

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: VANTAGE POINT PCD FINAL SITE PLAN

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Michael Rumer **EXT.** 7341

Agenda Date <u>8/22/06</u> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. **APPROVE** the Final Site Plan and authorize the Chairman to execute the Developer's Commitment Agreement for the Vantage Point PCD, consisting of 9.38± acres and located on the west side of Monroe Road, approximately one-half mile north of State Road 46, based on staff findings (Jerry Cutrona, applicant); or
2. **DENY** the Final Site Plan for the Vantage Point PCD, consisting of 9.38± acres and located on the west side of Monroe Road, approximately one-half mile north of State Road 46, based on staff findings (Jerry Cutrona, applicant); or
3. **CONTINUE** the request until a time and date certain.

District #5 – Carey

Michael Rumer, Senior Planner

BACKGROUND:

The applicant is seeking Final Site Plan approval for a 2-phase PCD to accommodate a mixture of warehouse and office uses on the site. On December 20, 2005, the Board approved a rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development) on the subject property. The uses permitted on the property are those described in the C-3 Zoning District, excluding automobile sales, car wash, hotels and motels, mobile homes and recreational vehicle sales, paint and body shops, theaters and service stations. Staff finds that the proposed Final Site Plan and Developer's Commitment Agreement provided by the applicant comply with all of the conditions contained in the approved Development Order.

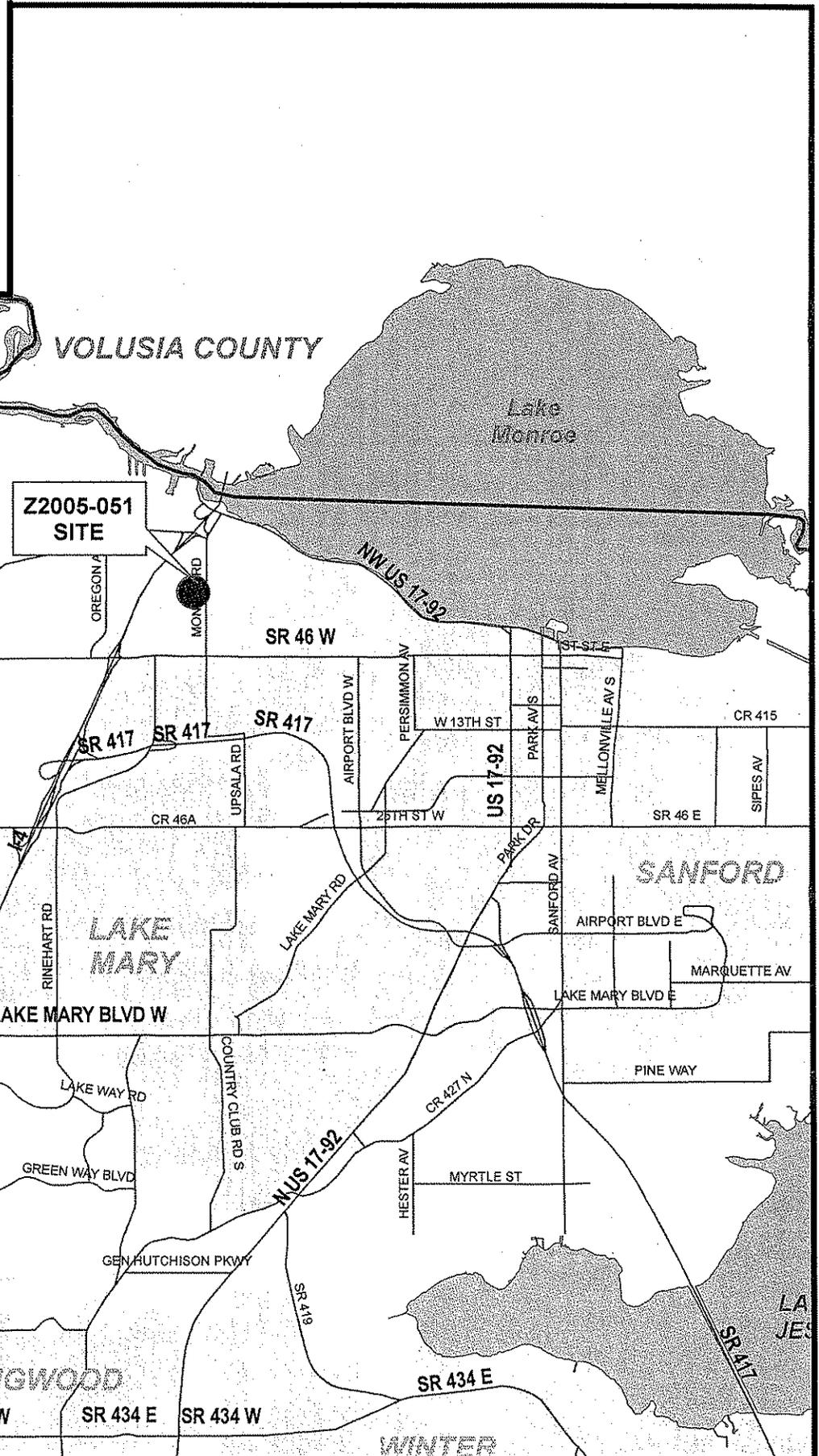
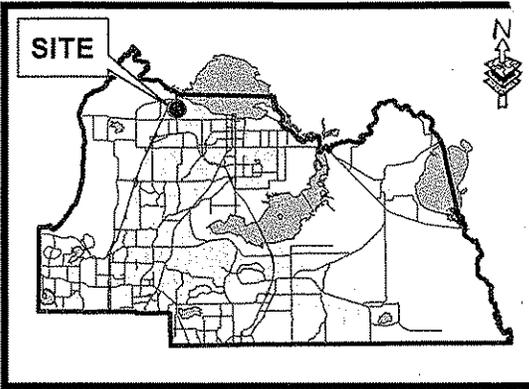
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Final Site Plan and Developer's Commitment Agreement for the Vantage Point PCD,

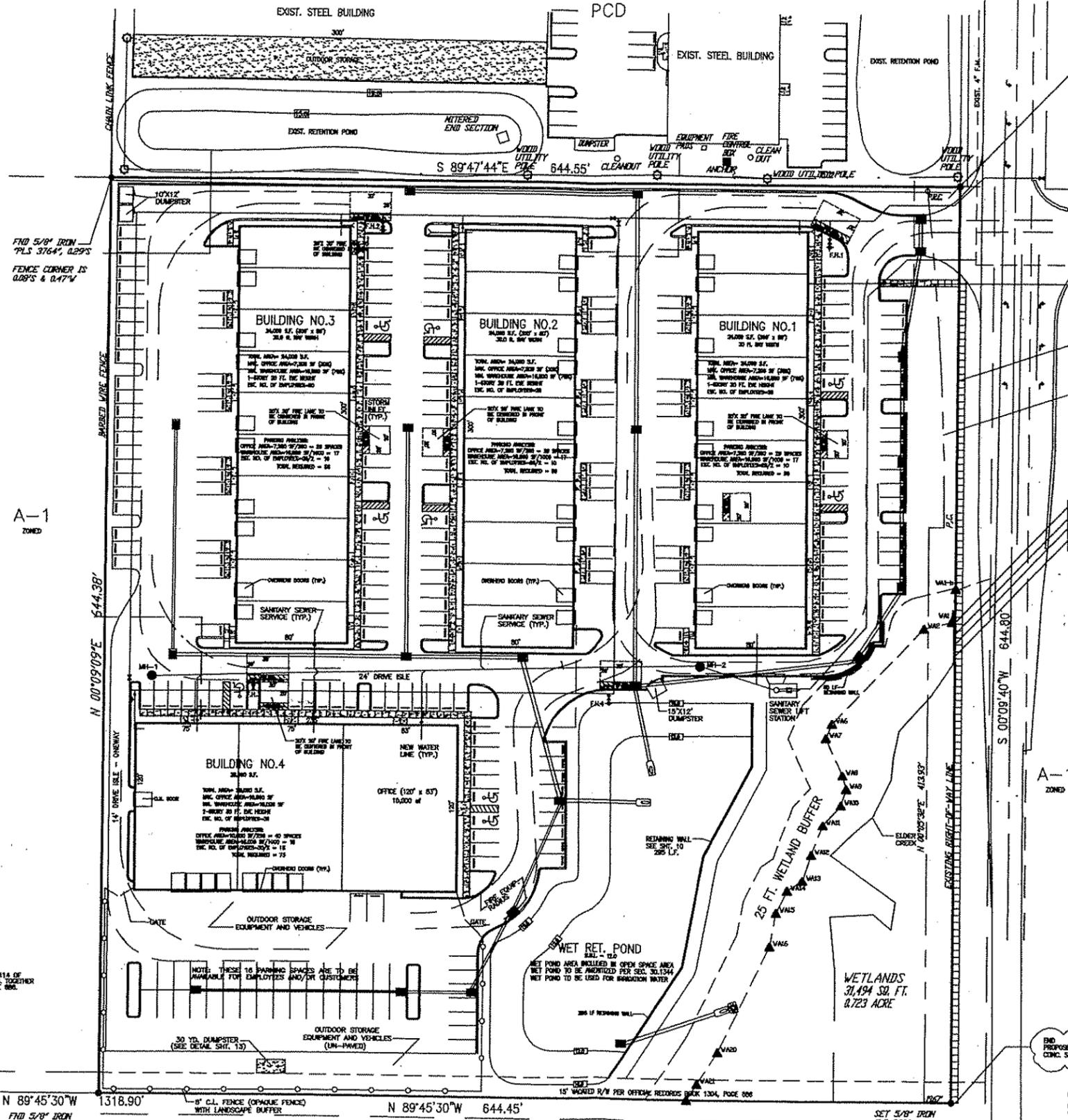
Reviewed by:	<u>KFT</u>
Co Atty:	<u>KFT</u>
DFS:	
Other:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>RPDP09</u>

consisting of 9.38± acres and located on the west side of Monroe Road, approximately one-half mile north of State Road 46, based on staff findings.

Attachments: Location Map
Final Site Plan
Developer's Commitment Agreement
Approved Development Order
December 20, 2005 BCC Meeting Minutes



(MONROE COMMERCE CENTER)



R/W LINE FOR SEMINOLE COUNTY DISTRICT-OF-NO. DEPARTMENT RECORDS (ADDITIONAL R.O.M. TO BE DEDICATED TO SEM. CO.) 12,378 SF

R/W LINE FOR SEMINOLE COUNTY TAX ASSESSOR

R/W LINE FOR SEMINOLE COUNTY DISTRICT-OF-NO. DEPARTMENT RECORDS (ADDITIONAL R.O.M. TO BE DEDICATED TO SEM. CO.)

- PROJECT DATA:**
1. SITE AREA: 408,812 S.F. (9.38 AC) (100%)
 2. AREA TO BE DEDICATED TO SEMINOLE CO. FOR RIGHT OF WAY = 12,378 SF
 3. NET SITE AREA: 396,434 S.F. (9.10 AC) (100%)
 4. BLDG. AREA: 100,000 S.F. (2.30 AC) (25%)
 5. PAVEMENT AREA: 171,888 S.F. (3.94 AC) (43%)
 6. TOTAL IMPERVIOUS AREA: 271,888 S.F. (6.24 AC) (67%)
 7. NET RETENTION POND AREA: 10,850 S.F. (0.25 AC) (3%)
 8. WETLAND AREA: 31,494 S.F. (0.723 AC) (8%)
 9. GREEN AREA: 104,450 S.F. (2.38 AC) (27%)
 10. RES. PARKING: (SEE INDIVIDUAL BUILDING PLOTS)
- PARKING SUMMARY:**
TOTAL REQUIRED PARKING = 241 SPACES
TOTAL PROVIDED PARKING = 241 SPACES

- PROJECT SUMMARY:**
1. REQUEST TO RE-ZONE APPROX. 9.38 AC. FROM A-1 TO PCD FOR WAREHOUSE AND OFFICE USE.
 2. APPLICANT: JERRY CUTRONA, MANAGER, VANTAGE POINT PROPERTIES, LLC, 1120 WOODBURN AVE., ORANGE CITY, FLORIDA 32763, PHONE: 386-773-8320, FAX: 386-773-1826, E-MAIL: jerry.cutrona@vantage.com
 3. PROJECT NAME: VANTAGE POINT COMMERCE CENTER
 4. PROJECT ADDRESS: 370 MONROE ROAD
 5. CURRENT USE: LANDSCAPE NURSERY
 6. MAINTENANCE & MANAGEMENT OF COMMON AREAS TO BE BY MONROE INVESTMENTS, LLC
 7. FIRE PROTECTION BY ON-SITE FIRE HYDRANTS WITH SPRINKLERS.
 8. LANDSCAPING TO MEET OR EXCEED SEMINOLE COUNTY LDC REQUIREMENTS SEC. 30.1230(9)(B)(2)
 9. EXISTING WETLANDS (0.2048 AC) TO REMAIN UNDISTURBED
 10. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM MONROE ROAD.
 11. BUILDING HEIGHTS NOT TO EXCEED 35'.

INTENDED USE OF DEVELOPMENT:

BUILDINGS 1, 2 AND 3 TO BE A LIGHT INDUSTRIAL OFFICE WAREHOUSE (FLEX SPACE) WITH MULTIPLE TENANTS.
BUILDING 4 TO BE NEW FACILITIES FOR GENERAL WORKS, LLC A ROOFING AND SHEET METAL COMPANY.

PROPOSED BUILDING SETBACKS:

FRONT: 25 FEET
REAR: 25 FEET
SIDE: 10 FEET

END PROPOSED 5 FT. CONC. SIDEWALK

Property Appraiser ID Number: 16_19_30_5AC_0000_00A1
Applicant Certificate Number: 16_19_30_5AC_0000_00A2

This approval is subject to specific performance by the Seminole County Land Development Code and any specific amendments to the Code of Ordinances which shall be the responsibility of the applicant to comply with. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies.

PERMITTED SITE USES:
ALL PERMITTED USES AS INDICATED IN THE SEMINOLE COUNTY ZONING REGULATION D-3 DISTRICT AND ANY LIGHT ASSEMBLY USES.

EXCLUDED SITE USES:
AUTOMOTIVE SALES
CAR WASH
HOTELS AND MOTELS
MOBILE HOME AND RECREATIONAL VEHICLE SALES
PAINT AND BODY SHOPS
THEATERS
SERVICE STATIONS
CHANGES IN USES THAT AFFECT THE MIN. PARKING REQUIREMENTS
ANY REQUIRE ADDITIONAL PARKING OR AN AMENDMENT TO THIS PLAN

LEGAL DESCRIPTION
SECTION 21, TOWNSHIP 18 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA
REAL PROPERTY DESCRIPTION:
LOT A, ST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. ALSO BEING 1/2 AC. OF SERVICE ROAD, TOGETHER WITH THE NORTH 1/2 OF VACATED STREET ON SOUTH, PER OFFICIAL RECORDS BOOK 1304, PAGE 886.

NOTE: MAXIMUM OFFICE AREA FOR BUILDINGS 1, 2 AND 3 SHALL NOT EXCEED 30% OF THE TOTAL BUILDING AREA.

AMERICAN CIVIL ENGINEERING CO.
1120 WOODBURN AVE., ORANGE CITY, FLORIDA 32763
PHONE: 386-773-8320
FAX: 386-773-1826
E-MAIL: jerry.cutrona@vantage.com

FINAL SITE PLAN
VANTAGE POINT
SEMINOLE COUNTY, FLORIDA

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

DATE: 4 of 23

RECEIVED AUG 0 1 2006

**VANTAGE POINT PCD FINAL SITE PLAN
DEVELOPER'S COMMITMENTS, CLASSIFICATIONS AND DISTRICT
DESCRIPTION**

On August 22, 2006 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:

1. Legal Description

See attached Exhibit A (the Property).

(The aforementioned legal description has been provided to Seminole County by the Owner of the Property.)

The Final PCD Site Plan, a reduced copy of which is attached hereto as Exhibit B (the Final Site Plan) has been approved by the Board of County Commissioners of Seminole County concurrently with the approval of this Developer's Commitment Agreement.

2. PROPERTY OWNERS

The Property owner is: Vantage Point Properties, LLC

3. STATEMENT OF BASIC FACTS

Total Acreage: 9.38 ± acres

Zoning: P.C.D.

Number of Lots: N/A

4. LAND USE BREAKDOWN

<u>TRACT</u>	<u>LAND USE</u>	<u>AREA (ACRES)</u>	<u>PERCENT</u>
A	ROAD RIGHT-OF-WAY	0.284 AC	3.02%
B	OPEN SPACE/ LANDSCAPE BUFFER	2.193 AC	23.38%
C	RETENTION/OPEN SPACE	0.661 AC	7.05%
D	BUILDINGS (4)	2.296 AC	24.48%
E	PAVEMENT	3.946 AC	42.07%
	TOTAL AREA	9.38 AC	100.00%

10. **DEVELOPMENT COMMITMENTS**

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

- a. All construction to be done according to County approved site plans.
- b. All improvements to Monroe Road are to be constructed by Vantage Point Properties, LLC. Vantage Point Properties, LLC commits to construct the off-site improvements to Monroe Road. Vantage Point Properties, LLC is also aware that Monroe Road is to be improved by Seminole County. If at completion of site construction and time of certificate of occupancy of the Vantage Point project the Monroe Road improvements have commenced by Seminole County, then no improvements to Monroe Road will be made by Vantage Point Properties, LLC.
- c. If at completion of site construction and time of certificate of occupancy of the Vantage Point project the Monroe Road improvements have not commenced by Seminole County, then a construction bond will be provided by Vantage Point Properties, LLC to Seminole County in exchange for a temporary certificate of occupancy until Monroe Road is improved by Seminole County.
- d. If at completion of site construction and time of certificate of occupancy of the Vantage Point project the Monroe Road improvements are not scheduled for construction by Seminole County, then Vantage Point Properties, LLC will construct the improvements to Monroe Road as shown on the approved construction plans for Vantage Point while the temporary certificate of occupancy is in effect.

11. **PUBLIC FACILITIES**

The Owners have received the Notice of Concurrency Review Test Results, Application Number **05-20500009**, dated **September 30, 2005**, evidencing that all Concurrency Review Requirements as provided by Chapter 10, Seminole County Land Development Code, have been satisfied. Among the conditions relating to concurrency public facilities are the following:

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 according to Seminole County and the St. Johns River Water Management District ERP regulations.

FIRE PROTECTION:

Fire protection shall be provided by Seminole County. Fire hydrant shall be located according to Seminole County regulations.

12. STANDARD COMMITMENTS

- a. 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.
- b. The conditions upon which the Developer's Commitment Agreement and related commitments are made are accepted by and agreed to by the Owner of the Property.
- c. This Agreement touches and concerns the 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 Owner of the property has expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.
- d. The terms and provisions of this Agreement are not severable, and in the event any portion of this Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.
- e. 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.

- f. The Owner of the Property has expressly agreed to be bound by and subject to the development conditions and commitments stated above and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the Property.

13. **INTERPRETATION: RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPMENT ORDER**

This Developer's Commitment Agreement is intended to summarize material provisions of the Final Master Plan of the Property approved concurrently herewith by the Board of County Commissioners of Seminole County. In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan, the terms and conditions of the Developer's Commitment Agreement shall control. Furthermore, in the event of a conflict between the terms of the Developer's Commitment Agreement and Development Order Number 05-22000008, the terms of the Developer's Commitment Agreement shall control.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

ATTEST:

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

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
CARLTON D. HENLEY, Chairman

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, Vantage Point, LLC., on behalf of themselves and their heirs, successors, assigns and transferees of any nature whatsoever and consent to, agree with and covenant to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

WITNESSES:

By: _____

Jerry Cutrona
Property Owner

Print Name: _____

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 Jerry Cutrona, who is personally known to me or who has produced _____ as identification and who did take an oath.

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:

EXHIBIT A

LEGAL DESCRIPTION

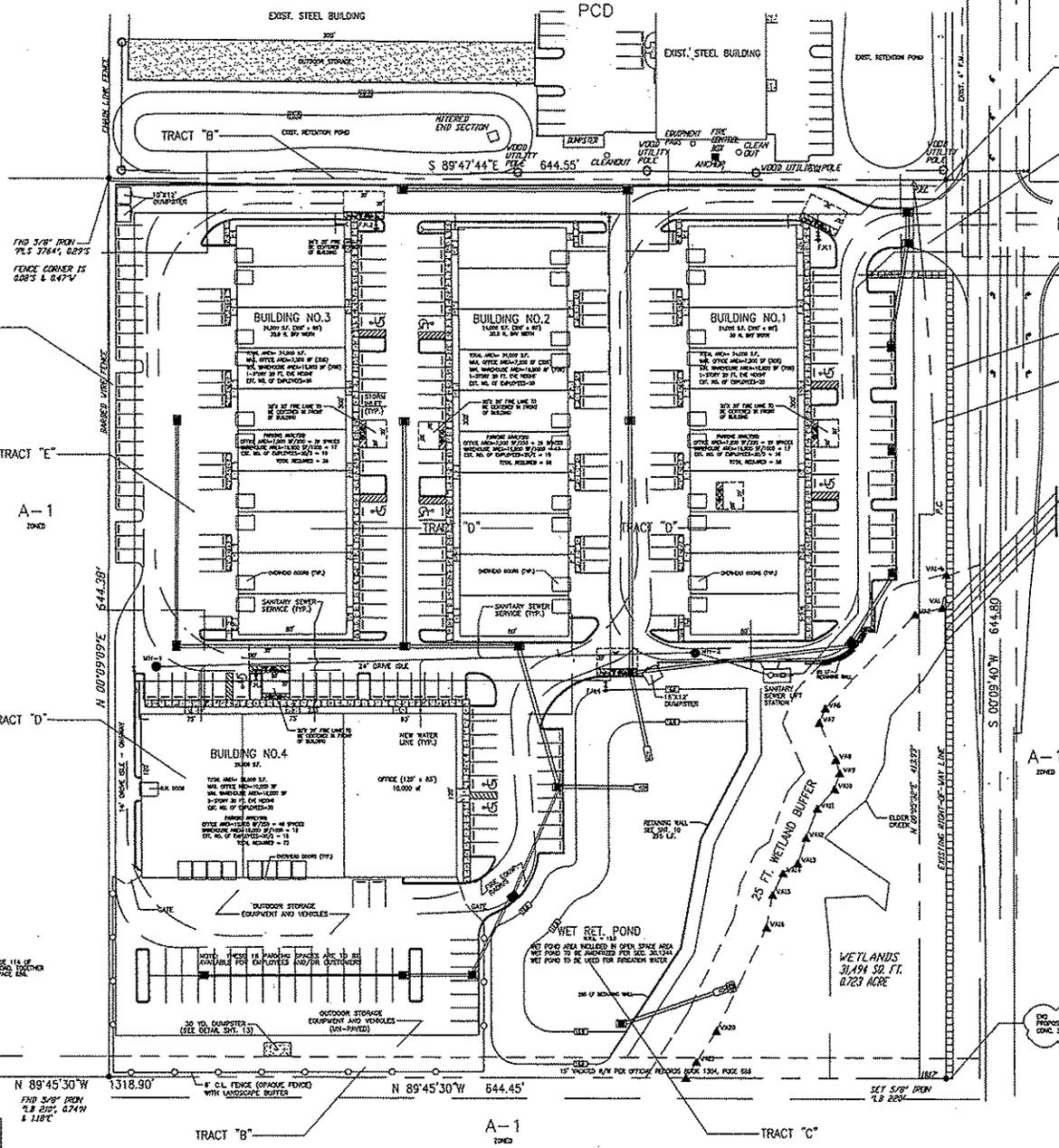
SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY,
FLORIDA

LOT A, ST. JOSEPHS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY,
FLORIDA. LESS RIGHT-OF-WAY FOR MONROE ROAD. TOGETHER WITH THE
NORTH ½ OF VACATED STREET ON SOUTH, PER OFFICIAL RECORDS BOOK
1304, PAGE 686.

EXHIBIT B FINAL SITE PLAN

(MONROE COMMERCE CENTER)

North



1/4" LINE PER SEMINOLE COUNTY RIGHT-OF-WAY
COUNTY RECORDS
(OPTIONAL ROW TO BE
DEDICATED TO SOA CO.)
SCALE: 1" = 40'

MARONDA WAY
DIST. 4" FAL
PEDESTRIAN CONNECTION
A-1 ZONED
1/4" LINE PER SEMINOLE COUNTY RIGHT-OF-WAY
COUNTY RECORDS
(OPTIONAL ROW TO BE DEDICATED TO SOA CO.)

- PROJECT DATA:**
1. SITE AREA: 0.8414 AC (37,338 SQ FT)
 2. AREA TO BE DEDICATED TO SEMINOLE CO. FOR RIGHT OF WAY = 12,314 SF
 3. NET SITE AREA: 354,244 SF. (8,098 AC) (100%)
 4. BUILD. AREA: 100,000 SF. (2,283 AC) (28%)
 5. PAVEMENT AREA: 171,854 SF. (3,948 AC) (45%)
 6. TOTAL IMPROVING AREA: 271,854 SF. (6,242 AC) (73%)
 7. NET RETENTION POND AREA: 18,000 SF. (0.413 AC) (5%)
 8. RETAINED AREA: 31,474 SF. (0.723 AC) (4%)
 9. EXIST. AREA: 104,404 SF. (2,381 AC) (12%)
 10. NET PAVING: (SEE INDIVIDUAL BUILDING PLANS)
- PARKING SPACES:**
TOTAL PROPOSED PAVING = 241 SPACES
TOTAL PROVIDED PAVING = 241 SPACES

- PROJECT SUMMARY:**
1. REQUEST TO RE-ZONE APPROX. 0.36 AC FROM A-1 TO PCD FOR WAREHOUSE AND OFFICE USE.
 2. APPLICANT: JERRY PATRICK, MANAGER, VANTAGE POINT PROPERTIES, LLC, 1110 WOODBURN AVE., GAINESVILLE, FLORIDA 32603, PHONE: 352-773-5120, FAX: 352-773-1000, E-MAIL: jerry@vantageproperties.com
 3. PROJECT NAME: VANTAGE POINT COMMERCE CENTER
 4. PROJECT ADDRESS: 370 MONROE ROAD
 5. CURRENT USE: LANDSCAPE NURSERY
 6. MAINTENANCE & MANAGEMENT OF COMMON AREAS TO BE BY: MONROE INVESTMENTS, LLC
 7. FIRE PROTECTION BY ON-SITE FIRE HYDRANTS WITH SPRINKLERS.
 8. LANDSCAPING TO MEET OR EXCEED SEMINOLE COUNTY LDC RECOMMENDATIONS SEC. 30.133(3)(b)(2)
 9. EXISTING WETLANDS (0.6194 AC) TO REMAIN UNDISTURBED
 10. ALL MECHANICAL EQUIPMENT TO BE SITED FROM MONROE ROAD.
- (1) BUILDING HEIGHT NOT TO EXCEED 30'

INTENDED USE OF DEVELOPMENT:
BUILDINGS 1, 2 AND 3 TO BE A LIGHT INDUSTRIAL OFFICE WAREHOUSE, (PLUS SPACES WITH MAXIABLE FLEXIBILITY).
BUILDING 4 TO BE NEW FACILITIES FOR GENERAL WORKS, LLC A ROOFING AND SHEET METAL COMPANY.

PROPOSED BUILDING SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 10 FEET
DC PROPOSED 3 FT. (SEE SCALE)

Project Number: 16-19-30-SAC-0000-00A1
Revised: 16-19-30-SAC-0000-00A2

Prepared by: American Civil Engineering Co., Inc.
Checked by: [Signature]
Date: [Date]

PERMITTED SITE USES:
ALL PERMITTED USES AS INDICATED IN THE SEMINOLE COUNTY ZONING REGULATORY C-3 DISTRICT AND ANY LOCAL ASSEMBLY USES.

EXCLUDED SITE USES:
AUTOMOBILE SALES
CAR WASH
HOTELS AND MOTELS
MOBILE HOME AND RECREATIONAL VEHICLE SALES
FLORAL AND BODY SHOPS
TANNERS
SERVICE STATIONS
CHANGES IN USES THAT AFFECT THE AIR POLLUTION REQUIREMENTS MAY REQUIRE ADDITIONAL PERMITS OR AN AMENDMENT TO THIS PCD.

LEGAL DESCRIPTION:
SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA
REAL PROPERTY DESCRIPTION:
BEING A 0.8414 AC. PORTION OF COUNTY TRACT 16-19-30-0000-00A1, BEING THE MONROE ROAD CENTER WITH THE NORTH 1/2 OF VICTORY STREET ON SOUTH, PER OFFICE RECORDS BOOK 1304, PAGE 628.

NOTE: MAXIMUM OFFICE AREA FOR BUILDINGS 1, 2 AND 3 SHALL NOT EXCEED 30% OF THE TOTAL BUILDING AREA.

DATE	DESCRIPTION
11/15/16	ISSUED FOR PERMIT REVIEW
12/15/16	ISSUED FOR PERMIT REVIEW
1/15/17	ISSUED FOR PERMIT REVIEW
2/15/17	ISSUED FOR PERMIT REVIEW
3/15/17	ISSUED FOR PERMIT REVIEW
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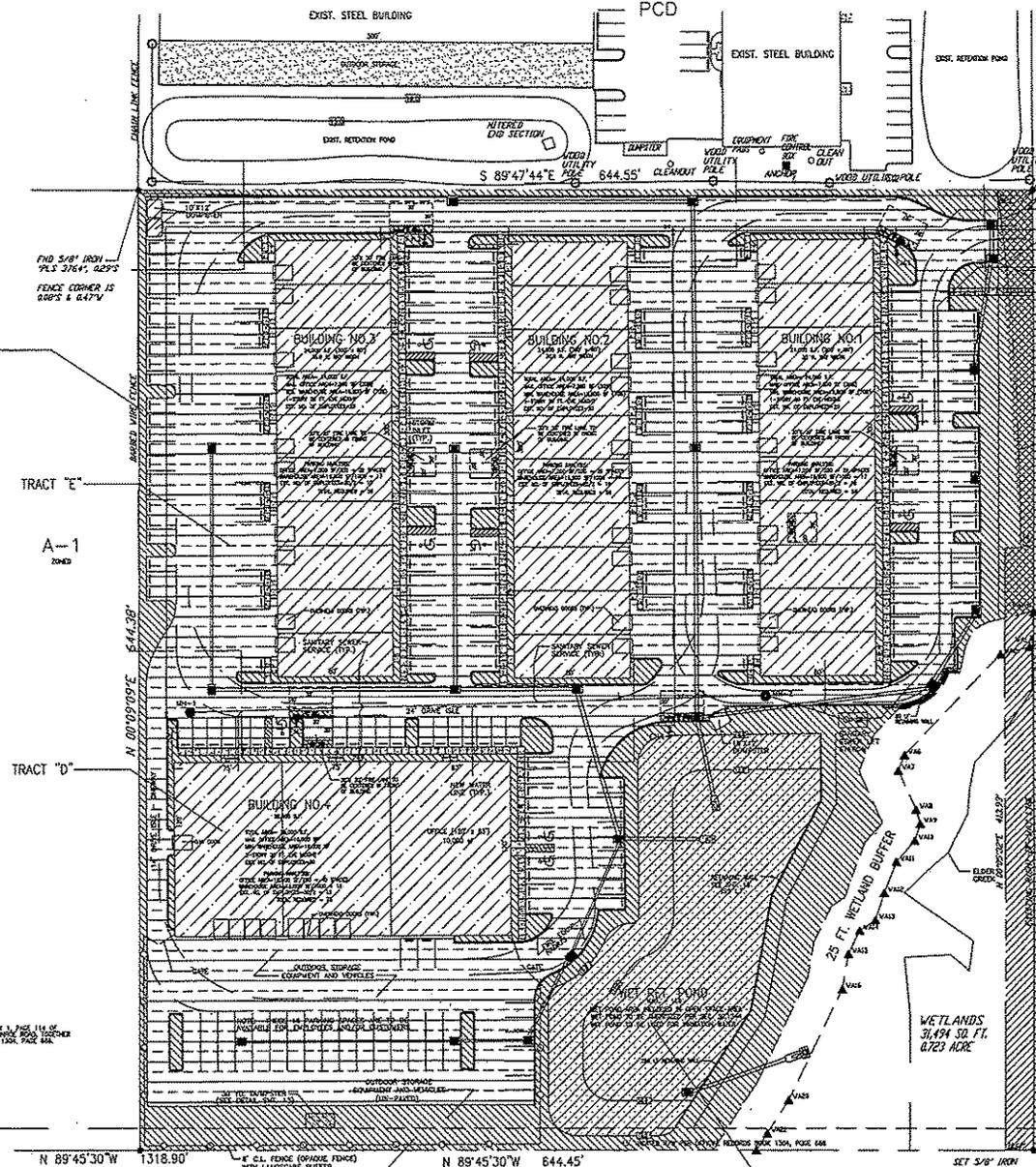
EXHIBIT B FINAL SITE PLAN

(MONROE COMMERCE CENTER)

North



- = TRACT "A"
R.O.W.
- = TRACT "B"
L.S. BUFFER
- = TRACT "C"
RETENTION
- = TRACT "D"
BUILDINGS
- = TRACT "E"
PAVEMENT



8" LINE PER SEMINOLE COUNTY PART-OF-WAY (ADDITIONAL B.O.W. TO BE DEDICATED TO S.W.A. CO.) 12.78'

TRACT "A"

EXIST. 10' R.O.W.

MARONDA WAY

EXIST. 4' F.A.

PEDESTRIAN CONNECTION

A-1 ZONED

8" LINE PER SEMINOLE COUNTY EX ASSESSOR

8" LINE PER SEMINOLE COUNTY PART-OF-WAY (ADDITIONAL B.O.W. TO BE DEDICATED TO S.W.A. CO.)

PROJECT DATA:

- SITE AREA: 68,412 SQ. FT. (1.56 AC) (100%)
 - AREA TO BE DEDEDICATED TO SEMINOLE CO. FOR B.O.W. OF HWY = 12,274 SF
 - NET SITE AREA: 56,138 SQ. FT. (1.27 AC) (100%)
 - BLDG. AREA: 10,000 SQ. FT. (0.23 AC) (15%)
 - RETIEN. AREA: 171,826 SQ. FT. (3.94 AC) (25%)
 - TOTAL IMPROVED AREA: 271,826 SQ. FT. (6.24 AC) (85%)
 - NET RETENTION POND AREA: 18,650 SQ. FT. (0.43 AC) (28%)
 - WETLAND AREA: 31,494 SQ. FT. (0.72 AC) (46%)
 - GRASS AREA: 194,436 SQ. FT. (4.45 AC) (72%)
 - SEE FLOOR PLANS (SEE INDIVIDUAL BUILDING PLANS)
- PARKING SUMMARY:**
TOTAL REQUIRED PARKING = 241 SPACES
TOTAL PROVIDED PARKING = 241 SPACES

PROJECT SUMMARY:

- CONVERT TO DE-TOWN APPROX. 9:30 AM FROM A-1 TO PCU FOR WAREHOUSE AND OFFICE USE.
- APPLICANT: JERRY DUFFIN, MANAGER
VANGAGE POINT PROPERTIES, LLC
1120 WOODBRIDGE AVE.
ORLANDO, FL, FLORIDA 32838
PHONE: 352-772-4330
FAX: 352-772-1565
E-MAIL: jerry@vantagepointproperties.com
- PROJECT NAME: VANGAGE POINT COMMERCE CENTER
- PROJECT ADDRESS: 370 MARONDA ROAD
- CURRENT USE: LANDSCAPE MAINTENANCE
- MAINTENANCE & MANAGEMENT OF COMMON AREAS TO BE BY MARONDA INVESTMENTS, LLC
- FIRE PROTECTION BY ON-SITE FIRE HYDRANTS WITH SPRINKLERS.
- LANDSCAPING TO BE ON EXISTING SEMINOLE COUNTY LOC REQUIREMENTS ACC. 30.123(0)(0)(3)
- EXISTING WETLANDS (0.2049 AC) TO REMAIN UNDISTURBED
- ALL MECHANICAL EQUIPMENT TO BE SITED FROM MARONDA ROAD.
- EXISTING WETLANDS NOT TO BE EXCEED 30'

INTENDED USE OF DEVELOPMENT:

BUILDINGS 1, 2 AND 3 TO BE A LIGHT INDUSTRIAL OFFICE WAREHOUSE VEHICLE SPACES WITH MULTIPLE TONNAGE. BUILDING 4 TO BE NEW FACILITIES FOR GENERAL WORKS, LLC A ROOFING AND SHEET METAL COMPANY.

PROPOSED BUILDING SETBACKS:

- FRONT: 25 FEET
- REAR: 25 FEET
- SIDE: 10 FEET

PROPOSED 5 FT. CONC. STRIP

Priority Applicant ID Number: **16.19.30.SAC.0000.00A1**
 Building Plan Identification: **16.19.30.SAC.0000.00A2**
 Parcel ID: **16.19.30.SAC.0000.00A2**

This document is subject to public review in the Seminole County Land Development Code and the applicant shall be responsible for providing the necessary information to the County to ensure compliance with all applicable laws and regulations. The applicant shall be responsible for providing the necessary information to the County to ensure compliance with all applicable laws and regulations. The applicant shall be responsible for providing the necessary information to the County to ensure compliance with all applicable laws and regulations.

- PERMITTED SITE USES:**
ALL PERMITTED USES AS INDICATED IN THE SEMINOLE COUNTY ZONING REGULATIONS 0-1 DISTRICT AND ANY VARIANT ASSIGNMENT USES.
- EXCLUDED SITE USES:**
ADULTERATE SALES
CAR WASH
HOTELS AND MOTELS
MOBILE HOME AND RECREATIONAL VEHICLE SALES
PARK AND BODY SHOPS
PUBS
SERVICE STATIONS
CHANGES IN USES THAT AFFECT THE MAX. PARKING REQUIREMENTS MAY REQUIRE ADDITIONAL PARKING ON AN AMENDMENT TO THE PLAN.

LEGAL DESCRIPTION
SECTION 11, TOWNSHIP 18 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA
REAL PROPERTY DESCRIPTION:
SEE A & B PLANS, REFERRING TO THE PLAN NUMBER AS RECORDED IN PUBLIC BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THIS SITE IS PART OF THE MARONDA ROAD TRACTS WITH THE NORTHERLY 1/2 OF VACATED STREET ON SOUTH, FOR OFFICIAL RECORDS BOOK 1304, PAGE 648.

NOTE: MAXIMUM OFFICE AREA FOR BUILDINGS 1, 2 AND 3 SHALL NOT EXCEED 30% OF THE TOTAL BUILDING AREA.

AMERICAN CIVIL ENGINEERING CO.
370 E. PALM BLVD., SUITE 200, ORLANDO, FL 32801
CLARENCE
SEMINOLE COUNTY, FLORIDA
DATE: 4/23

FILE # Z2005-051

DEVELOPMENT ORDER # 5-20500009

SEMINOLE COUNTY DEVELOPMENT ORDER

On December 20, 2005, Seminole County issued this 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: JESSE S. HAYS

Project Name: VANTAGE POINT

Requested Development Approval: Rezoning from A-1 (Agriculture) zoning classification to 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: BRIAN NELSON
1101 East First Street
Sanford, Florida 32771

2006038237
MIRYANNE MORSE, CLERK OF CIRCUIT COURT RETURN TO SANDY MCCANN 08152 Pgs 1753 - 1757; (5pgs) RECD 03/09/2006 09:17:06 AM
REC FEES 44.00, RECD BY L Woodley

BK 330 Pg 1216.1

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. Allowable uses shall be those described in the C-3 Zoning District, excluding the following:
 - Automobile sales
 - Car wash
 - Hotels and motels
 - Mobile homes and recreational vehicle sales
 - Paint and body shops
 - Theaters
 - Service stations

Changes in uses that affect the minimum parking requirements may require additional parking or require an amendment to this PCD.

- b. The developer shall comply with all active/passive buffer requirements as outlined in Section 30.1232 of the Land Development Code.
- c. Use of the outdoor storage area shall only be allowed for the tenant of Building "2". Outdoor storage for Building "2" shall not allow storage of materials within parking spaces or driveway aisles. A 6-foot chain link fence shall surround this area. This area shall be screened, landscaped, and irrigated so as not to be seen from Monroe Road or adjacent properties. The stacking of stored material in this area shall not exceed 6 feet in height.
- d. Total floor area shall be 100,000 square feet and shall be limited as follows:

<i>Building</i>	<i>Office</i>	<i>Warehouse</i>
#1 and #2	17,200 s.f.	34,800 s.f.
#3 and #4	14,400 s.f.	33,600 s.f.
Totals	31,600 s.f.	68,400 s.f.

Any increase in office area shall require a minor amendment to the PCD to ensure adequate parking on the site.

- e. Required building and accessory setbacks shall be 25 feet from Monroe Road and 10 feet from all other property lines.
- f. Maximum building height shall be 35 feet.
- g. 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

BK 330 Pg 12/6.2

- of the pond permitted. Amenities shall be consistent with light industry facilities such as picnic tables and additional landscaping around the retention area.
- h. 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.
 - j. The developer shall dedicate additional right-of-way along the property frontage on Monroe Road. Right-of-way required for the dedication will vary from approximately 20-feet on the south end of the parcel to 33-feet on the north end and will be verified at Final Site Plan approval.
 - k. Per Chapter 30.1233 (d) of the Land Development Code, the developer shall establish, if feasible, a cross-access easement with the parcel immediately north of the subject property to provide for internal connection between the two parcels and minimize the need for additional curb-cuts along Monroe Road.

(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.

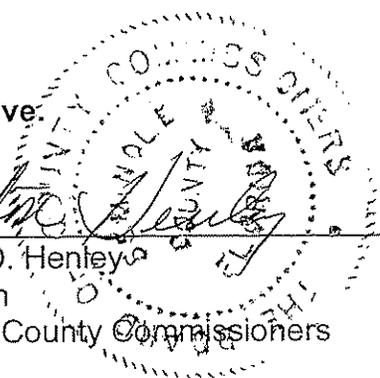
(6) This Development Order shall control in the event of any conflict between the terms and conditions of the development order and the terms, conditions, or notes of any site plan or master site plan.

Done and Ordered on the date first written above:

By: _____

Carlton D. Henley

Carlton D. Henley
Chairman
Board of County Commissioners



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Vantage Point Properties, L.L.C., 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.

Kathleen D. Alamo

Witness

Kathleen D. Alamo

Print Name

Jerry Cutrona

By:

By: Jerry Cutrona

Vantage Point Properties, L.L.C.

STATE OF FLORIDA

COUNTY OF SEMINOLE

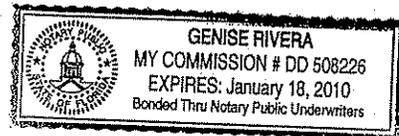
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jesse S. Hays, who is personally known to me or who has produced _____ as identification and who did execute the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of FEBRUARY, 2008.

Genise Rivera

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:



FILE # Z2005-051

DEVELOPMENT ORDER # 5-20500009

EXHIBIT A

LEGAL DESCRIPTION

SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

LOT A, ST. JOSEPHS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR MONROE ROAD. TOGETHER WITH THE NORTH ½ OF VACATED STREET ON SOUTH, PER OFFICIAL RECORDS BOOK 1304, PAGE 686.

BOARD OF COUNTY COMMISSIONERS

SEMINOLE COUNTY, FLORIDA

DECEMBER 20, 2005

The following is a non-verbatim transcript of the **BOARD OF COUNTY COMMISSIONERS MEETING OF SEMINOLE COUNTY, FLORIDA**, held at 9:35 a.m., on Tuesday, December 20, 2005, in the **SEMINOLE COUNTY SERVICES BUILDING** at **SANFORD, FLORIDA**, the usual place of meeting of said Board.

Present:

Chairman Carlton Henley (District 4)
Vice Chairman Bob Dallari (District 1)
Commissioner Randy Morris (District 2)
Commissioner Brenda Carey (District 5)
County Manager Kevin Grace
County Attorney Robert McMillan
Deputy Clerk Eva Roach

Absent: Commissioner Dick Van Der Weide

**REQUEST TO REZONE FROM A-1 TO
PCD, JERRY CUTRONA**

Proof of publication, as shown on page _____, calling for a public hearing to consider a request to rezone from A-1 (Agriculture) to PCD (Planned Commercial Development District) for a 9.52 acre site located on the west side of Monroe Road, approximately one-half mile north of SR 46, Jerry Cutrona, received and filed.

Planner, Brian Nelson, addressed the Board to present the request, advising the applicant is requesting the rezoning in order to develop a mixture of warehouse and office uses on the site. The proposed master plan indicates that the site will contain a total of 100,000 square feet and be developed in two phases. Phase 1 will consist of Buildings #1 and #2 containing 17,200 square feet of office and 34,800 square feet of warehouse space. Phase 2 will consist of 14,400 square feet of office space and 33,600 square feet of warehouse space. He further advised the staff recommends approval of the request based on the staff findings, the Preliminary Site Plan and subject to the conditions in the Development Order.

No one spoke in support or in opposition.

Motion by Commissioner Carey, seconded by Commissioner Morris to adopt Ordinance #2005-51, as shown on page _____, approving rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District) for a 9.52 acre site located on the west side of Monroe Road, approximately one-half mile north of SR 46, as described in the proof of publication, Jerry Cutrona; and authorize the Chairman to execute Development Order, as shown on page _____, for same.

Districts 1, 2, 4 and 5 voted AYE.