



SEMINOLE COUNTY  
 PLANNING & DEVELOPMENT DIVISION  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 TELEPHONE: (407) 665-7371  
 PLANDESK@SEMINOLECOUNTYFL.GOV

Joy

PROJ #: 22-32000012

BS #: 2022-12

MEETING: \_\_\_\_\_

**SPECIAL EXCEPTION**

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

**APPLICATION TYPE/FEE**

<b>SPECIAL EXCEPTION</b> \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input checked="" type="checkbox"/> OTHER: <u>Athletic fields [Sec. 30.124(b)(10)]</u>

**PROPERTY**

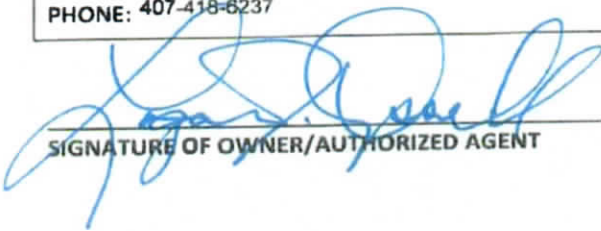
PARCEL ID #: 34-21-30-300-009A-0000	
ADDRESS: 3510 Tourney Drive, Winter Park, FL 32792	
TOTAL ACREAGE: 6.3 +/-	CURRENT USE OF PROPERTY: YMCA (permanently closed)
WATER PROVIDER: Casselberry	SEWER PROVIDER: Casselberry
ZONING: A-1	FUTURE LAND USE: Planned Development (PD)
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

**OWNER**

NAME: Central Florida Young Men's Christian Association, Inc COMPANY: YMCA		
ADDRESS: 433 N. Mills Avenue, Orlando, FL 32803		
CITY: Orlando	STATE: FL	ZIP: 32803
PHONE: 407-418-6237	EMAIL: logan.opsahl@lowndes-law.com	

**APPLICANT/CONSULTANT**

NAME: Logan J. Opsahl		COMPANY: Lowndes Law Firm
ADDRESS: 215 N. Eola Drive		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-418-6237	EMAIL: logan.opsahl@lowndes-law.com	

  
 \_\_\_\_\_  
 SIGNATURE OF OWNER/AUTHORIZED AGENT

12/13/22  
 \_\_\_\_\_  
 DATE

## ATTACHMENT CHECKLIST

- APPLICATION
- APPLICATION FEE
- OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- OWNER'S AUTHORIZATION FORM, IF APPLICABLE
- STATEMENT OF REQUEST (INCLUDE: SUMMARY OF BUSINESS OPERATION, SQUARE FOOTAGE, HOURS OF OPERATION, SEATING CAPACITY, NUMBER OF CLIENTS/STUDENTS AND STAFF, EMPLOYEE SHIFTS, SITE CONCERNS THAT MAY IMPACT ADJACENT PROPERTIES, ETC.)
- DETAILED CONCEPTUAL SITE PLAN (INCLUDE: SIZE AND DIMENSION OF THE PARCEL, EXISTING AND/OR PROPOSED STRUCTURES, FENCES AND IMPROVEMENTS, STRUCTURE HEIGHT(S), SETBACKS FROM EACH STRUCTURE TO THE PROPERTY LINES, IDENTIFICATION OF AVAILABLE UTILITIES, LOCATIONS OF WETLANDS, FLOOD LINES, ABUTTING STREETS/RIGHT OF WAYS, DRIVEWAYS, SEPTIC SYSTEMS, DRAIN FIELDS, WELLS, EASEMENTS, BUFFERS, PARKING SPACES, OUTDOOR LIGHTING, SIGNAGE, FIRE LANES, ETC.)

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

Jody Alexander/COO

I, Central Florida Young Men's Christian Association, Inc., the owner of record for the following described property (*Tax/Parcel ID Number*) 34-21-300-009A-0000 hereby designates Logan J. Opsahl and Lowndes Law Firm to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

**OTHER:** \_\_\_\_\_

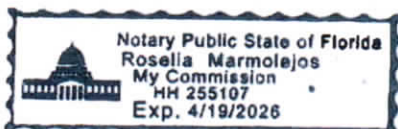
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become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

12/7/2022  
Date

Jody Alexander  
Property Owner's Signature  
  
Jody Alexander/Chief Operating Officer  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Jody Alexander (*property owner*),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced N/A as identification, and who executed the foregoing instrument and sworn an oath on this 7th day of December, 2022.



Rosella Marmolejos  
Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

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

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Kevin Bolding	CEO	433 N. Mills Ave, Orlando, FL 32803	N/A
Jody Alexander	COO	433 N. Mills Ave, Orlando, FL 32803	N/A
John Martinez	Secretary	433 N. Mills Ave, Orlando, FL 32803	N/A

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)



5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

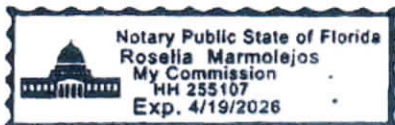
12-7-22  
Date

Jody Alexander  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of December, 20 22, by Jody Alexander, who is  personally known to me, or  has produced N/A as identification.

Roselma Marmolejos  
Signature of Notary Public



Roselia Marmolejos  
Print, Type or Stamp Name of Notary Public



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Not For Profit Corporation  
CENTRAL FLORIDA YOUNG MEN'S CHRISTIAN ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	728898
<b>FEI/EIN Number</b>	59-0624430
<b>Date Filed</b>	02/15/1974
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	01/26/2018
<b>Event Effective Date</b>	NONE

### Principal Address

433 N. MILLS AVE.  
ORLANDO, FL 32803

Changed: 03/05/2010

### Mailing Address

433 N. MILLS AVE.  
ORLANDO, FL 32803

Changed: 03/05/2010

### Registered Agent Name & Address

MANAHAN, COLLEEN K.  
433 N. MILLS AVE.  
ORLANDO, FL 32803

Name Changed: 01/20/2021

Address Changed: 03/05/2010

### Officer/Director Detail

#### **Name & Address**

Title CEO

BOLDING, KEVIN

433 N. MILLS AVE  
ORLANDO, FL 32803

Title CFO

MANAHAN, COLLEEN  
433 N. MILLS AVE  
ORLANDO, FL 32803

Title Secretary

MARTINEZ, JOHN  
433 N. MILLS AVE  
ORLANDO, FL 32803

Title Treasurer

MANUEL, MICHAEL  
433 N. MILLS AVE  
ORLANDO, FL 32803

Title COO

Alexander, Jody  
433 N. MILLS AVE.  
ORLANDO, FL 32803

Title Chairman

KAREN, BROWN  
433 N. MILLS AVE.  
ORLANDO, FL 32803

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	03/20/2020
2021	01/20/2021
2022	05/01/2022

**Document Images**

<a href="#"><u>05/01/2022 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>01/20/2021 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>03/20/2020 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>02/06/2019 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>03/01/2018 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>01/26/2018 -- Amendment</u></a>	View image in PDF format
<a href="#"><u>03/24/2017 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>02/03/2016 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>01/26/2015 -- ANNUAL REPORT</u></a>	View image in PDF format



LOGAN J. OPSAHL

*Associate*

logan.opsahl@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6237 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



December 9, 2022

**VIA FEDERAL EXPRESS & EMAIL**

Seminole County Planning & Development Division  
West Wing, Second Floor, Room 2028  
1101 East First Street  
Sanford, FL 32771  
Email: [plandesk@seminolecountyfl.gov](mailto:plandesk@seminolecountyfl.gov)  
Telephone: (407) 665-7371

**Re: Letter of Justification; TSG Development, Inc.; 3510 Tourney Drive, Winter Park, FL**

To Whom it May Concern:

TSG Development, Inc. (hereinafter the "**Applicant**") by and through its attorneys, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., submits this letter of justification in support of its application for special exception approval (hereinafter the "**Application**") to improve and re-develop the existing activity and ball fields ("**Proposed Use**") at the property located at 3510 Tourney Drive, Winter Park, FL 32792, Parcel Number: 34-21-30-300-009A in unincorporated Seminole County (hereinafter the "**Property**"), pursuant to the standards set forth in Sections 30.41(e) of the Seminole County, FL Land Development Code (hereinafter the "**Code**") and is consistent with the Vision 2020 Comprehensive Plan (the "**Comprehensive Plan**").

**I. Property**

The Property is the location of the old Eastbrook YMCA which was closed during the Coronavirus Pandemic. The Property has a zoning designation of A-1 (Agricultural) and a Future Land Use designation of Planned Development (PD). The Property contains a number of existing activity fields and ballfields which used in connection with the YMCA use of the Property. Those existing fields were previously approved by the County in 1988 through the approved special exception BA88-11SE (the "**Special Exception**"). A copy of the Special Exception is attached hereto.







## II. Proposed Use

The Applicant intends to improve and re-develop the existing fields into various athletic and ball fields for training, games, practices and tournaments and provide for rental opportunities for sports clubs and other organization. The Applicant also intends to construct a building to house restrooms, a large open multi-purpose room and a covered area. The existing lights on the Property would also be replaced and updated.

## III. Review Standards

The Application substantially conforms to the goals and objectives of the Code and is consistent with the Comprehensive Plan. The purpose of the Code is to establish standards, procedures, and minimum requirements to regulate and control the platting of lands and the development of real estate in the unincorporated areas of Seminole County, Florida, (hereinafter the “County”) and to coordinate and integrate the Development Review process of the Seminole County Comprehensive Plan. The Code articulates various goals and objectives for Seminole County, as well as regulations and requirements made in accordance with the Comprehensive Plan, with reasonable consideration to the prevailing land uses, growth characteristics, and the character of respective districts and their peculiar suitability for particular uses and to encourage the most appropriate use of land throughout Seminole County. As described in detail below, the Proposed Use substantially satisfies the following applicable special exception review criteria:

**A. *The Proposed Use is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area [Sec. 30.41(e)(1)(A)];***

Comment: The Proposed Use will be compatible and complimentary to the character of the area and neighborhood. The Proposed Use is consistent with the previous uses of the Property as the Property already contains a number of activity and ball fields. The Proposed Use will provide an improvement and re-development to the existing fields.

**B. *The Proposed Use does not have an undue adverse effect on existing traffic patterns, movements and volumes [Sec. 30.41(e)(1)(B)];***

Comment: The Proposed Use will include the requisite provision for safe and convenient vehicular and pedestrian traffic. As the Proposed Use is an adaptive reuse of the existing activity fields which were previously permitted, approved, and constructed in accordance with County Code, the Proposed use will not adversely affect existing traffic patterns, movements and volumes.

**C. *The Proposed Use is consistent with the County's comprehensive plan [Sec. 30.41(e)(1)(C)];***

Comment: The Proposed Use will be complementary to this area of the County and will provide opportunities in line with the existing goals of the A-1 designation. The Proposed Use will contribute to the health, safety, and well-being of the community. The Proposed Use will also provide for redevelopment and removal of blight of the currently unused activity fields. The Proposed Use is also consistent with the County's goals to encourage redevelopment of the area through private development proposals and community development activities.

**D. *The Proposed Use meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification [Sec. 30.41(e)(1)(D)];***

**1. *The Proposed Use is consistent with the general zoning category and plan of A-1 Agriculture [Sec. 30.124(a)(1)];***

Comment: The Proposed Use complies with the general zoning category and plan of A-1 Agriculture by contributing to the wide range of non-residential development types uniquely situated within the A-1 zoning designation. The Proposed Use is conveniently devoted to non-residential development types which have existed on the Property for decades.

**2. *The Proposed Use is not highly intensive in nature [Sec. 30.124(a)(2)];***

Comment: The Proposed Use will improve and re-develop the already-existing activity fields while providing an adaptive reuse of those facilities without highly intensive redevelopment. The improvement and re-development of the fields is not highly intensive in nature as the fields are already located on the Property.

**3. *The Proposed Use is compatible with the concept of low-density, rural land use [Sec. 30.124(a)(3)]; and***

Comment: The Proposed Use is in line with the A-1 policies and will meet all applicable site development standards as it is an adaptive reuse of existing activity fields. The A-1 zoning district is intended for a wide range of activities compatible with the concept of low-density development. The Proposed Use is conveniently located near existing residential uses which reduces miles traveled and allows for pedestrian accessibility.

**4. *The Proposed Use has access (where applicable) to urban services such as sewage, water, police, fire, schools, and related services [Sec. 30.124(a)(4)].***

Comment: The Property is currently being serviced by Duke Energy for power, and City of Casselberry for water and sewer services. The Proposed Use will have similar uses of existing public facilities and services including streets and other transportation facilities, water, sewage, stormwater management and police and fire protection facilities. The Proposed Use would also utilize existing or similar buildings and infrastructure on the Property and would have similar intensity of use as historic uses of the Property.

**E. *The Proposed Use will not adversely affect the public interest [Sec. 30.41(e)(1)(E)].***

Comment: The Proposed Use will not adversely affect the healthy, safety, comfort and welfare of residents or workers in the County. The Applicant will conduct the re-development, improvements, and business in a professional, responsible, and orderly manner in compliance with all applicable regulations and codes. The physical layout is compatible with the surrounding area and expectations of residents.

**IV. Conclusion**

For the reasons stated herein, the Applicant respectfully requests that the County process and approve this application for a special exception to operate the Proposed Use at the Property. The Applicant will operate the Proposed Use in a manner compliant with the Code and will advance the relevant objectives of the Code and Comprehensive Plan.

Sincerely,



Logan J. Opsahl

LJO/LEB





TOTAL AREA - 6.68 ACRES  
 TOTAL BUILDING AREA - 26,400 SF



0 75 150'  
 SCALE: 1" = 150'

DECEMBER 05, 2022

**E·A·S·T·B·R·O·O·K Y·M·C·A**  
**SPORTS COMPLEX**

WINTER PARK, FLORIDA

24488



ARCHITECTURE



# Property Record Card



**Parcel** 34-21-30-300-009A-0000

**Property Address** 3510 TOURNEY DR WINTER PARK, FL 32792

## Parcel Location

## Site View



## Parcel Information

## Value Summary

<b>Parcel</b>	34-21-30-300-009A-0000
<b>Owner(s)</b>	CENTRAL FLA YOUNG MENS CHRISTIAN ASSOCIATION
<b>Property Address</b>	3510 TOURNEY DR WINTER PARK, FL 32792
<b>Mailing</b>	433 N MILLS AVE ORLANDO, FL 32803-5721
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	77-CLUBS/LODGES/UNION HALLS
<b>Exemptions</b>	39-YMCA(2007)
<b>AG Classification</b>	No

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$182,258	\$182,054
<b>Depreciated EXFT Value</b>	\$13,722	\$12,944
<b>Land Value (Market)</b>	\$476,031	\$476,031
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$672,011	\$671,029
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$181,564	\$225,168
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$490,447	\$445,861

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$8,997.22**
**2022 Tax Savings with Exemptions** **\$8,997.22**  
**2022 Tax Bill Amount** **\$0.00**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 34 TWP 21S RGE 30E  
 BEG NLY COR LOT 1 BLK A  
 EASTBROOK SUBD UNIT 7 RUN  
 S 41 DEG 4 MIN 55 SEC W 10  
 FT NWLY ON ELY LINES OF  
 EASTBROOK SUBD UNIT 8  
 993.4 FT E 381.29 FT SLY  
 ON R/W DRAINAGE CANAL  
 1067.9 FT N 65 DEG 48 MIN  
 42 SEC W 280.76 FT TO BEG

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$490,447	\$490,447	\$0
SJWM(Saint Johns Water Management)	\$490,447	\$490,447	\$0
FIRE	\$490,447	\$490,447	\$0
COUNTY GENERAL FUND	\$490,447	\$490,447	\$0
Schools	\$672,011	\$672,011	\$0

## Sales

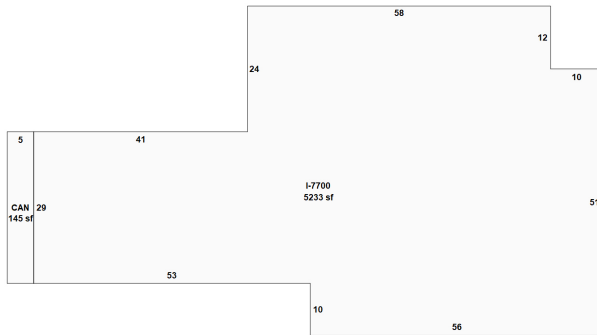
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	09/01/1985	01871	1340	\$100	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.76	\$100,000.00	\$476,000
ACREAGE			1.54	\$20.00	\$31

## Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
1	MASONRY PILASTER .	1969	1	5233.00	METAL PREFINISHED - INSULATED	\$182,258	\$455,646	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>CANOPY</td> <td>145.00</td> </tr> </tbody> </table>	Description	Area	CANOPY	145.00
Description	Area											
CANOPY	145.00											



Shaw's Open Space

Building 1 - Page 1

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
07165	YMCA ROOM ADDITION	County	\$99,774	5/25/1999	9/1/1998
08415	YMCA EASTBROOK ALARM	County	\$25,500		10/1/1998
01791	DAYCARE YMCA EASTBROOK	County	\$1,500	6/8/1994	3/1/1994
02957	MOVE SERVICE FOR EXT LIFT STAT	County	\$250		5/1/1995
04542	40X60 YMCA BASKETBALL COURT (4'SLAB).	County	\$2,200		5/1/2001
03280	DEMO	County	\$0		4/1/2001
10093	MISC BLDG	County	\$7,250		12/1/1999
02391	FIRE ALARM	County	\$519		3/1/1999

## Extra Features

Description	Year Built	Units	Value	New Cost
POOL COMMERCIAL	03/01/1979	2,006	\$5,849	\$97,492
ALUM UTILITY BLDG W/CONC FL	03/01/1995	600	\$2,640	\$6,600
COOL DECK PATIO	03/01/1979	1,150	\$1,969	\$4,922
COMMERCIAL ASPHALT DR 2 IN	03/01/1979	4,000	\$3,264	\$8,160

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Planned Development	PD	Agricultural-1Ac

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
23.00	DUKE	CENTURY LINK	CASSELBERRY	CITY OF CASSELBERRY	NA	NA	NA	NA

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	65

## School Information

Elementary School District	Middle School District	High School District
Eastbrook	Tuskawilla	Lake Howell

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COUNTY OF SEMINOLE



BEST AVAILABLE COPY

FLORIDA

LAND MANAGEMENT OFFICE  
PHONE: (305) 321-1130 EXT. 443

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

March 22, 1988

Central Florida YMCA  
Eastbrook Branch  
3510 Tourney Drive  
Winter Park, Florida 32792

RE: File #BA88-3-11SE

Dear Sirs:

At their meeting of March 21, 1988, the Seminole County Board of Adjustment approved your request for a Special Exception to permit a YMCA and the installation of a little league ballfield on the following described property:

Tax Parcel 9A, Section 34-21-30;  
E side of Eastbrook Blvd., E of  
Tourney Drive and 1/4 mile S of  
Howell Branch Road. (DIST 1)

The approval of your request is subject to the conditions of Diane Norris, President of the Goldenrod Little League, and of staff (see attached).

Sincerely,

Ginny Markley  
Zoning Coordinator

GM/tb

Central Florida YMCA  
Eastbrook Branch

RE: File #BA88-3-11SE

Conditions of Diane Norris, President of the Goldenrod  
Little League:

1. A row of cherry laurels or similar evergreen tree or hedge which grows quickly to a minimum of 20 ft. to be installed within 4 months along the western residential property line subject to individual approval of homeowners abutting.

If this buffer does not provide adequate protection to the homeowners by June 1, 1989, additional ground cover will be installed 3 ft. closer to the baseball field running parallel to the cherry laurel so as to provide an additional buffer area.

2. The Eastbrook YMCA and Goldenrod Little League will maintain the buffer area.
3. Supervision will be provided during baseball games and practice. There will be no batting of balls in the area between the buffer zone and fenced baseball field at the minor field.  
Warm-ups will be held inside the fenced field. Designated pitcher (warm-up area) will be established.
4. Parking spaces will be permanently designed within 2 weeks to facilitate better access to the area. A sign will be placed on the field access fence marking the area, "No Parking - For Emergency Vehicles Only"  
No parking on Tourney Drive.

Conditions of Staff:

5. Installation of screens to prevent the balls going onto adjacent residential property.
6. Parking to be on-site for all activities. No tournament unless parking can be handled on-site.
7. The installation of a left turn lane on Eastbrook Boulevard.
8. If the ballfields are lighted, measures must be taken to direct the light away from adjacent residences.
9. The payment of a Transportation Impact Fee.



SUMMARY SHEET

APPLICANT Central Florida YMCA FILE NO. BA88-3-115E  
- Eastbrook Branch

STAFF COMMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PUBLIC HEARING REVIEW

<u>DATE</u>	<u>BA / BCC</u>	<u>ACTION</u>	<u>COMMENTS</u>
3-21-88	BA		1. Row of Cherry Laurel or similar installed along West lot line without subject to staff recommendation & items as agreed upon by the homeowners and YMCA

5. YMCAs -  
Diane Ferris

1. A row of cherry laurels or similar evergreen tree or hedge which grows quickly to a minimum of 20ft. - to be installed within 4 months along the ~~eastern~~ residential property line subject to individual approval of homeowners abutting.

2. If this buffer does not provide adequate protection to the homeowners, by June 1, 1989, additional ground cover will be installed 3' ft. closer to the baseball field running parallel to the cherry laurel so as to provide an additional buffer area.

3. The Eastbrook YMCA and Eldersrod Little League will maintain the buffer area.

3. Supervision will be provided during baseball games and practice.

There will be no batting of balls in the area between the buffer zone and fenced baseball field at the Junior field.

Warm-ups will be held inside the fenced field. Designated pitcher (warm-up area) will be established.

(ORR)

4. Parking spaces will be permanently designated within 2 weeks to facilitate better access to the area. A sign will be placed on the field access fence marking the area "No parking, for emergency vehicles only".  
No parking on Journey Drive.
- ~~~~~

### Staff:

5. ~~1.~~ Installation of screens to prevent the balls going onto adjacent residential property.
6. ~~2.~~ Parking to be on-site for all activities. No tournament unless parking can be handled on-site.
7. ~~3.~~ The installation of a left turn lane on Eastbrook Blvd.  
~~& Mr. Decker stated that he believed the pavement is sufficient - it just needs to be restriped~~
8. ~~4.~~ If the ballfields are lighted, measures must be taken to direct the light away from adjacent residences.
9. ~~5.~~ The payment of a Transportation Impact Fee. ~~based on the added traffic to the site.~~

PREPARED  
10:18:55-02/29/88

ORC AGENDA DETAIL

PAGE 25

SPECIAL EXCEPTIONS

DEV REVIEW #: 0000039-88 APPLICANT NAME: CENTRAL FLORIDA YMCA-EASTBROOK BR.  
DEVELOPMENT NAME: CENTRAL FLA. YMCA-EASTBROOK BRANCH  
LOC: E. SIDE OF EASTBROOK BLVD.  
SEC: 34 IWP: 21 RNG: 30 DISTRICT: 1

REQUEST

SPECIAL EXCEPTION TO PERMIT THE INSTALLATION OF A YMCA AND LITTLE LEAGUE BALLFIELD

DEPARTMENTAL COMMENTS

FUTURE LAND USE & CHARACTER OF AREA

COMPATABILITY

LAND MANAGEMENT

Are the ball fields going to be lighted? If so, measure must be taken to direct the lighting away from the residential.

ENGINEERING

COMMENTS

ENGINEERING

Permits & Bonds Required: A Seminole County permit is required (ORC 3/2/88)

COMMENTS

ENGINEERING

Internal Roads: Parking stalls must be painted white (ORC 3/2/88)

COMMENTS

ENGINEERING

Access: Is access to be thru Tourney Drive??? (ORC 3/2/88)

COMMENTS

ENGINEERING

Taper/Turn/Bypass Lanes: A left and right turn lane is required on Eastbrook Blvd. Submit construction plans for turn lanes which detail all roadway construction including drainage. (ORC 3/2/88)

COMMENTS

ENGINEERING

Other Transportation Requirements: Pay a transportation impact fee in accordance with ordinance with #8704 or successor (ORC 3/2/88)

COMMENTS

ENGINEERING

Flood Prone: The site abuts a flood prone area. Further determination of the flood prone elevation will be necessary (ORC 3/2/88)

SIDEWALKS

SHERIFF

5 Ft. Side walk On East Brook Blvd. And Interior Side Walk To Connect To The Exterior walk.

PREPARED  
10:18:55-02/29/88

DRC AGENDA DETAIL

PAGE 26

SPECIAL EXCEPTIONS

DEV REVIEW #: 00000039-88 APPLICANT NAME: CENTRAL FLORIDA YMCA-EASTBROOK BR.  
COMMENTS

ENGINEERING

Drainage Easement Requirements: No construction will be permitted over the existing drainage easements. (DRC 3/2/88)

TRAFFIC CNTRL DEV(ST,STOP,DIR,ETC)

SHERIFF

Install Seminole County Approved Traffic Control Devices And Proper Signage For Vehicular Control And Pedestrian Safety.

COMMENTS

ENGINEERING

Water Management Permits Required: A copy of the SJRWMD permit is required prior to Seminole County site permit issuance (DRC 3/2/88) This document must be submitted prior to or at time of pre-construction conference.

ENGINEERING

COMMENTS

ENGINEERING

Other Drainage Requirements: A site plan must be submitted by a Florida Registered Professional Engineer with Seminole County Code compliance (DRC 3/2/88)

WATER AND SEWER

WATER SERVICE (PROVIDER & LOC)

ENVIRONMENTAL SERVICES

City of Casselberry, 2-26-88

SEWER SERVICE (PROVIDER & LOC)

ENVIRONMENTAL SERVICES

City of Casselberry, 2-26-88

POLICE PROTECTION

RESPONSE TIME (GOOD, AVE, POOR)

SHERIFF

Average.

SPECIAL REQUIREMENTS

SHERIFF

Install Any Standing Night Lights Around The Exterior Of The Property So As To Illuminate The Exterior Of The Buildings. For Night Time Security.

ADDITIONAL COMMENTS

COMMENTS

SHERIFF

It Is Recommended That The Entire Property Be Enclosed By A Security Type Fence Of At Least 6 Ft. In Height For Security Purposes And To Prevent Unauthorized Entry, Also Post The Property Against Trespassers.

COMMENTS

FIRE LOSS MANAGEMENT

NO COMMENTS.

COMMENTS

HEALTH DEPARTMENT

Health has no objection to request provided project can meet 100-G F.A.C. requirements if applicable. Further comments at site plan review. 3-2-88



PREPARED  
10:18:55-02/29/88

ORC AGENDA DETAIL

PAGE 27

SPECIAL EXCEPTIONS

DEV REVIEW #: 0000039-88 APPLICANT NAME: CENTRAL FLORIDA YMCA-EASTBROOK BR.  
RECOMMENDATION

RECOMMENDATION

ENVIRONMENTAL SERVICES

No objection to the special exception. 2-26-88

RECOMMENDATION

LAND MANAGEMENT

No opposition. 2-27-88 GM

RECOMMENDATION

FIRE LOSS MANAGEMENT

APPROVED PER FIRE LOSS MANAGEMENT ON 02-18-88.

RECOMMENDATION

PLANNING

No objection (2/26/88)

RECOMMENDATION

SHERIFF

Approved By This Department Subject To The Above Comments.

APPLICATION TO THE  
SEMINOLE COUNTY BOARD OF ADJUSTMENT

DATE 3-17-88

- APPROVAL OF SPECIAL EXCEPTION
- APPROVAL OF VARIANCE
- OTHER

PHONE:  
WORK 679-9MCA

1. APPLICANT Central Florida YMCA Eastbrook Branch HOME \_\_\_\_\_

MAILING ADDRESS 3510 Tourney Dr. Winter Park, FL 32792

2. REQUEST special exemption to permit a YMCA and a little league ballfield to be installed

3. LEGAL DESCRIPTION OF PROPERTY see attached form

tax parcel 9A m -34-21-30.

ZONING DISTRICT A-1

4. GENERAL LOCATION 3510 Tourney Dr.

5. LOT SIZE \_\_\_\_\_

6. EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING:

- Special Exception - submit nine (9) copies of site plan.
- Variance - applicant must be property owner or submit letter of authorization from property owner.

7. SIGNATURE OF APPLICANT [Signature]

FOR OFFICE USE ONLY

1. FEE \$113.00 DATE 2-24-88 RECEIPT #0549

2. FURTHER DESCRIBED AS Esplanade (Eastbrook) Blvd east of Tourney Dr. 1/4 mile S of Tourney

3. PROCESSING: A. LEGAL AD TO NEWSPAPER sent: 2-29-88 / made up: 3-2-88 / sent out: 3-2-88

B. PLACARDS/NOTICE 2-26-88 / 2-26-88

C. NOTICE TO PROPERTY OWNERS 3-1-88

4. BOARD ACTION/DATE 3-21-88

5. LETTER TO APPLICANT 3-22-88

DISTRICT 1

FILE BA 88-3-115E

MEETING DATE 3-21-88

Ron Edele  
1201 North Lakemont  
Winter Park 32792

644-1509  
Approved w/ conditions

39-88

SEMINOLE COUNTY  
BUILDING DEPT  
1101 E. 1st ST  
SANFORD, FL  
32771

02-23-88 NO

B ADJUST	113.00
SUBTL	113.00
TOTAL	<b>113.00</b>
CHECK	113.00
CHANGE	0.00

ITEM 1  
10549 09:31TH

BEST AVAILABLE COPY

# CENTRAL FLORIDA

## YOUNG

### MEN'S CHRISTIAN ASSOCIATION

### WINTER PARK FAMILY YMCA

1201 Lakemont Avenue  
Winter Park, FL 32792  
Telephone (305) 644-1509

**METROPOLITAN OFFICES**  
Phone: (305) 896-9220

#### BRANCH LOCATIONS

**DOWNTOWN ORLANDO**  
Phone: (305) 896-6901

**CAMPING SERVICES  
CAMP WEWA**  
Phone: (305) 896-9220

**WINTER PARK FAMILY  
YMCA**  
Phone: (305) 644-1509

**SEMINOLE COUNTY**  
Phone: (305) 321-8944

**WEST VOLUISIA**  
Phone: (904) 736-6000

**GOLDEN TRIANGLE**  
Phone: (904) 357-9500

**SOUTH ORLANDO**  
Phone: (305) 855-2430

**WEST ORANGE COUNTY**  
Phone: (305) 656-6430

**OSCEOLA COUNTY**  
Phone: (305) 847-7413

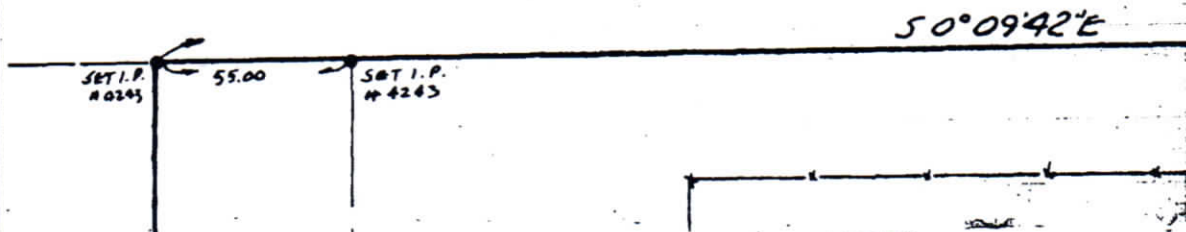
**TANGELO PARK YMCA &  
COMMUNITY CENTER**  
Phone: (305) 351-3584

**DR. PHILLIPS**  
Phone: (305) 351-9417

**SOUTH LAKE COUNTY**  
Phone: (904) 394-7243

#### LEGAL DESCRIPTION (AS FURNISHED BY CLIENT)

BEGIN AT THE NORTHERLYMOST CORNER OF LOT 1 BLOCK "A" OF EASTBROOK SUBDIVISION UNIT NUMBER SEVEN AS RECORDED IN PLAT BOOK 14, PAGE 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK "A", SOUTH 41° 04' 55" WEST, A DISTANCE OF 10.0 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEASTERLY, HAVING A RADIUS OF 293.00 FEET AND A CENTRAL ANGLE OF 48° 49' 37"; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 249.69 FEET TO THE P.T.; RUN THENCE NORTH 0° 05' 28" WEST A DISTANCE OF 202.91 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWESTERLY, HAVING A RADIUS OF 1118.31 FEET AND A CENTRAL ANGLE OF 34° 39' 48"; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 540.80 FEET TO A POINT 135.77 FEET SOUTHEASTERLY FROM THE P.T.; RUN THENCE SOUTH 89° 48' 43" EAST, A DISTANCE OF 381.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A SEMINOLE COUNTY DRAINAGE CANAL; RUN THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 0° 09' 42" EAST, A DISTANCE OF 636.26 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEASTERLY HAVING A RADIUS OF 842.36 FEET AND A CENTRAL ANGLE OF 26° 33' 38"; RUN THENCE ALONG THE ARC OF SAID CURVE, SOUTHERLY, A DISTANCE OF 390.49 FEET TO THE P.T.; RUN THENCE SOUTH 26° 43' 20" EAST, A DISTANCE OF 41.15 FEET; THENCE NORTH 65° 48' 42" WEST, A DISTANCE OF 280.76 FEET TO THE POINT OF BEGINNING.



GIFTS AND BEQUESTS TO THE YMCA ENDOWMENT FUND WILL PERPETUATE YOUR INTEREST IN YOUTH.

acct 34-21-30-300-009A-0000-0-9

date 02/12/88

PI-3

name CENTRAL FLA YOUNG MENS

jval land 21,230

add1 CHRISTIAN ASSOCIATION

agrc 0

add2 433 NORTH MILLS AVE

activity extr feat 23,700

csz ORLANDO

FL 32803

blgd 56,990

id dor flg exrcpt exemptions

ex-amount yr %

total val 101,920

01 34 00 000000 34- - -

0 00

pad 3510 TOURNEY DR

acre/ff

mtg

tax-due

tax-paid

e&i

00

.00

.00

-0000

note EASTBROOK POOL ASSOC ADDN UTL ALL BASE 79

legal SEC 34 TWP 21S RGE 30E  
EASTBROOK SUBD UNIT 7 RUN  
FT NWLY ON ELY LINES OF  
993.4 FT E 381.29 FT SLY  
1067.9 FT N 65 DEG 48 MIN

BEG NLY CDR LOT 1 BLK A  
S 41 DEG 4 MIN 55 SEC W 10  
EASTBROOK SUBD UNIT 8  
ON R/W DRAINAGE CANAL  
42 SEC W 280.76 FT TO BEG

sales data

SU WD 09/85 01871 1340

100 I

aa 08/ /79

land 15 10 29/86

blgd 14 04/02/79

-----land-----

SHOW MORE ? Y/N

Herb Hardin  
Planning & Zoning Commission

Dear Mr. Hardin:

RE: Variance of A-1 Zoning

The request for the variance is being made in an effort to allow the local neighborhoods the availability of recreational facilities in much the same way as the previous owners, The Eastbrook Pool Association.

These facilities include a swimming pool, clubhouse, tennis courts, volleyball/basketball court, and two proposed baseball fields.

Some activities occurring at the Eastbrook YMCA are after school recreational child care, karate classes, tennis classes, other clubs and organizational groups, and upon completion baseball fields will be used by Goldenrod Little League which serves over 300 children. Most of these children live within 5 miles of these facilities.

Attached please find a layout of the Eastbrook YMCA facilities.

Central Florida YMCA

# COUNTY OF SEMINOLE



FLORIDA

Land Management Division  
Phone (305) 321-1130  
Ext. 443

County Services Building  
1101 E. 1st Street  
Sanford FL 32771

02/23/88

Ron Edele  
Central Florida YMCA  
1201 North Lakemont  
Winter Park, Florida 32792

Dear Mr. Edele:

The Board of Adjustment will hold public hearings on March 21, 1988, at which time your request for Special Exception/Variance will be considered.

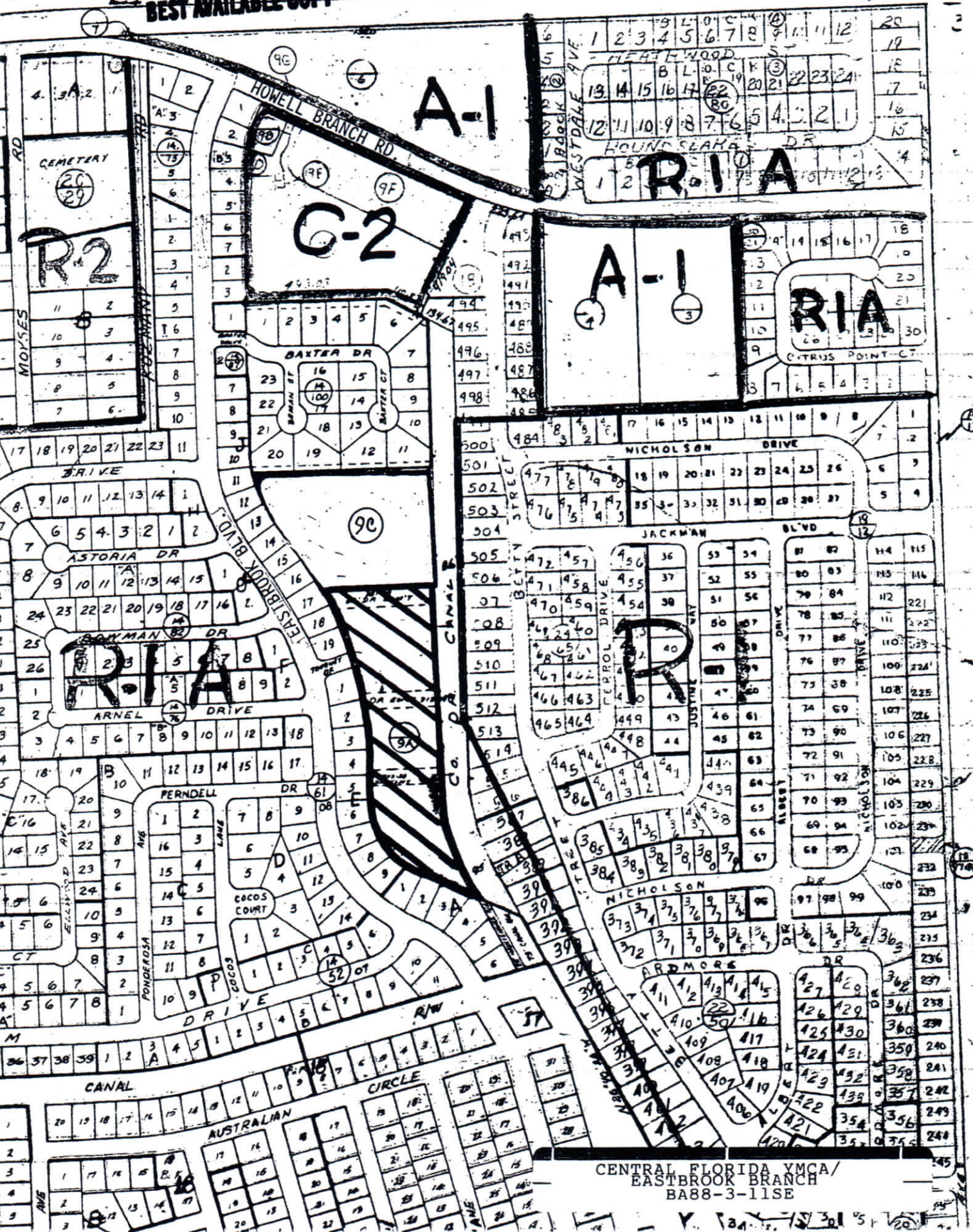
In order to insure your application being heard and acted on by the Board of Adjustment, you must take the following steps:

1. Pick up placard, which has been prepared for posting, from this office.
2. Post this placard no more than 15 feet from the property line (street right-of-way, not paving) in full view of the public.
3. Post this placard a minimum of 15 days prior to the hearing date and in such a manner that it is protected from the weather.
4. Attend the public hearing to answer any questions the Board of Adjustment members may have. Lack of attendance could possibly result in denial and assuredly will result in continuing the hearing until the next monthly Board meeting.

If this office can provide you further information, please call the phone number listed above.

Note: This placard must be posted by: March 7, 1988.





CENTRAL FLORIDA YMCA/  
EASTBROOK BRANCH  
BA88-3-115E



**AGENDA  
SEMINOLE COUNTY BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING  
MARCH 31, 1988  
6:00 P.M.**

**TO WHOM IT MAY CONCERN:**  
NOTICE IS HEREBY GIVEN THAT the Seminole County Board of Adjustment will conduct a public hearing to consider the following items:

**CONSENT AGENDA**

**A. VARIANCES**

1. **BRIDGET RIVERA** — BAMB-33TV — A-1 Agriculture Zone — Lot size variance from 43,369 sq. ft. to 13,276 sq. ft. and lot width from 158 ft. to 95.7 ft. on part of Lot 14, beginning 191.26 ft S and 149 ft W of the NE corner, run N 128.7 ft., W 176 ft., S 120.7 ft., E 176 ft. in beginning, Academy Heights, PB 9, Pg 24, Section 6-21-29; SW corner of Turner Lane, 150 ft N of Virginia Drive and 1/2 mile E of West Lake Braselley Road. (DIST 3)
  2. **LON A. BEANS** — BAMB-33TV — Planned Unit Development Zone — Rear yard setback variance from 25 ft to 12 ft for a screened fence on Lot 21, PB 24, Pg 41-43, Fairway Oaks at Deer Run, Section 15-21-28; S side of Almond Court, 400 ft E of Fairway Oaks Drive and 1/2 mile E of Eagle Circle. (DIST 3)
  3. **ERNEST E. GRAHAM** — BAMB-32TV — A-1 Agriculture Zone — Lot size variance from 45,549 sq ft to 32,460 sq ft on Lot 248, Chula Vista, Section 2, Unrecorded Plat, Section 22-21-22; E side of Clover View Drive, 400 ft N of Aquilla Drive and W of Drumsley Road. (DIST 1)
  4. **SAEED & DIANE KIANVAR** — BAMB-32TV — R-1AA Residential Zone — Rear yard setback variance from 20 ft to 25 ft on Lots 222-224, New Gardens, PB 4, Pg 31, Sections 27-21-31; E side of Beverly St., 125 ft N of Pembroke Avenue, E of Lake Hayes Road and 1/2 mile E of SR-44. (DIST 1)
  5. **JASPER LINGARD** — BAMB-32TV — R-1 Residential Zone — Front yard setback variance from 25 ft to 17.5 ft for a carport and rear yard setback from 20 ft to 17 ft for a wa. room addition on Lots 9-11, Black D, Dixie Terrace, PB 6, Pg 63, Section 22-19-31; E side of Dixie Avenue, 20 ft N of Twenty-second Street, E of Birkens Avenue and N of SR-44. (DIST 3)
- B. MOBILE HOME/A-1 AGRICULTURE ZONE**
1. **VERGIL L. GRACEY** — BAMB-31TE — A-1 Agriculture Zone — To place a mobile home on Tax Parcel 184, Section 34-28-22; E side of Snow Hill Road and 1/2 mile S of Thawville Adams Road. (DIST 3)
  2. **TERRY & KIM BOAG** — BAMB-31TE — A-1 Agriculture Zone — To place a mobile home on Lot 3, Cochran Oaks, a 5 acre development, Section 17-29-31; N side of Cochran Road and 1/2 mile W of SR-44. (DIST 3)
  3. **RICHARD GARY CLARK** — BAMB-31TE — A-1 Agriculture Zone — To place a mobile home on Lot 404, less the E 400.5 ft thereof and Lot 404, less the W 972.5 ft thereof, G.P. Swaps Land Co.'s Plat of Black Hammock, PB 2, Pg 180-181, Section 24-20-31; E side of VanArsdale Street and 700 ft S of Packard Avenue. (DIST 3)

**REGULAR AGENDA**

**A. VARIANCES**

1. **J. R. BERTO SALES/JOHN D. DANIELS** — BAMB-32TV — A-1 Residential Zone — Front yard setback variance from 20 ft to 1 ft for a permanent structure on Lot 14, Block A, Oak Grove Park, PB 7, Pg 51, Section 28-28-28; W side of U.S. Hwy 17-92 and 200 ft S of Ravin Road, 1/2 mile N of SR-44. (DIST 3)
  2. **CONDRAL A. LAROSA** — BAMB-32TV — R-1 Residential Zone — Variance to width of building line from 70 ft to 48 ft on Lot 4, Block A, Flurs Heights, PB 3, Pg 19, Section 12-28-28; W side of Palmway, 250 ft N of Palmetto Drive and W of Sander Avenue. (DIST 3)
  3. **TIME UP CLINIC** — BAMB-32TV — C-3 Commercial Zone — Variance to size of signs from 174.70 sq ft to 263 sq ft on Tax Parcel 1A, Section 14-21-29; S side of SR-44 and 1/2 mile E of I-4. (DIST 4)
  4. **THERESA B. WHITE** — BAMB-32TV — R-2 Residential Zone — Side street setback variance from 25 ft to 0 ft for a wood fence on Lot 13, Stillwater Phase 1, PB 23, Pg 45-46, Section 22-21-31; SE corner of Stillwater Drive and S Marlow Place and 1/2 mile E of SR-44. (DIST 1)
  5. **MARLING, LOCKLIN AND ASSOC., INC.** — BAMB-32TV — C-1 Commercial Zone — Variance to reduce size of parking spaces from 20 ft to 9 ft wide on Tax Parcel 22, Section 7-21-25; SW corner of SR-44 and Betty Beach Road. (DIST 3)
  6. **JOSIE RODRIGUEZ** — BAMB-32TV — R-1AA Residential Zone — Lot size variance from 11,700 sq ft to 7,126 sq ft and width of building line from 30 ft to 42 ft on Lot 14, Block G, West Altamonte Heights, Section 5, PB 10, Pg 75, Section 11-21-29; E side of Ridgewood Street and 400 ft W of Prosper Avenue. (DIST 4)
- B. MOBILE HOME/A-1 AGRICULTURE ZONE**
1. **EYING, MIM & JIMMIE J. JR.** — BAMB-31TE — A-1 Agriculture Zone — To place a mobile home on the W 1/2 of Lot 46, McNeil's Orange Villa, PB 2, Pg 99, Section 12-21-29; S side of McNeil Road and 1/2 mile E of Bear Lake Road. (DIST 3)
  2. **FRANK MENDELL** — BAMB-31TE — A-1 Agriculture Zone — To place a mobile home for tenant use on 5.400 ft of Lot 99 (less W 640 ft) and 3.400 ft of Lot 91 (less E 207.5 ft), Santa Colony Co.'s Subdivision, PB 3, Pg 71, Section 16-21-31; N side of Rainbow Trail, 600 ft E of S Chive Road and 1/2 mile N of Red Bag Lake Road. (DIST 1)
  3. **JOHN SANDEBS** — BAMB-31TE — A-1 Agriculture Zone — To place a mobile home for tenant use on the W 328.13 ft of the NE 1/4 of the NE 1/4 of Section 15-21-32, less the S 725.75 ft of the W 311.12 ft thereof, and less the S 25 ft thereof; N side of Curryville Road and 1/2 mile E of Lake Mills Road. (DIST 1)
  4. **VANCE HATHAWAY** — BAMB-31TE — A-1 Agriculture Zone — To place a travel trailer for Medical Hospice on Tax Parcel 12 and Lots 1-4, Applewood, PB 4, Pg 91, Section 25-19-38; E side of Airport Blvd. and 200 ft N of Country Club Road. (DIST 3)

**C. SPECIAL EXCEPTIONS/OTHER**

1. **GENE HACKWORTH/COLONNY FIRST MORTGAGE** — BAMB-3-15E — R-1A Residential Zone — Request a Special Exception to permit off-street parking on Tax Parcel AD, Section 4-21-29; E side of East Lake Branley Road and 4th N N of SR-44. (DIST 1)
2. **CHARLES L. SWEAT/SOUTHERN STATES UTILITIES** — BAMB-3-15E — R-1A Residential Zone — Request a Special Exception to construct two 18" water supply wells and water treatment plant on Tax Parcel 13, Section 21-21-32, SW corner of Branley Road and Avenue H in Chuluoke. (DIST 1)
3. **CHARLES L. SWEAT/SOUTHERN STATES UTILITIES** — BAMB-3-15E — A-1 Agriculture Zone — Request a Special Exception to permit effluent disposal via spray/irrigation on Tax Parcel 16, Section 28-21-32; N side of Old Chuluoke Road, 200 N NE1/4 of CR-479 and E of the Pinyon Seminoles Ranch Airport. (DIST 1)
4. **F.O.E. SAMPSON AERIC 494 INC.** — BAMB-3-15E — M-1 Industrial Zone — Request a Special Exception to allow the sale of alcoholic beverages for on-premise consumption in conjunction with a private club on Tax Parcel 16, Section 28-19-21, W side of Bourdell Avenue and 1,200 N S of Colony Avenue. (DIST 2)
5. **CENTRAL FLORIDA YMCA - EASTBROOK BRANCH** — BAMB-3-15E — A-1 Agriculture Zone — Request a Special Exception to permit a YMCA and the installation of a 1994 league building on Tax Parcel WA, Section 34-21-26; E side of Eastbrook Blvd., E of Journey Drive and 1/2 mile S of Howell Branch Road. (DIST 1)
6. **BRUCE MILLS** — BAMB-3-15E — A-1 Agriculture Zone — Request a Special Exception to construct a veterinary clinic on Lot L, less Lot C, Shadow Lake Acres, PB 32, Pg 34, and the N 3/4 of the S 1/2 of the W 3/4 of the SW 1/4, less road R.O.W., Section 36-19-36; E side of Orange Blvd. and 1/2 mile S of SR-46. (DIST 2)
7. **MILLER ENTERPRISES, INC.** — BAMB-3-15E — C-3 Commercial Zone — Request a Special Exception to install self-service gasoline pumps in conjunction with a convenience store, from the SW corner of SW 1/4 of Section 34-19-31, run N 89 degrees 30' 00" E 202.00 ft. thence run N 89 degrees 35' 20" W 27.37 ft. to intersection of N R.O.W. of SR-46 and the E R.O.W. of CR-416 for a P.O.B., thence run N 20 degrees 25' 30" W 226.00 ft. thence run S 89 degrees 30' 32" E, 226.00 ft. thence run S 89 degrees 30' 32" E 226.00 ft. to W R.O.W. of SR-46, thence run W 89 degrees 30' 32" W to P.O.B., NE corner of SR-46 and CR-416A. (DIST 2)
8. **CLICKS MO. IS LTD., CLICKS BUTLER, INC.** — BAMB-3-15E — C-3 Commercial Zone — Request a Special Exception to allow the sale of alcoholic beverages for on-premise consumption in conjunction with billiards on Tax Parcel 2A, Section 28-11-36; in Butler Plaza, NW corner of SR-426 and Howell Branch Road. (DIST 4)

**D. APPROVAL OF MINUTES**

1. February 15, 1988 - Regular Meeting  
This public hearing will be held in Room 3120 of the Seminole County Service Building, 1401 E. First St., Sanford, Florida on March 21, 1988 at 4:00 p.m. or as soon thereafter as possible.  
Written comments filed with the Land Management Director will be considered. Persons appearing at the public hearing will be heard. Further details available by calling 321-7128, EXT. 444.  
Persons are advised that if they decide to appeal any decision made at this hearing, they will need a record of the proceedings and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.086, Florida Statutes.

SEMINOLE COUNTY BOARD OF ADJUSTMENT  
BY: ROGER PERRA, CHAIRMAN  
Publish: March 2, 1988 DEC-24

**PLEASE NOTE:** When entering the building, please use the West entrance. (San Carlos Avenue side of the building.)

Ms. Markley presented site location.

Ms. Markley stated that they are proposing to use an existing building located on the west side of Beardall Avenue.

No one spoke in opposition to this request.

John Polk, Jr., Secretary to the Fraternal Order of Eagles, presented fliers of background information of the club to the Board. Mr. Polk stated that they are a non-profit organization licensed with the State and have a lot of charity organizations on a national scope: Jimmy Durante Fund for the children and the Heart Assoc. and the Max Baer Fund for the Heart Assoc. Mr. Polk stated that they started their chapter in November and have been looking for a building that they have found. Mr. Polk stated that one of their main goals of the organization is to do something on the local level and are looking into the children's home on Dyke and Dean Road and would like to support that.

Ms. Markley stated that the Development Review Committee has requested a site plan showing parking and landscaping and he has submitted such. Ms. Markley stated that he will be required to landscape a buffer adjacent to Beardall Avenue with a 3 ft. hedge and one tree every 24 ft. Ms. Markley stated that the surrounding landscaping is existing, therefore, it is going to require minimal modifications to the parking area and the existing structure for their use, therefore, staff has no opposition to the approval of this request.

Mr. Blair made a motion to approve; seconded by Mr. Hattaway. Motion passed unanimously.

5. CENTRAL FLORIDA YMCA - EASTBROOK BRANCH 7 BA88-3-11SE - A-1 Agriculture Zone - Request a Special Exception to permit a YMCA and the installation of a little league ballfield on Tax Parcel 9A, Section 34-21-30; E side of Tourney Drive and 1/4 mile S of Howell Branch Road. (DIST 1)

Ms. Markley presented site location.

Diane Norris, Goldenrod Little League President, stated that they have had opposition in the past and have reached an agreement between the Little League and the YMCA: 1. A row of cherry laurels or similar evergreen tree or hedge which grows quickly to a minimum of 20 ft. to be installed within 4 months along the western residential property line subject to individual approval of homeowners abutting. If this buffer does not provide adequate protection to the homeowners by June 1, 1989, additional ground cover will be installed 3 ft. closer to the baseball field running parallel to the cherry laurel so as to provide an additional buffer area. 2. The Eastbrook YMCA and Goldenrod Little League will maintain the buffer area. 3. Supervision will be provided during baseball games and practice. There will be no batting of balls in the area between the buffer zone and fenced baseball field at the minor field. Warm-ups will be held inside the fenced field. Designated pitcher (warm-up area) will be established. 4. Parking spaces will be permanently designated within 2 weeks to facilitate better access to the area. A sign will be placed on the field access fence marking the area, "No Parking - For Emergency Vehicles Only". No parking on Tourney Drive.

Ms. Markley stated that staff has some of their own recommendations and have no opposition subject to the following:  
1. Installation of screens to prevent the balls from going into

adjacent residential property. 2. Parking to be on-site for all activities. No tournaments unless parking can be handled on-site. 3. The installation of a left turn lane on Eastbrook Boulevard. 4. If the ballfields are lighted, measures must be taken to direct the light away from adjacent residences. 5. The payment of a Transportation Impact Fee based on the added traffic to the site.

Mr. Tucker made a motion to approve subject to the compromise reached by the neighborhood association and the applicant and the Items 1-5 of staff recommendation; seconded by Mr. Blair. Motion passed unanimously.

6. BRUCE MILLS - BA88-3-8SE - A-1 Agriculture Zone - Request a Special Exception to construct a veterinary clinic on Lot 5, less Lot C, Shadow Lakes Acres, PB 22, Pg 24, and the N 35 ft. of the S 1575 ft. of the W 580 ft. of the SW 1/4, less road R.O.W., Section 30-19-30; E side of Orange Blvd. and 1/2 mile S of SR-46. (DIST 5)

Ms. Markley presented site location.

Bruce Mills stated that he is intending to purchase this property depending on if he is granted the Special Exception. Mr. Mills stated that he would like to put a veterinary hospital on this property. Mr. Mills stated that the entire thing would be completely closed in and nothing would be outside.

Ernie Cavalero spoke in opposition stating that they feel that Orange Boulevard is not designed for this purpose and they are concerned with the noise factor.

Tommy Tucker spoke in opposition stating that he is concerned with the noise factor and the fact that it would devalue his property.

Mr. Mills stated that it would be completely enclosed, landscaped, buffer zones, the works. Mr. Mills stated that in reference to the access road, he would have to have access off of Orange Boulevard. Mr. Mills stated that they will put in a good place if they are allowed to do it.

Ms. Markley stated that the Development Review Committee reviewed this request and had no technical problems with it. Ms. Markley stated that the three lots that are shown on the plan were all required to share the same access and the property was subdivided and that was a condition of the waiver to the platting process. Ms. Markley stated that if the Board should choose to approve the request, it would have to be subject to meeting that requirement and subject to meeting all of the requirements of the Development Review Committee. Ms. Markley stated that she would like to also call to the Board's attention that this is in an A-1 Agriculture District and there are seven items under Chapter 5, Article 5.6.4.1 that the Board must address.

Mr. Tucker made a motion to deny; seconded by Mr. Hattaway. Motion passed unanimously.

7. MILLER ENTERPRISES, INC. - BA88-3-10SE - C-2 Commercial Zone - Request a Special Exception to install self-service gasoline pumps in conjunction with a convenience store, from the SW corner of SW 1/4 of Section 34-19-31; run N 89 degrees 30' 04" E 592 ft., thence run N 00 degrees 35' 26" W 57.97 ft. to intersection of N R.O.W. of SR-46 and the E R.O.W. of CR-415 for a P.O.B., thence run N 00 degrees 35' 26" W 255.50 ft., thence run S 89

Central Fla Y. M. C. A.  
BA 88-3-11 SE

①

34-21-30

A/9A Central Fla Y. M. C. A.  
433 W. Mills Ave  
Orlando 32803

\*  
(all of the following  
addresses will list  
Winter Park 32792  
Unless otherwise indicated  
\*)

A/9C  
Matyas Schneider  
2240 Eastbrook Blvd  
Winter Park 32792

(14/61) (508) Eastbrook Sec 8  
Blk. J 13 to 19

~~Blk. J 13 to 19~~

L-13  
Williams McKim  
2310 Eastbrook Blvd

~~L-1  
Burt Faulk  
262 Anderson Ave~~

L-14  
John Puglisi  
2302 Eastbrook Blvd.

~~L-2  
Delbert Schimmel  
2073 Cosmos Pl  
Winter Park 32792~~

L-15  
Charles Goree  
2248 Eastbrook Blvd.

~~L-3  
Ann Kereche  
2065 Ocean~~

L-16  
Matyas Schneider (Repeat)  
2248 Eastbrook Blvd. Blk E - 1 to 9.

L-17  
Lee Wendall  
2232 Eastbrook Blvd.

L-1  
John Dutilly  
2128 Eastbrook Blvd

L-18  
Benedict Huene  
2216 Eastbrook Blvd

~~L-2  
Returned -  
no such  
street~~  
Philip Kammerer  
136 Camewood Trl.

L-18  
Adrian Bowers  
2224 Eastbrook Blvd.

L-3  
Mildred Morris  
2112 Eastbrook  
Blvd.

Central Fla YmCA  
BA-11SE

34-21-30

(508)

Blk B

L-4

✓ Jeannette Camp  
2164 Eastbrook Blvd

L-5

✓ Charles Burkhardt  
2070 Eastbrook Blvd.

L-6

✓ Barry Summers  
2067 Eastbrook Blvd

L-7

✓ John Ditzes  
2054 Eastbrook Blvd

L-8

✓ Peter Chard  
1770 Cheyenne Trl  
Mapleland 32751

L-9

✓ James Rocca  
2030 Eastbrook Blvd.

Blk F

L-1

✓ Charles Albred  
2715 Eastbrook Blvd.

L-2

✓ David Miller  
2207 Eastbrook Blvd.

Blk B

L-1

✓ Edward High  
3486 Astoria St

L-2

✓ Karl Taylor  
2239 Eastbrook Blvd

Blk D. \*

~~Ed  
Freddy Neal  
2066 Cass Lane~~

L-7

~~Robert Mason  
2074 Cass Lane~~

L-8

~~Jack Weaver  
2442 Franklin Dr  
Winter Park 32792~~

L-9

~~Elizabeth~~

Blk H. 9 to 14

L-9

✓ Elizabeth Richardson  
2669 Eastbrook Blvd

L-10

✓ Christopher Roberts  
2061 Eastbrook Blvd

L-11

✓ Hoan Ferguson  
2053 Eastbrook Blvd.

L-12

✓ Martha Winghart  
2045 Eastbrook Blvd.

Y MCA  
BA 11-5E

(3)

34-21-30  
(508)

Blk ~~D~~ D

L-13

James Callimore  
2037 Eastbrook Blvd.

L-14

Daniel Cash  
2029 Eastbrook Blvd.

(14/52) (507) Eastbrook "7"

Blk C-6

L-6

Donald Holton  
3521 Balsam Dr

Blk B 10 + 11

L-10

Mary Nakon  
4647 Sharnett Dr  
Orlando 32817

L-11

Bryan Starling  
1946 Eastbrook Blvd.

Blk D. 1 to 6

L-1

Pete Hatch  
2022 Eastbrook Blvd

L-2

John Bentry  
825 Appalachian Ave.  
W. P. 32792  
ALTIZER

L-3

Patty Attizer  
1962 Eastbrook Blvd

L-4

Herman Mueller  
1954 Eastbrook Blvd

L-5

Alfred Simmons  
1946 Eastbrook Blvd

L-6

Angel Cintron  
1938 Eastbrook Blvd

(14/61) (508)

Blk B L-17 + 18

L-17

Ruth Shaw  
3449 Ferndale Dr

L-18

Gary Pinkney  
2111 Eastbrook Blvd

Blk H

L-1

~~George Mark  
2323 Eastbrook Blvd~~

L-2

~~Patricia Morgan  
2317 Eastbrook Blvd~~



Y.M.C.A.  
11 SE  
(Winter Park, 32792)

(4)

34-21-30

(22/50) (526) Wrenwood  
Unit 3, 3rd fl  
L-387 to 394

(24/65) (529) Wrenwood  
Unit 3, 4th fl

L-387  
Richard Foley  
7406 Betty St  
Winter Park 32792

L-303 to 516  
L-503  
Thomas Quinby  
7492 Betty St

L-388  
Wallace Hancock  
7400 Betty St

L-504  
James Whittaker  
7458 Betty St

L-389  
William Wilbanks  
7312 Betty St

L-505  
David B. Pool  
7454 Betty St.

L-390  
Robert Straiton  
7306 Betty St

L-506  
Linda Hill  
7450 Betty St.

L-391  
Luis Palitte  
7300 Betty St.

L-507  
Peter Mucens  
7446 Betty St.

L-392  
Daniel McAlamy  
7212 Betty St

L-508  
Edward Maden  
7442 Betty St.

L-393  
Timothy Cheatham  
7206 Betty St.  
Winter Park 32792

L-509  
James Butler  
7438 Betty St

L-394  
Eugene Blaser  
7200 Betty St.

L-510  
Returned  
Forwarding  
Order  
expired  
Phillip Tell  
7437 Betty St

Tract A  
City of Casselberry  
Utilities  
95 Lake Truette Dr  
Casselberry 32707

L-511  
Bruce Kester  
7430 Betty St.

34-21-30

(529)

Y. M. C. A.

5

L-512

Robert Taylor  
7426 Betty St.

L-513

Ruth Elmer  
7422 Betty St.

L-514

Richard Mc Donough  
7418 Betty St.

L-515

William Ghent  
7414 Betty St.

L-516

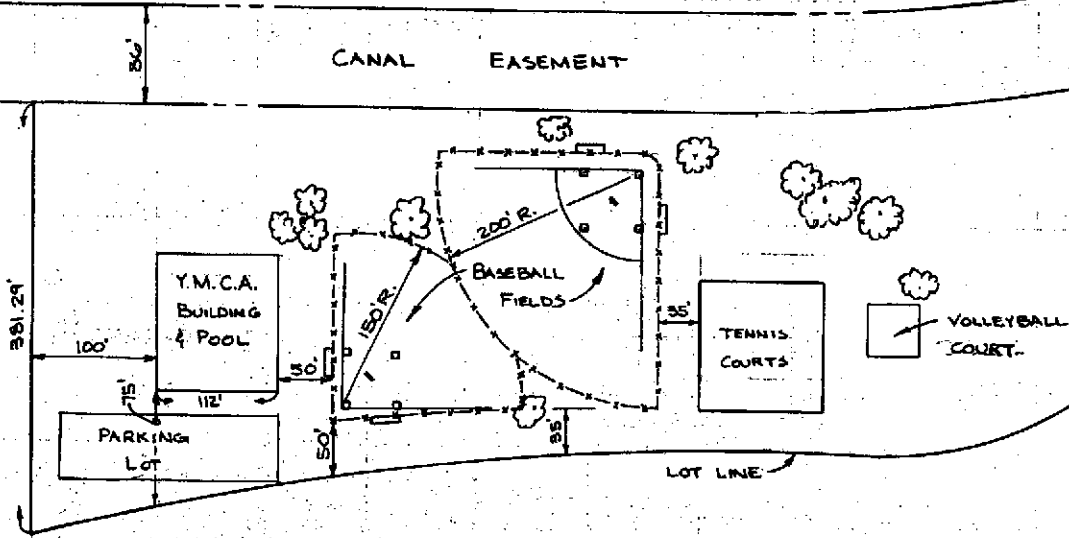
James Zielinski  
7410 Betty St.

Wenwood Homeowners Assoc  
Nicholas De Gerago Pres  
5160 Ardmore Dr  
Orlando Fl 32807

Returned -  
no such  
street

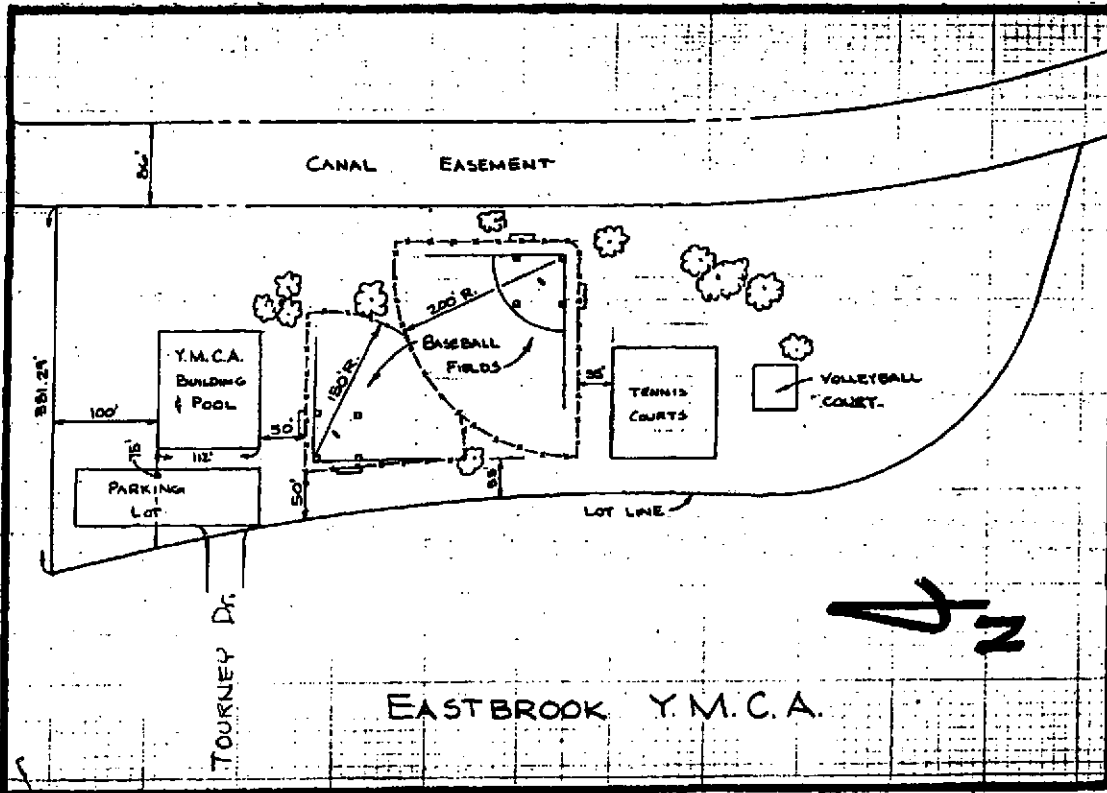
Eastbrook Homeowners Assoc  
Mo. Linn Lawrence Pres  
3332 Alena Ct.  
Winter Park Fl 32792

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EASTBROOK Y.M.C.A.

**BEST AVAILABLE COPY**



REQUEST FOR SPECIAL EXCEPTION

Public Hearing: 3-21-88

Applicant: Central Florida  
YMCA-Eastbrook  
Branch

District: #1

Section: 34-21-30

REQUEST:

Applicant requests approval of a Special Exception to permit a YMCA facility and a little league ballfield on a 6 acre parcel located at the east end of Tourney Drive, east of Eastbrook Boulevard.

The subject property was formerly the recreation area for the Eastbrook Pool Association and consists of a large pool, clubhouse, tennis courts, and volleyball/basketball court. The YMCA purchased the property and have currently been holding activities unaware that the use by a Private Club requires rezoning and approval of a Special Exception. On February 9, 1988, the Board of County Commissioners rezoned the property from R-1A, single family residential, to A-1, agriculture, subject to payment of the adopted impact fees.

The approval of the Special Exception will allow the YMCA the opportunity to bring the property into compliance with the zoning regulations.

REQUEST FOR SPECIAL EXCEPTION

Central Florida YMCA-Eastbrook Branch

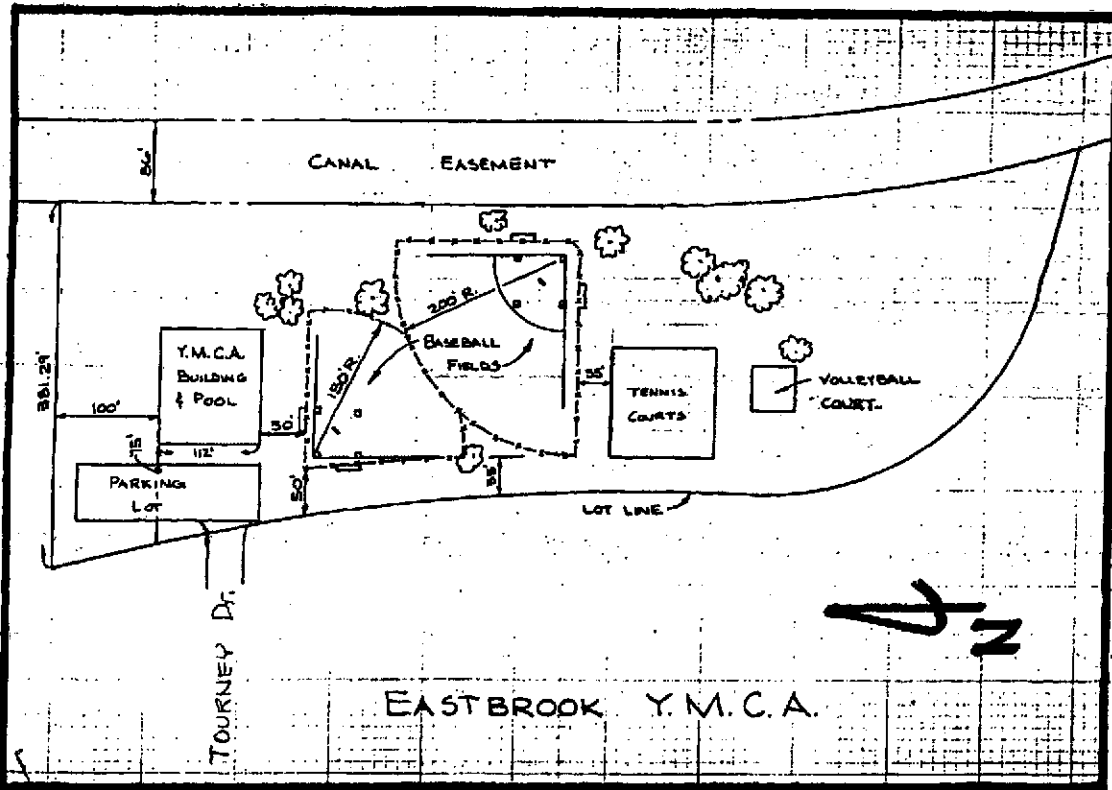
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STAFF RECOMMENDATION:

No opposition to approval of the Special Exception subject to:

1. The installation of screens to prevent the balls from going onto the adjacent residential properties.
2. Parking to be on-site for all activities. (No tournaments unless parking can be handled on-site).
3. Installation of left turn lane on Eastbrook Boulevard. (This will involve restriping.)
4. If ballfields are lighted, measures must be taken to direct the lights away from the adjacent residences.
5. Payment of a Transportation Impact Fee based on the added traffic to the site.

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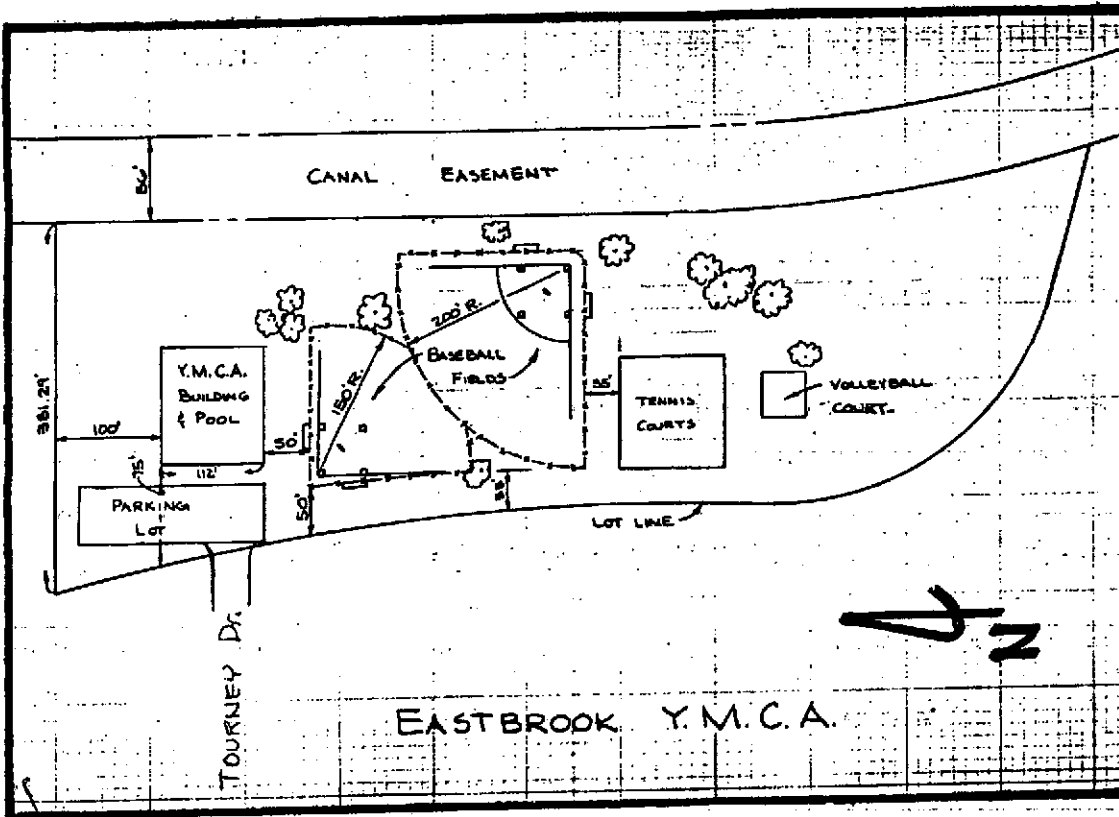
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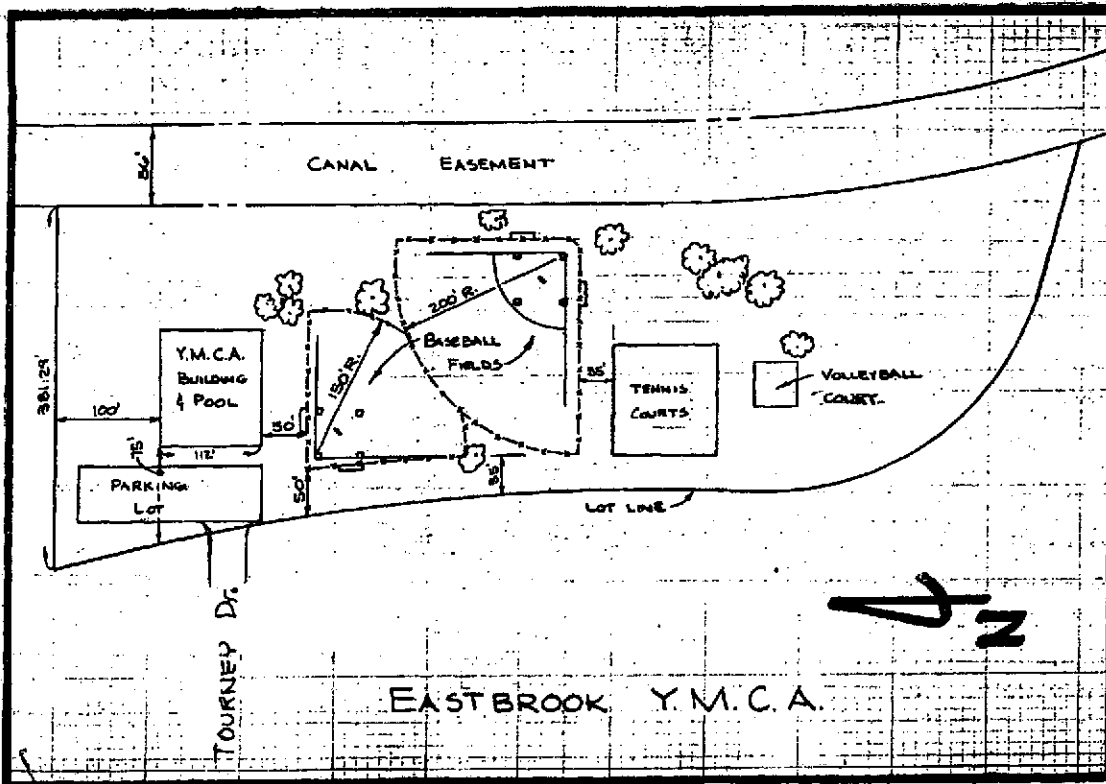
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Central Florida YMCA-Eastbrook Branch

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12/13/22 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:53:55  
 PROJ # 22-32000012 RECEIPT # 0394371

OWNER:  
 JOB ADDRESS:  
 LOT #:

SPECIAL EXCEPTIONS 1350.00 1350.00 .00

TOTAL FEES DUE.....: 1350.00

AMOUNT RECEIVED.....: 1350.00

\* DEPOSITS NON-REFUNDABLE \*  
 \*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRHR01 BALANCE DUE.....: .00

CHECK NUMBER.....: 000000310844

CASH/CHECK AMOUNTS...: 1350.00

COLLECTED FROM: LOWNDES, DROSDICK, DOSTER

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE