

units. Tract 2 is designated as a 48.3-acre commercial tract that may also be used for residential, office and/or institutional uses. Tracts 3 and 4 comprise 68.6 acres and 26.3 acres, respectively, of the PUD with institutional use that include the Academy, the church and support uses such as laundry, care repair and food services. Tract 5 is 71.5 acres serving as open space, wetland and stormwater areas.

The applicant is seeking Final Master Plan approval for Tracts 3 and 5 of the Forest Lake PUD that consist of 140.1 ± acres. Tract 3 will continue to consist of institutional uses including the Academy, church, and necessary support uses (laundry, car repair, food services, book store, day care and offices). Tract 5 will continue to consist of open space, wetlands, and stormwater.

The attached Final Master Plan for Tracts 3 and 5 provides specific layout for existing and proposed buildings, as well as, existing site conditions, drainage and utilities plans, and the landscape plan. The Final Master Plan meets all development standards established in the PUD Development Order 5-20500002.

Tract 1 received Final Master Plan approval in 1995 as part of the original Forest Lake Academy PUD for the single-family development, with amendment in 2004 to relocate a recreation tract and clarify pool setback requirements. Tract 2 entitlements are not being changed in this request; Tract 2 is not yet developed, nor has it received Final Master Plan approval.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Final Master Plan for Tracts 3 and 5 and the Developer's Commitment Agreement for the Forest Lake PUD, consisting of 140.1 ± acres located on the northwest corner of SR 436 and West Lake Brantley Road.

ATTACHMENTS:

- Location Map
- Developer's Commitment Agreement
- Final Master Plan
- Approved Development Order 5-20500002

**TRACTS 3 AND 5 OF THE FOREST LAKE ACADEMY PUD
(FOREST LAKE ACADEMY AND CHURCH)**

**FINAL PUD MASTER PLAN
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On the 22nd day of August, 2006, the Board of County Commissioners of Seminole County issued this Agreement relating to and touching and concerning the following described property:

LEGAL DESCRIPTION

Tracts 3 and 5 of the approved Land Use Plan for the Forest Lake PUD with boundaries substantially as shown thereon; exact legal description to be provided upon sale of the subject tracts or an adjacent tract.

The South ½ of the Northwest ¼ (less the East 1/8 of the North ½) and the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 8, Township 21 South, Range 29 East; also that portion of the East ½ of the Northwest ¼ and that portion of the Northwest ¼ of the Northeast ¼ lying North of State Road 436, of Section 17, Township 21 South, Range 29 East, all in Seminole County, Florida.

LESS:

Begin at the Southerly Right-of-way line of Sand Lake Road (a 60 foot Right-of-way) and the East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of aforesaid Section 8; thence Westerly along said Southerly Right-of-way line for 1,100 feet; thence Southerly at right angles to said Southerly Right-of-way line for 1,150 feet; thence Easterly at right angles to the last line for 700 feet; thence Northerly at right angles to the last line for 790 feet; thence Easterly at right angles to the last line for 390 feet; more or less, to the aforesaid East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of Section 8; thence Northerly along said East line for 360 feet, more or less, the point of Beginning.

LESS ALSO:

That portion thereof as contained within the Plat of Forest Lake Commercial as recorded in Plat Book 66, Page 52, of the Public Records of Seminole County, Florida.

1. **PROPERTY OWNER**

Florida Conference Association of Seventh-day Adventists

2. **REQUESTED DEVELOPMENT APPROVAL**

Approval of Final Master Plan for Tracts 3 and 5 of the Forest Lake PUD attached hereto as "Exhibit A" and incorporated herein by reference.

3. **STATEMENT OF BASIC FACTS**

A. Total Area: 140.1 acres

B. Zoning: PUD

C. Allowable Uses:

Tract 3: Institutional uses including the academy, churches, and support uses such as food services, laundry, car repair, book store, day care and office.

Tract 5: 71.5 acres of open space, wetlands, and stormwater

D. The development approval sought is consistent with the Seminole County Comprehensive Plan and will be developed with, and in compliance with, all other applicable regulations and ordinances.

E. 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 run with, follow, and perpetually burden the aforescribed property.

4. **LAND USE BREAKDOWN**

This agreement allows for renovation and redevelopment activities for School and Church within the Forest Lake Academy PUD. The School use shall be limited to 250,000 sq.ft. and the Church use shall be limited to 140,000 sq.ft. for all buildings.

5. **OPEN SPACE**

Maintenance of the open space common areas, including all yards, plazas and athletic fields, shall be funded by the Owner or its assigns.

6. **BUILDING SETBACKS**

| | |
|-------------|-----|
| Front | 20' |
| Side | 0' |
| Side Street | 20' |
| Rear | 10' |

| | |
|-------------------------------|-----|
| Rear Adjacent to Residential: | |
| 1 Story | 25' |
| 2 Story | 50' |

7. **BUILDING HEIGHTS**

The main church and academy buildings shall be limited to 3 stories with roof peak elevations a maximum of 50 feet. The church steeple shall be limited to 80 feet. The existing communication tower may be retained or relocated within Tract 3. Maximum building height for all other structures shall be 35 feet.

8. **LANDSCAPE & BUFFER CRITERIA**

- A. Landscaping shall be in conformance with the Seminole County Land Development Code unless otherwise stated in this Agreement.
- B. Adjacent to SR 436, Owner shall install 4 canopy trees per 100 linear feet within the required 20' wide landscape buffer. The trees shall have a minimum 3" diameter measured 1' above the ground. Planting shall occur concurrent with the construction of either the new Education Building or the Church, whichever occurs first.

9. **DEVELOPMENT COMMITMENTS**

The following conditions shall be met by the Owner prior to a certificate of occupancy (C.O.) being issued:

- (1) Access shall be limited to two access points on SR 436 and one on West Lake Brantley Road.
- (2) There shall be a minimum 20-foot buffer adjacent to SR 436.
- (3) The buffer along SR 436 shall be irrigated and shall include 4 canopy trees per 100 linear feet. The trees shall have a minimum diameter of 3 inches as measured 1 foot above ground.
- (4) There shall be a consistent architectural design throughout the new construction within the nonresidential portions of the development.
- (5) An interconnected sidewalk system shall be provided to serve all areas of the development, including connections from buildings to internal streets, and providing links to public sidewalks on outside streets where feasible.
- (6) Automobile repairs shall only be conducted in connection with educational programs.
- (7) Stormwater management areas shall be amenitized per Section 30.1344 of the Land Development Code such that they may be used as Open Space. These amenities are shown on the Final Master Plan.

10. **WATER, SEWER AND STORMWATER**

Water: Water services shall be provided by the existing Utilities, Inc. water system. Design of lines and fire hydrants shall conform to all applicable Utilities, Inc., Seminole County and/or Florida Department of Environmental Protection standards.

Sanitary Sewer: Sanitary sewer shall be provided by the existing Utilities, Inc. treatment facilities. Design of lines shall conform to all applicable Utilities, Inc., Seminole County and/or Department of Environmental Protection standards.

Stormwater: Stormwater drainage and stormwater management shall be provided within the Forest Lake PUD according to Seminole County's and the St. Johns River Water Management District's Stormwater regulations.

Fire Protection: Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1,250 gpm and 20 p.s.i. Fire hydrants for new construction shall be located according to Seminole County regulations concurrent with each new development within the campus.

11. **ROAD IMPROVEMENTS**

- (1) Right-of-way will be dedicated, as needed, to achieve a total of 40' half right-of-way west of the existing centerline of West Lake Brantley Road along Tracts 3 and 5, subject to existing wetland conservation easements, if any, which may be dedicated or required to be dedicated by St. Johns River Water Management District or Army Corps of Engineers permits.
- (2) The access road to West Lake Brantley Road will align with Virginia Drive when constructed.
- (3) Left and right turn lanes shall be provided on West Lake Brantley Road at the new access road, when said access road is constructed.
- (4) The timing of the construction of the access road shall be at the Owner's discretion unless the County determines through traffic analysis that the road is needed earlier.
- (5) Additional road improvements may be required if determined to be needed through the Concurrency Management System.

12. **PHASING**

This is a phased campus redevelopment and renovation with timing of each renovation or new building depending on priority needs and funding availability. The Owners agree that each improvement shall be supported by needed infrastructure.

13. **SITE PLAN APPROVAL**

The development of each improvement is required to obtain site plan and/or building permit approval.

14. **WETLAND IMPACTS**

Wetland impacts shall be allowed only when authorized by permits from the St. Johns River Water Management District.

15. **REPLACEMENT TREES**

Replacement trees, as required for the development of individual improvements will be provided at the time of development of each improvement.

16. **STANDARD COMMITMENTS**

- (1) Unless specifically addressed otherwise therein, all development shall fully comply with all of the codes and ordinances, including the Concurrency Management System and impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- (2) The conditions upon this development approval and commitment made as to this development approval have been accepted by and agreed to by the Owners of the property.
- (3) This Agreement touches and concerns the aforescribed property, and the conditions, commitments, and provisions of this Agreement 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 said property have expressly covenanted and agreed to this provision and all other terms and provisions of this Agreement.
- (4) The terms and provisions of this Agreement are not severable, and in the event any portion of this Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.

ATTEST

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

Maryanne Morse
Clerk to the Board of County
Commissioners, Seminole
County, Florida

Carlton D. Henley
Chairman

Approved for legal
Sufficiency:

County Attorney

OWNER'S CONSENT AND COVENANT

The undersigned parties hereby agree to the terms and conditions set forth herein this ____ day of _____, 2006.

WITNESSES:

*OWNER: FLORIDA CONFERENCE
ASSOCIATION OF SEVENTH-DAY
ADVENTISTS

by _____
Glenn Carter, Vice President

Printed Name: _____

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2006, by Glenn Carter, as Vice President, who is personally known to me or who produced _____ as identification.

(seal)

Signature of Notary Public

Print Notary Name

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, Florida Conference Association of Seventh-day Adventists, 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.

Glenn Carter, Vice President
Florida Conference Association
of Seventh-day Adventists

Witness

Print Name

Witness

Print Name

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Glenn Carter as Vice President, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2006.

(seal)

Notary Public, in and for the County and
State Aforementioned

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

Tracts 3 and 5 of the approved Land Use Plan for the Forest Lake PUD with boundaries substantially as shown thereon; exact legal description to be provided upon sale of the subject tracts or an adjacent tract.

Legal Description

The South ½ of the Northwest ¼ (less the East 1/8 of the North ½) and the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 8, Township 21 South, Range 29 East; also that portion of the East ½ of the Northwest ¼ and that portion of the Northwest ¼ of the Northeast ¼ lying North of State Road 436, of Section 17, Township 21 South, Range 29 East, all in Seminole County, Florida.

LESS:

Begin at the Southerly Right-of-way line of Sand Lake Road (a 60 foot Right-of-way) and the East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of aforesaid Section 8; thence Westerly along said Southerly Right-of-way line for 1,100 feet; thence Southerly at right angles to said Southerly Right-of-way line for 1,150 feet; thence Easterly at right angles to the last line for 700 feet; thence Northerly at right angles to the last line for 790 feet; thence Easterly at right angles to the last line for 390 feet; more or less, to the aforesaid East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of Section 8; thence Northerly along said East line for 360 feet, more or less, the point of Beginning.

LESS ALSO:

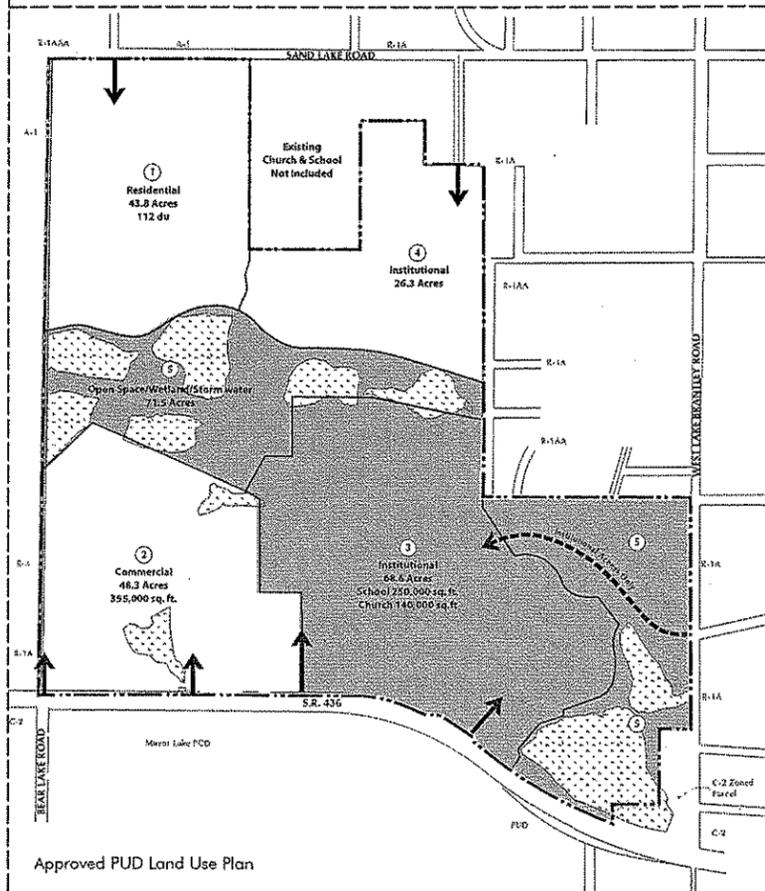
That portion thereof as contained within the Plat of Forest Lake Commercial as recorded in Plat Book 66, Page 52, of the Public Records of Seminole County, Florida.

EXHIBIT "B"
FINAL MASTER PLAN

FOREST LAKE ACADEMY

Final Master Plan for Tracts 3 and 5 of the Forest Lake PUD

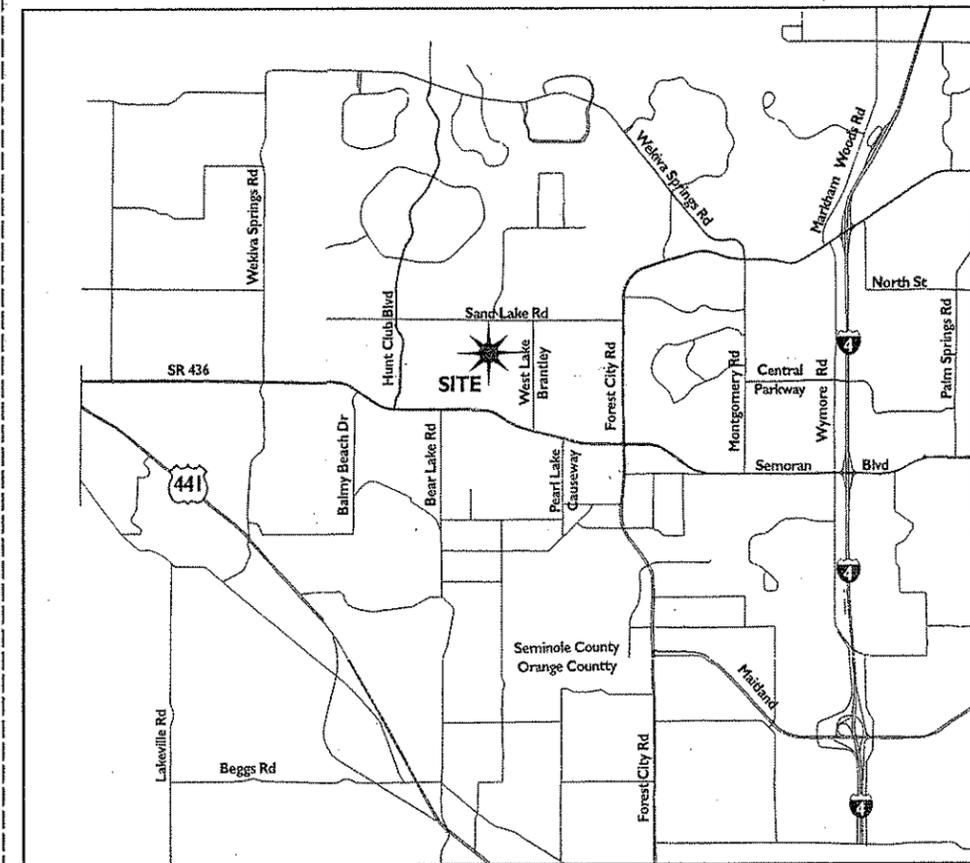
May 10, 2006



OWNER/APPLICANT:
 Florida Conference of Seventh Day Adventists
 655 North Wymore Road
 Winter Park, Florida 32789
 Attention: Glenn Carter

**PLANNER/TRANSPORTATION
 PLANNER/ECOLOGICAL SCIENTIST:**
 Glattig Jackson Kercher Anglin Lopez Rinehart
 33 E. Pine Street, Orlando, Florida 32801
 Attention: John Percy

ENGINEER:
 Zev Cohen & Associates, Inc.
 55 Seton Trail
 Ormond Beach, Florida 32178
 Attention: Sam Hamilton, P.E.



INDEX OF SHEETS

| | |
|-----------------------------|---|
| Cover Sheet | 1 |
| Final Master Plan | 2 |
| Existing Conditions | 3 |
| Soils Map | 4 |
| Master Drainage Plan | 5 |
| Master Utilities Plan | 6 |
| Landscape Plan | 7 |
| Aerial Photo | 8 |

SUBMITTAL REQUIREMENTS (SEC. 30.446)

- a) Topographic Map – see Sheet 3
- b) Master Plan – see Sheet 2
- c) Site Development Plan – see Sheet 4 for Earthmoving concept and Sheet 3 for Soils.
- d) Transportation Plan – see Sheet 2 for access points. Road impacts remain the same since this application simply allows for the renovation of the Academy and relocation/reconstruction of the Church on-site, within the already approved development program.
- e) Utility Service Plan – see Sheet 6
- f) Fire Protection Plan – see Sheet 6
- g) Landscaping Plan – see Sheet 7
- h) Recreation Concept Plan – see Sheet 2 for location of gymnasium and athletic fields
- i) Economic Justification Study – not applicable; existing academy
- j) Covenants – not applicable
- k) Summary of the PUD Commitments, Classification and District Description – see attached Developer’s Commitment Agreement
- l) Outline of Changes from Approved Preliminary Master Plan – no changes are proposed
- m) Aerial photograph – see Sheet 8

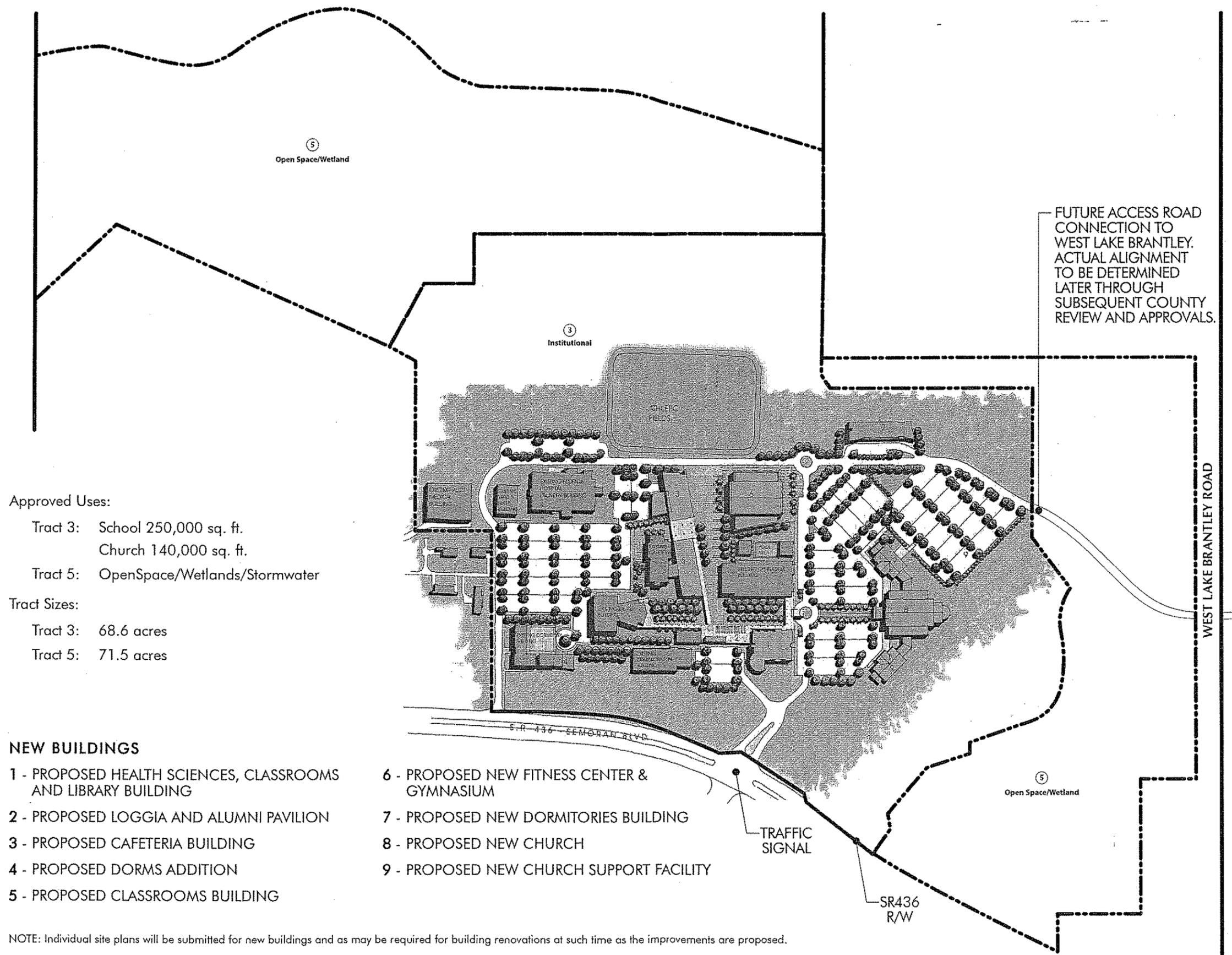
PURPOSE AND DEVELOPMENT STANDARDS

The purpose of this application is to establish the Final Master Plan to guide the redevelopment and renovation of the Forest Lake Academy and Church. All work will proceed consistent with the requirements of the approved Preliminary PUD Master Plan for Tract 3 & 5 of the Forest Lake PUD as follows:

1. Permitted Uses on Tract 3 shall be as follows: Institutional uses including schools, churches, and support uses such as laundry, car repair, food services, book store, day care and offices. School uses shall be limited to 250,000 s.f. and church uses shall be limited to 140,000 s.f. for all buildings. Tract 5 shall be used for Open Space, Wetlands and Stormwater.
2. Institutional development in Tract 3 shall meet normal Land Development Code regulations for buffering and landscaping, including the active/passive buffer and setback requirements. Other minimum setbacks shall be as follows:

| | |
|------------------------------|--------------------------------|
| Front: | 20' |
| Side: | 0' |
| Side Street: | 20' |
| Rear: | 10' |
| Rear Adjacent to Residential | 25' (1 story) 50' (2 story) |
3. There shall be consistent architectural design throughout the Tract 3 development.
4. An interconnected sidewalk system shall be provided to serve all areas of the development, including connections from buildings to internal streets, and providing links to public sidewalks on outside streets where feasible.
5. The main church and academy buildings shall be limited to 3 stories with roof peak elevations a maximum of 50 feet. A tower (steeple) on Tract 3 shall be limited to 80 feet. The existing communication tower may be retained in its present location or relocated within Tract 3.
6. Automobile repairs shall only be conducted in connection with educational programs.
7. Stormwater management areas shall be amenitized per Section 30.1344 of the Land Development Code such that they may be used as Open Space. These amenities shall be shown on the Final Master Plan.
8. Access for Tract 3 shall be limited to 2 access points on SR 436 and 1 access point on West Lake Brantley Road.
9. There shall be a minimum 20-foot buffer adjacent to SR 436 within Tract 3. This buffer shall be irrigated and shall include 4 canopy trees per 100 lineal feet. Trees shall have a minimum of 3" in diameter as measured 1 foot above ground.

There will be no wetland impacts as part of the development of Tract 3. A wetland mitigation plan will be provided with any subsequent Final Master Plan within the Forest Lake PUD where wetland impacts are proposed.



Approved Uses:

- Tract 3: School 250,000 sq. ft.
Church 140,000 sq. ft.
- Tract 5: OpenSpace/Wetlands/Stormwater

Tract Sizes:

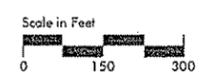
- Tract 3: 68.6 acres
- Tract 5: 71.5 acres

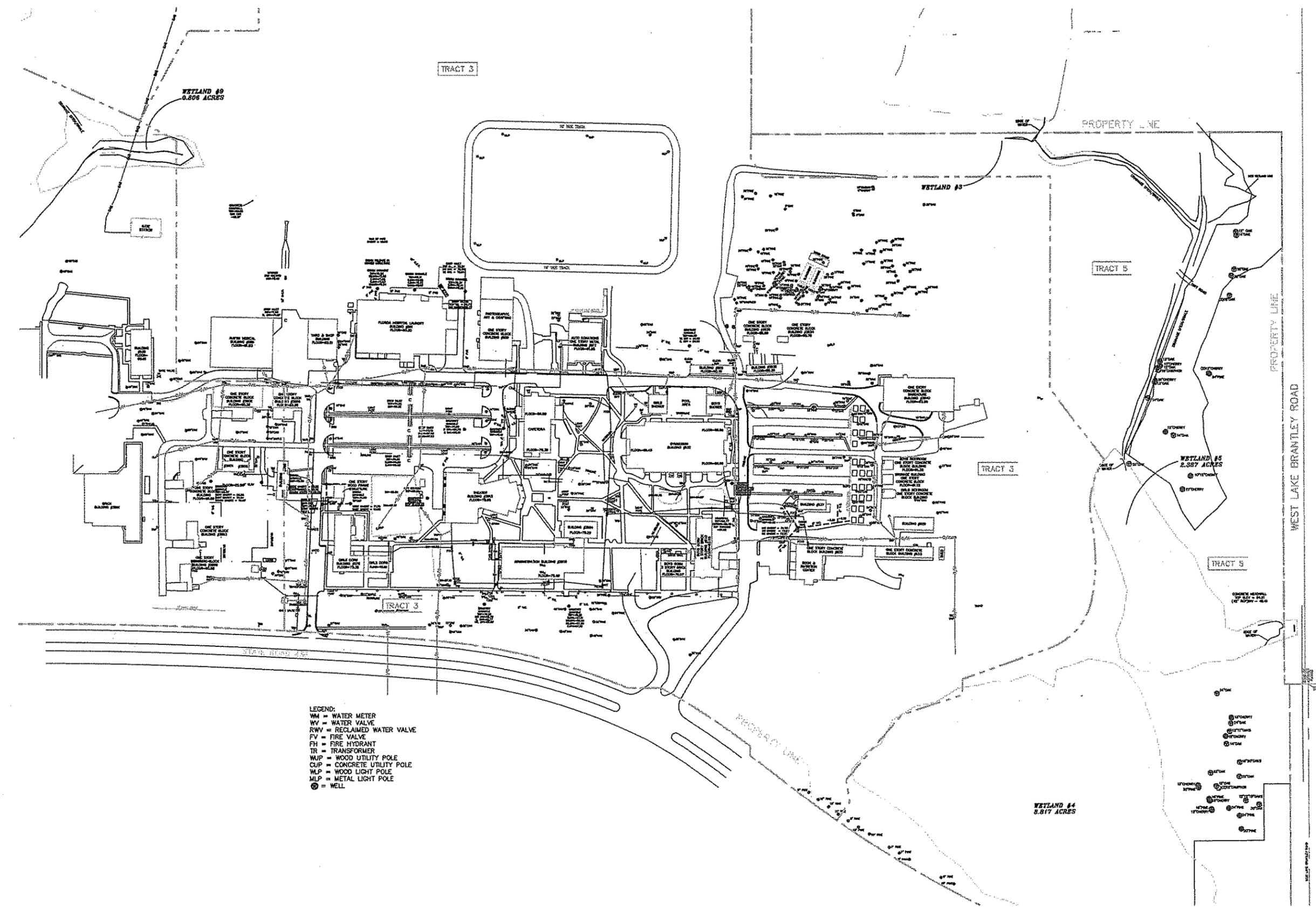
NEW BUILDINGS

- | | |
|---|---|
| 1 - PROPOSED HEALTH SCIENCES, CLASSROOMS AND LIBRARY BUILDING | 6 - PROPOSED NEW FITNESS CENTER & GYMNASIUM |
| 2 - PROPOSED LOGGIA AND ALUMNI PAVILION | 7 - PROPOSED NEW DORMITORIES BUILDING |
| 3 - PROPOSED CAFETERIA BUILDING | 8 - PROPOSED NEW CHURCH |
| 4 - PROPOSED DORMS ADDITION | 9 - PROPOSED NEW CHURCH SUPPORT FACILITY |
| 5 - PROPOSED CLASSROOMS BUILDING | |

NOTE: Individual site plans will be submitted for new buildings and as may be required for building renovations at such time as the improvements are proposed.

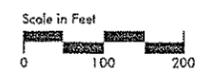
FOREST LAKE ACADEMY

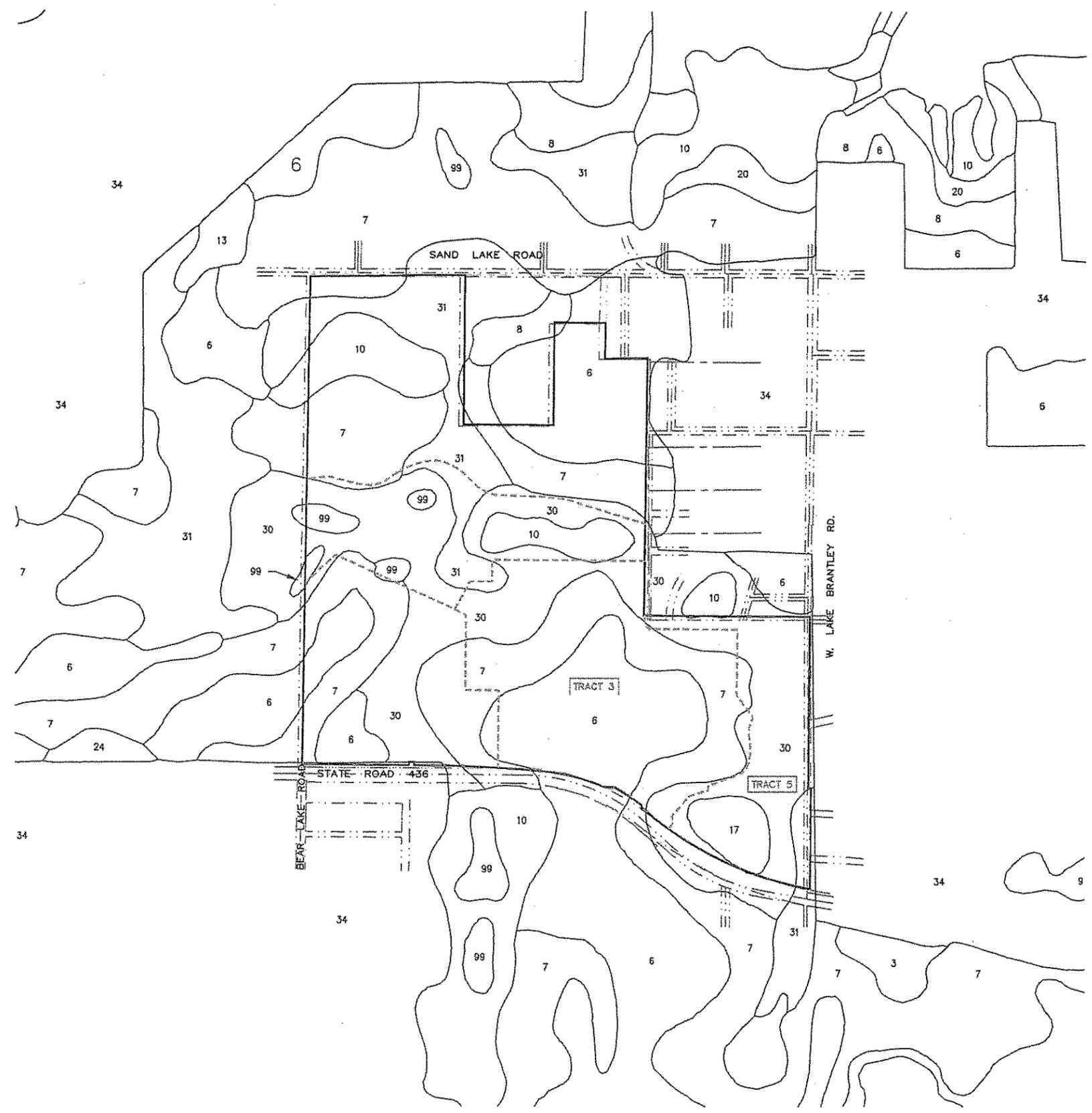




LEGEND:
WM = WATER METER
WV = WATER VALVE
RWV = RECLAIMED WATER VALVE
FV = FIRE VALVE
FH = FIRE HYDRANT
TR = TRANSFORMER
WUP = WOOD UTILITY POLE
CUP = CONCRETE UTILITY POLE
MLP = WOOD LIGHT POLE
MLP = METAL LIGHT POLE
W = WELL

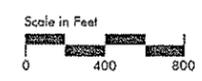
FOREST LAKE ACADEMY

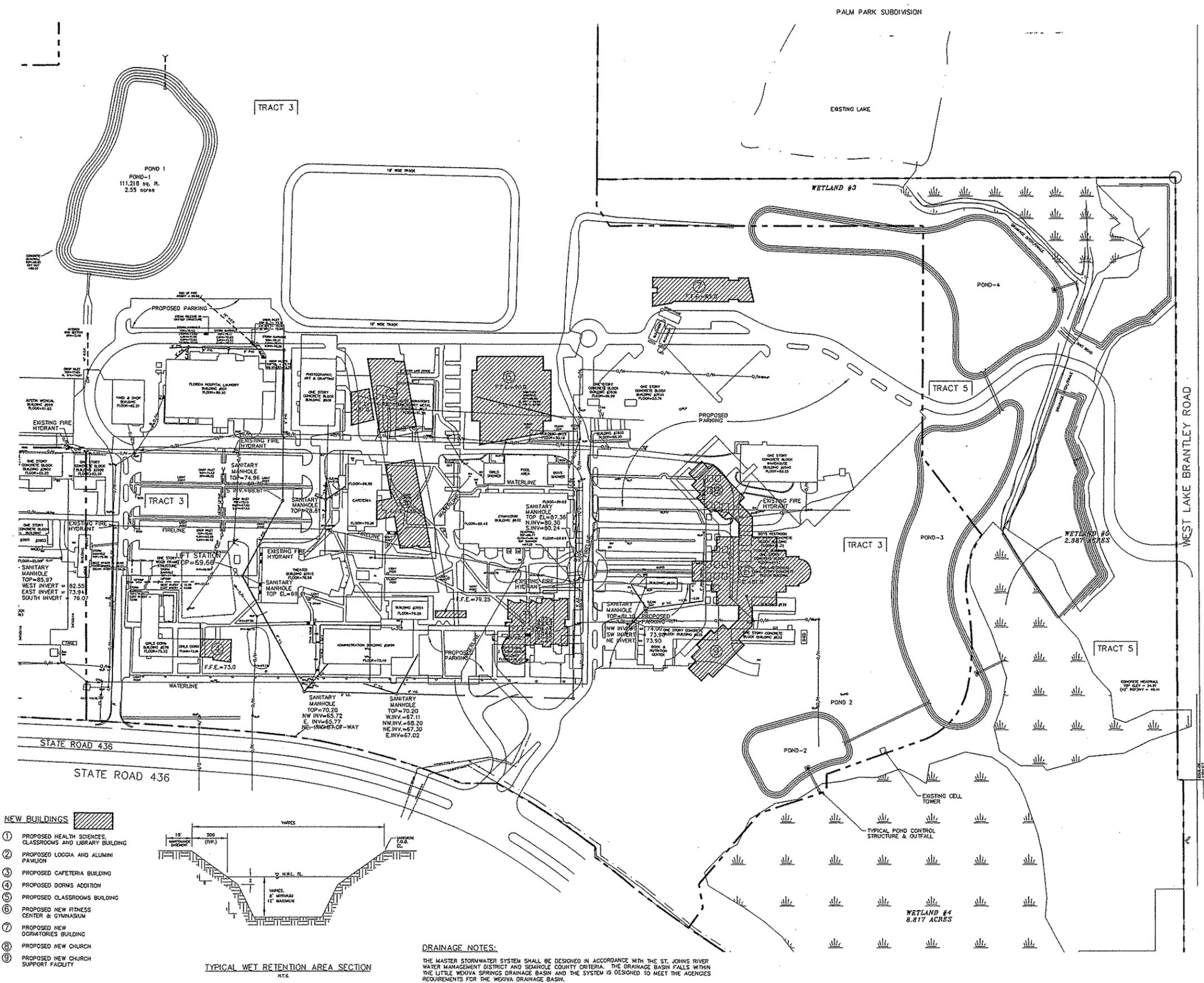




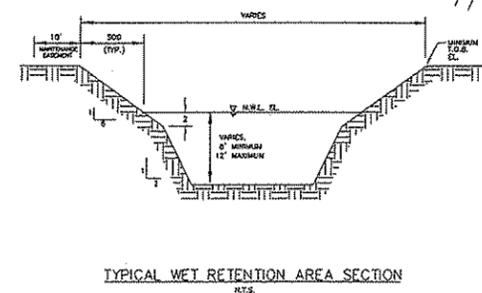
- SOILS LEGEND**
- 3 (TYPE C) ARENTS, 0-5% SLOPES
 - 6 (TYPE A) ASTATULA-APOPKA FINE SANDS, 0-5% SLOPES
 - 7 (TYPE A) ASTATULA-APOPKA FINE SANDS, 5-8% SLOPES
 - 8 (TYPE A) ASTATULA-APOPKA FINE SANDS, 8-12% SLOPES
 - 10 (TYPE D) BASINGER, SANSULA & HONTON SOILS, DEPRESSIONAL
 - 11 (TYPE D) BASINGER AND SMYRNA FINE SANDS, DEPRESSIONAL
 - 13 (TYPE B/D) EUGALLIE AND IMMOKALEE FINE SANDS
 - 17 (TYPE B/D) BRIGHTON, SANSULA & SANBEL MUCKS
 - 20 (TYPE B/D) MYAKKA AND EUGALLIE FINE SANDS
 - 24 (TYPE A) PAOLA-ST. LUDE SANDS, 0-5% SLOPES
 - 27 (TYPE C) POMELLO FINE SAND, 0-5% SLOPES
 - 30 (TYPE C) SEFFNER FINE SAND
 - 31 (TYPE A) TAVARES-MILHOPPER FINE SANDS, 0-5% SLOPES
 - 34 (TYPE D) URBAN LAND, 0-12% SLOPES
 - 99 OPEN WATER
- Source: U.S. Department of Agriculture Soil Conservation Service, Soil Survey of Seminole County, Florida (1990) Mapped Soils.

FOREST LAKE ACADEMY



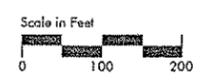


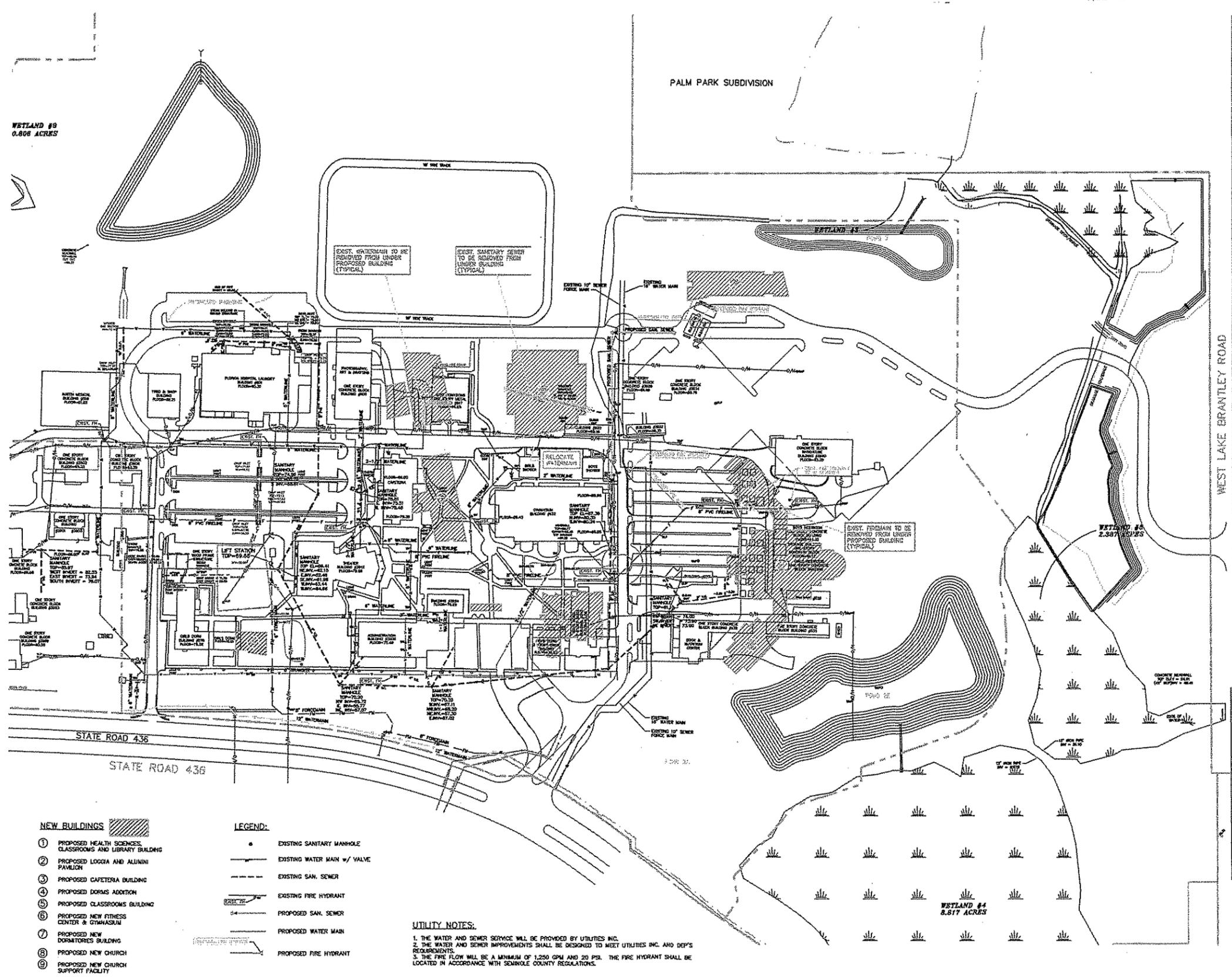
- NEW BUILDINGS**
- ① PROPOSED HEALTH SCIENCES, CLASSROOMS AND LIBRARY BUILDING
 - ② PROPOSED LOCCIA AND ALUMNI PAULION
 - ③ PROPOSED CAFETERIA BUILDING
 - ④ PROPOSED DORMS ADDITION
 - ⑤ PROPOSED CLASSROOMS BUILDING
 - ⑥ PROPOSED NEW FITNESS CENTER & GYMNASIUM
 - ⑦ PROPOSED NEW DORMITORIES BUILDING
 - ⑧ PROPOSED NEW CHURCH
 - ⑨ PROPOSED NEW CHURCH SUPPORT FACILITY



DRAINAGE NOTES:
 THE MASTER STORMWATER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT AND SEMINOLE COUNTY CRITERIA. THE DRAINAGE BASIN FALLS WITHIN THE LITTLE WEKIVA SPRINGS DRAINAGE BASIN AND THE SYSTEM IS DESIGNED TO MEET THE AGENCIES REQUIREMENTS FOR THE WEKIVA DRAINAGE BASIN.

FOREST LAKE ACADEMY





- NEW BUILDINGS**
- ① PROPOSED HEALTH SCIENCES, CLASSROOMS AND LIBRARY BUILDING
 - ② PROPOSED LOGGIA AND ALUMNI PAVILION
 - ③ PROPOSED CAFETERIA BUILDING
 - ④ PROPOSED DORMS ADDITION
 - ⑤ PROPOSED CLASSROOMS BUILDING
 - ⑥ PROPOSED NEW FITNESS CENTER & GYMNASIUM
 - ⑦ PROPOSED NEW DORMITORIES BUILDING
 - ⑧ PROPOSED NEW CHURCH
 - ⑨ PROPOSED NEW CHURCH SUPPORT FACILITY

- LEGEND:**
- EXISTING SANITARY MANHOLE
 - EXISTING WATER MAIN w/ VALVE
 - - - EXISTING SAN. SEWER
 - EXISTING FIRE HYDRANT
 - PROPOSED SAN. SEWER
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT

UTILITY NOTES:

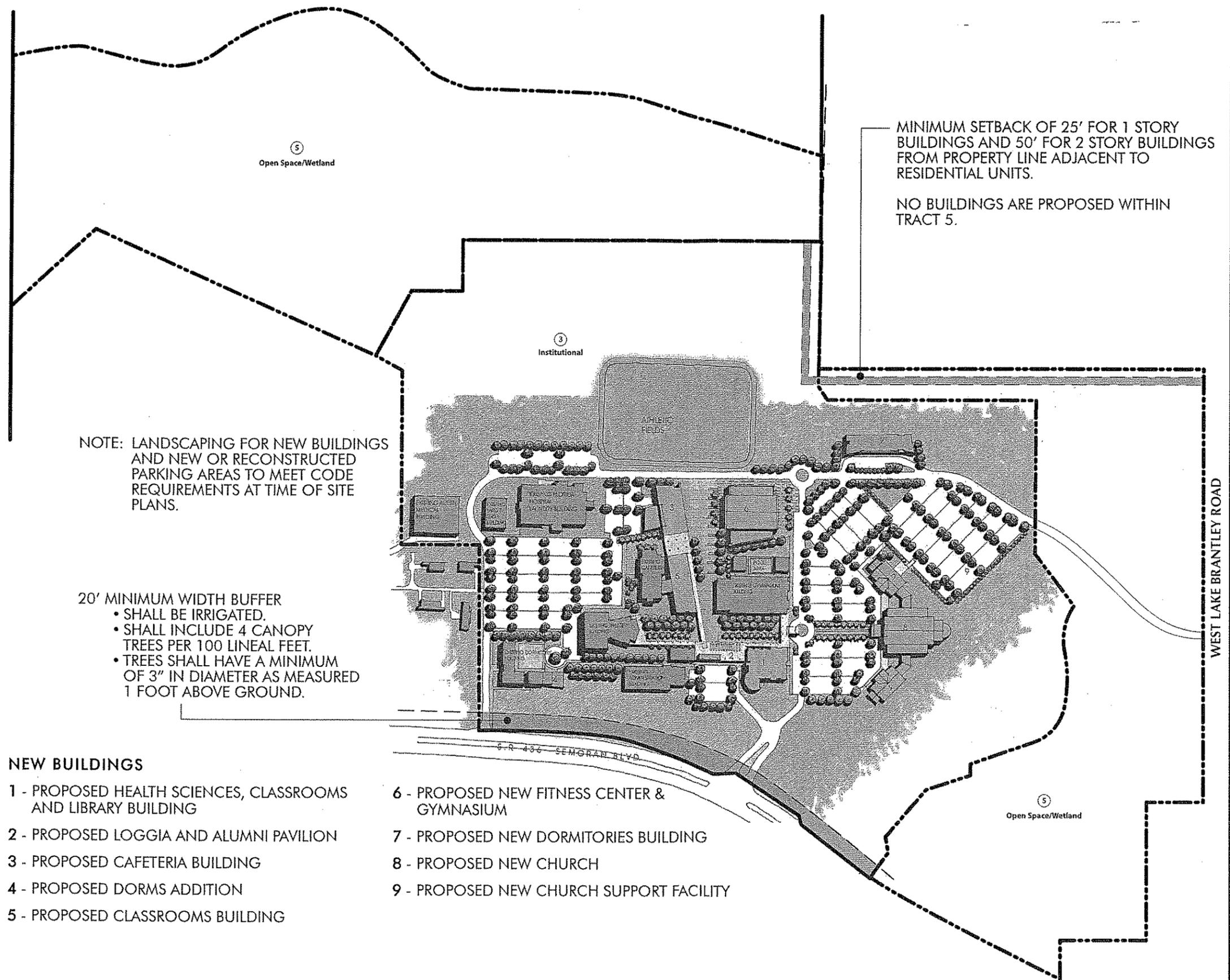
1. THE WATER AND SEWER SERVICE WILL BE PROVIDED BY UTILITIES INC.
2. THE WATER AND SEWER IMPROVEMENTS SHALL BE DESIGNED TO MEET UTILITIES INC. AND DEP'S REQUIREMENTS.
3. THE FIRE FLOW WILL BE A MINIMUM OF 1,250 GPM AND 20 PSI. THE FIRE HYDRANT SHALL BE LOCATED IN ACCORDANCE WITH SEMINOLE COUNTY REGULATIONS.

WEST LAKE BRANTLEY ROAD

STATE ROAD 436

FOREST LAKE ACADEMY





MINIMUM SETBACK OF 25' FOR 1 STORY BUILDINGS AND 50' FOR 2 STORY BUILDINGS FROM PROPERTY LINE ADJACENT TO RESIDENTIAL UNITS.

NO BUILDINGS ARE PROPOSED WITHIN TRACT 5.

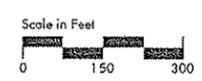
NOTE: LANDSCAPING FOR NEW BUILDINGS AND NEW OR RECONSTRUCTED PARKING AREAS TO MEET CODE REQUIREMENTS AT TIME OF SITE PLANS.

- 20' MINIMUM WIDTH BUFFER
- SHALL BE IRRIGATED.
 - SHALL INCLUDE 4 CANOPY TREES PER 100 LINEAL FEET.
 - TREES SHALL HAVE A MINIMUM OF 3" IN DIAMETER AS MEASURED 1 FOOT ABOVE GROUND.

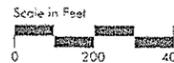
NEW BUILDINGS

- | | |
|---|--|
| <p>1 - PROPOSED HEALTH SCIENCES, CLASSROOMS AND LIBRARY BUILDING</p> <p>2 - PROPOSED LOGGIA AND ALUMNI PAVILION</p> <p>3 - PROPOSED CAFETERIA BUILDING</p> <p>4 - PROPOSED DORMS ADDITION</p> <p>5 - PROPOSED CLASSROOMS BUILDING</p> | <p>6 - PROPOSED NEW FITNESS CENTER & GYMNASIUM</p> <p>7 - PROPOSED NEW DORMITORIES BUILDING</p> <p>8 - PROPOSED NEW CHURCH</p> <p>9 - PROPOSED NEW CHURCH SUPPORT FACILITY</p> |
|---|--|

FOREST LAKE ACADEMY



FOREST LAKE ACADEMY



GLATTING
JACKSON
KERCHER
ANGLIN
LOPEZ
RINHART

Sheet 8

May 2006

AERIAL PHOTO

GJ # 19631

SEMINOLE COUNTY DEVELOPMENT ORDER

On May 24, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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: FLORIDA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, GLENN CARTER, VICE-PRESIDENT

Project Name: FOREST LAKE ACADEMY PUD

Requested Development Approval: Rezone from Planned Unit Development (PUD) to Planned Unit Development (PUD) zoning classification

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.

RETURN TO SANDY McCANN

Prepared by: JEFF HOPPER
1101 East First Street
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 05941 PGS 1300-1307
FILE NUM 2005174365
RECORDED 10/10/2005 12:25:31 PM
RECORDING FEES 69.50
RECORDED BY B Harford

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 owner of the property are as follows:

a. Permitted uses shall be as follows, and shall comply with Section 30.442 of the Land Development Code:

Tract 1: Single family residential use, maximum 112 units. Home occupations and customary accessory uses shall also be allowed.

Tract 2: Permitted and special exception uses in C-1 shall be allowed by right. Car washes shall also be allowed by right. Gross leasable area (GLA) shall be limited to 355,000 s.f. Permitted uses in Tract 2 shall also include:

24-hour commercial uses
a maximum of 247 multi-family units
office uses
institutional uses

Traffic generation of all development in Tract 2 shall be limited to the equivalent of 355,000 s.f. of commercial floor area.

Tracts 3 and 4: Institutional uses including schools, churches, and support uses such as laundry, car repair, food services, book store, day care and offices. School use shall be limited to 250,000 s.f. and church uses shall be limited to 140,000 s.f. for all buildings.

b. Single family development in Tract 1 shall meet the following setbacks:

| | |
|---|------|
| Front and Side Street | 20' |
| Interior Side: | 6' |
| Side for Pools: ¹ | 7.5' |
| Side for Pool Screen Enclosures: ¹ | 5' |
| Rear: | 20' |
| Rear for Pools: | 8' |
| Rear for Pool Screen Enclosures: | 6' |

¹On corner lots, setback shall be the same as setbacks applicable to the house.

- c. Commercial development in Tract 2 shall meet standard Land Development Code regulations for buffering and landscaping, including the active/passive buffer and setback requirements. Other minimum setbacks shall be as follows:

| | |
|-------------------------------|---------------|
| Front: | 20' |
| Side: | 0' |
| Side Street: | 20' |
| Rear: | 10' |
| Rear Adjacent to Residential: | 25' (1 story) |
| | 50' (2 story) |

- d. Institutional development in Tracts 3 and 4 shall meet normal Land Development Code regulations for buffering and landscaping, including the active/passive buffer and setback requirements. Other minimum setbacks shall be as follows:

| | |
|-------------------------------|---------------|
| Front: | 20' |
| Side: | 0' |
| Side Street: | 20' |
| Rear: | 10' |
| Rear Adjacent to Residential: | 25' (1 story) |
| | 50' (2 story) |

- e. The Final Master Plan for Tract 1, as amended by the Board of County Commissioners on January 13, 2004, shall remain in full effect subsequent to approval of this Development Order.
- f. There shall be a consistent architectural design throughout the nonresidential portions of the development.
- g. An interconnected sidewalk system shall be provided to serve all areas of the development, including connections from buildings to internal streets, and providing links to public sidewalks on outside streets where feasible.
- h. The main church and academy buildings shall be limited to 3 stories with roof peak elevations a maximum of 50 feet. A tower on Tract 3 shall be limited to 80 feet. The existing communication tower may be retained in its present location or relocated within Tract 3. Maximum building height for all other structures shall be 35 feet.
- i. Automobile repairs shall only be conducted in connection with educational programs.
- j. Adult entertainment, alcoholic beverage establishments, and funeral homes shall be prohibited in the commercial parcel. Multi-family residential use is prohibited except in Tract 2.
- k. The developer shall provide a wetland mitigation plan acceptable to the Development Review Division during Final Master Plan review.
- l. Post-development wetland areas shall be provided with an upland buffer at an average width of 25 feet and a minimum width of 15 feet prior to site plan approval.
- m. Stormwater management areas shall be amenitized per Section 30.1344 of the Land Development Code such that they may be used as Open Space. These amenities shall be shown on the Final Master Plan.
- n. The development shall be limited to 3 access points to SR 436 in addition to the Bear Lake Road extension.

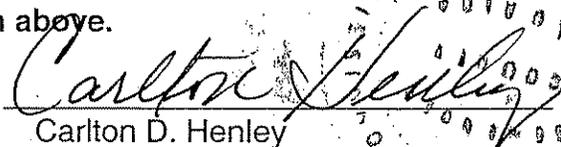
- o. The commercial access point shall be aligned with the Mirror Lake Commercial PCD entrance opposite the site, on the south side of SR 436.
- p. There shall be a minimum 20-foot buffer adjacent to SR 436 within Tracts 2 and 3. This buffer shall be irrigated and shall include 4 canopy trees per 100 feet, a minimum of 3" in diameter as measured 1 foot above ground.

(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.

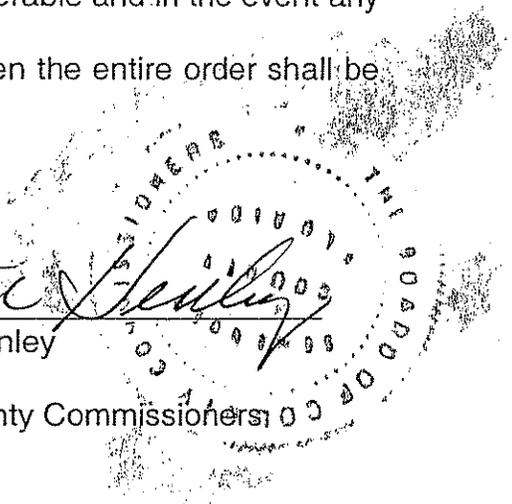
By:



Carlton D. Henley

Chairman

Board of County Commissioners



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Florida Conference Association of Seventh Day Adventists, 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.

Karen Greene
Witness **Karen Greene**

Glenn Carter
GLENN CARTER, Vice-President
FLA CONFERENCE ASSOCIATION
OF SEVENTH DAY ADVENTISTS
Property Owner

Cynthia Duncanson
Witness **Cynthia Duncanson**

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 GLENN CARTER, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of June, 2005.

Frank McMillan
Frank McMillan

Notary Public, in and for the County and State
Aforementioned



Frank McMillan
MY COMMISSION # DD228043 EXPIRES
August 28, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

The South ½ of the Northwest ¼ (less the East 1/8 of the North ½) and the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 8, Township 21 South, Range 29 East; also that portion of the East ½ of the Northwest ¼ and that portion of the Northwest ¼ of the Northeast ¼ lying North of State Road 436, of Section 17, Township 21 South, Range 29 East, all in Seminole County, Florida.

LESS:

Begin at the Southerly Right-of-way line of Sand Lake Road (a 60 foot Right-of-way) and the East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of aforesaid Section 8; thence Westerly along said Southerly Right-of-way line for 1,100 feet; thence Southerly at right angles to said Southerly Right-of-way line for 1,150 feet; thence Easterly at right angles to the last line for 700 feet; thence Northerly at right angles to the last line for 790 feet; thence Easterly at right angles to the last line for 390 feet; more or less, to the aforesaid East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of Section 8; thence Northerly along said East line for 360 feet, more or less, the point of Beginning.

LESS ALSO:

That portion thereof as contained within the Plat of Forest Lake Commercial as recorded in Plat Book 66, Page 52, of the Public Records of Seminole County, Florida.