

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

SUBJECT: Request for special exception to expand an existing private school for elementary and middle school age children in the A-1 (Agriculture District); Education Center / Mark Karet (Zev Cohen & Associates), applicants).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Michael Rumer **EXT.** 7387

Agenda Date 11-28-05 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

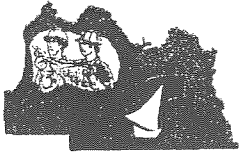
1. **APPROVE** The request for special exception to expand an existing private school for elementary and middle school age children in the A-1 (Agriculture District); Forest Lake Education Center / Mark Karet (Zev Cohen & Associates), applicants; or
2. **DENY** The request for special exception to expand an existing private school for elementary and middle school age children in the A-1 (Agriculture District); Forest Lake Education Center / Mark Karet (Zev Cohen & Associates), applicants; or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	Forest Lake Education Center 1275 Learning Loop Road Longwood, FL 32779	A-1 District, LDC section 124 (conditional uses); private & public schools		
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to expand an existing private school in the A-1 district by adding a 20,800 square foot multi-purpose building, two new 5,600 square foot classrooms, new basketball courts and supporting infrastructure. 			
	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-1	LDR	PRIVATE SCHOOL

	NORTH	R-1A	LDR	SINGLE-FAMILY RESIDENTIAL
	SOUTH	PUD	PD	CHURCH / PRIVATE HIGHSCHOOL
	EAST	PUD	PD	CHURCH
	WEST	PUD	PD	SINGLE-FAMILY RESIDENTIAL
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>The proposed use would represent an expansion of existing school facilities grades K through 8. It would therefore be consistent with the character of the area, as the previously enumerated conditions imposed on the overall development would continue to apply.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>The increased enrollment will generate more peak hour traffic than what is currently generated. Prior to obtaining permits, the site must pass concurrency. A traffic study will be required as part of the concurrency application.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>The Seminole County Vision 2020 Comprehensive Plan describes LDR (low density residential) future land use as mostly appropriate for detached single-family development. Certain other uses, including schools of the type proposed, are allowed by special exception. With the imposition of reasonable conditions, many of which already apply to the existing school site, the proposed use would be compatible with the LDR flu designation.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A</u></p>			

	<p><u>PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>Based on the submitted site plan, the proposed use (existing private school) meets the minimum area and dimensional requirements of the A-1 district.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>Within the A-1 district, schools are allowed as conditional uses. The prior establishment of the school, of which the proposed use would constitute a part, demonstrates consistency with the trend of nearby and adjacent development in the area.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(a)</p>	<p>The BOA may permit any use allowed by special exception in the A-1 (agriculture district) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the land development code, that the use:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></p> <p>As previously stated, the proposed use would provide additional recreational and classroom space for a school use already approved in the A-1 district. The proposed use (would otherwise comply with the standards of the A-1 district, as stated elsewhere in this report.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>The request would be more intensive in nature, since the additional improvements will allow an increase in student enrollment. However, stormwater management, requisite parking, and vehicular / pedestrian access will be provided.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>The subject property is served by water and sewer. Other county services, including emergency services and garbage disposal, are also available to the site.</p>
<p>STAFF FINDINGS</p>	<p>Staff believes the proposed use would be compatible with the trend of development in the area for the following reasons:</p> <ul style="list-style-type: none"> ○ Staff evaluated the site in regards to its proposed additions and not the amount of students that may be enrolled in the future.

	<ul style="list-style-type: none">○ Within the A-1 zoning district, elementary schools are a permitted use and would not be required to receive a special exception. Any improvements to an existing elementary school site would only go through the Development Review Committee.○ Based on the submitted site plan, the proposed use would conform to the minimum dimensional standards of the A-1 district.○ The existing school, of which the proposed use would constitute an expansion thereof, has an approved special exception for a school facility. With the imposition of the same conditions applicable to the school, the proposed use would be compatible with the existing trend of development in the area.
STAFF RECOMMENDATION	<p>Staff recommends approval subject to the proposed site plan's compliance with chapter 40 of the land development code and the imposition of the conditions of original special exception dated November 24, 2003:</p> <ol style="list-style-type: none">1. Access shall be provided to the site from Sandlake Road.2. Prior to the issuance of development permits, a site plan that meets the requirements of chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).



COPY

APPL. NO. BS 2005-022

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

RECEIVED
 OCT - 7 2005
 PLANNING DIVISION

APPLICATION TYPE:

- VARIANCE**
- SPECIAL EXCEPTION** Proposed expansion to an existing private elementary/middle school.
- MOBILE HOME SPECIAL EXCEPTION**
 - EXISTING (YEAR _____) PROPOSED (YEAR _____)
 - REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
 - ANTICIPATED TIME MOBILE HOME IS NEEDED _____
 - PLAN TO BUILD YES NO IF SO, WHEN _____
 - MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Forest Lake Education Center	Mark Karet
ADDRESS	1275 Learning Loop Longwood, FL 32779	Zev Cohen & Associates 55 Seton Trail, Ormond Beach
PHONE 1	Contact: George Carrazana	(386) 677-2482
PHONE 2	(407) 862-7688	
E-MAIL	carrazanag@flec-sda.org	mkaret@zevcohen.com

PROJECT NAME: Forest Lake Education Expansion
 SITE ADDRESS: 1275 Learning Loop, Longwood, FL 32779
 CURRENT USE OF PROPERTY: Elementary/Middle School
 LEGAL DESCRIPTION: LEG SEC 08 TWP 21S RGE 29E W 660 FT of E 1390 FT of S 1/2 of NW 1/4 (less road) PB 02205 Page 0511 PRSC, FL
 SIZE OF PROPERTY: 16.7 acre(s) PARCEL I.D. 08-21-29-300-011B-0000
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS None Known

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 11 / 28 /05 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

[Signature]
 SIGNATURE OF OWNER OR AGENT* DATE 10/7/05

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

NAME

ADDRESS

PHONE 1

PHONE 2

E-MAIL

NATURE OF THE APPEAL

APPELLANT SIGNATURE

FOR OFFICE USE ONLY

PROCESSING:

FEE(S): \$370.00 COMMISSION DISTRICT 3 FLU / ZONING A-1 / PUBS

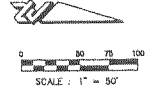
BCC HEARING DATE (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS N. side of S.R. 436 @ intersection of E.S.R. 436 + West Lake Brantley Blvd

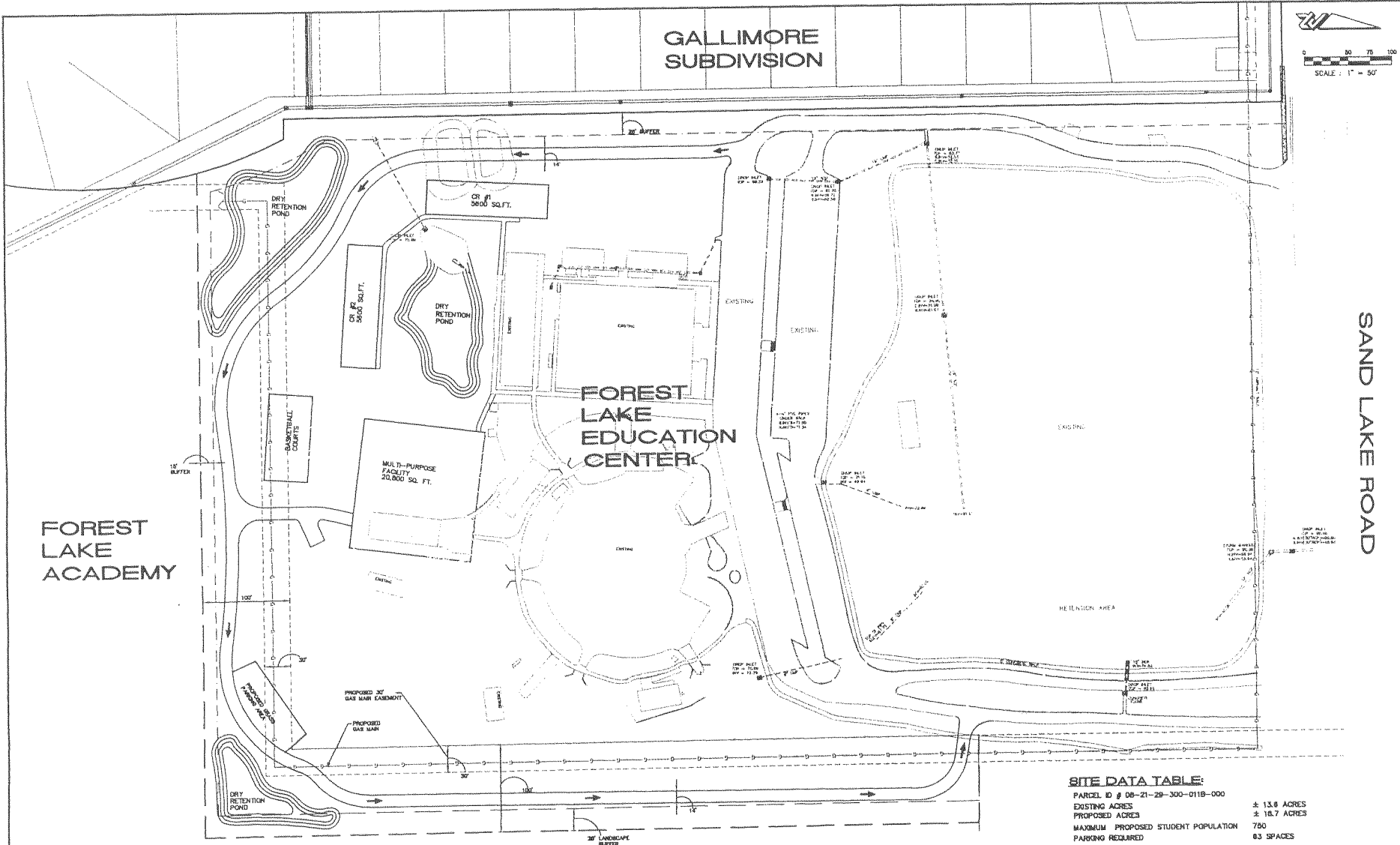
PLANNING ADVISOR DATE

SUFFICIENCY COMMENTS

GALLIMORE SUBDIVISION



ZEV COHEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 PLANNERS - TRANSPORTATION ENVIRONMENTAL
 PROJECT NO. 2010-003
 SHEET NO. 1 OF 1



SPECIAL EXCEPTION PLAN NOTES:

1. BOUNDARY LINES, GAS MAIN EASEMENT, AND PROPOSED GAS MAIN LOCATION ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. EXISTING ZONING: A-1.
3. PROPOSED ZONING: A-1.
4. THIS CONCEPTUAL PLAN WAS COMPLETED WITHOUT THE BENEFIT OF BOUNDARY OR WETLAND INFORMATION.
5. THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF SCALED LOTS, SETBACKS AND OTHER GEOMETRICALLY CONTROLLING DIMENSIONS. ACTUAL LOT LAYOUT MAY VARY WITH GENERATION OF THE FINAL ENGINEERING PLANS AND/OR PLAT.
6. THIS CONCEPTUAL PLAN IS NOT INTENDED TO IMPLY OWNERSHIP OF THE LAND SHOWN HEREON.
7. THIS CONCEPTUAL PLAN HAS BEEN PREPARED USING THE INFORMATION COMPILED FROM THE FOLLOWING SOURCES:
 A. TOPOGRAPHIC INFORMATION BASED ON SURVEY BY JM SHANNON DATED 7/15/05.
 B. THE STORMWATER MANAGEMENT SYSTEM ON THIS CONCEPTUAL PLAN IS PRELIMINARY BASED ON THE BEST AVAILABLE INFORMATION AND IS SUBJECT TO CHANGE.

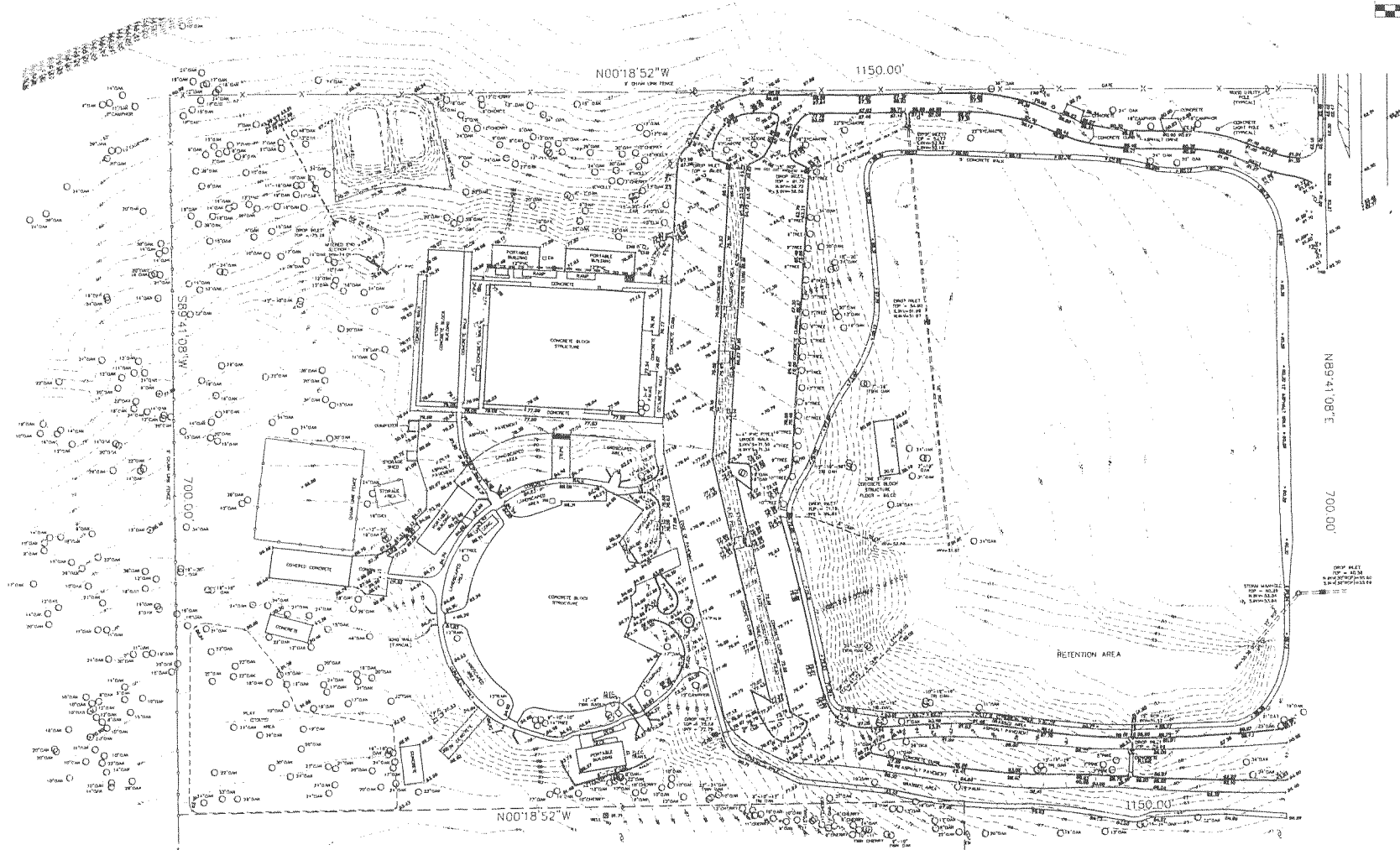
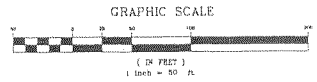
SITE DATA TABLE:

PARCEL ID # 08-21-28-300-0119-000	± 13.6 ACRES
EXISTING ACRES	± 16.7 ACRES
PROPOSED ACRES	
MAXIMUM PROPOSED STUDENT POPULATION	700
PARKING REQUIRED	83 SPACES
EXISTING PARKING	100 SPACES
PROPOSED PARKING	GRASS PARKING: 20 SPACES ALONG SOUTHEAST ROADWAY
PROPOSED MAXIMUM BUILDING HEIGHT	
CLASSROOM BUILDINGS	15'
MULTI PURPOSE BUILDING	30'
TOTAL PROPOSED TREES FOR REMOVAL	40
TYPE	SIZE

SAND LAKE ROAD

TOPOGRAPHIC SURVEY

SCALE 1" = 50'



- LEGEND
- ⊕ FIRE HYDRANT
 - ⊕ WOOD UTILITY POLE
 - ⊕ CONCRETE LIGHT POLE
 - ⊕ BACK ESBM VALVE
 - ⊕ WATER VALVE
 - ⊕ TRB = TELEPHONE RISER BOX
 - ⊕ EM = ELECTRIC METER
 - ⊕ ERB = ELECTRIC RISER BOX
 - ⊕ WM = WATER METER
 - ⊕ DROP INLET

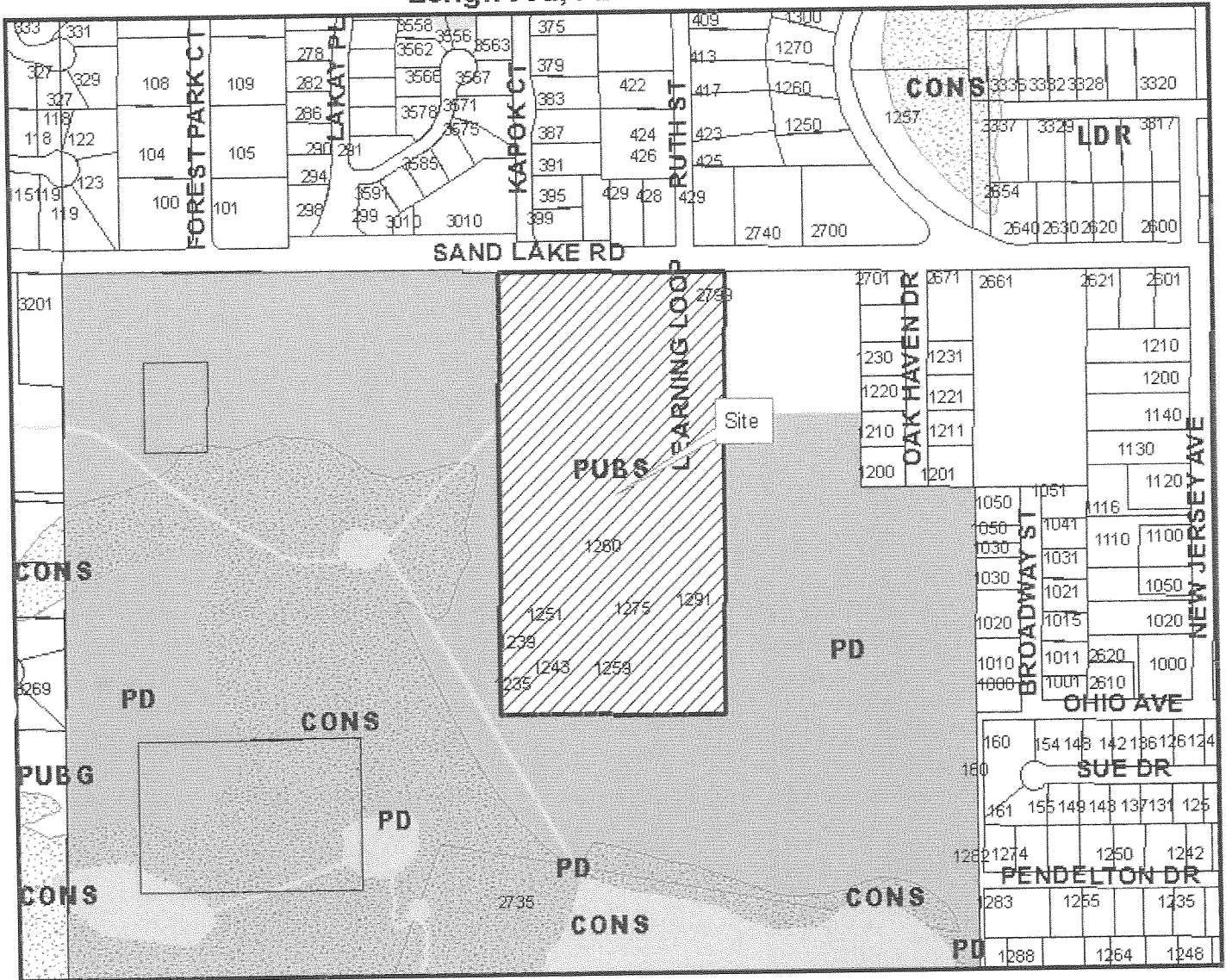
- NOTES
- Underground utilities were not located.
 - Bearings based on the South right-of-way line of Sand Line Road as being N89°41'08"E.
 - According to F.S.R.M. Community Plan number 12095C0210 E, dated April 17, 1995 the directed property lies in Zone X (area determined to be outside 500-year floodplain) and Zone A (no base flood elevations determined).
 - Elevations are based on Seminole County Vertical Datum (NGVD 1929).

SHANNON SURVEYING, INC.
 499 NORTH SA. 424 - SUITE 638
 ALHAMBRA SPRINGS, FLORIDA 32714
 (407) 774-9272 FAX 9 6896

DATE OF SURVEY JULY 16, 2008
 FILE NO. 111 2008 1" = 50'
 DRAWN BY JAMES R. SHANNON, P.L.L.C. (SFT)
 CHECKED BY [Signature] P.L.L.C. (SFT)
 THIS PLAN SUBJECT TO THE ORDINANCES AND THE GENERAL ORDINANCE NO. 12 OF A PLANNED LAGOON DEVELOPMENT AND IMPROVEMENT

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																				
GENERAL Parcel Id: 08-21-29-300-011B-0000 Owner: FLA CONFERENCE ASSN OF Own/Addr: SEVENTH-DAY ADVENTISTS Mailing Address: PO BOX 2626 City,State,ZipCode: WINTER PARK FL 32790 Property Address: 1275 LEARNING LOOP LONGWOOD 32779 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 36-CHURCH/RELIGIOUS Dor: 72-PRIVATE SCHOOL & COL		2006 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 4 Depreciated Bldg Value: \$2,928,982 Depreciated EXFT Value: \$40,051 Land Value (Market): \$881,500 Land Value Ag: \$0 Just/Market Value: \$3,850,533 Assessed Value (SOH): \$3,850,533 Exempt Value: \$3,850,533 Taxable Value: \$0 Tax Estimator																		
SALES <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>07/1990</td> <td>02205</td> <td>0511</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> Find Sales within this DOR Code		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	07/1990	02205	0511	\$100	Improved	No	2005 VALUE SUMMARY 2005 Tax Bill Amount: \$0 2005 Taxable Value: \$0 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS				
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified														
WARRANTY DEED	07/1990	02205	0511	\$100	Improved	No														
LAND <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>14.690</td> <td>60,000.00</td> <td>\$881,400</td> </tr> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>5.000</td> <td>20.00</td> <td>\$100</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	14.690	60,000.00	\$881,400	ACREAGE	0	0	5.000	20.00	\$100	LEGAL DESCRIPTION LEG SEC 08 TWP 21S RGE 29E W 660 FT OF E 1390 FT OF S 1/2 OF NW 1/4 (LESS RD)
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value															
ACREAGE	0	0	14.690	60,000.00	\$881,400															
ACREAGE	0	0	5.000	20.00	\$100															
BUILDING INFORMATION																				
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New												
1	MASONRY PILAS	1973	46	32,092	1	CONCRETE BLOCK-STUCCO - MASONRY	\$1,320,036	\$2,087,014												
	Subsection / Sqft		CANOPY / 592																	
	Subsection / Sqft		OPEN PORCH FINISHED / 1802																	
2	RESIDENTIAL	1991	24	18,600	1	CONCRETE BLOCK - MASONRY	\$1,115,468	\$1,177,275												
	Subsection / Sqft		OPEN PORCH FINISHED / 616																	
3	MASONRY PILAS	1994	15	6,300		CONCRETE BLOCK - MASONRY	\$455,200	\$535,529												
4	MASONRY PILAS	1995	0	2,800	1	NO WALLS	\$38,278	\$44,380												
EXTRA FEATURE																				
	Description	Year Blt	Units	EXFT Value	Est. Cost New															
	PATIO CONC COMM	1973	11,664	\$9,331	\$23,328															
	COMMERCIAL CONCRETE DR 4 IN	1973	35,160	\$28,128	\$70,320															
	WOOD UTILITY BLDG	1973	1,080	\$2,592	\$6,480															
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																				

Mark Karet
 1275 Learning Loop
 Longwood, FL 32779

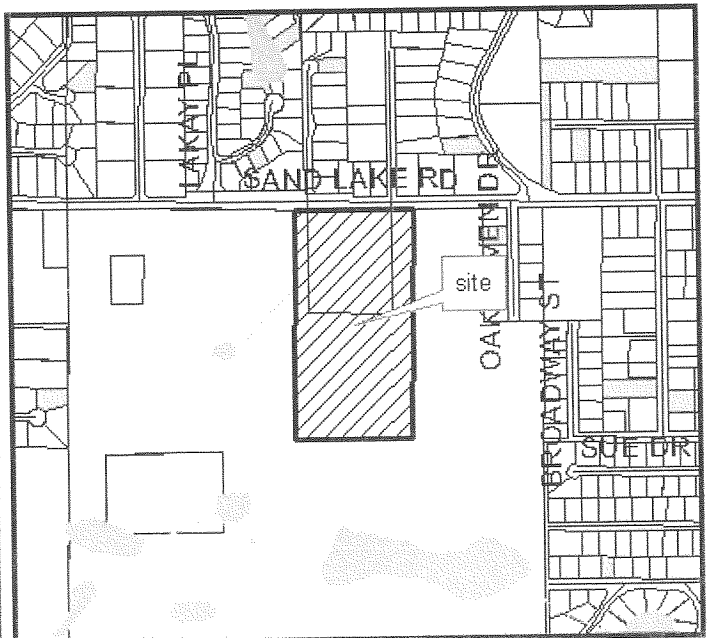


Seminole County Board of Adjustment
 November 28, 2005
 Case: BS2005-022
 Parcel No: 08-21-29-300-011B-0000

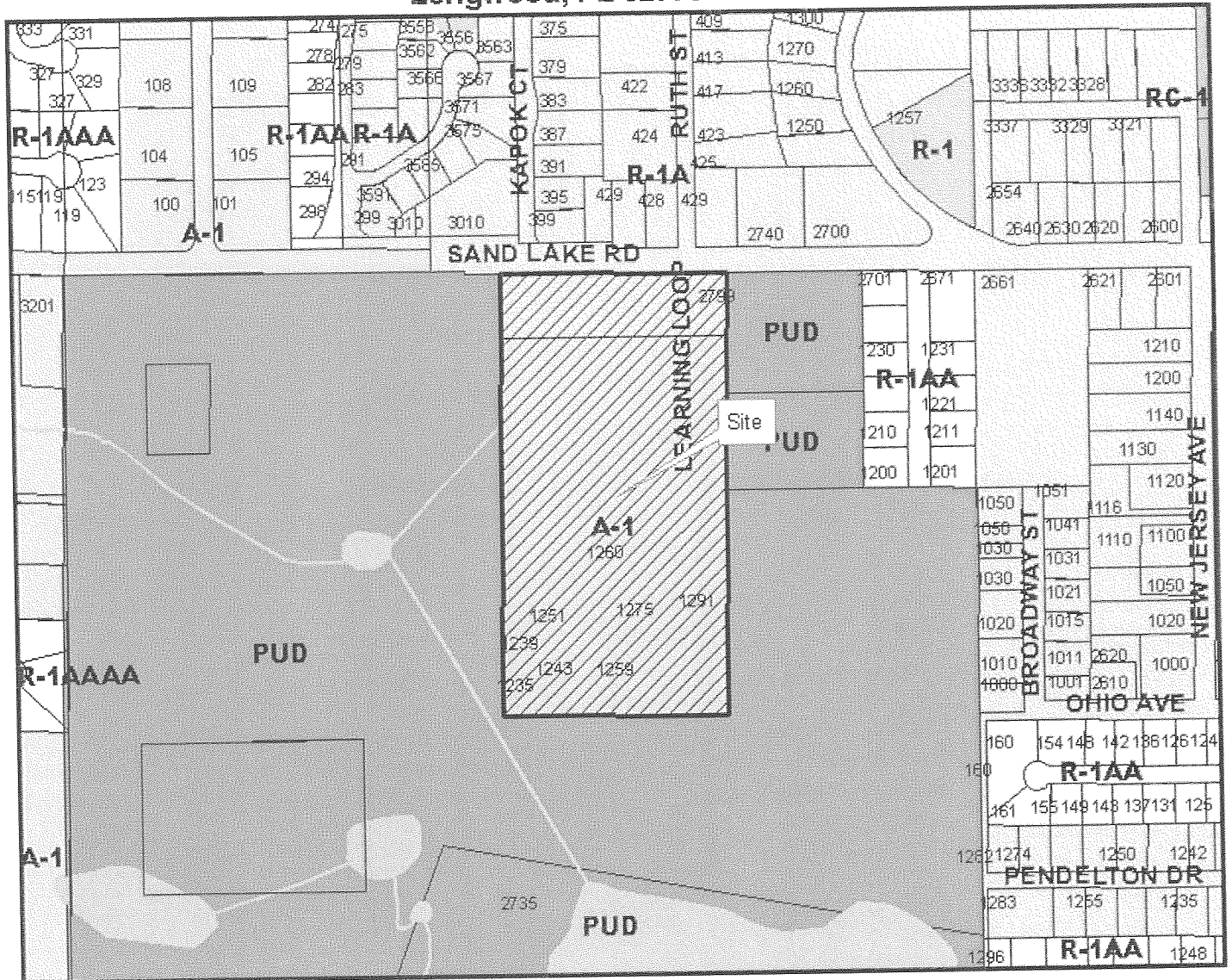
Future Land Use

	CONS, PUBG		All Other Values
	CONS, LDR		Vacant Residential
	CONS, PD		Single Family Residential
	PUBG, NONE		Mobile Home
	PUBS, NONE		BS2005-022
	LDR, NONE		
	PD, NONE		

0 100 200 400 600 800 Feet



Mark Karet
 1275 Learning Loop
 Longwood, FL 32779



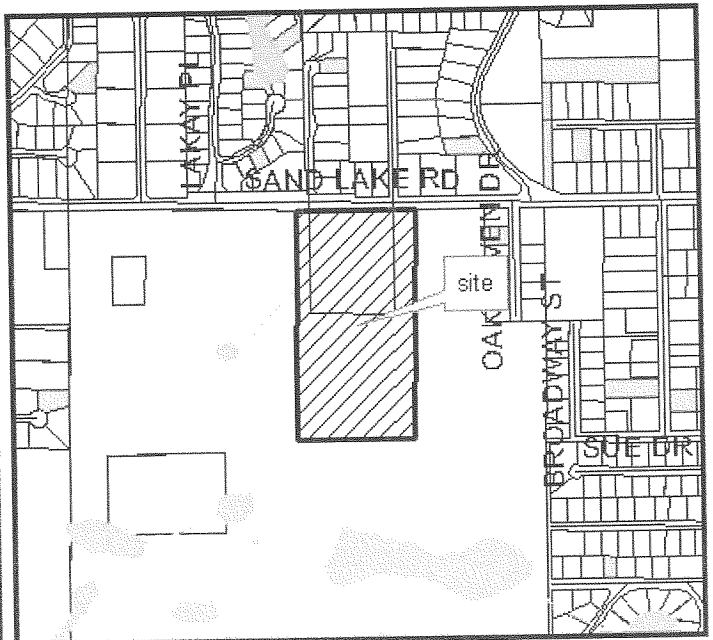
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Zoning

- | | |
|--------------------------|---------------------------|
| A-1 Agricultural-1Ac | All Other Values |
| RC-1 Country Homes-1Ac | Vacant Residential |
| R-1AAAA Single Fam-21780 | Single Family Residential |
| R-1AAA Single Fam-13500 | Mobile Home |
| R-1AA Single Fam-11700 | BS2005-022 |
| R-1A Single Fam-9000 | |
| R-1 Single Fam-8400 | |
| PUD Planned Unit Dev. | |



0 100 200 400 600 800 Feet





**ZEV COHEN
& ASSOCIATES, INC.**

Ormond Beach • St. Augustine • Amelia Island

55 Seton Trail
Ormond Beach, FL 32176
386-677-2482 • Fax: 386-677-2505
E-mail: ZevCohen.com

Proposed Special Exception

Expansion of Existing Private Elementary/Middle School

1275 Learning Loop, Longwood, FL 32779

PID # 08-21-29-300-011B-000

Applicant: Forest Lake Education Center/Mr. George Carrazana

Request:

The applicant is requesting a special exception to authorize the expansion of their existing campus facilities. The attached site plan shows the construction of a new 20,800 sq. ft. multi-purpose building, two new 5,600 sq. ft. classroom buildings, new basketball courts and supporting infrastructure. These additional facilities are intended to accommodate an increase in student enrollment from 595 students to 750.

Standards for Granting A Special Exception:

The Seminole County Board of Adjustment (BOA) is vested with the power to hear and grant special exceptions upon a finding that the standards set forth in LDC § 30.43(b)(2) have been met. Each of these standards and the applicant's responses are listed below:

The proposed special exception:

- 1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:

Response: The proposed special exception increases the enrollment of an *existing* elementary/middle school by 155 students and authorizes the addition of a multi-purpose building, two classroom buildings, basketball courts and supporting infrastructure. The facility is part of the larger Forest Lake PUD property. South of the subject site is the Forest Lake Academy (FLA) which is also part of the same PUD. The FLA is a boarding school for high school students. The proposed special exception will not disrupt existing patterns of land use in the area.

- 2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:

Response: The increased enrollment will generate more AM peak hour traffic than the current level of enrollment. The PM traffic volumes will be off-peak. It is not anticipated that the increased volumes in the AM peak hour traffic associated with the additional 155 students will have a significant impact on the existing traffic facilities.

3) Is consistent with the Seminole County Vision 2020 Comprehensive Plan:

Response: The Seminole County Vision 2020 Comprehensive Plan indicates that the elementary/middle school is consistent with the Low Density Residential Future Land Use designation on the site.

4) Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:

Response: The attached site plan demonstrates compliance with the minimum area and dimensional requirements established for the A-1 zoning district.

5) Will not adversely affect the public interest:

Response: Middle schools are permitted in the A-1 district as a special exception. This site has previously received approvals for the establishment of an elementary/middle school. The additional campus facilities will be situated on the south side of the campus towards the Forest Lake Academy. The primary hours of operation are from 8:00 AM to 3:00 PM Monday – Thursday and 8 AM to 2 PM on Friday.

MPK/car
05101011



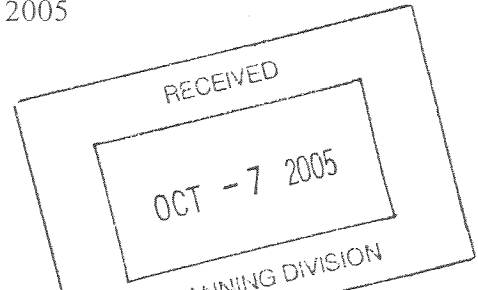
ZEV COHEN
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Ormond Beach • St. Augustine • Amelia Island

55 Seton Trail
Ormond Beach, FL 32176
386-677-2482 • Fax: 386-677-2505
E-mail: ZevCohen.com

October 7, 2005

Ms. Kathy Fall
Planning & Development Department
Seminole County
1101 East First Street
Sanford, FL 32771



Re: Special Exception Application
Forest Lake Education Center
1275 Learning Loop, Longwood, FL 32779
PID # 08-21-29-300-011B-000
ZC 05101

Dear Ms. Fall:

I am pleased to submit this application for a Special Exception to authorize the expansion of an elementary/middle school on behalf of our client, the Forest Lake Education Center (FLEC). Attached please find fifteen (15) copies of a completed application form, fifteen (15) copies of a special exception site plan and supporting documentation and a \$370.00 check made payable to Seminole County.

The FLEC is a private, non-profit kindergarten-through-eighth-grade Christian school. It is supported by the Florida Conference of the Seventh-day Adventist Church and six Central Florida Seventh-day Adventist churches. The proposed Special Exception is being sought by the FLEC to allow the expansion of their existing campus facilities. They plan to increase their enrollment from its current level of 595 students to an eventual total of 750 students.

Please review this application at your earliest convenience and provide any comments you may have to my attention.

Sincerely,
Zev Cohen & Associates, Inc.

Mark P. Karet, AICP
Director of Planning

MPK/car
05101010

Cc: Sam Hamilton
Kurt Wimpee
George Carrazana

RE: Forest Lake Education Center Expansion
ZC 05101

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please be advised that Zev Cohen & Assoc., Inc. is our Civil Engineer & Planner for the above-referenced project. In this regard, this letter authorizes Zev Cohen & Assoc., Inc. to act as our agent for and with all regulatory agencies, departments and their respective personnel, in an effort to receive all governmental approvals and permits necessary for the construction and development of expansion to the Forest Lake Education Center located in Seminole County, Florida.

By: *[Signature]*
George Carrizosa

Date: 10-3-05

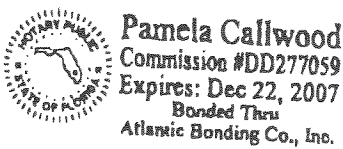
STATE OF Florida
COUNTY OF Seminole

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgements personally appeared George Carrizosa personally known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of October, 2005.

[Signature]
Notary Public

My commission expires: December 22, 2007



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On November 28, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 08 TWP 21S RGE 29E W 660 FT OF E 1390 FT OF S 1/2 OF NW 1/4 (LESS RD)

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

FINDINGS OF FACT

Property Owner: FOREST LAKE EDUCATION CENTER
1275 LEARNING LOOP
LONGWOOD, FL 32779

Project Name: LEARNING LOOP (1275)

Requested Development Approval:

SPECIAL EXCEPTION TO EXPAND AN EXISTING PRIVATE SCHOOL FOR CHILDREN IN THE A-1 (AGRICULTURE DISTRICT)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. Access shall be provided to the site from Sandlake Road.
2. Prior to the issuance of development permits, a site plan that meets the requirements of Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee.

(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: _____
Tony Walter,
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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

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

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: