

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On February 27, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 36 TWP 21S RGE 30E
E 1/2 OF SW 1/4 S OF ST RD
426 + E 400 FT OF SW 1/4
OF SW 1/4 S OF RD + S 660
FT OF W 165 FT OF E 1/2
(34.87 AC)

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: TRINITY PREPARATORY SCHOOL OF FLORIDA INC
5700 TRINITY PREP LN
WINTER PARK, FL 32792

Project Name: TRINITY PREP SCHOOL - SPECIAL EXCEPTION

Requested Development:

A Special Exception for an additional educational building at an existing private school in the A-1 zoning district.

The findings reflected in the record of the February 27, 2024, Board of County Commissioners 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.

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 school as depicted on the Special Exception Site Plan.
 - b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached to the Development Order as Exhibit A.
 - c. The total building square footage for the Seminole County side of the campus, including the addition of this requested building (22,140 square feet), is 70,746 square feet.
 - d. The number of students will not exceed 888 students.
 - e. Prior to the issuance of development permits, a Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, shall be reviewed, and approved by the Development Review Committee.
 - f. 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.
- (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 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.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A

