

ALOMA BUSINESS CENTER

FINAL PUD MASTER PLAN DEVELOPER'S COMMITMENT AGREEMENT

On the 10th day of February 2004, the Board of County Commissioners of Seminole County issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

1. LEGAL DESCRIPTION

Lot 2, Plat of Aloma Business Center, Seminole County, Florida as recorded in plat book 59 pages 3 & 4. Located at the Aloma/Greenway Interchange, consisting of 1.09 acres.

2. PROPERTY OWNER

Aloma Commerce Center, Inc.
5150 Belfort Road Building 100
Jacksonville, FL 32256

3. REQUESTED DEVELOPMENT APPROVAL

Approval of a Final PCD site plan attached hereto as Exhibit "A" and incorporated herein by reference.

4. STATEMENT OF BASIC FACTS

- | | |
|-------------------------|--|
| A. Total Area: | 1.09 acres |
| B. Zoning: | Planned Commercial Development |
| C. Allowed Uses: | OP, CS and C-3 zone uses are allowed plus all special exception uses under these districts with the exception of contractors equipment storage yards, lumberyards, paint and body shops and mechanical garages, outdoor advertising signage, bus, cab and truck repair, and storage. |

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

E. The Owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated herein and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the aforescribed property.

5. LAND USE BREAKDOWN

SITE DATA

ZONING	PCD
LOT AREA	N/A
BUILDING AREA	N/A
ASPHALT	N/A
OPEN SPACE	30.0%
PARKING	36
BUILDING SETBACKS	
NORTH (REAR)	10'
EAST (SIDE)	10'
SOUTH (FRONT)	50.0'
WEST (SIDE)	10.0'
MAX. BLDG. HEIGHT	35'

6. OPEN SPACE

Maintenance of the open space shall be funded by the Owner, contract purchaser or its assigns.

Total Land Area: 1.09 acres – all tracts

Required Open Space: 30%= 1.09 acres x 0.30 = 14,340 S.F. acres open space

Open Space Provided: 21,591 S.F. (45.5%)

7. LANDSCAPE & BUFFER CRITERIA

As shown on approved landscape plan dated January 8, 2004 and attached as Exhibit “B”. The Owners will provide for maximum possible retention of existing trees on-site.

8. LIGHTING

Site lighting shall be installed in compliance with Seminole County codes. All lighting shall be building mounted and shown on plans submitted for building permits.

9. WATER, SEWER AND STORMWATER

Water: Water services shall be provided by the existing Seminole County water system. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection standards.

Sanitary Sewer: Sanitary sewer shall be provided by the existing Seminole County treatment facilities. Design of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection standards.

Stormwater: Stormwater drainage and Stormwater management shall be provided on-site according to Seminole County's and the St. Johns River Water Management District's Stormwater regulations.

Fire Protection: Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1,250 gpm with 20 p.s.i. Fire hydrants shall be located according to Seminole County regulations.

10. PHASING

The project is proposed to be developed in one (1) phase.

11. STANDARD COMMITMENTS

1. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.

2. The conditions upon this development approval and commitment made as to this development approval have been accepted by and agreed to by the Owners of the property.

3. This Agreement touches and concerns the aforescribed property, and the conditions, commitments, and provisions of the agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of said property have expressly covenanted and agreed to this provision and all other terms and provisions of the agreement.

4. The terms and provisions of the agreement are not severable, and in the event any portion of this development shall be found to be invalid or illegal, then the entire agreement shall be null and void.

Board of County Commissioners

By: _____

Daryl McLain, Chairman

Attest:

Maryanne Morse

BUILDING NOTES

- 1) ALL STRUCTURES THAT ARE REQUIRED TO BE ACCESSIBLE PER 2001 FLORIDA STATE BUILDING CODE CHAPTER 6 SHALL SHOW THE ACCESSIBLE ROUTE FROM THE REQUIRED ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE ENTRANCE TO THE STRUCTURE.
- 2) IN ACCORDANCE WITH CHAPTER 6 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING, PARKING, ELEMENTS, AND SPACES THAT ARE ON THE SAME SITE.
- 3) THE LOCATION OF ACCESSIBLE PARKING SPACES, LOADING ZONES, SIDEWALKS, AND EOT NUMBER SHALL MEET REQUIREMENTS OF CHAPTER 6, FLORIDA BUILDING CODE.
- 4) FOOD SERVICE ESTABLISHMENTS SHALL PROVIDE A MINIMUM 700 GALLON GREASE TRAP PER FLORIDA ACCESSIBILITY CODE 9-4.6.

ACCESSORY NOTES

- 1) ACCESSORY FEE WILL BE ASSESSED AT THE OF BUILDING PERMIT SUBMITTAL \$11.00 FOR EACH UNIT ADDRESS.
- 2) SEPARATE SITES WITH MULTIPLE TENANTS SHALL BE REQUIRED TO COORDINATE INDIVIDUAL ADDRESSING PRIOR TO OBTAINING ANY BUILDING PERMITS, PER SEMINOLE COUNTY ORDINANCE 2000-22.
- 3) OUR OFFICE REQUIRES AN 11"X17" COPY OF SITE PLAN WITH TENANT DIVISION INDICATED.
- 4) MULTI-TENANT COMMERCIAL BUILDINGS WILL BE ASSIGNED FOUR (4) DIST. UNIT NUMBERS PER SEMINOLE COUNTY ORDINANCE 2000-22.
- 5) UNIT NUMBERS WILL BE POSTED OVER ALL HEAVY DOORS/SCREENS, PER SEMINOLE COUNTY ORDINANCE 2000-22.
- 6) BUILDINGS OVER 15 FT (50) FEET FROM THE STREET SHALL BE REQUIRED TO USE FIVE (5) FOOT OR LARGER NUMBER. ALL NUMBERS ARE TO BE CLEARLY VISIBLE FROM THE FRONT OF WAY AND SHALL BE MADE OF DURABLE MATERIAL AND CONTRAST WITH THE SURROUNDING BACKGROUND, PER SEMINOLE COUNTY ORDINANCE 2000-22.

SITE DATA

	PROPOSED	PROPOSED
ZONING	PD	PD
BUILDING	CONCRETE & METAL CONSTRUCTION	CONCRETE & METAL CONSTRUCTION
HEIGHT	18 FT (11 STORY)	18 FT (11 STORY)
INTENDED USE	ACTUAL CENTER	ACTUAL CENTER
FIRE LINES	EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
FIRE LINES	EXIST. 3" FIRE LINE	EXIST. 3" FIRE LINE
STORMWATER MANAGEMENT	AS PER FLOOD PANEL AS PER USES AND FEMA ACCORDING TO FIRM PANEL NO. 1211702130 & IN LANE 3	AS PER FLOOD PANEL AS PER USES AND FEMA ACCORDING TO FIRM PANEL NO. 1211702130 & IN LANE 3
TRAFFIC CONTROL DEVICES	ALL WARNINGS SHALL COMPLY WITH THE F.D.E.T. HIGHWAY AND TRAFFIC DESIGN STANDARDS. MANUALS OF LIFELINE TRAFFIC CONTROL DEVICES, THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.	ALL WARNINGS SHALL COMPLY WITH THE F.D.E.T. HIGHWAY AND TRAFFIC DESIGN STANDARDS. MANUALS OF LIFELINE TRAFFIC CONTROL DEVICES, THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
TRAFFIC OPERATIONS DATA	BEFORE COMMENCING CONSTRUCTION IN THE A.D., THE CONTRACTOR WILL CONTACT THE SEMINOLE COUNTY TRAFFIC OPERATIONS ENGINEER (407-233-2500 EXT. 3477) WH. A.E.T. SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION CONFERENCE.	BEFORE COMMENCING CONSTRUCTION IN THE A.D., THE CONTRACTOR WILL CONTACT THE SEMINOLE COUNTY TRAFFIC OPERATIONS ENGINEER (407-233-2500 EXT. 3477) WH. A.E.T. SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION CONFERENCE.
SCOOED AREA	ALL DETERMINED AREAS WITHIN THE FRONT OF WAY AND ALL FRONT YARD SETBACKS SHALL BE SCOOED.	ALL DETERMINED AREAS WITHIN THE FRONT OF WAY AND ALL FRONT YARD SETBACKS SHALL BE SCOOED.
IRRIGATION	HOSE BIBS AS SHOWN ARE TO BE UTILIZED FOR IRRIGATION. THEY MUST BE WITHIN 100' OF ALL REQUIRED PLANT MATERIAL.	HOSE BIBS AS SHOWN ARE TO BE UTILIZED FOR IRRIGATION. THEY MUST BE WITHIN 100' OF ALL REQUIRED PLANT MATERIAL.
NETLAND	THERE ARE NO NETLANDS ON SITE.	THERE ARE NO NETLANDS ON SITE.
DOOR ELEVATIONS	ALL ENTRANCE DOORS AS SHOWN ON PLANS ARE AT FINED FINISH ELEVATION. AS SHOWN FROM THE A.C. SPACE TO PROPOSED ENTRANCE SHALL EXCEED 2.14 & 60" FOR PARKING SPACE ASSESS. THERE ARE NO CURB RAMPS.	ALL ENTRANCE DOORS AS SHOWN ON PLANS ARE AT FINED FINISH ELEVATION. AS SHOWN FROM THE A.C. SPACE TO PROPOSED ENTRANCE SHALL EXCEED 2.14 & 60" FOR PARKING SPACE ASSESS. THERE ARE NO CURB RAMPS.
WELLS	THERE ARE NO WELLS OR BODIES OF WATER WITH IN 100 FEET OF ALL PROPOSED LOTS.	THERE ARE NO WELLS OR BODIES OF WATER WITH IN 100 FEET OF ALL PROPOSED LOTS.



PARKING CALCULATIONS ARE BASED ON 4 MULTI-TENANT BUILDING

GENERAL NOTES

1. ZONING PD
2. BUILDING CONCRETE & METAL CONSTRUCTION HEIGHT 18 FT (11 STORY)
3. INTENDED USE ACTUAL CENTER
4. FIRE LINES EXIST. FIRE HYDRANT
5. FIRE LINES EXIST. 3" FIRE LINE
6. STORMWATER MANAGEMENT AS PER FLOOD PANEL AS PER USES AND FEMA ACCORDING TO FIRM PANEL NO. 1211702130 & IN LANE 3
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13. WELLS THERE ARE NO WELLS OR BODIES OF WATER WITH IN 100 FEET OF ALL PROPOSED LOTS.

NOTE: THE SITE SHALL COMPLY WITH ALL CONDITIONS OF THE APPROVED DD# 00-2100004 AND DD# 00-0011

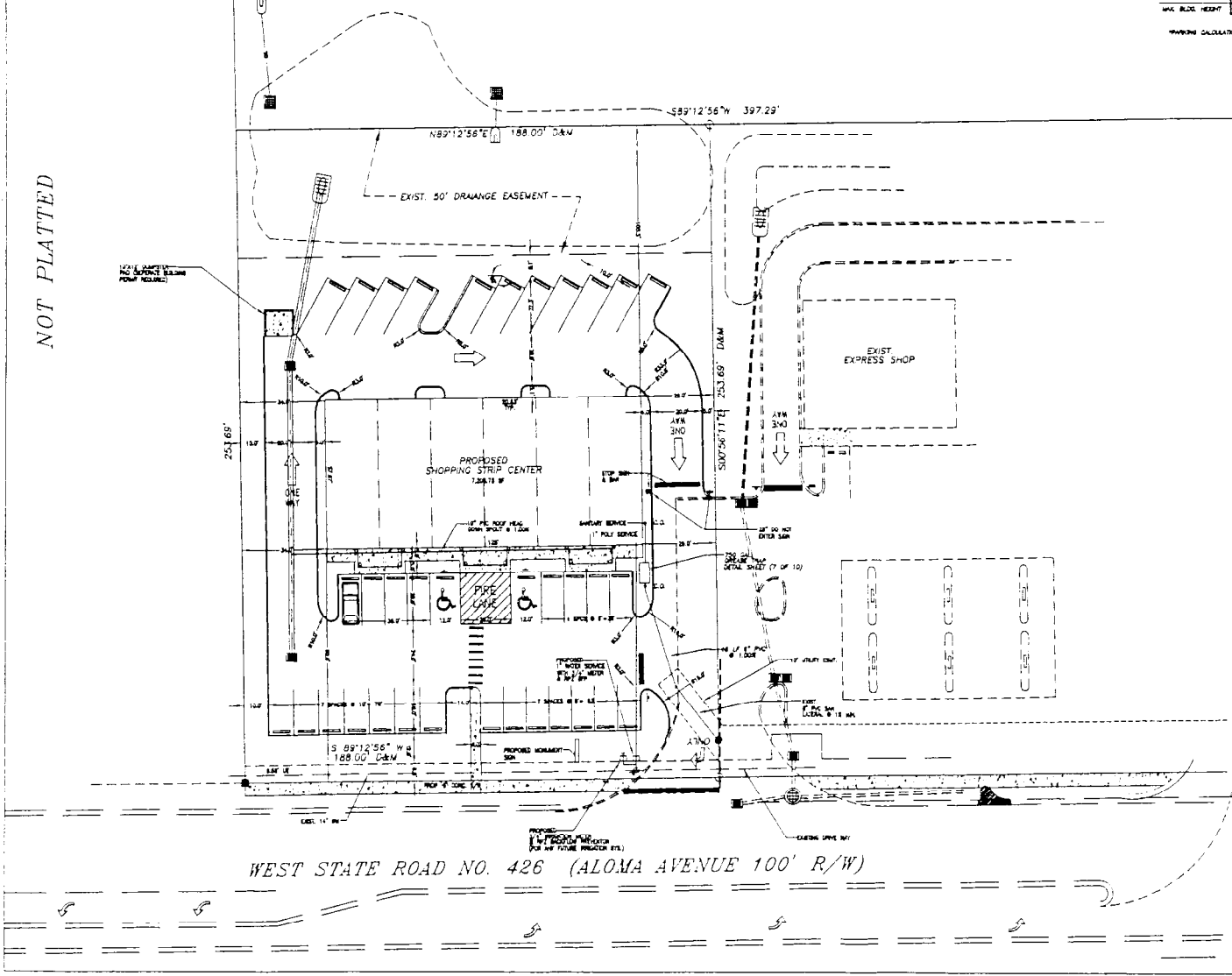
DATE: 11/11/2010	PROJECT NO: 1000004
SCALE: 1" = 20'	PROJECT NO: 1000004
DESIGNED BY: J. R. HARRIS	PROJECT NO: 1000004
CHECKED BY: J. R. HARRIS	PROJECT NO: 1000004
DATE: 11/11/2010	PROJECT NO: 1000004

AMERICAN CIVIL ENGINEERING CO.
 201 E. MAIN ST., SUITE 201, WINTER SPRING, FL 32789
 TEL: (407) 397-7700 FAX: (407) 397-0007

MASTER SITE PLAN
LOT 2
ALOMA BUSINESS CENTER
 SEMINOLE COUNTY, FLORIDA

EXHIBIT 'A'

NOT PLATTED



WEST STATE ROAD NO. 426 (ALOMA AVENUE 100' R/W)

Seminole County Site Permit Required.
 Seminole County Land Development Code Requirements.
 All other notes apply and reference shall be made to all applicable codes and ordinances of the County of Seminole, Florida.
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