

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Monroe Commerce Center Phase III, PCD Major Amendment  
(Howard Schieferdecker, applicant)

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

**AUTHORIZED BY:** Dan Matthys  **CONTACT:** Jeff Hopper **EXT.** 7377

**Agenda Date** 6/27/2006 **Regular**  **Consent**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

1. ENACT an ordinance to APPROVE the requested Major Amendment to a PCD (Planned Commercial Development) for a 6.3± acre site located on the east side of Elder Road and south of School Street, subject to the attached Preliminary Master Plan and Development Order, based on staff findings (Howard Schieferdecker, applicant); or
2. DENY the requested Major Amendment to a PCD (Planned Commercial Development) for a 6.3± acre site located on the east side of Elder Road, and south of School Street, (Howard Schieferdecker, applicant); or
3. CONTINUE the item to a time and date certain.

District 5 – Carey

Jeff Hopper-Senior Planner

**BACKGROUND:**

The applicant is proposing a major amendment to an approved PCD plan in order to develop 73,650 square feet of office/warehouse uses on a 6.3± acre site located south of School Street and east of Elder Road. The current development plan, approved by the Board of County Commissioners in May 2005, permits a total of 59,400 square feet of building area on the site, while the proposed amendment would permit an increase of 14,250 square feet. The subject property is an expansion of the existing Monroe Commerce Center site on the north side of Church Street.

**STAFF RECOMMENDATION:**

Recommend APPROVAL of the requested Major Amendment to a PCD (Planned Commercial Development) for a 6.3± acre site located on the east side of Elder Road and south of School Street, subject to the attached Preliminary Master Plan and Development Order.

**Reviewed by:** \_\_\_\_\_  
**Co Atty:** KFT  
**DFS:** \_\_\_\_\_  
**OTHER:** AW  
**DCM:** AW  
**CM:** AW  
**File No.** ph130pdp03

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

On May 3, 2006 the Planning & Zoning Commission voted 6-0 to recommend APPROVAL of the request.

**Attachments:**

Development Order  
Rezone Ordinance  
FLU and Zoning Map  
Aerial Map  
Location Map  
Site Plan  
5/3/06 P & Z Minutes

## MONROE COMMERCE CENTER PHASE III PCD MAJOR AMENDMENT

<b>APPLICANT</b>	Howard Schieferdecker	
<b>PROPERTY OWNER</b>	Realvest Monroe CommerCenter III, LLC	
<b>REQUEST</b>	Major Amendment to a Planned Commercial Development (PCD)	
<b>HEARING DATE (S)</b>	P&Z: May 3, 2006	BCC: June 27, 2006
<b>PARCEL NUMBER</b>	16-19-30-5AC-0000-031C	
<b>LOCATION</b>	East side of Elder Road, south of School Street	
<b>FUTURE LAND USE</b>	HIP - TI	
<b>FILE NUMBER</b>	Z2005-008	
<b>COMMISSION DISTRICT</b>	5 – Carey	

### Proposed Development:

The applicant is proposing to develop 73,650 square feet of office/warehouse uses on a 6.3 ± acre site. The following table provides a breakdown of each building:

Building	Sq. Ft.
Building A	14,550
Building B	27,000
Building C	20,200
Building D	11,900
<b>Total Project</b>	<b>73,650</b>

### ANALYSIS OVERVIEW:

#### **ZONING REQUEST**

The applicant, Howard Schieferdecker, is requesting a major amendment to an approved PCD (Planned Commercial Development). The subject property is located on the south side of School Street and the east side of Elder Road. The Future Land Use designation of the subject property is HIP-TI (High Intensity Planned Development – Target Industry), which permits a variety of commercial and industrial uses.

The proposed development would expand the existing Monroe Commerce Center site on the north side of Church Street. The Board of County Commissioners rezoned the subject property to PCD in May 2005, approving 59,400 square feet of office-warehouse uses on the site. Per the approved Development Order, allowable uses are those listed in the Land Development Code as Permitted and Special Exception uses in the C-3 and M-1A zoning classifications. Several specific uses are prohibited, including mini-storage, retail, outdoor advertising, and on-site repair of vehicles.

Shown on the preliminary master plan approved at that time were two buildings totaling 59,400 square feet. A proposal to increase the permitted floor area on the site is the reason for the current application. The plan now under consideration shows four buildings

and an additional 14,250 square feet. In both the approved PCD and the proposed amendment, internal floor areas of the buildings are divided between office and warehouse uses. These uses are apportioned as follows:

	Office (sq.ft.)	Warehouse (sq.ft.)	Totals
Approved PCD (2005)	20,520	38,880	59,400
Proposed Amendment	14,730	58,920	73,650

In the present request, the applicant proposes no change in uses to be allowed in the development. As in the previous PCD approval, access to the site would be from the existing warehouse complex to the south, with no access to or from Elder Road on the west or School Street on the north. The new proposal meets all previously approved buffer requirements, including a 25-foot buffer adjacent to Elder Road and 10-foot buffers adjacent to existing homes at the northwest and southwest corners of the site.

DISTRICT REGULATIONS	Existing Zoning (PCD)	Proposed Zoning (PCD)
Minimum Lot Size	N/A	N/A
Minimum House Size	N/A	N/A
Minimum Width at Building Line	N/A	N/A
Front Setback (Elder Road)	25 feet	25 feet
Side Setback (East and west)	10 feet	10 feet
Rear Setback (School Street)	10 feet	10 feet
Maximum Building Height	50 feet	35 feet

**PERMITTED & SPECIAL EXCEPTION USES**

The following table depicts the permitted, prohibited and special exception uses within the existing and proposed development approvals:

Zoning District	Existing and Proposed Zoning (PCD)
<b>Permitted Uses</b>	Office/warehouse uses, and all uses listed by the Land Development Code as permitted and special exception uses in M-1A and C-3, districts, including:  <u>C-3</u> Bakeries, bottling and distribution plants, cold storage and frozen foodlockers, contractors' equipment-storage yards, feed stores, greenhouses (wholesale), industrial trade schools, laundry and dry-cleaning plants, lithography and publishing plants, lumber yards, machinery sales and storage, mechanical garages, bus, cab and truck repair and storage, paint and body shops, plumbing shops, trade shops (such as, upholstery, metal, cabinet), warehouses, wholesale meat and produce distribution with meat cutting, communication towers when camouflage in design, communication towers when monopole in design if the tower is under 140 feet in height. <u>M-1A</u> Manufacturing of the following: garments, photographic equipment and supplies, bakery products, boats, ceramics, pottery, using electrically fired kilns, chemical products and processing, dairy products, electrical machinery and equipment, furniture, glass and glass products, using electrically fired kilns, pharmaceutical products, shoes and leather goods, except no leather processing, brooms and brushes, candy and confectionery products, cosmetics and toiletries, except soap, candles, jewelry, optical equipment, perfume, precision instruments and machinery, plastic products, except pyroxylin, silverware, spices and spice packing, stationery, toys, electronic equipment and assembling.

Zoning District	Existing and Proposed Zoning (PCD)
	Also, data processing services, living quarters (for guards, custodians, and caretakers when such facilities are accessory uses to the primary use of the premises), machine shops using only electrically fired forges, assembling of metal, plastic, or cardboard containers, post offices, printing, bookbinding, lithographic platemaking, engraving, general business and professional offices, radio and television studios and offices, restaurants, technical and trade schools, testing of materials, equipment, and products, truck terminals, manufacturing of water-based and/or epoxy-based coatings, adhesives, sealants, and paints, medical clinics (out-patient service only), public and private utility plants, stations and distribution offices.
<b>Prohibited Uses</b>	Mini-storage, retail, outdoor advertising, service stations, on-site repair of vehicles, restaurants, hotels and motels
<b>Special Exception Uses</b>	None
<b>Minimum Lot Size</b>	N/A

**COMPATIBILITY WITH SURROUNDING PROPERTIES**

The Future Land Use designations, zoning districts and existing uses for the subject and abutting properties are as follows:

	<b>(North)</b>			
	<b>HIP -TI</b> SF Residential <i>A-1</i>	<b>HIP -TI</b> SF Residential <i>A-1</i>	<b>HIP -TI</b> Mineral processing <i>PCD</i>	
<b>(West)</b>	<b>HIP -TI</b> SF Residential/vacant <i>A-1</i>	<b>HIP -TI</b> <b>(SUBJECT PROPERTY)</b> Vacant <i>A-1</i>	<b>HIP -TI</b> Offices, warehousing <i>PCD / C-3</i>	<b>(East)</b>
	<b>INDUSTRIAL</b> Vacant <i>M-1A</i>	<b>HIP -TI</b> SF Residential/ Vacant/Industrial <i>R-1/A-1/PCD</i>	<b>HIP -TI</b> Office/warehouse <i>PCD</i>	
	<b>(South)</b>			

**Example:**

<b>Future Land Use</b> Existing Use <i>Zoning</i>
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\* **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

## **SITE ANALYSIS:**

### **ENVIRONMENTAL IMPACTS**

#### *Floodplain Impacts:*

Based on FIRM map number 539, none of the site is identified as being located within the 100-year floodplain.

#### *Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, there are no existing wetlands on the site.

#### *Endangered and Threatened Wildlife:*

Based on preliminary analysis, there are no endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering approval.

### **PUBLIC FACILITY IMPACTS**

Rule 9J-5.0055(3)(c)1-2, Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to undergo Concurrency Review with Seminole County, with the following results:

1. Sufficient roadway capacity is available based upon net new available capacity programmed for construction in the first 3 years of the currently adopted Seminole County Capital Improvements Element (CIE) and/or the FDOT 5-year work program.
2. Seminole County is the water and sewer provider with capacity available subject to the execution of a utility agreement and payment of fees.
3. The following table depicts the impacts the proposed development has on public facilities:

<b>Public Facility</b>	<b>Existing Zoning (PCD)</b>	<b>Proposed PCD Amendment</b>	<b>Net Impact</b>
Water (GPD)	14,256	17,666	+3,410
Sewer (GPD)	10,692	13,249	+2,557
Traffic (ADT)	411	433	+22
Schools			
Elementary	0	0	0
Middle	0	0	0
High	0	0	0

*Utilities:*

The site is located in the service area of Seminole County and will be required to connect to public utilities. There is currently a 10-inch water main along Church Street and a 12-inch water main along Elder Road. There is also a 4-inch sewer force main along Church Street (which serves the existing Monroe Commerce Center site) and a 10-inch line along Elder Road. Approval of all proposed utility plans is required prior to approval of final engineering plans.

*Transportation / Traffic:*

The subject property will take access through an existing office-warehouse development on adjacent property to the south, fronting on Church Street. Primary access to both properties is from Monroe Road (C-15), which is classified as a collector road, and is currently operating at a level-of-service "C". Staff determined that an additional 5 feet of right-of-way will be needed adjacent to School Street on the north. Monroe Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. The four lane construction is scheduled to commence in 2007/2008.

*School Impacts:*

As a nonresidential development, the proposed project will not generate impacts to the Seminole County School District.

*Public Safety:*

The nearest response unit to the subject property is Station #38, which is located at 1300 Central Park Drive, Sanford. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is approximately 4 minutes. The County level-of-service standard for response time is 5 minutes per Policy PUB 2.1 of the Comprehensive Plan.

*Drainage:*

The proposed project is located within the Monroe Drainage Basin. Elder Creek will provide positive outfall for the property although it currently has limited down stream capacity. This will be further evaluated in more detail prior to final engineering approval.

*Parks, Recreation and Open Space:*

The applicant proposes 83,401 square feet of open space, or 30.2 percent of the site. This exceeds the Land Development Code requirement of 25 percent.

*Buffers and Sidewalks*

The site will include a 25-foot landscaped buffer adjacent to Elder Road on the west. Adjacent to existing homes on Elder Road at the northwest and southwest corners of

the site, there will be 10-foot wide buffers with 6-foot high masonry walls. Pedestrian access to public sidewalks along Church Street will be available through the existing portion of Monroe Commerce Center to the south of the subject property.

**APPLICABLE POLICIES:**

**FISCAL IMPACT ANALYSIS**

This project does not warrant running the County Fiscal Impact Analysis Model.

**SPECIAL DISTRICTS**

The subject property is not located within a Special District or Overlay.

**COMPREHENSIVE PLAN (VISION 2020)**

The following policies are applicable with the proposed project:

Policy ECM4.1	Target Areas
Policy ECM4.3	Target Industries
Policy FLU 5.7	Higher Intensity Planned Development (HIP) General Uses and Intensities

**INTERGOVERNMENTAL NOTIFICATION:**

Intergovernmental notices were not sent; the subject site is not within or directly adjacent to any local municipality and will not impact schools.

**LETTERS OF SUPPORT OR OPPOSITION:**

At this time, Staff has received no letters of support or opposition.

**STAFF RECOMMENDATION:**

Recommend APPROVAL of the requested Major Amendment to a PCD (Planned Commercial Development) for a 6.3± acre site located on the east side of Elder Road and south of School Street, subject to the attached Preliminary Master Plan and Development Order.

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

On May 3, 2006 the Planning & Zoning Commission voted 6-0 to recommend APPROVAL of the request.



**FILE #**

**Z2005-008**

**DEVELOPMENT ORDER # 5-20500001**

**AMENDED SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On June 27, 2006, Seminole County issued this Amended Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** REALVEST MONROE COMMERCENTER III, LLC

**Project Name:** MONROE COMMERCE CENTER PHASE III

**Requested Development Approval:** Major Amendment to a PCD (Planned Commercial Development) zoning classification

The Development Approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance to applicable land development regulations and 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 stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: JEFF HOPPER  
1101 East First Street  
Sanford, Florida 32771

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall 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.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - a. Permitted uses shall be those listed in the Land Development Code as permitted or special exception uses in the M-1A and C-3 districts. However, the following uses shall be prohibited:
    - mini-storage
    - retail
    - outdoor advertising
    - service stations
    - on-site repair of vehicles
    - restaurants
    - hotels and motels
  - b. The developer shall provide a minimum 25-foot wide irrigated buffer along the west property line adjacent to Elder Road, consisting of 4 canopy trees per 100 feet, a minimum of 3" diameter measured 1 foot above ground.
  - c. The developer shall provide a minimum 10-foot wide irrigated buffer adjacent to the existing home at the southwest corner of the site. This buffer shall be installed adjacent to the north boundary of the property described in Exhibit C, and shall consist of a 6-foot tall masonry wall and 4 canopy trees per 100 feet, a minimum of 3" diameter measured 1 foot above ground.
  - d. The developer shall provide a 6-foot tall masonry wall along the north boundary adjacent to the residential property on Elder Road.
  - e. Use of the outdoor storage area shall be restricted to tenants of the development. An 8-foot tall chain link fence shall surround this area. This area shall be screened, landscaped, and irrigated so as not to be seen from School Street or Elder Road. The stacking of stored material in this area shall not exceed 8 feet in height.
  - f. Total floor area for office uses on the site shall be limited to 14,730 square feet. Any increase in office area shall require a minor amendment to the PCD to ensure adequate parking on the site.
  - g. Required building and accessory setbacks shall be 25 feet from Elder Road and School Street, and 10 feet from all other property lines.
  - h. Maximum building height shall be 35 feet.
  - i. The developer shall amenitize retention areas to be counted toward open space requirements per Section 30.1344 of the Land Development Code, with no fencing of the pond permitted. This shall be evaluated at Final Site Plan.

- j. 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 at the property lines.
- k. Prior to Final Site Plan approval, an ingress-egress easement shall be established over the property described in Exhibit B to provide access to the site.

4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order 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 said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

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

(6) This Development Order shall control in the event of any conflict between the terms and conditions of the development order and the terms, conditions, or notes of any site plan or master site plan.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Carlton D. Henley  
Chairman  
Board of County Commissioners

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, Realvest-Monroe CommerCenter III, LLC, on behalf of itself and its 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

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_

By: Realvest Development LLC, its Manager

By: George D. Livingston, Jr., President

**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 George D. Livingston, Jr., who is personally known to me or who has produced \_\_\_\_\_ as identification and who did execute the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

FILE # Z2005-008

DEVELOPMENT ORDER # 5-20500001

EXHIBIT A

**LEGAL DESCRIPTION**

LOT 31 (LESS THE NORTH 360 FEET OF THE EAST 320 FEET OF LOT 31 AND LESS THE NORTH 250 FEET OF THE WEST 140 FEET OF THE NORTH ½ OF LOT 31), FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF ST. JOSEPH'S, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORD OF SEMINOLE COUNTY, FLORIDA, SUBJECT TO RIGHT OF WAY ON NORTH FOR MONROE SCHOOL ROAD AND ON WEST OF ELDER ROAD AS SHOWN ON SAID PLAT, THE CENTER LINE OF SUCH PLATTED ROADS BEING THE LOT BOUNDARY LINES AS DESCRIBED HEREIN

FILE # Z2005-008

DEVELOPMENT ORDER # 5-20500001

EXHIBIT B

**LEGAL DESCRIPTION**

LOT 46 (LESS THE EAST 180 FEET THEREOF) AND LES THE SOUTH 15 FEET THEREOF (FOR ROAD RIGHT-OF-WAY), ALL IN FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF ST. JOSEPH'S ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 7.089 ACRES OR THEREABOUTS.

LOT 47 (LESS THE WEST 174 FEET AND THE NORTH 133.6 FEET OF THE EAST 86 FEET) FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF THE ST. JOSEPH'S, AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 6.927 ACRES OR THEREABOUTS.

FILE # Z2005-008

DEVELOPMENT ORDER # 5-20500001

EXHIBIT C

**LEGAL DESCRIPTION**

ALL LOT 1 & N 27.8 FT OF LOT 2 LEWIS HERALD HOMESITES PB 12 PG 38;

AND

N 133.6 FT OF E 86 FT OF W 260 FT OF LOT 47 ST JOSEPHS PB 1 PG 114

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PCD (PLANNED COMMERCIAL DEVELOPMENT DISTRICT) ZONING CLASSIFICATION THE PCD (PLANNED COMMERCIAL DEVELOPMENT DISTRICT) ZONING CLASSIFICATION; PROVIDING FOR EXCLUSION FROM CODIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Monroe Commerce Center Phase III, PCD Major Amendment."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONINGS.** The zoning classification assigned to the following described property is changed from PCD (Planned Commercial Development) to PCD (Planned Commercial Development):

**See Exhibit A**

**Section 3. EXCLUSION FROM CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this



Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon the date of filing by the Department and recording of Development Order #5-20500001 in the official land records of Seminole County.

ENACTED this 27th day of June, 2006.

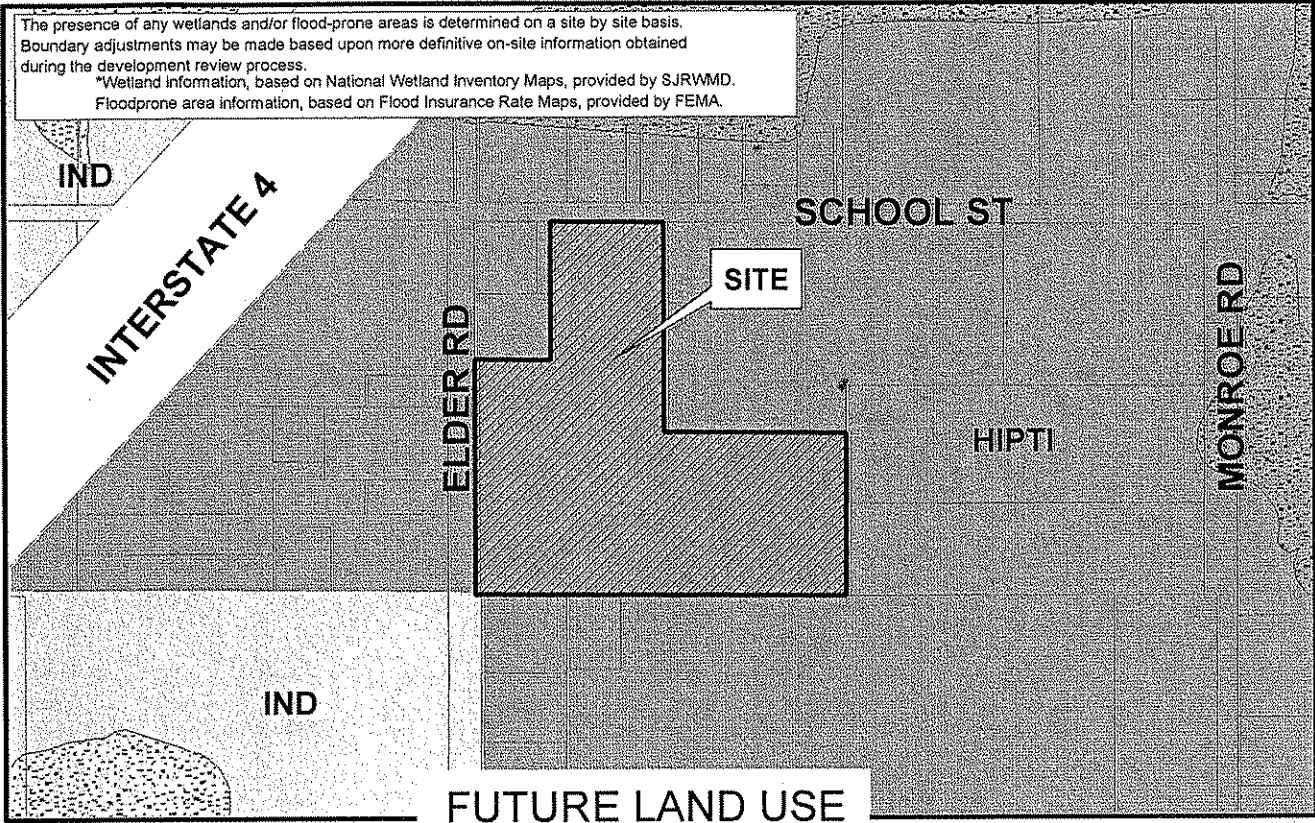
**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA**

By: \_\_\_\_\_  
Carlton D. Henley  
Chairman

**EXHIBIT A**

**LEGAL DESCRIPTION**

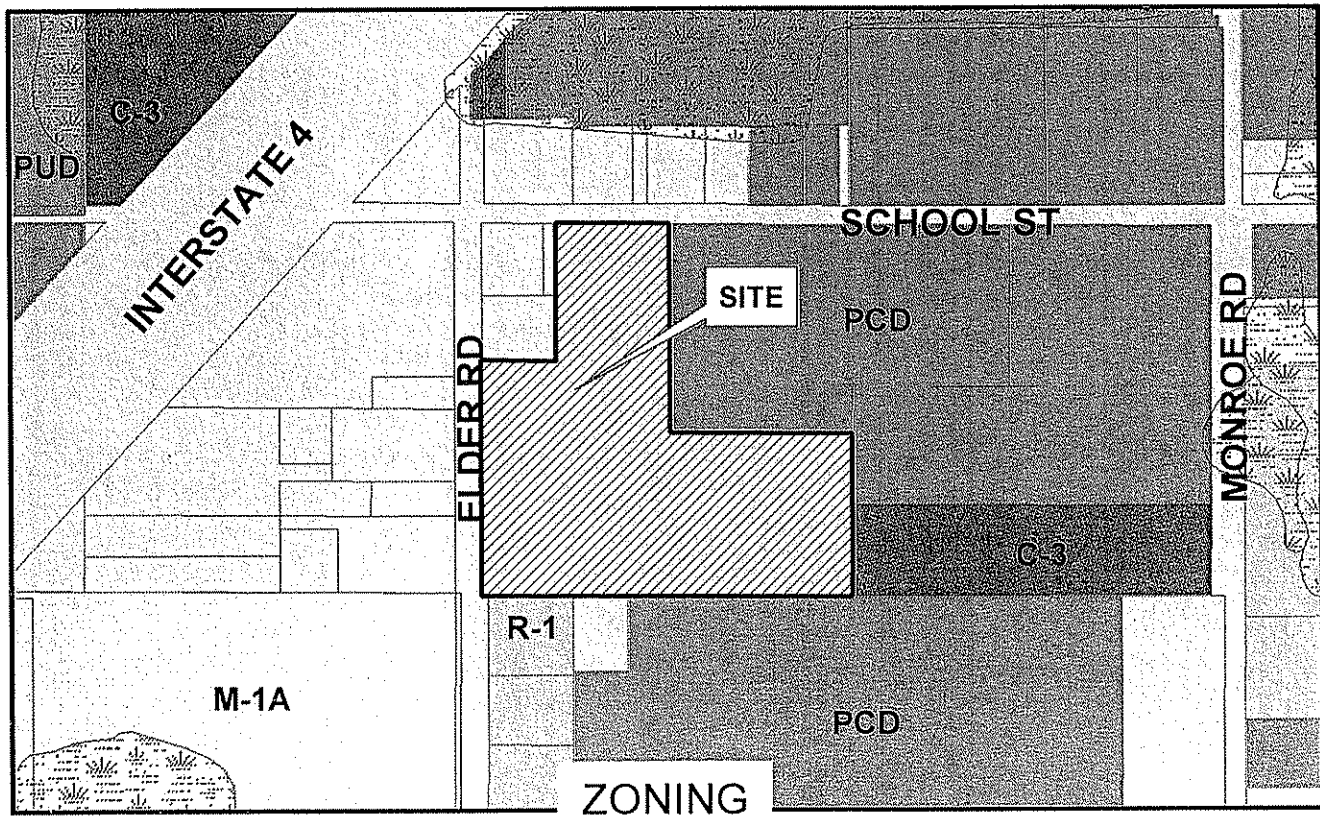
LOT 31 (LESS THE NORTH 360 FEET OF THE EAST 320 FEET OF LOT 31 AND LESS THE NORTH 250 FEET OF THE WEST 140 FEET OF THE NORTH ½ OF LOT 31), FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF ST. JOSEPH'S, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORD OF SEMINOLE COUNTY, FLORIDA, SUBJECT TO RIGHT OF WAY ON NORTH FOR MONROE SCHOOL ROAD AND ON WEST OF ELDER ROAD AS SHOWN ON SAID PLAT, THE CENTER LINE OF SUCH PLATTED ROADS BEING THE LOT BOUNDARY LINES AS DESCRIBED HEREIN



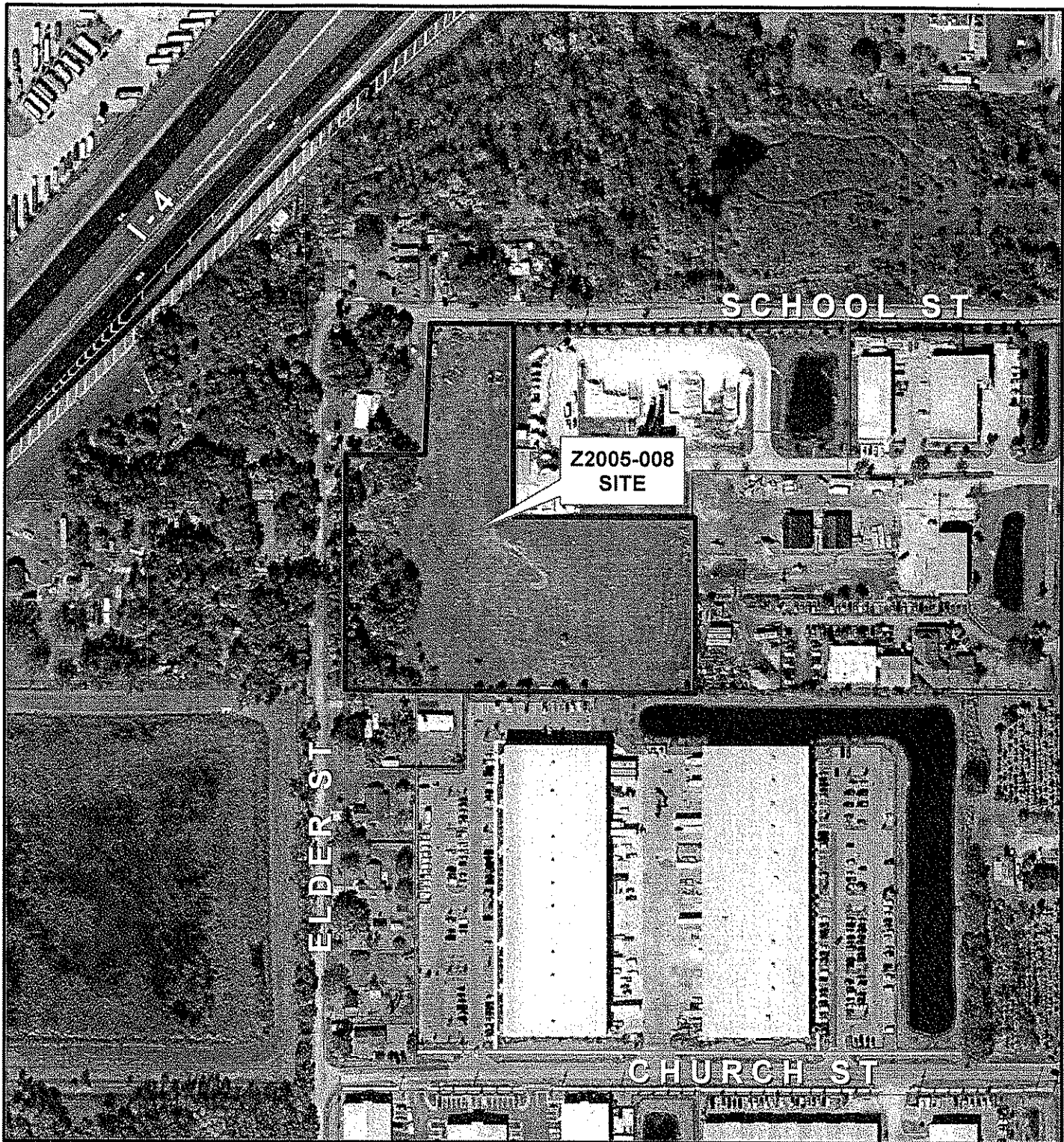
Site   
 IND   
 HIPTI   
 CONS

Applicant: Howard Schieferdecker  
 Physical STR: 16-19-30-5AC-0000-031C  
 Gross Acres: 6.35 +/- BCC District: 5  
 Existing Use: Vacant Industrial General  
 Special Notes: None



	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-008	PCD	PCD



A-1   
 R-1   
 C-3   
 M-1A   
 PCD   
 PUD   
 FP-1   
 W-1

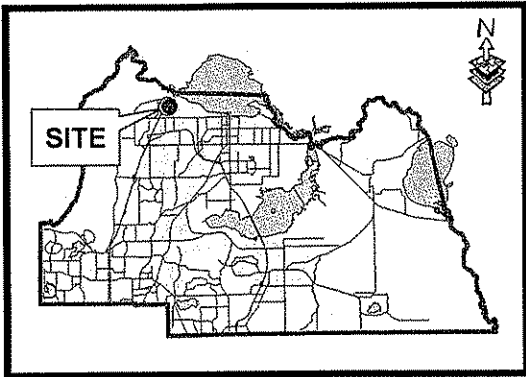


Rezone No: Z2005-008  
From: PCD To: PCD

-  Parcel
-  Subject Property



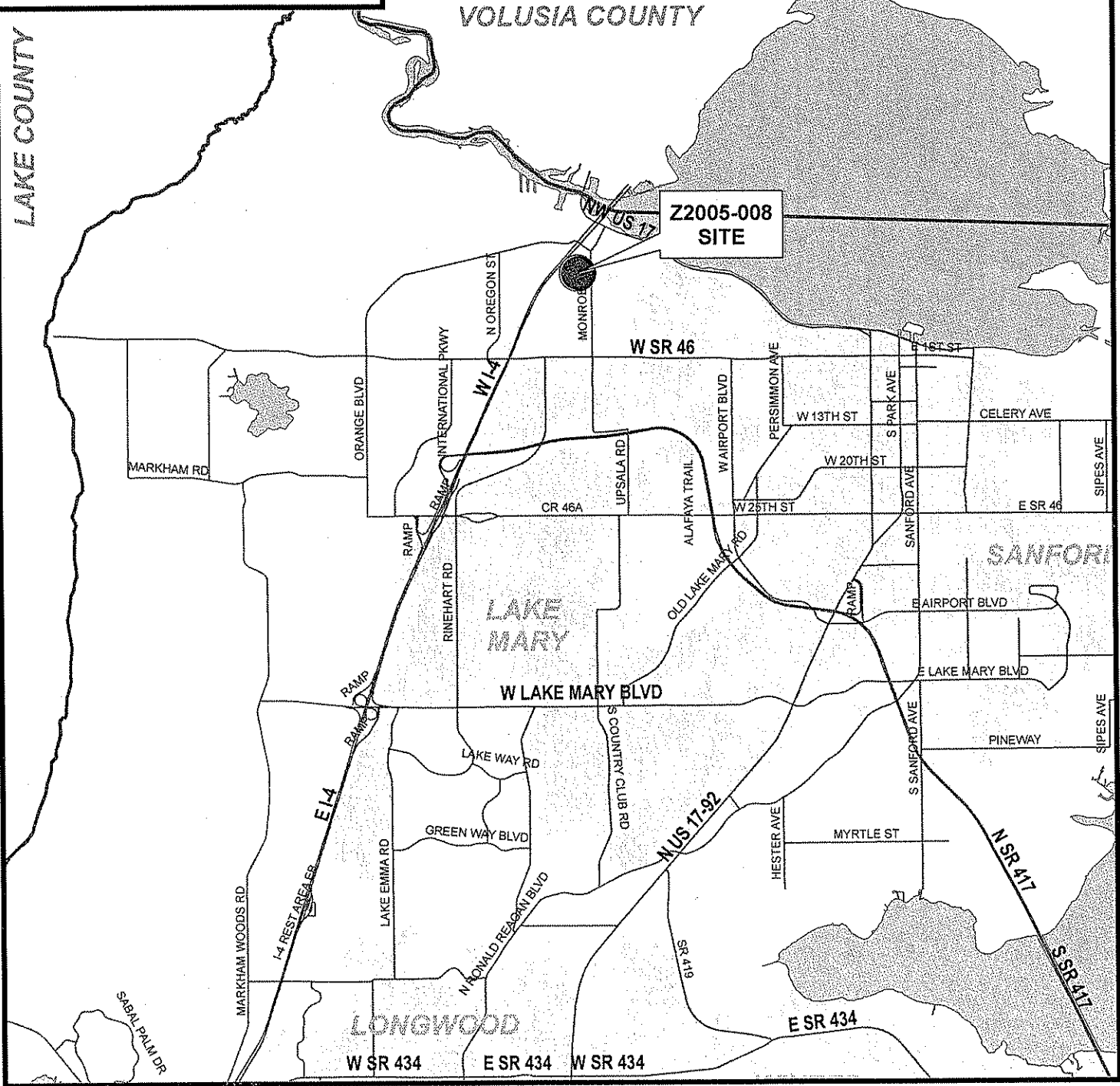
Winter 2006 Color Aerials



VOLUSIA COUNTY

LAKE COUNTY

Z2005-008  
SITE





**MINUTES FOR THE SEMINOLE COUNTY LAND PLANNING AGENCY  
PLANNING AND ZONING COMMISSION  
MAY 3, 2006**

**Members present:** Ben Tucker, Beth Hattaway, Dudley Bates, Matt Brown, Jason Brodeur, Walt Eismann, and Rob Wolf.

**Also present:** Tina Williamson, Principal Coordinator; Michael Rumer, Senior Planner; Jeffrey Hopper, Senior Planner; Benjamin Dunn, Senior Planner; Tony Walter, Planning Manager; Kathleen Furey-Tran, Assistant County Attorney; Brian Walker, Planner; Cynthia Sweet, Planner; Denny Gibbs, Senior Planner; Dan Matthys, Director of Planning and Development; and Candace Lindlaw-Hudson, Senior Staff Assistant.

**Monroe Commerce Center PCD Phase III; Howard Schieferdecker /RealVest Development LLC, applicant; 6.3 ± acres; Major Amendment to a PCD (Planned Commercial Development District); located on the east side of Elder Road, and south of School Street. (Z2005-008)**

Commissioner Carey – District 5  
Jeffrey Hopper, Senior Planner

Jeffrey Hopper stated that the Monroe Commerce Center was an approved PCD that permits office – warehouse uses. The new development would take access through the existing Monroe Commerce Center South site, which fronts on Church Street to the south. The applicant is proposing 4 buildings for a total of 73,650 square feet. This represents an increase of 14,250 square feet of building area over the original plan. The distribution would be approximately 20 % office use and 80% warehouse use. Permitted uses would be those allowed in M-1A and C-3 zoning districts. Prohibited uses would include self-storage, restaurants and motels. An outdoor storage area would be limited to tenants of the development. The site plan shows no direct access to Elder Road on the west. A 25-foot landscape buffer would be located along that frontage. The applicant would also provide a 6-foot masonry wall along residential properties to the northwest and southwest corners of the site. Mr. Hopper stated that staff recommendation was for approval subject to the conditions in the staff report and development order.

Howard Schieferdecker asked about a condition of the development order, on page 2. He said that this project is a “spec building” project. He may have more office in one building and less in another. As long as he stays within the 14,730 square feet of office he would like approval that way. If he has to have 20 % office in each building, he will have to go back for a minor amendment to the PCD. He would like a clarification on this.

Mr. Hopper said that there can be flexibility as to amounts of office per building, having more office in one building and less in another. The issue was for parking, which is generated from office use.

There were no questions or comments from the audience.

Commissioner Tucker reviewed previous terms of the PCD and stated that within 12 months Elder Road would be paved by the county and that the Interstate Industrial Park would also be paving part.

Commissioner Hattaway asked about an extra 5 feet of right-of-way for School Road widening in the future.

Tony Walter said that School Road is scheduled for widening in the future, but the exact date was not known.

**Commissioner Eismann made a motion to recommend approval.**

**Commissioner Wolf seconded the motion.**

**The motion passed 7 – 0.**