



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000118

Received: 9/16/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Forest Lake Academy Expansion

PARCEL ID #(S): 08-21-29-300-0110-0000

TOTAL ACREAGE: 258.5

BCC DISTRICT: 3

ZONING: PD

FUTURE LAND USE: PD

APPLICANT

NAME: FLA CONFERENCE ASSN OF SEVENTH-DAY ADVENTISTS

COMPANY:

ADDRESS: 500 Education Loop

CITY: Apopka

STATE: FL

ZIP: 32703

PHONE:

EMAIL:

CONSULTANT

NAME: Dominick Tressler

COMPANY: H&T Consultants

ADDRESS: 9310 Old Kings Road S, Suite 1001

CITY: Jacksonville

STATE: FL

ZIP: 32257

PHONE: 904-419-1001

EMAIL: dominick.tressler@att.net

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

PROJECT TO INCLUDE: DEMO OF PORTION OF EXISTING CLASSROOM BUILDING (4,730 SF),
 NEW CLASSROOM BUILDING (23,196 SF), NEW ADMINISTRATION BUILDING (9,214 SF),
 NEW PAVILION/FIELD HOUSE (2,836 SF), NEW CONNECTING BRIDGE BETWEEN EXISTING CLASSROOM BUILDING AND PROPOSED NEW
 CLASSROOM BUILDING, NEW STUDENT DROP-OFF AREA, NEW PARKING AREA(S), NEW ALUMINUM FENCING, NEW GUARD HOUSE AND
 VEHICLE GATE.

STAFF USE ONLY

COMMENTS DUE: 9/27

COM DOC DUE: 10/3

DRC MEETING: 10/9

 PROPERTY APPRAISER SHEET
 PRIOR REVIEWS:

ZONING: PD

FLU: PD

LOCATION:

W/S: Sunshine Water

BCC: 3: Constantine

 on the south side of Sand Lake Rd,
 west of Lake Brantley Rd

To whom it may concern,

Good afternoon. This is Dominick Tressler with H&T Consultants Civil Engineering, and I am reaching out to you this morning in request of a Pre-application meeting with Seminole County. This is for a project located at 500 Education Loop, Apopka FL, 32703 for Forest Lake Academy.

The academy intends to do an expansion of the campus, including a new classroom building, admin building, a pavillion, secure perimeter fencing and guardhouse, and the addition of a dropoff area for the students. See below project description:

PROJECT TO INCLUDE: DEMO OF PORTION OF EXISTING CLASSROOM BUILDING (4,730 SSF), NEW CLASSROOM BUILDING (23,196 SF), NEW ADMINISTRATION BUILDING (9,214 SF), NEW PAVILION/FIELD HOUSE (2,836 SF), NEW CONNECTING BRIDGE BETWEEN EXISTING CLASSROOM BUILDING AND PROPOSED NEW CLASSROOM BUILDING, NEW STUDENT DROP-OFF AREA, NEW PARKING AREA(S), NEW ALUMINUM FENCING, NEW GUARD HOUSE AND VEHICLE GATE.

A pre-application was submitted in 2023 for this project, however the project scope has changed significantly since then, so we wanted to reach out to get another meeting scheduled to discuss the revised scope and get some preliminary feedback. I've attached the comments we received from 2023 for your reference.

One of the items that was brought up at the time was the PD for Forest Lake Academy and it's requirements. In particular, the PUD allows for up to 250,000 SF of educational use. The architect (Frank Campbell) is copied on this email, and he has provided a comprehensive list of all buildings and square footage amounts, showing the current square footage and added square footage as being less than the 250,000 SF limit.

Another item I would like to mention is that this expansion will not increase the number of students on campus, and there will be no additional demand as a result of this expansion in terms of traffic, water/sewer demand, etc. Everything is within the limits of the PD. I've also attached the PD Documents which reference traffic information within the limits of the allowable square footage.

Along with the application for a Preapp meeting, I've included the PD information, overall site and architectural plans, and existing site survey.

Please let us know what our next steps are to get a meeting scheduled for this, what time and date it could be held, and if it could be held online.

Thank you and I look forward to meeting,

FOREST LAKE PUD

Preliminary Zoning Classification Description

1. General Purpose and Character

The purpose of the proposed Forest Lake PUD is to create a mixed use community including residential uses, a school, a church, and commercial uses with office use also allowed. The existing Forest Lake Academy will be substantially rebuilt. With the school and church, as the focal points, a campus-like setting is envisioned. Uses within the community will be interconnected with internal streets to reduce trips on external public roads. An interconnected sidewalk system will also be provided to facilitate pedestrian travel.

Significant environmental areas will be retained and utilized as natural amenities of the community.

Access to the community will be from SR 436, West Lake Brantley Road, and Sand Lake Road, with the Sand Lake Road access serving only the single family residential use. Internal street connections between uses and parcels will be provided. The West Lake Brantley access will serve only the institutional parcel, which will also have access to and from SR 436.

2. SUMMARY COMPARISON OF APPROVED AND PROPOSED DEVELOPMENT PROGRAMS

Use	Approved	Proposed	Change
Residential	359 du	112 du**	-247 du
Office	203,643 sf*	---	-203,643 sf
Commercial	314,235 sf*	355,000 sf**	+40,765 sf
Assisted Living	120 beds	---	-120 beds
Church	140,000 sf	140,000 sf	No Change
School	250,000 sf	250,000 sf	No Change

* Based on .25 FAR for the approved original PUD.
 ** Tract 2 may be used for residential, office, commercial and/or institutional uses not exceeding the trips generated by 355,000 sf of GLA of Commercial use, based on the approved Conversion matrix.

PREVIOUSLY APPROVED:

FOREST LAKE ACADEMY PUD

Tract	Name	Gross Area (acres)	Net Buildable Area	Lots	Gross Density	Net Density	% of Site
A	Commercial	11.50	11.50	---	---	---	8.9
B-1	Office	5.50	5.50	---	---	---	4.3
B-2	Office	13.20	13.20	---	---	---	10.2
C-1	Muti-Family	19.30	17.30	173	9.0	10.0	15.0
C-2	Multi-Family	8.20	7.40	74	9.0	10.0	6.4
D-1	Single Family	15.70	14.13*	50	3.2	3.5	12.2
D-2	Single Family	19.60	17.54*	62	3.2	3.5	15.2
E	Recreation/Retention/Drainage	29.81	---	---	---	---	23.1
F	Recreation	2.00	---	---	---	---	1.6
G	Right-of-Way	4.00	---	---	---	---	3.1
TOTAL		128.81	359	2.8 du/ac		100	

*10% of gross area within the single family tracts have been designated for internal right-of-ways. Retention is to be held within the recreation/conservation/retention drainage tract.

FOREST LAKE ACADEMY PUD II

DEVELOPMENT PROGRAM

Use	Acres	Program	Intensity
New Uses:			
Retail	18.9	189,000sf	.23 FAR
Assisted Living Facility	11.8	120 beds	10.2 beds/ac
Existing Uses:			
Church	18.0	140,000sf	.18 FAR
School	45.0	250,000sf	.15 FAR

ACREAGE SUMMARY

Parcels	Use	Acres
1	Academy	37.9
2	Church	18.1
3	Retail	18.9
4	Assisted Living Facility (ALF)	11.8
5	Open Space/Conservation/Stormwater	46.9
	TOTAL	133.6

Note: Acreage for entry drives included in parcel acreages.

PROPOSED:

FOREST LAKE ACADEMY PUD

Tract ^a	Use	Acres	Program
1	Residential ^b	43.8	112 units (single family)
2	Commercial ^c	48.3	355,000 sf GLA
3	Institutional ^d	68.6	School 250,000 sf Church 140,000 sf
4	Institutional ^d	26.3	---
5	Open Space/Wetland/Stormwater	71.5	---
	Total	258.5	

NOTES:

- ^a All tracts may be subdivided as needed.
- ^b Tract 1 is approved and platted for 112 family lots and includes the required recreation area.
- ^c Tract 2 may also be used for residential, office and/or institutional uses not exceeding the trips generated by 355,000 sf of GLA of commercial use, based on the Conversion Matrix to be included in the Development Order.
- ^d Institutional uses include the Academy, Church and their necessary support uses such as laundry, car repair, food services, book store day care and offices.

3. Building Heights & Types

Building heights will not exceed 35 feet or 3 stories, with the exception of the church and academy. The church and academy will not exceed 3 stories but the peak of the roof may be up to 50 feet and a tower (parcel 2) may be up to 80 feet high.

Building types are not known, but it is intended that architectural controls will be applied to commercial, office and multi-family residential structures to provide consistency with the church and academy.

Forest Lake Academy

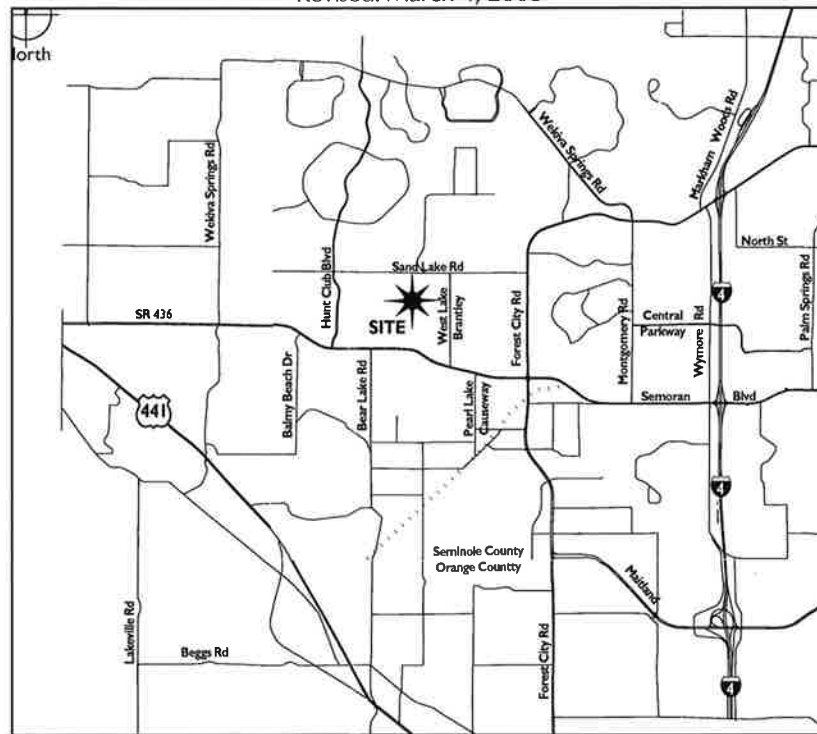
"Forest Lake PUD"

Owner/Applicant: Florida Conference of Seventh Day Adventists
 655 North Wymore Road
 Winter Park, Florida 32789
 Attn: Glenn Carter

Planner/Transportation Planner/Ecological Scientist:
 Glatting Jackson Kercher Anglin Lopez Rinehart
 33 E. Pine Street, Orlando, Florida 32801
 Attn: John Percy

Engineer: Zev Cohen & Associates, Inc.
 55 Seton Trail
 Ormond Beach, Florida 32178
 Attn: Sam Hamilton, P.E.

February 2005
 Revised: March 4, 2005



4. Major Landscape Concepts

Through the retainage of significant natural areas and specimen trees, a pastoral feel will be maintained over much of the project. Landscape entry features and roadways will be utilized to give the community a cohesive and pleasant appearance. All codes for site and parcel landscaping will be met or exceeded.

5. Recreation and Open Space

Recreation areas and facilities will be provided in conjunction with the school. The residential neighborhood (Parcel 1) will contain a neighborhood park to be approved through the platting process. A central open space/passive recreation feature will be provided (Parcel 5) through the retention of a main wetland system and the preservation of adjacent upland areas. A minimum of 25% of the overall site will be useable open space/recreation areas dedicated to a property owners association or similar group.

6. Facilities Commitments

The community will provide or fund necessary improvements for water, sewer, stormwater and roadway improvements as determined to be necessary through the County's review and approval process. Such facility improvement requirements will be consistent with the County's regular practices and standards.

7. Housing Types, Price Ranges and Staging

Two basic types of housing may be provided:

- a. Single Family Residential - These units are projected to range in price from \$160,000 to \$400,000.
- b. Multi-Family Residential - Up to 247 Multi-family units may be provided through the use of a transportation conversion matrix. If they are rental apartments, they are anticipated to have monthly rents ranging from \$700 to \$1,600. If they are condos, for sale, units, they are projected to sell for \$125,000 to \$300,000.

8. Setbacks and Buffers

Code requirements for buffers and setbacks will apply for all exterior/perimeter parcels. For internal lot lines, the following building setbacks apply:

Residential:	Front	20'
	Side	5'
	Side Adjacent R/W	20'
Commercial/Office:	Rear	20'
	Front	10'
	Side	0'
Commercial/Office:	Side Adjacent R/W	10'
	Rear	10'
	Rear Adjacent Residential	25'

9. Parking Requirements

Code requirements for off-street parking will be met for all uses.

10. Permitted Uses

Residential: Single Family
 Multi-Family

Commercial: C-1 zoning uses; car wash; 24 hr. uses allowed.

Office: OP zoning uses

Private Schools

Churches

Golf driving range, batting cage, miniature golf

- NOTES:
- Automobile repairs shall only be conducted in connection with educational programs.
 - Adult entertainment, alcoholic beverage establishments and funeral homes shall be prohibited in the PUD.
 - New communications towers will be prohibited within the PUD except that antennas and related equipment may be permitted if integrated into the church tower. The existing tower may be retained and/or relocated on site.

FOREST LAKE PUD PUD NOTES

Existing Zoning: PUD, (2 existing PUDs)

Proposed Zoning: PUD (amended)

- 1. Common Area Management** - Legal instruments will be created to provide for the management of common areas and facilities.
- 2. Fire Protection** - Fire protection will be provided by Seminole County. All applicable code requirements will be met.
- 3. Road Impacts** - Traffic generation has been projected for the proposed program and the currently approved program as shown in the following tables. There is no increase in daily or PM peak hour trips for the proposed program

Forest Lake Academy PUD					
Tract	Use	Gross	Trips		
			Program	ADT	PM Peak Hr
A	Commercial	11.5	125,235 sf	7,861	726
B-1	Office	5.5	59,895 sf	899	146
B-2	Office	13.2	143,748 sf	1,764	240
C-1	Residential - MF	19.3	173 du	595	58
C-2	Residential - MF	8.2	74 du	1,190	113
D-1	Residential - SF	15.7	50 du	550	57
D-2	Residential - SF	19.6	62 du	670	70
E	Recreation/Retention	29.81	---	---	---
F	Recreation	2.00	---	---	---
G	Right-of-Way	4.0	---	---	---
		128.81		13,529	1,410

* Assumes .25 FAR

Forest Lake Academy PUD II					
Parcel	Use	Acres	Program	Trips	
				ADT	PM Peak Hr
1	Academy (750 students)	37.9	250,000 sf	1,370	258
2	Church	18.1	140,000 sf	1,275	92
3	Retail	18.9	189,000 sf	10,272	953
4	Assisted Living Facility	11.8	120 beds	315	26
5	Open Space/Cons./SWM	46.9	---	---	---
		133.6			
			Subtotal	12,927	1,284
			TOTAL	26,456	2,694

Tract	Use	Acres	Estimated Program	Trips	
				ADT	PM Peak Hr
1	Residential	43.8	112 SF du	1,154	119
			205,000 sf	10,829	1,005
2	Commercial	48.3	130,000 sf	8,054	744
			584,000 sf each	4,190	375
3 & 4	Institutional	94.9	250,000 sf School	1,370	258
			140,000 sf Church	1,275	92
5	Open Space/Wetland/Stormwater	71.5	---	---	---
		258.5		26,872	2,593
			Pass-By (27.67%)	(588)	(588)
			NET EXTERNAL TRIPS	26,284	2,005

Summary of Trips

	ADT	PM Peak Hr
Approved Program	26,456	2,694
Proposed Program	26,284	2,005
Change	-172	-689

4. School Impacts - Public schools servicing the area are Forest City Elementary, Teague Middle School and Lake Brantley High School.

The number of students projected to reside at Forest Lake PUD would decrease from the number projected from the currently approved program due to the decrease in residential units.

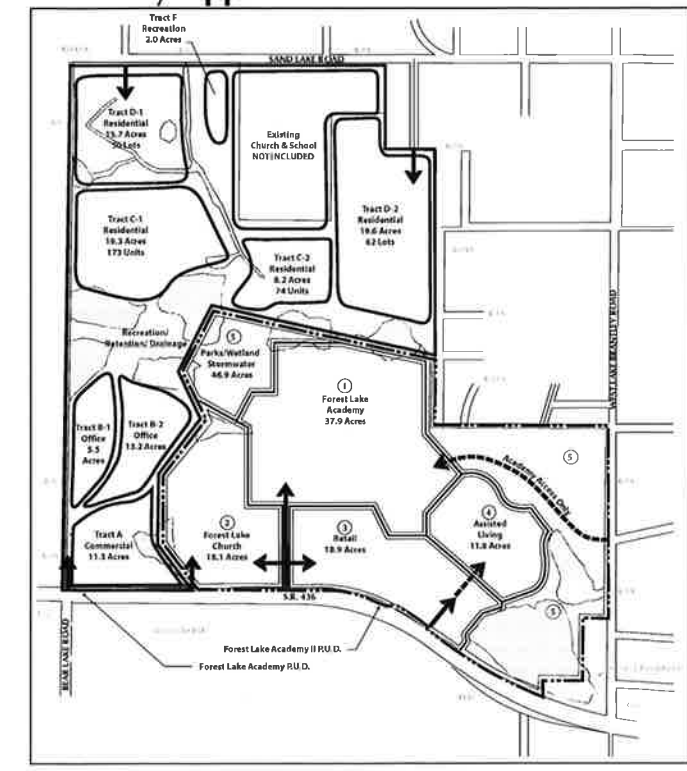
5. Utility Impacts - See the Utility Services Concept Plan (Sheet 8).

6. Commercial Impact Area - The perceived market area for commercial uses includes the new community itself as well as other neighborhoods in the Forest City/Bear Lake area, along with some passerby traffic on SR 436.

7. Wetlands - Refer to Preliminary Master Plan and Natural Conditions map (Sheet 3).

8. Pedestrian, Bicycle and Vehicular Linkage Plan - Uses within the community will be interconnected with internal streets to reduce trips on external public roads. An interconnected sidewalk system will also be provided to facilitate pedestrian travel.

Currently Approved Plan:



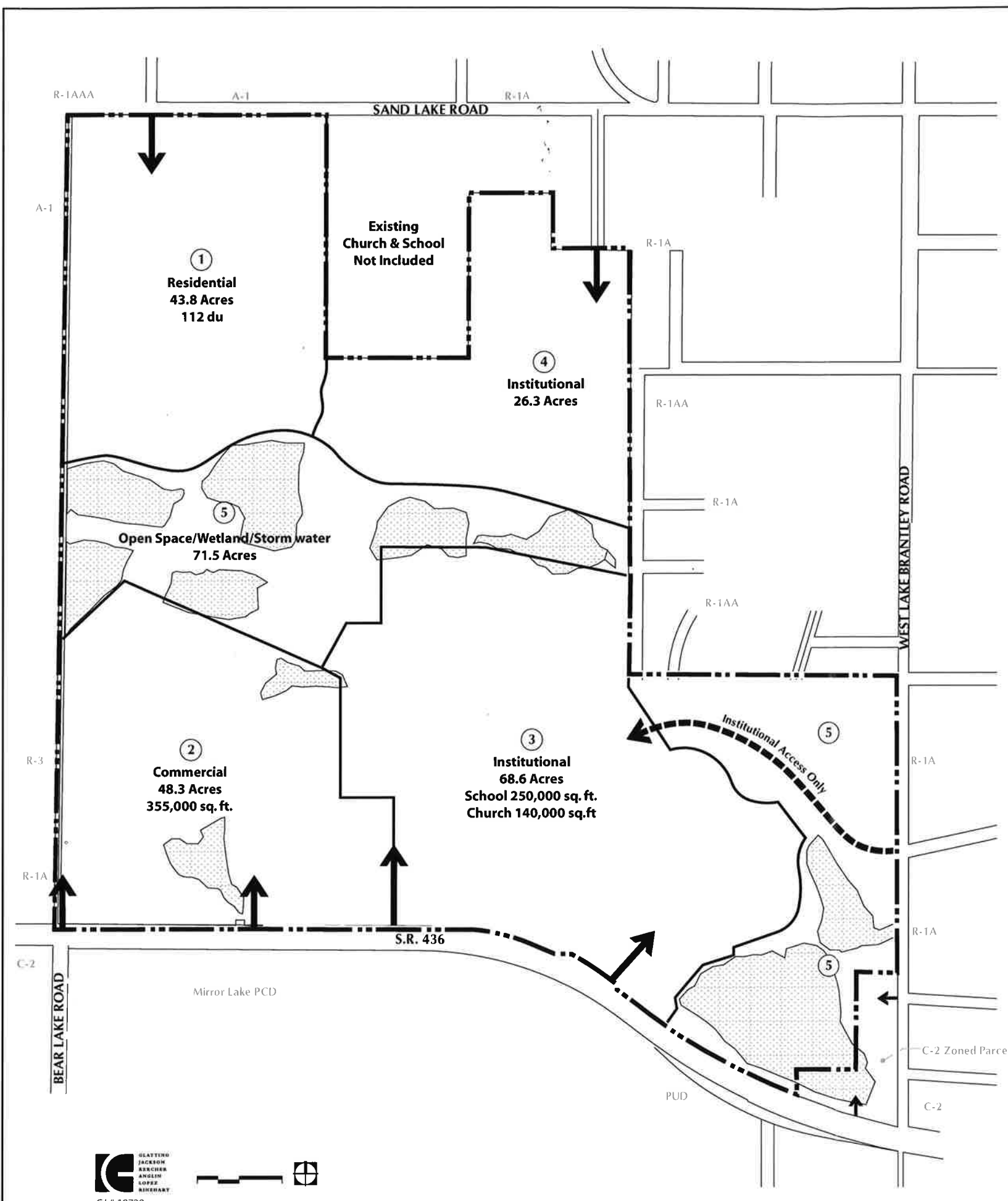
Forest Lake Academy PUD

Tract ^A	Use	Acres	Program
1	Residential ^B	43.8	112 units (single family)
2	Commercial ^C	48.3	355,000 sf GLA
3	Institutional ^D	68.6	School 250,000 sf Church 140,000 sf
4	Institutional ^D	26.3	
5	Open Space/Wetland/Stormwater	71.5	
Total		258.5	

NOTES:
^A All tracts may be subdivided as needed.
^B Tract 1 is approved and platted for 112 family lots and includes the required recreation area.
^C Tract 2 may also be used for residential, office and/or institutional uses not exceeding the trips generated by 355,000 sf GLA of commercial use, based on the Conversion Matrix included here.
^D Institutional uses include the Academy, Church and their necessary support uses such as laundry, car repair, food services, book store, day care and offices.

LEGEND

- Forest Lake Academy PUD
- EXISTING WETLAND
- (X) PARCEL NUMBERS
- PARCEL BOUNDARY
- ➔ ACCESS



LEGAL DESCRIPTION

The South 1/2 of the Northwest 1/4 (less the East 1/8 of the North 1/2) and the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 29 East; also that portion of the East 1/2 of the Northwest 1/4 and that portion of the Northwest 1/4 of the Northeast 1/4 lying North of State Road 436, of Section 17, Township 21 South, Range 29 East, all in Seminole County, Florida.

LESS:

Begin at the Southerly Right-of-way line of Sand Lake Road (a 60 foot Right-of-way) and the East line of the West 7/8 of the North 1/2 of the South 1/2 of the Northwest 1/4 of aforesaid Section 8; thence Westerly along said Southerly Right-of-way line for 1,100 feet; thence Southerly at right angles to said Southerly Right-of-way line for 1,150 feet; thence Easterly at right angles to the last line for 700 feet; thence Northerly at right angles to the last line for 790 feet; thence Easterly at right angles to the last line for 390 feet; more or less, to the aforesaid East line of the West 7/8 of the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 8; thence Northerly along said East line for 360 feet, more or less, to the Point of Beginning.

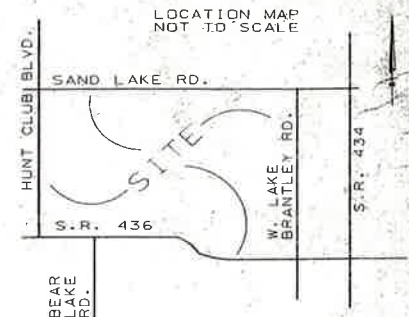
CONTAINS 260.141 ACRES, MORE OR LESS.

LEGEND

- | | |
|------------------------------------|---------------------------------------|
| PSM - Professional Surveyor Mapper | R/W - Right of Way |
| Rec. - Recovered | A/C - Air Conditioner |
| Util. - Utility | P.C.P. - Permanent Control Point |
| Drain - Drainage | P.C. - Point of Curvature |
| Pvmt. - Pavement | P.T. - Point of Tangency |
| Conc. - Concrete | I.R. - Iron Rod |
| Blk. - Block | I.P. - Iron Pipe |
| Fr. - Frame | L.B. - Land Surveying Business |
| Esmt. - Easement | C.M. - Concrete Monument |
| Elec. - Electric | C/L - Centerline |
| I.D. - Identification | P.R.M. - Permanent Reference Monument |
| S/W - Sidewalk | P.O.C. - Point of Commencement |
| W/M - Water Meter | P.O.B. - Point of Beginning |
| PK - Parker Kalon | P.O.L. - Point on Line |
| N/D - Nail & Disk | Lndsc. - Landscape |
| (M) - Measured | OHPL - Overhead Power Line |
| (P) - Plat | Acc. - Access |
| Telo. - Telephone | Acc. - Access |
| T.V. - Television | Sty. - Story |
| B/W - Back of Walk | O.R. - Official Records |
| B/C - Back of Curb | P.C.C. - Point of Compound Curvature |
| P.C. - Point of Curve | P.R.C. - Point of Reversed Curve |
| P.T. - Point of Tangency | Calc. - Calculated |
| (N.R.) - Non-Radial | P/P - Power Pole |
| (R.) - Radial | L/P - Light Pole |
| P.B. - Plat Book | P.G. - Page |
| M.H. - Manhole | C.L.F. - Chain Link Fence |

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983.
- THE HORIZONTAL CONTROL FOR THIS PROJECT WAS BASED ON SEMINOLE COUNTY G.P.S. STATIONS:
 - G.P.S. NO. 0254 / FOREST DESIGNATION NO. 426390254
 - NORTHING = 1580251.336
 - EASTING = 514274.133
 - G.P.S. NO. 0253 / SAND DESIGNATION NO. 426390253
 - NORTHING = 1580225.387
 - EASTING = 512015.697
- THE FIELD SURVEY WAS PERFORMED BY BOWYER-SINGLETON & ASSOCIATES AND COMPLETED ON JULY 28, 2000.
- ONLY EXTERIOR IMPROVEMENTS ALONG THE BOUNDARY WERE LOCATED. NO INTERIOR IMPROVEMENTS WERE LOCATED.
- WETLAND DELINEATION FLAGS MARKED BY OTHERS. SEE BOWYER-SINGLETON DRAWING FLA2WETZ.DGN.
- ABSTRACT INFORMATION WAS NOT PROVIDED TO THE SURVEYOR AND THERE MAY BE ADDITIONAL RESTRICTIONS IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- UNDERGROUND FOOTERS AND UTILITIES WERE NOT LOCATED.
- TOPOGRAPHIC CONTOURS ARE PROVIDED FOR REFERENCE ONLY. CONTOURS ARE TAKEN FROM AERIAL PHOTOGRAPHY AND OTHER FORMS OF READILY AVAILABLE DATA.



CERTIFICATE OF AUTHORIZATION NO. LB 1221

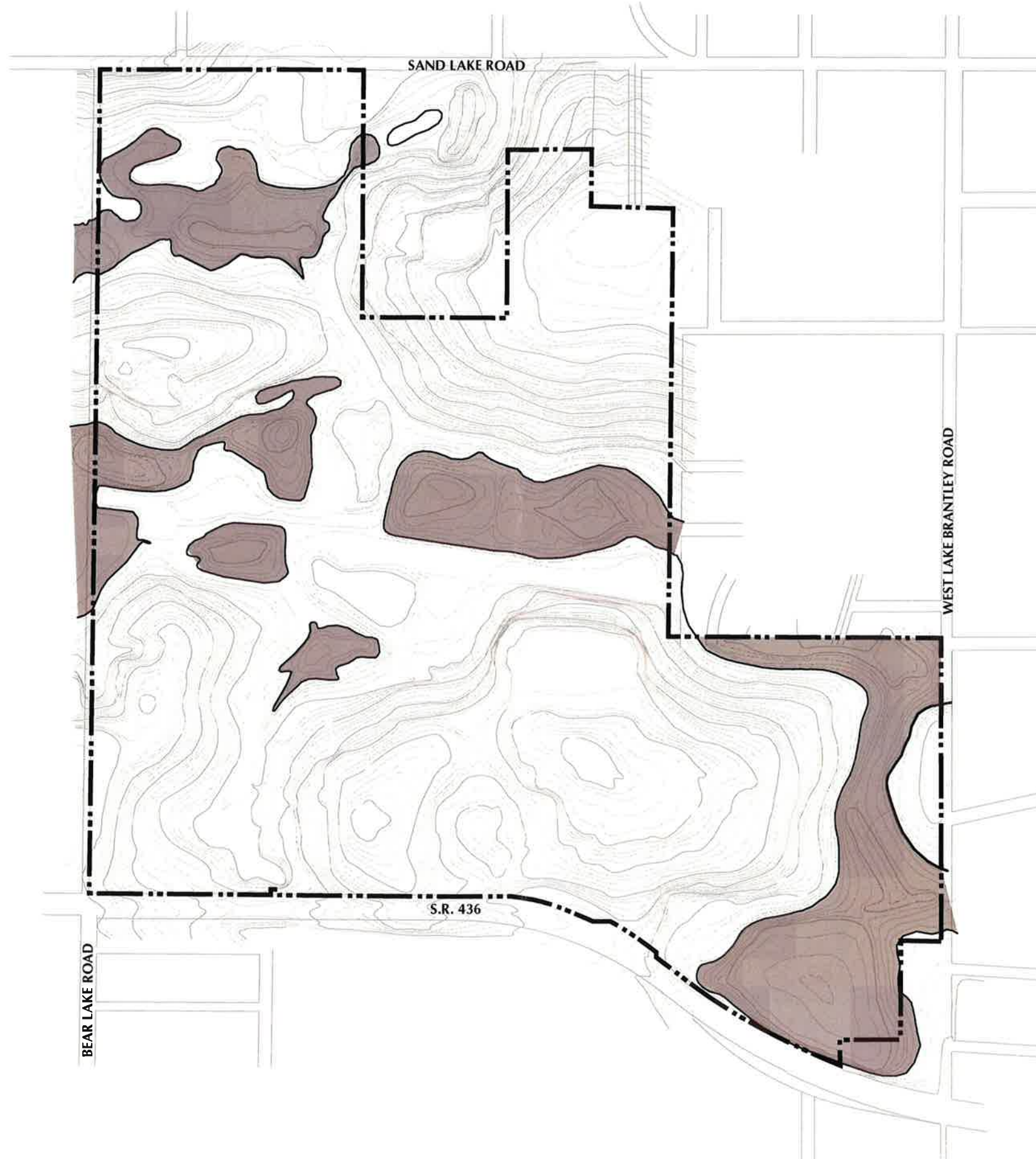
SEMINOLE COUNTY
 AUG 14 2000
 FLORIDA
 BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
 LICENSE NUMBER 12121
 I have reviewed the survey and certify that it complies with the provisions of the Florida Statutes, Chapter 475, Part 1, and the rules of the Board of Professional Regulation, Chapter 60B, Part 1, Florida Administrative Code.

DATE	06/13/00	BOWYER-SINGLETON & ASSOCIATES, INCORPORATED ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL 520 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801 407-843-7100 • FAX 407-849-8684	SEMINOLE COUNTY BOUNDARY, WETLAND DELINEATION & TOPO VERIFICATION SURVEY FOREST LAKE ACADEMY
DESIGNED	MSF		
CHECKED	MSF		
SCALE	1"=100'		
PROJECT NO.	12121		
TITLE	BOUNDARY, WETLAND DELINEATION & TOPO VERIFICATION SURVEY		
DATE	PLAT 12121-001		
REVISION	1 OF 1		

NOTE: THE 100-YEAR FLOODPLAIN
ELEVATION PER THE 1995 FOREST
LAKE PUD IS 55.0 FEET.



Forest Lake Academy
Planned Unit Development



Floodplains

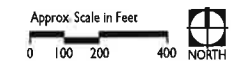
Project No. 18728

Date 02.04.05

LEGEND

- 55' CONTOUR
- FLOOD PRONE AREAS

SOURCE: 1995 FOREST LAKE PUD



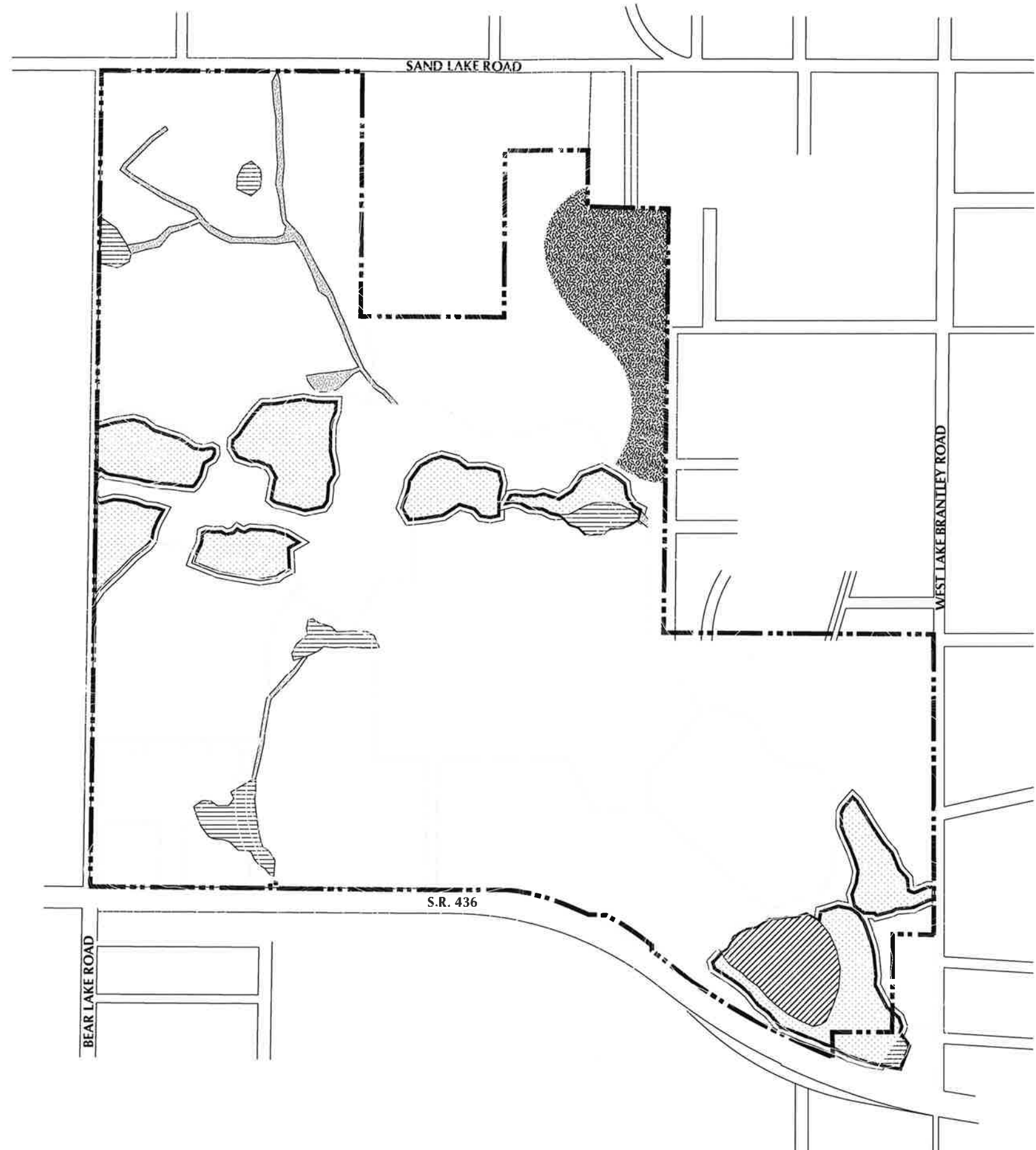
Sheet
4 of 10

Wetland Plan






Project No. 18728

Date 02.04.05

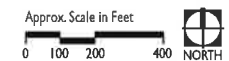
Sheet
5 of 10



LEGEND

-  EXISTING WETLAND
-  WETLAND FILL
-  WETLAND DREDGE
-  25' WETLAND BUFFER
-  UPLAND RESTORATION

SOURCE: GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART, INC.





Soils

Project No. 18728

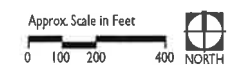
Date 02.04.05

Sheet
6 of 10

LEGEND

- 6 ASTATULA-APOPKA FINE SANDS 0-5% SLOPES
- 7 ASTATULA-APOPKA FINE SANDS 5-8% SLOPES
- 10 BASINGER SAMSULA & HONTOON SOILS - DEPRESSION
- 17 BRIGHTON-SAMSULA & SANIBEL MUCKS
- 30 SEFFNER FINE SAND
- 31 TAVARES-MILLHOPPER FINE SANDS 0-5% SLOPES
- 99 OPEN WATER

Source: U.S. Department of Agriculture Soil Conservation Service Soil Survey (1987) Mapped Soils



LEGAL DESCRIPTION

The South 1/2 of the Northwest 1/4 (less the East 1/8 of the North 1/2) and the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 29 East; also that portion of the East 1/2 of the Northwest 1/4 and that portion of the Northwest 1/4 of the Northeast 1/4 lying North of State Road 436, of Section 17, Township 21 South, Range 29 East, all in Seminole County, Florida.

LESS:

Begin at the Southerly Right-of-way line of Sand Lake Road (a 60 foot Right-of-way) and the East line of the West 7/8 of the North 1/2 of the South 1/2 of the Northwest 1/4 of aforesaid Section 8; thence Westerly along said Southerly Right-of-way line for 1,100 feet; thence Southerly at right angles to said Southerly Right-of-way line for 1,150 feet; thence Easterly at right angles to the last line for 700 feet; thence Northerly at right angles to the last line for 790 feet; thence Easterly at right angles to the last line for 390 feet; more or less, to the aforesaid East line of the West 7/8 of the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 8; thence Northerly along said East line for 360 feet, more or less, to the Point of Beginning.

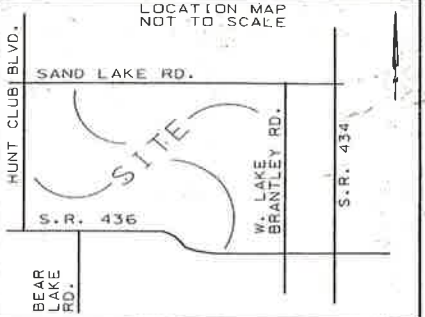
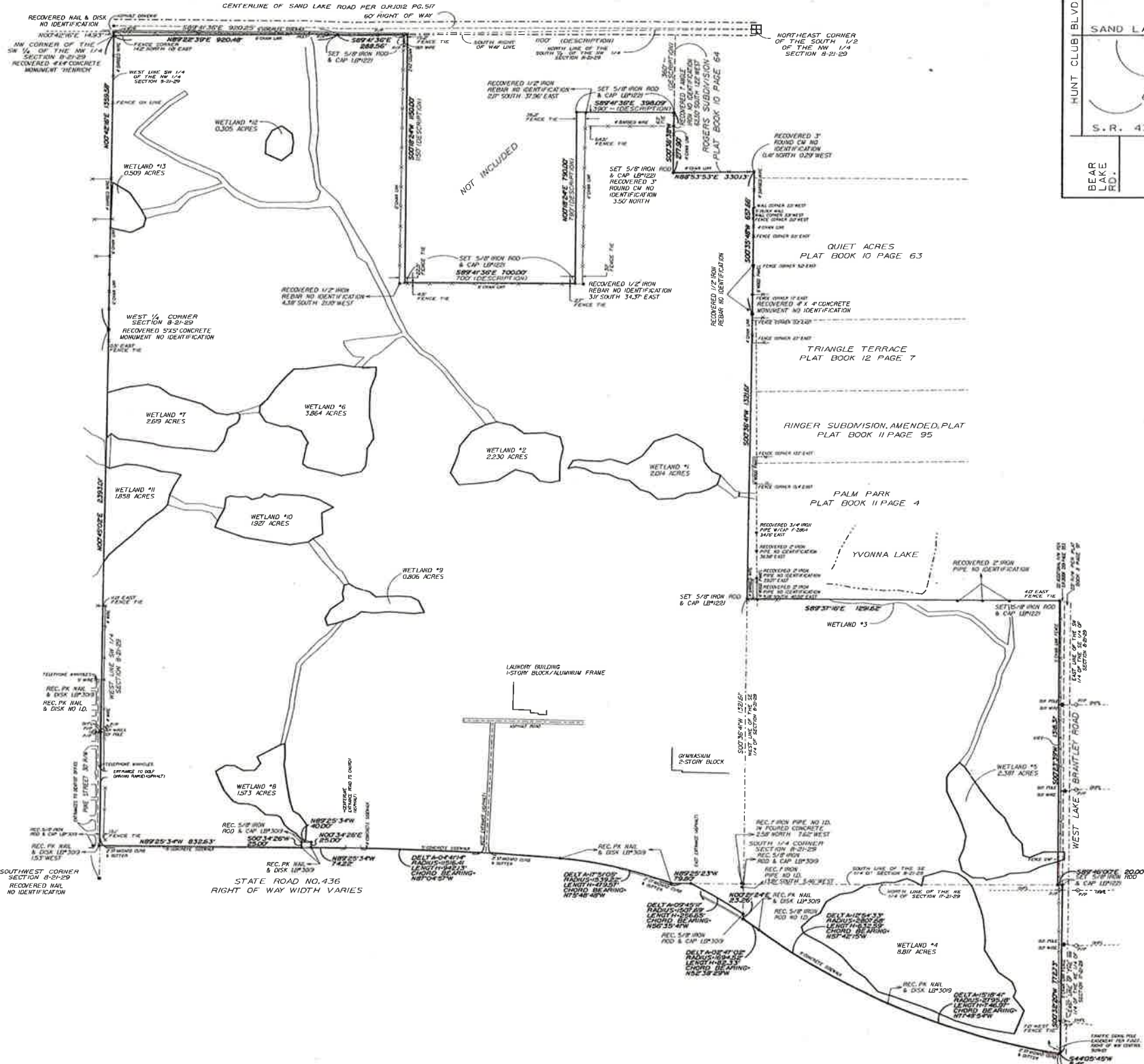
CONTAINS 260.141 ACRES, MORE OR LESS.

LEGEND

- P.S.M. - Professional Surveyor Mapper
- Rec. - Recovered
- Util. - Utility
- Drains - Drainage
- Pvmt. - Pavement
- Conc. - Concrete
- Blk. - Block
- Fr. - Frame
- Esmt. - Easement
- Elec. - Electric
- I.D. - Identification
- S/W - Sidewalk
- W/M - Water Meter
- PK - Parker Katan
- N/D - Nail & Disk
- (M) - Measured
- (P) - Plat
- Tele. - Telephone
- T.V. - Television
- B/W - Back of Walk
- B/C - Back of Curb
- P.C. - Point of Curve
- P.T. - Point of Tangency
- (N.R.) - Non-Radial
- (R) - Radial
- P.B. - Plat Book
- M.H. - Manhole
- R/W - Right of Way
- A/C - Air Conditioner
- P.C.P. - Permanent Control Point
- P.C. - Point of Curvature
- P.T. - Point of Tangency
- I.R. - Iron Rod
- I.P. - Iron Pipe
- L.S. - Land Surveying Business
- C.M. - Concrete Monument
- C/L - Centerline
- P.R.M. - Permanent Reference Monument
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- P.O.L. - Point on Line
- Ldsap. - Landscape
- OHPL - Overhead Power Line
- Acc. - Access
- Sty. - Story
- Off. - Official Records
- P.C.C. - Point of Compound Curvature
- P.R.C. - Point of Reversed Curve
- Calc. - Calculated
- P/P - Power Pole
- L/P - Light Pole
- PG. - Page
- C.L.F. - Chain Link Fence

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983.
- THE HORIZONTAL CONTROL FOR THIS PROJECT WAS BASED ON SEMINOLE COUNTY G.P.S. STATIONS:
 - G.P.S. NO. 0254 / FOREST DESIGNATION NO. 426390254
NORTHING = 1580251.396
EASTING = 514274.131
 - G.P.S. NO. 0253 / SAND DESIGNATION NO. 426390253
NORTHING = 1580223.387
EASTING = 512015.697
- THE FIELD SURVEY WAS PERFORMED BY BOWYER-SINGLETON & ASSOCIATES AND COMPLETED ON JULY 28, 2000.
- ONLY EXTERIOR IMPROVEMENTS ALONG THE BOUNDARY WERE LOCATED. NO INTERIOR IMPROVEMENTS WERE LOCATED.
- WETLAND DELINEATION FLAGS MARKED BY OTHERS. SEE BOWYER-SINGLETON DRAWING FLA2WET2.DGN.
- ABSTRACT INFORMATION WAS NOT PROVIDED TO THE SURVEYOR AND THERE MAY BE ADDITIONAL RESTRICTIONS IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- UNDERGROUND FOOTERS AND UTILITIES WERE NOT LOCATED.



#1549

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 89B-6 F.A.C.

Dennis L. Deal
DENNIS L. DEAL, P.L.S.
LICENSE NUMBER LS 340

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER.

CERTIFICATE OF AUTHORIZATION NO. LB 1221

DATE		BY		DESCRIPTION		DATE		BY		DESCRIPTION	

BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
520 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32808
407-843-5900 • FAX 407-849-8664

SEMINOLE COUNTY

BOUNDARY SURVEY
FOREST LAKE ACADEMY

FLORIDA

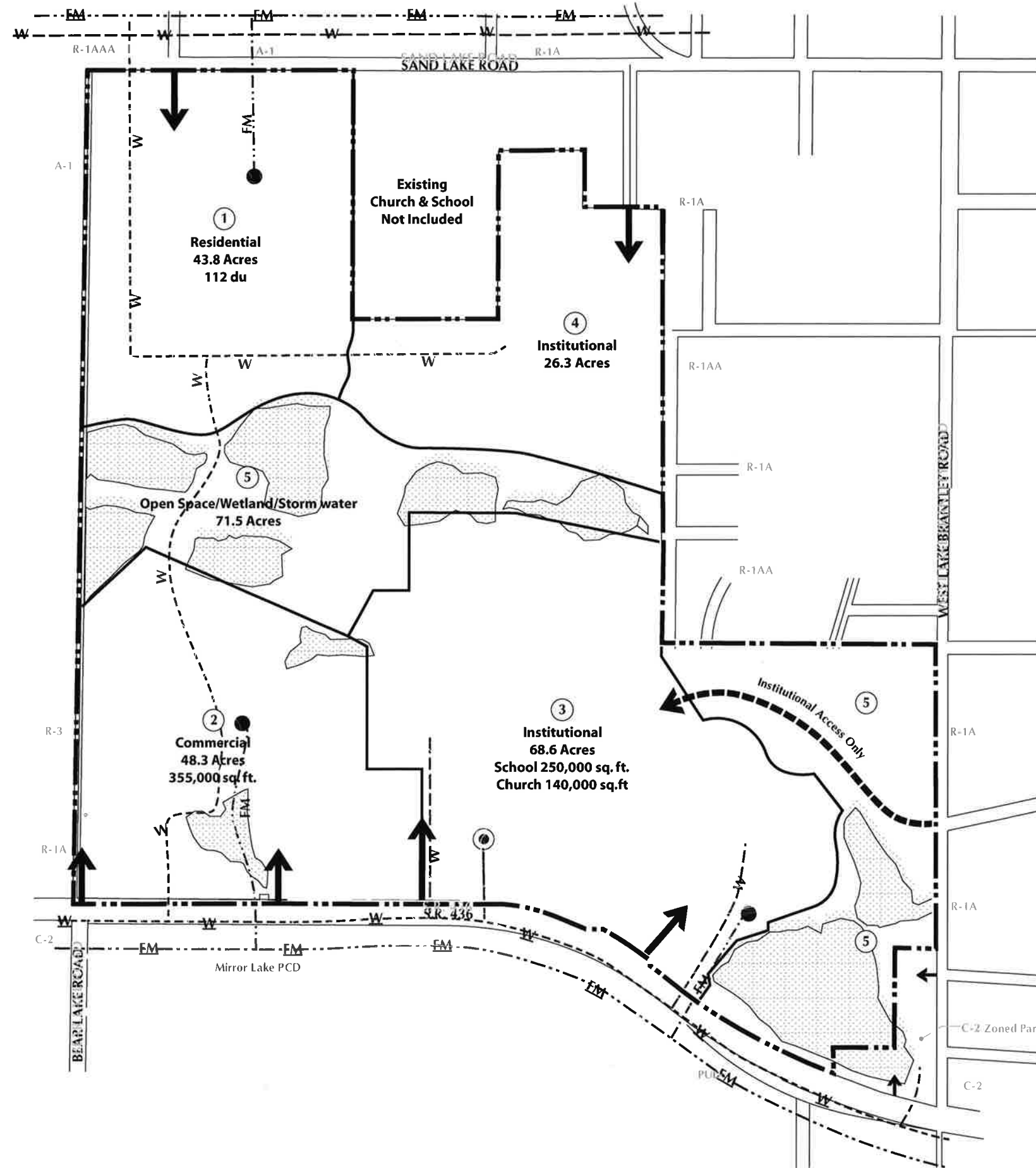
DATE: 07/28/2000
SHEET: 1K
SCALE: 1" = 200'
PROJECT NO.: FLA-2
FILE NAME: FLA2WET2.DGN
SHEET: 1 OF 1

Utility Service Concept Plan

Project No. 18728

Date 02.04.05

Sheet
8 of 10



LEGEND

- FM --- PROPOSED FM
- EM --- EXISTING FM
- ⊙ EXISTING LIFT STATION
- PROPOSED LIFT STATION
- W --- EXISTING WATER MAIN
- W --- PROPOSED WATER MAIN
- EXISTING WETLAND
- PROPERTY LINES

SOURCE= GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART, INC.



Master Stormwater Plan

Project No. 18728

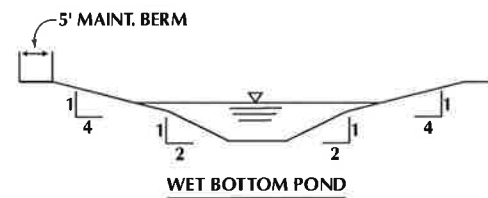
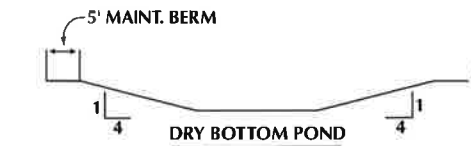
Date 02.04.05

Sheet
9 of 10

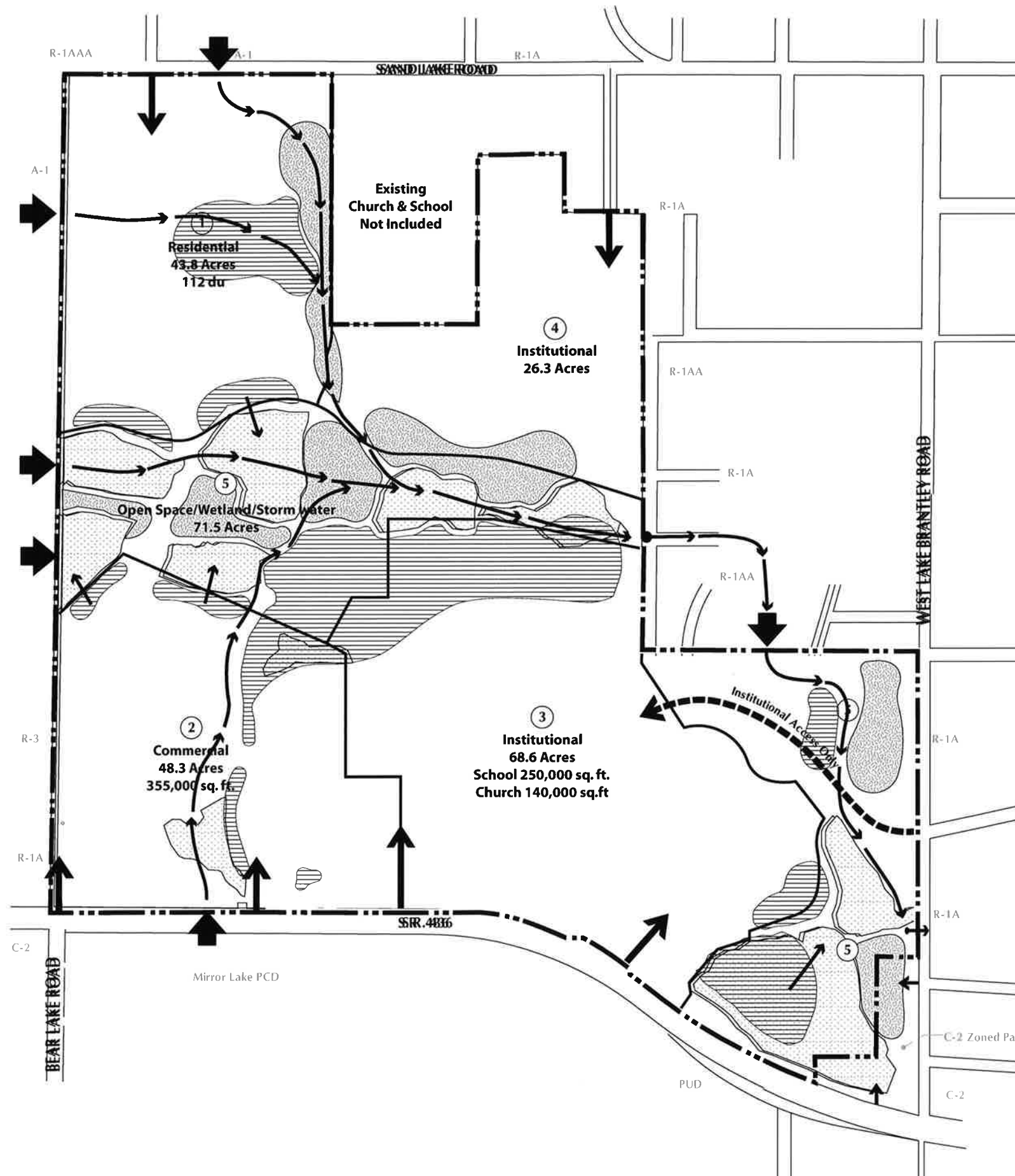
STORMWATER NOTES

1. The Stormwater Management System shall be designed to meet Seminole County and the St. Johns River Water Management District requirements. The Stormwater Management System will be designed to meet the 25-year/24-hour pre-post conditions, the Seminole County Aquifer Recharge Criteria (where applicable) and the Little Wekiva River Criteria.
2. The 100-year floodplain elevation per the 1995 Forest Lake PUD is 55.0 feet.

TYPICAL STORMWATER POND SECTIONS



NOTE: SLOPES TO BE SODDED;
BERMS & BOTTOM TO BE
SEEDED & MULCHED (TYPICAL)



LEGEND

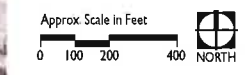
- EXISTING WETLAND TO REMAIN
- STORMWATER RETENTION AREA
- COMPENSATING STORAGE AREA
- DRAINAGE FLOW PATH
- OFF-SITE INFLOW POINT
- SITE OUTFLOW POINT

Aerial Photograph

Project No. 18728

Date 02.04.05

Sheet
10 of 10

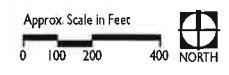


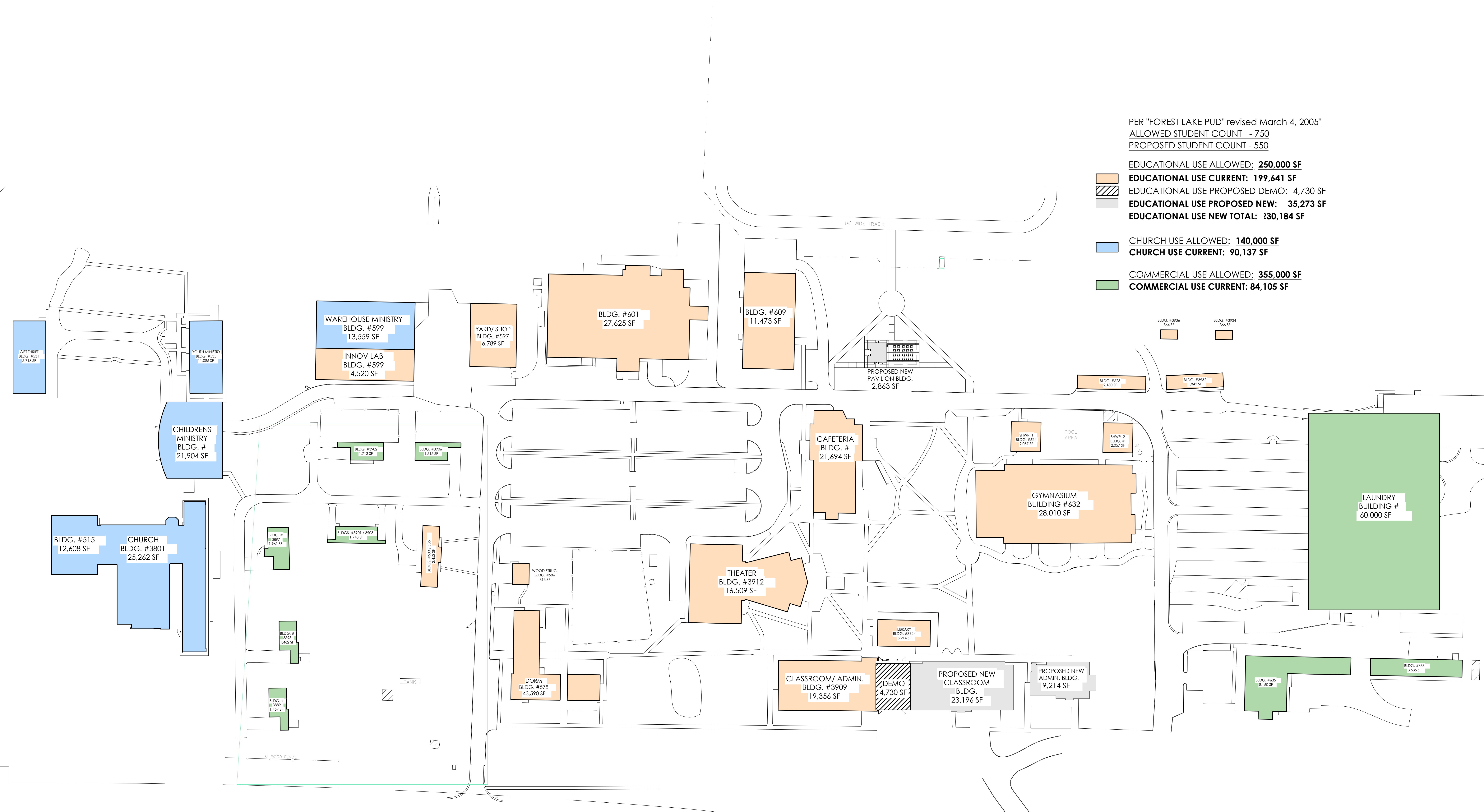
Aerial Photograph

Project No. 18728

Date 02.04.05

Sheet
10 of 10




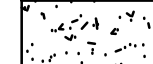


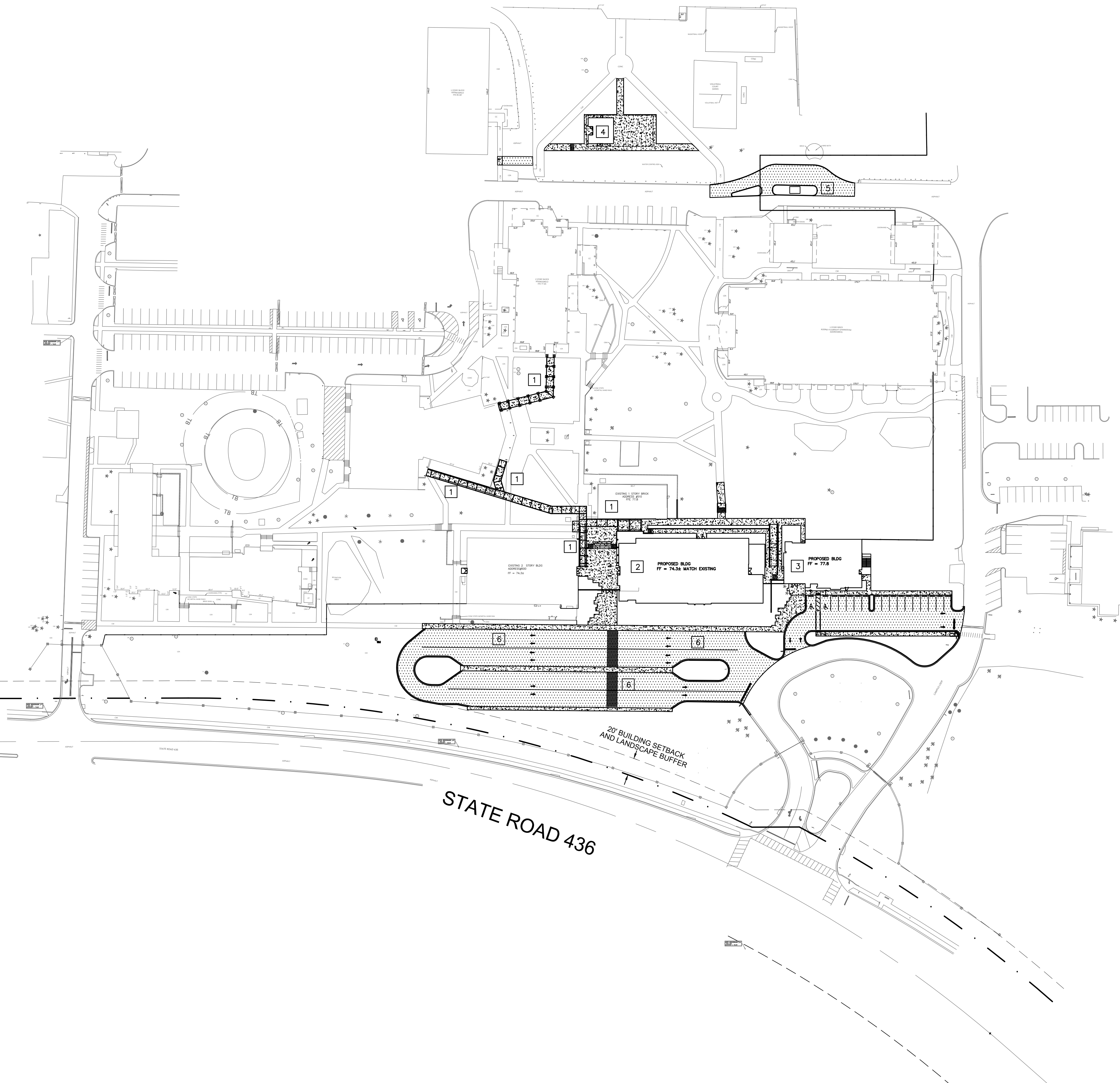
SITE USE DIAGRAM

FOREST LAKE ACADEMY EDUCATIONAL USE TABLE 9/11/2024

BLD NO.	BL NAME	AREA	
#599	INNOVATION LAB	4,520	SF
#597	YARD/SHOP	6,789	SF
#586	BLDG 586	813	SF
#601	BLDG 601	27,625	SF
#609	BLDG 609	11,473	SF
#583/585	BLDG 583/585 IT	2,452	SF
?	CAFETERIA	21,694	SF
#3912	SCHMIDT THEATER	16,509	SF
#578	DORM	43,590	SF
#624	SHWR 1	2,057	SF
?	SHWR 2	2,057	SF
#632	GYMNASIUM	28,010	SF
#625	BLDG 625	2,180	SF
#3932	BLDG 3932	1,842	SF
#3936	BLDG 3936	364	SF
#3934	BLDG 3934	366	SF
#3924	LIBRARY BLDG.	3,214	SF
#3909	EXIST CLASSROOM BUILDING	24,086	SF
SUBTOTAL CURRENT EDUCATIONAL USE		199,641	SF
	NEW CLASSROOM BUILDING	23,196	SF
	NEW ADMIN BUILDING	9,214	SF
	NEW PAVILLION	2,863	SF
SUBTOTAL PROPOSED NEW EDUCATIONAL USE		35,273	SF
SUBTOTAL EDUCATIONAL CURRENT + PROPOSED USE		234,914	SF
EXIST CLASSROOM BLDG DEMO OF ADMIN WING		4,730	SF
TOTAL PROPOSED EDUCATIONAL USE		230,184	SF
ALLOWED EDUCATIONAL USE PER "FOREST LAKE PUD"			
Revised March 4, 2005		250,000	SF

LEGEND

-  NEW PAVEMENT LIMITS
-  NEW/REPLACED CONCRETE LIMITS



SITE DATA TABLE	
PROJECT DATA	
OWNER: FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS 6 551 S STATE ROAD 434 ALTA MONTÉ SPRINGS, FL 32714-3824	
AGENT: H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419-1001	
PROJECT NAME: FOREST LAKE ACADEMY BUILDING ADDITION	
NUMBER OF STORIES: 1-2 STORIES	
COMBINED BUILDING SQUARE FOOTAGE: 17,342 SF	
SITE AREA: 258.5 AC	
DEVELOPED AREA: 2.4 AC	
PROPERTY ID: 08-21-29-300-0110-0000	
MAX BLDG HEIGHT: 3 STORIES, 50' MAX ROOFTOP	
CURRENT ZONING: PD, PLANNED DEVELOPMENT	
ZONING: PD	
SETBACK REQUIRED	
FRONT (S) SR 436	20'
REAR (N)	10'
SIDES (E,W)	0'
SIDE ADJ. TO R/W	20'
LANDSCAPE BUFFERS REQUIRED	
FRONT (S) SR 436	20'
REAR (N)	10'
SIDE (E,W)	0'
SIDE ADJ. TO R/W	20'

- CALLOUT NOTES**
- 1 PROPOSED COVERED SIDEWALK, SEE ARCHITECTURAL PLANS.
 - 2 PROPOSED CLASSROOM BUILDING, SEE ARCHITECTURAL PLANS.
 - 3 PROPOSED ADMIN BUILDING, SEE ARCHITECTURAL PLANS.
 - 4 PROPOSED COVERED PAVILION, SEE ARCHITECTURAL PLANS.
 - 5 PROPOSED GUARDHOUSE, SEE ARCHITECTURAL PLANS.
 - 6 PROPOSED DROP OFF AREA, SEE ARCHITECTURAL PLANS.

PARKING NOTE:
NO ADDITIONAL STUDENTS WILL BE ACCEPTED TO THE ACADEMY AS A RESULT OF THE PROPOSED IMPROVEMENTS, AND THE PROPOSED IMPROVEMENTS ARE WITHIN THE SQUARE FOOTAGE LIMITS PROVIDED PER THE PUD. SEE ARCHITECTURAL FOR SQUARE FOOTAGE CALCULATIONS. THEREFORE, NO ADDITIONAL PARKING IS REQUIRED AS A RESULT OF THIS ADDITION.

NO.	DATE	REVISIONS

FOREST LAKE ACADEMY EXPANSION
500 EDUCATION LOOP, APOPKA, FL 32703

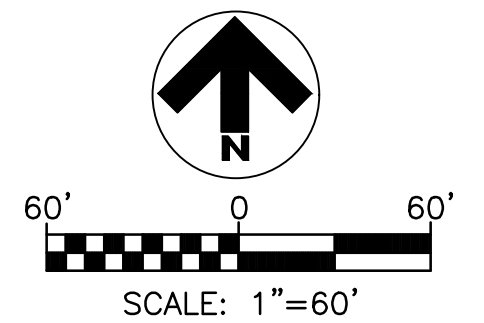
OVERALL CAMPUS PLAN

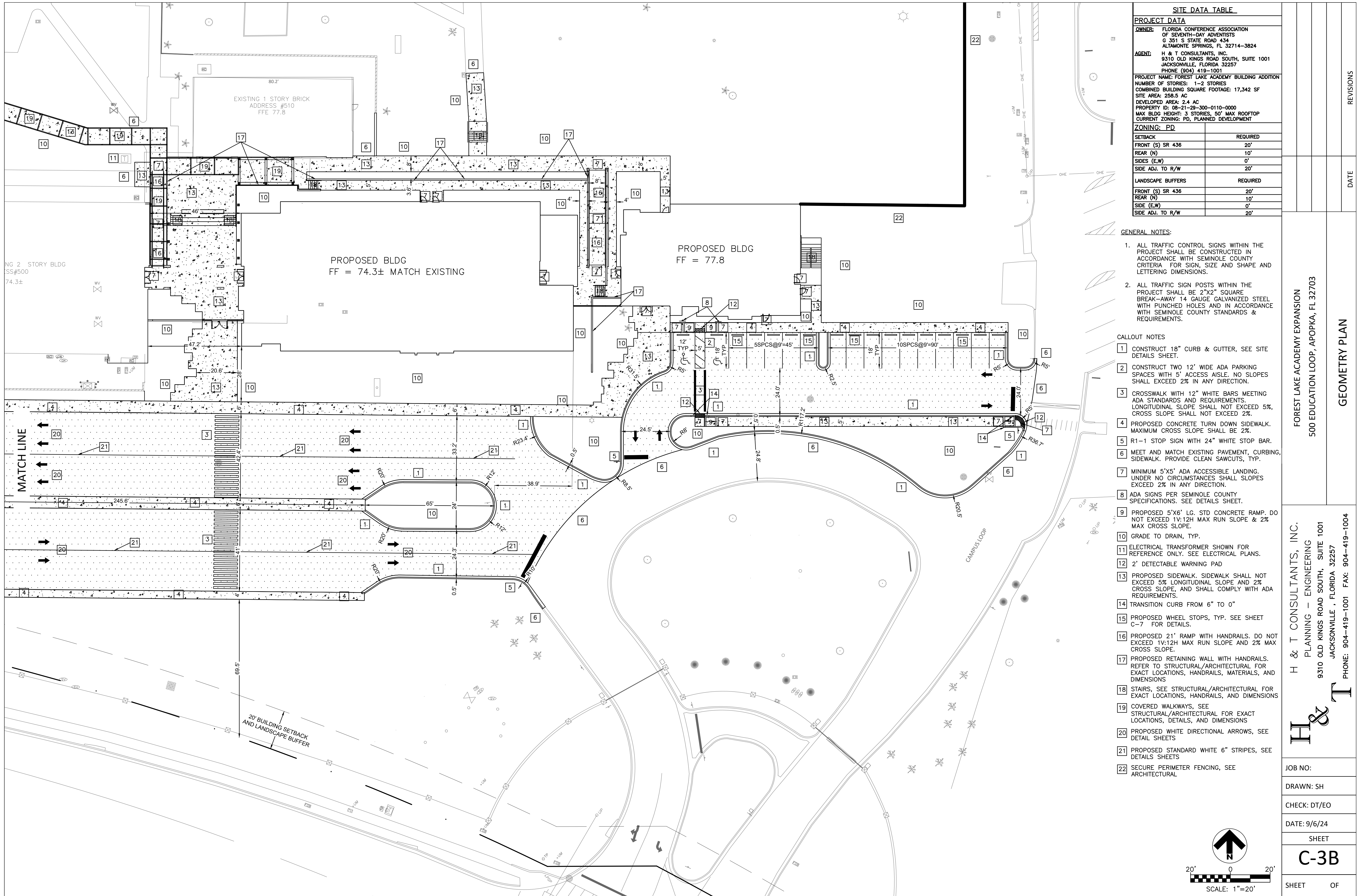
H & T CONSULTANTS, INC.
PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:
DRAWN: SH
CHECK: DT/EO
DATE: 9/6/24

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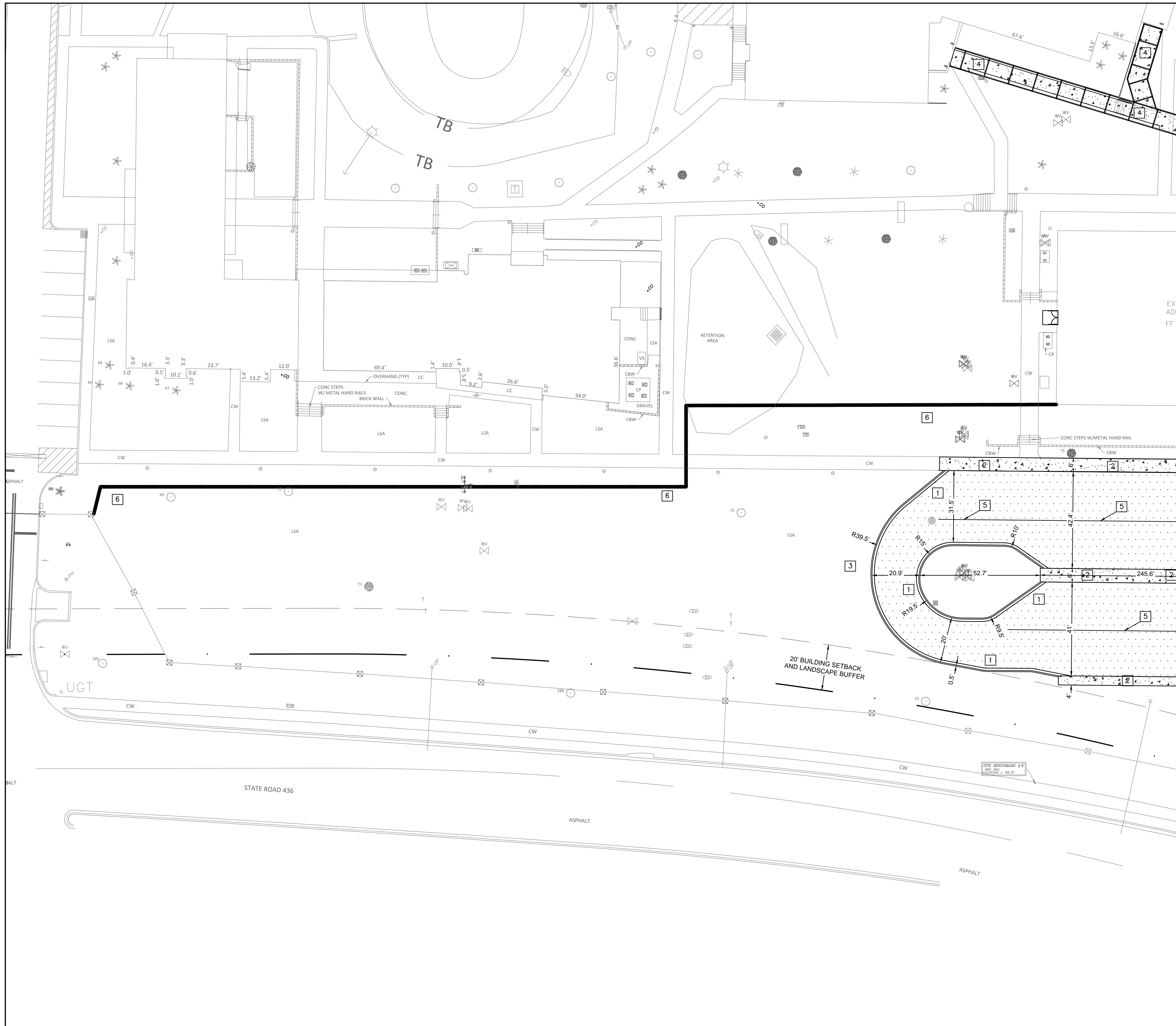


SITE DATA TABLE	
PROJECT DATA	
OWNER: FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS 6 351 S STATE ROAD 434 ALTAMONTE SPRINGS, FL 32714-3824	
AGENT: H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419-1001	
PROJECT NAME: FOREST LAKE ACADEMY BUILDING ADDITION	
NUMBER OF STORIES: 1-2 STORIES	
COMBINED BUILDING SQUARE FOOTAGE: 17,342 SF	
SITE AREA: 258.5 AC	
DEVELOPED AREA: 2.4 AC	
PROPERTY ID: 08-21-29-300-0110-0000	
MAX BLDG HEIGHT: 3 STORIES, 50' MAX ROOFTOP	
CURRENT ZONING: PD, PLANNED DEVELOPMENT	
ZONING: PD	
SETBACK	REQUIRED
FRONT (S) SR 436	20'
REAR (N)	10'
SIDES (E,W)	0'
SIDE ADJ. TO R/W	20'
LANDSCAPE BUFFERS	
FRONT (S) SR 436	REQUIRED
REAR (N)	20'
SIDE (E,W)	10'
SIDE ADJ. TO R/W	20'

- GENERAL NOTES:**
- ALL TRAFFIC CONTROL SIGNS WITHIN THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEMINOLE COUNTY CRITERIA FOR SIGN, SIZE AND SHAPE AND LETTERING DIMENSIONS.
 - ALL TRAFFIC SIGN POSTS WITHIN THE PROJECT SHALL BE 2"x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES AND IN ACCORDANCE WITH SEMINOLE COUNTY STANDARDS & REQUIREMENTS.

- CALLOUT NOTES**
- CONSTRUCT 18" CURB & GUTTER, SEE SITE DETAILS SHEET.
 - CONSTRUCT TWO 12' WIDE ADA PARKING SPACES WITH 5' ACCESS AISLE. NO SLOPES SHALL EXCEED 2% IN ANY DIRECTION.
 - CROSSWALK WITH 12" WHITE BARS MEETING ADA STANDARDS AND REQUIREMENTS. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%, CROSS SLOPE SHALL NOT EXCEED 2%.
 - PROPOSED CONCRETE TURN DOWN SIDEWALK. MAXIMUM CROSS SLOPE SHALL BE 2%.
 - R1-1 STOP SIGN WITH 24" WHITE STOP BAR.
 - MEET AND MATCH EXISTING PAVEMENT, CURBING, SIDEWALK. PROVIDE CLEAN SAWCUTS, TYP.
 - MINIMUM 5'x5' ADA ACCESSIBLE LANDING. UNDER NO CIRCUMSTANCES SHALL SLOPES EXCEED 2% IN ANY DIRECTION.
 - ADA SIGNS PER SEMINOLE COUNTY SPECIFICATIONS. SEE DETAILS SHEET.
 - PROPOSED 5'x6' LG. STD CONCRETE RAMP. DO NOT EXCEED 1V:12H MAX RUN SLOPE & 2% MAX CROSS SLOPE.
 - GRADE TO DRAIN, TYP.
 - ELECTRICAL TRANSFORMER SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS.
 - 2' DETECTABLE WARNING PAD
 - PROPOSED SIDEWALK. SIDEWALK SHALL NOT EXCEED 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE, AND SHALL COMPLY WITH ADA REQUIREMENTS.
 - TRANSITION CURB FROM 6" TO 0"
 - PROPOSED WHEEL STOPS, TYP. SEE SHEET C-7 FOR DETAILS.
 - PROPOSED 21' RAMP WITH HANDRAILS. DO NOT EXCEED 1V:12H MAX RUN SLOPE AND 2% MAX CROSS SLOPE.
 - PROPOSED RETAINING WALL WITH HANDRAILS. REFER TO STRUCTURAL/ARCHITECTURAL FOR EXACT LOCATIONS, HANDRAILS, MATERIALS, AND DIMENSIONS
 - STAIRS, SEE STRUCTURAL/ARCHITECTURAL FOR EXACT LOCATIONS, HANDRAILS, AND DIMENSIONS
 - COVERED WALKWAYS, SEE STRUCTURAL/ARCHITECTURAL FOR EXACT LOCATIONS, DETAILS, AND DIMENSIONS
 - PROPOSED WHITE DIRECTIONAL ARROWS, SEE DETAIL SHEETS
 - PROPOSED STANDARD WHITE 6" STRIPES, SEE DETAIL SHEETS
 - SECURE PERIMETER FENCING, SEE ARCHITECTURAL

FOREST LAKE ACADEMY EXPANSION 500 EDUCATION LOOP, APOPKA, FL 32703		H & T CONSULTANTS, INC. PLANNING - ENGINEERING 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE: 904-419-1001 FAX: 904-419-1004	REVISIONS
GEOMETRY PLAN			DATE
JOB NO:	DRAWN: SH	CHECK: DT/EO	DATE: 9/6/24
SHEET		C-3B	
SHEET		OF	



SITE DATA TABLE	
PROJECT DATA	
OF SEVENTH-DAY ADVENTISTS 6 551 S STATE ROAD 434 ALTA MONT E SPRINGS, FL 32714-3824	
AGENT: H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419-1001	
PROJECT NAME: FOREST LAKE ACADEMY BUILDING ADDITION	
NUMBER OF STORIES: 1-2 STORIES	
COMBINED BUILDING SQUARE FOOTAGE: 17,342 SF	
SITE AREA: 258.5 AC	
DEVELOPED AREA: 2.4 AC	
PROPERTY ID: 08-21-29-300-010-0000	
MAX BLDG HEIGHT: 3 STORIES, 50' MAX ROOFTOP	
CURRENT ZONING: PD, PLANNED DEVELOPMENT	
ZONING: PD	
SETBACK	REQUIRED
FRONT (S) SR 436	20'
REAR (N)	10'
SIDES (E,W)	0'
SIDE ADJ. TO R/W	20'
LANDSCAPE BUFFERS	
FRONT (S) SR 436	20'
REAR (N)	10'
SIDE (E,W)	0'
SIDE ADJ. TO R/W	20'

- GENERAL NOTES:**
- ALL TRAFFIC CONTROL SIGNS WITHIN THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEMINOLE COUNTY CRITERIA FOR SIGN, SIZE AND SHAPE AND LETTERING DIMENSIONS.
 - ALL TRAFFIC SIGN POSTS WITHIN THE PROJECT SHALL BE 2"x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES AND IN ACCORDANCE WITH SEMINOLE COUNTY STANDARDS & REQUIREMENTS.

- CALLOUT NOTES**
- CONSTRUCT 18" CURB & GUTTER, SEE SITE DETAILS SHEET.
 - PROPOSED CONCRETE TURN DOWN SIDEWALK. MAXIMUM CROSS SLOPE SHALL BE 2%.
 - GRADE TO DRAIN, TYP.
 - COVERED WALKWAYS, SEE STRUCTURAL/ARCHITECTURAL FOR EXACT LOCATIONS, DETAILS, AND DIMENSIONS
 - PROPOSED STANDARD WHITE 6" STRIPES, SEE DETAILS SHEETS
 - SECURE PERIMETER FENCING, SEE ARCHITECTURAL

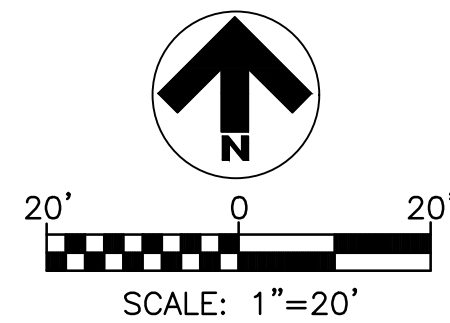
NO.	REVISIONS	DATE

FOREST LAKE ACADEMY EXPANSION
500 EDUCATION LOOP, APOPKA, FL 32703

GEOMETRY PLAN

H & T
H & T CONSULTANTS, INC.
PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:
DRAWN: SH
CHECK: DT/EO
DATE: 9/6/24
SHEET
C-3C
SHEET OF



FOREST LAKE PUD

Preliminary Zoning Classification Description

1. General Purpose and Character

The purpose of the proposed Forest Lake PUD is to create a mixed use community including residential uses, a school, a church, and commercial uses with office use also allowed. The existing Forest Lake Academy will be substantially rebuilt. With the school and church, as the focal points, a campus-like setting is envisioned. Uses within the community will be interconnected with internal streets to reduce trips on external public roads. An interconnected sidewalk system will also be provided to facilitate pedestrian travel.

Significant environmental areas will be retained and utilized as natural amenities of the community.

Access to the community will be from SR 436, West Lake Brantley Road, and Sand Lake Road, with the Sand Lake Road access serving only the single family residential use. Internal street connections between uses and parcels will be provided. The West Lake Brantley access will serve only the institutional parcel, which will also have access to and from SR 436.

2. SUMMARY COMPARISON OF APPROVED AND PROPOSED DEVELOPMENT PROGRAMS

Use	Approved	Proposed	Change
Residential	359 du	112 du**	-247 du
Office	203,643 sf*	---	-203,643 sf
Commercial	314,235 sf*	355,000 sf**	+40,765 sf
Assisted Living	120 beds	---	-120 beds
Church	140,000 sf	140,000 sf	No Change
School	250,000 sf	250,000 sf	No Change

* Based on .25 FAR for the approved original PUD.
 ** Tract 2 may be used for residential, office, commercial and/or institutional uses not exceeding the trips generated by 355,000 sf of GLA of Commercial use, based on the approved Conversion matrix.

PREVIOUSLY APPROVED:

FOREST LAKE ACADEMY PUD

Tract	Name	Gross Area (acres)	Net Buildable Area	Lots	Gross Density	Net Density	% of Site
A	Commercial	11.50	11.50	---	---	---	8.9
B-1	Office	5.50	5.50	---	---	---	4.3
B-2	Office	13.20	13.20	---	---	---	10.2
C-1	Muti-Family	19.30	17.30	173	9.0	10.0	15.0
C-2	Multi-Family	8.20	7.40	74	9.0	10.0	6.4
D-1	Single Family	15.70	14.13*	50	3.2	3.5	12.2
D-2	Single Family	19.60	17.54*	62	3.2	3.5	15.2
E	Recreation/Retention/Drainage	29.81	---	---	---	---	23.1
F	Recreation	2.00	---	---	---	---	1.6
G	Right-of-Way	4.00	---	---	---	---	3.1
TOTAL		128.81	359	2.8 du/ac		100	

*10% of gross area within the single family tracts have been designated for internal right-of-ways. Retention is to be held within the recreation/conservation/retention drainage tract.

FOREST LAKE ACADEMY PUD II

DEVELOPMENT PROGRAM

Use	Acres	Program	Intensity
New Uses:			
Retail	18.9	189,000sf	.23 FAR
Assisted Living Facility	11.8	120 beds	10.2 beds/ac
Existing Uses:			
Church	18.0	140,000sf	.18 FAR
School	45.0	250,000sf	.15 FAR

ACREAGE SUMMARY

Parcels	Use	Acres
1	Academy	37.9
2	Church	18.1
3	Retail	18.9
4	Assisted Living Facility (ALF)	11.8
5	Open Space/Conservation/Stormwater	46.9
TOTAL		133.6

Note: Acreage for entry drives included in parcel acreages.

PROPOSED:

FOREST LAKE ACADEMY PUD

Tract ^a	Use	Acres	Program
1	Residential ^b	43.8	112 units (single family)
2	Commercial ^c	48.3	355,000 sf GLA
3	Institutional ^d	68.6	School 250,000 sf Church 140,000 sf
4	Institutional ^d	26.3	---
5	Open Space/Wetland/Stormwater	71.5	---
	Total	258.5	

NOTES:

- ^a All tracts may be subdivided as needed.
- ^b Tract 1 is approved and platted for 112 family lots and includes the required recreation area.
- ^c Tract 2 may also be used for residential, office and/or institutional uses not exceeding the trips generated by 355,000 sf of GLA of commercial use, based on the Conversion Matrix to be included in the Development Order.
- ^d Institutional uses include the Academy, Church and their necessary support uses such as laundry, car repair, food services, book store day care and offices.

3. Building Heights & Types

Building heights will not exceed 35 feet or 3 stories, with the exception of the church and academy. The church and academy will not exceed 3 stories but the peak of the roof may be up to 50 feet and a tower (parcel 2) may be up to 80 feet high.

Building types are not known, but it is intended that architectural controls will be applied to commercial, office and multi-family residential structures to provide consistency with the church and academy.

Forest Lake Academy

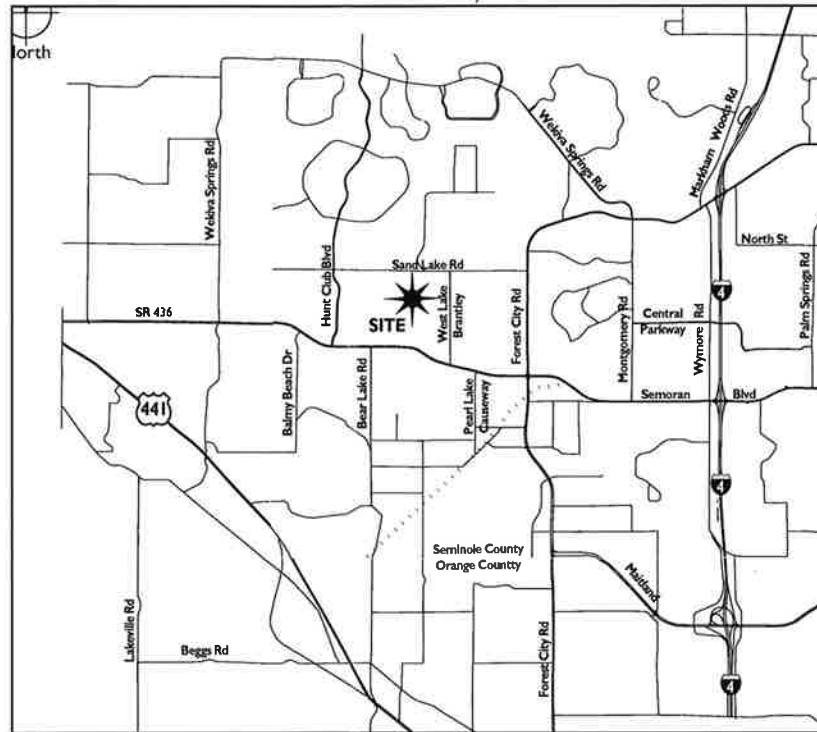
"Forest Lake PUD"

Owner/Applicant: Florida Conference of Seventh Day Adventists
 655 North Wymore Road
 Winter Park, Florida 32789
 Attn: Glenn Carter

Planner/Transportation Planner/Ecological Scientist:
 Glatting Jackson Kercher Anglin Lopez Rinehart
 33 E. Pine Street, Orlando, Florida 32801
 Attn: John Percy

Engineer: Zev Cohen & Associates, Inc.
 55 Seton Trail
 Ormond Beach, Florida 32178
 Attn: Sam Hamilton, P.E.

February 2005
 Revised: March 4, 2005



4. Major Landscape Concepts

Through the retainage of significant natural areas and specimen trees, a pastoral feel will be maintained over much of the project. Landscape entry features and roadways will be utilized to give the community a cohesive and pleasant appearance. All codes for site and parcel landscaping will be met or exceeded.

5. Recreation and Open Space

Recreation areas and facilities will be provided in conjunction with the school. The residential neighborhood (Parcel 1) will contain a neighborhood park to be approved through the platting process. A central open space/passive recreation feature will be provided (Parcel 5) through the retention of a main wetland system and the preservation of adjacent upland areas. A minimum of 25% of the overall site will be useable open space/recreation areas dedicated to a property owners association or similar group.

6. Facilities Commitments

The community will provide or fund necessary improvements for water, sewer, stormwater and roadway improvements as determined to be necessary through the County's review and approval process. Such facility improvement requirements will be consistent with the County's regular practices and standards.

7. Housing Types, Price Ranges and Staging

Two basic types of housing may be provided:

- a. Single Family Residential - These units are projected to range in price from \$160,000 to \$400,000.
- b. Multi-Family Residential - Up to 247 Multi-family units may be provided through the use of a transportation conversion matrix. If they are rental apartments, they are anticipated to have monthly rents ranging from \$700 to \$1,600. If they are condos, for sale, units, they are projected to sell for \$125,000 to \$300,000.

8. Setbacks and Buffers

Code requirements for buffers and setbacks will apply for all exterior/perimeter parcels. For internal lot lines, the following building setbacks apply:

Residential:	Front	20'
	Side	5'
	Side Adjacent R/W	20'
Commercial/Office:	Rear	20'
	Front	10'
	Side	0'
Side Adjacent R/W:	Side	0'
	Side Adjacent R/W	10'
	Rear	10'
Rear Adjacent Residential	25'	

9. Parking Requirements

Code requirements for off-street parking will be met for all uses.

10. Permitted Uses

Residential: Single Family
 Multi-Family

Commercial: C-1 zoning uses; car wash; 24 hr. uses allowed.

Office: OP zoning uses

Private Schools

Churches

Golf driving range, batting cage, miniature golf

- NOTES:
- Automobile repairs shall only be conducted in connection with educational programs.
 - Adult entertainment, alcoholic beverage establishments and funeral homes shall be prohibited in the PUD.
 - New communications towers will be prohibited within the PUD except that antennas and related equipment may be permitted if integrated into the church tower. The existing tower may be retained and/or relocated on site.

FOREST LAKE PUD PUD NOTES

Existing Zoning: PUD, (2 existing PUDs)

Proposed Zoning: PUD (amended)

- 1. Common Area Management** - Legal instruments will be created to provide for the management of common areas and facilities.
- 2. Fire Protection** - Fire protection will be provided by Seminole County. All applicable code requirements will be met.
- 3. Road Impacts** - Traffic generation has been projected for the proposed program and the currently approved program as shown in the following tables. There is no increase in daily or PM peak hour trips for the proposed program

Forest Lake Academy PUD					
Tract	Use	Program		Trips	
		Gross	Program	ADT	PM Peak Hr
A	Commercial	11.5	125,235 sf	7,861	726
B-1	Office	5.5	59,895 sf	899	146
B-2	Office	13.2	143,748 sf	1,764	240
C-1	Residential - MF	19.3	173 du	595	58
C-2	Residential - MF	8.2	74 du	1,190	113
D-1	Residential - SF	15.7	50 du	550	57
D-2	Residential - SF	19.6	62 du	670	70
E	Recreation/Retention	29.81	---	---	---
F	Recreation	2.00	---	---	---
G	Right-of-Way	4.0	---	---	---
		128.81		13,529	1,410

* Assumes .25 FAR

Forest Lake Academy PUD II					
Parcel	Use	Acres	Program	Trips	
				ADT	PM Peak Hr
1	Academy (750 students)	37.9	250,000 sf	1,370	258
2	Church	18.1	140,000 sf	1,275	92
3	Retail	18.9	189,000 sf	10,272	953
4	Assisted Living Facility	11.8	120 beds	315	26
5	Open Space/Cons./SWM	46.9	---	---	---
		133.6			
			Subtotal	12,927	1,284
			TOTAL	26,456	2,694

Tract	Use	Acres	Estimated Program	Trips	
				ADT	PM Peak Hr
1	Residential	43.8	112 SF du	1,154	119
			205,000 sf	10,829	1,005
2	Commercial	48.3	130,000 sf	8,054	744
			584,000 sf each	4,190	375
3 & 4	Institutional	94.9	250,000 sf School	1,370	258
			140,000 sf Church	1,275	92
5	Open Space/Wetland/Stormwater	71.5	---	---	---
Total		258.5		26,872	2,593
			Pass-By (27.67%)	(588)	(588)
			NET EXTERNAL TRIPS	26,284	2,005

Summary of Trips

	ADT	PM Peak Hr
Approved Program	26,456	2,694
Proposed Program	26,284	2,005
Change	-172	-689

4. School Impacts - Public schools servicing the area are Forest City Elementary, Teague Middle School and Lake Brantley High School.

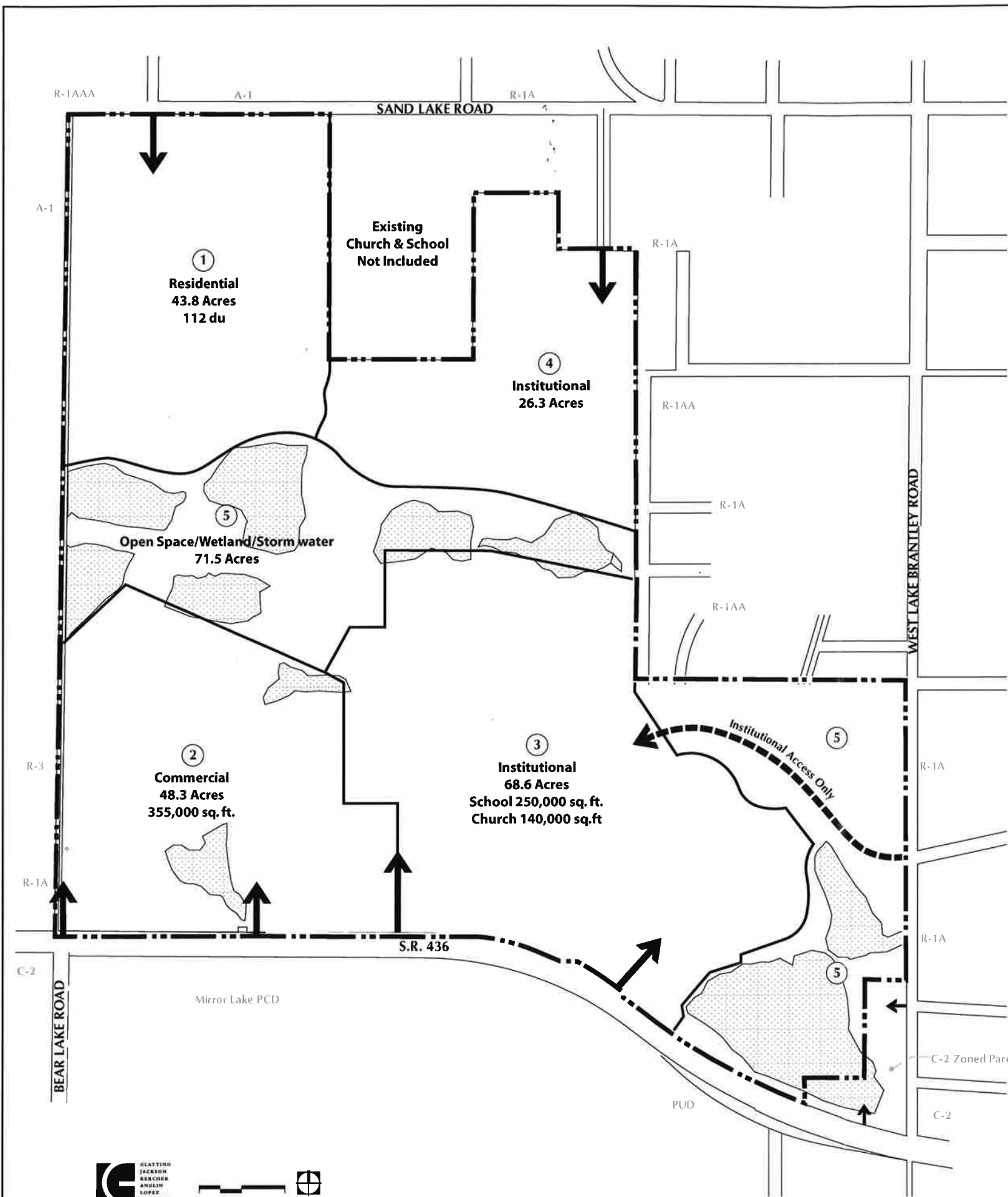
The number of students projected to reside at Forest Lake PUD would decrease from the number projected from the currently approved program due to the decrease in residential units.

5. Utility Impacts - See the Utility Services Concept Plan (Sheet 8).

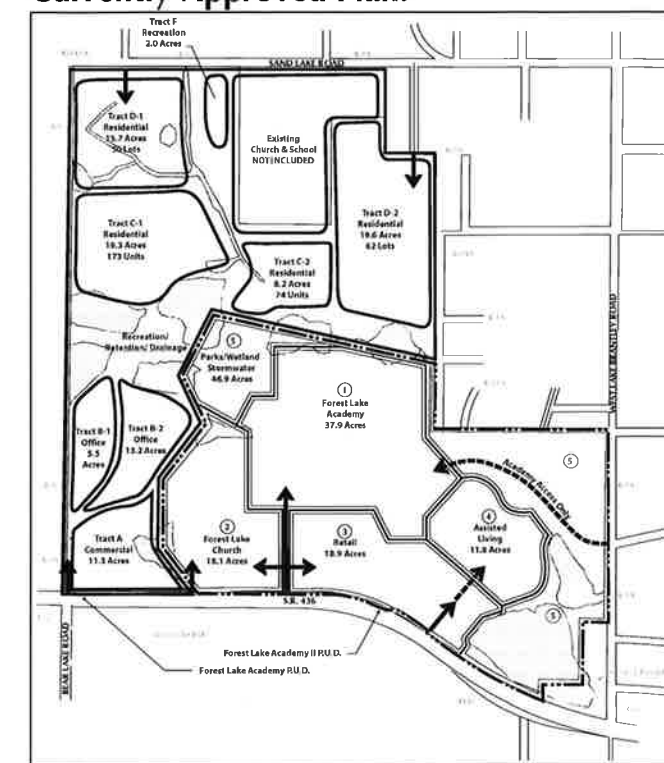
6. Commercial Impact Area - The perceived market area for commercial uses includes the new community itself as well as other neighborhoods in the Forest City/Bear Lake area, along with some passerby traffic on SR 436.

7. Wetlands - Refer to Preliminary Master Plan and Natural Conditions map (Sheet 3).

8. Pedestrian, Bicycle and Vehicular Linkage Plan - Uses within the community will be interconnected with internal streets to reduce trips on external public roads. An interconnected sidewalk system will also be provided to facilitate pedestrian travel.



Currently Approved Plan:



Forest Lake Academy PUD

Tract ^A	Use	Acres	Program
1	Residential ^B	43.8	112 units (single family)
2	Commercial ^C	48.3	355,000 sf GLA
3	Institutional ^D	68.6	School 250,000 sf Church 140,000 sf
4	Institutional ^D	26.3	
5	Open Space/Wetland/Stormwater	71.5	
Total		258.5	

NOTES:
^A All tracts may be subdivided as needed.
^B Tract 1 is approved and platted for 112 family lots and includes the required recreation area.
^C Tract 2 may also be used for residential, office and/or institutional uses not exceeding the trips generated by 355,000 sf GLA of commercial use, based on the Conversion Matrix included here.
^D Institutional uses include the Academy, Church and their necessary support uses such as laundry, car repair, food services, book store, day care and offices.

LEGEND

- Forest Lake Academy PUD
- EXISTING WETLAND
- (X) PARCEL NUMBERS
- PARCEL BOUNDARY
- ➔ ACCESS

LEGAL DESCRIPTION

The South 1/2 of the Northwest 1/4 (less the East 1/8 of the North 1/2) and the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 29 East; also that portion of the East 1/2 of the Northwest 1/4 and that portion of the Northwest 1/4 of the Northeast 1/4 lying North of State Road 436, of Section 17, Township 21 South, Range 29 East, all in Seminole County, Florida.

LESS:

Begin at the Southerly Right-of-way line of Sand Lake Road (a 60 foot Right-of-way) and the East line of the West 7/8 of the North 1/2 of the South 1/2 of the Northwest 1/4 of aforesaid Section 8; thence Westerly along said Southerly Right-of-way line for 1,100 feet; thence Southerly at right angles to said Southerly Right-of-way line for 1,150 feet; thence Easterly at right angles to the last line for 700 feet; thence Northerly at right angles to the last line for 790 feet; thence Easterly at right angles to the last line for 390 feet; more or less, to the aforesaid East line of the West 7/8 of the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 8; thence Northerly along said East line for 360 feet, more or less, to the Point of Beginning.

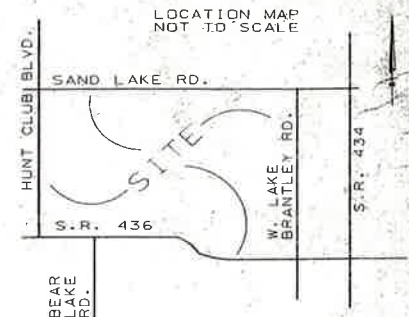
CONTAINS 260.141 ACRES, MORE OR LESS.

LEGEND

- | | |
|------------------------------------|---------------------------------------|
| PSM - Professional Surveyor Mapper | R/W - Right of Way |
| Rec. - Recovered | A/C - Air Conditioner |
| Util. - Utility | P.C.P. - Permanent Control Point |
| Drain - Drainage | P.C. - Point of Curvature |
| Pvmt. - Pavement | P.T. - Point of Tangency |
| Conc. - Concrete | I.R. - Iron Rod |
| Blk. - Block | I.P. - Iron Pipe |
| Fr. - Frame | L.B. - Land Surveying Business |
| Esmt. - Easement | C.M. - Concrete Monument |
| Elec. - Electric | C/L - Centerline |
| I.D. - Identification | P.R.M. - Permanent Reference Monument |
| S/W - Sidewalk | P.O.C. - Point of Commencement |
| W/M - Water Meter | P.O.B. - Point of Beginning |
| PK - Parker Kalon | P.O.L. - Point on Line |
| N/D - Nail & Disk | Lndsc. - Landscape |
| (M) - Measured | OHPL - Overhead Power Line |
| (P) - Plat | Acc. - Access |
| Telo. - Telephone | Acc. - Access |
| T.V. - Television | Sty. - Story |
| B/W - Back of Walk | O.R. - Official Records |
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| P.B. - Plat Book | P.G. - Page |
| M.H. - Manhole | C.L.F. - Chain Link Fence |

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983.
- THE HORIZONTAL CONTROL FOR THIS PROJECT WAS BASED ON SEMINOLE COUNTY G.P.S. STATIONS:
 - G.P.S. NO. 0254 / FOREST DESIGNATION NO. 426390254
 - NORTHING = 1580251.336
 - EASTING = 514274.133
 - G.P.S. NO. 0253 / SAND DESIGNATION NO. 426390253
 - NORTHING = 1580225.387
 - EASTING = 512015.697
- THE FIELD SURVEY WAS PERFORMED BY BOWYER-SINGLETON & ASSOCIATES AND COMPLETED ON JULY 28, 2000.
- ONLY EXTERIOR IMPROVEMENTS ALONG THE BOUNDARY WERE LOCATED. NO INTERIOR IMPROVEMENTS WERE LOCATED.
- WETLAND DELINEATION FLAGS MARKED BY OTHERS. SEE BOWYER-SINGLETON DRAWING FLA2WETZ.DGN.
- ABSTRACT INFORMATION WAS NOT PROVIDED TO THE SURVEYOR AND THERE MAY BE ADDITIONAL RESTRICTIONS IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- UNDERGROUND FOOTERS AND UTILITIES WERE NOT LOCATED.
- TOPOGRAPHIC CONTOURS ARE PROVIDED FOR REFERENCE ONLY. CONTOURS ARE TAKEN FROM AERIAL PHOTOGRAPHY AND OTHER FORMS OF READILY AVAILABLE DATA.



CERTIFICATE OF AUTHORIZATION NO. LB 1221

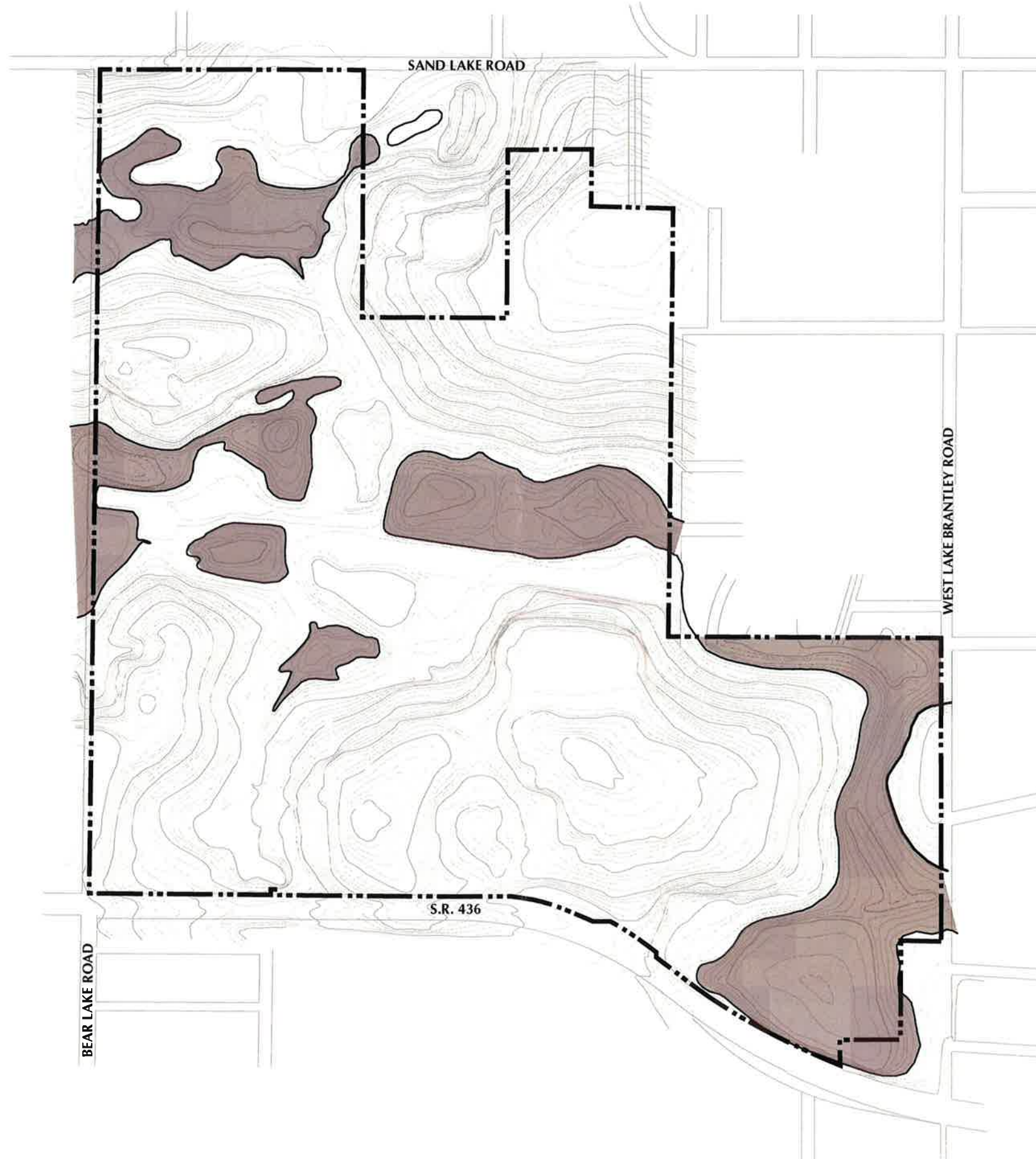
SEMINOLE COUNTY
 AUG 14 2000
 FLORIDA
BOUNDARY, WETLAND DELINEATION & TOPO VERIFICATION SURVEY
 FOREST LAKE ACADEMY

DATE	06/13/00	BOWYER-SINGLETON & ASSOCIATES, INCORPORATED ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL 520 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801 407-843-7100 • FAX 407-849-8684
DESIGNED	MSF	
CHECKED	MSF	
SCALE	1"=100'	
PROJECT NO.	FLA2WETZ	SEMINOLE COUNTY AUG 14 2000 FLORIDA BOUNDARY, WETLAND DELINEATION & TOPO VERIFICATION SURVEY FOREST LAKE ACADEMY
TITLE	BOUNDARY, WETLAND DELINEATION & TOPO VERIFICATION SURVEY	
REVISION	1 OF 1	

NOTE: THE 100-YEAR FLOODPLAIN
ELEVATION PER THE 1995 FOREST
LAKE PUD IS 55.0 FEET.



Forest Lake Academy
Planned Unit Development



Floodplains

Project No. 18728

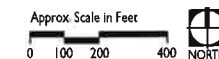
Date 02.04.05

Sheet
4 of 10

LEGEND

- 55' CONTOUR
- FLOOD PRONE AREAS

SOURCE: 1995 FOREST LAKE PUD

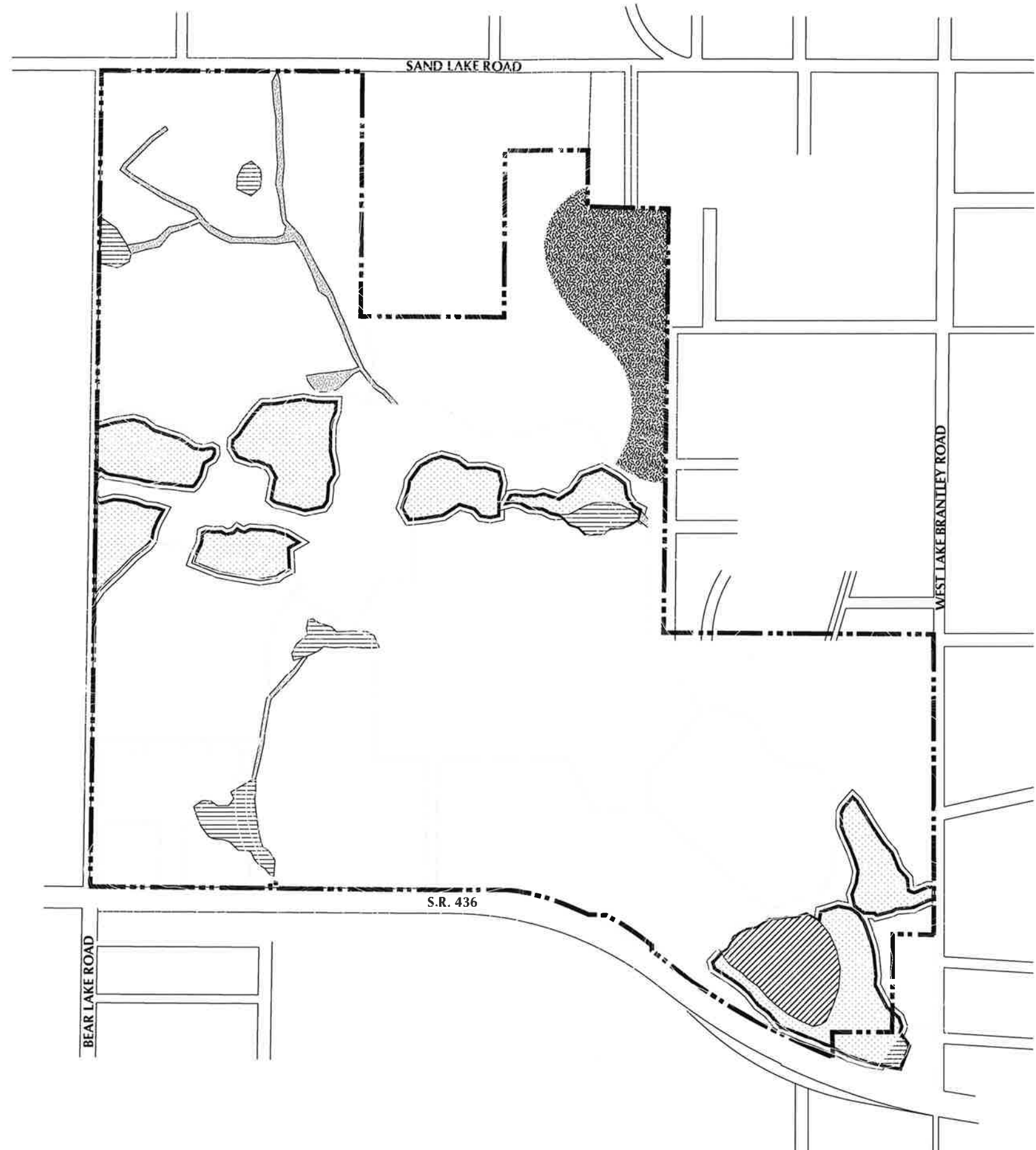


Wetland Plan







Project No. 18728

Date 02.04.05

Sheet
5 of 10



LEGEND

-  EXISTING WETLAND
-  WETLAND FILL
-  TRENCH FILL
-  25' WETLAND BUFFER
-  WETLAND DREDGE
-  UPLAND RESTORATION



Soils

Project No. 18728

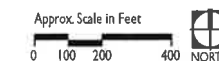
Date 02.04.05

Sheet
6 of 10

LEGEND

- 6 ASTATULA-APOPKA FINE SANDS 0-5% SLOPES
- 7 ASTATULA-APOPKA FINE SANDS 5-8% SLOPES
- 10 BASINGER SAMSULA & HONTOON SOILS - DEPRESSION
- 17 BRIGHTON-SAMSULA & SANIBEL MUCKS
- 30 SEFFNER FINE SAND
- 31 TAVARES-MILLHOPPER FINE SANDS 0-5% SLOPES
- 99 OPEN WATER

Source: U.S. Department of Agriculture Soil Conservation Service Soil Survey (1987) Mapped Soils



LEGAL DESCRIPTION

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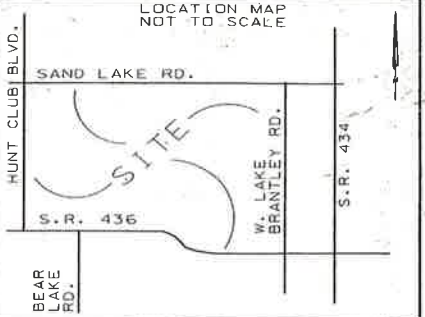
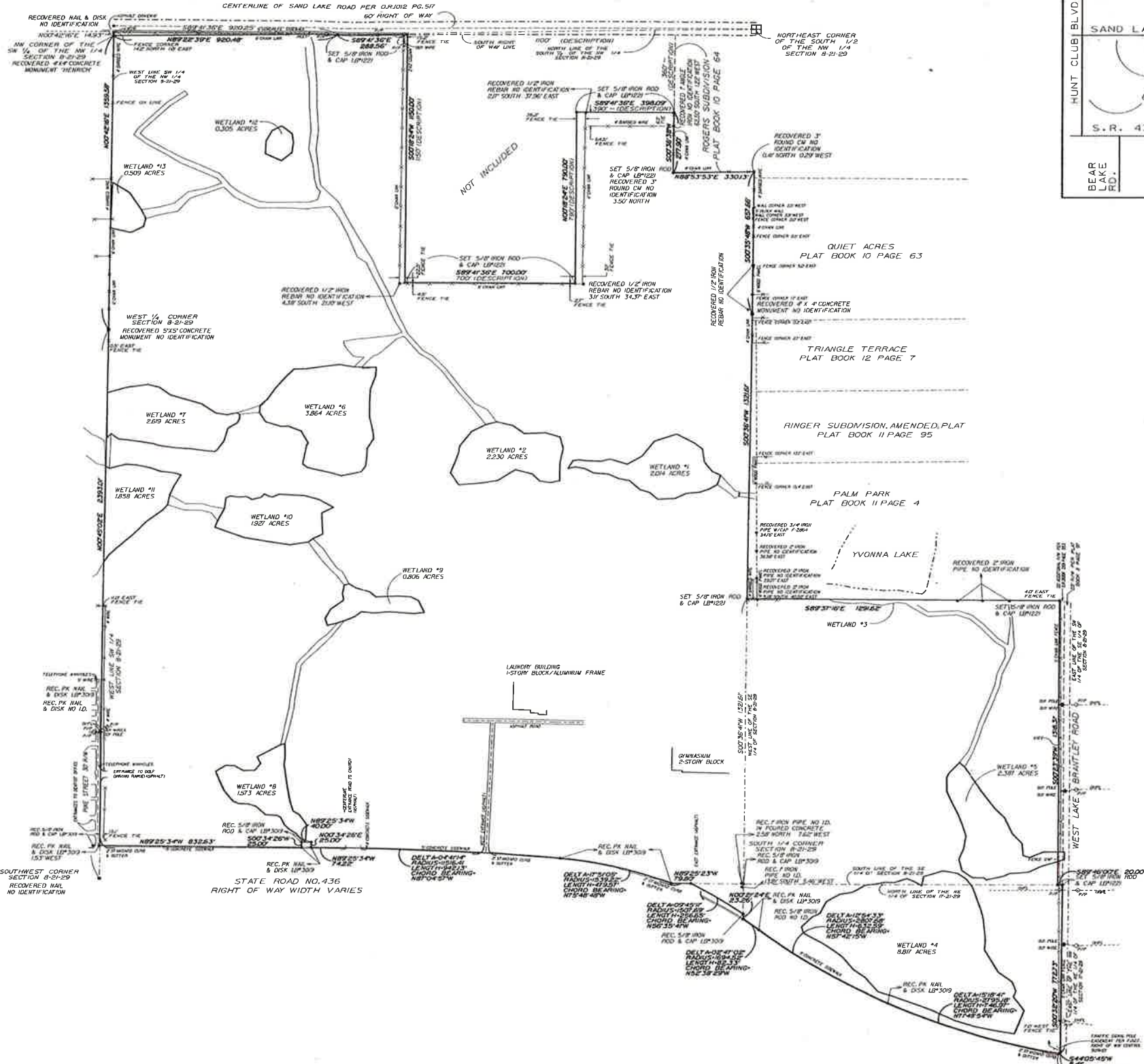
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LEGEND

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- UNDERGROUND FOOTERS AND UTILITIES WERE NOT LOCATED.



REVISIONS											
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

CERTIFICATE OF AUTHORIZATION NO. LB 1221

BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
 520 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32808
 407-843-5900 • FAX 407-849-8664

SEMINOLE COUNTY
BOUNDARY SURVEY
 FOREST LAKE ACADEMY

FLORIDA
 DENNIS L. DEAL, P.L.S.
 LICENSE NUMBER LS 340

DATE: 07/28/2000
 SHEETS: 1X
 SCALE: 1" = 200'
 PROJECT NO.: FLA-2
 FILE NAME: FLA2WET2.DGN
 SHEET: 1 OF 1

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 89G-6, F.A.C.

Dennis L. Deal
 DENNIS L. DEAL, P.L.S.
 LICENSE NUMBER LS 340

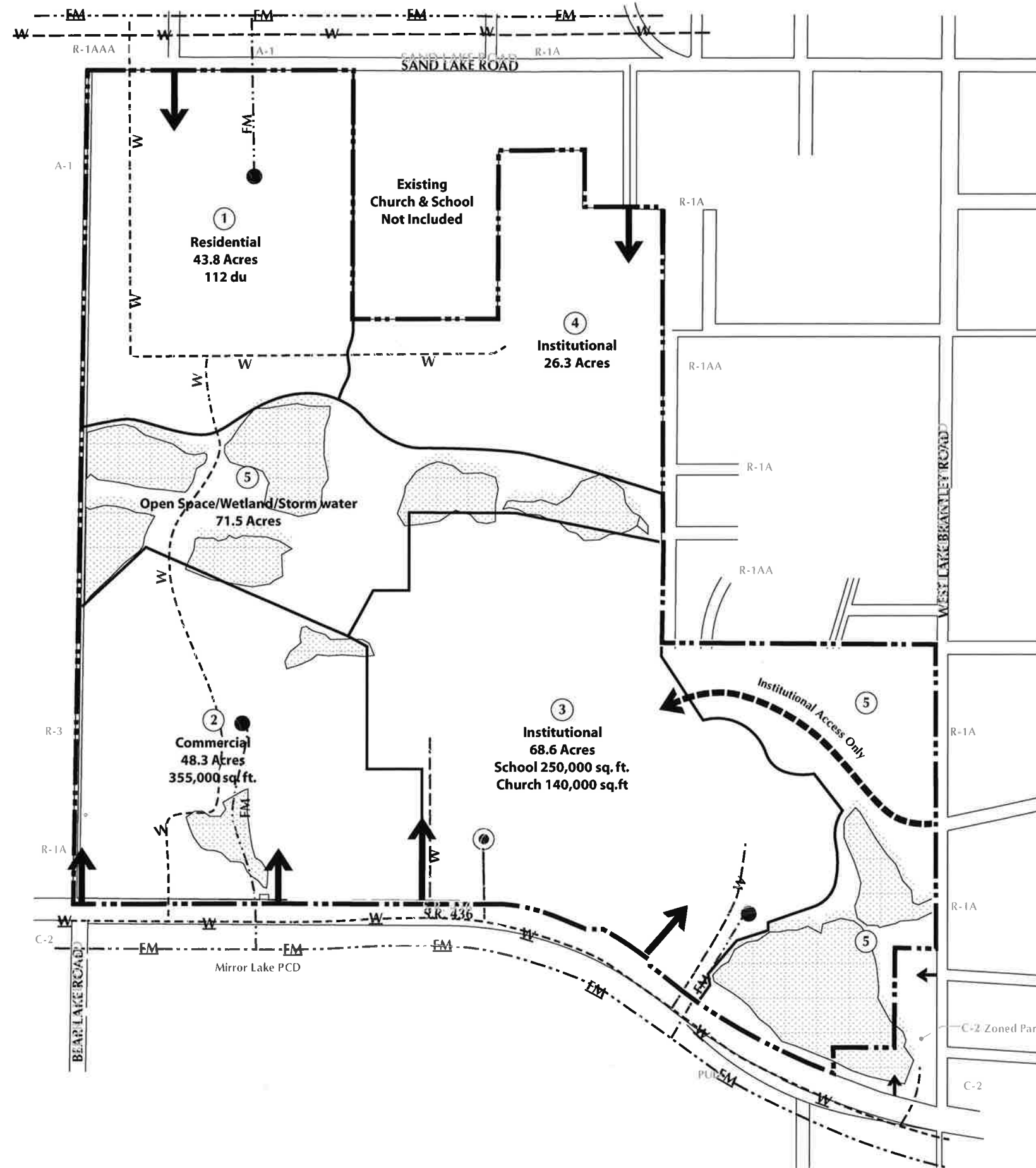
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER.

Utility Service Concept Plan

Project No. 18728

Date 02.04.05

Sheet
8 of 10



LEGEND

- FM --- PROPOSED FM
- EM --- EXISTING FM
- ⊙ EXISTING LIFT STATION
- PROPOSED LIFT STATION
- W --- EXISTING WATER MAIN
- W --- PROPOSED WATER MAIN
- EXISTING WETLAND
- PROPERTY LINES

SOURCE= GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART, INC.



Master Stormwater Plan

Project No. 18728

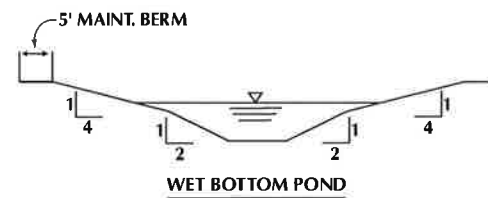
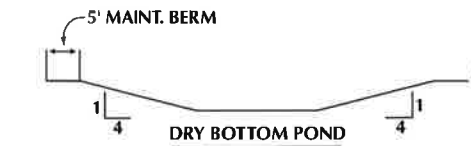
Date 02.04.05

Sheet
9 of 10

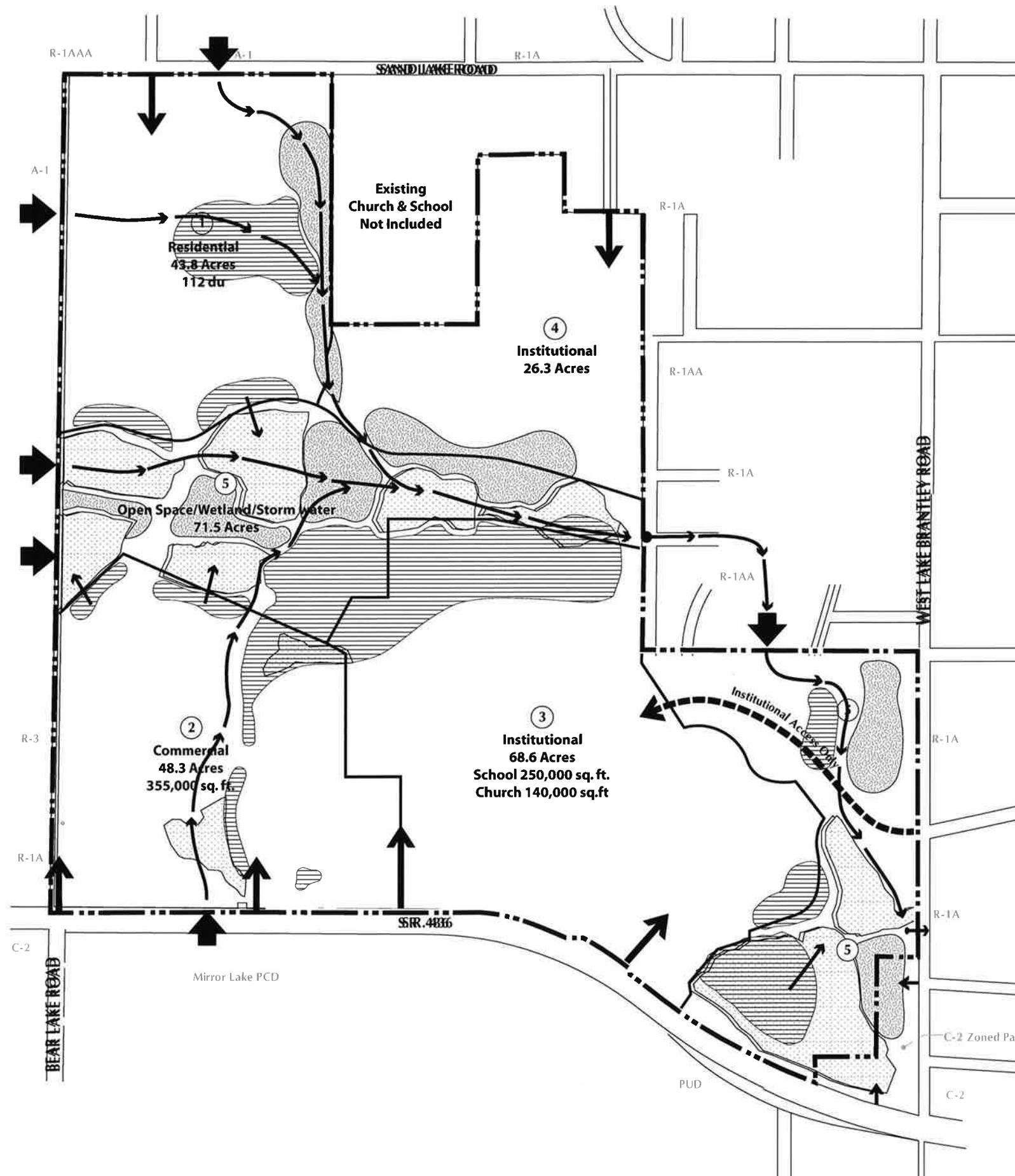
STORMWATER NOTES

1. The Stormwater Management System shall be designed to meet Seminole County and the St. Johns River Water Management District requirements. The Stormwater Management System will be designed to meet the 25-year/24-hour pre-post conditions, the Seminole County Aquifer Recharge Criteria (where applicable) and the Little Wekiva River Criteria.
2. The 100-year floodplain elevation per the 1995 Forest Lake PUD is 55.0 feet.

TYPICAL STORMWATER POND SECTIONS



NOTE: SLOPES TO BE SODDED;
BERMS & BOTTOM TO BE
SEEDED & MULCHED (TYPICAL)



LEGEND

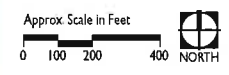
- EXISTING WETLAND TO REMAIN
- STORMWATER RETENTION AREA
- COMPENSATING STORAGE AREA
- DRAINAGE FLOW PATH
- OFF-SITE INFLOW POINT
- SITE OUTFLOW POINT

Aerial Photograph

Project No. 18728

Date 02.04.05

Sheet
10 of 10

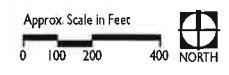


Aerial Photograph

Project No. 18728

Date 02.04.05

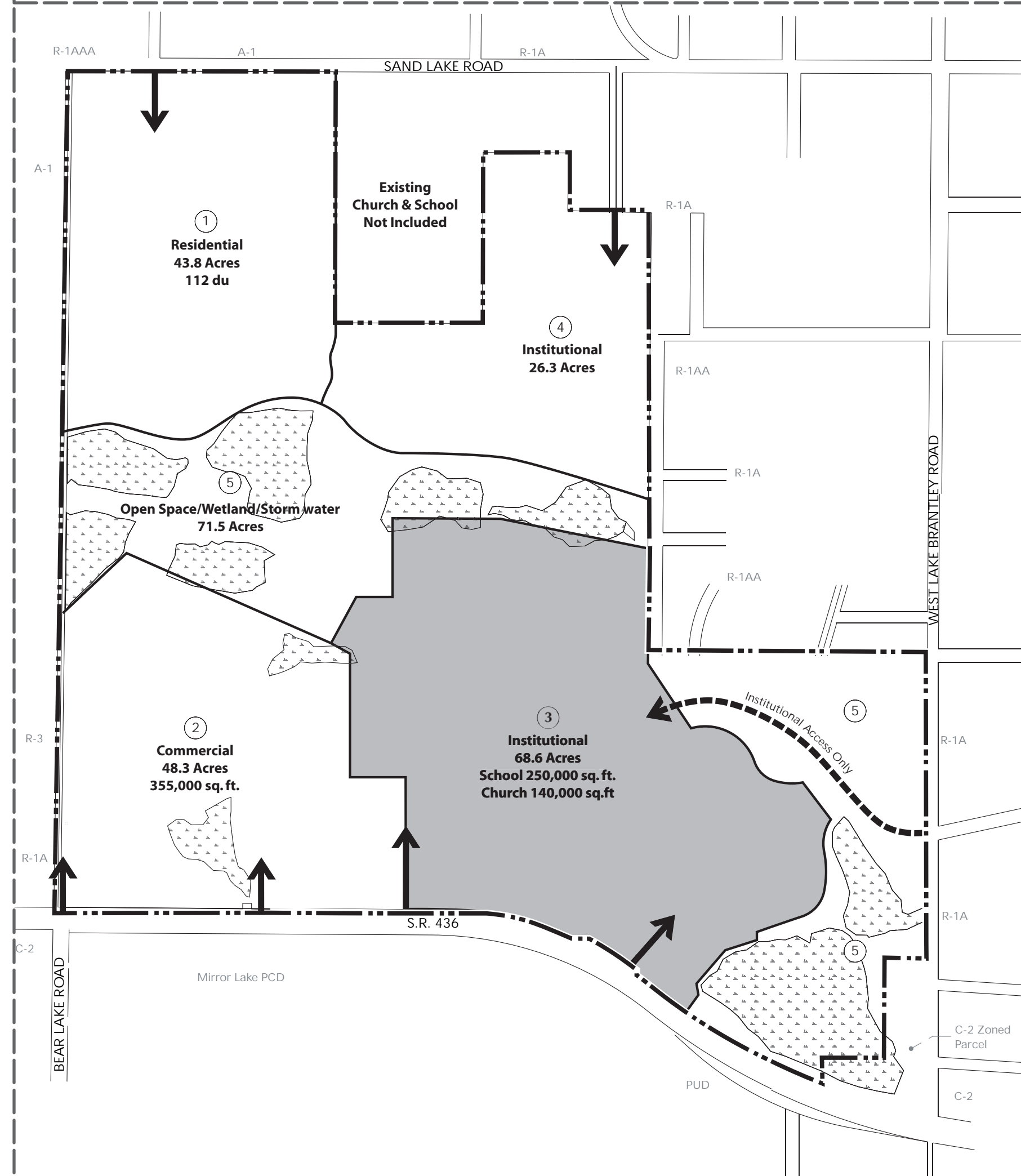
Sheet
10 of 10



FOREST LAKE ACADEMY

Final Master Plan for Tract 3 of the Forest Lake PUD

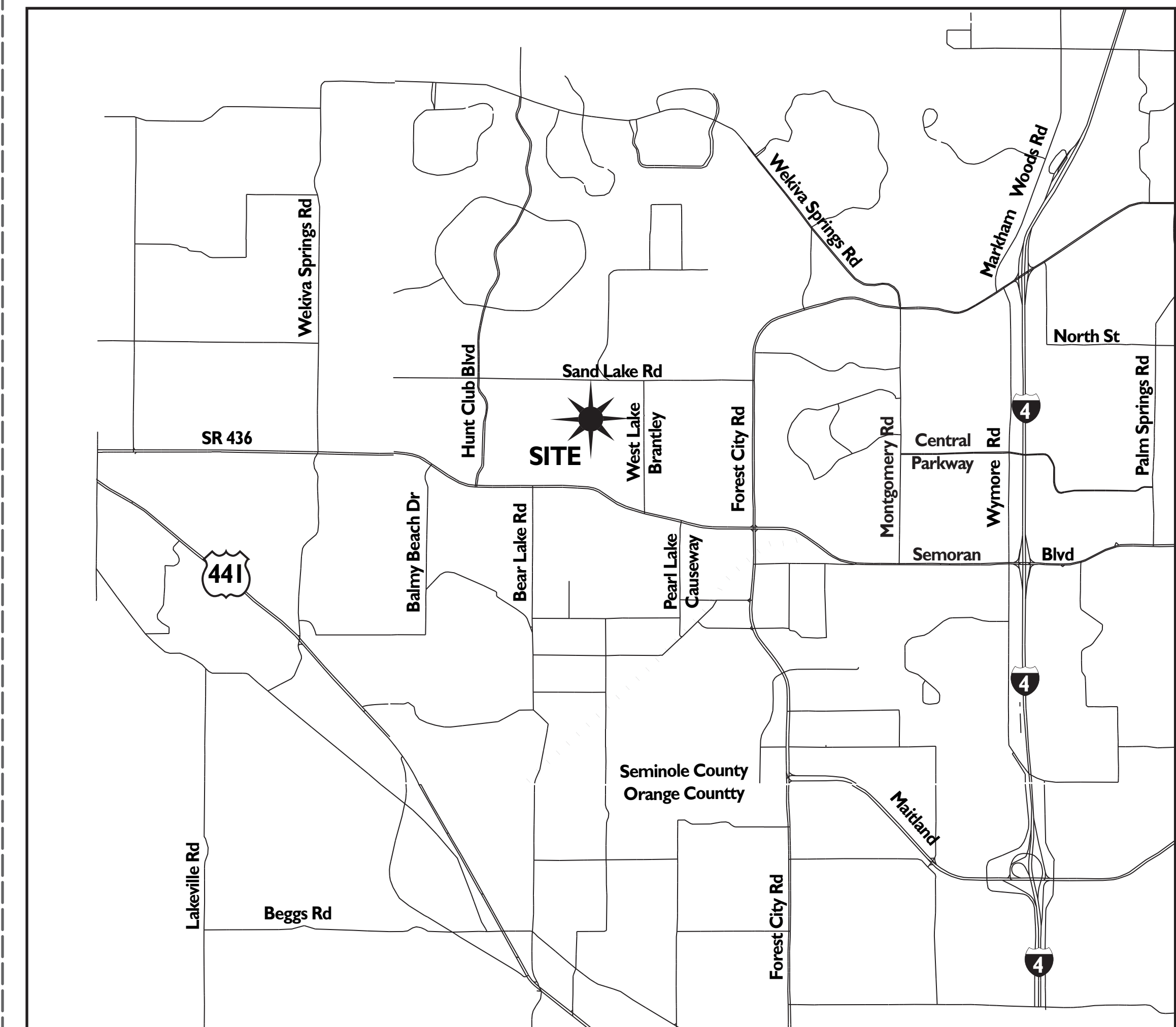
March 10, 2006



OWNER/APPLICANT:
 Florida Conference of Seventh Day Adventists
 655 North Wymore Road
 Winter Park, Florida 32789
 Attention: Glenn Carter

PLANNER/TRANSPORTATION
 PLANNER/ECOLOGICAL SCIENTIST:
 Glattig Jackson Kercher Anglin Lopez Rinehart
 33 E. Pine Street, Orlando, Florida 32801
 Attention: John Percy

ENGINEER:
 Zev Cohen & Associates, Inc.
 55 Seton Trail
 Ormond Beach, Florida 32178
 Attention: Sam Hamilton, P.E.



INDEX OF SHEETS

Cover Sheet	1
Final Master Plan.....	2
Existing Conditions	3
Master Drainage Plan	4
Master Utilities Plan	5
Landscape Plan	6
Aerial Photo	7
Transportation Plan	8

SUBMITTAL REQUIREMENTS (SEC. 30.446)

- Topographic Map – see Sheet 3
- Master Plan – see Sheet 2
- Site Development Plan – see Sheet 4 for Earthmoving concept and Sheet 3 for Soils.
- Transportation Plan – see Sheet 8
- Utility Service Plan – see Sheet 5
- Fire Protection Plan – see Sheet 5
- Landscaping Plan – see Sheet 6
- Recreation Concept Plan – see Sheet 2 for location of gymnasium and athletic fields
- Economic Justification Study – not applicable; existing academy
- Covenants – not applicable
- Summary of the PUD Commitments, Classification and District Description – see attached Developer’s Commitment Agreement
- Outline of Changes from Approved Preliminary Master Plan – no changes are proposed
- Colored aerial photograph – see Sheet 7

PURPOSE AND DEVELOPMENT STANDARDS

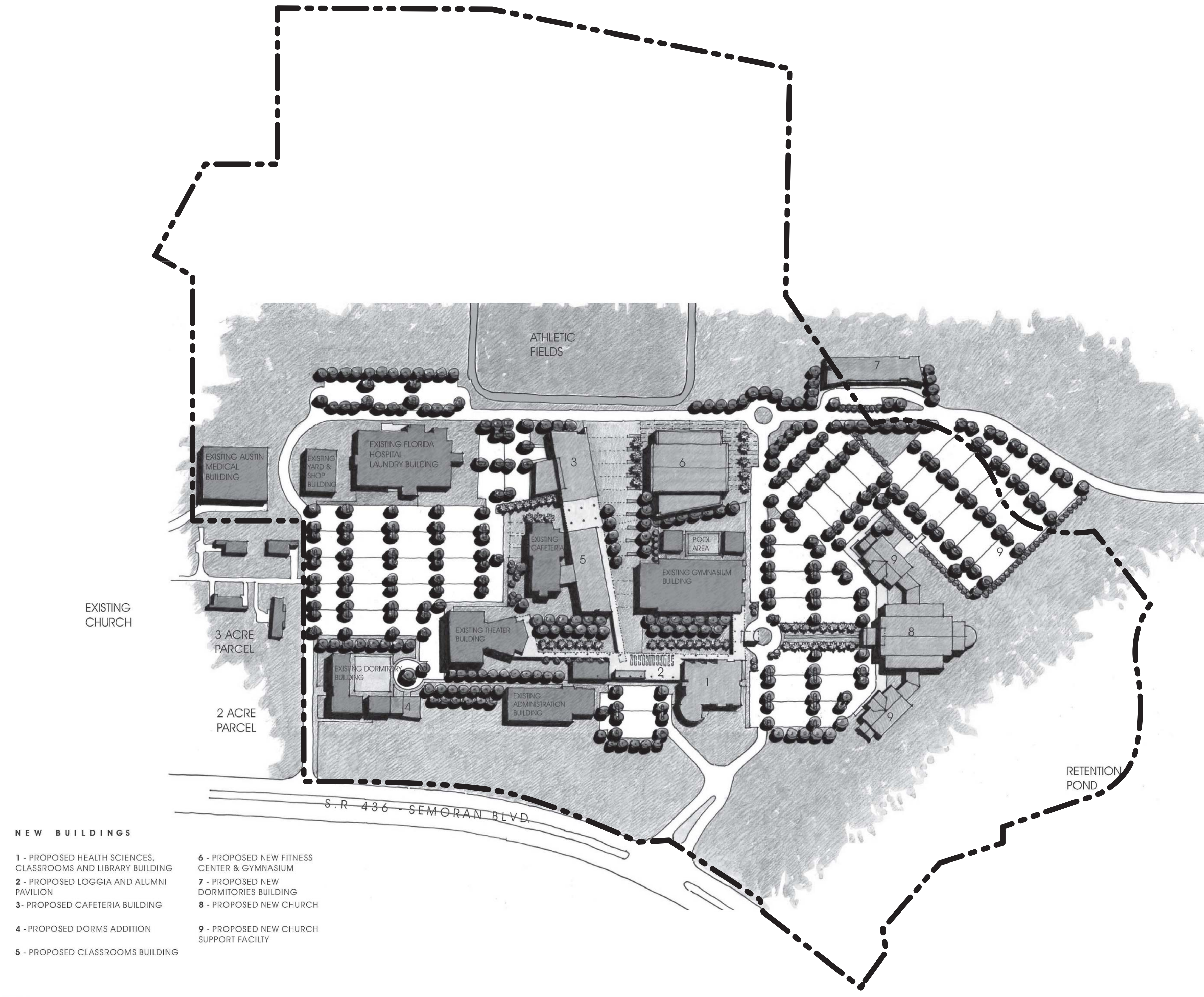
The purpose of this application is to establish the Final Master Plan to guide the redevelopment and renovation of the Forest Lake Academy and Church. All work will proceed consistent with the requirements of the approved Preliminary PUD Master Plan for Tract 3 of the Forest Lake PUD as follows:

- Permitted Uses shall be as follows: Institutional uses including schools, churches, and support uses such as laundry, car repair, food services, book store, day care and offices. School uses shall be limited to 250,000 s.f. and church uses shall be limited to 140,000 s.f. for all buildings.
- Institutional development in Tract 3 shall meet normal Land Development Code regulations for buffering and landscaping, including the active/passive buffer and setback requirements. Other minimum setbacks shall be as follows:

Front:	20'
Side:	0'
Side Street:	20'
Rear:	10'
Rear Adjacent to Residential	25' (1 story) 50' (2 story)
- There shall be consistent architectural design throughout the Tract 3 development.
- An interconnected sidewalk system shall be provided to serve all areas of the development, including connections from buildings to internal streets, and providing links to public sidewalks on outside streets where feasible.
- The main church and academy buildings shall be limited to 3 stories with roof peak elevations a maximum of 50 feet. A tower (steeple) on Tract 3 shall be limited to 80 feet. The existing communication tower may be retained in its present location or relocated within Tract 3.
- Automobile repairs shall only be conducted in connection with educational programs.
- Stormwater management areas shall be amenitized per Section 30.1344 of the Land Development Code such that they may be used as Open Space. These amenities shall be shown on the Final Master Plan.
- Access for Tract 3 shall be limited to 2 access points on SR 436 and 1 access point on West Lake Brantley Road.
- There shall be a minimum 20-foot buffer adjacent to SR 436 within Tract 3. This buffer shall be irrigated and shall include 4 canopy trees per 100 lineal feet. Trees shall have a minimum of 3" in diameter as measured 1 foot above ground.

There will be no wetland impacts as part of the development of Tract 3. A wetland mitigation plan will be provided with any subsequent Final Master Plan within the Forest Lake PUD where wetland impacts are proposed.

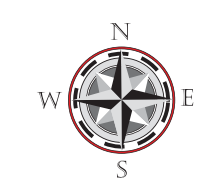
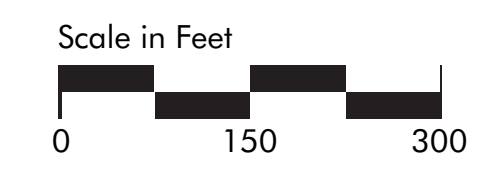
FOREST LAKE ACADEMY

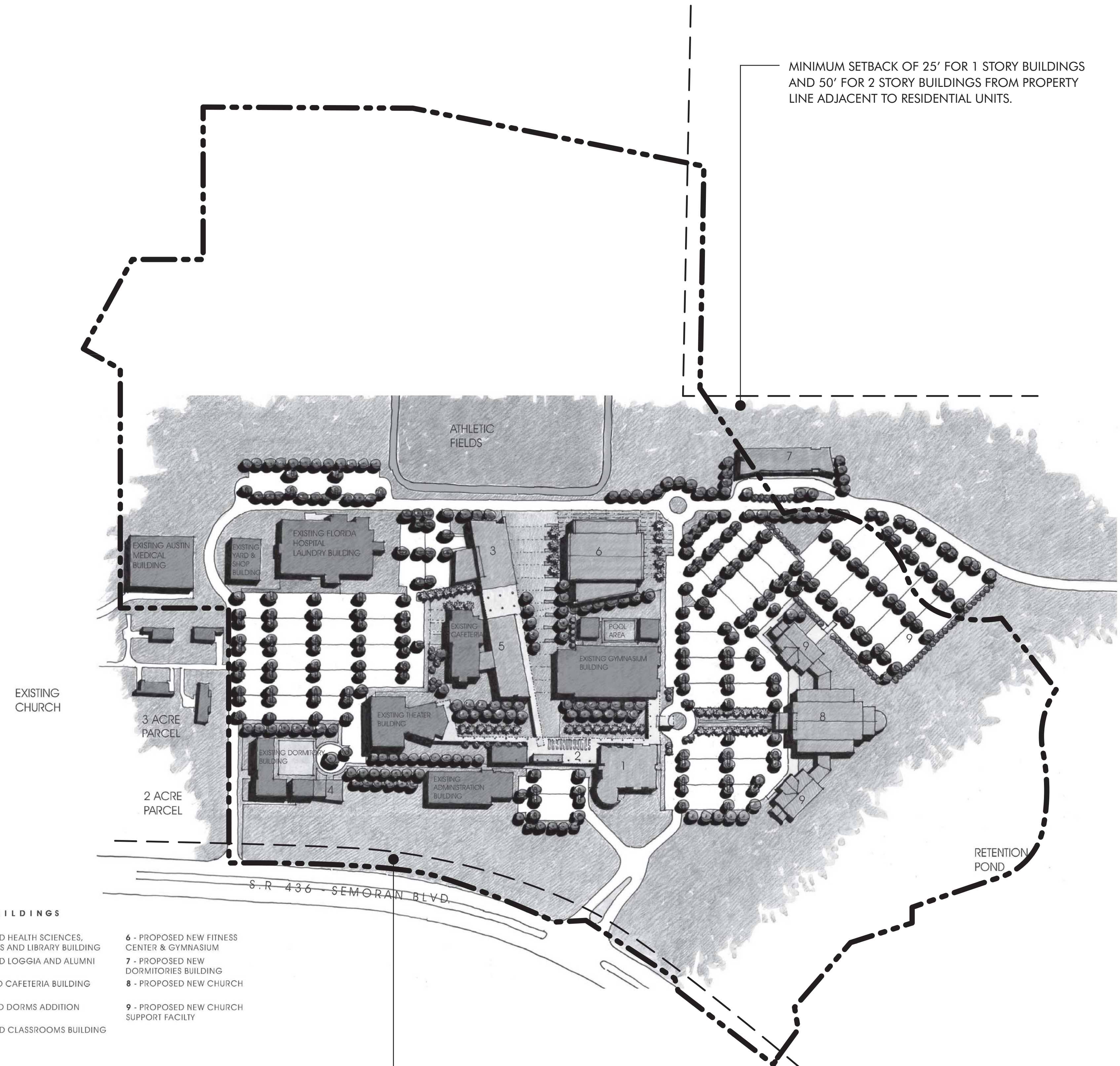


- NEW BUILDINGS**
- 1 - PROPOSED HEALTH SCIENCES, CLASSROOMS AND LIBRARY BUILDING
 - 2 - PROPOSED LOGGIA AND ALUMNI PAVILION
 - 3 - PROPOSED CAFETERIA BUILDING
 - 4 - PROPOSED DORMS ADDITION
 - 5 - PROPOSED CLASSROOMS BUILDING
 - 6 - PROPOSED NEW FITNESS CENTER & GYMNASIUM
 - 7 - PROPOSED NEW DORMITORIES BUILDING
 - 8 - PROPOSED NEW CHURCH
 - 9 - PROPOSED NEW CHURCH SUPPORT FACILITY

Sheet 2
March 2006

MASTER PLAN
GJ # 19631





MINIMUM SETBACK OF 25' FOR 1 STORY BUILDINGS AND 50' FOR 2 STORY BUILDINGS FROM PROPERTY LINE ADJACENT TO RESIDENTIAL UNITS.

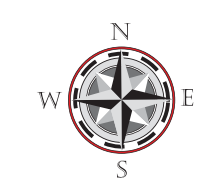
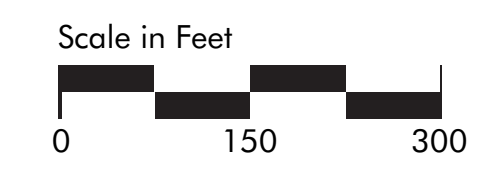
NEW BUILDINGS

- | | |
|---|---|
| 1 - PROPOSED HEALTH SCIENCES, CLASSROOMS AND LIBRARY BUILDING | 6 - PROPOSED NEW FITNESS CENTER & GYMNASIUM |
| 2 - PROPOSED LOGGIA AND ALUMNI PAVILION | 7 - PROPOSED NEW DORMITORIES BUILDING |
| 3 - PROPOSED CAFETERIA BUILDING | 8 - PROPOSED NEW CHURCH |
| 4 - PROPOSED DORMS ADDITION | 9 - PROPOSED NEW CHURCH SUPPORT FACILITY |
| 5 - PROPOSED CLASSROOMS BUILDING | |

- 20' MINIMUM WIDTH BUFFER
- SHALL BE IRRIGATED.
 - SHALL INCLUDE 4 CANOPY TREES PER 100 LINEAL FEET.
 - TREES SHALL HAVE A MINIMUM OF 3" IN DIAMETER AS MEASURED 1 FOOT ABOVE GROUND.

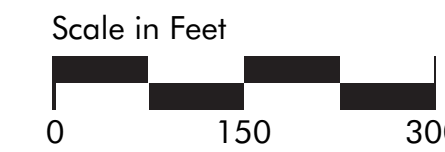
LANDSCAPING FOR NEW OR RECONSTRUCTED PARKING AREAS TO MEET CODE REQUIREMENTS.

FOREST LAKE ACADEMY





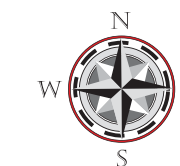
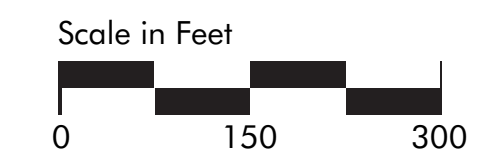
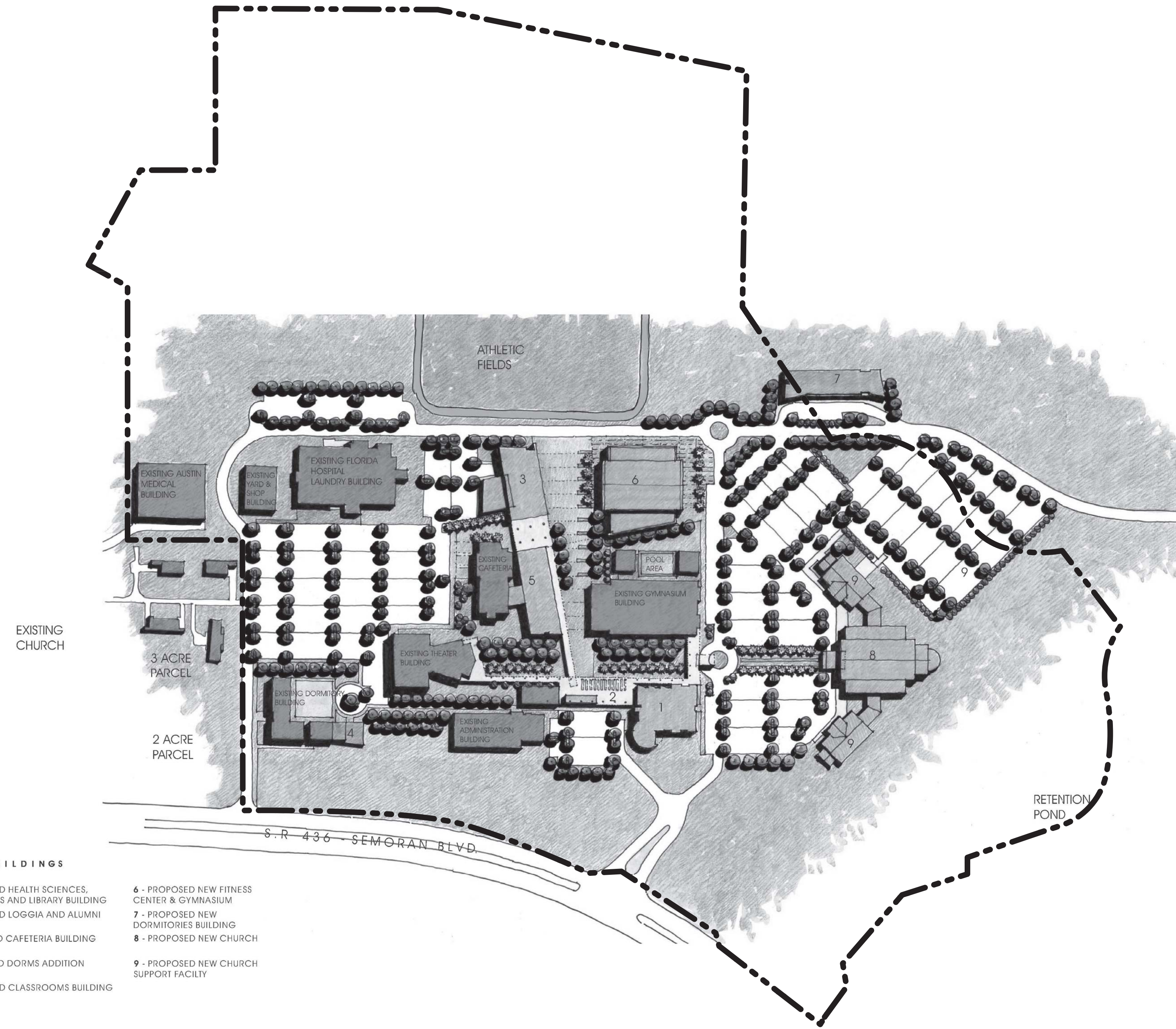
FOREST LAKE ACADEMY



FOREST LAKE ACADEMY

NEW BUILDINGS

- | | |
|---|---|
| 1 - PROPOSED HEALTH SCIENCES, CLASSROOMS AND LIBRARY BUILDING | 6 - PROPOSED NEW FITNESS CENTER & GYMNASIUM |
| 2 - PROPOSED LOGGIA AND ALUMNI PAVILION | 7 - PROPOSED NEW DORMITORIES BUILDING |
| 3 - PROPOSED CAFETERIA BUILDING | 8 - PROPOSED NEW CHURCH |
| 4 - PROPOSED DORMS ADDITION | 9 - PROPOSED NEW CHURCH SUPPORT FACILITY |
| 5 - PROPOSED CLASSROOMS BUILDING | |

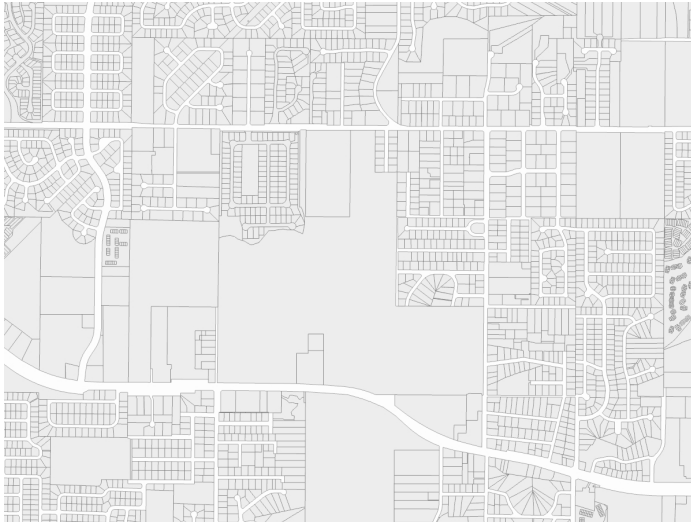


Property Record CardA



Parcel: **08-21-29-300-0110-0000**
 Property Address: **500 EDUCATION LOOP APOPKA, FL 32703**
 Owners: **FLA CONFERENCE ASSN OF SEVENTH-DAY ADVENTISTS**
 2024 Market Value \$33,269,137 Assessed Value \$33,269,137
 2023 Tax Bill \$0.00 Tax Savings with Exemptions \$447,372.39
 Churches property w/1st Building size of 13,641 SF and a lot size of 196.43 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	08-21-29-300-0110-0000
Property Address	
Mailing Address	351 S STATE ROAD 434 ALTAMONTE SPG, FL 32714-3824
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	

Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	23	23
Depreciated Building Value	\$12,227,363	\$12,632,408
Depreciated Other Features	\$386,870	\$329,489
Land Value (Market)	\$20,654,904	\$20,654,904
Land Value Agriculture	\$0	\$0
Market Value	\$33,269,137	\$33,616,801
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$33,269,137	\$33,616,801

2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$447,372.39
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$447,372.39

Owner(s)A

Name - Ownership Type

FLA CONFERENCE ASSN OF SEVENTH-DAY ADVENTISTS

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 08 TWP 21S RGE 29E
 S 1/2 OF NW 1/4 (LESS E 1/8 OF N
 1/2 & W 660 FT OF E 1390 FT & RD ON
 N) & SW 1/4 N OF SR 436 & SW 1/4 OF
 SE 1/4 (LESS E 20 FT FOR RD & BEG W 1/4 COR
 RUN N 1374.36 FT E 1193.75 FT S 1153.92 FT E
 22.77 FT SLY ON CURVE 406.12 FT N 67 DEG 03
 MIN 32 SEC W 140.70 FT W 99.05 FT N 79 DEG
 55 MIN 50 SEC W 65.55 FT S 80 DEG 33 MIN 30
 SEC W 138.10 FT S 87 DEG 46 MIN 19 SEC W
 73.95 FT S 39 DEG 05 MIN 59 SEC W 227.39 FT
 S 69 DEG 49 MIN 38 SEC W 86.67 FT S 77 DEG
 36 MIN 35 SEC W 29.82 FT N 80 DEG 40 MIN 35
 SEC W 22.96 FT N 59 DEG 15 MIN 30 SEC W
 90.61 FT N 72 DEG 42 MIN 36 SEC W 111.22 FT
 N 52 DEG 58 MIN 49 SEC W 57.36 FT N 74 DEG
 53 MIN 53 SEC W 69.28 FT S 81 DEG 18 MIN 34
 SEC W 80.89 FT S 74 DEG 17 MIN 53 SEC W
 93.24 FT N 241.41 FT TO BEG) & E
 1/2 OF NW 1/4 OF 17-21-29 N OF SR
 436 (LESS TENANT DUPLEXES & 4.55
 ACRES OF LAND & TENANT WAREHOUSE &
 1.4 ARCRES OF LAND & PT PLATTED FOREST
 LAKE COMMERCIAL)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$33,269,137	\$33,269,137	\$0
Schools	\$33,269,137	\$33,269,137	\$0
FIRE	\$33,269,137	\$33,269,137	\$0
ROAD DISTRICT	\$33,269,137	\$33,269,137	\$0
SJWM(Saint Johns Water Management)	\$33,269,137	\$33,269,137	\$0

SalesA

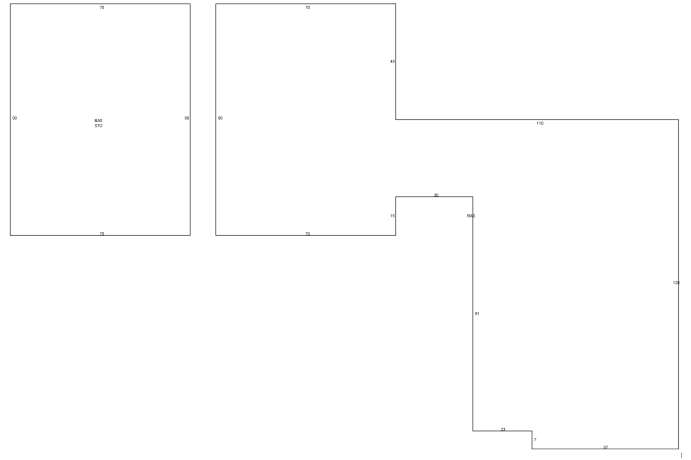
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/1/2007	\$100	06941/1625	Improved	No

LandA

Units	Rate	Assessed	Market
94.90 Acres	\$62,969.50/Acre	\$5,975,806	\$5,975,806
48.30 Acres	\$299,231.06/Acre	\$14,452,860	\$14,452,860
71.40 Acres	\$572.45/Acre	\$40,873	\$40,873
1 Lot	\$185,365.03/Lot	\$185,365	\$185,365

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	23579
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$1,964,878
Assessed	\$1,119,980

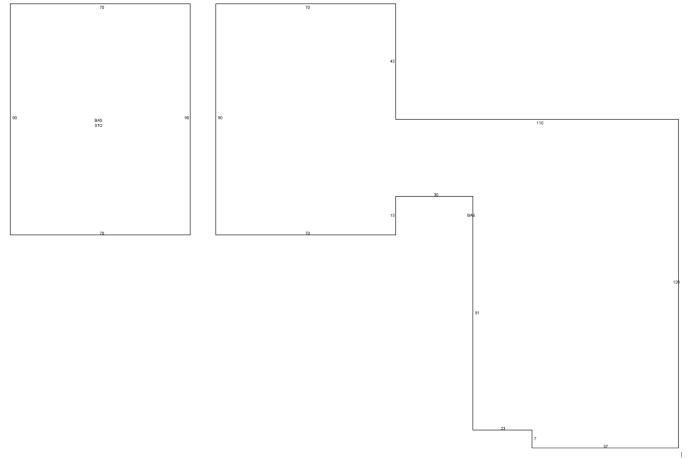
* Year Built = Actual / Effective



Building 1

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1965
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	25444
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$2,775,357
Assessed	\$1,110,143

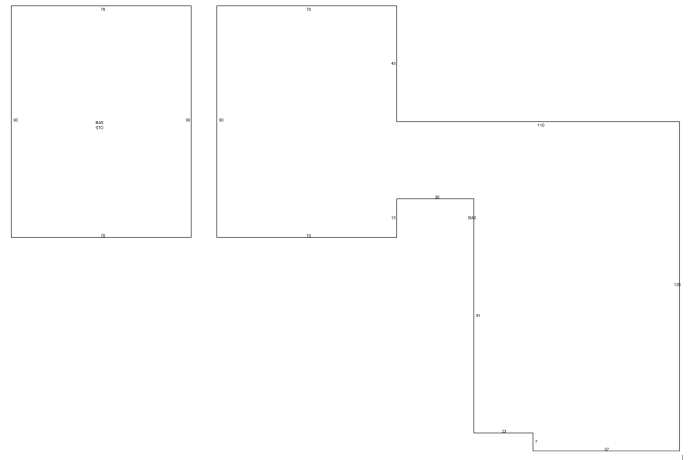
* Year Built = Actual / Effective



Building 2

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	1965
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	26718
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$2,916,884
Assessed	\$1,166,754

* Year Built = Actual / Effective

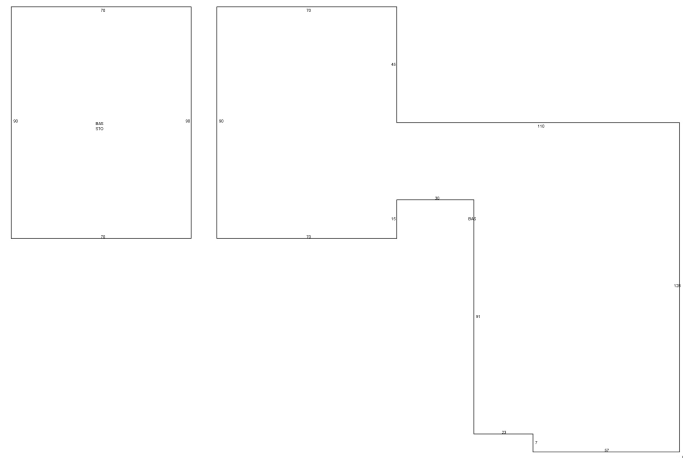


Building 3

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	429
UTILITY UNFINISHED	1320

Building InformationA	
#	4
Use	MASONRY PILASTER .
Year Built*	1965
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	16378
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$1,830,651
Assessed	\$732,260

* Year Built = Actual / Effective

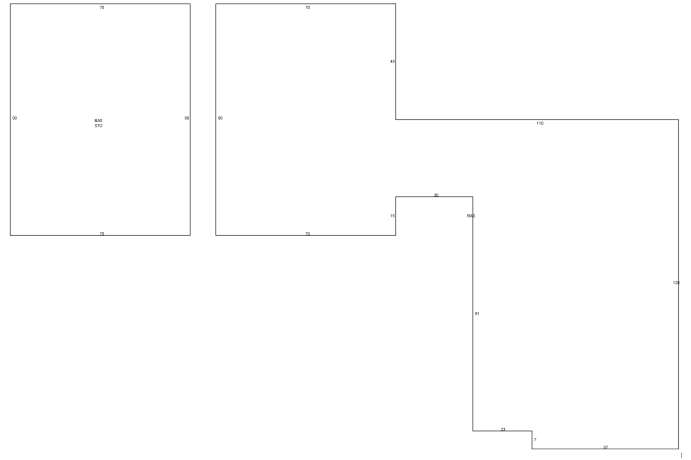


Building 4

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	938

Building InformationA	
#	5
Use	MASONRY PILASTER .
Year Built*	1963
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	19860
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$2,059,211
Assessed	\$823,684

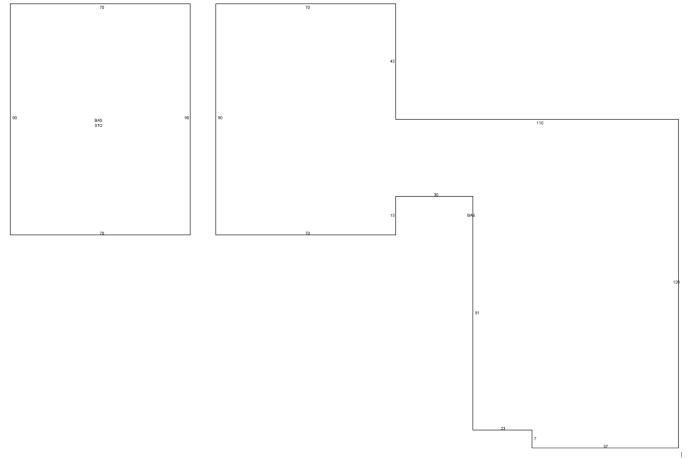
* Year Built = Actual / Effective



Building 5

Building InformationA	
#	6
Use	MASONRY PILASTER .
Year Built*	1963/1970
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	27625
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$2,955,847
Assessed	\$1,182,339

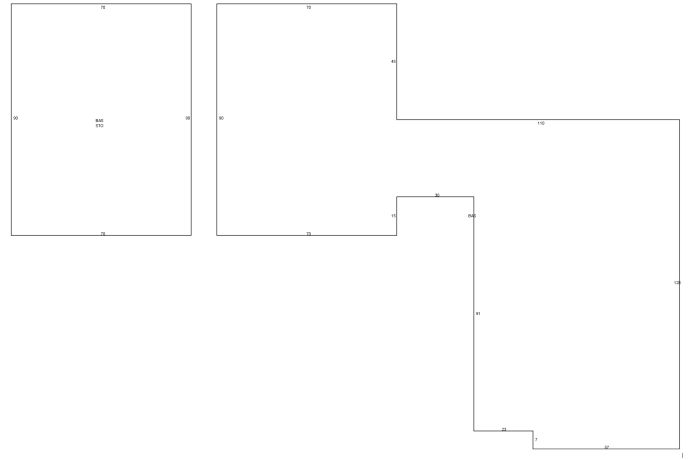
* Year Built = Actual / Effective



Building 6

Building InformationA	
#	7
Use	MASONRY PILASTER .
Year Built*	1965
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2025
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$253,378
Assessed	\$101,351

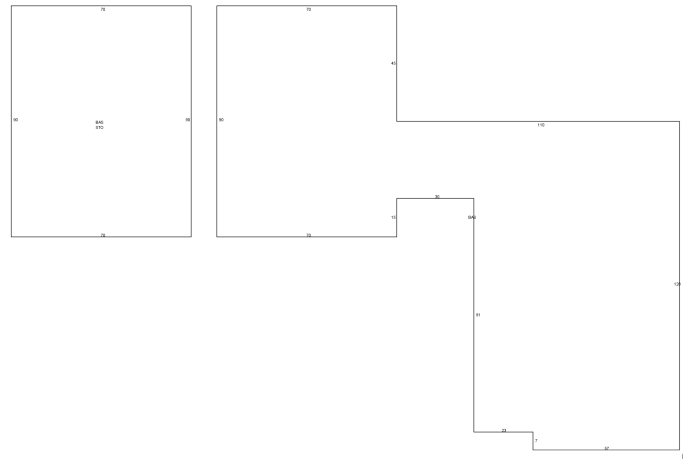
* Year Built = Actual / Effective



Building 7

Building InformationA	
#	8
Use	MASONRY PILASTER .
Year Built*	1965
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2025
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$253,378
Assessed	\$101,351

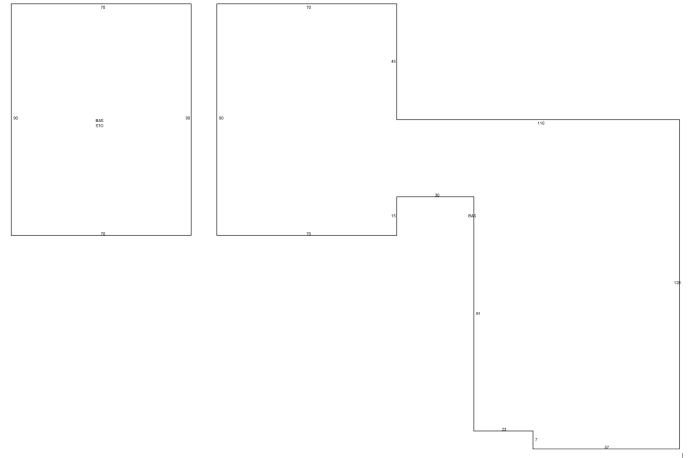
* Year Built = Actual / Effective



Building 8

Building InformationA	
#	9
Use	MASONRY PILASTER
Year Built*	1963
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	43631
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$4,643,872
Assessed	\$1,857,549

* Year Built = Actual / Effective

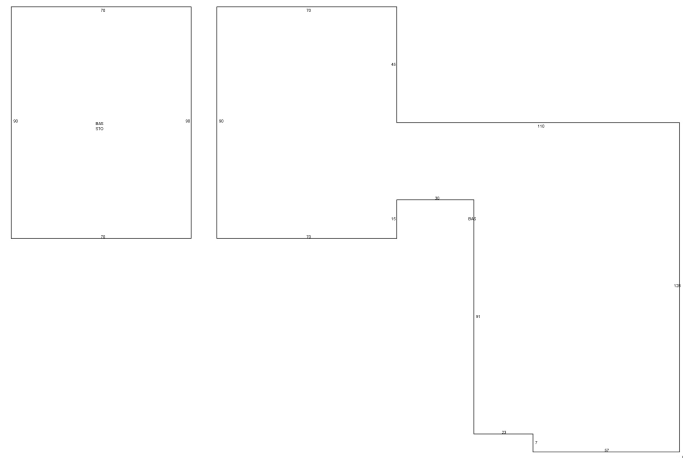


Building 9

AppendagesA	
Description	Area (ft ²)
CARPORT UNFINISHED	576
OPEN PORCH FINISHED	1640
UTILITY UNFINISHED	1200

Building InformationA	
#	10
Use	MASONRY PILASTER
Year Built*	1963
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5640
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$914,425
Assessed	\$365,770

* Year Built = Actual / Effective



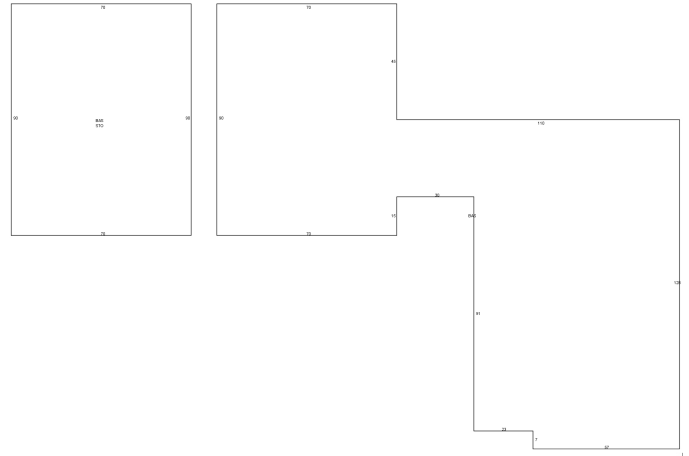
Building 10

AppendagesA	
Description	Area (ft ²)
CARPORT UNFINISHED	480

OPEN PORCH FINISHED	576
OPEN PORCH UNFINISHED	234
UTILITY FINISHED	3640
UTILITY FINISHED	2880
UTILITY FINISHED	3068

Building InformationA	
#	11
Use	MASONRY PILASTER .
Year Built*	1955
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2353
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$711,625
Assessed	\$284,650

* Year Built = Actual / Effective

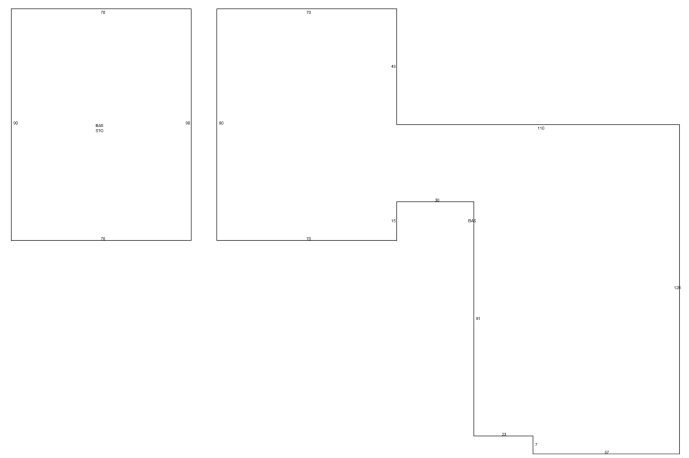


Building 11

AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED C.B.S.	11417
OPEN PORCH UNFINISHED	560

Building InformationA	
#	12
Use	MASONRY PILASTER .
Year Built*	1974
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3324
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$690,400
Assessed	\$276,160

* Year Built = Actual / Effective



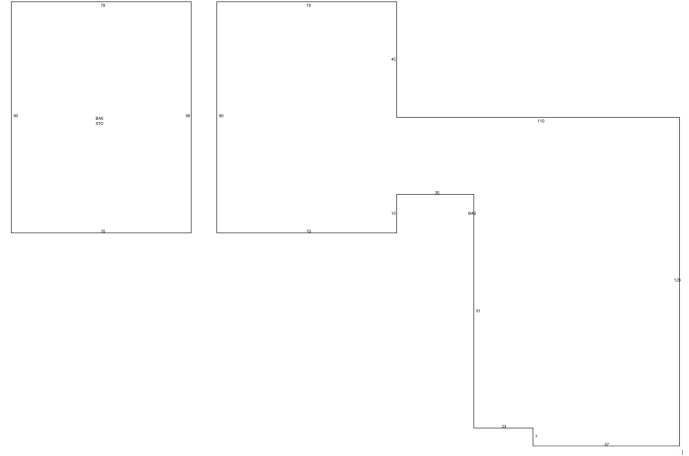
Building 12

AppendagesA

Description	Area (ft ²)
BASE SEMI FINISHED	5302
CARPORT FINISHED	690
OPEN PORCH FINISHED	209

Building InformationA

#	13
Use	MASONRY PILASTER .
Year Built*	1965/1975
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	540
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$109,430
Assessed	\$45,961



Building 13

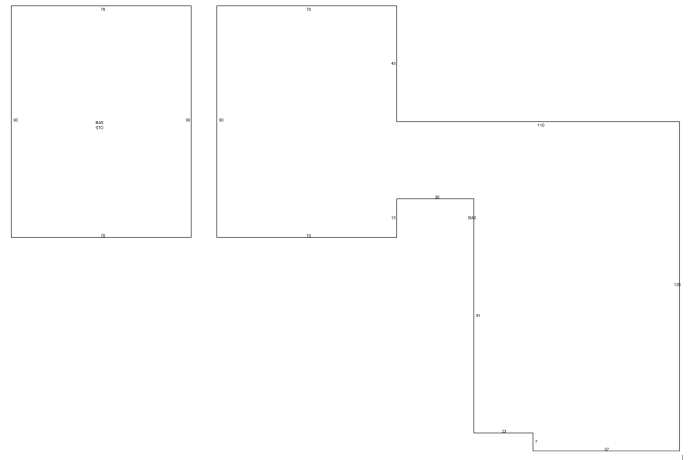
* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
GARAGE DETACHED C.B.S.	624
OPEN PORCH FINISHED	32

Building InformationA	
#	14
Use	MASONRY PILASTER
Year Built*	1965/1975
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	540
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$86,009
Assessed	\$36,124

* Year Built = Actual / Effective

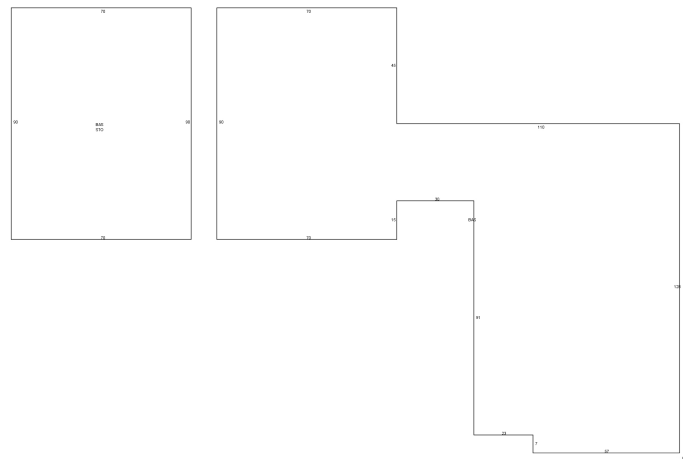


Building 14

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	32
OPEN PORCH UNFINISHED	54
OPEN PORCH UNFINISHED	18
UTILITY FINISHED	36

Building InformationA	
#	15
Use	MASONRY PILASTER
Year Built*	1965
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1776
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$192,388
Assessed	\$76,955

* Year Built = Actual / Effective

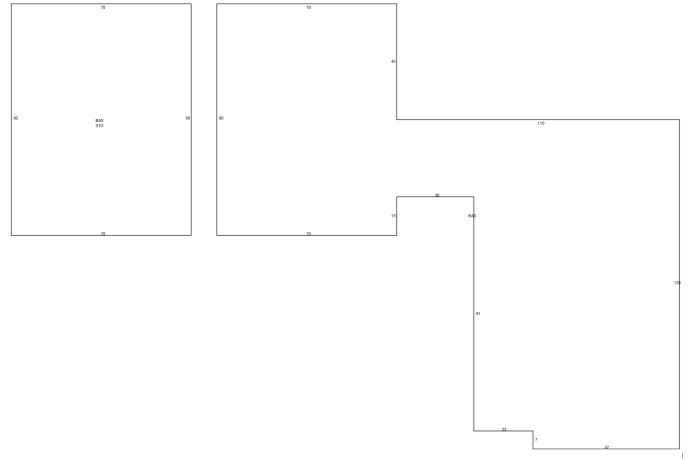


Building 15

AppendagesA	
Description	Area (ft ²)

Building InformationA	
#	16
Use	STEEL/PRE ENGINEERED.
Year Built*	1965
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	6816
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$732,875
Assessed	\$293,150

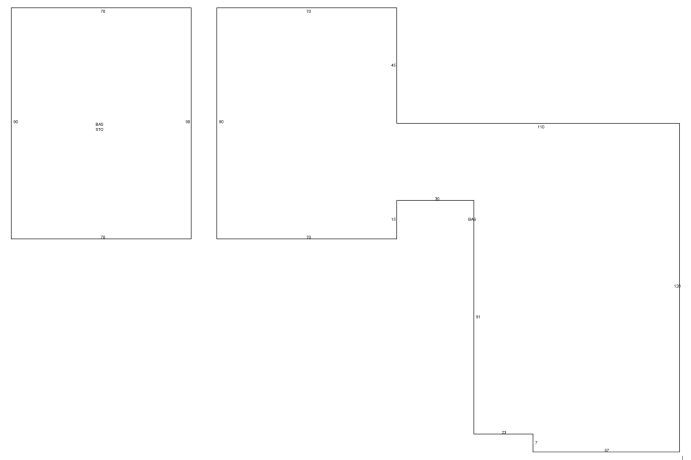
* Year Built = Actual / Effective



Building 16

Building InformationA	
#	17
Use	MASONRY PILASTER .
Year Built*	1965
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	17710
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$2,072,560
Assessed	\$829,024

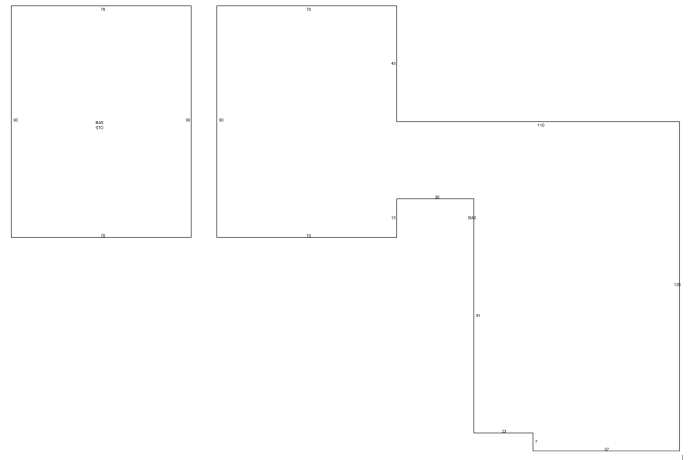
* Year Built = Actual / Effective



Building 17

Building InformationA	
#	18
Use	MASONRY PILASTER
Year Built*	1965
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2056
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$483,102
Assessed	\$193,241

* Year Built = Actual / Effective



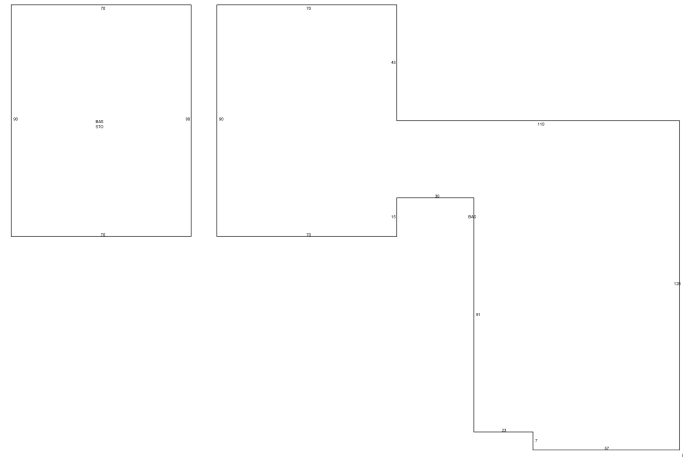
Building 18

AppendagesA

Description	Area (ft ²)
BASE SEMI FINISHED	5440

Building InformationA	
#	19
Use	MASONRY PILASTER
Year Built*	1977
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5500
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$620,172
Assessed	\$282,178

* Year Built = Actual / Effective



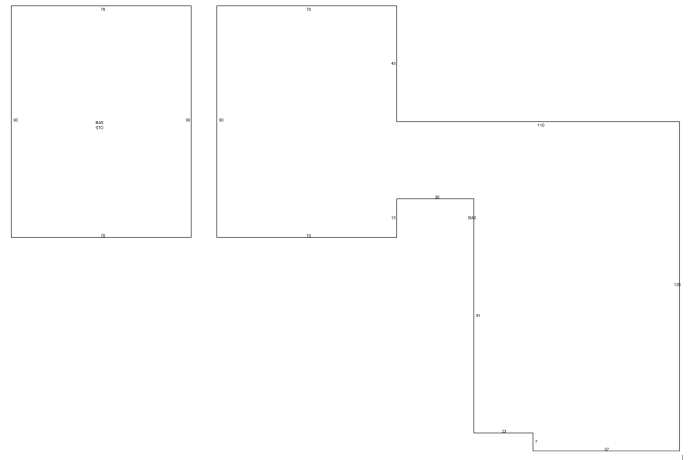
Building 19

AppendagesA

Description	Area (ft ²)
OPEN PORCH FINISHED	138

Building InformationA	
#	20
Use	MASONRY PILASTER
Year Built*	1979
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5500
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$859,664
Assessed	\$416,937

* Year Built = Actual / Effective

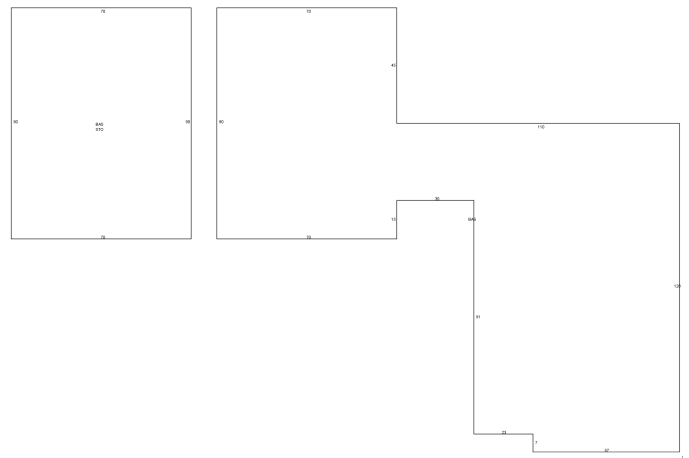


Building 20

AppendagesA	
Description	Area (ft ²)
BASE SEMI FINISHED	4732
OPEN PORCH FINISHED	138

Building InformationA	
#	21
Use	MULTIFAMILY
Year Built*	1965/1975
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1785
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$276,050
Assessed	\$198,756

* Year Built = Actual / Effective



Building 21

AppendagesA	
Description	Area (ft ²)

OPEN PORCH FINISHED

340

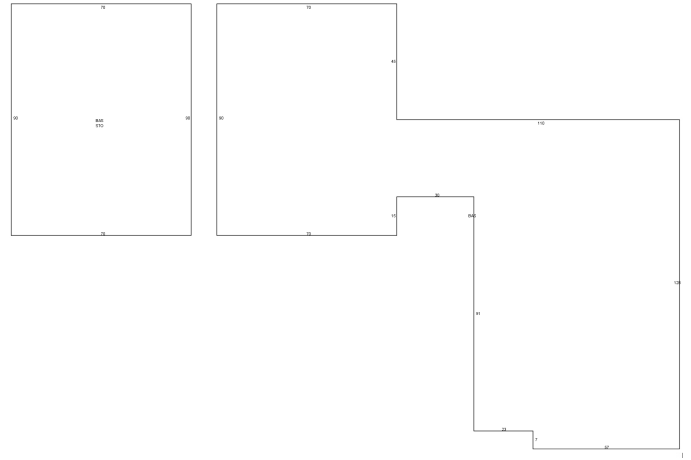
UTILITY UNFINISHED

364

UTILITY UNFINISHED

364

Building InformationA	
#	22
Use	MULTIFAMILY
Year Built*	1965/1975
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2184
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$321,058
Assessed	\$231,162

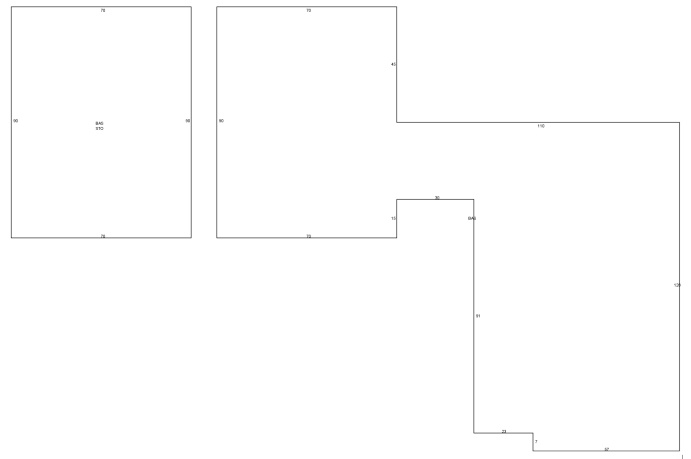


Building 22

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	416

Building InformationA	
#	23
Use	MASONRY PILASTER .
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7341
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$861,603
Assessed	\$501,884



Building 23

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
12541	515 HARLEY LESTER LN: REROOF COMMERCIAL-BLOCK	\$44,755		8/27/2024
06263	531 HARLEY LESTER LN: REROOF COMMERCIAL-Church Gift and Thrift Store	\$34,265		5/3/2024
17536	2735 SAND LAKE RD: ALTERATION COMMERCIAL-	\$85,560		3/6/2024
00208	2735 SAND LAKE RD: GAS - COMMERCIAL-	\$0		1/10/2024
12592	2735 SAND LAKE RD: FENCE/WALL COMMERCIAL-Fence	\$31,866		9/2/2022
00879	2735 SAND LAKE RD: WINDOW / DOOR REPLACEMENT-	\$19,991		8/1/2022
03277	631 SELF ESTEEM WAY: CELL TOWER-cell tower equipment upgrade	\$30,000		7/1/2022
02683	631 SELF ESTEEM WAY: CELL TOWER-Cell Tower	\$20,000		3/4/2022
17401	631 SELF ESTEEM WAY: CELL TOWER-Preexisting Dish Cellular Tower	\$25,000		1/25/2022
22704	624 CAMPUS LOOP: DEMO COMMERCIAL BLDGS/STRUCTURES-Pool/ Pump House	\$27,000	1/18/2022	12/17/2021
22708	625 CAMPUS LOOP: DEMO COMMERCIAL BLDGS/STRUCTURES-Hotel DEMO	\$9,000	1/18/2022	12/17/2021
22706	3932 DIRECTIONS LN: DEMO COMMERCIAL BLDGS/STRUCTURES-Hotel	\$7,000	1/18/2022	12/17/2021
22410	3932 DIRECTIONS LN: PLUMBING - COMMERCIAL-	\$1,350		12/8/2021
22406	625 CAMPUS LOOP: PLUMBING - COMMERCIAL-	\$1,350		12/7/2021
17104	500 EDUCATION LOOP: ALTERATION COMMERCIAL-	\$403,953	8/12/2022	12/1/2021
18400	2735 SAND LAKE RD: SIGN (POLE,WALL,FACIA)-ground sign 32 SF	\$47,988		10/25/2021
18299	515 HARLEY LESTER LN: REROOF COMMERCIAL-CONCRETE BLOCK	\$41,600		9/29/2021
16390	617 CAMPUS LOOP: DEMO COMMERCIAL BLDGS/STRUCTURES	\$41,100	10/6/2021	9/14/2021
16623	617 CAMPUS LOOP: PLUMBING - COMMERCIAL-metal building	\$1,050		8/31/2021
03030	631 SELF ESTEEM WAY: CELL TOWER-Existing communications Tower	\$20,000		8/2/2021
07429	515 HARLEY LESTER LN: ADDITION TO COMMERCIAL STRUCTURE-Portico	\$214,768	12/22/2021	7/7/2021
01266	631 SELF ESTEEM WAY: OTHER BUILDING COMMERCIAL-REMODEL EQUIPMENT SHELTER CC	\$65,000		4/8/2021
01639	631 SELF ESTEEM WAY: ELECTRIC - GENERATOR-generator	\$10,000		3/22/2021
02578	631 SELF ESTEEM WAY: ELECTRICAL - COMMERCIAL-A2E0627A Power Upgrade Electric Plans	\$7,000		3/10/2021

12932	609 CAMPUS LOOP: MECHANICAL - COMMERCIAL-Install New AC in Industrial Art Bldg	\$125,000	5/3/2021	12/28/2020
21104	609 CAMPUS LOOP: ELECTRICAL - COMMERCIAL-	\$2,000		12/28/2020
19908	609 CAMPUS LOOP: ELECTRICAL - COMMERCIAL-	\$1,800		12/22/2020
01290	594 CAMPUS LOOP: ALTERATION COMMERCIAL-STAGE/PLATFORM AND SEATING LEVEL 1 ALT	\$10,000	10/6/2020	7/7/2020
15145	631 SELF ESTEEM WAY: CELL TOWER- ADD ANTENNAS	\$30,000	6/11/2020	4/15/2020
17230	2735 SAND LAKE RD: OTHER BUILDING COMMERCIAL-8x12 Modular storage shed	\$2,450		1/16/2020
10580	500 EDUCATION LOOP: REROOF COMMERCIAL-	\$54,600		8/9/2019
10579	510 EDUCATION LOOP: REROOF COMMERCIAL-	\$30,300		8/7/2019
10578	594 CAMPUS LOOP: REROOF COMMERCIAL-AUDITORIUM	\$153,700		8/2/2019
10575	624 CAMPUS LOOP: REROOF COMMERCIAL-	\$44,500		8/1/2019
20189	631 SELF ESTEEM WAY: GENERATOR- GENERATOR ON NEW SLAB	\$25,000	7/17/2019	3/27/2019
02796	500 EDUCATION LOOP: PLUMBING - COMMERCIAL	\$1,498		3/6/2019
00060	631 SELF ESTEEM WAY: CELL TOWER- ADD ANNTENAS	\$70,036	4/1/2020	1/24/2019
16897	515 HARLEY LESTER LN: PLUMBING - COMMERCIAL	\$3,500		10/25/2018
02626	SITE LIGHTING- 515 HARLEY LESTER LN	\$160,000		7/30/2018
06846	531 HARLEY LESTER LN: STRUCTURES OTHER THAN BUILDINGS-TEMP OFFICE TRAILER	\$2,500		6/22/2018
13851	CHURCH & CLASS ROOM ADDITION- 515 HARLEY LESTER LN	\$6,500,000	8/19/2019	6/14/2018
01917	CELL TOWER- 631 SELF ESTEEM WAY	\$30,000	3/11/2019	4/9/2018
03923	REROOF- 632 CAMPUS LOOP	\$40,460		3/2/2018
17989	REROOF - 500 EDUCATION LOOP	\$120,000		12/19/2017
15891	CELL TOWER- 631 SELF ESTEEM WAY	\$2,500		11/14/2017
08814	ELECTRIC - 635 SELF ESTEEM WAY	\$1,995		6/27/2017
08223	PLUMBING - 635 SELF ESTEEM WAY	\$2,205		6/15/2017
06608	REROOF INDUSTRIAL ARTS BUILDING - 609 CAMPUS LOOP	\$66,634		6/14/2017
03361	TENANT IMPROVEMENT - INSTALL NEW FIRE ALARM SYSTEM - 635 SELF ESTEEM WAY	\$10,426		6/14/2017
05089	COMMUNICATION TOWER - 631 SELF ESTEEM WAY	\$21,500		4/19/2017
02107	REROOF - 537 HARLEY LESTER LN	\$23,900		2/20/2017
14160	TENANT IMPROVEMENTS - HOPE CLINIC - CHANGE OF OCCUPANCY - 635 SELF ESTEEM EAY	\$448,700	9/7/2017	12/8/2016
09854	HOOD SYSTEM - 612 CAMPUS LOOP	\$2,400		8/22/2016

05438	CELL TOWER UPGRADES - INSTALL CBINETS & COAX - 631 SELF ESTEEM WAY	\$10,000		5/11/2016
00718	CELL TOWER UPGRADES - MASTEC NETWORK SOLUTIONS LLC - 631 SELF ESTEEM WAY	\$20,000		1/22/2016
06291	CELL TOWER ANTENNA	\$21,000		7/22/2015
11984	REROOF - 601 CAMPUS LOOP	\$227,581		12/9/2014
11243	12' X 26' METAL ACCESSORY STRUCTURE - 539 HARLEY LESTER LN	\$4,680		11/17/2014
05807	INSTALLATION OF FIRE ALARM FOR 3 NEW HVAC SYSTEMS	\$9,500		6/12/2014
04522	INSTALL 12' X 21' METAL STRUCTURE - 539 HARLEY LESTER LN	\$3,780		5/14/2014
04355	AT&T - REPLACING ANTENNAS & ADDING RADIOS TO EXISTING TOWER SITE - 631 SELF ESTEEM WAY	\$50,000		5/9/2014
02916	MECHANICAL	\$700,000		4/3/2014
02082	ADD ANTENNAS TO EXISTING CELL TOWER/SPRINT	\$25,000		3/10/2014
06379	LOW VOLTAGE FOR CABLING - 500 EDUCATION LOOP	\$1,000		7/29/2013
06298	INSTALL LOW VOLTAGE WIRING FOR ACCESS CONTROL SYSTEM	\$39,690		7/25/2013
05017	ANTENNA REPLACEMENT - 631 SELF ESTEEM WAY	\$12,500		6/17/2013
04963	ELECTRICAL - 500 EDUCATION LOOP	\$1,800		6/14/2013
04997	INSTALL NEW FIRE ALARM SYSTEM IN TENANT SPACE - 601 CAMPUS LOOP	\$38,200		6/14/2013
04777	ADDING WIRELESS RADIO TO FACP FOR FIRE ALARM	\$972		6/11/2013
03465	07/30/2013 02:53:39 PM Created by: Kim Permit Key 12013050203465 was added!	\$7,843		5/2/2013
02540	INTERIOR ALTERATION - 500 EDUCATION LOOP	\$5,000		4/8/2013
02150	ELECTRICAL - 537 HARLEY LESTER LN	\$31,000		3/26/2013
01768	MOVE 4 LIGHT POLES - 500 EDUCATION LOOP	\$5,000		3/12/2013
01357	INSTALLING LOW VOLTAGE PAGING SYSTEM - FL HOSPITAL LAUNDRY FACILITY	\$9,905		2/26/2013
01324	CELL TOWER ANTENNAS FOR T-MOBILE - 631 SELF ESTEEM WAY	\$25,000		2/25/2013
01195	CONCRETE RETAINING WALL & HANDRAIL - FL HOSPITAL LAUNDRY	\$23,000		2/20/2013
09190	SITE LIGHTING	\$22,000		12/12/2012
08690	FOUNDATION ONLY	\$515,000		11/21/2012
08406	FIRE SPRINKLER SYSTEM INSTALLATION	\$60,000		11/8/2012
08219	BUILD A NEW STATE OF THE ART LAUNDRY PROCESSING PLANT	\$6,585,000	8/1/2013	10/31/2012
07352	DEMOLISH 1 WAREHOUSE, 3 SMALL BLDGS, & LARGE BLDG - 3940 DIRECTIONS LN	\$20,000		9/27/2012

06022	CELL TOWER EQUIPMENT - 631 SELF ESTEEM WAY	\$30,000	8/8/2012
05921	ANTENNAS REPLACED ON CELL TOWER - 631 SELF ESTEEM WAY	\$30,000	8/6/2012
05430	RE-BUILD ENTRANCE AREA	\$26,000	7/19/2012
02154	ADD WIRELESS RADIO FOR FIRE ALARM MONITORING - 601 CAMPUS LOOP	\$868	3/23/2012
01322	REROOF - 625 CAMPUS LOOP	\$6,560	2/28/2012
00656	REPLACE 3 EXISTING ANTENNAS W/3 NEW ANTENNAS - T-MOBILE - 631 SELF ESTEEM WAY	\$9,100	1/31/2012
00286	REROOF - 2735 SAND LAKE RD	\$65,000	1/13/2012
06815	ELECTRICAL; PAD PER PERMIT 631 SELF ESTEEM WAY	\$1,000	8/23/2011
05518	INSTALLING FIRE ALARM SYSTEM; PAD PER PERMIT 500 EDUCATION LOOP	\$1,086	7/8/2011
05516	INSTALLING FIRE ALARM SYSTEM; PAD PER PERMIT 632 CAMPUS LOOP	\$1,086	7/8/2011
05357	ANTENNAS ON EXISTING TOWER - 631 SELF ESTEEM WAY	\$91,300	7/1/2011
05214	INSTALLING FIRE ALARM SYSTEM IN EXISTING BUILDING - 2735 SAND LAKE RD	\$10,925	6/27/2011
03265	ALUMINUM ROOF AWNING; PAD PER PERMIT 530 HARLEY LESTER LN	\$1,600	4/28/2011
02973	MOVE EXISTING 100 AMP METER W/NEW POLE; PAD PER PERMIT 627 SELF ESTEEM WAY	\$1,000	4/21/2011
02054	INSTALL 13' X 30' ALUMINUM AWNING; PAD PER PERMIT 530 HARLEY LESTER LN	\$5,850	3/23/2011
01323	REROOF - 3932 DIRECTIONS LN	\$7,995	2/28/2011
09334	DUMPSTER ENCLOSURE; PAD PER PERMIT 515 HARLEY LESTER LN	\$4,900	12/3/2010
09092	REROOF; PAD PER PERMIT 632 CAMPUS LOOP	\$350,000	11/22/2010
08269	ELECTRICAL; PAD PER PERMIT 515 HARLEY LESTER LN	\$80,000	10/19/2010
05486	CHANGE OF USE; PAD PER PERMIT 635 SELF ESTEEM WAY	\$20,422	7/12/2010
09259	CELL TOWER; PAD PER PERMIT 631 SELF ESTEEM WAY	\$20,000	11/23/2009
08368	MECHANICAL; PAD PER PERMIT 612 CAMPUS LOOP	\$32,000	10/21/2009
07888	ELECTRICAL; PAD PER PERMIT 570 CAMPUS LOOP	\$4,890	10/2/2009
07129	REPLACE GENERATOR ON CELL TOWER; PAD PER PERMIT 639 SELF ESTEEM WAY	\$10,000	9/2/2009
05848	REROOF; PAD PER PERMIT 530 HARLEY LESTER LN	\$16,400	7/17/2009
05191	2 WALL SIGNS - CAMPUS LOOP	\$4,459	6/29/2009
04923	REROOF-PERMIT PAD 632 CAMPUS LOOP	\$130,000	6/18/2009
03311	WALL SIGN - PERMIT PAD 2735 SAND LAKE RD	\$4,200	4/30/2009
11731	DROP CEILING OVER BRICK WALL; PAD PER PERMIT 570 CAMPUS LOOP	\$16,309	12/2/2008

09824	ALUMINUM FENCE; PAD PER PERMIT 1379 W SR 436	\$90,000		9/24/2008
08820	DEMOLISH OLD BOY'S DORM; PAD PER PERMIT 640 CAMPUS LOOP	\$69,500		8/26/2008
07007	REPAIR DETERIORATING PLUMBING LINES & ASSOCIATED FIXTURES	\$60,000		6/30/2008
05024	REROOF; PAD PER PERMIT 635 SELF ESTEEM WAY	\$18,920		5/13/2008
04277	INSTALLING GENERATOR; PAD PER PERMIT 639 SELF ESTEEM WAY	\$11,000		4/23/2008
01017	INSTALL 8 CEILING SPEAKERS & CABLE TO CONNECT TO PHONE; PAD PER PERMIT 578 CAMPUS LOOP	\$1,386		1/31/2008
00951	187' X 5' ALUMINUM FENCE W/DOUBLE GATE & 258' X 6' VINYL CHAIN-LINK FENCE W/GATE; PAD PER PERMIT 1407 VIVALDI PL	\$8,500		1/29/2008
12488	ADD SUN SHADES TO THE EXTERIOR OF THE DORMITORY BUILDING; PAD PER PERMIT 578 CAMPUS LOOP	\$19,500		11/26/2007
12039	ELECTRICAL; PAD PER PERMIT 570 CAMPUS LOOP	\$2,350		11/8/2007
08899	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 570 CAMPUS LOOP	\$750		8/8/2007
08545	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 578 CAMPUS LOOP	\$34,000		8/1/2007
07986	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 578 CAMPUS LOOP	\$7,200		7/20/2007
07588	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 578 CAMPUS LOOP	\$35,700		7/11/2007
06583	RENOVATION; PAD PER PERMIT 3916 E SR 436	\$145,475		6/18/2007
05746	CELL TOWER; PAD PER PERMIT 639 SELF ESTEEM WAY	\$18,000		5/29/2007
05442	REROOF; PAD PER PERMIT 578 CAMPUS LOOP	\$86,850		5/21/2007
02779	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 578 CAMPUS LOOP	\$67,342		3/19/2007
01546	REROOF	\$58,795		2/14/2007
12338	RENOVATION & EXPANSION OF DORMITORY; PAD PER PERMIT 578 CAMPUS LOOP	\$4,900,000	11/20/2007	11/1/2006
11547	REROOF; PAD PER PERMIT 3916 E SR 436	\$92,000		10/11/2006
11550	REROOF; PAD PER PERMIT 3912 E SR 436	\$160,000		10/11/2006
03418	REROOF CHURCH	\$39,650		3/28/2006
00343	GROUND SIGN; PAD PER PERMIT 3851 E SR 436	\$57,000		1/11/2006
14180	REROOF DUE TO HURRICANE DAMAGE; PAD PER PERMIT 631 SELF ESTEEM WAY	\$6,900		11/9/2004
14210	REROOF DUE TO HURRICANE DAMAGE; PAD PER PERMIT 583 CAMPUS LOOP	\$6,900		11/9/2004
02098	ADDING ANTENNAES TO EXISTING TOWER; PAD PER PERMIT 631 SELF ESTEEM WAY	\$10,000		2/26/2004
12101	INSTALL FIRE ALARM SYSTEM	\$1,358		10/28/2003

03589	INSTALL FIRE ALARM SYSTEM	\$1,358		4/1/2003
01784	MOVE MODULAR CLUBHOUSE TO ANOTHER LOCATION ON PROPERTY; PAD PER PERMIT 3898 FACULTY LN	\$35,000	6/3/2004	2/20/2003
08381	REROOF; PAD PER PERMIT 3903 FACULTY LN	\$2,400		8/1/2002
00116	PAD PER PERMIT; 629 SELF ESTEEM WAY INSTALL FIRE ALARM	\$400		1/1/2001
09506	FIRE PROTECTION; NEXTEL NORTHEAST EQUIPMENT SHELTER; PAD PER PERMIT 631 SELF ESTEEM WAY	\$36,900		10/19/2000
09525	FIRE PROTECTION; PAD PER PERMIT 631 SELF ESTEEM WAY	\$15,000		10/19/2000
09133	ELECTRIC WIRING; PAD PER PERMIT 3702 E SR 436	\$0		10/5/2000
08660	FOREST LAKE ACADEMY - AWNING; PAD PER PERMIT 591 SERVICE LN	\$1,200		9/20/2000
03871	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 591 SERVICE LN	\$3,300		4/1/2000
02307	FOREST LAKE ACADEMY - DOUBLE WIDE MOD CLASS; PAD PER PERMIT 591 SERVICE LN	\$20,000		3/1/2000
10577	612 CAMPUS LOOP: REROOF COMMERCIAL-CAFETERIA	\$44,500		1/1/2000
10431	ELECTRIC WIRING; PAD PER PERMIT 631 SELF ESTEEM WAY	\$0		12/16/1999
08223	FIRE ALARM; PAD PER PERMIT 525 HARLEY LESTER LN	\$9,000		11/1/1999
07735	INSTALL PYRO CHEM FIRE SYSTEM; PAD PER PERMIT 525 HARLEY LESTER LN	\$1,300		9/1/1999
05558	STORAGE SHED; PAD PER PERMIT 629 SELF ESTEEM WAY	\$3,600		7/1/1999
04675	INSTALL FIRE SPRINKLER SYSTEM; 3801 SEMORAN BLVD E	\$28,660		6/1/1999
04042	YOUTH SERVICES BLDG; PAD PER PERMIT 535 HARLEY LESTER LN	\$103,000		5/1/1999
01231	SDA DORM 3-STORY REROOF; PAD PER PERMIT 3909 SEMORAN BLVD E	\$25,000		2/1/1999
09233	ELECT ROOM (SHED); PAD PER PERMIT 490 GOLF CT	\$1,200		11/1/1998
08054	MODULAR CLUB HOUSE; THE PRACTICE TEE/ORLANDO; PAD PER PERMIT 500 GOLF CT	\$2,499		10/1/1998
07395	128 SQ FT SHED; PAD PER PERMIT 611 CAMPUS LOOP	\$4,000	6/4/1999	9/1/1998
07522	FIRE ALARM; PAD PER PERMIT 599 CAMPUS LOOP	\$4,455		9/1/1998
05478	CHANGE-OUT METER BASE & WIRE; PAD PER PERMIT 2909 SR 436 W	\$800		7/1/1998
05312	REROOF 25 SQ; PAD PER PERMIT 2909 SR 436 E	\$3,100		7/1/1998
03327	SERVICE, LIGHTS, POLES	\$45,000		5/1/1998
04732	IRRIGATION WELL; PAD PER PERMIT 500 GOLF CT	\$0		7/1/1997
06713	GYMNASIUM MISC ELECTRICAL; PAD PER PERMIT 3909 SEMORAN BLVD E	\$2,499		10/1/1996

06239	GYMNASIUM-AUDIO SYSTEM PAD PER PERMIT 632 CAMPUS LOOP FOREST LAKE ACADEMY	\$5,920		9/1/1996
06109	SDA LAUNDRY A/C CHANGEOUT PAD PER PERMIT 3909 SEMORAN BLVD E FOREST LAKE ACADEMY LAUNDRY	\$4,500		9/1/1996
05974	PLAYGROUND SLAB PAD PER PERMIT 3909 SEMORAN BLVD E	\$8,000		9/1/1996
01743	GYM-SPRINKLERS	\$24,295		3/1/1996
01473	GYMNASIUM	\$740,000	9/27/1996	3/1/1996
00809	GYM	\$24,000		2/1/1996
07643	FOREST LAKE THRIFT STORE	\$1,952		11/1/1995
07436	LAUNDRY RM W/CHAIR & RAMP & DOCK	\$5,000	1/9/1997	11/1/1995
05601	SECURITY SYSTEM	\$445		8/1/1995
05376		\$2,000		8/1/1995
04937	INDUSTRIAL EDUCATION BLDG	\$3,600,000	1/23/1996	7/1/1995
03662	EAST GATE MAIN SWING GATE	\$24,000		6/1/1995
03663	WEST GATE PROJECT SECONDARY	\$24,000		6/1/1995
05563	CARPORT	\$2,475		8/1/1994
04710	FENCE 2801 SAND LAKE RD	\$7,000		7/1/1994
08933	FOREST LAKE CHURCH SANCTUARY 3801 SEMORAN BLVD E	\$250,000		9/1/1993
05280	SHED TO STORE ATHELETIC EQUIP	\$4,368		5/1/1993
01658	WHEELCHAIR REAMPS & CART STORAGE PER PERMIT: 3909 ST RD 436	\$40,000	6/22/1993	2/1/1993
05864	DEMOLISH 2 STRUCTURES; PERMIT ADDRESS: 3909 E SEMORAN BLVD	\$0		10/1/1991
06208	STORAGE BLDG - 192 SQ FT 3944 DIRECTIONS LN	\$3,800		9/1/1990

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
POOL COMMERCIAL	1965	3465	\$202,079	\$121,247
FIREPLACE 2	1979	1	\$6,000	\$2,400
ALUM PORCH W/CONC FL	1982	299	\$2,733	\$1,093
ALUM UTILITY BLDG W/CONC FL	1960	1500	\$19,800	\$7,920
COMMERCIAL ASPHALT DR 2 IN	1982	152000	\$372,400	\$148,960
COMMERCIAL CONCRETE DR 4 IN	1986	25300	\$117,898	\$47,159
BLOCK WALL	1965	1000	\$9,200	\$3,680
6' CHAIN LINK FENCE	1965	300	\$3,504	\$1,402
COOL DECK PATIO	1965	2995	\$13,208	\$5,283
10' CHAIN LINK FENCE	1965	340	\$6,620	\$2,648
ALUM UTILITY BLDG W/CONC FL	1960	1344	\$17,741	\$7,096
POLE LIGHT 1 ARM	1982	3	\$5,562	\$5,562
WOOD UTILITY BLDG	1960	3168	\$32,789	\$13,116

4' CHAIN LINK FENCE	1965	95	\$740	\$296
COMM: TENNIS COURT	1965	10920	\$44,990	\$17,996
10' CHAIN LINK FENCE	1965	130	\$2,531	\$1,012

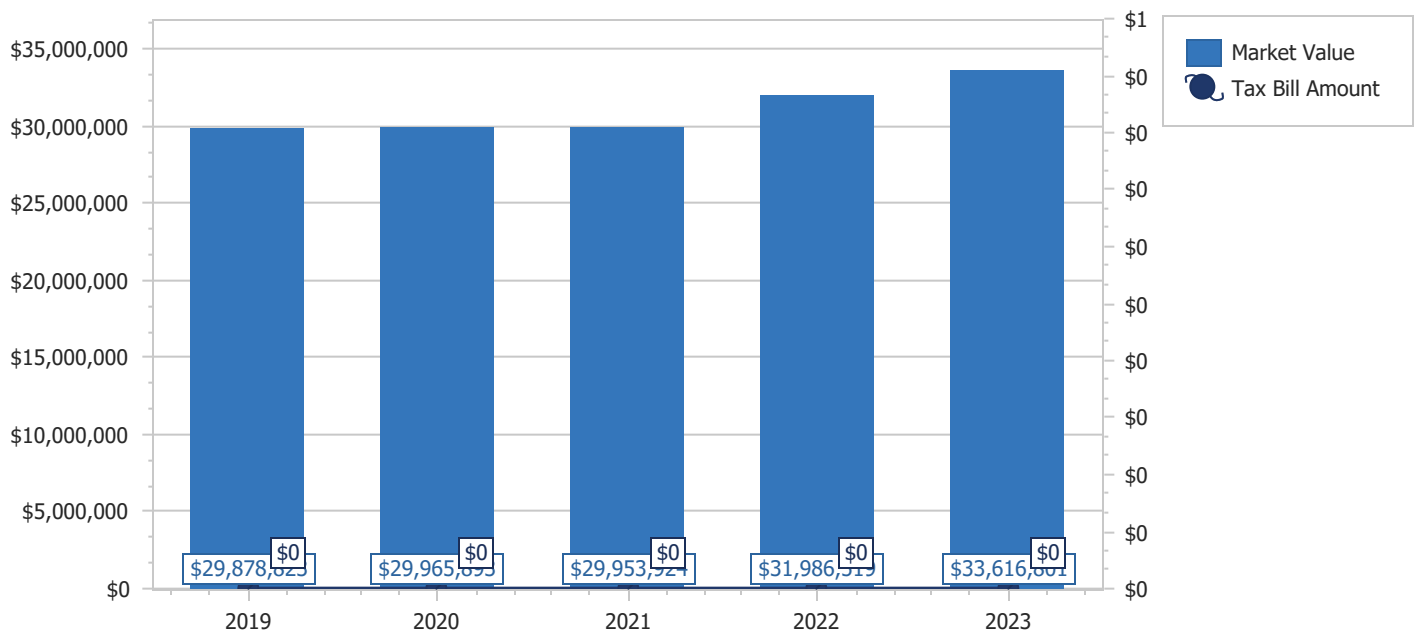
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

UtilitiesA	
Fire Station #	Station: 13 Zone: 134
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA





**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 9/16/2024 11:33:51 AM
Project: 24-80000118
Credit Card Number: 37*****1008
Authorization Number: 258752
Transaction Number: 160924C18-FBA1EADD-347B-4978-8C82-1CB2ED2E28AC
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50