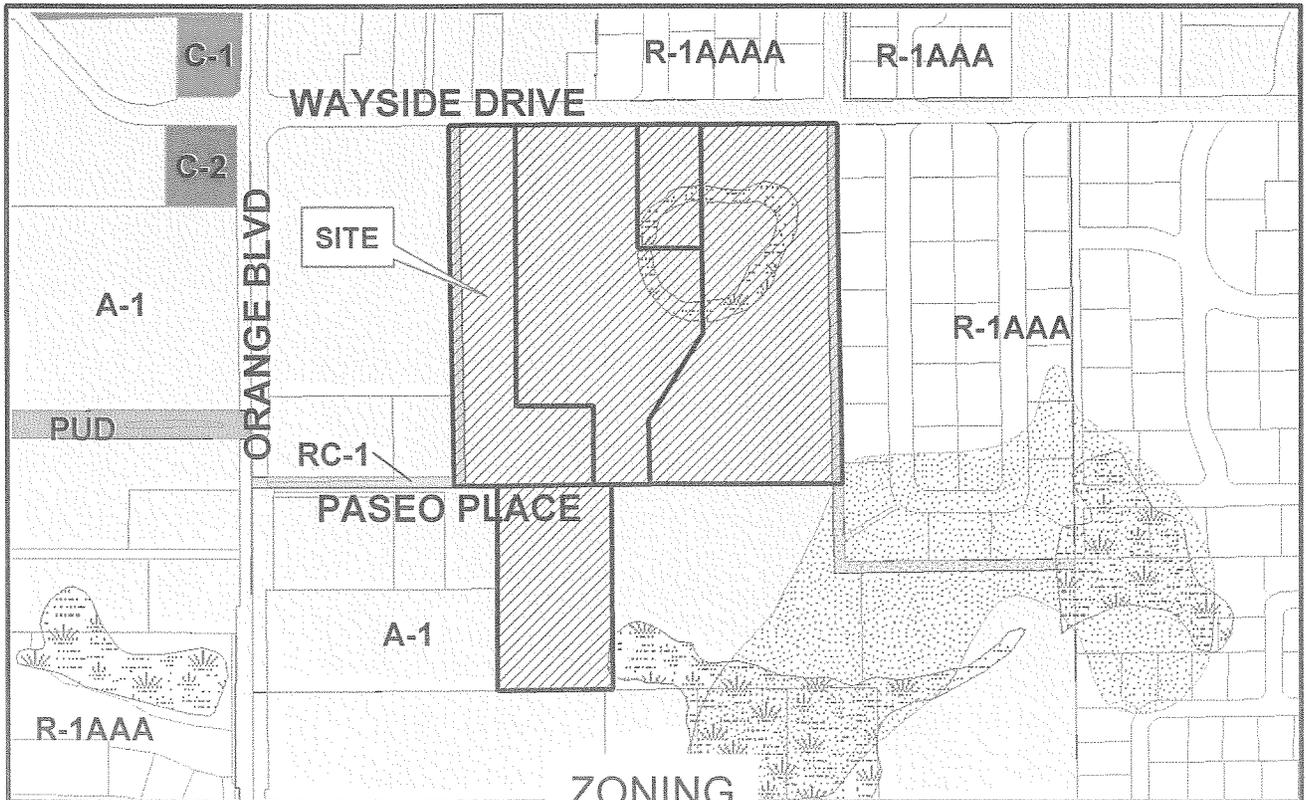
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



Site 
  Municipality 
 LDR 
  SE 
  PD 
  COM 
 PUBG 
  CONS

Applicant: Guy T. Rizzo  
 Physical STR: 30-19-30-513-0000-0010 &20 &30 and 30-19-30-300-032D &32E-0000  
 Gross Acres: 32 +/- BCC District: 5  
 Existing Use: Vacant Residential  
 Special Notes: Special exception for theological studies college approved on 11/15/04

	Amend/Rezoning#	From	To
FLU	-	-	-
Zoning	Z2004-066	A-1	PUD



A-1 
  R-1AAAA 
  R-1AAA 
  C-1 
  C-2 
  PUD 
  FP-1 
  W-1



Rezone No: ZON# Z2004-066  
From: A-1 To: PUD

-  Parcel
-  Subject Property



February 1999 Color Aerials