

## SEMINOLE COUNTY DEVELOPMENT ORDER

On February 11, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

### FINDINGS OF FACT

**Property Owner:** Discovery Education Holdings, LLC

**Project Name:** Seminole Science Charter School Expansion

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard.

### Conclusion of Law

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

The Property Owner 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: Anne Marie Sillaway, AICP  
Senior Planner  
1101 East First Street  
Sanford, Florida 32771

Order

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The subject 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, to the extent that such requirements are not inconsistent with the Development Order.

(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 Property Owner of the property as follows:

A. Development must comply with the Master Development Plan attached as Exhibit (B).

B. Permitted Uses: Public School - Grades Sixth (6<sup>th</sup>) thru Twelfth (12<sup>th</sup>) grade.

C. Maximum Floor Area Ratio: 0.50

D. Maximum Allowable Building Area: 73,182 square feet

E. Maximum Building Height: Forty (40) feet

F. Open Space: Twenty-Five (25) percent

G. Hours of Operation: School: Monday – Friday: 7:00am – 6:30pm  
Saturday – Sunday: Closed

Field: Monday- Sunday: 7:00am-9:00pm

H. Building Setbacks (External Boundaries):

Front (facing Ronald Reagan Blvd): Thirty-five (35) feet.

Side: Twenty-five (25) feet

Rear: Twenty (25) feet

I. Landscape Buffers:

North: Ten (10) foot landscape buffer with a 0.1 opacity rating; 0.95 plant units per 100 linear feet, with a six (6) foot high solid PVC fence along the subject property’s north property line for a distance of approximately two-hundred and sixty (260) feet, as well as enhance the landscaping along this portion of the buffer, as illustrated on the attached North Buffer Exhibit D. The fence may be permitted within the required buffer, and all required landscaping shall be installed on the residential (north) side of the fence.

South (facing retention pond): Ten (10) foot minimum landscape buffer with a 0.1 opacity rating; 0.95 plant units per 100 linear feet.

South (facing Ronald Reagan Blvd): Fifteen (15) foot minimum landscape buffer with a 0.4 opacity rating; 2.25 plant units per 100 linear feet.

East: Fifteen (15) foot minimum landscape buffer with a landscape buffer.

West: Ten (10) foot landscape buffer with a 0.1 opacity rating; 0.95 plant units per 100 linear feet.

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer.

- J. The Developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- K. The Developer will comply with the Interlocal Agreement between the City of Lake Mary and Seminole County for parcel 22-20-30-513-0000-0020 located in the City of Lake Mary jurisdiction.
- L. All project signage must comply with the Seminole County Land Development Code.
- M. Mechanical Units and Refuse areas are required to be screened from residential properties or public rights of way per the Seminole County Land Development Code.
- N. An eight (8) foot high vinyl chain link fence with top and bottom rails will be located around the entire recreational field.
- O. Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way.
- P. Utility lines will be designed to meet Seminole County requirements.
- Q. The dumpster enclosure will meet Seminole County Land Development Code requirements.
- R. Outdoor lighting requirements shall conform with Part 15 of the Seminole County Land Development Code, in addition to the following:
  - 1. Light spillage: Illumination from any recreation/soccer field lights onto nearby residential properties shall not exceed 0.1 foot-candles.
  - 2. Height: Maximum height for any recreation/soccer field lights shall not exceed twenty-five (25) feet.
  - 3. Fixtures: All lighting fixtures for any recreation/soccer field lights shall be cutoff fixtures. Fixtures may not be tilted toward adjacent properties. Flood lighting is prohibited.
  - 4. Time Controls: Recreation/soccer field lighting must include time controls. The time controls must dim all outdoor lights by at least fifty (50) percent of normal illumination levels within one hour of the close of business on the site. An exception to these time controls may be granted for emergency or life safety purposes only.
  - 5. Shielding Requirements: Recreation/soccer field lighting fixtures shall be shielded in such a manner that no light is emitted above a horizontal plane passing through the lowest point of the light emitting elements, so that direct light emitted above the horizontal plane is eliminated. An exemption to this requirement shall not be permitted.

6. In the event there is a conflict between Part 15 of the Seminole County Zoning Regulations and the conditions stated herein, the more restrictive requirement shall prevail.
- S. External shielding shall be required on the recreational/soccer field light poles.
  - T. The Developer shall not utilize an outdoor speaker system, except for emergency or life safety purposes or as required by Federal, State or Local laws.
  - U. The Development will be required to conform to the Performance Standards under Part 16 of the Seminole County Land Development Code (SCLDC).
  - V. Off-street parking will meet the Seminole County Land Development Code.
  - W. Long term bicycle parking will be provided in accordance with the SCLDC. The long term bicycle parking may be covered in accordance with SCLDC Sec. 30.11.7.3 and will be determined at the time of Final Development Plan.
  - X. The development will meet the stormwater requirements of Seminole County and St. Johns River Water Management District (SJRWMD).
  - Y. A cross access easement between the proposed site to be developed and the existing school property located in the City of Lake Mary jurisdiction will be required and provided at the time of Site Plan.
  - Z. Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
  - AA. The Developer will be required to construct the proposed building to the architectural renderings shown in Exhibit "C".
  - BB. Access through Pugh Street and North Road shall be prohibited.
  - CC. In the case of a conflict between the written conditions A through BB in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through BB will apply.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon 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) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

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

(8) 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.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with Seminole Science School Expansion (as referenced in Exhibit A), on February 11, 2025.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman

**EXHIBIT A**  
**Legal Description**

PARCEL A LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF THE REALIGNMENT OF COUNTY ROAD NO. 427 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1323.26 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 661.92 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 374.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 & 600 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7701-203; THENCE SOUTH 40 DEGREES 34 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64 DEGREES 10 MINUTES 45 SECONDS FOR AN ARC LENGTH OF 56.01 FEET TO THE POINT OF TANGENCY; SAID CURVE ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 427 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2784, PAGE 1281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 75 DEGREES 14 MINUTES 37 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 179.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 576.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 42 MINUTES 38 SECONDS FOR AN ARC LENGTH OF 449.48 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 399.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY BY AMENDED ORDER OF TAKING RECORDED MAY 12, 2010 IN OFFICIAL RECORDS BOOK 7777, PAGE 1485, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

## PARCEL C LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET; RUN THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET TO THE POINT OF BEGINNING.

## PARCEL D LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4,

170.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE WESTERLY IN A DIRECTION PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: LANDS DEEDED TO SEMINOLE COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2943, PAGE 706, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

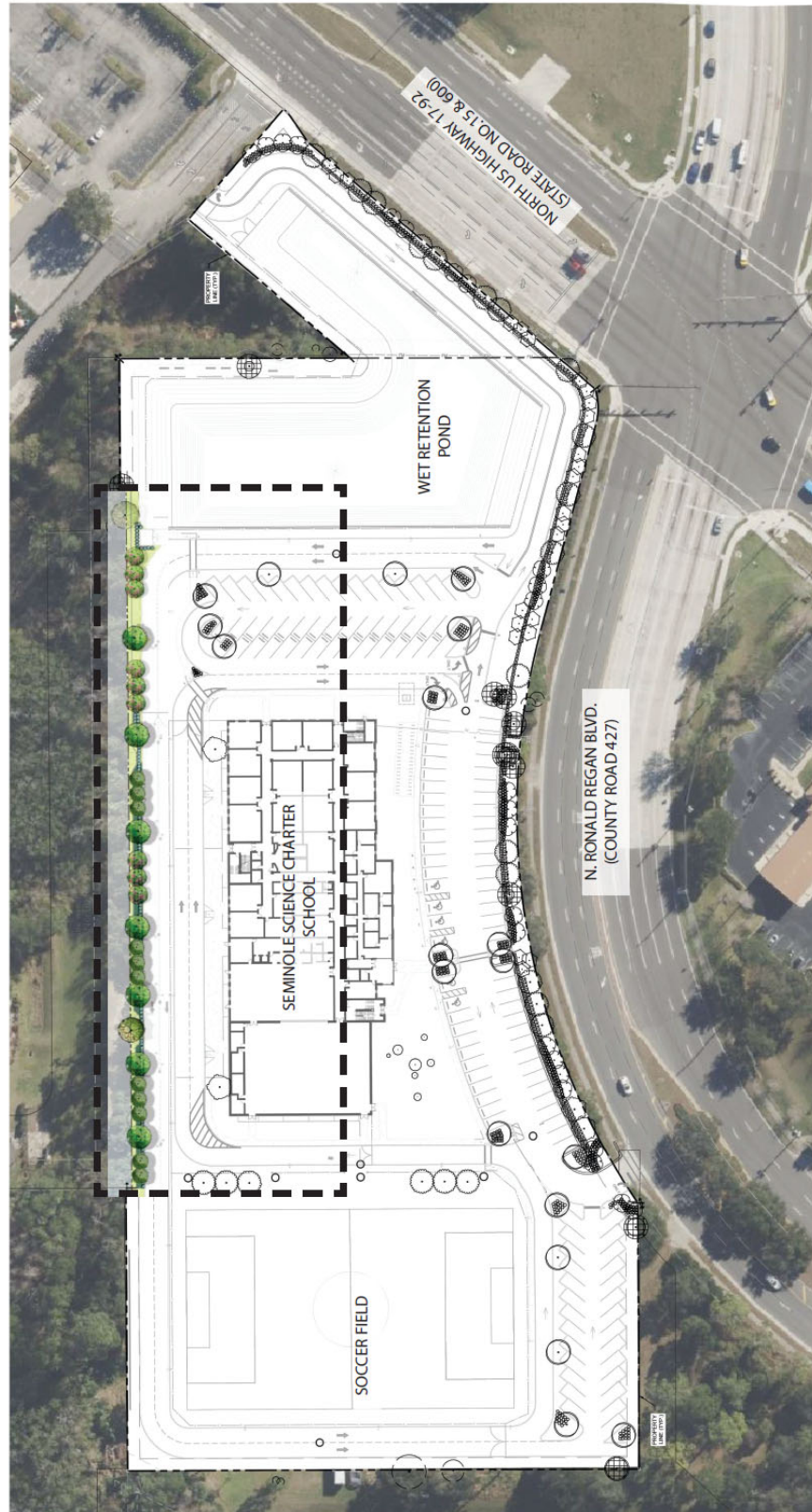


Exhibit C  
Architectural Renderings



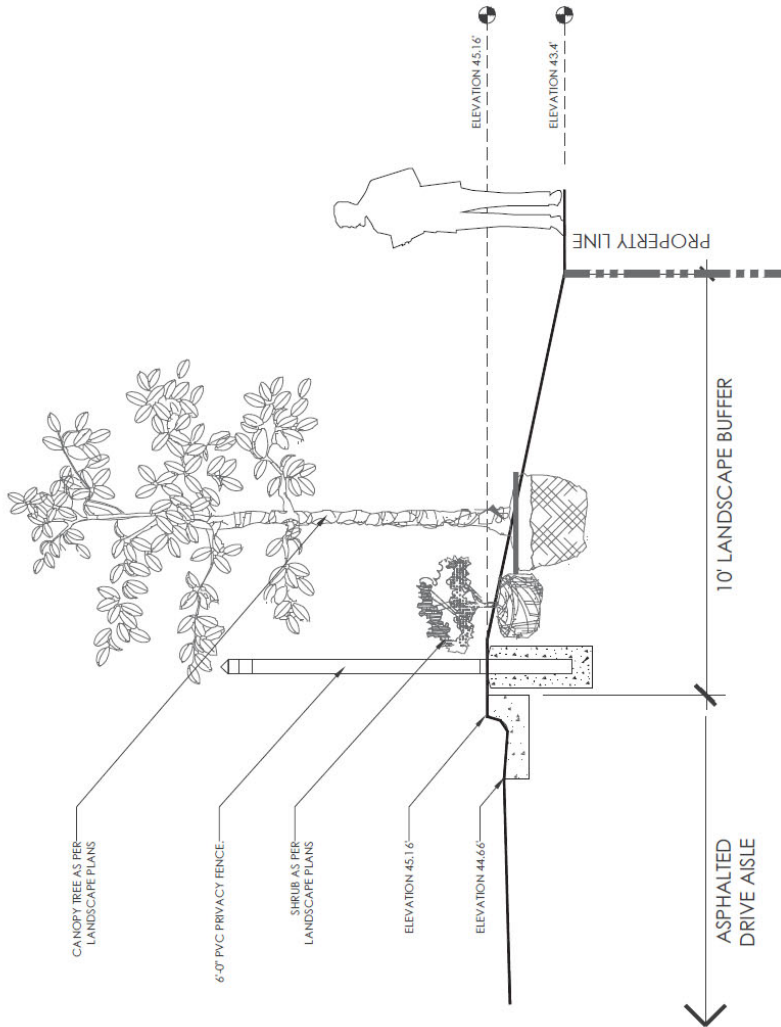


### EXHIBIT D NORTH BUFFER EXHIBIT









NORTH LANDSCAPE BUFFER DETAIL

SCALE: 3/8" = 1'-0"

XX  
XXXX