

**SEMINOLE COUNTY
ADDENDUM #1 TO THE ROCK CHURCH
DEVELOPMENT ORDER**

On April 14, 2026, Seminole County issued this Addendum #1 to the Rock Church Development Order #16-32000006, issued on September 26, 2016, as recorded in the Seminole County Official Records Book 8786, Pages 17 through 21, relating to and touching and concerning the following described property:

BEGIN 10.13 CHAINS SOUTH OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 29 EAST, RUN SOUTH 9.87 CHAINS, THENCE EAST 20 CHAINS, THENCE NORTH 5 CHAINS, THENCE NORTH 76 DEGREES 15' WEST TO BEGINNING. LESS AND EXCEPT THAT PORTION LYING IN STATE ROAD 46, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

(The above described legal description has been provided by the applicant.)

The purpose of this Addendum #1 is to allow the expansion of an existing church and addition of a daycare in the A-1 (Agriculture) district.

All provisions and conditions within the Rock Church Development Order #16-32000006, issued on September 26, 2016, as recorded in the Seminole County Official Records, remain unchanged and in full except to the extent that they may conflict with the revised language below. In the event of a conflict, the provisions of this Addendum #1 shall prevail. The following plain text is current approved language provided for context only, strikethroughs are deletions and underlines are additions:

A. FINDINGS OF FACT

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

Project Name: THE ROCK ACADEMY - SPECIAL EXCEPTION

Development Approval:

Consider a Special Exception to allow the expansion of an existing church and addition of a daycare in the A-1 (Agriculture) district.

The findings reflected in the record of the April 14, 2026, Board of County Commissioner's meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - k. The Special Exception granted applies only to daycare and church uses as depicted on the Special Exception Site Plan, as per this Addendum dated April 14, 2026.
 - l. Total enrollment for the daycare shall not exceed 100 children.
 - m. Hours of operation for the daycare are 6:00 AM to 6:00 PM, Monday through Friday.
 - n. Lighting beyond the existing parking lot lights and safety lighting on buildings are prohibited. Any existing and proposed lighting must meet Seminole County Land Development Code requirements.
 - o. Child drop-off and pick-up operations shall be scheduled in staggered intervals and designed to ensure that all vehicle queuing and circulation occur on-site, without spillback onto adjacent roadways or rights-of-way.
 - p. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".

- q. Buildings associated with the Special Exception may be expanded one (1) time by up to ten (10) percent of the approved building area without approval from the Board of County Commissioners. Any subsequent expansion, regardless of size, shall require approval by the BCC.
- r. A Site Plan meeting all applicable requirements of the Land Development Code, including but not limited to Chapter 40, must be approved, prior to the issuance of development permits.
- s. K-12 school must remain in the existing building to avail themselves of the statutory exemption in Section 1002.42, F.S., as applicable.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

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

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

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

Done and Ordered on the date first written above.

By: _____

Andria Herr, Chairman
Board of County Commissioners

EXHIBIT A

