

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 3221 Sand Lake Road – Hugh Harling, applicant; Request for an amendment to an existing special exception to expand a private school in A-1 (Agriculture District).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT:** 7433

Agenda Date 08/27/07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for an amendment to an existing special exception to expand a private school in A-1 (Agriculture District); or
2. **DENY** the request for an amendment to an existing special exception to expand a private school in A-1 (Agriculture District); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	Hugh Harling 3221 Sand Lake 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 school for children with learning disabilities in the A-1 district by adding 15 classrooms, gymnasium, and a soccer field. • On October 24, 2005, the Board of Adjustment (BOA) approved a special exception on this site to convert an existing single family home into a library/multi-purpose room. • On November 24, 2003, the Board of Adjustment (BOA) approved a special exception on this site to expand the school by converting the single-family residence into an office. The BOA approved converting the single-family residence into an office use with the following conditions: <ol style="list-style-type: none"> 1. The school and associated facilities shall be operated only for students with learning disabilities. 2. The school and its associated facilities shall not be opened on holidays or weekends. 	

	<ol style="list-style-type: none">3. The site plan for building modification shall be reviewed by the Development Review Committee (DRC) for compliance with applicable regulations.4. Outside activities shall be restricted to between the hours of 12:30 pm & 8:00 pm.5. A solid fence or hedge shall be continued along the western property line to incorporate the subject property into the overall school site.6. Access shall be provided to the site from the adjoining school property to the north; existing access to Sandy Lane shall be closed.7. The proposed classroom/office conversion shall meet code requirements.8. Prior to the issuance of development permits, an engineered site plan shall be required to ensure compliance with stormwater requirements (pre-development rate of discharge for the 25-year, 24-hour storm event).9. Prior to the issuance of development permits, a listed species survey shall be required to address the occurrence of threatened, endangered, or special concern species.10. 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).
<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 for children with learning disabilities, including grades 1 through 12. 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</u></p>

	<p><u>VOLUMES:</u></p> <p>There will be an increase in traffic volumes due to the request to increase the students from 300 to 550 students. Staff recommends no access along Sandy Lane and onsite stacking of cars during peak drop-off and pickup times.</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 PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>Based on the submitted site plan, the proposed uses meet the minimum setbacks, 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>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">○ The proposed use would constitute a conversion of an existing single-family home to library and multi purpose space to serve an existing school. Other than utility upgrades, stormwater management, requisite parking, and vehicular / pedestrian access to the established school, no additional site improvements are proposed.○ Based on the submitted site plan, the proposed use would conform to the minimum dimensional standards of the A-1 district.

	<ul style="list-style-type: none">o 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 previous conditions of approval:</p> <ol style="list-style-type: none">1. The school and associated facilities shall be operated only for students with learning disabilities.2. The school and its associated facilities shall not be opened on holidays or weekends.3. The site plan for building modification shall be reviewed by the Development Review Committee (DRC) for compliance with applicable regulations.4. Total enrollment shall not exceed 550 students.5. Outside activities shall be restricted to between the hours of 12:30 pm & 10:00 pm.6. A solid fence or hedge shall be continued along the western property line to incorporate the subject property into the overall school site.7. Access shall be provided to the site from the adjoining school property to the north; no access to Sandy Lane shall be allowed.8. Prior to the issuance of development permits, an engineered site plan shall be required to ensure compliance with stormwater requirements (pre-development rate of discharge for the 25-year, 24-hour storm event).9. Prior to the issuance of development permits, a listed species survey shall be required to address the occurrence of threatened, endangered, or special concern species.10. 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).

Fee: \$370.00

Application # 052007-12
Meeting Date 8-27-07



SPECIAL EXCEPTION APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Hugh W. Harling Harling Locklin & Assoc, Inc.
Address: 850 Courland St City: Orlando Zip code: 32804
Project Address: 3221 Sand Lake Rd City: Longwood Zip code: 32779
Phone number(s): 407-629-1061 407-629-2855 FAX
Email address: hharling@harlinglocklin.com

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower
- Other: _____

Is the property available for inspection without an appointment? Yes No

What is the current use of the property? School

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: [Signature]

FOR OFFICE USE ONLY

Date Submitted: 7/18/07 Reviewed By: KF
 Tax parcel number: 07-21-29-300-0050-0000 zoning/FLU A-1/LDR
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots / in dedication)
 Lot size _____ Meets minimum size and width
 Past approval # _____ Application and checklist complete
 Notes: _____

SPECIAL EXCEPTION SUBMITTAL CHECKLIST

A Special Exception is approved to a detailed conceptual site plan. Following approval of the Special Exception by the Board of Adjustment a final engineered site plan is required to be submitted to Development Review. View Site Plan Review information.

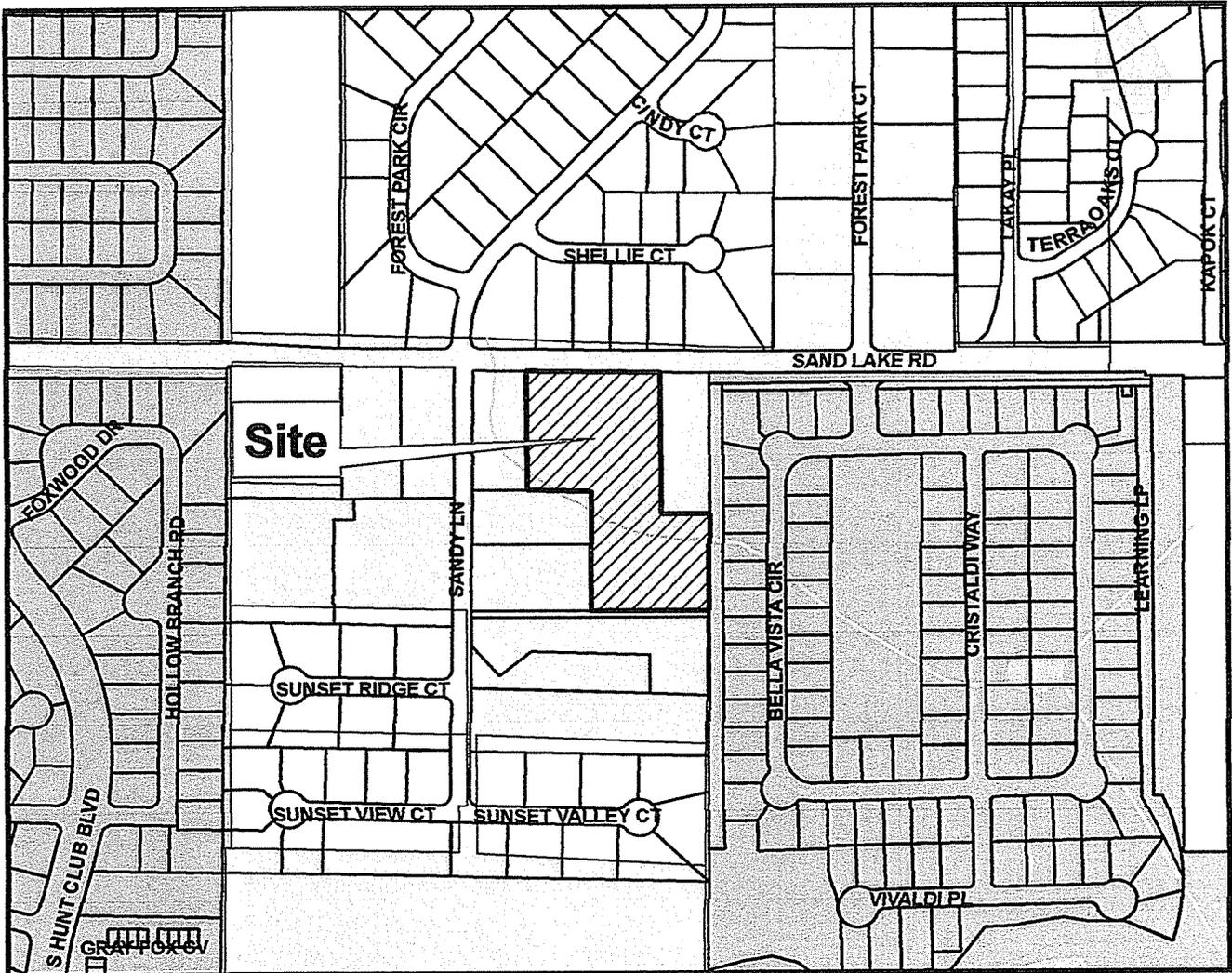
	1. Completed application.
	2. Provide a statement of the request including a summary of the business operation. Include information such as: square footage of facilities; hours of operation; seating capacity; number of clients, or students; number of staff and how many shifts; and address any other site concerns that may impact adjacent properties.
	3. Owner's authorization letter (if needed). <i>This form can be obtained online.</i>
	4. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:
	o Size and dimensions of the parcel
	o Location of wetland and/or flood plain line, if applicable
	o Location and names of all abutting streets
	o Location of driveways
	o Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	o Location, size and type of any septic systems, drainfield and wells
	o Location of all easements
	o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	o Building height
	o Setbacks from each building to the property lines
	o Proposed fences
	o Location and size of buffers: show existing and proposed landscaping, fences and walls
	o Location, number and size of existing and proposed parking spaces
	o Location of existing and proposed outdoor lighting
	o Location of existing and proposed signage
	o Location of fire lanes
	5. Provide an 8 ½ x 11 reduction of the site plan.

**SPECIAL EXCEPTION APPLICATION
STATEMENT OF REQUEST
PACE BRANTLEY HALL SCHOOL**

Pace Brantley Hall School is a special needs school for grades 1 through 12 and they would like to provide additional student stations and core area to their existing facilities. Proposed are fifteen (15) additional classrooms consisting of 10,756 sq. feet., 1 gymnasium consisting of 5, 436 sq. feet and a new soccer field consisting of 23,400 sq. feet. The student population will increase from 300 students to approximately 550 students. New teachers will be hired as necessary. Students and teachers will be on campus during regular school hours. The school will be open during and after school hours but no later than 10:00 p.m. The soccer field will be used by the student population and other schools. The field will be lighted with shields to prevent light encroachment across property lines.

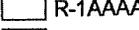
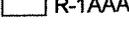
Transportation: Entrances and exits will operate as they presently do. There are no buses serving the population. The majority of students are brought and picked up their parents and occasionally a senior student may have a car for work after school.

Hugh Harling/Harling Locklin & Assoc, Inc.
 3221 Sand Lake Road
 Longwood, Florida 32779

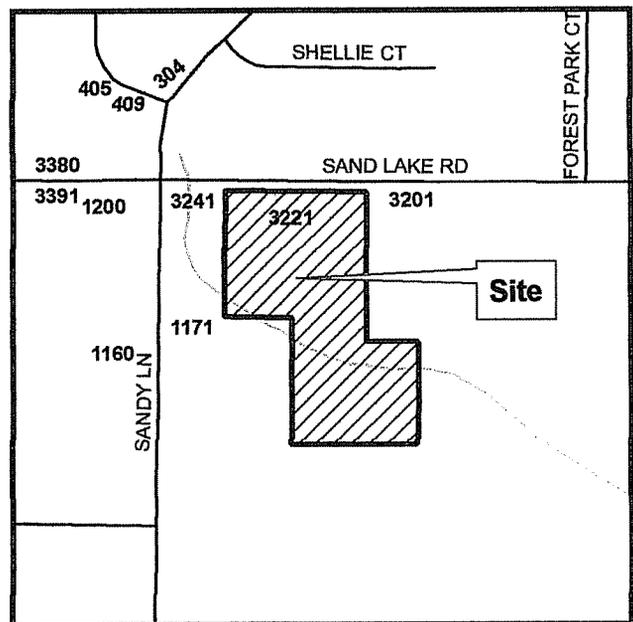


Seminole County Board of Adjustment
August 27, 2007
 Case: BS2007-12 (Map 3154, Grid B4)
 Parcel No: 07-21-29-300-0050-0000

Zoning

 BS2007-12	 R-1AA
 A-1	 R-1A
 R-1AAAA	 PUD
 R-1AAA	

N

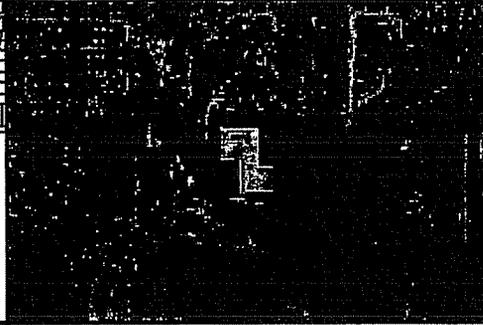
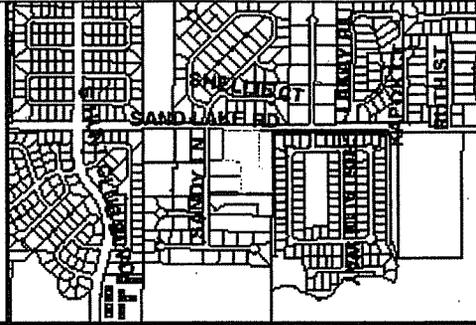
PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY, FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7508



GENERAL

Parcel Id: 07-21-29-300-0050-0000

Owner: P A C E PRIVATE SCHOOLS INC

Mailing Address: 3221 SAND LAKE RD

City,State,ZipCode: LONGWOOD FL 32779

Property Address: 3221 SAND LAKE RD LONGWOOD 32779

Facility Name:

Tax District: 01-COUNTY-TX DIST 1

Exemptions: 30-EDUCATION ()

Dor: 72-PRIVATE SCHOOL & COL

2007 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	4
Depreciated Bldg Value:	\$818,523
Depreciated EXFT Value:	\$7,868
Land Value (Market):	\$333,450
Land Value Ag:	\$0
Just/Market Value:	\$1,159,841
Assessed Value (SOH):	\$1,159,841
Exempt Value:	\$1,159,841
Taxable Value:	\$0
Tax Estimator	

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	07/1979	01233	1534	\$93,500	Improved	Yes

Find Sales within this DOR Code

2006 VALUE SUMMARY

2006 Tax Bill Amount:	\$0
2006 Taxable Value:	\$0
DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	5.130	65,000.00	\$333,450

LEGAL DESCRIPTION

LEG SEC 07 TWP 21S RGE 29E NE 1/4 OF SE 1/4 OF NE 1/4 (LESS W 315.40 FT OF S 1/2 & W 160 FT & E 138 FT OF N 1/2 & BEG SE COR RUN N 17.56 FT W TO E LI OF W 315.40 FT OF S 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4 S 13.12 FT S 88 DEG 47 MIN 10 SEC E TO BEG)

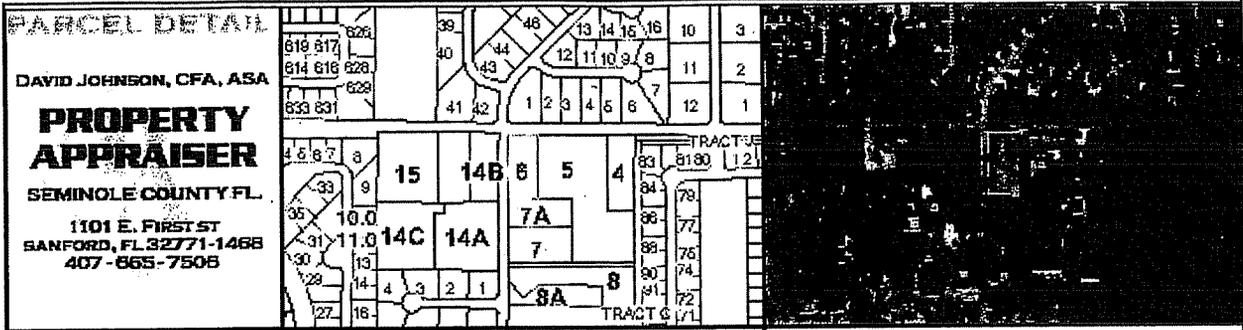
BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	RESIDENTIAL	1963	9	4,371	2	WOOD OVER CONCRETE BLOCK - MASONRY	\$375,609	\$422,033
	Subsection / Sqft		OPEN PORCH FINISHED / 42					
	Subsection / Sqft		UTILITY FINISHED / 162					
2	MASONRY PILAS	1963	8	3,072	1	CONCRETE BLOCK - MASONRY	\$147,384	\$303,885
	Subsection / Sqft		OPEN PORCH FINISHED / 768					
3	MASONRY PILAS	1985	6	2,088	1	CONCRETE BLOCK - MASONRY	\$157,528	\$211,447
	Subsection / Sqft		OPEN PORCH FINISHED / 360					
4	WOOD BEAM/COL	1985	10	1,974	1	WOOD SIDING WITH WOOD OR METAL STUDS	\$138,002	\$185,238
	Subsection / Sqft		OPEN PORCH FINISHED / 282					

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
OVERRIDE	1979	1	\$1,100	\$1,100
FIREPLACE	1979	1	\$240	\$600
ALUM PORCH INSULATED	1988	1,920	\$6,528	\$16,320



PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL.

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7505

GENERAL

Parcel Id: 07-21-29-300-0060-0000

Owner: P A C E PRIVATE SCHOOL INC

Mailing Address: 3221 SAND LAKE RD

City,State,ZipCode: LONGWOOD FL 32779

Property Address: 3241 SAND LAKE RD LONGWOOD 32779

Subdivision Name:

Tax District: 01-COUNTY-TX DIST 1

Exemptions: 36-CHURCH/RELIGIOUS ()

Dor: 01-SINGLE FAMILY

2007 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	1
Depreciated Bldg Value:	\$99,300
Depreciated EXFT Value:	\$600
Land Value (Market):	\$88,350
Land Value Ag:	\$0
Just/Market Value:	\$188,250
Assessed Value (SOH):	\$188,250
Exempt Value:	\$188,250
Taxable Value:	\$0

Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	04/1991	02308	1979	\$85,000	Improved	Yes
PROBATE RECORDS	05/1991	02297	1079	\$100	Improved	No

Find Comparable Sales within this Subdivision

2006 VALUE SUMMARY

2006 Tax Bill Amount: \$0

2006 Taxable Value: \$0

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	.930	95,000.00	\$88,350

LEGAL DESCRIPTION

LEG SEC 07 TWP 21S RGE 29E W 160 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4 (LESS N 30 FT RD & W 25 FT FOR RD)

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1956	6	1,784	2,836	1,784	CONC BLOCK	\$99,300	\$144,437
	Appendage / Sqft		UTILITY UNFINISHED / 200						
	Appendage / Sqft		SCREEN PORCH UNFINISHED / 300						
	Appendage / Sqft		OPEN PORCH UNFINISHED / 112						
	Appendage / Sqft		CARPORT UNFINISHED / 440						

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1956	1	\$600	\$1,500

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.

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: 07-21-29-300-0070-0000
Owner: P A C E PRIVATE SCHOOLS INC
Mailing Address: 3221 SAND LAKE RD
City,State,ZipCode: LONGWOOD FL 32779
Property Address: 1161 SANDY LN
Subdivision Name:
Tax District: 01-COUNTY-TX DIST 1
Exemptions: 30-EDUCATION ()
Dor: 01-SINGLE FAMILY

2007 WORKING VALUE SUMMARY

Value Method: Market
Number of Buildings: 1
Depreciated Bldg Value: \$161,747
Depreciated EXFT Value: \$0
Land Value (Market): \$104,500
Land Value Ag: \$0
Just/Market Value: \$266,247
Assessed Value (SOH): \$266,247
Exempt Value: \$266,247
Taxable Value: \$0
Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/1990	02151	1691	\$125,000	Improved	Yes
WARRANTY DEED	09/1985	01671	1423	\$60,500	Vacant	No
WARRANTY DEED	07/1983	01475	1667	\$80,000	Vacant	No

Find Comparable Sales within this Subdivision

2006 VALUE SUMMARY

2006 Tax Bill Amount: \$0
2006 Taxable Value: \$0
DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	1.100	95,000.00	\$104,500

LEGAL DESCRIPTION

LEG SEC 07 TWP 21S RGE 29E E 290.40 FT OF W 315.40 FT OF S 1/2 OF NE 1/4 OF SE 1/4 OF NE
1/4 (LESS N 150 FT & BEG SW COR RUN S 88 DEG 47 MIN 10 SEC E 290.41 FT N 15.15 FT W 290.4 FT
S 13.12 FT TO BEG)

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1987	6	1,610	2,851	1,797	BRICK/WOOD FRAMING	\$161,747	\$174,862
	Appendage / Sqft		ENCLOSED PORCH FINISHED / 187						
	Appendage / Sqft		GARAGE FINISHED / 676						
	Appendage / Sqft		SCREEN PORCH FINISHED / 378						

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

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.

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: 07-21-29-300-007A-0000

Owner: PACE-BRANTLEY HALL SCHOOL INC

Mailing Address: 3221 SAND LAKE RD

City,State,ZipCode: LONGWOOD FL 32779

Property Address: 1171 SANDY LN LONGWOOD 32779

Facility Name:

Tax District: 01-COUNTY-TX DIST 1

Exemptions:

Dor: 72-PRIVATE SCHOOL & COL

2007 WORKING VALUE SUMMARY

Value Method: Market

Number of Buildings: 1

Depreciated Bldg Value: \$237,861

Depreciated EXFT Value: \$1,364

Land Value (Market): \$95,000

Land Value Ag: \$0

Just/Market Value: \$334,225

Assessed Value (SOH): \$334,225

Exempt Value: \$0

Taxable Value: \$334,225

Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	12/2003	05163	1291	\$241,000	Improved	Yes
QUIT CLAIM DEED	02/2003	04728	1037	\$7,000	Improved	No
WARRANTY DEED	03/1985	01625	0429	\$30,000	Vacant	Yes

Find Sales within this DOR Code

2006 VALUE SUMMARY

2006 Tax Bill Amount: \$4,691

2006 Taxable Value: \$291,062

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	1.000	95,000.00	\$95,000

LEGAL DESCRIPTION

LEG SEC 07 TWP 21S RGE 29E N 150 FT OF W 315.40 FT OF S 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4 (LESS W 25 FT FOR RD)

BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	RESIDENTIAL	1985	12	3,348	1	STUCCO WITH WOOD OR METAL STUDS	\$237,861	\$259,957
	Subsection / Sqft		OPEN PORCH FINISHED / 64					
	Subsection / Sqft		OPEN PORCH FINISHED / 88					

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
CONCRETE DRIVEWAY 4 INCH	1985	1,212	\$1,364	\$3,030

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.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 27, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

(Legal Description)

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

FINDINGS OF FACT

Property Owner: PACE Private Schools, INC
3221 Sand Lake Road
Longwood, FL 32779

Project Name: Sand Lake Road (3221)

Requested Development Approval:

Request an amendment to an existing special exception to expand a private school by adding 15 classrooms, gymnasium, and a soccer field in 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: Kathy Fall, Principal Planner
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. The school and associated facilities shall be operated only for students with learning disabilities.
 2. The school and its associated facilities shall not be opened on holidays or weekends.
 3. The site plan for building modification shall be reviewed by the Development Review Committee (DRC) for compliance with applicable regulations.
 4. Total enrollment shall not exceed 550 students.
 5. Outside activities shall be restricted to between the hours of 12:30 pm & 10:00 pm.
 6. A solid fence or hedge shall be continued along the western property line to incorporate the subject property into the overall school site.
 7. Access shall be provided to the site from the adjoining school property to the north; no access to Sandy Lane shall be allowed.
 8. Prior to the issuance of development permits, an engineered site plan shall be required to ensure compliance with stormwater requirements (pre-development rate of discharge for the 25-year, 24-hour storm event).
 9. Prior to the issuance of development permits, a listed species survey shall be required to address the occurrence of threatened, endangered, or special concern species.
 10. 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)..
- (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: _____
Dori L. DeBord
Planning & Development Director

**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 _____, 2007.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: