

ITEM # _____

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

SUBJECT: Sproul Bible College PUD Major Amendment and rezone from PUD to PUD

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

AUTHORIZED BY: Tina Williamson **CONTACT:** Austin Watkins **EXT.** 7440

Agenda Date <u>6/6/2007</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

MOTION/RECOMMENDATION:

1. **RECOMMEND APPROVAL** of the PUD Major Amendment, Revised Preliminary Master Plan, rezoning ordinance from PUD to PUD and Third Revised and Restated Development Order for the Sproul Bible College PUD, consisting of 27.06 ± acres, located on the south side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard, based on staff findings (Guy Rizzo, applicant); or
2. **RECOMMEND DENIAL** of the PUD Major Amendment, Revised Preliminary Master Plan, rezoning ordinance from PUD to PUD and Third Revised and Restated Development Order for the Sproul Bible College PUD, consisting of 27.06 ± acres, located on the south side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard (Guy Rizzo, applicant); or
3. **CONTINUE** the public hearing until a time and date certain.

District 5 – Commissioner Carey

Austin Watkins, Planner

BACKGROUND:

On February 22, 2005, the Board of County Commissioners approved a rezoning from A-1 to PUD and the associated PUD Preliminary Master Plan that established a theological studies college and the development of 21 single-family residential dwelling units. The two (2) existing residences and accessory buildings were allowed to be converted into classroom and administrative space for up to 70

Reviewed by:
Co Atty: <u>KPT</u>
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2007-14</u>

students. The additional single family lots were approved to be a minimum of 11,700 square feet, consistent with the R-1AA (Single-Family Dwelling) zoning classification. The applicant agreed to include a restriction against short term rentals (6 months or less) in the deed restrictions applicable to the property.

On September 26, 2006 the Board of County Commissioners approved a rezoning from PUD to PUD and PUD to A-1 and a Major Amendment to the Sproul Bible College PUD. The approved changes removed a 5-acre tract from the PUD and rezoned it to A-1. Further, the Major Amendment reduced the number of single-family lots from 21 to 11 and allowed for a maximum of 50,000 square feet of church buildings to be built in lieu of the 11 single-family lots on Parcel B of the PUD.

The applicant is requesting a Major Amendment to the Sproul Bible College PUD to allow for the following:

1. Maximum building height of 46 feet for the Church (Sanctuary Building, Parcel B) and 35 feet for all other structures, except where otherwise permitted by law or the Seminole County Land Development Code.

The Seminole County Land Development Code Section 30.451 (d) sets a maximum building height of 35 feet for all structures assigned the PUD zoning classification unless otherwise allowed by the Board.

All other conditions of the approval will remain the same.

COMPATIBILITY WITH SURROUNDING PROPERTIES:

The proposed use of a theological college, single-family residential subdivision and a church are compatible with surrounding uses. The subject property is adjacent to an existing church, learning academy and single-family residential uses to the west, an existing single-family home and vacant property to the south, R-1AAAA and A-1 to the north and an R-1AAA subdivision to the east. The proposed maximum building height of 46 feet for the Church will be buffered by new and existing vegetation and masonry walls.

The applicant is proposing a 100 foot building setback (east) with a 15 foot landscaped buffer, 6 foot hedge, 8 canopy and 4 sub-canopy trees every 100 feet. The closest edge of the Sanctuary building (church) will be approximately 260 feet from the east property line with a maximum building height of 46 feet and the fellowship hall's closest edge will be located approximately 110 feet from the east property line with a maximum building height of 35 feet.

The applicant is proposing a 50 foot building setback (north) with a 10 foot landscaped buffer, 6 foot masonry wall or hedge and 4 canopy trees per 100 feet. The closest edge of the Sanctuary building is 70 feet south of Wayside Drive.

INTERGOVERNMENTAL NOTIFICATION:

Intergovernmental notices were not required; the subject site is not within or directly adjacent to any local municipality and will not impact schools.

LETTERS OF SUPPORT OR OPPOSITION:

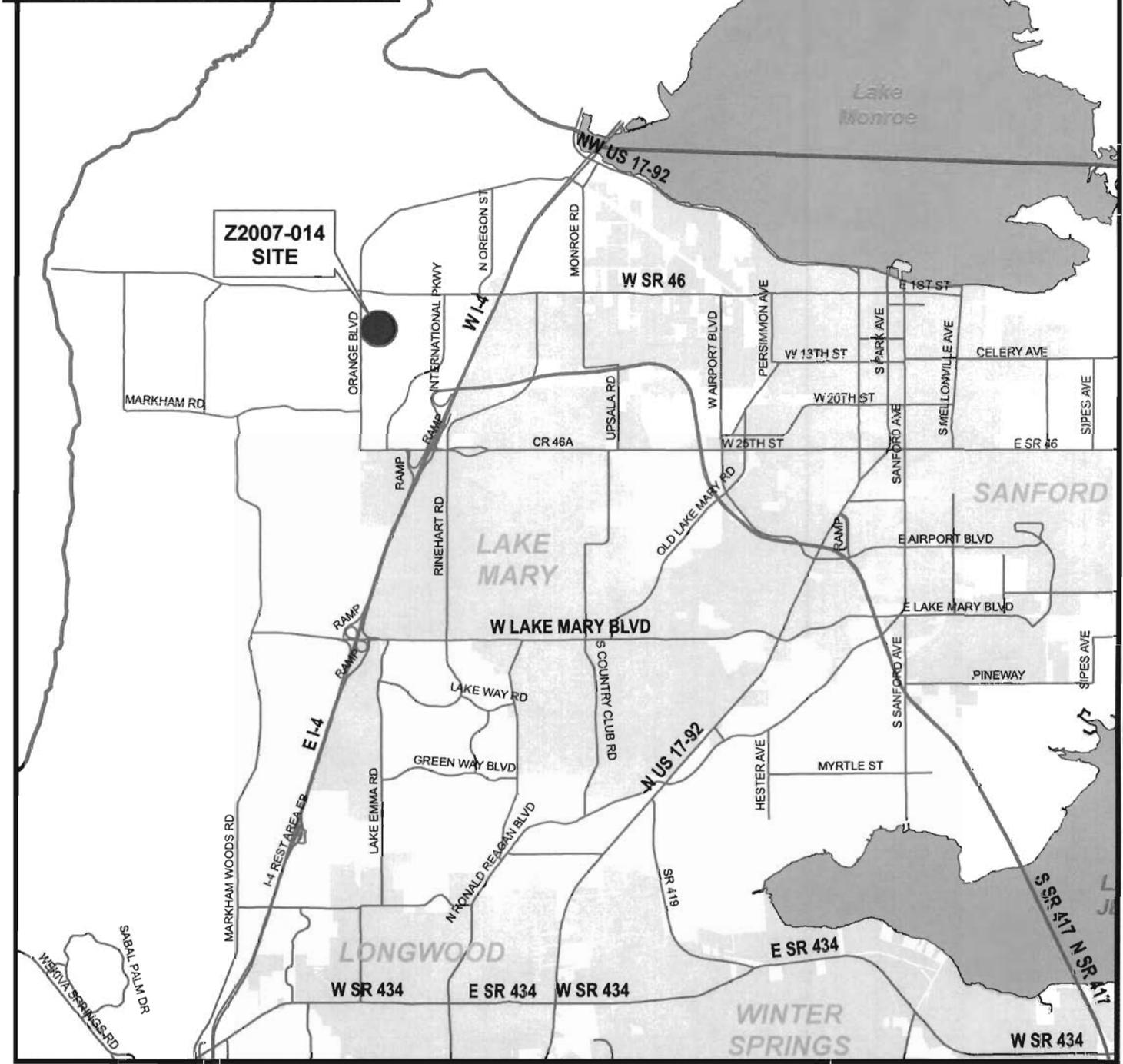
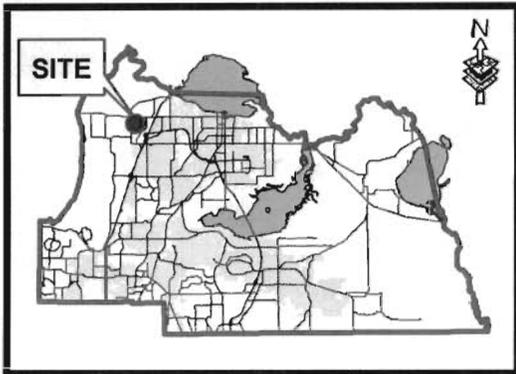
At this time, Staff has received no letters of support or opposition.

STAFF RECOMMENDATION:

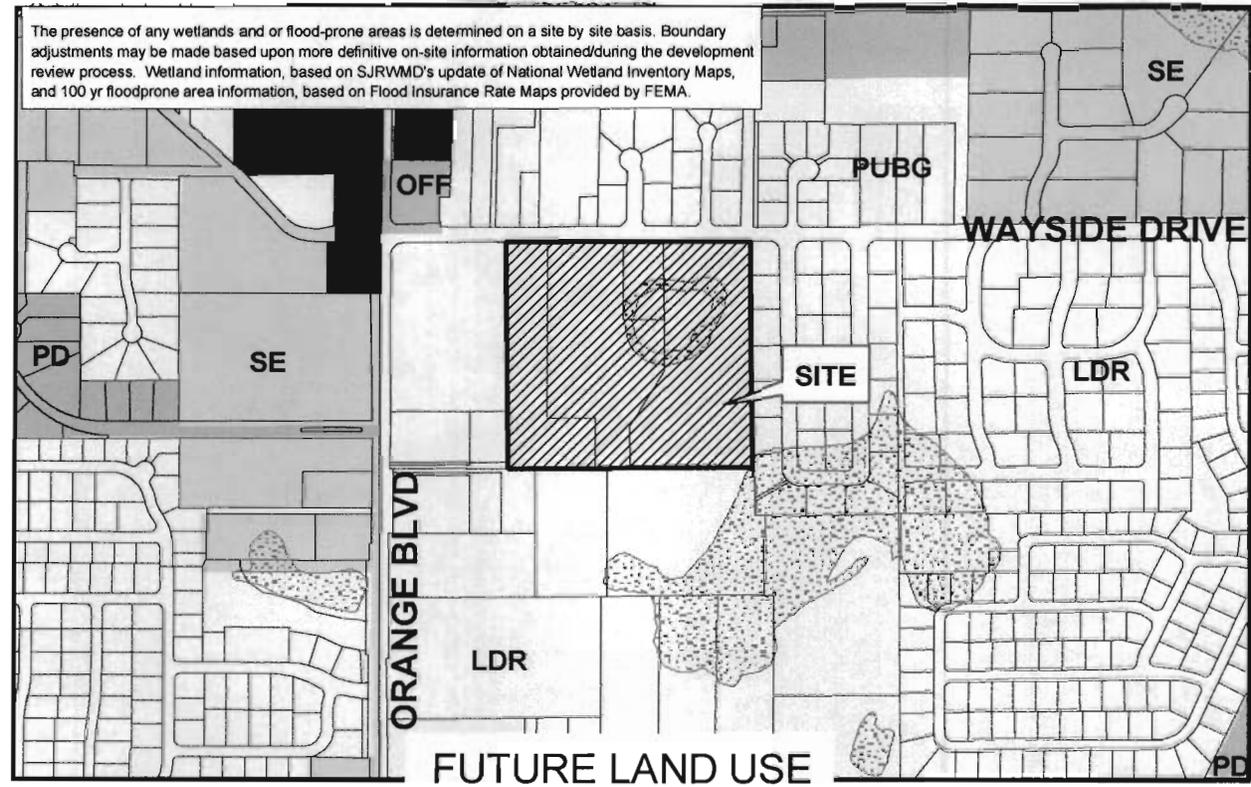
Staff recommends APPROVAL of the Sproul Bible College PUD Major Amendment, Revised Preliminary Master Plan, rezoning ordinance from PUD to PUD and Third Revised and Restated Development Order for the Sproul Bible College PUD, consisting of 27.06 ± acres, located on the south side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard.

Attachments:

- Location Map
- Future Land Use and Zoning Map
- Aerial Map
- Revised Preliminary Master Plan
- Third Revised and Restated Development Order
- Rezone Ordinance
- Denial Development Order (applicable only if denied)
- Second Revised and Restated Development Order
- Development Order
- 9/26/2006 BCC minutes
- 2/22/2005 BCC minutes



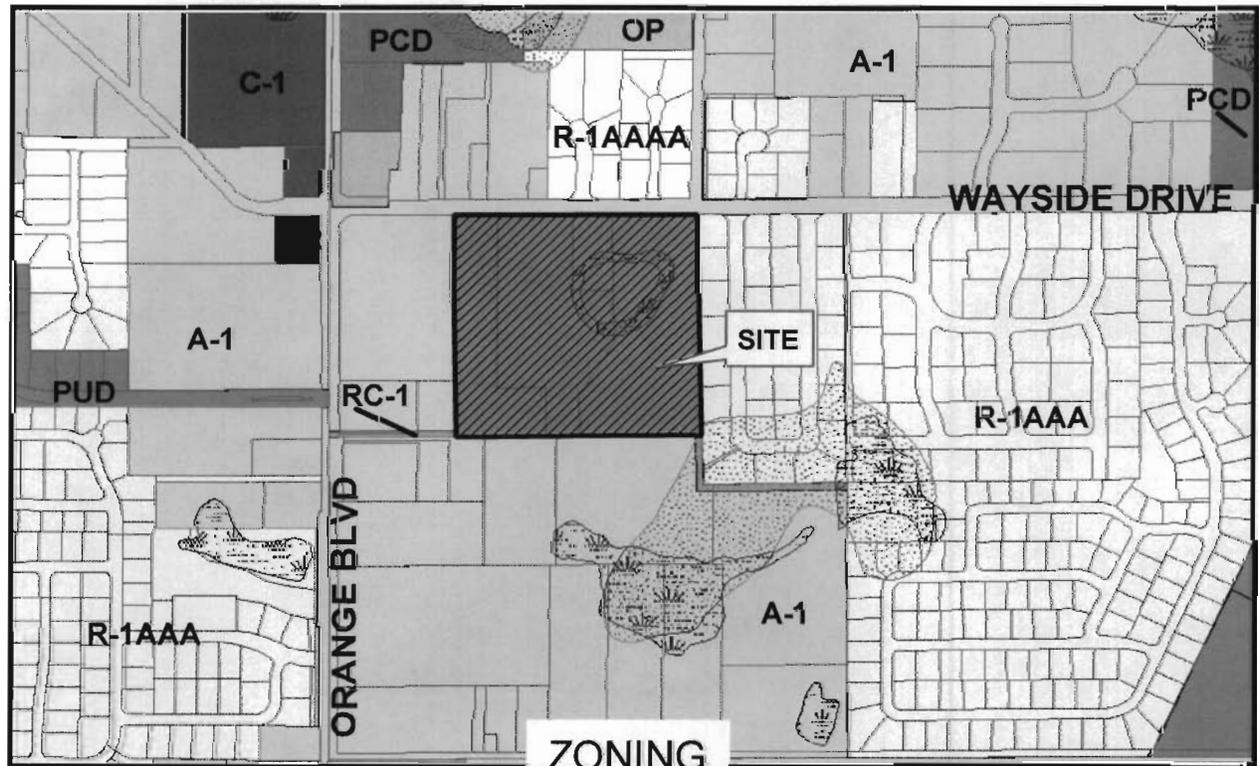
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr flood-prone area information, based on Flood Insurance Rate Maps provided by FEMA.



Site
 Municipality
 LDR
 COM
 OFF
 SE
 PD
 PUBG
 CONS

Applicant: Ligonier Ministries Inc; Guy Rizzo, agent
 Physical STR: 30-19-30
 Gross Acres: 35.54 +/- BCC District: 5
 Existing Use: PUD
 Special Notes: Final Master Plan

	Amend/ Rezone#	From	To
FLU	---	---	---
Zoning	Z2007-014	PUD	PUD



A-1
 R-1AAAA
 R-1AAA
 OP
 RC-1
 C-1
 C-2
 PCD
 PUD
 FP-1
 W-1



Rezone No: Z2007-014
From: PUD To: PUD

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

PUD SITE DATA

- + TOTAL SITE AREA = 27.06 ACRES
- + EXISTING ZONING = PUD
- + PROPOSED ZONING = PUD
- + EXISTING LAND USE = LDR
- + SURROUNDING ZONING:
 - NORTH: R-1-14AAA
 - SOUTH: R-1-14AAA
 - EAST: RC-1 AND R-1-14AA
 - WEST: A-1
- + SURROUNDING LAND USES: LDR (LOW DENSITY RESIDENTIAL) IN ALL DIRECTIONS, PLUS A CHURCH ON THE WEST SIDE OF THE SITE

- + OPEN SPACE REQUIRED (25% MINIMUM) = 6.86 ACRES MINIMUM
- + OPEN SPACE PROVIDED (17,088 ACRES (63.23%))
- + ON-SITE POND = APPROX. 2.95 ACRES (INCLUDED IN OPEN SPACE)

- + PARCEL A:
 - TOTAL AREA = 13.41 ACRES
 - EXISTING ZONING = PUD
 - PROPOSED ZONING = PUD
 - EXISTING LAND USE = LDR
 - PROPOSED USE = UGONNER ACADEMY OF THEOLOGY (NO OCCUPANT COSTS AND RESIDENCES (NO ACCESSORY BUILDINGS ON SITE))

- OPEN SPACE DETERMINATION:
 - BUILDINGS/STRUCTURES: 41,353 sq ft
 - PAVEMENT: 44,988 sq ft
 - STORMWATER SNALES/RETENTION: 18,240 sq ft
 - STORMWATER SNALES/RETENTION: 2,250 sq ft
 - GRASS PARKING AREAS: 17,666 sq ft
 - POND (SHADOW LAKE): 112,553 sq ft
- REMAINING TOTAL OPEN SPACE: 324,990 sq ft. (7,492 acres)
- TOTAL PARCEL AREA: 584,140 sq ft. (13.41 acres)

- + PARCEL B:
 - TOTAL AREA = 7.70 ACRES
 - EXISTING ZONING = PUD
 - PROPOSED ZONING = PUD
 - EXISTING LAND USE = LDR
 - PROPOSED USE = SAINT ANDREWS CHAPEL (1,300 SEAT CAPACITY) SITE HAVING MULTIPLE BUILDINGS WITH THE TOTAL GROSS BUILDING AREA NOT TO EXCEED 50,000 SQ.FT.

- BUILDING SETBACKS:
 - FRONT (WATER SIDE DRIVE) = 50 FT
 - EAST SIDE = 100 FT
 - WEST SIDE = 30 FT
 - REAR = 30 FT
- BUILDING HEIGHT:
 - SANCTUARY BUILDING, PEAK OF MAIN ROOF LINE - 45'-9" ABOVE F.F.
 - SANCTUARY BUILDING, MAX HEIGHT OF SANCTUARY - 45'-9" ABOVE F.F.
- OPEN SPACE DETERMINATION:
 - BUILDINGS/STRUCTURES: 50,000 sq ft
 - PAVEMENT: 45,763 sq ft
 - STORMWATER SNALES/RETENTION: 29,204 sq ft
 - STORMWATER SNALES/RETENTION: 22,579 sq ft
 - GRASS PARKING AREAS: 46,132 sq ft
 - POND (SHADOW LAKE): 15,857 sq ft
- REMAINING TOTAL OPEN SPACE: 126,277 sq ft. (2.88 acres)
- TOTAL PARCEL AREA: 335,412 sq ft. (7.70 acres)

- + PARCEL C:
 - TOTAL AREA = 5.95 ACRES
 - EXISTING ZONING = PUD
 - PROPOSED ZONING = PUD
 - EXISTING LAND USE = LDR
 - PROPOSED USE = COMMON AREA WITH SHARED GRASS PARKING AND ROADWAY TO PARCEL A

- OPEN SPACE DETERMINATION:
 - PAVEMENT: 21,732 sq ft
 - STORMWATER SNALES/RETENTION: 17,450 sq ft
 - STORMWATER SNALES/RETENTION: 4,420 sq ft
 - GRASS PARKING AREAS: 57,873 sq ft
- REMAINING TOTAL OPEN SPACE: 137,301 sq ft. (3.11 acres)
- TOTAL PARCEL AREA: 359,182 sq ft. (8.19 acres)

ESTIMATED NUMBER OF VEHICLE TRIPS.

UGONNER ACADEMY OF THEOLOGY:
 2.38 TRIPS PER DAY PER STUDENT (INCLUDES ADMINISTRATION)
 NUMBER OF STUDENTS = 70
 70 STUDENTS x 2.38 = 166.6 TRIPS
 TOTAL TRIPS = 216.2 TOTAL DAILY TRIPS

SAINT ANDREWS CHAPEL, SUNDAY SERVICE:
 16.63 DAILY TRIPS PER DAY PER 1,000 GROSS SQ.FT. AND
 9.49 PEAK TRIPS PER 1,000 GROSS SQ.FT.
 MAXIMUM GROSS CHAPEL SQ.FT. = 25,000 SQ.FT.
 AVERAGE DAILY TRIPS = 25.0 x 16.63 = 415.8 TRIPS
 PEAK HOUR TRIPS = 25.0 x 9.49 = 237.3 TRIPS

UTILITIES INFORMATION:
 WATER - SEMINOLE COUNTY
 ESTIMATED WATER USE = 63,200 GALLONS PER DAY (GPD)
 SEWER - SEMINOLE COUNTY
 ESTIMATED SEWER FLOW = 2,000 GPD
 FIRE PROTECTION - SEMINOLE COUNTY
 SOLID WASTE DISPOSAL - SEMINOLE COUNTY

PARKING CALCULATIONS.

PARCEL A - UGONNER ACADEMY OF THEOLOGY:
 REQUIRED NUMBER OF PARKING SPACES: THIS LAND USE TYPE COULD NOT BE FOUND IN SEMINOLE COUNTY LOC. THEREFORE, IT HAS BEEN ASSUMED THAT 1 SPACE IS REQUIRED FOR EACH STUDENT, FACULTY, AND ADMINISTRATION STAFF
 NUMBER OF STUDENTS = 70
 NUMBER OF ADMIN. & FACULTY = 20
 # OF SPACES REQUIRED = 70 + 20 = 90 PARKING SPACES
 # OF SPACES PROVIDED = 90 SPACES (SPACES PROVIDED AS GRASS PARKING SPACES LOCATED IN PARCELS A & C)

PARCEL B - SAINT ANDREWS CHAPEL:
 REQUIRED NUMBER OF PARKING SPACES: PER SEMINOLE COUNTY LOC. ONE PARKING SPACE IS REQUIRED FOR EACH 5 SEATS IN THE CHAPEL.
 NUMBER OF SEATS IN SAINT ANDREWS CHAPEL = 1,402
 # OF SPACES REQUIRED = 1,402 SEATS / 5 = 281 PARKING SPACES
 # OF SPACES PROVIDED = 300 SPACES (SPACES PROVIDED AS GRASS PARKING SPACES LOCATED IN PARCELS B & C)
 NUMBER OF PARKING SPACES FOR HANDICAP ACCESS ADJACENT TO THE BUILDINGS.

PARCEL C - COMMON AREA:
 NO PARKING SPACES REQUIRED

RECREATIONAL USES.

- + THE EXISTING ROOM AT EACH OF THE EXISTING RESIDENTIAL DWELLINGS WILL BE MAINTAINED FOR RECREATIONAL USE FOR THE UGONNER ACADEMY OF THEOLOGY.
- + 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, STORMWATER SNALES, AND SPACES SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND FEDERAL ADA GUIDELINES.

PUBLIC SAFETY, FIRE LOSS NOTES:

- + A FIRE HYPHANT SHALL BE LOCATED WITHIN 200 FEET OF ANY CHURCH OR ACADEMY BUILDING.
- + ALL PROPOSED ROADS SHALL HAVE THE CAPABILITY TO SUPPORT FIRE FIGHTING APPARATUS.

TRAFFIC NOTES:

- + AN ADDITIONAL 15 FT. OF RIGHT-OF-WAY SHALL BE DEDICATED ALONG PROPERTY FRONTAGE IF NECESSARY TO ACCOMMODATE REQUIRED OFF-SITE IMPROVEMENTS.

STORMWATER RETENTION NOTES:

- + VERTICALLY STABILIZED SAND FILTER PER SEMINOLE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RULES
- + ALL EXISTING BUILDINGS SHALL COMPLY WITH THE CURRENT BUILDING CODE.
- + A SIDEWALK WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL ROADS.

GENERAL NOTES:

- + THE UGONNER ACADEMY OF THEOLOGY CAPACITY SHALL BE CAPPED AT 70 STUDENTS.
- + HOURS OF OPERATION FOR THE ACADEMY SHALL BE LIMITED TO 8:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY, AND 9:00 AM TO 6:00 PM ON SATURDAYS
- + THERE SHALL BE NO UGONNER ACADEMY CLASSES HELD ON SUNDAY.
- + ALL EXISTING BUILDINGS SHALL COMPLY WITH THE CURRENT BUILDING CODE.
- + A SIDEWALK WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL ROADS.
- + THE OVERALL LOOK OF THE PROPERTY SHALL REMAIN RESIDENTIAL IN CHARACTER.
- + OUTDOOR AMPLIFICATION OF SOUND SHALL BE PROHIBITED.

LAND USE SUMMARY FOR ENTIRE PUD

LAND USE TYPE	AREA (sq ft)	AREA (acres)	% OF TOTAL SITE
BUILDINGS	91,183	2.098	7.8
PAVEMENT	112,483	2.592	9.5
STORMWATER SNALES/RETENTION	51,679	1.186	3.7
GRASS PARKING	121,681	2.793	10.3
STORMWATER RETENTION	65,344	1.500	5.5
TOTAL OPEN SPACE**	728,178	16.900	63.2
TOTALS FOR ENTIRE PUD	1,178,234	27.06	100

** INCLUDES EXIST. TRAVIS COURT
 ** INCLUDES EXIST. POND (SHADOW LAKE)

AdvanTec
 Consulting Engineers
 CONT. OF AUTHORIZATION #: 36281
 P.O. BOX 5615
 Winter Park, Florida 32793
 Phone: 407.265.1200

Rev.	Date	Description	By
1	3/26/07	REVISION PER SEMINOLE COUNTY DEC COMMENTS	MM
2	4/17/07	REVISION PER SEMINOLE COUNTY DEC COMMENTS	MM

Ligonier Ministries
 400 Technology Park
 Lake Mary, Florida 32746

LIGONIER MINISTRIES
 PRELIMINARY / FINAL
 PUD MASTER PLAN
 SITE DATA SHEET

DATE: 02/12/07
 DRAWN BY: JAM
 CHECKED BY: JAM
 DATE: 02/12/07
 JOB NO.: LHM-001-01
 DWG. FILE:
 SHEET NO.
 C-4

**THIRD REVISED AND RESTATED
SPROUL BIBLE COLLEGE PUD
DEVELOPMENT ORDER**

The Second Revised and Restated Sproul Bible College PUD Development Order dated September 26, 2006 is hereby further revised on June 26, 2007 to read as follows:

Legal description attached as Exhibit "A".

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

FINDINGS OF FACT

Property Owner(s): Ligonier Ministries, Inc. and James and Ann Marie Campisi

Project Name: Sproul Bible College PUD Major Amendment

Requested Development Approval: The applicant is requesting a Major Amendment to the Sproul Bible College PUD.

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: Austin Watkins, Planner
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 owner of the property are as follows (underlines are additions):
 - A. Development of the site shall consist of: (a) two (2) existing residential dwelling units, and accessory buildings, which may be converted to accommodate classrooms and space for administrative staff for the Bible College; and (b) an additional 11 single family detached residential dwelling units or a church use 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. Minimum house size shall be 2,000 square feet living space.
 - D. Enrollment at the Bible College shall be limited to no more than 70 students on campus.
 - E. Hours of operation for Bible College 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.
 - 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 from Wayside Drive.
 - I. The existing driveway along the eastern boundary of the site shall be limited to service delivery access and officers and directors of the corporation 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.
 - J. Dedicate property along Wayside Drive to create a minimum 40 foot half right-of-way.
 - K. Provide a sidewalk along one side of internal roads to connect to sidewalk/pedestrian circulation system on the college campus.
 - L. Install/restore, after any roadway improvements, the existing sidewalk along Wayside Drive the entire length of the property.
 - M. Development to connect to Seminole County water and sewer service.
 - N. All existing buildings shall comply with the Building Code.
 - O. Potable water shall not be used for irrigation purposes.
 - P. As a method of enforcing Developer's voluntary agreement regarding rental properties within the proposed subdivision, Developer agrees to include a restriction on short term rentals (6 months or less) in the deed restrictions applicable to the property. The County shall have no obligation to enforce any deed restriction, including the one on short term rentals.

Q. The maximum building height shall be 46' for the Church (Sanctuary building) and 35' for all other structures, except where otherwise permitted by law or the Seminole County Land Development 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 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: _____
Carlton D. Henley
Chairman, Board of County Commissioners

OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, the Ligonier Ministries, Inc., on behalf of itself and its heirs, successors, assigns and 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.

WITNESSES:

OWNERS:

Witness

Tim Dick
President of Ligonier Ministries

Witness

Acknowledgement

STATE OF FLORIDA }
COUNTY OF SEMINOLE }

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____ who is personally known to me or who has produced their Driver's License as identification.

Notary Public
Print Name:
My Commission expires:

OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, James M. Campisi, on behalf of itself and its heirs, successors, assigns and 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.

WITNESSES:

OWNERS:

Witness

James M. Campisi

Witness

Acknowledgement

STATE OF FLORIDA }
COUNTY OF SEMINOLE }

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____ who is personally known to me or who has produced their Driver's License as identification.

Notary Public
Print Name:
My Commission expires:

OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, Ann Marie Campisi, on behalf of itself and its heirs, successors, assigns and 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.

WITNESSES:

OWNERS:

Witness

Ann Marie Campisi

Witness

Acknowledgement

STATE OF FLORIDA }
COUNTY OF SEMINOLE }

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____ who is personally known to me or who has produced their Driver's License as identification.

Notary Public
Print Name:
My Commission expires:

EXHIBIT "A"
LEGAL DESCRIPTION:

From the N.E. corner of the S.W. 1/4 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. 1/4 a distance of 660 feet; thence run S 00°01'36" W, parallel with the East line of said S.W. 1/4 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. 1/4; 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. 1/4; 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

Containing 10.76 acres more or less.

AND

A tract of land being a portion of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the West 1/4 corner of said Section 30; thence North 89° 56' 00" East along the North line of the Southwest 1/4 of Section 30 for a distance of 580.00 feet; thence South 00° 03' 46" East for a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89° 56' 00" East along a line 25.00 feet South of and parallel to the North line of the Southwest 1/4 of Section 30 and along the South Right-of-Way of Wayside Drive for a distance of 710.32 feet; thence departing said Right-of-Way run South 00° 04' 24" West for a distance of 635.00 feet; thence South 31° 55' 42" West for a distance of 299.76 feet to a point being 1130.00 feet East of the West line of the Southwest 1/4 of Section 30 and 1740.00 feet North of the South line of the Southwest 1/4 of Section 30; thence South 00° 03' 46" East along a line parallel to said West line of the Southwest 1/4 of Section 30 for a distance of 200.00 feet; thence South 89° 51' 02" West parallel to said South line of the Southwest 1/4 of Section 30 for a distance of 550.00 feet; thence North 00° 03' 46" West parallel to the West line of the Southwest 1/4 of Section 30 for a distance 1090.02 feet to the POINT OF BEGINNING.

Containing 16.30 acres more or less.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR 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 documents titled "Sproul Bible College PUD Major Amendment."

(b) The Board 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. REZONINGS. The zoning classification assigned to the following described property is changed from PUD (Planned Unit Development) to PUD (Planned Unit Development):

SEE ATTACHED EXHIBIT A

Section 3. EXCLUSION FROM 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 be effective upon the date of filing with the Department and recording of Development Order #07-21700005.

ENACTED this 26th day of June 2007.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

EXHIBIT "A"
LEGAL DESCRIPTION:

From the N.E. corner of the S.W. 1/4 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. 1/4 a distance of 660 feet; thence run S 00°01'36" W, parallel with the East line of said S.W. 1/4 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. 1/4; 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. 1/4; 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

Containing 10.76 acres more or less.

AND

A tract of land being a portion of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the West 1/4 corner of said Section 30; thence North 89° 56' 00" East along the North line of the Southwest 1/4 of Section 30 for a distance of 580.00 feet; thence South 00° 03' 46" East for a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89° 56' 00" East along a line 25.00 feet South of and parallel to the North line of the Southwest 1/4 of Section 30 and along the South Right-of-Way of Wayside Drive for a distance of 710.32 feet; thence departing said Right-of-Way run South 00° 04' 24" West for a distance of 635.00 feet; thence South 31° 55' 42" West for a distance of 299.76 feet to a point being 1130.00 feet East of the West line of the Southwest 1/4 of Section 30 and 1740.00 feet North of the South line of the Southwest 1/4 of Section 30; thence South 00° 03' 46" East along a line parallel to said West line of the Southwest 1/4 of Section 30 for a distance of 200.00 feet; thence South 89° 51' 02" West parallel to said South line of the Southwest 1/4 of Section 30 for a distance of 550.00 feet; thence North 00° 03' 46" West parallel to the West line of the Southwest 1/4 of Section 30 for a distance 1090.02 feet to the POINT OF BEGINNING.

Containing 16.30 acres more or less.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 26, 2007, Seminole County issued this Denial Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

Property Owner(s): Ligonier Ministries, Inc. and James and Ann Marie Campisi

Project Name: Sproul Bible College PUD Major Amendment

Requested Development Approval: The applicant is requesting a Major Amendment to the Sproul Bible College PUD.

The Board of County Commissioners has determined that the request for a Major Amendment to the Sproul Bible College PUD is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "Sproul Bible College PUD Major Amendment" and all evidence submitted at the public hearing on June 26, 2007, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested PUD Major Amendment should be denied.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

The aforementioned application for development approval is **DENIED**.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS**

By: _____
Carlton D. Henley, Chairman

EXHIBIT "A"
LEGAL DESCRIPTION:

From the N.E. corner of the S.W. 1/4 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. 1/4 a distance of 660 feet; thence run S 00°01'36" W, parallel with the East line of said S.W. 1/4 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. 1/4; 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. 1/4; 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

Containing 10.76 acres more or less.

AND

A tract of land being a portion of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the West 1/4 corner of said Section 30; thence North 89° 56' 00" East along the North line of the Southwest 1/4 of Section 30 for a distance of 580.00 feet; thence South 00° 03' 46" East for a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89° 56' 00" East along a line 25.00 feet South of and parallel to the North line of the Southwest 1/4 of Section 30 and along the South Right-of-Way of Wayside Drive for a distance of 710.32 feet; thence departing said Right-of-Way run South 00° 04' 24" West for a distance of 635.00 feet; thence South 31° 55' 42" West for a distance of 299.76 feet to a point being 1130.00 feet East of the West line of the Southwest 1/4 of Section 30 and 1740.00 feet North of the South line of the Southwest 1/4 of Section 30; thence South 00° 03' 46" East along a line parallel to said West line of the Southwest 1/4 of Section 30 for a distance of 200.00 feet; thence South 89° 51' 02" West parallel to said South line of the Southwest 1/4 of Section 30 for a distance of 550.00 feet; thence North 00° 03' 46" West parallel to the West line of the Southwest 1/4 of Section 30 for a distance 1090.02 feet to the POINT OF BEGINNING.

Containing 16.30 acres more or less.

**SECOND REVISED AND RESTATED
SPOUL BIBLE COLLEGE PUD
DEVELOPMENT ORDER**

The Second Revised and Restated Sproul Bible College PUD Development Order dated February 22, 2005 is hereby further revised on September 26, 2006 to read as follows:

Legal Description: The legal description of the PUD is attached hereto as Exhibit "A" ("Property").

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

FINDINGS OF FACT

Property Owner(s): Ligonier Ministries, Incorporated
400 Technology Park
Lake Mary, FL 33746

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

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06478 Pgs 0137 - 142; (6pgs)
CLERK'S # 2006.179094
RECORDED 11/09/2006 03:04:07 PM
RECORDING FEES 52.50
RECORDED BY G Harford

Project Name: Sproul Bible College PUD.

Requested Development Approval: Rezoning from the PUD (Planned Unit Development 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 afordescribed property.

CERTIFIED COPY

MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

BY Cayla Cohen
DEPUTY CLERK

Prepared by: Michael Rumer
1101 East First Street
Sanford, Florida 32771

RETURN TO SANDY MCCANN

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

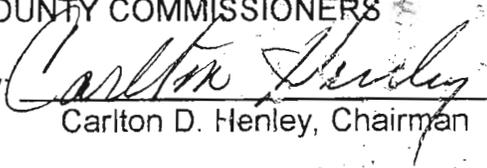
1. The aforementioned application for development approval is **GRANTED**.
2. All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
3. The conditions upon this development approval and 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, and accessory buildings, which may be converted to accommodate classrooms and space for administrative staff for the Bible College; and (b) an additional 11 single family detached residential dwelling units or a church use 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. Minimum house size shall be 2,000 square feet living space.
 - D. Enrollment at the Bible College shall be limited to no more than 70 students on campus.
 - E. Hours of operation for Bible College 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.
 - 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 from Wayside Drive.
 - I. The existing driveway along the eastern boundary of the site shall be limited to service delivery access and officers and directors of the corporation 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.
 - J. Dedicate property along Wayside Drive to create a minimum 40 foot half right-of-way.
 - K. Provide a sidewalk along one side of internal roads to connect to sidewalk/pedestrian circulation system on the college campus.
 - L. Install/restore, after any roadway improvements, the existing sidewalk along Wayside Drive the entire length of the property.
 - M. Development to connect to Seminole County water and sewer service.
 - N. All existing buildings shall comply with the Building Code.
 - O. Potable water shall not be used for irrigation purposes.

- P. As a method of enforcing Developer's voluntary agreement regarding rental properties within the proposed subdivision, Developer agrees to include a restriction on short term rentals (6 months or less) in the deed restrictions applicable to the property. The County shall have no obligation to enforce any deed restriction, including the one on short term rentals.
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 owner, Ligonier Ministries, Incorporated, a Pennsylvania corporation, on behalf of itself and its 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.

Bethanne Schreengost
Witness

Timothy A. Dick as President
Ligonier Ministries, Inc., a Pennsylvania corporation, by Timothy Dick, its President

Maurice E. Guehman
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 Timothy A. Dick 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 17th day of October, 2006.

Lillian H. Rozzi



Lillian H. Rozzi
My Commission DD237738
Expires November 25, 2007

Notary Public, in and for the County and State Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner's 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.

[Signature]
Witness

[Signature]
James M. Campisi

[Signature]
Witness

[Signature]
Ann Marie Campisi

[Signature]
Witness

[Signature]
Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

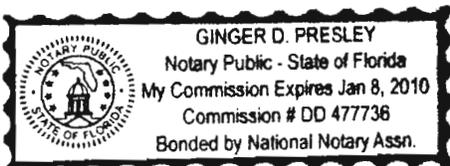
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James M. Campisi Ann Marie Campisi who is personally known to me or who has produced _____ as identification and who did take an oath.

10th **WITNESS** my hand and official seal in the County and State last aforesaid this day of October, 2006.

[Signature]

Notary Public, in and for the County and State Aforementioned

My Commission Expires:



**EXHIBIT A
LEGAL DESCRIPTION**

From the NE corner of the SW 1/4 of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S89° 56' 00" W along the North line of said SW 1/4 a distance of 660 feet; Thence run S 00° 01' 36" W, parallel with the East line of said SW 1/4 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 SW 1/4; 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 SW 1/4; 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 N89° 56' 00" E, 388.3 feet to the Point of Beginning LESS THE SOUTH 660 FEET THEREOF

AND

Lots 1, 2, and 3 of Campisi Subdivision recorded in Plat Book 65 at page 85

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): Ligonier Ministries, Incorporated
400 Technology Park
Lake Mary, FL 32746

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

APR 18 2005
[Signature]

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

RETURN TO SANDY MCCANN

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
32707 PGS 0555-0562
FILE NUM 2005071268

RECORDED 04/29/2005 03:10:02 PM

RECORDING FEES 69.50

RECORDED BY L Woodley

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CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

BY *[Signature]*
DEPUTY CLERK

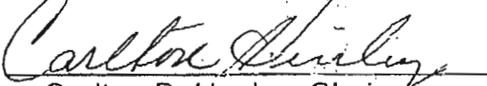
NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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, and accessory buildings, 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. Minimum house size shall be 2,000 square feet living space.
 - D. Enrollment at the Bible College shall be limited to no more than 70 students on campus.
 - E. 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.
 - 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 main access point either from Wayside Drive or Orange Boulevard, but not at both locations.
 - I. The existing driveway along the eastern boundary of the site shall be limited to service delivery access and officers and directors of the corporation 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.
 - J. Dedicate property along Wayside Drive to create a minimum 40 foot half right-of-way.
 - K. Provide a sidewalk along one side of internal roads to connect to sidewalk/pedestrian circulation system on the college campus.
 - L. Install/restore, after any roadway improvements, the existing sidewalk along Wayside Drive the entire length of the property.
 - M. Development to connect to Seminole County water and sewer service.
 - N. All existing buildings shall comply with the Building Code.
 - O. Potable water shall not be used for irrigation purposes.

- P. As a method of enforcing Developer's voluntary agreement regarding rental properties within the proposed subdivision, Developer agrees to include a restriction on short term rentals (6 months or less) in the deed restrictions applicable to the property. The County shall have no obligation to enforce any deed restriction, including the one on short term rentals.
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 owner, Ligonier Ministries, Incorporated, a Pennsylvania corporation, on behalf of itself and its 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.

Andrew Roberts
Witness Andrew Roberts

Timothy A. Dick
Ligonier Ministries, Inc., a Pennsylvania corporation, by Timothy Dick, its President

Marybeth L. Pullum
Witness Marybeth L. Pullum

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 Timothy A. Dick, President of Ligonier Ministries, Inc. 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 29 day of March, 2005.

Marybeth L. Pullum

Notary Public, in and for the County and State Aforementioned

My Commission Expires:



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner's 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.

Judith M. Biegler
Witness

James M. Campisi
James M. Campisi

M. Cathonaro
Witness

Ann Marie Campisi
Ann Marie Campisi

Judith M. Biegler
Witness

M. Cathonaro
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 James Campisi, Ann Marie Campisi 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 13 day of April, 2005.

Susan A. Morris

Notary Public, in and for the County and State Aforementioned

My Commission Expires: 9/6/7



EXHIBIT A
LEGAL DESCRIPTION

A-1 to PUD (Z2004-066)

Legal Jacoboni Property 10.854 acres

From the NE corner of the SW 1/4 of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, run S89° 56' 00" W along the North line of said SW 1/4 a distance of 660 feet; Thence run S 00° 01' 36" W, parallel with the East line of said SW 1/4 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 SW 1/4; 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 SW 1/4; 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 N89° 56' 00" E, 388.3 feet to the Point of Beginning LESS THE SOUTH 660 FEET THEREOF

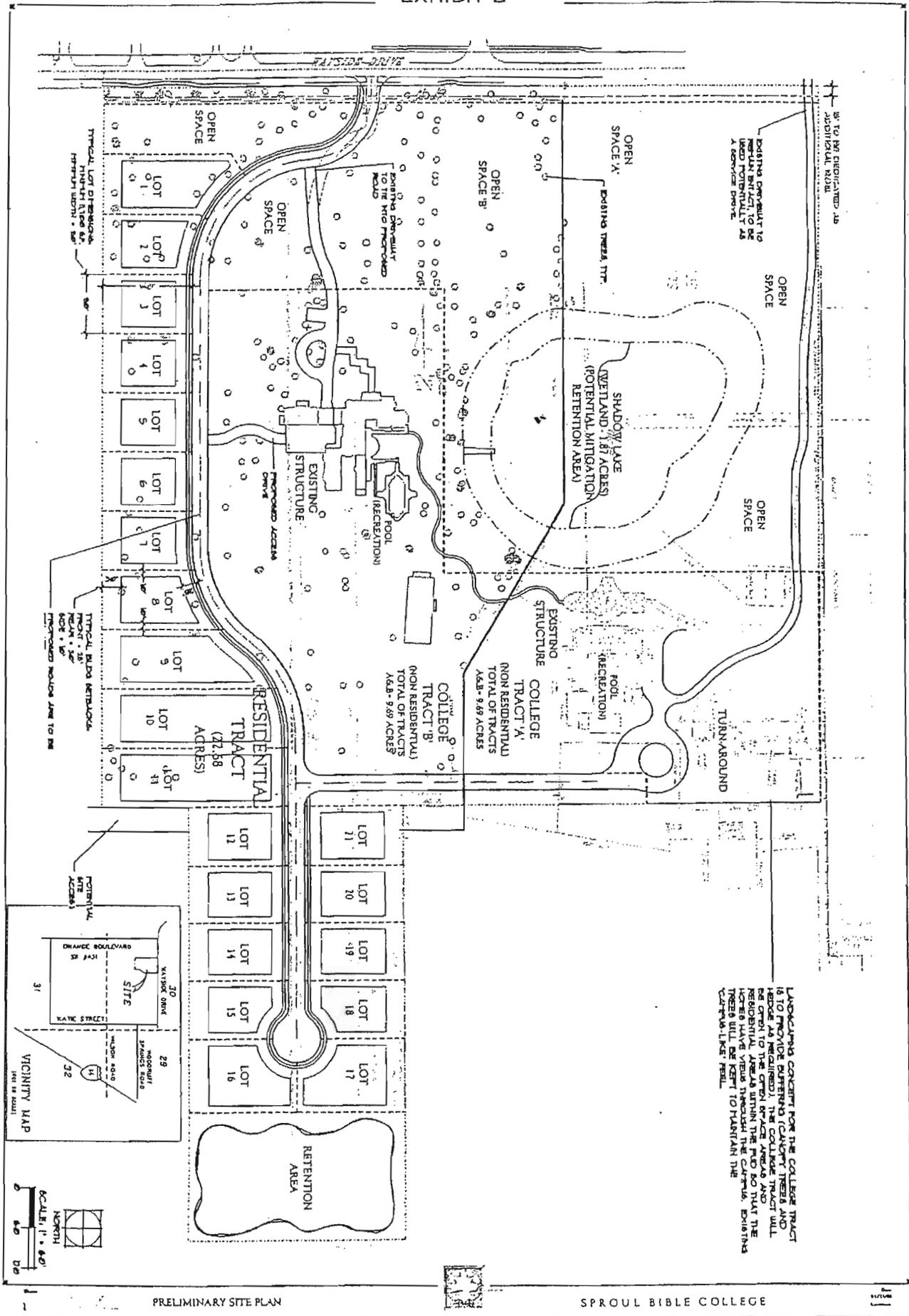
Legal Campisi Property 21.516 acres

Lots 1, 2, and 3 of Campisi Subdivision recorded in Plat Book 65 at page 85

AND

The North 660 feet of the South 1540 feet of the East 330.10 feet of the West 1040.20 feet of the SW ¼ of Section 30, Township 19 South, Range 30 East, Seminole County, Florida. Subject to an easement for ingress and egress and Utilities over the North 35 feet thereof. Along with an easement for ingress and egress over the North 70 feet of the South 1575 feet of the East 1000.2 feet of the West 1040.2 feet of the said SW ¼.

EXHIBIT B



LANDSCAPING CONCEPT FOR THE COLLEGE TRACT (6 TO PROVIDE SHADOWN (CANOPY TREES AND BENCH AS NECESSARY). THE COLLEGE TRACT WILL BE OPEN TO THE OPEN SPACE AREAS AND THE RESIDENTIAL AREAS SURROUNDING THE COLLEGE. EXISTING TREES WILL BE KEPT TO MAINTAIN THE 'CAMPUS-LIKE' FEEL.

PRELIMINARY SITE PLAN

SPROUL BIBLE COLLEGE

DIX LATHROP ARCHITECTS, INC.

September 26, 2006

commitments as stated, as described in the proof publication, Jay Barfield.

Under discussion, Commissioner Morris stated that this is the only logical conclusion that the Board could make. He added that he does not believe any court of law would allow the Board to do this any other way.

Districts 1, 2, 3, 4 and 5 voted AYE.

**CONSIDERATION OF AMENDMENT TO THE
SPROUL BIBLE COLLEGE PUD, GUY RISSO**

Proof of publication, as shown on page 939, calling for a public hearing to consider a PUD Major Amendment and rezoning Ordinance from PUD to PUD, Revised Preliminary Master Plan, Development Order, and rezoning Ordinance from PUD to A-1 for properties located on the south side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard known as Sproul Bible College PUD, Guy Risso, received and filed.

Senior Planner, Michael Rumer, addressed the Board to present the request, advising the applicant is requesting the following changes: (1) Removing the south five acres out of the PUD and rezoning it to A-1 to remain as vacant land; (2) Reducing the number of R-1AA residential lots allowed from 21 to 11 and moving the location of the 11 residential lots to an 8-acre parcel along Wayside Drive; and (3) Allowing the 8-acre parcel along Wayside Drive to be used for either the 11 residential lots or a church. He further advised the P&Z Commission voted unanimously to approve the request; and staff also recommends approval.

Guy Risso, applicant, addressed the Board to explain that the Greenway may be going through the back of the property and that is why they are asking for this change.

September 26, 2006

The Chairman advised of receipt of Written Comment Forms (received & filed) from Bruce Rhea, Eugene Jaques and Ray Chasez.

Bruce Rhea, 321 Kimberly Ct., addressed the Board to state Kimberly Court has water problems which were not created by the college, but can be irritated by the development. He said he does not want to stop the development, but wants to make sure it does not discharge any water onto Kimberly Court.

The Chairman advised this will be taken care of at engineering review.

District Commissioner Carey stated this area has a closed drainage system and the County is very much aware of it. She said the property would have to hold its own drainage and water.

No one else spoke in support or in opposition.

Speaker Request Form was received and filed.

Letter from Richard Hammerl, 5615 Paseo Place, regarding access was received and filed. E-Mail from Belinda Dozier in opposition was also received and filed.

Motion by Commissioner Carey, seconded by Commissioner Van Der Weide to adopt Ordinance #2006-67, as shown on page 940, granting rezoning from PUD to PUD; and to adopt Ordinance #2006-69, as shown on page 946, granting rezoning from PUD to A-1; approve the PUD Major Amendment, revised Preliminary Master Plan, and Development Order, as shown on page 949.1, for property located on the south side of Wayside Drive, approximately 550 feet east of the intersection of Wayside Drive and Orange Boulevard known as Sproul Bible College PUD, as described in the proof of publication, Guy Risso, based on staff comments.

Districts 1, 2, 3, 4 and 5 voted AYE.

REZONE SPROUL BIBLE COLLEGE/Guy Rizzo

Proof of publication, as shown on page 1596, calling for a public hearing to consider request to Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development) and PUD Preliminary Master Plan on approximately 32 acres located on the south side of Wayside Drive, approximately 550 ft. east of the intersection of Wayside Drive and Orange Blvd.; and approval of the Development Order, Guy T. Rizzo, received and filed.

Tony Matthews, Planning, addressed the Board to present the request. He stated the site consists of two single-family residential dwelling units and accessory buildings. On November 15, 2004, the Board of Adjustment (BOA) approved a special exception to establish a theological studies college on the western portion, approximately 16 acres using the existing buildings. The development order includes those conditions that were placed at the Board of Adjustment (BOA) hearing. The two existing residences and accessory buildings will be converted into classroom and administrative space for up to 70 students. The proposed single-family lots will be a minimum of 11,700 sq. ft., consistent with R-1AA single-family 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. Staff is recommending approval of the request subject to the conditions outlined in the development order. He submitted a copy of Page 2 (received and filed) of the proposed development order and referred to the following changes: (1) Change minimum house size to 2,000 sq. ft.; (2) Enrollment at the College shall be limited to no more than 70 students **on campus**; and (3) Delete Item F, **Sunday**

FEBRUARY 22, 2005

classes shall be prohibited. He stated the applicant supports the proposed changes. He said staff has received a letter (not received and filed) from John Dwyer indicating that he is representing the Berington Club Homeowner's Association and they are not opposed to the rezone at this time, but they are not in support of it either. He added Mr. Dwyer requested that a condition be placed in the development order to preserve the trees located along the southern boundary of Wayside Dr. as much as possible.

Upon inquiry by Commissioner Morris, Mr. Matthews advised he believes the trees can be protected along the southern boundary. Staff will ask the applicant to show that on the plan when it comes back during the final master plan.

Guy Rizzo, applicant, addressed the Board to state he agrees with all the proposed changes. He stated aesthetics is his main concern relative to the trees and said they definitely want to preserve the large oaks.

Mr. Matthews displayed some photographs (not received and filed) that were presented during the BOA hearing.

Mary McKeever, 5590 Wayside Drive, addressed the Board to state she lives across the street from the proposed project. She stated she is not necessarily opposed to the project. She stated she understands that access will be off of Paseo Place in order to get to the 21 home sites.

Mr. Matthews advised the proposed PUD show access off of Wayside Drive only, however, the applicant is discussing the possibility of access off of Orange Blvd. He stated either is fine with staff but they would prefer access off of Orange Blvd.

Ms. McKeever stated everything from Wayside Dr. to Wilson Ave. is Low Density Residential and she has no problem with 4

units per acre. If access is blocked to the adjoining 10 acres, then the only access would be to her client's (Marlene Metcalf) property, and they would have to buy her out. She stated her biggest concern is these are not short term rentals. She said she was told that this will be an internet college and if that is the case, then she is not opposed to the request. She asked if these are going to be residential dwellings for students to live in and are they going to be owned and operated by the applicant.

Copy of letter from Marlene Metcalf was received and filed.

Mr. Rizzo advised these will not be residences for housing students. The homes will be sold in fee simple and will be deed restricted. The homes will not be short term rental property.

Upon inquiry by Vice Chairman Carey, Mr. Rizzo advised in connection to rental property, if he sells it in fee simple to an owner, he cannot restrict as to what that owner can do with it after that.

Upon further inquiry by Vice Chairman Carey, Mr. Rizzo advised he has no objections putting no short term rental under six months in the development order.

No one else spoke in support or in opposition.

Speaker Request Form was received and filed.

District Commissioner Carey stated she met with the applicant and as a result of that meeting, she is willing to increase the minimum house size to 2,000 sq. ft. and no more than 70 students on campus. Based on that, she supports the project as proposed with staff comments.

Commissioner Morris stated the following will be included in the development order: the community shall be deed restricted and will not permit rentals under 6 months.

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Upon inquiry by Commissioner Morris, Robert McMillan, County Attorney, advised the County cannot enforce the deed restrictions and that will be part of the PUD.

Commissioner Morris stated the homeowner's association can take it upon themselves relative to deed restrictions.

Mr. Rizzo advised that there will be a homeowners association.

Motion by Commissioner Morris, seconded by Commissioner Dallari to adopt Ordinance #2005-6, as shown on page 1597, approve Rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development) and PUD Preliminary Master Plan on approximately 32 acres located on the south side of Wayside Drive, approximately 550 ft. east of the intersection of Wayside Drive and Orange Blvd.; and approval of the Development Order, as shown on page _____, as described in the proof of publication, Guy T. Rizzo, with staff findings and conditions (A-Q) outlined in the development order.

Under discussion, Commissioner Morris **clarified** the **motion** should include "as amended" and eliminating Item F of the development order.

Commissioner Dallari advised the conditions submitted by staff were dated 2/22/05.

Districts 1, 2, 3, and 5 voted AYE.

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 7:24 p.m., this same date.

ATTEST _____ Clerk _____ Chairman
cc/slm/er