

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 26, 2016, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 25 TWP 19S RGE 29E BEG 10.13 CH S OF NW COR
RUN S 9.87 CH E 20 CH N 5 CH N 76 1/4 DEG W TO BEG
LESS ST RD 46 R/W

(The aforescribed legal description has been provided to Seminole County by the Property Owner.)

A. FINDINGS OF FACT

Property Owner: ROCK OF CENTRAL FLA INC.
6641 W SR 46
SANFORD, FL 32771

Project Name: THE ROCK ACADEMY - SPECIAL EXCEPTION

Development Approval:

A Special Exception to establish a private preschool, middle school, and high school in association with The Rock of Central Florida Church in the A-1 (Agriculture) district.

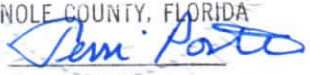
The findings reflected in the record of the September 26, 2016 Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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



MARYANNE MORSE, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
BK 8786 Pgs 17-21 (5Pgs)
FILE NUM 2016107320
RECORDED 10/17/2016 04:18:43 PM
RECORDING FEES \$44.00
RECORDED BY Jeckenro

CERTIFIED COPY
MARYANNE MORSE
Clerk of Circuit Court and Comptroller
SEMINOLE COUNTY, FLORIDA
BY 
DEPUTY CLERK

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for Development Approval is **GRANTED**.
- (2) All development must 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, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this Development Approval are as follows:
 - a. The Special Exception granted applies only to the private preschool, middle school, and high school as depicted on the Special Exception Site Plan.
 - b. Total enrollment for the school campus (preschool and K-12) will not exceed 150 students.
 - c. Typical hours of operation for the school are 6:00 AM to 6:00 PM Monday through Friday.
 - d. The timing for drop-off and pick-up of students will be staggered to alleviate traffic impacts.
 - e. Ball Fields are prohibited.
 - f. No additional area lighting beyond the existing parking lot lights and safety lighting on the building are permitted.
 - g. The layout of the proposed uses must be substantially consistent with that which is depicted on the Special Exception Site Plan, attached to the Development Order as Exhibit A.
 - h. No building associated with the Special Exception may be increased more than 10% in size from that which is shown on the Special Exception Site Plan without Board of Adjustment approval.
 - i. Prior to the issuance of development permits, a final site plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
 - j. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the special exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of Adjustment.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding

upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By:

Tina Williamson

Tina Williamson, AICP
Director of Development Services

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

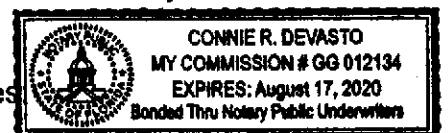
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Tina Williamson who is personally known to me or who has produced as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of October, 2016.

Connie R. Devasto

Notary Public, in and for the County and State
Aforementioned

My Commission Expires



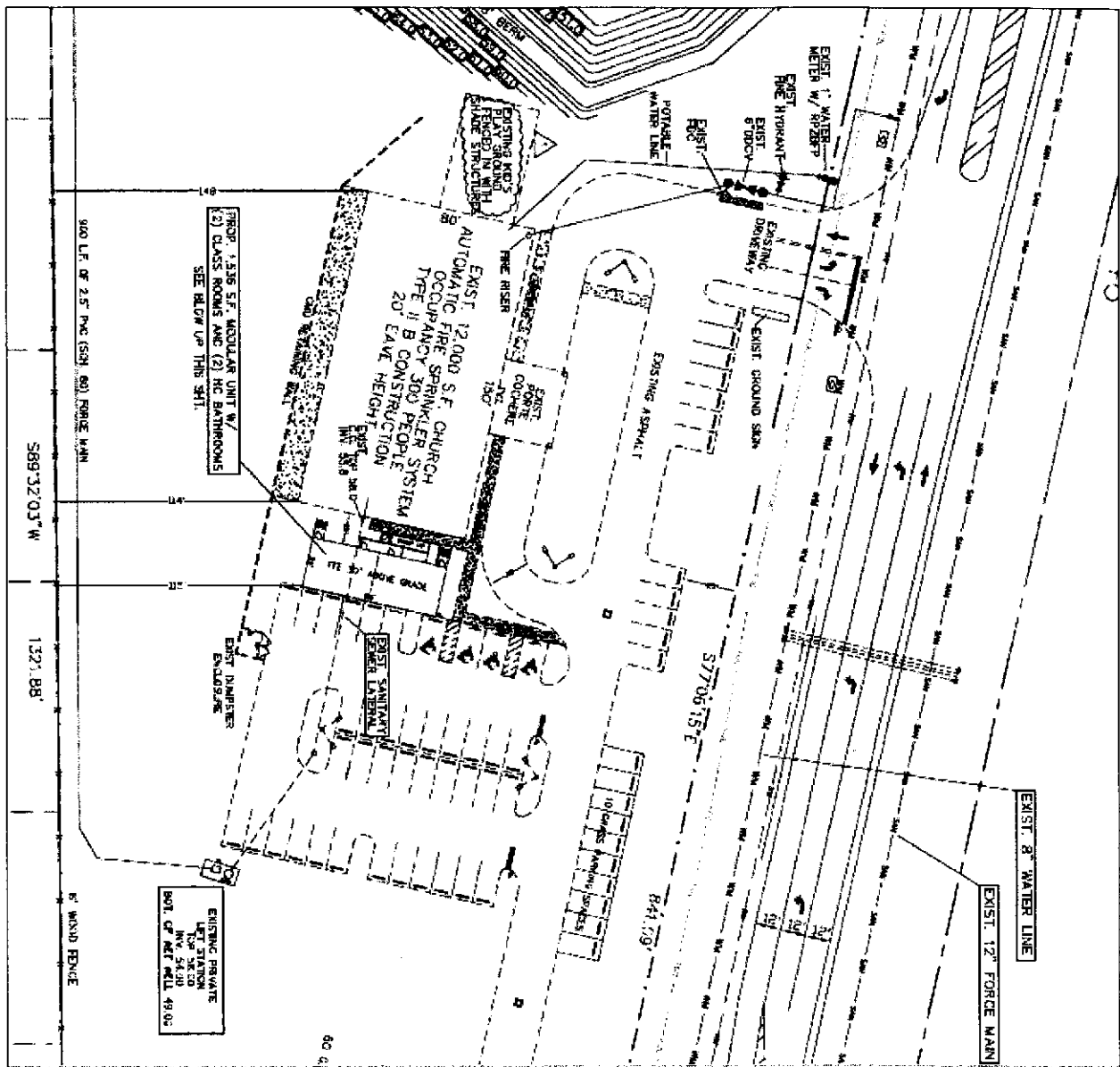
FILE NO.: BS2016-06

DEVELOPMENT ORDER #

16-32000006

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

EXHIBIT A



"LEGIBILITY IMPROVED TO 90%
FOR SEARCHING"