

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 5700 S. Sylvan Lake Drive – Primrose School – Sanford; Steve Merrick, Interplan, LLC, applicant; Request for a Special Exception to establish a child care center in A-1 (Agriculture) district.

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Kathy Fall CONTACT: Denny Gibbs EXT: 7387

Agenda Date 4/27/09 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **Approve** the request for special exception to establish a child care center in A-1 (Agriculture) district; or
2. **Deny** the request for special exception to establish a child care center in A-1 (Agriculture) district; or
3. **Continue** The request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning:	Steve Merrick, Interplan, Primrose School - Sanford 5700 S. Sylvan Lake Drive A-1 (Agriculture)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a 10,723 square foot child care center on 2.31 acres in the A-1 (Agriculture) district. • The property is located at the intersection of Orange Blvd. and South Sylvan Lake Drive. Orange Blvd. is classified as a Collector roadway. • The property is located within the Wekiva River Protection Area (WRPA). • The hours of operation are from 6:30 am to 6:30 pm. • There will be 184 students and 20 employees. 	

Reviewed by:	
Co Atty:	<i>HC</i>
Pln Mgr:	

**STANDARDS FOR
GRANTING A
SPECIAL EXCEPTION;
LDC SECTION
30.43(b)(2)**

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:

IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

The subject property is located within the Wekiva River Protection Area and East Lake Sylvan Transitional Area and is required by Section 369.305(1)(b)3, Florida Statutes, to demonstrate that the new use is low-density residential in nature and has less impacts on natural resources than low-density residential development.

Seminole County Comprehensive Plan Policy FLU 1.9 Wekiva and Econlockhatchee River Protection also requires the County to implement Protection Zone policies and regulations regarding maintaining rural density and character in the aggregate within the Wekiva River Protection Area (WRPA). The term "rural density and character" would equate to a general pattern of one (1) dwelling unit per net buildable acre, or less (Policy FLU 12.3).

Based upon the attached Primrose School Development Impact Report dated April 6, 2009, staff finds they have demonstrated consistency with Section 369.305(1)(b)3, Florida Statutes and Policy FLU 12.3 for the Wekiva River Protection Area (WRPA).

A child care center is consistent with the trend of development in this area. Across Orange Blvd from the subject property is Wilson Elementary and the Gathering Place Church and just south is the water treatment plant. Further, child care centers serve the needs of adjacent residential developments.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

The subject property is located at the corner of S. Sylvan Lake Drive and Orange Blvd, which is a collector roadway. The traffic study provided shows that most affected road segments will operate within their adopted level of service and intersection improvements, once completed, will bring the intersection at Orange Blvd and CR46A up to a

satisfactory level of service.

Prior to obtaining permits, the site must pass concurrency.

**IS CONSISTENT WITH THE SEMINOLE COUNTY
COMPREHENSIVE PLAN:**

The Seminole County Comprehensive Plan designates the property Suburban Estates (SE) future land use. The property is also located within the Wekiva River Protection Area and East Lake Sylvan Transitional Area and the subject use has demonstrated consistency with the requirements of Section 369.305(1)(b)3, Florida Statutes, states, regarding development within the Wekiva River Protection Area: "Prohibition of development that is not low-density residential in nature, unless that development has less impacts on natural resources than low-density residential development."

Further, in 1999, Seminole County and the Florida Department of Community Affairs entered into a Stipulated Compliance Agreement to ensure that land uses within the WRPA comply with the provisions of the Act. Seminole County adopted Objectives and Policies within its Comprehensive Plan to respond to the requirements of Compliance Agreement. All development proposals within the WRPA must be consistent with those unique provisions of the Seminole County Comprehensive Plan.

By meeting LEED standards for site development and construction as noted in the attached Development Impact Report, the Primrose School has demonstrated consistency with Wekiva River Protection Area (WRPA) Objectives and Policies.

**MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN
THE CODE SECTION AUTHORIZING THE USE IN A
PARTICULAR ZONING DISTRICT OR CLASSIFICATION:**

Based on the submitted site plan, the proposed use and proposed building meets the minimum area and dimensional requirements of the A-1 district.

To minimize impacts, where the subject property is adjacent to R-1AAA, at the northwest corner of the property, a landscape buffer is required per the Active passive buffer requirements SCLDC 30.1232. The retention pond at the west side of the subject property provides additional distance from adjacent

	<p>homes.</p> <p>Staff additionally recommends as a condition of approval a 6-foot fence be required at the north and west property line to lessen impacts to adjacent residential properties. Staff also recommends canopy and understory trees be planted along eastern portion of the north property line - active buffer requirements provide landscaping along the western portion of the north property line. This landscaping shall consist of a canopy tree every 40 feet with 3 understory trees between starting at the east end of lot 3 of Barrington Club and going eastward to Orange Blvd.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>Within the A-1 district child care centers are allowed as a conditional use.</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>Agriculture zoning permits uses that have an agriculture purpose and non-agriculture uses with conditions to protect the character of the area. Within the urban area Agricultural zoning is considered a transitional zoning.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>Consistency with the Wekiva River Protection Area has been demonstrated in the attached Development Impact Report. Section 369.305(1)(b)3 of the Wekiva River Protection Act prohibits development "that is not low-density residential in nature, unless that development has less impacts on natural resources than low-density residential development." In the case of Seminole County, the term "low-density residential" equates to a general pattern of one (1) dwelling unit per net buildable acre in the aggregate within the WRPA.</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 property is located in the Northwest Service Area in which</p>

	<p>water and sewer will be provided by Seminole County utilities. Capacity availability for the proposed improvements will be determined at concurrency. Other county services, including emergency services and garbage disposal, are also available to the site.</p>
STAFF FINDINGS	<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 property is located on Orange Blvd, a collector roadway.• Day care centers serve adjacent residential areas.• Other similar uses have been established along Orange Blvd.• Impacts will be minimized by establishing landscape and fence buffers and limiting the numbers of students and hours of operation.• Based on the submitted site plan, the proposed use would conform to the minimum dimensional standards of the A-1 district.
STAFF RECOMMENDATION	<p>Staff recommends approval of the subject request. If the Board should decide to grant a special exception, staff recommends the following conditions of approval:</p> <ol style="list-style-type: none">1. The general layout of the proposed uses as depicted on the attached master plan shall not change.2. No building shall increase more than 10% without Board of Adjustment approval.3. The hours of operation shall be Monday through Friday, 6:30 am to 6:30 pm.4. Maximum number of students shall be limited to 184.5. A 6-foot stockade fence is required along the north and west property lines except at the point where the active buffer components are required adjacent to Lot 3 and Lot 4.6. Landscaping consisting of one canopy tree every 40 feet with three (3) understory trees between shall be installed starting at the east end of lot 3 of Barrington Club and going eastward to Orange Blvd.7. In order to meet the consistency requirements Seminole County Comprehensive Plan Policy FLU 12.3 for the Wekiva River Protection Area (WRPA) the following are required:<ol style="list-style-type: none">a) The project shall be certified by the U.S. Green Building Council (USGBC). The project must meet the minimum requirements for the Certified level of LEED for New Construction or LEED for Schools. The

	<p>following credits shall be met regardless of certification level:</p> <ol style="list-style-type: none">1. SS Credit 4.4: Alternative Transportation: parking Capacity (NC)2. SS Credit 5.1: Site Development: Protect or Restore Habitat3. SS Credit 5.2: Site Development: Maximize Open Space4. SS Credit 6.1: Stormwater Design: Quantity Control5. SS Credit 6.2: Stormwater Design: Quality Control6. SS Credit 7.1: Heat Island Effect: Non-Roof7. SS Credit 8: Light Pollution Reduction8. WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%9. WE Credit 2: innovative Wastewater Technologies <p>The credits listed above are based upon LEED New Construction v2.2. In the event that a newer version of LEED NC is established the credits most resembling the above mentioned credits shall be adhered to. The Seminole County Planning Manager shall make the determination if the new credit language is consistent with LEED NC v2.2.</p> <ol style="list-style-type: none">8. Prior to the issuance of development permits, a site plan that meets the requirements of other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee.
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Fee: \$370.00

Application # BS 2008-18
Meeting Date 12-1-08



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: Primrose School - Sanford
Address: 3660 Cedarcrest Road City: Acworth, GA Zip code: 30101
Project Address: 5700 S. Sylvan Lake Dr. City: Sanford Zip code: 32771
Phone number(s): (407) 645-5008 Steve Merrick
Email address: smerrick@interplanorlando.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? Residential

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] 12/24/08

FOR OFFICE USE ONLY

Date Submitted: 10-24-08 Reviewed By: P. JOHNSON
 Tax parcel number: 25-19-29-300-0410-0000 Zoning/FLU A-1/SE
 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

<p>A Special Exception is approved to a <u>detailed conceptual</u> 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. <u>View Site Plan Review information.</u></p>	
	<p>1. Completed application.</p>
	<p>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.</p>
	<p>3. Owner's authorization letter (if needed). <i>This form can be obtained online.</i></p>
	<p>4. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:</p>
	<ul style="list-style-type: none"> ○ Size and dimensions of the parcel
	<ul style="list-style-type: none"> ○ Location of wetland and/or flood plain line, if applicable
	<ul style="list-style-type: none"> ○ Location and names of all abutting streets
	<ul style="list-style-type: none"> ○ Location of driveways
	<ul style="list-style-type: none"> ○ Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	<ul style="list-style-type: none"> ○ Location, size and type of any septic systems, drainfield and wells
	<ul style="list-style-type: none"> ○ Location of all easements
	<ul style="list-style-type: none"> ○ Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<ul style="list-style-type: none"> ○ Building height
	<ul style="list-style-type: none"> ○ Setbacks from each building to the property lines
	<ul style="list-style-type: none"> ○ Proposed fences
	<ul style="list-style-type: none"> ○ Location and size of buffers: show existing and proposed landscaping, fences and walls
	<ul style="list-style-type: none"> ○ Location, number and size of existing and proposed parking spaces
	<ul style="list-style-type: none"> ○ Location of existing and proposed outdoor lighting
	<ul style="list-style-type: none"> ○ Location of existing and proposed signage
	<ul style="list-style-type: none"> ○ Location of fire lanes
	<p>5. Provide an 8 ½ x 11 reduction of the site plan.</p>

INTERPLAN_{LLC}

933 LEE ROAD, FIRST FLOOR
ORLANDO, FL 32810
PH 407.645.5008
FX 407.629.9124

October 23, 2008

**Seminole County
Planning Department**
1101 East 1st Street
Sanford, Florida 32771

Reference: Primrose School-Sanford
DRC Application # 08-8000054
Interplan Project #002008.0110
Special Exception Request

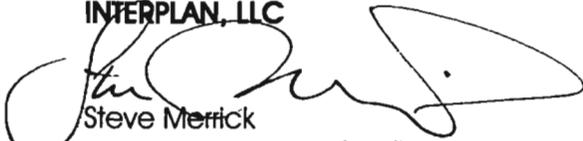
To Whom It May Concern:

Please accept this letter of request from Primrose School to allow for a child care center at 5700 South Sylvan Lake Dr, Sanford, FL. Primrose is proposing to build a 10,723 square foot child care center on 2.31 acres of land. The day care will operate between the hours of 6:30 am and 6:30 pm, Monday through Friday. Providing service to 184 students and utilizing 20 employees during one overall shift daily with the number of staff increasing during the peak hours of 10:00 am and 3:00 pm. The property is zoned A-1 Agricultural, which does allow for a day care center with a special exception.

Through careful review of our proposed plan we do not anticipate any site concerns that may impact adjacent properties. While a portion of our property abuts lots that are zoned R-1AAA Residential, the proposed dry retention pond and the existing wood fence will act as an adequate buffer and setback between these residentially zoned lots and the proposed Primrose School. Lot 40 and 41A do not require any setbacks or buffers. However, Lot 40 will also be separated by the existing wood fence and the proposed dry retention pond.

Please call me if you have any questions or require additional information. If I am not available, Stuart Anderson is the Civil Project Manager and will be able to answer your questions.

Sincerely,
INTERPLAN, LLC



Steve Merrick
Permit Coordinator/Site Development

INTERPLAN LLC

Primrose – Sanford

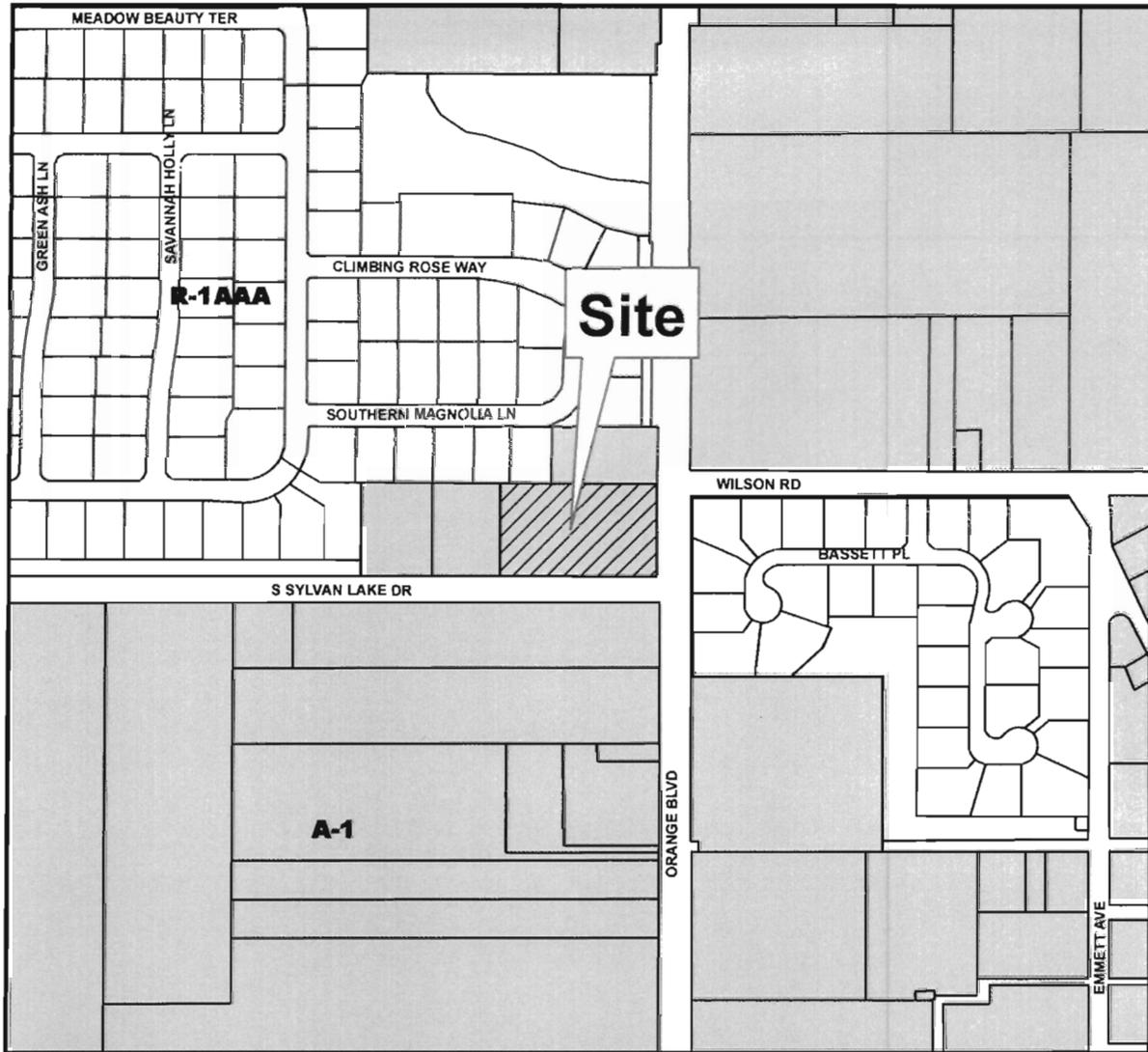
Special Exception

Page 2

Attachments

cc: Stuart Anderson, P.E. Interplan LLC
Chris Caywood, Interplan LLC
Frank Ricci, Interplan LLC
Sergio DiMaggio, Interplan LLC
Katie Kleibl, Interplan LLC
File

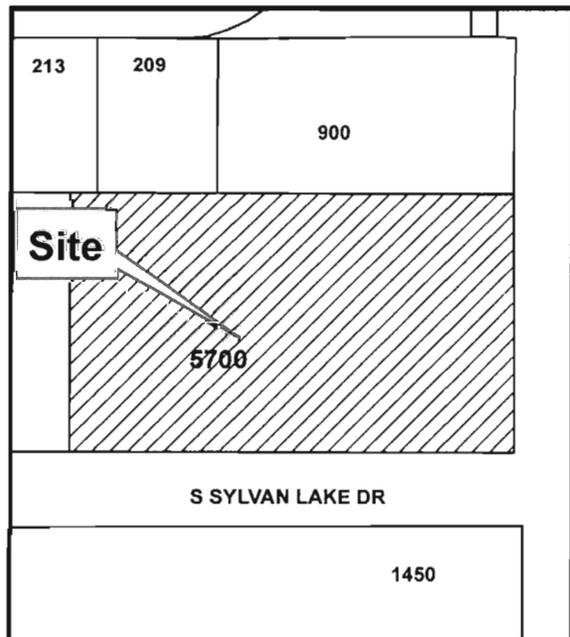
Primrose School - Sanford
 5700 S Sylvan Lake Drive
 Sanford, Florida 32771



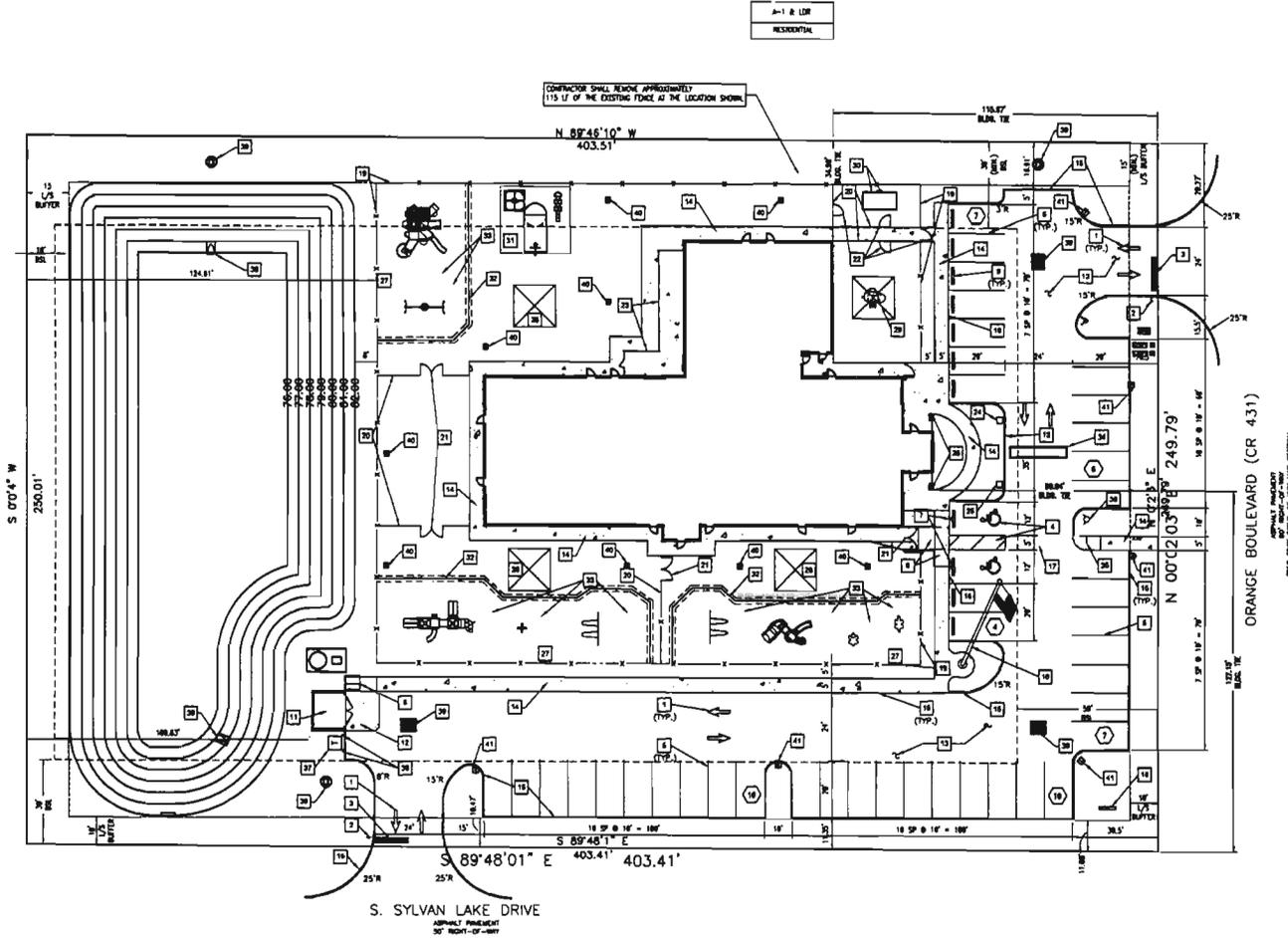
Seminole County Board of Adjustment
 April 27, 2009
 Case: BS2008-18 (Map 3051 Grid B2)
 Parcel No: 25-19-29-300-0410-0000

Zoning

-  BS2008-18
-  A-1
-  R-1AAA



A-1
RESIDENTIAL



SITE DIMENSION PLAN

1"=20'

A-1
LANDSCAPE HURDLY

B-1
RESIDENTIAL



SITE DESIGN NOTES

- 1 DIRECTIONAL ARROW (TYP)
 - 2 3" STOP SIGN (S-1)
 - 3 24" WIDE WHITE STOP BAR (TYP)
 - 4 HANDICAP PAVEMENT SYMBOLS (TYP)
 - 5 PAVEMENT STRIPING (4" WHITE) (TYP)
 - 6 THREE BAY HANDICAP RAMP (TYP)
 - 7 HANDICAP SIGN (TYP)
 - 8 CORNER SIDEWALK RAMP (TYP)
 - 9 WHEEL STOP (11 PLACES) (TYP)
 - 10 FLAG POLE AND BASE - ISSUES SERIES PACKAGE BY APPROVED VENDOR. THE FLAG SOURCE SHOWN (REMOVED) - FLAG POLE HEIGHT SHALL BE 25 FEET (MAX) UNLESS THE LOCAL JURISDICTION CODES DIFFER - CONSTRUCT FLAG POLE FOR BARRIERS - CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - 11 SANITARY ENCLOSURE REQUIRES A SEPARATE PERMIT (TYP)
 - 12 CONCRETE APRON / PAVEMENT (TYP)
 - 13 ASPHALT PAVING (TYP)
 - 14 CONCRETE SIDEWALK (TYP)
 - 15 6" CURB (TYP)
 - 16 MONOLITHIC CURB AND SIDEWALK (TYP)
 - 17 PEDESTRIAN WALKWAY
 - 18 FENCE STANDING MONUMENT STABLINE GENERAL CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR THE APPLICATION/PERMITTING, THROUGH THE APPROPRIATE MUNICIPALITY, AND THE CONSTRUCTION OF THE PERMITS. SCHOOL MONUMENT SIGN GENERAL CONTRACTOR AND OWNER SHALL VERIFY AND ESTABLISH EXACT LOCATION, REQUIRED SETBACKS, ALLOWABLE SIGN DIMENSIONS, AND ALLOWABLE SIGN COPY AREA. REFER TO ARCH SHEETS FOR MORE INFORMATION.
 - 19 6" ORNAMENTAL PLAYGROUND PERIMETER FENCE (TYP)
 - 20 BLACK VINYL-CLOD CHAIN LINK FENCE, 4' HIGH (OUTDOOR PLAYGROUND FENCE)
 - 21 DOUBLE SPRING GATE, 4" BLACK CLAD CHAIN LINK (OUTDOOR) OR 6" ORNAMENTAL PERIMETER F FENCE (WITH PANE EXT DEVICE, 3 PLACES)
 - 22 SINGLE SPRING GATE, 4" BLACK CLAD CHAIN LINK (OUTDOOR) OR 6" ORNAMENTAL PERIMETER F WIDE (WITH PANE EXT DEVICE, 6 PLACES)
 - 23 VINYL FENCE, 5' HIGH - CONCEALS A/C UNITS (TYP)
 - 24 PARENT INFORMATION BOX (TYP)
 - 25 USPS MAILBOX (TYP)
 - 26 "SMOKE FREE" SIGN (TYP)
 - 27 FALL ABSORBING GROUND COVER (TYP)
 - 28 15" X 15" 3" SUPPORTS (SPANNED) CHAIRS SHOE STRUCTURES (3 PLACES)
 - 29 14" X 14" 3" SUPPORTS (SPANNED) CHAIRS SHOE STRUCTURES AND ONE TREE (1 PLACE)
 - 30 "PRIMROSE PATCH" AND SIGN (TYP)
 - 31 23' X 25' BASKETBALL COURT (TYP)
 - 32 FALL ZONE BORDER (TYP)
 - 33 PLAYGROUND EQUIPMENT (TYP)
 - 34 SPEED REDUCER (TYP)
 - 35 HANDICAP CORNER RAMP (TYP)
 - 36 BOLLARD (TYP)
 - 37 TRANSFORMER (TYP)
 - 38 PROPOSED FIRE HYDRANT (SEE SHEET C3)
 - 39 PROPOSED DRAINAGE STRUCTURE (SEE SHEET C3)
 - 40 YARD DRAIN INLET (8 TOTAL)
 - 41 PROPOSED LIGHT POLE
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- WORK DONE WITHIN SHARPS ROAD AND ROYER ROAD R.O.M. SUBJECT TO CITY OF VENDOR GARDEN REVIEW AND APPROVAL.

SEE SHEET C1 FOR AREA AROUND
S. SYLVAN LAKE DRIVE

INTERPLAN 3

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 03-020
CA 9460

933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH: 407.468.0208
FX: 407.468.9124

SEAL:

STUART ANDERSON, P.E.
FL. REG. #00848

CONSULTANT:

MEMORANDUM

NO. DATE



PRIMROSE SCHOOLS

5700 SYLVAN LAKE DRIVE
SANFORD, FL 32771
BRUNN PERRY/CORRYE

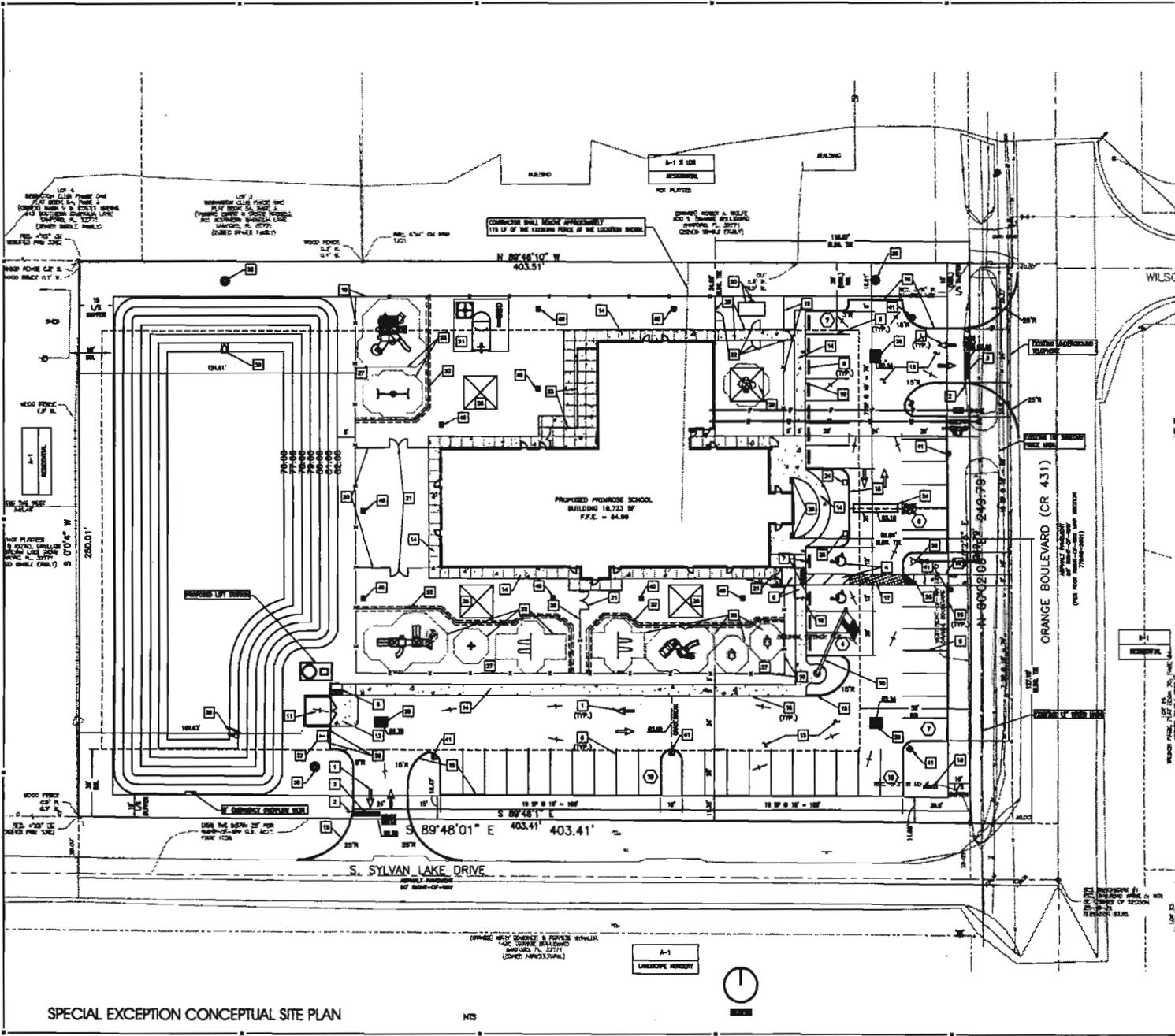
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PROJECT NO: 2008.0110
DATE:

C1

CHECKED:

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SITE DATA	
NET AREA	2.31 AC
IMPERVIOUS	27,302 SF
PERMEABLE	27.31 AC
OPEN SPACE (TOTAL)	16,723 SF
	48.2

A-1 ADJUSTABLE	
MIN. ALLOWED	21 FT (1 SPACE)
RECOMMENDED	25 FT

DIMENSIONAL STANDARDS	
FRONT (MIN)	30 FT
SIDE (MIN)	30 FT
REAR (MIN)	30 FT
REAR (MAX)	10 FT

LANDSCAPE STANDARDS	
FRONT (MIN)	18 FT
SIDE (MIN)	15 FT
REAR (MIN)	18 FT
REAR (MAX)	18 FT

SPACING FORMULA: 1 SPACE = 32 EMPLOYEES = 22 SPACES

SITE DESIGN NOTES

- DIRECTIONAL ARROW
- 3" STOP SIGN (S1-1)
- 24" WIDE WHITE STOP BAR (TYP)
- MANHOLE PAVEMENT SYMBOLS
- PAVEMENT STRIPING (4" WHITE) (TYP)
- THREE WAY MANHOLE PUMP
- MANHOLE SIGN
- CORNER SIDEWALK RAMP
- WHEEL STOP (11 PLACES)
- PLUG POLE AND SIGN - EXCEPT WHERE INDICATED OTHERWISE, THE PLUG SIGN HEIGHT SHALL BE 30 FEET (MIN) UNLESS THE LOCAL JURISDICTION CODES REQUIRE - CONTACT PLUG POLE FOR RESISTANCE - CONTRACTOR SHALL VERIFY AND REPORT THE STRENGTH OF THE INTERFERENCES
- NUMBER OF SIGNS & SERVICE POINT
- CONCRETE ASPHALT / PAVEMENT
- ASPHALT PAVING
- CONCRETE SIDEWALK
- CURB
- MONOLITHIC CURBS AND SIDEWALK
- PERFORATED GULLY
- FREE VERTICAL CURB SIGN
- 6" ORNAMENTAL PLAYGROUND PERIMETER FENCE
- BLACK VINYL-CLAD CHAIN LINK FENCE, 4' HIGH (MINIMUM PLAYGROUND PERIOD)
- STEEL BRUSH SIGN, 4' BLACK CLAD CHAIN LINK (MINIMUM) OR 4' ORNAMENTAL (MINIMUM) IF SIGN (WITH PANELED EXIT DEVICE, 6 PLACES)
- WHITE SIGN SIGN, 4' BLACK CLAD CHAIN LINK (MINIMUM) OR 4' ORNAMENTAL (MINIMUM) IF SIGN (WITH PANELED EXIT DEVICE, 6 PLACES)
- VINYL FENCE, 6' HIGH - CONCEALS A/C UNITS
- PARENT INFORMATION BOX
- USPS MAILBOX
- "SMOKE FREE" SIGN
- FULL ASSEMBLY GROUND COVER
- 12" x 12" x 7" SURPOSE (PINK) CURB SIGN (MINIMUM 2 PLACES)
- 12" x 12" x 7" SURPOSE (PINK) CURB SIGN (MINIMUM 2 PLACES) AND TREE (1 PLACE)
- "PRIMROSE PATCH" AND SIGN
- 12' x 20' BASKETBALL COURT
- BALL ZONE BARRIER
- PLAYGROUND EQUIPMENT
- SPEED REDUCER
- MANHOLE CORNER RAMP
- BOLLARD
- TRANSFORMER
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE STRUCTURE (SEE SHEET C5)
- 1/4" DIA DRAIN INLET (6 TOTAL)
- LIGHT POLE

INTERPLAN 3

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 002480
CA 94640

705 LEE ROAD, 5TH FLOOR
ORLANDO, FLORIDA 32810
PH 407.444.8228
FX 407.489.9734

SCALE:

DATE:

PROJECT NO. 200810

DATE:

SP

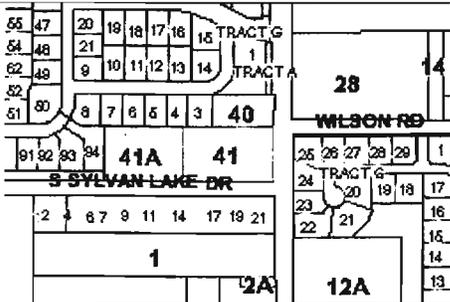
CHRCAY

SPECIAL EXCEPTION CONCEPTUAL SITE PLAN

NS

PARCEL DETAIL

DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1488
 407-665-7508



GENERAL

Parcel Id: 25-19-29-300-0410-0000
 Owner: BATES LARRY J & BATES SHARON
 Own/Addr: M & BATES LARRY J II ET AL
 Mailing Address: 9130 W LAKE RUBY DR
 City,State,ZipCode: WINTER HAVEN FL 33884
 Property Address: 5700 SYLVAN LAKE DR SANFORD 32771
 Subdivision Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 01-SINGLE FAMILY

VALUE SUMMARY

VALUES	2009 Working	2008 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$104,311	\$105,760
Depreciated EXFT Value	\$0	\$0
Land Value (Market)	\$160,300	\$160,300
Land Value Ag	\$0	\$0
Just/Market Value	\$264,611	\$266,060
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$264,611	\$266,060

Tax Estimator

2009 TAXABLE VALUE WORKING ESTIMATE

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$264,611	\$0	\$264,611
Schools	\$264,611	\$0	\$264,611
Fire	\$264,611	\$0	\$264,611
Road District	\$264,611	\$0	\$264,611
SJWM(Saint Johns Water Management)	\$264,611	\$0	\$264,611
County Bonds	\$264,611	\$0	\$264,611

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

SALES

Deed	Date	Book Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/1997	03182 1901	\$100	Improved	No
WARRANTY DEED	01/1996	03017 1025	\$100	Improved	No
WARRANTY DEED	12/1995	03007 0261	\$100	Improved	No
CERTIFICATE OF TITLE	09/1992	02474 0854	\$1,000	Improved	No
WARRANTY DEED	07/1989	02095 0680	\$100	Improved	No
WARRANTY DEED	07/1987	01874 0975	\$295,000	Improved	No

Find Comparable Sales within this Subdivision

2008 VALUE SUMMARY

2008 Tax Bill Amount: \$4,007
 2008 Certified Taxable Value and Taxes
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	2.290	70,000.00	\$160,300

LEGAL DESCRIPTION

LEG SEC 25 TWP 19S RGE 29E S 5 ACRES OF E 12 CH OF LOT 2 (LESS W 348.48 FT & RD)

BUILDING INFORMATION

Bid Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1961	8	1,560	3,007	1,560	CONC BLOCK	\$104,311	\$144,877
Appendage / Sqft		UTILITY FINISHED / 176							
Appendage / Sqft		OPEN PORCH FINISHED / 120							
Appendage / Sqft		CARPORT FINISHED / 484							
Appendage / Sqft		DETACHED GARAGE UNFINISHED / 667							

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

October 23, 2008

Owner: Larry Jon Bates
9130 West Lake Ruby Dr
Winter Haven, FL 33884

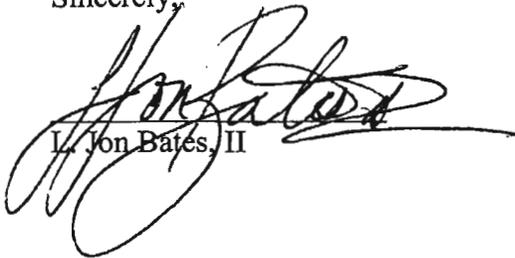
Reference: **Primrose Day Care**
5700 Sylvan Lake Dr
Sanford, FL 32771
Parcel ID: 25-19-29-300-0410-0000
IP File: 002008.0110.00

To Whom It May Concern:

Please accept this letter authorizing Primrose Day Care to apply and Interplan LLC to act as agent in correspondence and representation for applications in relation to the location referenced above.

If you have any questions please contact me at 386-871-8509.

Sincerely,


L. Jon Bates, II

Subscribed and sworn to before me on this 23 day of Oct, 2008

Notary Public Denise D. Higgins
Seal

My Commission Expires:



**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-23:

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

Name: _____	Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Phone #: _____	Phone #: _____

Name: _____	Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	
Trustees: _____	Beneficiaries: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____	Name of Partnership: _____
Principal: _____	Principal: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee:	Contract Vendee:
Name: <u>Primrose School</u>	Name: _____
Address: <u>3660 Cedarcrest Rd</u>	Address: _____
City/Zip: <u>Acworth, GA 30101</u>	City/Zip: _____

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

10/24/08
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 24th day of October, 2008 by Steve Merrick

Heather Johnston
Signature of Notary Public

Heather Johnston
Print, Type or Stamp Name of Notary Public

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____

DEVELOPMENT IMPACT REPORT

April 6, 2009

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- VI. Proposed Primrose School Site Plan**

I. PURPOSE

The Purpose of this report is to request approval for the proposed Primrose School within the Wekiva River Protection Area as a "special exception." We will show that this project will have a smaller impact on the area's natural resources than the Future Land Use designation of suburban estates, the standard required of the Wekiva River Protection Act (WRPA).

This report will compare the proposed commercial development to a Suburban Estates designation in order to show the proposed use will not adversely affect the natural habitats, water quality, or any functions within the Wekiva River Basin. Additionally, this report will describe and explain both the existing and proposed site conditions by elaborating on topics such as zoning, traffic, vegetation and land cover, wildlife, geotechnical investigation, and stormwater management. Attachments have been included as support data for statements, findings, and conclusions made in this report.

As stated in chapter 369 of the Florida Statutes, the Florida Legislature passed the Wekiva River Protection Act in 1988, requiring the river's surrounding counties to amend their comprehensive plans and land development rules to deter wetlands losses and protect wildlife and its habitats. The act authorizes local governments to create rules to treat stormwater runoff. Special rules are also in place for development in the basin that require additional stormwater treatment and established protection zones along the waterways to preserve wetlands, uplands and water quality and reduce erosion and groundwater drawdown.

The guiding principles of WRPA are the protection of:

1. Water quantity, water quality and hydrology of the Wekiva River System
2. Wetlands & wetland dependent wildlife
3. Natural habitat and vegetation
4. Rural character of the area such that new developments produce less impact than low density residential

We will abide by these principles in the development of the proposed Primrose School.

II. WEKIVA RIVER PROTECTION AREA

According to SJRWMD, threats to the Wekiva River Protection Area include:

1. "Stormwater runoff is one of the biggest threats to Florida's waterways..." (1). Stormwater carries the following into our waterways
 - Fertilizers & pesticides
 - Animal wastes & organic material

- Soaps, detergents & bleach
 - Oils, greases & solvents
2. Aquifer recharge & potable water usage
 3. Habitat and natural vegetation destruction

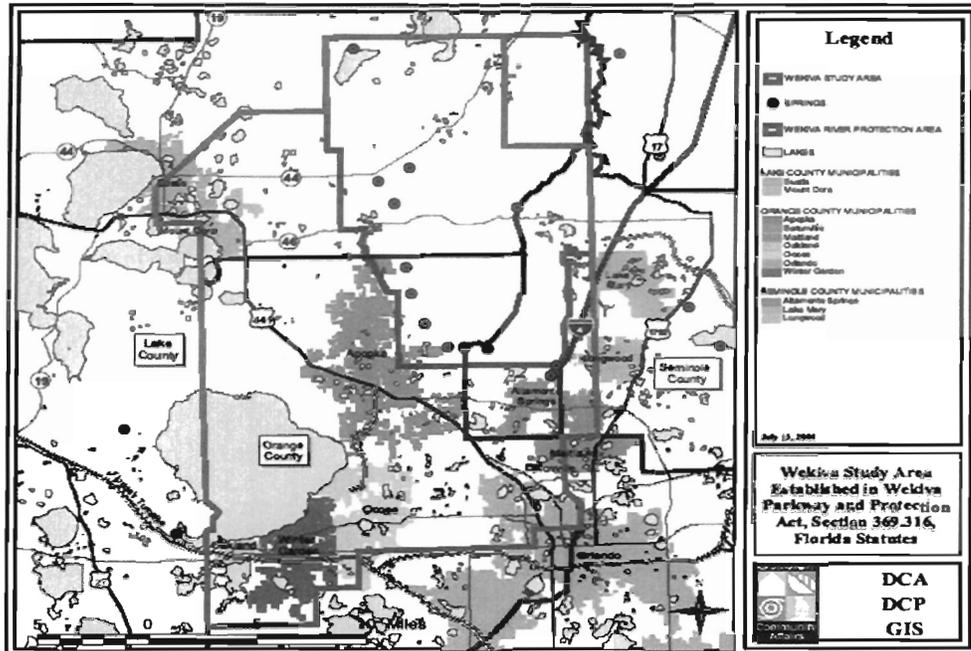
In response to these threats, Seminole County instituted the Vision 2020 Comprehensive Plan which changed the Future Land Use in the river basin to "Suburban Estates." Approved uses in the "Suburban Estates," Future Land Use (FLU) area designation include:

- Single family residences
- Churches
- Group homes
- Public schools
- Adult congregate living facilities
- Daycare/Preschool

WRPA Consistency Review – Requirements as they apply to this site:

1. Protect water quantity, quality and hydrology
2. Protect habitat of designated species
3. Native vegetation
4. Rural character of area
5. Impact on resources equal to low density residential
6. Concentrating development farthest from surface waters and wetlands
7. Discharges of stormwater to the Wekiva River System

THE WEKIVA RIVER PROTECTION AREA



III. PROJECT DESCRIPTION

The referenced site is located in Section 25, Township 19 South, Range 29 East, Seminole County, Sanford, Florida, at 5700 Sylvan Lake Drive. The total site area is approximately 2.31 acres and parcel number for this site is 25-19-29-300-0410-0000. The proposed project consists of a 10,723 sf Primrose School with a 23,486 sf playground and associated site work.

A previously conducted feasibility study shows the required site utilities such as electric, telephone, water, and sewer are readily available to this parcel. While not anticipated, if needed, the existing utilities can be upgraded to serve the proposed development without having adverse effects or causing significant interruptions to neighboring parcels.

III. EXISTING SITE CONDITIONS

A. Zoning Classification and Land Use Designation

The proposed Primrose School site is currently zoned Agriculture District (A-1). The site is located in two overlay districts; the Aquifer Recharge and the Wekiva River Protection Area. The purpose of the Aquifer Recharge Overlay Zoning district is to

safeguard the public health, safety and welfare of the people of the County by protecting, preserving and maintaining the functions of the most effective recharge areas within unincorporated Seminole County. The purpose of the Wekiva River Protection Area is to guide the design and locations of development to provide protection of habitat, wildlife, and wildlife corridors in the Wekiva River Protection Area. The proposed pre-school project is eligible for a special exception under the "Suburban Estates" designation and will require a Board of Adjustment Approval

On the east side of Orange Blvd (CR 431) across from the proposed site, there is an existing elementary school. Located to the west of the site across Sylvan Lake Drive, there is a landscape nursery. To the North and West of the proposed site, there are two residential units on land zoned A-1 (agriculture district). There is also a residential unit zoned Low Development Residential on the northwest property line. Minimal development will occur near residentially zoned properties. In addition to all required active passive buffers, the proposed dry retention pond will be located between the proposed Primrose School and the Low Development Residential zoned property.

B. Current Use, Wildlife, Vegetation, and Ground Cover

The existing 2.31 acre site consists of a 1,737 square foot residence and an 887 square foot garage. These structures are surrounded by Bahia grass and various landscape plants. The site had been previously cleared and only low grass cover and a few scattered non-specimen trees are present. Although this site lies within the Wekiva River Basin it has no natural vegetation and is not a habitat for any indigenous wild life.

The proposed project will reintroduce indigenous vegetation and will provide more natural vegetation than two residential units.

Most endangered and protected animal and plant species listed under rules 39-27.003, 39-27.004 and 39-27.005 of the Florida Administrative Code are found closer to the River. The proposed site is more than 3 miles from the Wekiva River. Based on the information provided, site visits, and a threatened and endangered species and species of special concern assessment, **no endangered or protected species of plants or animals were found on site**. Additionally, there are no pristine areas of conservation located within the site or neighboring parcels. Since no wetlands are located within the site, no aquatic or wetland-dependent wildlife species associated with the Wekiva River System were found. Please reference the attached threatened and endangered species and species of special concern assessment.

C. Stormwater Management

1. 100-yr Flood Zone and Existing Drainage Patterns

The site lies within Zone "X" (areas of minimal flooding) above the 100-year Flood Zone according to the National Flood Insurance Program Flood Insurance Rate Map (FIRM) for Seminole County, Florida (unincorporated area) Panel 65, Community Panel Number 12117C0065F, effective date November 28, 2007. The site drains naturally from North to South by means of overland flow. The existing site is landlocked and has no discharge. No present drainage ways into the site will be obstructed by the proposed development.

2. Wetlands

There are no jurisdictional wetlands located within the project site. No species of wetland dependent wildlife or vegetation are present.

3. Water Quality Treatments and Runoff Attenuation

The existing site has no method of stormwater treatment or attenuation. The site is landlocked.

The proposed Primrose School will build a dry retention pond which will be designed to retain 100% of post-development 100 year 24 hour storm per the stormwater requirements of SJRWMD and Seminole County. The proposed stormwater management system will not discharge stormwater from the site for storm events up to the post-development 100 year 24 hour storm event. In addition, the dry retention pond will recover the retention volume for the post-development 100 year 24 hour storm within 72 hours. The proposed dry retention pond also provides at least two feet of freeboard above the peak stage for the 100 year 24 hour storm event. Since the site retains all stormwater for the post-development 100 year 24 hour storm event, the proposed stormwater management system will not adversely impact the Wekiva River Basin.

4. Sub-surface Geotechnical Conditions

Universal Engineering Sciences performed a geotechnical investigation of the site and produced the geotechnical report dated July 9, 2008, (previously submitted). Based on the Soil Survey for Seminole County, Florida, as prepared by the U.S. Department of Agriculture Soil Conservation Service, the site is located in an area mapped as the Astatula-Apopka Fine Sands. The Astatula Series consists of soils that are nearly level to strongly sloping and excessively drained. Per the attached Geotechnical Report, the permeability rate is 14.2 ft/day. The high permeability rates of the soils will allow for more rapid and higher quality aquifer recharge.

Where encountered, the groundwater level was measured at depths that ranged from 13.7 to 16 feet below the existing ground surface. Fluctuation in groundwater levels should be anticipated throughout the year primarily due to seasonal variations

in rainfall and other factors that may vary from the time the geotechnical investigation was conducted. The normal seasonal high ground water level each year is present during the August –September period, at the end of the rainy season (during a year of normal rainfall frequency). The seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils (which in this case are very good), the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, and wetlands are some of the more important factors influencing the seasonal high groundwater level. The estimated Seasonal High Groundwater Level is at least 12' below the existing grade or at an elevation of 70.00.

In general, the results of the geotechnical investigation indicate that with proper site preparation, the existing soils are suitable for the intended use and development of the site.

IV. PROPOSED USE vs. SUBURBAN ESTATES RESIDENTIAL DEVELOPMENT

A. METHODOLOGY

The state mandated requirement for approving the proposed Primrose School is that this school shall create less impact on the natural resources of the area than the approved use as "Suburban Estates."

For comparison purposes, we will provide the information necessary to illustrate that the proposed Primrose School shall have less impact on the natural resources of this area than 1 residential unit per acre.

B. SUBURBAN ESTATES DEFINED

The Future Land Use designation of Suburban Estates allows 1 residential unit per acre. Special Exceptions include churches, congregate living, group homes and other similar uses.

The proposed pre-school will require a Special Exception Use and will require a Board of Adjustment Approval.

C. SIZE of SUBURBAN ESTATE RESIDENTIAL UNITS

There are no specific requirements regarding the size of estates allowed under this zoning designation. Based upon the setbacks for low density residential, the potential building size for the interior lot is 30,886 sf and the corner lot could have a footprint of 24,072 sf. The total building footprint allowed is 54, 938 sf.

This is significantly larger than the 10,723 sf Primrose School.

D. BASELINE MODEL

In order to compare projects, we could use 54,938 SF as the Baseline, but it is highly unlikely that this type of project would be proposed in this area, near schools and a landscape business. In fact, this parcel is best suited for a low impact use. To determine the Baseline square footage, we will use the "Cost Approach" similar to that used by property appraisers.

Land Cost (30%) + Building Cost (70%) + Overhead & Profit = Sales Price
($\$580,000 / 30\%$) + 25% = $\$2,416,667$

Sales Price / Sales Price per SF = Building Size
 $\$2,416,667 / \$200/\text{sf} = 12,083 \text{ sf Total Building Size}$

Assumptions:

Land Cost = $\$580,000$

OH & Profit = 25%,

Sales Price per SF = $\$200$

Baseline – Actual Example:

The total expected square footage based upon the cost approach is 12,083 square feet.

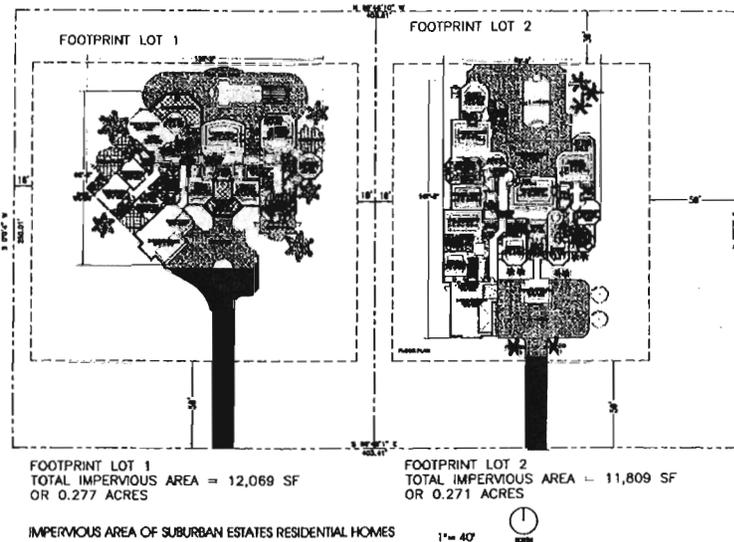
For an actual comparison, we will utilize floorplans for two homes that would be constructed within the cost parameters used. The first home contains 6,095 sf of indoor living space and has 12,069 sf of impervious area. The second home, located on the corner, contains 5,480 sf of living space, and is smaller due to larger setbacks from two streets, and has 11,809 sf of impervious area.

The total square footage of these two homes is 11,575 sf and is 508 sf LESS than expected.

The total impervious area of these two homes equals 23,878 square feet.

Baseline – Actual Site Plan

TOTAL AREA = 100,825 SF OR 2.31 ACRE
TOTAL IMPERVIOUS AREA FOR TWO SUBURBAN ESTATES = 23,878 SF OR 0.548 ACRES



Primrose School

The proposed Primrose School contains 10,723 sf of interior space and a total impervious area of 34,085 sf.

62,740 sf of the site is open and/or vegetated areas and greater than 28,000 sf is completely open and contiguous.

V. COMPARISON: PRIMROSE SCHOOL vs 2 SUBURBAN ESTATE HOMES

A. Using LEED as the Comparative Standard

LEED stands for Leadership in Energy & Environmental Design and was developed by the US Green Building Council (USGBC) to "provide a suite of standards for environmentally sustainable construction".

The USGBC identified 6 major categories where results could be measured or identified for environmentally sustainable design. USGBC also created a point system to indicate different levels of certification. These levels for Schools are:

Certified: 29-36 points, Silver: 37-43 points Gold: 44-57 points, Platinum: 58-79 points

Points are awarded to each of the following categories:

1. Sustainable Sites (16 points available)
2. Water Efficiency (7 points available)
3. Energy & Atmosphere (17 points available)
4. Materials & Resources (13 points available)
5. Indoor Environmental Quality (20 points available)
6. Innovation & Design Process (6 points available)

B. Why use LEED as the Standard?

Interplan decided to use LEED as the standard because it encompasses all of the requirements of the WRPA and several additional requirements. Primrose Schools will use this criteria in the design and development of the proposed project.

THE LEED STANDARD IS A HIGHER STANDARD AND ENCOMPASSES MORE ISSUES THAN THE WRPAI

C. COMPARISONS

We will describe 12 categories of comparisons and describe the intent of the standard and how 2 suburban estate homes compares to the proposed Primrose School project:

1. Construction activity pollution prevention

Intent	Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation
	Suburban Estates: Silt fencing and sediment traps are normal courses of business in Florida for residential and commercial projects.
	Primrose School: Silt fencing and sediment traps are normal courses of business in Florida for residential and commercial projects.

2. Environmental Site Assessment

Intent	Complete studies and analyses to determine site suitability for development.
	Suburban Estates: Not required and not typically performed
	Primrose School: Comprehensive environmental site assessment completed; including endangered species, soils analysis and Phase 1 and Phase 2 environmental reports. No endangered species on site.

3. Alternative Transportation

Intent	Provide preferred parking for low emitting or fuel efficient vehicles.
	Suburban Estates: Not required and not typically performed
	Primrose School: Provides preferred parking for handicapped accessibility and for low emitting/fuel efficient vehicles.

4. Protect or Restore Habitat

Intent	Conserve existing natural resources and restore damaged areas to provide habitat and promote biodiversity.
	<p>Suburban Estates: Not required. This type of development is not suitable for providing areas for biodiversity (i.e. snakes, lizards, etc.). The amount of total contiguous, open area available for undisturbed nesting or feeding is approximately 21,000 sf.</p>
	<p>Primrose School: Limit disturbance to 25' beyond all constructed areas and provide native vegetation. We are providing a larger, open area with opportunities to promote greater biodiversity. Minimize use of pesticides and fertilizers as native vegetation requires little maintenance after establishment. Total open area for the Primrose School is 62,740 sf. Total undisturbed area available for nesting or feeding is approximately 28,000 sf.</p>

5. Maximize Open Space

Intent	Conserve existing natural resources and restore damaged areas to provide habitat and promote biodiversity.
	<p>Suburban Estates: Seminole County requires a minimum of 20% open space.</p>
	<p>Primrose School: The Primrose School project provides an open, contiguous area of approximately 28,000 sf, exceeding Seminole County requirements by 38%.</p>

6. Stormwater Design: Quantity Control

Intent	Limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing stormwater runoff. <u>The #1 requirement of WRPA.</u> Average annual rainfall in Seminole County is 50.51". (1)
	Suburban Estates (23,878 sf impervious area): Stormwater retention not required and not typically performed. Assume stormwater runoff from 30% of total impervious area @ 50.51" per year and you have 100,506.5 cubic feet of stormwater discharging into the Wekiva River basin!! That is an amount of untreated stormwater to fill 1.14 Olympic swimming pools!
	Primrose School: The Primrose School is designed to hold 100% of all rainfall on site.

(1) Source: www.floridanelink.com/seminole.php

7. Stormwater Design: Quality Control

Intent	Limit disruption and pollution of natural water flows by managing stormwater runoff.
	Suburban Estates: Not required and not typically performed. The 100,506.5 cubic feet of stormwater is approximately 751,800 gallons of untreated water per year which can carry runoff from driveways and roofs; items such as fertilizers, pesticides, detergents, etc. directly into the Wekiva River system.
	Primrose School: ALL stormwater is held and treated on site through phytoremediation and natural microorganism activity.

8. Heat Island Effect: Non Roof

Intent	Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.
	Suburban Estates: Not required and not typically performed
	Primrose School: Designed and landscaped such that heat absorption is minimized through the use of tree canopies, pervious area in the parking lot, large open areas, etc. Parking areas to have SRI > 29.

9. Light Pollution Reduction

Intent	Minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction and reduce development impact on nocturnal environments.
	Suburban Estates: Not required and not typically performed. For security purposes, and due to the fact that homes are typically occupied at night, light trespass is a major problem.
	Primrose School: Operating hours are limited to daytime/early evening hours. Exterior lights are timed and controlled. Fixtures are aimed so as to significantly limit any light trespass.

10. Water Efficiency-- Water Efficient Landscaping: Reduce by 50%

Intent	Limit or eliminate the use of potable water for landscape irrigation.
	<p>Suburban Estates: Re-use water not available. Potable water must be used for irrigation. Not required to use all native plants and vegetation.</p>
	<p>Primrose School: Utilizing native plants and vegetation in open areas for feeding and habitat. Irrigation may be provided through combination of a well, rainwater harvesting and greywater treatment.</p>

11. Water Efficiency -- Innovative Wastewater Technologies

Intent	Reduce generation of wastewater and potable water demand, while increasing the local aquifer recharge.
	<p>Suburban Estates: Not required and not typically performed. Wastewater includes effluent and organic matter from garbage disposals and detergents and greases from cooking and washing. Each swimming pool places an extra burden on potable water supply with an average 18,500 gallons each. Sewerage produced per person per home averages 100 gals per day. Assuming 10 occupants x 100 gals/day x 365 days = 365,000 gals/year. To irrigate the 76,947 sf of impervious area at the recommended 1/2", twice a week, requires almost Five Million Gallons of potable water (4,988,218)/year. *</p>
	<p>Primrose School: A typical Primrose schools require 10 gallons x 196 occupants per school day (x 250 days) = 490,000 gallons per year. Utilizing low flush toilets and fixtures, LEED rewards points for 20%, 30% and 40% reductions in usage. We reasonably expect a 30% reduction in water usage to 343,000 gallons per year.</p> <p>No potable water used for irrigation and swimming pools.</p>

* Source: U of Florida (<http://edis.ifas.ufl.edu/AE220>)

12. Energy & Atmosphere -- Optimize Energy Performance

Intent	Achieve increasing levels of energy performance above the baseline in the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use.
	<p>Suburban Estates: Not required and not typically performed</p>
	<p>Primrose School: Must optimize building efficiencies through the use of enhanced insulation and materials by a minimum of 14%. We anticipate a 17% reduction in energy requirements</p>

13. Materials and Resources—Construction Waste Management

Intent	Divert construction, demolition and land-clearing debris from disposal in landfills and incinerators.
	<p>Suburban Estates: Not required and not typically performed. Typically 2.5 tons of trash is generated in constructing a new home of 2500 sf. The demolition of the existing home and construction of two estate homes may generate up to 10 tons of trash to be disposed in a landfill.</p>
	<p>Primrose School: Demolition materials shall be recycled. The use of structural insulated wall and roof panels will reduce the trash deposited in landfills by 75%.</p>

14. Materials and Resources – Recycled Content

Intent	Increase demand for building products that incorporate recycled content materials.
	Suburban Estates: Not required and not typically performed.
	Primrose School: Anticipated reuse of numerous recycled products including crushed concrete as base for building and parking, recycled tires for rubberized mulch for playground fall zones, recycled wood for trusses, OSB roof and wall panels.

15. Indoor Environmental Quality – Controllability of Systems

Intent	Achieve increasing levels of energy performance above the baseline in the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use.
	Suburban Estates: Not required and not typically performed
	Primrose School: Intent is to provide a high level of light control with the use of daylighting as a strategy to reduce energy costs and to promote productivity, comfort and well being of the children and staff.

16. Innovation & Design Process-- School as a Teaching Tool

Intent	Integrate the sustainable features of a school facility with the school's educational mission.
	Suburban Estates: Not Applicable.
	Primrose School: Use the school as a tool for educating the general public as well as the students on conservation, habitat restoration and our natural resources. Provide curriculum that raises the next generation of socially responsible Americans.

17. WRPA Criteria -- Rural Character

Intent	To maintain the rural character of the area for the preservation of nesting, feeding and roosting habitat.
	Suburban Estates: Large, single family estates are low density. This advantage is negated by the fact that homes are occupied during evening and nighttime hours and light and noises emitted during these hours are more of a threat to the habitat of nesting, feeding or roosting animals than a building occupied primarily during the daytime.
	Primrose School: The school is vacant for a much greater part of the year than a home. Additionally, nighttime noise is non-existent and nighttime lighting is minimized and controlled, providing for a greater rural 'feel'.

18. Traffic—Comment on Traffic

Intent	A traffic analysis has been completed showing that the proposed school may generate up to 407 trips per day. This does NOT account for the fact the school will provide bus service.
	Suburban Estates: This project is unlikely to produce a significant number of new trips per day.
	Primrose School: Historically, 70% of children attending a Primrose School live within a 3 mile radius and over 80% live within 5 miles. Since many of these children will have siblings attending the local elementary school and will be on the same "trip", we expect minimal impact to the background traffic volume. Traffic is not a specific requirement for the WRPA, however we offer incentives for hybrid vehicles, bus usage, carpooling and other options to reduce local traffic impact.

TRAFFIC IMPACT AND MITIGATION

A Traffic Impact Study for this site was conducted by Traffic Planning and Design, Inc. to assess the traffic impact of the proposed 10,723 square foot Primrose School located on the northwest quadrant of Orange Boulevard (CR 431) and Sylvan Lake Drive. A copy of this Traffic impact Study has been previously submitted. The study was conducted in accordance with the methodology submitted and reviewed by Seminole County. To determine the impact of the proposed pre-school on the surrounding roadways and intersections, an analysis of its trip generation distribution characteristics was performed. The exact figures resulting from this analysis are discussed in depth in the study.

Mitigating factors relating to the Traffic Impact Analysis include:

- 1) Typically 30% of children attending Primrose Schools are in after school care programs and are transported by bus from the local elementary school (across the street). These should not to be considered new trips. (407 trips – 30% = 285 trips.
- 2) Typically 70% of the children live within a 3 mile radius of the school and Orange Boulevard is the major N/S thoroughfare in the area. The proposed school will not significantly add to the existing background traffic.
- 3) Typically, 30% of Primrose School students have a sibling of elementary school age. Since most parents currently drive their children to school, this should

qualify as a stop on the same trip to the elementary school located North of this site by approximately ¼ mile.

The proposed Primrose School will have minimal impact on the existing traffic conditions. In order to mitigate the proposed trip generation, two driveways have been proposed for this development. One driveway has been provided on each fronting roadway and has been located as far away from the intersection as possible. Based on the results from the analysis performed and the results generated from a typical Primrose School, 70% of the trips will be generated by pass-by capture of vehicles already utilizing the adjacent roadways.

In conclusion, the study revealed that all of the roadway segments and intersections, except for the roadway segment of CR 46 A from International Parkway to I-4 and the intersection of Orange Boulevard (CR 431) and CR 46A, will operate within their adopted LOS standards with the addition of the pre-school traffic. To improve the Level of Service of the roadway segment CR 46A from International Parkway to I-4, the proposed project will participate in the improvements on CR 46A on a proportionate share basis. Also, there is an existing signal installed at the intersection of Orange Boulevard (CR 431) and CR 46A which is being utilized as a 4-way stop. Once this signal becomes operational, this intersection will operate at a satisfactory Level of Service.

D. CONCLUSIONS & REQUEST FOR APPROVAL:

Based upon the requirements of the WRPA and the Consistency Review procedures of the act, the proposed Primrose School meets the criteria required to be considered for approval as a "Special Exception".

The proposed school offers significantly more protection to the river system, the natural vegetation and habitat, and the rural character of the area than two estate homes.

Here is a summary of the most important points as identified by the WRPA:

Primrose School	Summary of Issues	Suburban Estates
☉	Protect Water Quantity of Wekiva River system *	
☉	Protect Water Quality of Wekiva River system *	
☉	Protect Hydrology of Wekiva River system *	
☉	Protect wetlands and wetlands dependent wildlife	☉
☉	Protect Natural Habitat & Vegetation	
☉	Protect Rural Character	☉
☉	Limit Volume of Trash Deposited In Landfills *	
☉	Limit Use of Potable Water *	
☉	Optimize Energy Performance *	
☉	Recycle & Reuse Materials *	
☉	Provide a Teaching Tool for the next Generation *	
	Traffic	☉

* Indicates that the size of the homes are irrelevant to this point

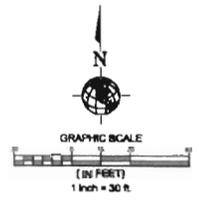
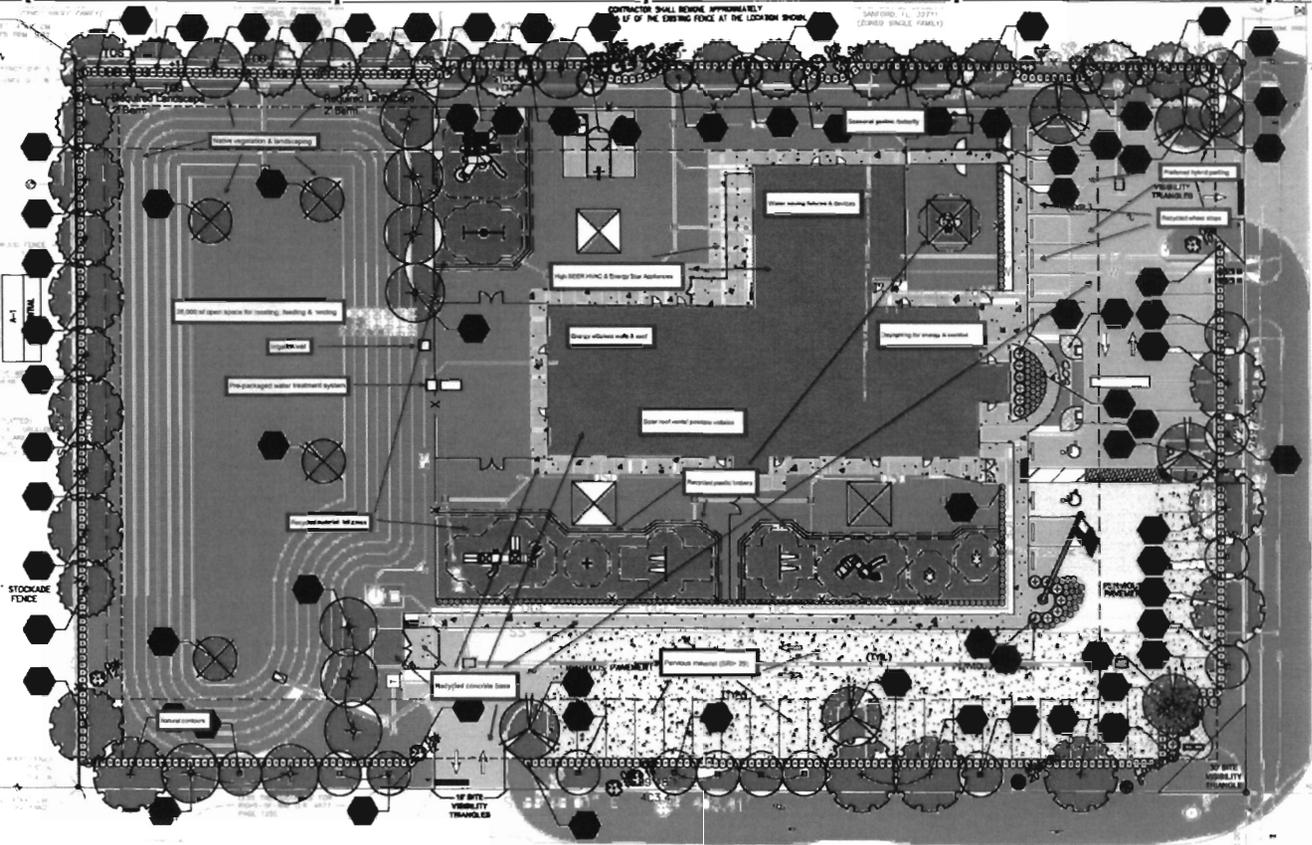
Request for approval: Based upon the results of this study, Primrose Schools, Interplan (local firm) and your local owners request your approval of this asset for your community and for your children.

Proposed Primrose School Site Plan

Required Landscape 2' Berm

CONTRACTOR SHALL BORNE RESPONSIBILITY TO VERIFY THE EXISTING FINISH AT THE LOCATION SHOWN.
 3400 DRG. TL 12771
 (2008) (SINGLE SCALE)

PLANT SYMBOLS	
TREES	
UA-14	(Symbol)
LS-14	(Symbol)
TD-12	(Symbol)
OV-16	(Symbol)
MV-12	(Symbol)
BN-14	(Symbol)
PA-8	(Symbol)
SHRUBS	
LCR	(Symbol)
RIA	(Symbol)
VOW	(Symbol)
VOW2	(Symbol)



48 HOURS BEFORE YOU DIG CALL 811
1-800-432-4770
 IT'S THE LAW IN FLORIDA
 LOCAL LAW ENFORCEMENT AGENCIES TO NOTIFY
 DEPT. OF TRANSPORTATION FACILITIES TO LAKE
 THIS TWO DAY NOTICE TO DESIGNATOR

Dynamics
 LANDSCAPE ARCHITECTS AND PLANNERS

INTERPLAN
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 PROJECT MANAGEMENT
 AA 033420
 CA 9600

CONSULTIVE
 REVIEWING ARCHITECT
 Robert S. Burrows (L20000133)
 REVIEWING ENGINEER
 Robert S. Burrows (L20000133)
 REVIEWING INTERIOR DESIGNER
 Robert S. Burrows (L20000133)
 REVIEWING PROJECT MANAGER
 Robert S. Burrows (L20000133)



PRIMROSE SCHOOLS
 5700 BRYAN LANE DRIVE
 SANFORD, FL 32711
 EDWIN PROFFER

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 INTERPLAN LLC RESERVES
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 RESPECTING THESE DOCUMENTS
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 LAW. NO PART OF THESE
 DOCUMENTS MAY BE REPRODUCED,
 TRANSMITTED, OR BY ANY
 MEANS, WITHOUT THE WRITTEN
 PERMISSION OF INTERPLAN LLC.
 PROJECT NO: 2008.0110
 DATE: 1/1/2008

L1
 LANDSCAPE PLAN
 CHECKED:

Sec. 30.1228. General provisions for all landscaped areas.

(a) Quality of plant materials. All plant materials shall be Florida No. 1 grade, or better, according to the current "Grades and Standards for Nursery Plants," published by the State of Florida, Department of Agriculture, except when the Planning Manager finds that the existing native vegetation will provide the necessary visual screening. Existing trees situated in the required buffer may be used to satisfy the buffer tree requirement.

(b) Tree planting standards. Trees shall have a minimum height of eight (8) feet and minimum caliper of two and one-half (2 1/2) inches with an overall average of three (3) inches, measured one (1) foot above ground, immediately after planting. Trees shall not be placed where they interfere with site drainage. Where utility lines are present, canopy trees shall be placed at the edge of the required buffer area furthest from the utility lines.

(c) Required mix of tree species. When ten (10) or more trees are required to be planted to meet the requirements of this chapter, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. The minimum number of species to be planted are indicated below:

REQUIRED MIX OF TREE SPECIES	10-20	21-30	3
31-40	4	4	5

(d) Shrubs and hedges. Shrubs shall be a minimum of two feet (2') in height immediately after planting. Hedges, where required, shall be planted and maintained so as to form a continuous and unbroken visual screen within a maximum of one (1) year after the time of planting.

(e) Ground cover. Ground cover plants include plant materials which reach a maximum height of not more than twenty-four (24) inches and may be used in lieu of grass. Ground cover plants must present a reasonably complete coverage at time of planting. Ground cover plants shall be a minimum of one (1) gallon size when planted and spaced a maximum of two (2) feet on center.

(f) Turfgrass. Grass areas shall be planted in species normally grown as permanent lawns in Seminole County. Grass areas may be sodded, plugged, or seeded; provided, however, that sod soil shall be used in sods or other areas that are found by the Planning Manager to be subject to erosion. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Turfgrass areas should be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreational uses, provide soil erosion control such as on slopes or in eroder, or where turfgrass is used as a design urifer, or other similar practical uses.

(g) Mulch. Mulch shall be installed and maintained at a minimum depth of two (2) inches on all planting areas except annual beds. Organic mulches such as wood chips, pine needles or oak leaves are preferred.

(h) Installation. All landscaping shall be installed in accordance with professionally and generally accepted commercial planting procedures. Soil which is free of limestone, pebbles and other construction debris shall be used. Installation of landscape materials shall be accomplished in accordance with the approved Landscape Plan.

LANDSCAPE TABULATION

GENERAL REQUIREMENTS
 Seminole County Land Development Code Applies
 PART 64. OFF-STREET PARKING, LOADING, AND LANDSCAPING REGULATIONS
 Sec. 30.1228 - Sec. 30.1235

Landscapes Adjacent to Street Right-of-Way (1 canopy tree per 25 ft.)

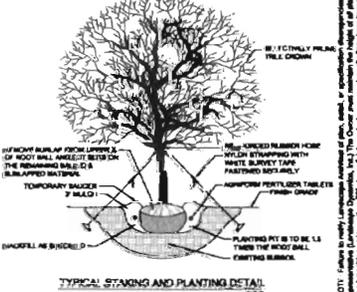
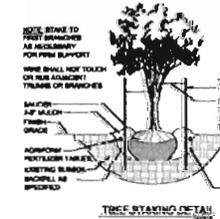
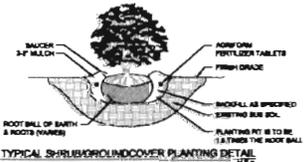
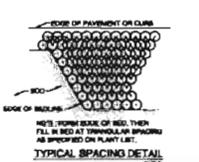
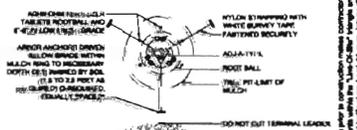
Location	Tree Required	Tree Provided
South E 403-51' - 26.83' Impervious = 376.51'	15.08 Trees	15 Trees + 4 Existing
East E 249-78' - 30.47' Impervious = 219.34'	8.77 Trees	9 Trees

Landscapes Adjacent to Other Properties (1 canopy tree per 25 ft.)

Location	Tree Required	Tree Provided
North E 403-51'	18.14 Canopy	17 Trees + 11 Existing
West E 250.00'	10.00 Canopy	11 Trees + 1 Existing

Primrose Sanford Master Plant List

Count	SYM	BOTANICAL	COMMON	T/R/G/C
13	BN-14	<i>Betula nigra</i>	River Birch	T
16	LS-14	<i>Liquidambar styraciflua</i>	Sweetgum	T
18	MV-12	<i>Magnolia styraciflua</i>	Sweet Bay Magnolia	T
13	OV-16	<i>Quercus virginiana</i>	Live Oak	T
11	PA-8	<i>Prunus angustifolia</i>	Chickadee Plum	T
4	TD-12	<i>Taxodium distichum</i>	Bald Cypress	T
6	UA-14	<i>Ulmus alata</i>	Winged Elm	T
1	LCR	<i>Lonicera chrysantha 'hubneri'</i>	Lonepetalum	S
232	RIA	<i>Rapidochloa indica 'Aber'</i>	White Indian Hawthorn	S
429	VOW	<i>Viburnum coccineum</i>	Walters Viburnum	S
51	VOW2	<i>Viburnum coccineum</i>	Walters Viburnum	S
183	ANN	Annuals	Seasonal Colors	GC
1	PNO	<i>Paspalum notatum 'Argentine'</i>	Argentine Bahia	Sod



APPENDICES: PREVIOUSLY SUBMITTED

- A. Wekiva Protection Area Map
- B. FEMA Flood Zone Map
- C. Soils Map
- D. Topo Map
- E. Existing Site Survey
- F. Proposed Site Plan (C1)
- G. Threatened and Endangered Species, and Species of Special Concern Assessment
- H. Traffic Impact Analysis
- I. Required Retention Volume Calculations
- J. POND5 3.2 Storm Modeling
- K. Geotechnical Investigation Report

March 3, 2009

Seminole County Planning Division

1101 East First Street

Sanford, FL 32771

RE: Public Hearing to debate Case #BS2008-18

Map 305 1, Grid B-2, Parcel #25-19-29-300-04 10-0000

Applicant: Primrose School- Sanford. Steve Merrick, Interplan- LLC

Request for Special Exception

WE, Roger and Paula Wolfe (900 South Orange Blvd, Sanford, FL) do border the proposed school property on the north. (Note attached map with "X's")

We do not basically oppose the Primrose School project under consideration however we have the following concerns which we wish to present in this written statement and request due consideration.

1. To protect the children, to preserve our peace and quiet, to properly define property lines and for general neatness and order, we request that a substantial wall, of either brick or block at least 8 feet high be built, at the expense of the school developer, between the proposed school and our agriculturally zoned property.
2. When and if the school is approved and the wall built, we will undoubtedly be losing our protective row of tranquil shade trees. To reduce the environmental impact we request that these trees be

replaced at the school developer's expense and on the school side of the wall, with fast-growing shade trees/shrubs.

3. We retain the right to make additional comments/requests as the need might arise due to the fact that we are the nearest neighbor to this proposed school and will be the most impacted by the change.

Signed:

Dated: March 4, 2009

Ray A. Wolfe

Paula J. Wolfe

Gibbs, Denny

From: Lisa Beyer [lbeyer002@cfl.rr.com]
Sent: Thursday, January 22, 2009 8:22 PM
To: Gibbs, Denny
Subject: Concerns about Primrose Day Care

Dear Mr. Gibbs,

Thank you again for the comprehensive information regarding the proposed Primrose Day Care center on Sylvan Lake Drive in Sanford. My property is almost adjacent to the property on which the center would reside. We would be affected by increased traffic, noise during the day (we can hear noise from Wilson School during the day and that is much farther away), and security issues that might present themselves if a private property was turned into a more public venue.

We are concerned about the size of this building and how much of the facility we would see from our property, not to mention the months of construction noise and traffic we would endure. I can't predict how the construction would affect drainage in our neighborhood, but that is a concern as well.

We purchased our home in the Berington Club 18 months ago and have already watched our equity decline by more than \$100,000. This would only serve to further decrease the value of our home.

Additionally, we are concerned about any trickle down effects on surrounding agri land, once this land is rezoned. What will happen to the lot next door, the one across the street, etc? Will we suddenly be surrounded by small businesses and even strip malls instead of the farmland we enjoyed being near?

We are also under the threat of the proposed Wekiva Parkway. Suddenly, our desirable neighborhood is potentially going to be surrounded by highways and businesses. This is all very troubling. There are many other locations which would be more well suited for such a business. I hope that your commission can take our concerns into account when reviewing this Special Exception request next Monday.

Thank you.

Bruce and Lisa Beyer

--

Lisa Beyer
Beyer Communications
217 Southern Magnolia Lane
Sanford, FL 32771
478-457-4703
407-322-4505 home and fax

Item # 20 BS2008-17

Mathews, Karen

From: Bruce Beyer [bbeyer002@cfl.rr.com]
Posted At: Tuesday, January 20, 2009 3:38 PM
Conversation: Questions about 5700 S. Sylvan Lake Drive Request for a Special Exception -- BS2008-18
Posted To: Plan Desk

Subject: Questions about 5700 S. Sylvan Lake Drive Request for a Special Exception -- BS2008-18

Hello,

I am wondering if you can direct me to information on your web site about the Special Exception being requested by Steve Merrick on 5700 S. Sylvan Lake Drive in Sanford. I would like to learn more about what the exception requires and how decisions regarding these matters are arrived at.

Also, I see that if we would like to appeal any decision made at the January 26 hearing on this matter, we will need a verbatim record of the proceedings. Can we tape record the meeting? Or do we need to hire someone to take notes? What do people usually do?

We are concerned about a day care center being located so close to our neighborhood, The Berington Club, and our home on Southern Magnolia Lane. We are concerned about noise, flooding, future use of that site and the adjacent land, among other significant issues.

I look forward to hearing from you soon regarding Special Exceptions.

Thank you.

Lisa Beyer

Gibbs, Denny

From: Stacey Marine [smarine@earthlink.net]
Sent: Thursday, January 22, 2009 5:48 PM
To: Gibbs, Denny
Subject: Re:

Dear Denny,

Thank you very much for sending the information. After reviewing it I am in opposition. I would not like to see this school be built on the property. It backs up to my home. This would bring much noise from the playground and children. We also have so much traffic now from Wilson Elementary school across the street and I fear this school would bring much more. There are many times when I witness parents parking on our property that runs along Orange Blvd to pick up their children. I find this to be very unsafe. There could also be a problem with parents waiting in line to pick up their kids from the Primrose School. We will have cars coming and going from too many different directions.

Thanks again for your help,

Stacey Marine

213 Southern Magnolia Lane, Berington Club

-----Original Message-----

From: "Gibbs, Denny"
Sent: Jan 22, 2009 2:14 PM
To:
Cc: "Johnson, Patricia"
Subject:

Good afternoon, you emailed with concerns regarding the Primrose School application for a Special Exception to establish a child care center at 5700 S. Sylvan Lake Dr. Below you will find a link to the agenda - it is the last item of the night. If you click on the link you will get the background information and the staff report. This should answer your questions but please feel free to contact me if you have other question, you have all my contact info below.

<http://www.seminolecountyfl.gov/pd/planning/boa.asp>

Denny Gibbs, AICP
Senior Planner
Seminole County Planning & Development
Planning Division
Phone: 407.665.7387
Fax: 407.665.7385
dqibbs@seminolecountyfl.gov

www.seminolecountyfl.gov

-****Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.****-

BS 2008-17

Mathews, Karen

From: Stacey Marine [smarine@earthlink.net]
Posted At: Sunday, January 18, 2009 2:27 PM
Conversation: hearing regarding 5700 S.Sylvan Lake Drive
Posted To: Plan Desk

Subject: hearing regarding 5700 S.Sylvan Lake Drive

We received a notice regarding the hearing for the property located at 5700 S. Sylvan Lake Drive. It is a request for zoning change from agriculture to allow Primrose School to built on the property.

We live at 213 Southern Magnolia Lane in Berington Club. Our home backs up to this property. We have felt over the past 9 years that we are one of the lucky homeowners in Berington because we do not back up directly to another home and look out to the trees on that property. We can not see the structure that currently is on the property.

We do have some concerns. Will the trees be cut down and what will the buffer be? We will be greatly opposed to having to look at a red roof or similar that comes with schools being built. What will the building and buffer be? What will the hours of operation be? What will the future hold should the school fail? Would we then be looking at something else coming in there and have more traffic and noise? What about security to our home after hours when the school is closed and kids hang out there? What will the lighting be? What about future projects should other properties continue to sell? What could our future look like and the future of Sylvan Lake Road look like? A very important item to us is also when building proceeds and a parking lot goes in what will it do to our now very high and dry property? Will we then experience flooding problems which could destroy our property and trees?

We would like to see more information and answers before zoning is changed and this school is allowed to be built.

Hopefully, I will be at the hearing along with some of my neighbors. Please be aware of these concerns that we have.

Thank you,
Stacey Marine

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 25 TWP 19S RGE 29E S 5 ACRES OF E 12 CH OF LOT 2 (LESS W 348.48 FT & RD)

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

FINDINGS OF FACT

Property Owner: Primrose School - Sanford
3660 Cedarcrest Road
Acworth, GA 30101

Project Name: S. Sylvan Lake Drive (5700)

Special Exception Approval:

Special Exception to establish a child care center 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: Denny Gibbs, Senior 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 general layout of the proposed uses as depicted on the attached master plan shall not change.
2. No building shall increase more than 10% without Board of Adjustment approval.
3. The hours of operation shall be Monday through Friday, 6:30 am to 6:30 pm.
4. Maximum number of student shall be limited to 184.
5. A 6-foot stockade fence is required along the north and west property lines except at the point where the active buffer components are required adjacent to Lot 3 and Lot 4.
6. Landscaping consisting of one canopy tree every 40 feet with three (3) understory trees between shall be installed starting at the east end of lot 3 of Barrington Club and going eastward to Orange Blvd.
7. In order to meet the consistency requirements Seminole County Comprehensive Plan Policy FLU 12.3 for the Wekiva River Protection Area (WRPA) the following are required:
 - a) The project shall be certified by the U.S. Green Building Council (USGBC). The project must meet the minimum requirements for the Certified level of LEED for New Construction or LEED for Schools. The following credits shall be met regardless of certification level:
 1. SS Credit 4.4: Alternative Transportation: parking Capacity (NC)
 2. SS Credit 5.1: Site Development: Protect or Restore Habitat
 3. SS Credit 5.2: Site Development: Maximize Open Space
 4. SS Credit 6.1: Stormwater Design: Quantity Control
 5. SS Credit 6.2: Stormwater Design: Quality Control
 6. SS Credit 7.1: Heat Island Effect: Non-Roof
 7. SS Credit 8: Light Pollution Reduction
 8. WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%
 9. WE Credit 2: innovative Wastewater Technologies

The credits listed above are based upon LEED New Construction v2.2. In the event that a newer version of LEED NC is established the credits most resembling the above mentioned credits shall be adhered to. The Seminole County Planning Manager shall make the determination if the new credit language is consistent with LEED NC v2.2.

8. Prior to the issuance of development permits, a site plan that meets the requirements of other applicable code requirements including 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: _____
Alison C. Stettner
Planning Manager

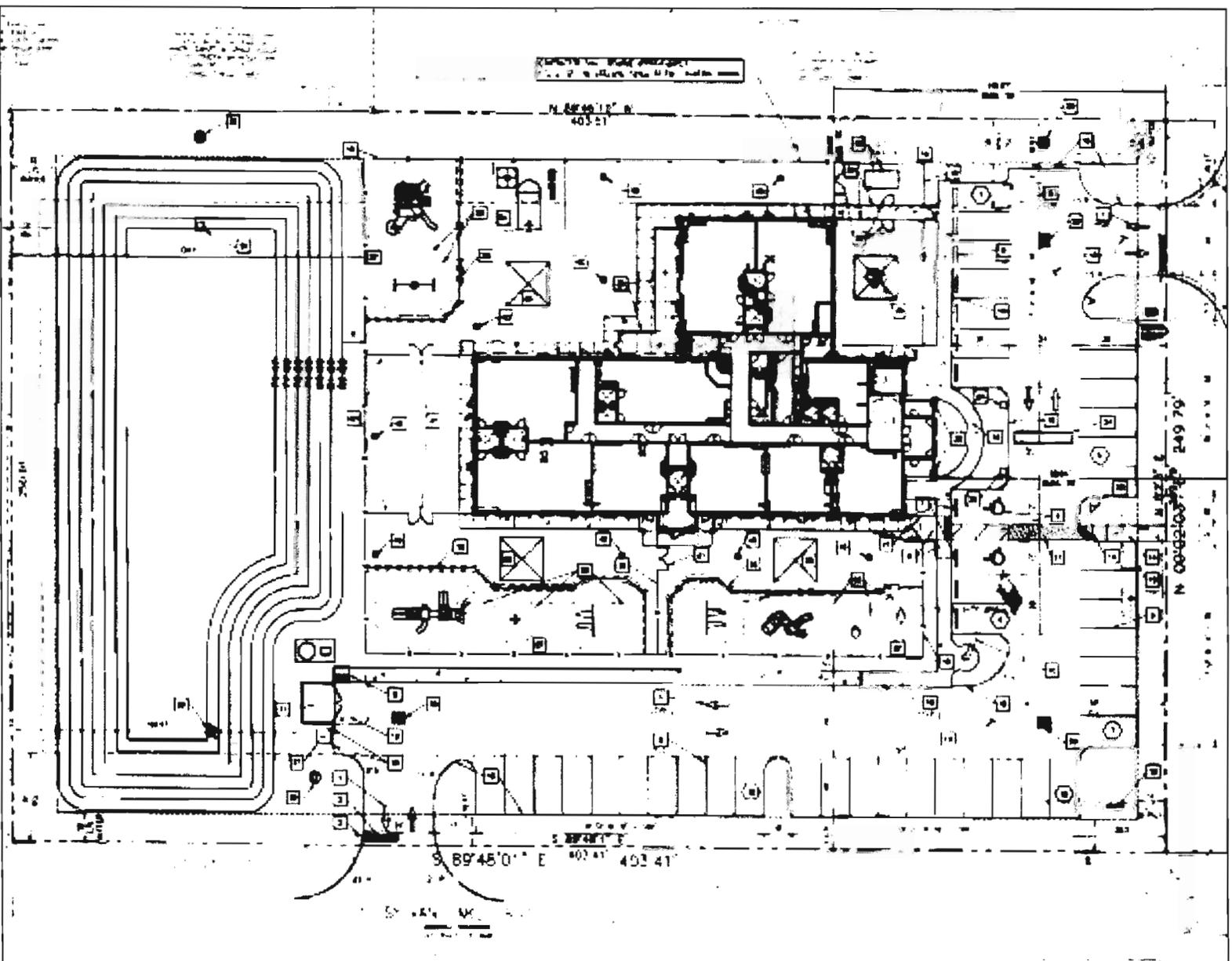
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On April 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 25 TWP 19S RGE 29E S 5 ACRES OF E 12 CH OF LOT 2 (LESS W 348.48 FT & RD)

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

FINDINGS OF FACT

Property Owner: Primrose School - Sanford
3660 Cedarcrest Road
Acworth, GA 30101

Project Name: S. Sylvan Lake Drive (5700)

Requested Special Exception:

Special Exception to establish a child care center in A-1 (Agriculture) district.

Approval was sought to establish a child care center within a zoning that permits said use only as a conditional use. The Board of Adjustment finds that the proposed use is inconsistent with development trends in the area and would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 25 TWP 19S RGE 29E S 5 ACRES OF E 12 CH OF LOT 2 (LESS W 348.48 FT & RD)

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

FINDINGS OF FACT

Property Owner: Primrose School - Sanford
3660 Cedarcrest Road
Acworth, GA 30101

Project Name: S. Sylvan Lake Drive (5700)

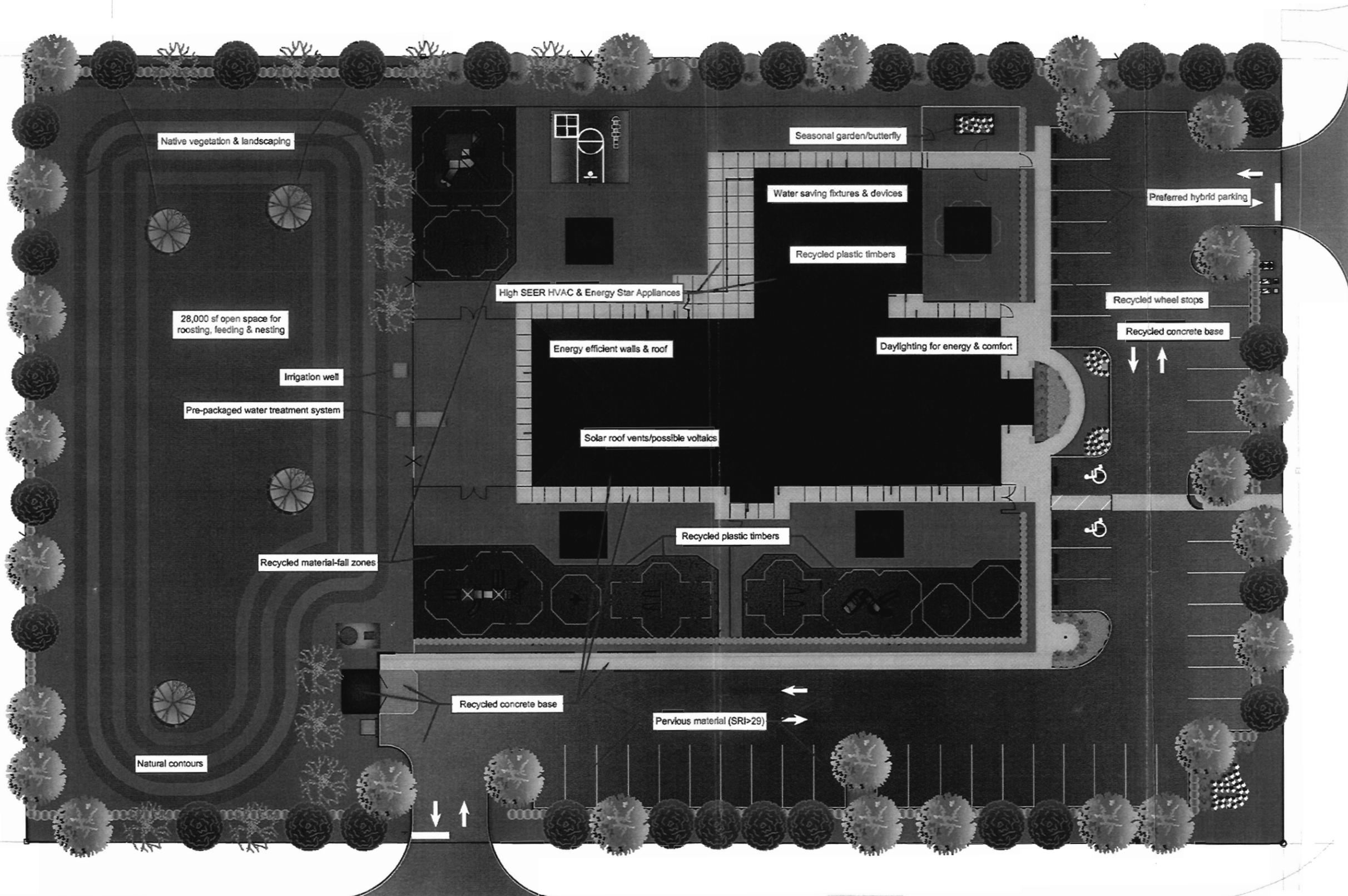
Special Exception Approval:

Special Exception to establish a child care center for 184 students 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: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771



Native vegetation & landscaping

28,000 sf open space for roosting, feeding & nesting

Irrigation well

Pre-packaged water treatment system

Recycled material-fall zones

Natural contours



High SEER HVAC & Energy Star Appliances

Energy efficient walls & roof

Solar roof vents/possible voltaics

Recycled plastic timbers

Recycled concrete base

Pervious material (SRI>29)

Seasonal garden/butterfly

Water saving fixtures & devices

Recycled plastic timbers

Daylighting for energy & comfort

Preferred hybrid parking

Recycled wheel stops

Recycled concrete base

ORANGE BOULEVARD (CR 431)

S. SYLVAN LAKE DRIVE