

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Request for Approval of Final Site Plan and Developer's Commitment Agreement for Kirtley Center PCD. (William Kirtley, applicant.)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Donald Fisher **CONTACT:** Jeff Hopper **EXT** 7431

Agenda Date 6/10/03 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

1. APPROVE the Final Site Plan and Developer's Commitment Agreement for Kirtley Center PCD and authorize the Chairman to execute same, located 500 feet north of the intersection of CR 427 & Longwood-Lake Mary Road, west side of Longwood-Lake Mary Road, based on staff findings (William Kirtley, applicant); or
 2. DENY the request for approval of the Final Site Plan and Developer's Commitment Agreement for Kirtley Center PCD, located 500 feet north of the intersection of CR 427 & Longwood-Lake Mary Road, west side of Longwood-Lake Mary Road (William Kirtley, applicant); or
 3. CONTINUE the public hearing until a time and date certain.
- (District 4 – Comm. Henley) (Jeff Hopper, Senior Planner)

BACKGROUND:

The applicant, William Kirtley, requests approval of the Final Site Plan and Developer's Commitment Agreement for Kirtley Center PCD in order to develop approximately 20,000 square feet of office/warehouse space on a 1.7 acre site.

The Board approved the Preliminary Master Plan for the project on February 25, 2003. The zoning approval permitted 12,920 square feet of office space (the balance being warehouse space) based on parking requirements of the Land Development Code. Since that time the site design has been revised slightly to accommodate 3 additional parking spaces, resulting in the potential of 900 square feet of office/retail space beyond the amount approved in the Development Order. This change can be approved by staff as a Minor Amendment to the PCD.

STAFF RECOMMENDATION:

Staff finds that the proposed Final Site Plan and Developer's Commitment Agreement are consistent with the Preliminary Master Plan and approved Development Order, and the Vision 2020 Plan. Therefore, staff is recommending approval of the Final Site Plan and Developer's Commitment Agreement.

Reviewed by:	<u>KCC</u>
Co Atty:	<u>KCC</u>
DFS:	
OTHER:	<u>MW</u>
DCM:	<u>SS</u>
CM:	<u>JH</u>
File No.	<u>rpdp01</u>

**KIRTLEY CENTER PCD
DEVELOPER'S COMMITMENT AGREEMENT**

On June 10, 2003, the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

I. LEGAL DESCRIPTION

The legal description is attached hereto as Exhibit "A" (the "Property").

II. PROPERTY OWNERS

The current property owners are: William W. and Vicki M. Kirtley
2280 N Ronald Regan Hwy #101
Longwood FL 32750

III. STATEMENT OF BASIC FACTS

a. Total Acreage: 1.70 acres
b. Zoning: Planned Commercial Development
c. Building Area: 20,175 square feet

V. LAND USE BREAKDOWN

Building Use	20,175 square feet
Pavement and Sidewalks	34,433 square feet
Open Space	19,277 square feet
Total	73,885 square feet

VI. OPEN SPACE CALCULATIONS

Open Space shall be provided at an overall rate of 26.09%, or 0.44 acres.

Total Land Area:	1.70 acres
Open Space Required:	25% = 1.70 x 0.25 = 0.425 acres or 18,471 s.f.
Open Space Provided:	19,277 s.f. / 73,885 s.f. = 26.09%

VII. BUILDING SETBACKS

Longwood-Lake Mary Road	25'
North side	15'
West side	33'
South side	40'
Maximum Building Height	35' 1 story maximum

VIII. PERMITTED AND PROHIBITED USES

- a. The development shall be limited to 13,800 square feet of office use and 6,275 square feet of warehouse use so as not to exceed a requirement of 64 parking spaces as calculated per the Land Development Code. Retail uses as allowed in C-1, C-2 and C-3 shall be permitted subject to review by Staff to ensure that no additional parking is needed to accommodate such use(s).
- b. Any uses or combinations of uses which would require additional parking on the site shall require approval of a PCD amendment by the Board of County Commissioners.
- c. The following uses shall be prohibited on the site:
 - convenience stores
 - adult entertainment establishments
 - communications towers
 - vehicle sales and repair
 - multi-family housing
 - restaurants
 - lumberyards
 - machinery sales and storage
 - mechanical garages
 - paint and body shops

IX. LANDSCAPE & BUFFER CRITERIA

- a. The east buffer adjacent to Longwood Lake Mary Road shall remain in its natural state. Only hand clearing of underbrush shall be permitted. There shall be no excavation in this area.
- b. Existing trees adjacent to the north side of the west parking lot shall be preserved.
- c. All trees required to be preserved shall be protected by tree barriers.
- d. Landscape material style and size shall conform to Seminole County Land Development Code specifications.

X. DEVELOPMENT COMMITMENTS

The following conditions shall apply to the development of the Property:

- 1. The development of the Property shall comply with the approved Final Master Plan.

2. Outdoor lighting shall consist of cutoff-shoebox style fixtures and shall be limited to 16 feet in height, and no more than 0.5 foot-candles in intensity shall be permitted at the property lines.
3. All retention ponds shall be configured as site amenities per Section 30.1344.
4. Parking spaces shall be a minimum of 9'x18' adjacent to areas where existing trees are to be preserved. This shall include spaces adjacent to the east buffer and those located west of the building. All other spaces shall be at least 10'x20'.

XI. PUBLIC FACILITIES

WATER:

Water service shall be provided by Seminole County. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

SANITARY SEWER:

Central sanitary sewer shall be provided by Seminole County. Design of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE:

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site or to the master retention pond according to Seminole County and the St. Johns River Water Management District's ERP 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 hydrant shall be located according to Seminole county regulations.

XII. STANDARD COMMITMENTS

1. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including the impact fee ordinance, in effect in Seminole County at the time of permit issuance.
2. All obligations, liabilities, and responsibilities incurred by or implied by the Owners by this Agreement shall be assumed by any successors-in-interest of any portion of the Property.
3. This Developer's Commitment Agreement touches and concerns the Property, and the conditions, commitments and provisions of the Developer's Commitment 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 the property have expressly covenanted and agreed to this provision and all other terms and provisions of the Developer's Commitment Agreement.

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

XIII. INTERPRETATION; RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPER'S COMMITMENT AGREEMENT

In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan attached hereto, the terms and conditions of this Developer's Commitment Agreement shall control. Furthermore, in the event of a conflict between the terms of this Agreement, the Final Master Plan and Development Order Number 02-20000023, dated February 25, 2003, and recorded in Official Records Book ____, Page ____, Public Records of Seminole County, Florida, the terms of the Development Order shall control.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

**DONE AND ORDERED ON
THE DATE FIRST WRITTEN ABOVE**

By: _____
Daryl G. McLain
Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, William W. Kirtley, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

WILLIAM W. KIRTLEY

Print Name

Witness

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared WILLIAM W. KIRTLEY, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2003.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Vicki M. Kirtley, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

VICKI M. KIRTLEY

Print Name

Witness

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared VICKI M. KIRTLEY, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2003.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION:

Lot 1, LONGWOOD LAKE MARY COMMERCE PARK, according to the plat thereof as recorded in Plat Book 61, Page 9, of the Public Records of Seminole County, Florida.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING at the Southeast Corner of Lot 1, LONGWOOD LAKE MARY COMMERCE PARK, according to the plat thereof as recorded in Plat Book 61, Page 9, of the Public Records of Seminole County, Florida, thence run S.89°32'21"W., along the South Line of said Lot 1, a distance of 280.55 feet to a point on the East Line of a drainage easement; thence run S.21°48'56"W., along said East Line, 118.87 feet to a point on a line 110 feet South of, when measured perpendicular to, said South Line of Lot 1; thence run N.89°32'21"E., parallel to said South Line of Lot 1, a distance of 231.44 feet to a point on a curve concave Southeasterly, having a radius of 80.00 feet and a tangent bearing of N.18°12'41"E. at said point; thence run Northeasterly, along the arc of said curve, 99.18 feet through a central angle of 71°01'59" to a point; thence run N.18°12'38"E., along the West Right-of-way Line of Longwood-Lake Mary Road, 58.70 feet to the Point of Beginning.

SUBJECT TO AN EASEMENT FOR UTILITIES DESCRIBED AS FOLLOWS:

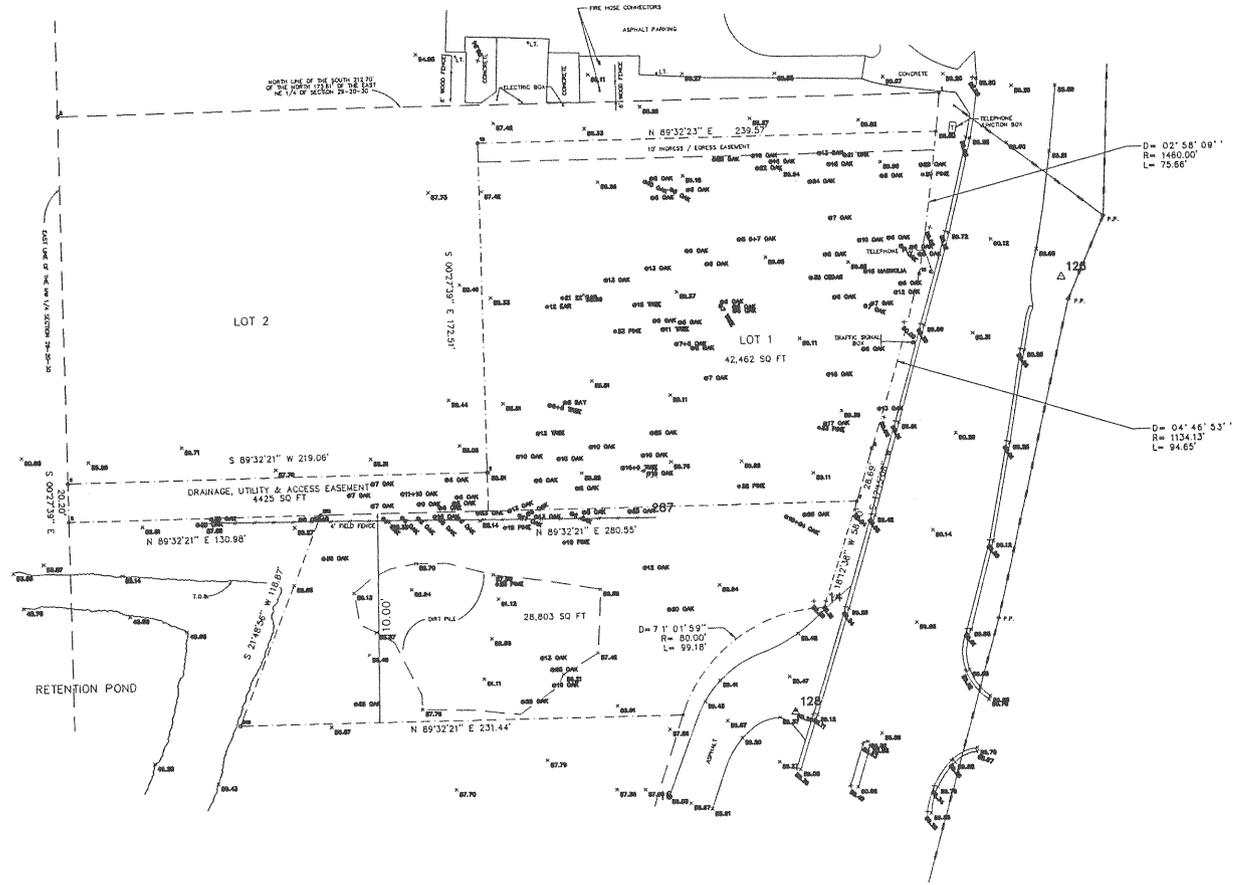
Commencing at the Northeast Corner of Lot 1, LONGWOOD LAKE MARY COMMERCE PARK, according to the plat thereof as recorded in Plat Book 61, Page 9, of the Public Records of Seminole County, Florida, thence run S.89°32'23"W., along the North Line of said Lot 1, a distance of 229.57 feet for a POINT OF BEGINNING; thence continue S.89°32'23"W. 10.00 feet to the Northwest Corner of said Lot 1; thence run S.00°27'39"E., along the West Line of said Lot 1, 192.71 feet to a point on the South Line of said Lot 1; thence run N.89°32'21"E. 10.00 feet; thence run N.00°27'39"W. 192.71 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIBED AS FOLLOWS:

Commencing at the Southeast Corner of Lot 1, LONGWOOD LAKE MARY COMMERCE PARK, according to the plat thereof as recorded in Plat Book 61, Page 9, of the Public Records of Seminole County, Florida, thence run S.89°32'21"W., along the South Line of said Lot 1, a distance of 280.55 feet to a point on the East Line of a drainage easement; thence run S.21°48'56"W., along said East Line, 118.87 feet to a point on a line 110 feet South of, when measured perpendicular to, said South Line of Lot 1; thence run N.89°32'21"E., parallel to said South Line of Lot 1, a distance of 231.44 feet for a POINT OF BEGINNING; thence run S.18°12'38"W. 15.83 feet; thence run S.89°32'21"W. 256.37 feet; thence run N.00°27'39"W. 30.00 feet; thence run N.89°32'21"E. 268.31 feet to a point on a curve concave Easterly and having a radius of 80.00 feet; thence run Southwesterly, along the arc of said curve, 16.50 feet through a central angle of 11°48'51" to the Point of Beginning.

EXHIBIT B

FINAL MASTER PLAN

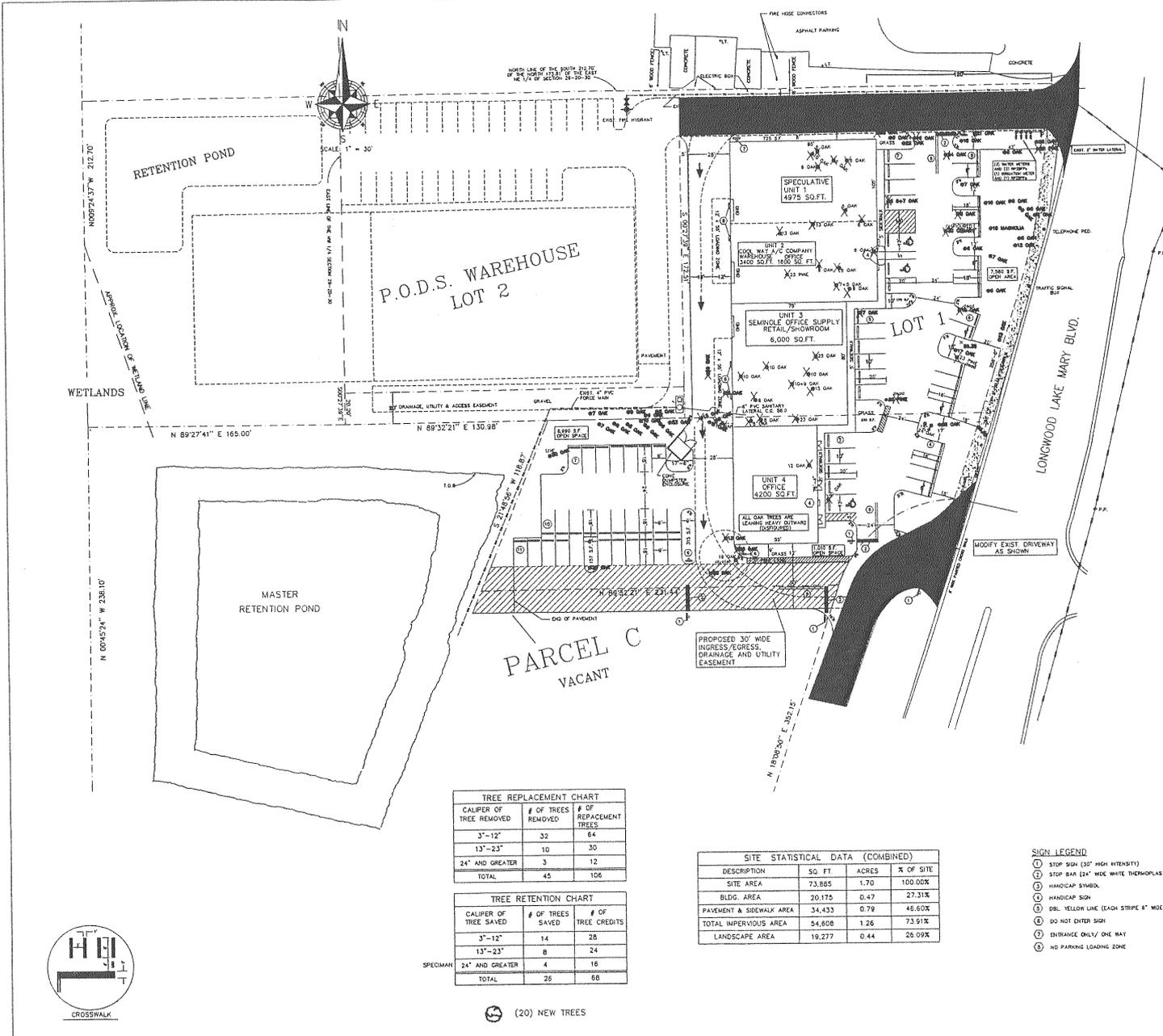


CONTRACT DATE:	2/20/20	SHEET NO.:	3
PROJECT:	KIRTLY WAREHOUSE, F.L.	DATE:	
DESIGNED BY:	COMBITE	CHECKED BY:	
DRAWN BY:		DATE:	


**AMERICAN CIVIL
ENGINEERING CO.**
307 N. WOOD ST., SUITE 201, WOODBRIDGE, VA 22191
PH: (703) 597-7000, FAX: (703) 597-7001

**KIRTLY WAREHOUSE
PRE-DEVELOPMENT PLAN**
 LONGWOOD-LAKE MARY ROAD
 LONGWOOD, FLA.

PROJECT NO.:	00000
DATE OF DESIGN:	02/20/20
DATE OF PLOTTING:	02/20/20
SHEET:	3 OF 7



- SITE DATA TABLE**
- STATEMENT OF BASIC FACTS**
 - Total area: 1.70 acres
 - Zoning: Planned Commercial Development
 - Allowable area of development: 1.70 acres
 - 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.
 - The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments run with, follow, and perpetually burden the aforesaid property.
 - LAND USE BREAKDOWN**

LAND USE	AREA	% OF SITE
Pavement & Building Area	54,608 sq. ft. / 1.26 ac	73.91%
Open Space (including retention)	19,277 sq. ft. / 0.44 ac	26.09%
Total Developable Area	73,885 sq. ft. / 1.70 ac	100%
Total Land Area	73,885 sq. ft. / 1.70 ac	100%
 - OPEN SPACE AREAS**

Maintenance of the open space shall be funded by the Owner.
 Total Land Area: 1.70 acres
 Required Open Space: 26.09% / 0.44 acres
 Open Space Provided: 26.09% / 0.44 acres
 - PERMITTED USES**

All uses allowed in C-1-C-2 and C-3 zoning*
 * see Item #12 (prohibited uses).
 - LANDSCAPE & BUFFER CRITERIA**
 - Parking areas shall be landscaped in accordance with the provisions of the Section 30.1220 "Landscaping of Parking Area" of the Seminole County Land Development Code.
 - BUFFER ZONES**

Front: 10'
 Side (north): 5'
 Side (south): 5'
 Rear: 5'
 - PARKING REQUIREMENTS**
 - Parking spaces shall be 10'x20' and 8'x16'.
 - Parking calculations shall be based on:
 1 parking space per 250 sq. ft. of office/retail plus 1 space per 2 warehouse employees
 12,800 sq. ft. office/mail (max) / 250 = 51.2
 6,275 sq. ft. warehouse / 1000 = 6.3
 4 warehouse workers / 2 = 2
 Total spaces provided: 59.5
 - WATER SEWER AND STORMWATER**

WATER: Water services shall be provided by Seminole County Public Utilities. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection.

SANITARY SEWER: Sanitary sewer shall be provided by an existing lift station owned by the adjacent property to the West (P.O.D.S. warehouse). A maintenance and use agreement shall be executed prior to site plan approval.

STORMWATER: Stormwater drainage and stormwater management shall be provided by on-site retention ponds and/or an off-site master retention pond. The systems will be reviewed and approved by Seminole County and St. Johns' River Water Management District.

FIRE PROTECTION: Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1000 gpm with 20 p.s.i. Fire hydrant shall be located according to Seminole County regulations.
 - CHASING**

Proposed development shall be developed in one (1) phase.
 - STANDARD COMMITMENTS**
 - Unless specifically addressed otherwise herein, all development shall fully comply with all the codes and ordinances, including impact fees and ordinances, in effect in Seminole County at the time of permit issuance.
 - The conditions upon the development approval and commitments made on to this development approval have been accepted by and agreed to by the owners of the property.
 - The DCA touches and concerns the aforesaid property, and the conditions, commitments and provisions of the DCA 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 Co. by virtue of a document of equal dignity hereon. The owners of said property have expressly covenanted and agreed to the provision and all other terms and provisions of the DCA.
 - The terms and provisions of the DCA are not severable, and in the event any portion of this DCA shall be found to be invalid or illegal, then the entire DCA shall be null and void.
 - DEVELOPMENT COMMITMENTS AGREED TO BY OWNER**
 - THE FOLLOWING STATEMENT INCLUDED ON THE SITE PLAN, "THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED TWENTY-FIVE PERCENT (25%) OPEN SPACE FOR THE FLD."
 - ALL OUTDOOR LIGHTING SHALL BE A MAXIMUM OF SIXTEEN (16) FEET IN HEIGHT SHALL COMPLY WITH THE PROVISIONS OF SEC. 30.123(9) OF THE SEMINOLE CO. LAND DEVELOPMENT CODE.
 - THE DEVELOPMENT SHALL COMPLY WITH ALL STATE AND COUNTY LIFE SAVING AND FIRE PREVENTION REGULATIONS. AT THE TIME OF FINAL PFD APPROVAL.
 - PROHIBITED USES AGREED TO BY OWNER**

A. CONVENIENCE STORES	F. RESTAURANTS (FULL SERVICE)
B. ADULT ENTERTAINMENT ESTABLISHMENTS	G. LUMBER YARDS
C. COMMUNICATION TOWERS	H. MACHINERY SALES AND STORAGE
D. VEHICLE SALES AND REPAIRS	I. MECHANICAL GARAGES
E. MULTI-FAMILY HOUSING	J. PAINT AND BODY SHOPS

TREE REPLACEMENT CHART

CALIPER OF TREE REMOVED	# OF TREES REMOVED	# OF REPLACEMENT TREES
3"-12"	32	64
13"-23"	10	30
24" AND GREATER	3	12
TOTAL	45	106

TREE RETENTION CHART

CALIPER OF TREE SAVED	# OF TREES SAVED	# OF TREE CREDITS
3"-12"	14	28
13"-23"	8	24
24" AND GREATER	4	16
TOTAL	26	68

SITE STATISTICAL DATA (COMBINED)

DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	73,885	1.70	100.00%
BLDG. AREA	20,175	0.47	27.21%
PAVEMENT & SIDEWALK AREA	34,433	0.79	46.60%
TOTAL IMPERVIOUS AREA	54,608	1.26	73.91%
LANDSCAPE AREA	19,277	0.44	26.09%

- SIGN LEGEND**
- STOP SIGN (30" HIGH INTENSITY)
 - STOP BAR (24" WIDE WHITE THERMOPLASTIC)
 - HANDICAP SYMBOL
 - HANDICAP SIGN
 - DBL. YELLOW LINE (EACH STRIPE 4" WIDE)
 - DO NOT ENTER SIGN
 - ENTRANCE ONLY / ONE WAY
 - NO PARKING LOADING ZONE

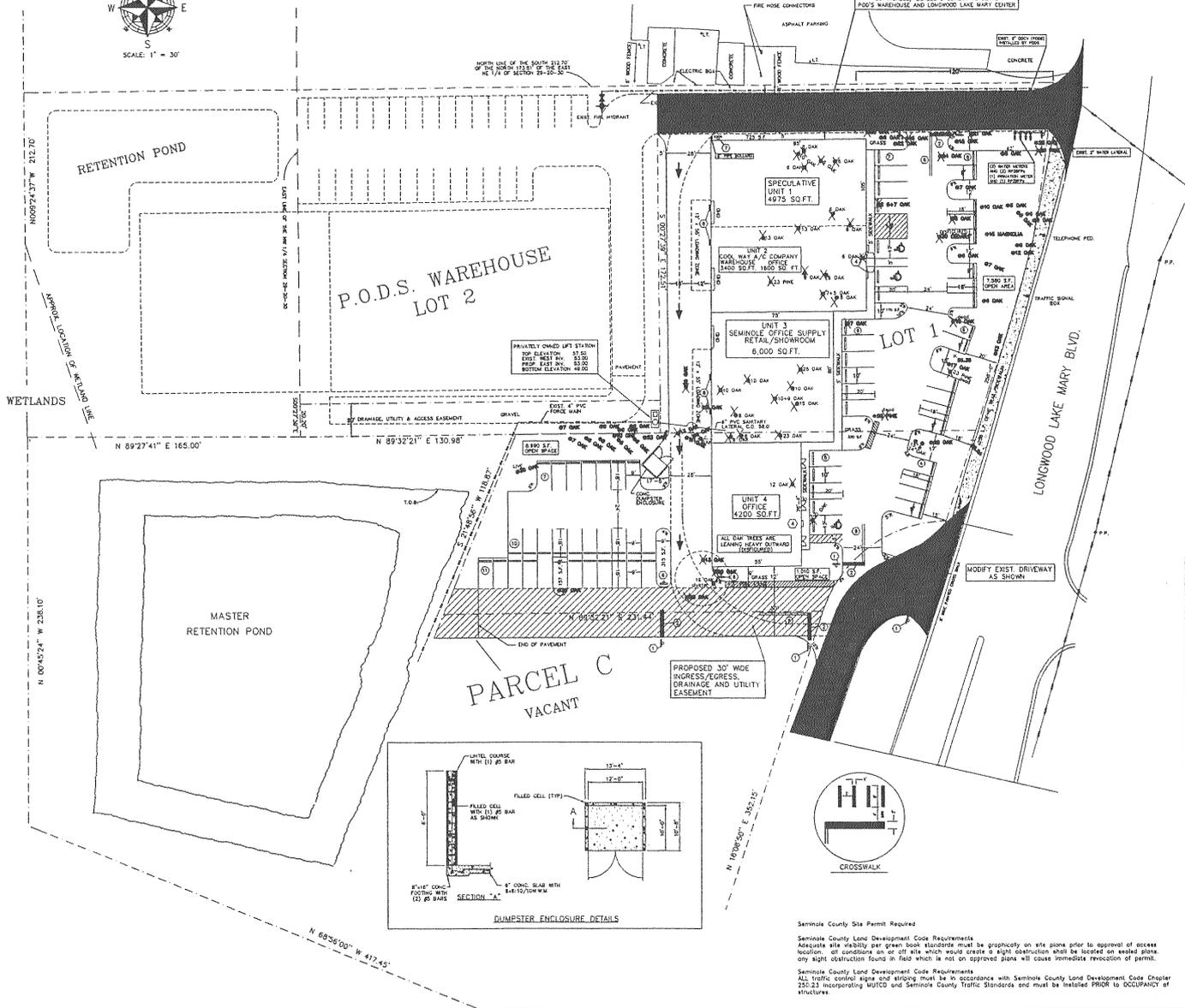


(20) NEW TREES

AMERICAN CIVIL ENGINEERING CO.

PRELIMINARY MASTER PLAN
 KIRTLEY CENTER
 LONGWOOD-LAKE MARY ROAD
 LONGWOOD, FLA.

DRAWN BY: S. SUTTON, P.E.
 DATE: 05/20/2024
 REV # _____
 FILE NAME: KIRTLEY-MASTER.PLT
 SHEET: 4 OF 7



- GENERAL NOTES**
1. ALL LANDSCAPE AREAS TO BE SOODED.
 2. FIRE LAKE STRIPING SHALL BE F.D.O.T. YELLOW TRAFFIC PAVED PAINT.
 3. 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
 4. STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC AND LOCATED AS SHOWN ON SITE PLAN.
 5. ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM STREET.
 6. INSTALL "NO THERMOPLASTIC CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE 810.09, PARAGRAPH D.
 7. POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
 8. ALL WAREHOUSES TO COMPLY W/ THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE SEMINOLE CO. LAND DEVELOPMENT CODE AND THE NEW F.A.R.M. "OLDER ROAD USER STANDARDS" 6' EDGE LINE, LAKE LINES AND SINGLE CENTER LINE PATTERNS. ALL DOUBLE PATTERNS SHALL BE 6' APART AT 25' CENTERS W/ 200' OF INTERSECTIONS 40' SPACING OTHERWISE. THE PEDESTRIAN CROSSING MARKINGS ARE TO BE A MIN. OF 6' WIDE.
 9. ALL STRIPING LAYOUT IN THE RIGHT OF WAY MUST BE INSPECTED BY SEMINOLE CO. INSPECTORS PRIOR TO PERMANENT INSTALLATION OF MARKINGS.
 10. ALL WORK IN THE RIGHT OF WAY SHALL BE SUPERVISED OR REPLACED OR REPAIRED AS DAMAGED DURING CONSTRUCTION.
 11. LOW INTENSITY, NONRECT LIGHTING SHALL BE UTILIZED TO PREVENT GLEAM.
 12. MULTI-TENANT BUILDING
 13. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 14. POTABLE WATER IS SUPPLIED BY SEMINOLE COUNTY PUBLIC UTILITIES
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNAL BOXES, TRAFFIC SIGNALS AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.

PARKING CALCS

- * 64 PARKING SPACES
- 13,800 SQ.FT. OF OFFICE 13,800/250 = 55
- 6,275 SQ.FT. OF WAREHOUSE 6,275/1000 = 6.3
- 4 WAREHOUSE WORKERS 4/2 = 2
- 63.5/64 = REQUIRED
- 64 = PROVIDED

* ADDITIONAL PARKING SPACES HAVE BEEN CREATED DUE TO RETENTION POND REMOVAL

TABLE 500 & 500

SEE ALL SETBACK LINES FROM STRUCTURE NORTH PROP. LINE SETBACK OVER 10' NO FIRE WALL, 202 OPENING WEST & SOUTH PROPERTY LINE (MIN. DISTANCE 25') NO RESTRICTIONS (TABLE 600) B BUSINESS

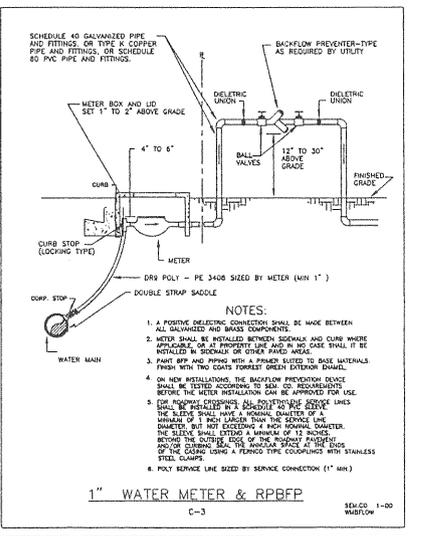
1 STORY, TYPE IV CONST. UNPROT. UNSPR., 35' HGT. MAX 17,000 SQ.FT. ALLOWABLE (TABLE 500)

SANITARY FLOW CALCS

13,800 SQ.FT. OFFICE 13,800(1) = 1,380 GPD
 6,275 SQ.FT. WAREHOUSE 6,275(.042) = 264 GPD
 TOTAL 1,644 GPD

- ADDRESSING GENERAL NOTES**
- 1) ADDRESS NUMBERS MUST BE AT LEAST 5" TALL AND CLEARLY VISIBLE FROM THE RIGHT OF WAY AND SHALL BE MADE OF DURABLE MATERIAL AND CONTRAST W/ SURROUNDING BACKGROUND.

- SIGN LEGEND**
- ① STOP SIGN (30" HIGH INTENSITY)
 - ② STOP BAR (24" WIDE WHITE THERMOPLASTIC)
 - ③ HANDCAP SYMBOL
 - ④ HANDCAP SIGN
 - ⑤ DBL. YELLOW LINE (EACH STRIPE 6" WIDE)
 - ⑥ DO NOT ENTER SIGN
 - ⑦ ENTRANCE ONLY ONE WAY
 - ⑧ NO PARKING LOADING ZONE



AMERICAN CIVIL ENGINEERING CO.

LONGWOOD LAKE MARY CENTER GEOMETRY & UTILITY PLAN

LONGWOOD-LAKE MARY ROAD
LONGWOOD, FLA.

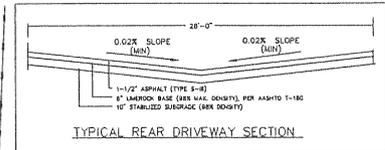
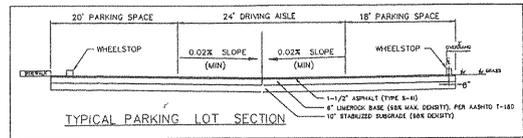
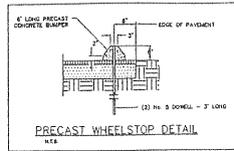
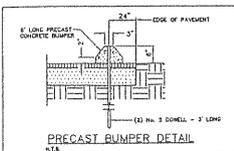
THOMAS H. SHELTON, P.E.
SCALE OF DRAWING: 1" = 30'-0"

DATE: 10-17-20

JOB # 02

FILE NAME: EXIST-UTILITY-PLAN

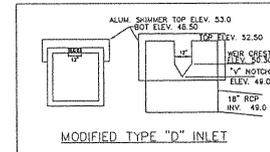
SHEET: 5 OF 7



INLET SCHEDULE

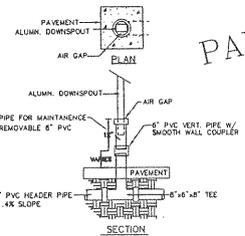
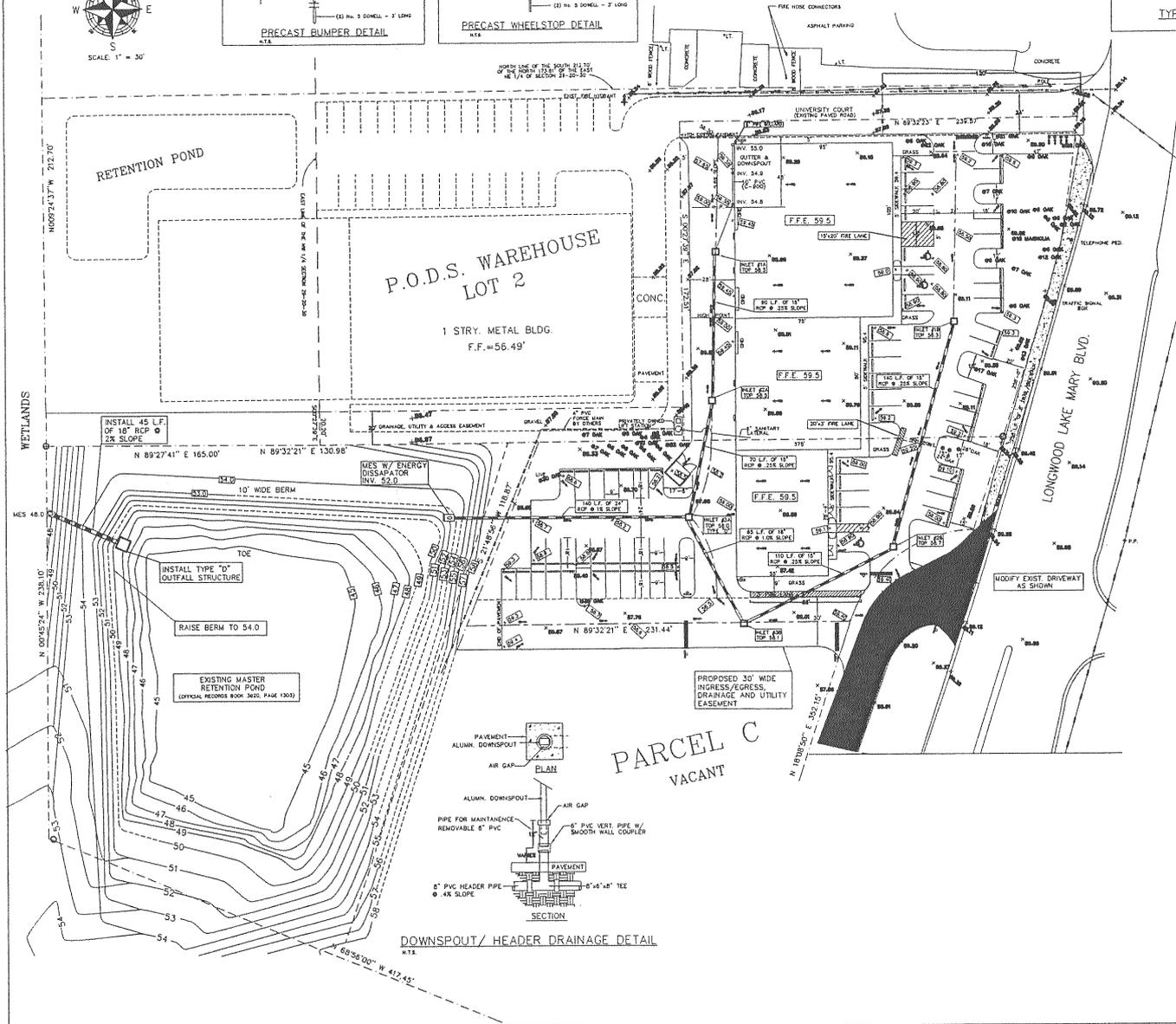
INLET 1A	INLET 1B
TOP ELEV. 58.5	TOP ELEV. 58.3
NO. INVERT (10") 54.5	NO. INVERT 55.3
NO. INVERT (6") 54.4	NO. INVERT 54.4
INLET 2A	INLET 2B
TOP ELEV. 58.5	TOP ELEV. 58.7
NO. INVERT 54.3	NO. INVERT 54.8
NO. INVERT 54.0	WEST INVERT 54.8
INLET 3A (TYPE D)	INLET 3B
TOP ELEV. 58.0	TOP ELEV. 58.1
NO. INVERT 53.7	EAST INVERT 54.3
WEST INVERT 53.6	NO. INVERT 54.4

STORMWATER INLET
8" TYPE "D" INLET



SITE STATISTICAL DATA (COMBINED)

DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	73,885	1.70	100.00%
BLDG. AREA	20,175	0.47	27.31%
PAVEMENT & SIDEWALK AREA	34,433	0.79	46.60%
TOTAL IMPERVIOUS AREA	54,608	1.26	73.91%
LANDSCAPE AREA	19,277	0.44	26.09%



CONTRACT NO. 270000
DATE 05/17/2010
PROJECT LONGWOOD LAKE MARY CENTER

DESIGNED BY
CHECKED BY
DATE 05/17/2010

SCALE: AS SHOWN



LONGWOOD LAKE MARY CENTER
PAVING, GRADING & DRAINAGE PLAN
LONGWOOD-LAKE MARY ROAD
LONGWOOD, FLA.

Seminole County Site Permit Required

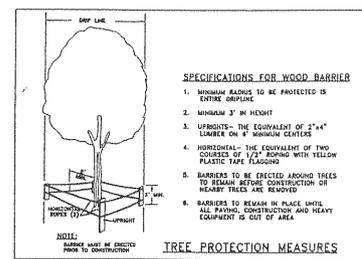
Seminole County Land Development Code Requirements
Adequate site visibility and green book standards must be graphically on site plans prior to approval of access location. All conditions on or off site which would create a sight obstruction shall be located on each side of any sight obstruction found in field which is not on approved plans will cause immediate revocation of permit.

Seminole County Land Development Code Requirements
All traffic control signs and striping must be in accordance with Seminole County Land Development Code Chapter 250-22 incorporating MUTCD and Seminole County Traffic Standards and must be installed PRIOR to OCCUPANCY of structures.



TREE RETENTION CHART		
CALIPER OF TREE SAVED	# OF TREES SAVED	# OF TREE CREDITS
3"-12"	14	28
13"-23"	8	24
24" AND GREATER	4	16
TOTAL	26	68

TREE REPLACEMENT CHART		
CALIPER OF TREE REMOVED	# OF TREES REMOVED	# OF REPLACEMENT TREES
3"-12"	32	64
13"-23"	10	30
24" AND GREATER	3	12
TOTAL	45	106



GENERAL NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG WALLS.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL CONTROL WIRE SPICES SHALL BE MADE IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT WITH WIRE NUTS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL IRRIGATION INSTALLATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION (BY OTHERS, NOT A PART OF THIS CONTRACT).

LANDSCAPE LEGEND:

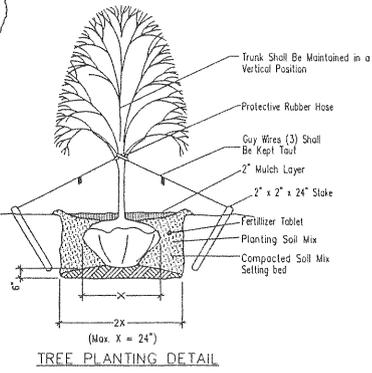
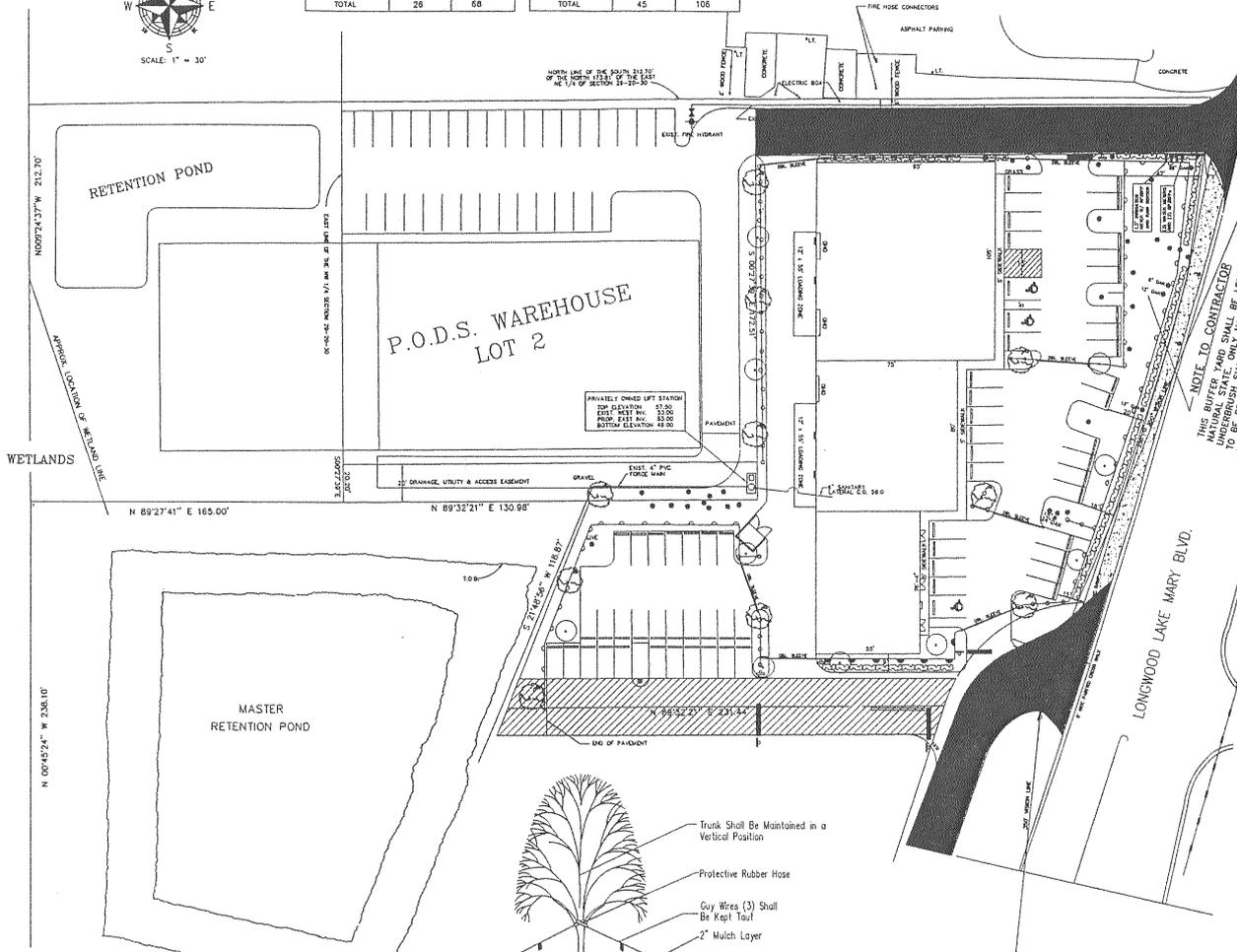
- (10) LAURAL OAK (10' HT. - 2.5" CAL. @ 12" ABOVE GRADE, LOW WATER
- (10) FLORIDA ELMS (10' HT. - 2.5" CAL. @ 12" ABOVE GRADE, LOW WATER
- 40' ALONG RIGHT OF WAY (SPACING MAY VARY)
- 60' ALONG PROPERTY LINES DROUGHT TOLERANT
- VIBURNUM HEDGES (30' HT. PLANTED 30" O/C) LOW WATER
- EXIST. TREES

SPRINKLER HEAD LEGEND

- POP UP SPRINKLER HEAD 10' HALF RADIUS
- POP UP SPRINKLER HEAD 15' HALF RADIUS
- POP UP SPRINKLER HEAD 25' RADIATING STREAM
- POP UP SPRINKLER HEAD 5' RADIUS

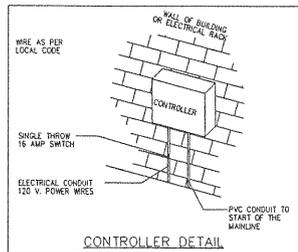
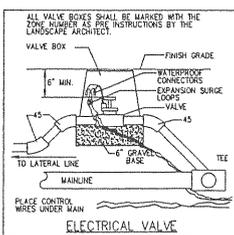
LANDSCAPE & IRRIGATION GENERAL NOTES

- LANDSCAPE IMPROVEMENTS WILL BE INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. YOU MAY CALL THE "CONNECT" SYSTEM @ 818-2922 AND USE CODE "270" TO REQUEST A LANDSCAPE INSPECTION.
- ALL LANDSCAPING AND PLANT MATERIAL MUST BE FLORIDA #1 GRADE OR BETTER.
- IRRIGATION PLAN IS SCHEMATIC ONLY.
- IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY A LICENSED IRRIGATION CONTRACTOR.
- INSTALL RAIN SENSOR



LEGEND

- RAINBIRD 1004 SERIES 6" POP-UP SPRAY HEAD
- RAINBIRD 1012 SERIES 12" POP-UP SPRAY HEAD
- BRITCO 700 SERIES ULTRAFLOW ELECTRIC VALVE. SIZE AS SHOWN OR THE PLAN. INSTALL VALVE IN AN AMEREX WP-12A VALVE BOX.
- HUNTER POP-ADJ-6 PART CIRCLE ROTOR HEAD
- CLASS 200 PVC MAIN LINE - 1 1/2"
- CLASS 150 PVC LATERAL LINE - SIZE AS SHOWN UNLESS A SMALLER SIZE IS SHOWN (1/2" MIN.)
- CONTROLLED 40 PVC SLEEVE - SIZE AS SHOWN.
- CONTROLLER - HARGRE-TOTAL CONTROL 8 STATION. INSTALL WITH A DRAIN-LIKE RAIN SENSOR GROUND WITH A 6" MINIMUM COPPER CLAD ROD. SLEEVE TO AS REQUIRED.



AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS RD., SUITE 201, WINTER SPRINGS, FLA 32789
 TEL: (407) 287-7700, FAX: (407) 287-0227

LONGWOOD LAKE MARY CENTER LANDSCAPE & IRRIGATION PLAN
 LONGWOOD-LAKE MARY ROAD
 LONGWOOD, FLA.

THOMAS H. BULLOCK, P.E.
 STATE OF FLORIDA
 JOB # 03000

FILE NAME: KENTLEY-LAKEMARY

SHEET: 7 OF 7

**KIRTLEY CENTER PCD
DEVELOPER'S COMMITMENT AGREEMENT**

On June 10, 2003, the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

I. LEGAL DESCRIPTION

The legal description is attached hereto as Exhibit "A" (the "Property").

II. PROPERTY OWNER

The current property owners are William W. and Vicki M. Kirtley.

Include their address

III. STATEMENT OF BASIC FACTS

- a. Total Acreage: 1.70 acres
- b. Zoning: Planned Commercial Development
- c. Building Area: 20,175 square feet

V. LAND USE BREAKDOWN

Building Use	20,175 square feet
Pavement and Sidewalks	34,433 square feet
Open Space	19,277 square feet
Total	73,885 square feet

VI. OPEN SPACE CALCULATIONS

Open Space shall be provided at an overall rate of 26.09%, or 0.44 acres.

Total Land Area:	1.70 acres
Open Space Required:	25% = $1.70 \times 0.25 = 0.425$ acres or 18,471 s.f.
Open Space Provided:	$19,277 \text{ s.f.} / 73,885 \text{ s.f.} = 26.09\%$

VII. BUILDING SETBACKS

Longwood-Lake Mary Road 25'

North side
West side
South side

15'
33'
40'

Maximum Building Height

35' and 1 story

*This is unclear
Is it 35 plus
an extra
story?
What
constitutes
a "story"*

VIII. PERMITTED AND PROHIBITED USES

- a. The development shall be limited to 13,800 square feet of office use and 6,275 square feet of warehouse use so as not to exceed a requirement of 64 parking spaces as calculated per the Land Development Code. Retail uses as allowed in C-1, C-2 and C-3 shall be permitted subject to review by Staff to ensure that no additional parking is needed to accommodate such use(s).
- b. Any uses or combinations of uses which would require additional parking on the site shall require approval of a PCD amendment by the Board of County Commissioners.
- c. The following uses shall be prohibited on the site:
 - convenience stores
 - adult entertainment establishments
 - communications towers
 - vehicle sales and repair
 - multi-family housing
 - restaurants
 - lumberyards
 - machinery sales and storage
 - mechanical garages
 - paint and body shops

IX. LANDSCAPE & BUFFER CRITERIA

- a. The east buffer adjacent to Longwood Lake Mary Road shall remain in its natural state. Only hand clearing of underbrush shall be permitted. There shall be no excavation in this area.
- b. Existing trees adjacent to the north side of the west parking lot shall be preserved.
- c. All trees required to be preserved shall be protected by tree barriers.
- d. Landscape material style and size shall conform to Seminole County Land Development Code specifications.

X. DEVELOPMENT COMMITMENTS

The following conditions shall apply to the development of the Property:

1. The development of the Property shall comply with the approved Final Master Plan, ~~except that minor extensions, alterations or modifications of the Plan shall be permitted upon approval by the Planning Manager of Seminole County pursuant to the Land Development Code.~~

*No need
to state
this and it
can cause
problems*

2. Outdoor lighting shall consist of cutoff-shoebox style fixtures and shall be limited to 16 feet in height, and no more than 0.5 foot-candles in intensity shall be permitted at the property lines.
3. All retention ponds shall be configured as site amenities per Section 30.1344.
4. Parking spaces shall be a minimum of 9'x18' adjacent to areas where existing trees are to be preserved. This shall include spaces adjacent to the east buffer and those located west of the building. All other spaces shall be at least 10'x20'.

XI. PUBLIC FACILITIES

WATER:

Water service shall be provided by Seminole County. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

SANITARY SEWER:

Central sanitary sewer shall be provided by Seminole County. Design of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE:

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site or to the master retention pond according to Seminole County and the St. Johns River Water Management District's ERP 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 hydrant shall be located according to Seminole county regulations.

XII. STANDARD COMMITMENTS

1. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including the impact fee ordinance, in effect in Seminole County at the time of permit issuance.
2. All obligations, liabilities, and responsibilities incurred by or implied by the Owner⁷⁵ by this Agreement shall be assumed by any successors-in-interest of any portion of the Property.
3. This Developer's Commitment Agreement touches and concerns the Property, and the conditions, commitments and provisions of the Developer's Commitment 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 Owner of the property has expressly covenanted and agreed to this provision and all other terms and provisions of the Developer's Commitment Agreement. }₅