

ATTACHMENTS:

Location Map

Aerial

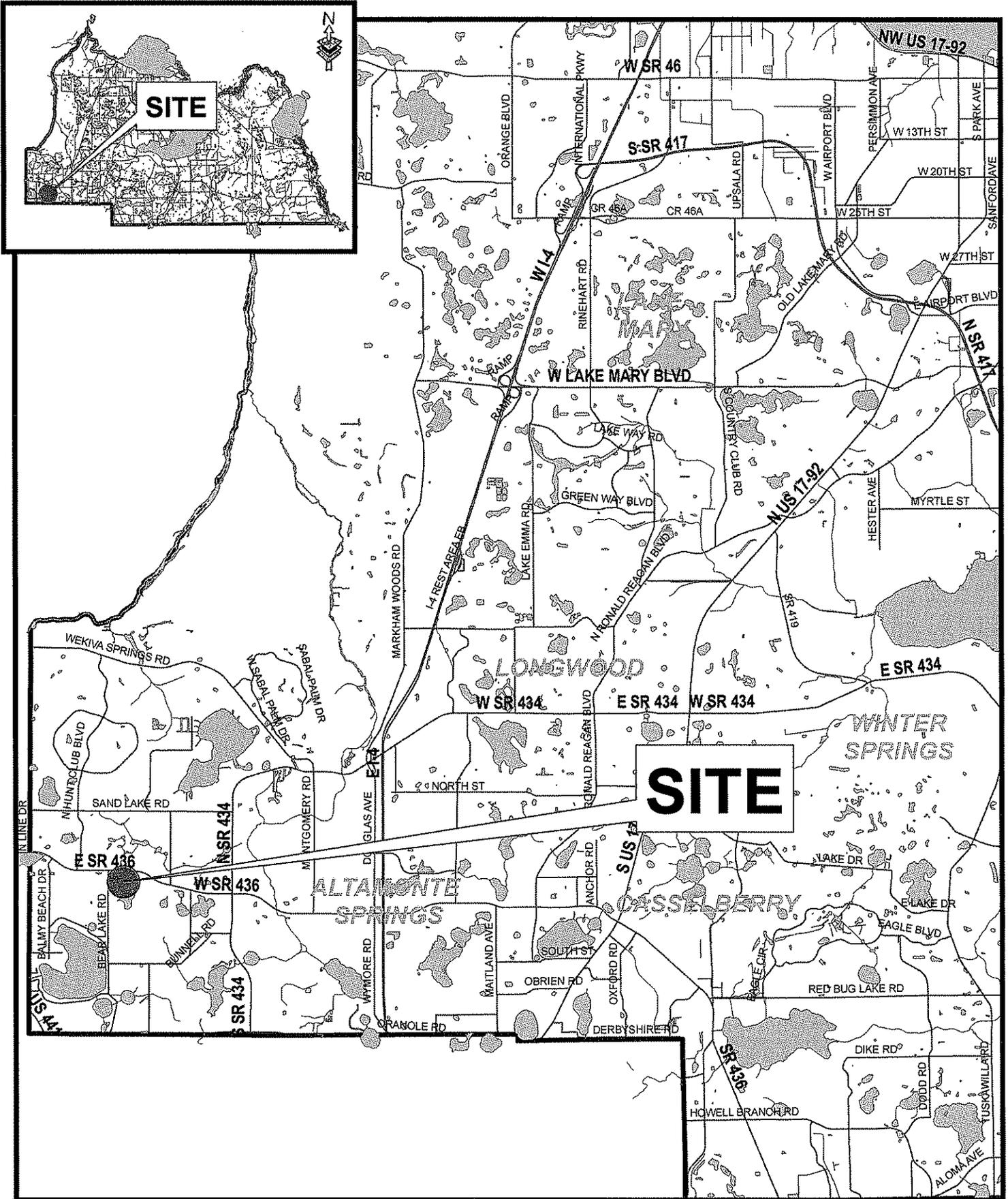
Final Site Plan

Addendum #4 to the Developer's Commitment Agreement

Addendum #3 to the Developer's Commitment Agreement

Addendum #2 to the Developer's Commitment Agreement

Developer's Commitment Agreement



filename: L:/projects/p&z/2008/GIS/staff_report_pkgs/sitemaps_large/22006-0**sitemap.mxd ***/06

Fire Station 13



Fire Station 13



SEAL

CONSULTANT

REVISIONS

30% SUBMITTAL	1-20-05
60% SUBMITTAL	2-24-05
95% SUBMITTAL	5-5-05
PER COUNTY COMMENTS	8-11-05
BID & CONSTRUCT	11-17-05
FDOT COMMENTS	1-26-06
100% SET	2-16-06
BID DOCUMENTS	3/31/06
REVISED PER SRI	5-21-06
REVISED PER SRI	8-29-06
FINAL BID SET	9-5-06

PROJECT NAME
Fire Station 13
 Department of Public Safety
 Seminole County, Florida

100% CONSTRUCTION DOCUMENTS

DATA

DATE	16 FEBRUARY, 2006
DESIGN	SRI
DRAWN	
CHECKED	W.S. - J.R. - M.G.
CADD FILE	
SCALE	

PROJECT NUMBER

03014

DRAWING NUMBER

C100



TRAFFIC SIGNALIZATION NOTES:

1. PROJECT REQUIRES INSTALLATION OF EMERGENCY SIGNAL @ SR 436 PER FDOT AND SEMINOLE COUNTY REQUIREMENTS

SITE DEVELOPMENT NOTES

- TRAFFIC MARKINGS
 - ALL DRIVEWAYS EXITING ONTO ANY PUBLIC OR PRIVATE STREET MUST HAVE A TRAFFIC CONTROL DEVICE (30" STOP SIGN MOUNTED 7' ABOVE THE PEDESTRIAN VEHICLE TRAVELWAY (MEASURED FROM BOTTOM OF SIGN) AND THROUGHOUT THE SITE AS NECESSARY FOR SAFETY.
 - ALL SIGN INSTALLATIONS SHALL COMPLY WITH SIZE, LOCATION AND HEIGHT (7') AS OUTLINED IN THE "MUTCD."
 - PAVEMENT MARKINGS - GENERAL PRINCIPLES (SECTION 3A-5):
 - PARKING LOT PAVEMENT MARKINGS SHALL BE WHITE (DIRECTIONAL ARROWS, STOP BARS, LINES DESIGNATING PARKING SPACES AND HANDICAPPED PARKING SYMBOLS).
 - ALL HANDICAPPED PARKING SPACES MUST BE LEGALLY SIGNED WITH ONE REGULATION HANDICAP SIGN AND ONE BLUE PAVEMENT MARKING SYMBOL PER SPACE.
 - A 24" STOP BAR SHALL BE PROVIDED AT ALL POINTS OF EGRESS IN CONFORMANCE WITH FDOT #17346, DRAWING #3 OF B.
 - ARROWS AND DIVIDING LINES IN CONFORMANCE WITH FDOT #17346, DRAWING 1 OF B.
- CONSTRUCT HANDICAP RAMPS WITHIN R/W IN ACCORDANCE WITH FDOT INDEX NO. 0304.
- ARROWS, DIVIDING LINES, STOP BARS SHALL BE IN CONFORMANCE WITH FDOT #17346.
- ALL WORK WITHIN THE R/W SHALL COMPLY WITH SEMINOLE COUNTY AND FDOT STANDARDS. THE CONTRACTOR SHALL APPLY FOR A R/W UTILIZATION PERMIT PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.
- CONTRACTOR TO REMOVE EXISTING CURBING TO THE NEAREST JOINT AND REPLACE, IN KIND, TO THE EXISTING LINE AND GRADE.
- CONTRACTOR IS TO VERIFY CONCRETE PAD DIMENSIONS FOR LP TANK PRIOR TO CONSTRUCTION.

GEOMETRY NOTES

- ALL SURVEY DATA USED AND CONDITIONS ASSUMED TO BE PRESENT IN PREPARATION OF THESE PLANS WAS PROVIDED BY LAND TECH.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL VERTICAL AND HORIZONTAL CONTROL POINTS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES SHOULD BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SURVEYOR OF THE CONDITION IN WRITING PRIOR TO COMMENCING HIS CONSTRUCTION ACTIVITIES.
- ALL PAVEMENT OFFSETS, RADII AND DIMENSIONS SHOWN ARE TO PROPOSED EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS.

LEGEND:

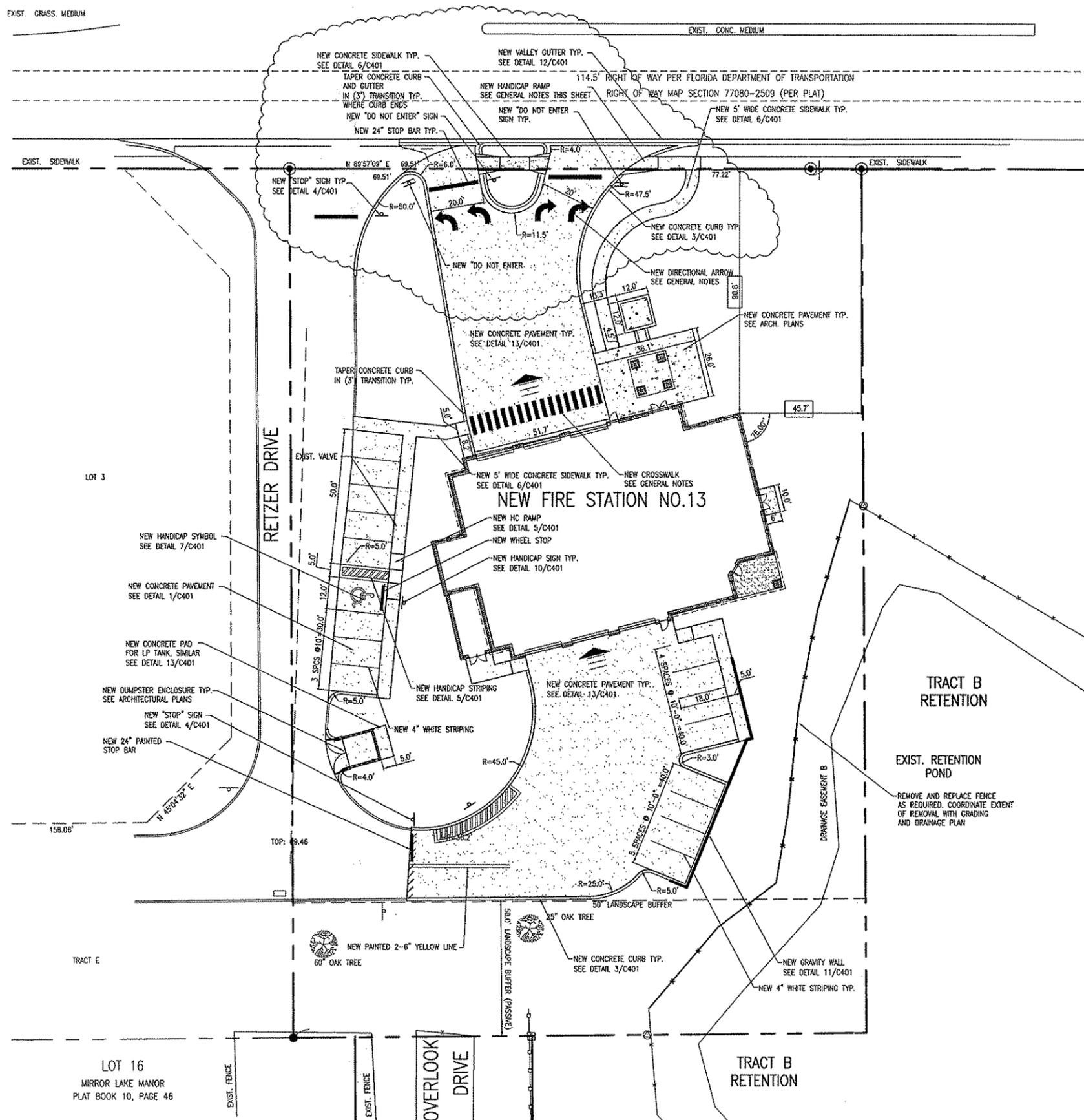
	EXIST.	NEW
ASPHALT PAVEMENT	[Symbol]	[Symbol]
CONCRETE WALK	[Symbol]	[Symbol]
CONCRETE CURB	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
TREE	[Symbol]	[Symbol]
POWER POLE	[Symbol]	[Symbol]

SITE DATA:

STREET ADDRESS:	3860 EAST S.R. 435	PARKING REQUIRED:	
TOTAL SITE AREA:	68,971 SF = 1.58 AC.±	NO. OF FIRE FIGHTERS:	8
TOTAL BUILDING AREA:	8,300 SF	NO. OF VISITOR PARKING:	8
TOTAL PAVEMENT AREA:	18,139 SF	TOTAL:	16 SPACES
TOTAL IMPERVIOUS AREA:	26,439 SF = 0.61 AC. = 38.6% < 70% ALLOWED		
ZONING:	PCD	PARKING PROVIDED:	
SETBACK:		STANDARD:	17
ACTIVE:	100'	HANDICAP:	1
PASSIVE:	50'	TOTAL:	18 SPACES
BLDG. HEIGHT:	30'		
TOWER HEIGHT:	42'		

Property Appraiser ID Number _____

 Seminole County
 Approved for construction
 This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.
 Approved: _____
 Seminole County Development Review Department
 Date _____



SITE DEVELOPMENT PLAN

SCALE: 1" = 20'

EXIST. GRASS, MEDIUM

EXIST. CONC. MEDIUM

EXIST. SIDEWALK

LOT 3

TRACT E

LOT 16
 MIRROR LAKE MANOR
 PLAT BOOK 10, PAGE 46

TRACT B RETENTION

EXIST. RETENTION POND

REMOVE AND REPLACE FENCE AS REQUIRED. COORDINATE EXTENT OF REMOVAL WITH GRADING AND DRAINAGE PLAN

TRACT B RETENTION

ADDENDUM 4
To The
Mirror Lake Commercial Center PCD
Final PCD Master Plan
Developer's Commitment Agreement
Commitments, Classifications and District Description
(Amended by the Board of County Commissioners on December 12, 2006)

ADDENDUM #4

It is hereby ordered that the Final Site Plan for Lot Four, Fire Station #13, located on the south side of State Road 436, approximately 755 feet east of Bear Lake Road, as indicated on the attached final site plan (Exhibit A) is hereby incorporated into the Mirror Lake Commercial Center Planned Commercial (PCD), Final PCD Master Plan Developer's Commitment Agreement, Commitments, Classifications, and District Descriptions.

Done and Ordered on this 12th Day of December, 2006.

By: _____
Carlton D. Henley
Chairman
Seminole County Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Seminole County Board of County Commissioners, 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

Carlton D. Henley
Chairman
Seminole County Board of County Commissioners

Witness

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 Carlton D. Henley, who is personally known to me or who has produced _____ as identification and who executed 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:



MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2006139323 BK 06397 Pgs 1919 - 1924 (8 pgs) RECD 09/29/2006 10:27:57 AM
REC FEES \$2,901, RECD BY G HARFORD

ADDENDUM #3
To The
Mirror Lake Commercial Center PCD
Final PCD Master Plan
Developer's Commitment Agreement
Commitments, Classifications and District Description
(Amended by the Board of County Commissioners on August 08, 2006)

It is hereby ordered that the Site Plan for Lot One, the 7-Eleven at Bear Lake Road, as indicated on the attached site plan (Exhibit A), and further described by the attached architectural elevations (Exhibit B) is hereby incorporated into the Mirror Lake Commercial Center PCD, Final PCD Master Plan Developer's Commitment Agreement, Commitments, Classifications and District Descriptions.

I. STATEMENT OF BASIC FACTS

- A. Total Area: Lot One - 1.60 Acres
- B. Zoning: Planned Commercial Development (PCD)
- C. Future Land Use Designation: Planned Development (PD)
- D. Building Area: 2,940 square feet
- E. The development approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

II. OPEN SPACE CALCULATIONS

- A. Total Land Area: 1.60 acres
- Required Open Space: 25% (1.60) AC (.25) = 0.40 acres min.
- OPEN SPACE PROVIDED.....64 acres
- TOTAL OPEN SPACE.....0.39%

III. BUILDING SETBACKS

- North (SR 436).....158 feet
- West (Bear Lake Road).....87 feet
- Eastern (Side).....70 feet
- Southern (Side).....109 feet

IV. BUILDING HEIGHT

The maximum height of any structures shall not exceed thirty-five (35) feet.

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

BY Eva Coak
DEPUTY CLERK

RETURN TO SANDY MCCANN

V. DEVELOPMENT COMMITMENTS

All development commitments stated in Addendum 2 to the Developer's Commitment Agreement including the following:

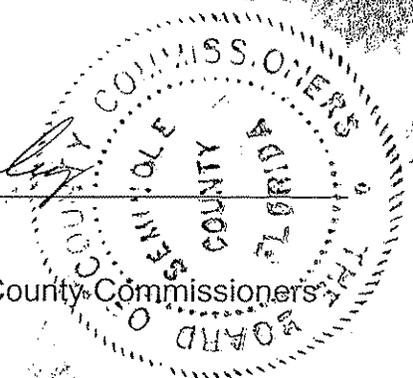
Delivery times to the restaurant and commercial establishments shall be limited from 7 a.m. to 9 p.m. However, on Lot 1 of Mirror Lake Commercial Subdivision (PB 10 PG 46), 24-hour delivery shall be permitted subject to such deliveries being made through primary building entrances on the north, east, or west sides of the building, and no access from the south. Delivery trucks entering the site between 9 p.m. and 7 a.m. shall be limited to 25 feet in length. No delivery trucks shall access Lot 1 from Bear Lake Road. All ingress and egress of delivery trucks for Lot 1 shall be from Semoran Blvd.

Done and Ordered this 8th day of August, 2006.

By: *Carlton Henley*

Carlton D. Henley
Chairman

Seminole County Board of County Commissioners



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Florida Conference Association of Seventh-day Adventists, 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.

Nancy DiBernardo
Witness

Glenn E Carter
Glenn E. Carter, Vice President
Florida Conference Association of
Seventh-day Adventists

Judy Wilson
Witness

STATE OF FLORIDA

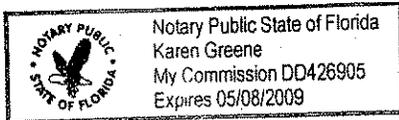
COUNTY OF ORANGE

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

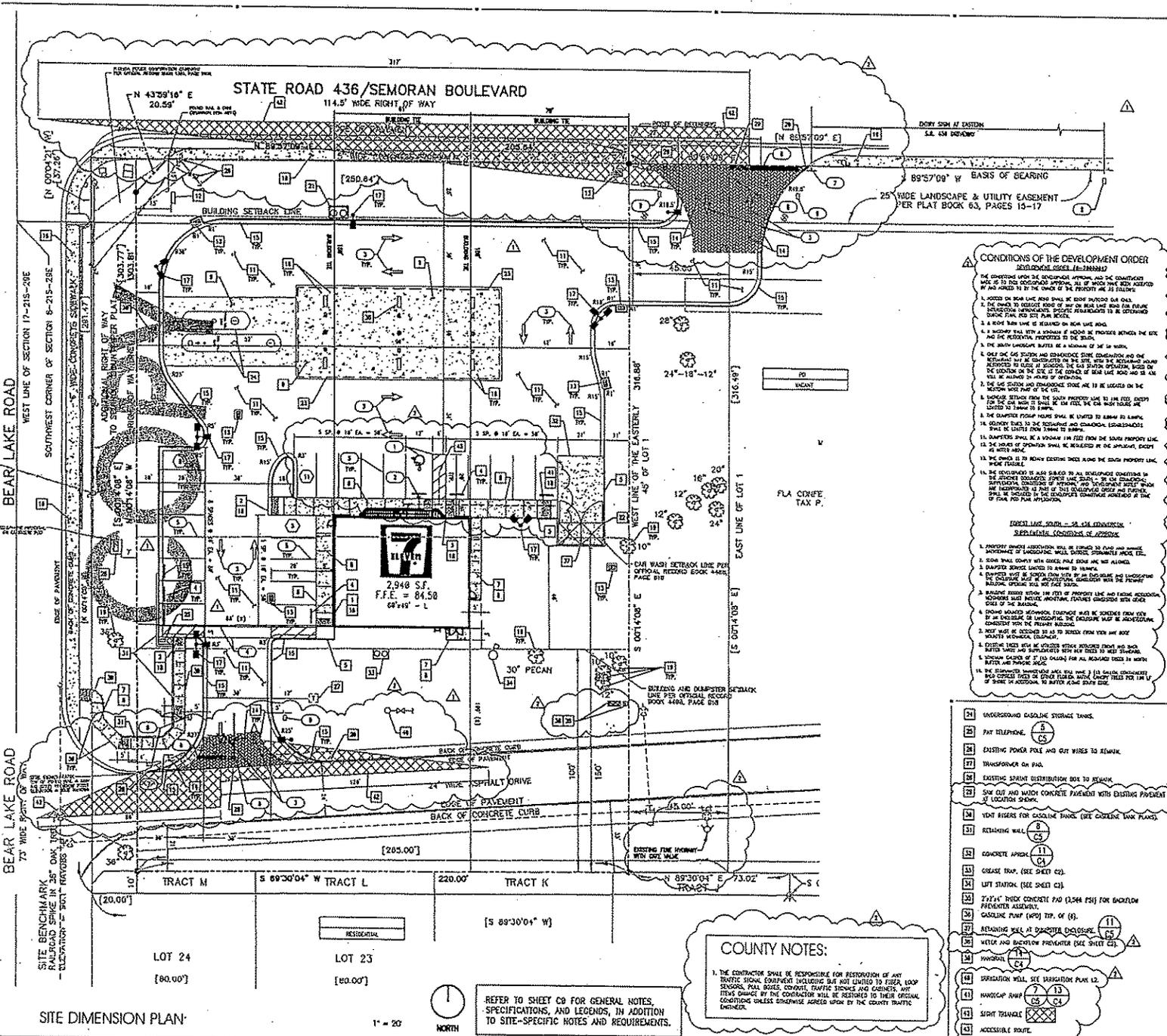
WITNESS my hand and official seal in the County and State last aforesaid this 21st day of August, 2006.

Karen Greene

Karen Greene Notary Public, in and for the County and State Aforementioned



My Commission Expires:



TRAFFIC CONTROL & SIGNAGE

- 1. HANDICAP PARKING AND STRIPING
- 2. HANDICAP SIGN (1 PLACED)
- 3. PAVEMENT MARKINGS
- 4. OPERATIONAL STRIPING (DOTD INDEX 17240)
- 5. 4" WHITE PAINT STRIPING
- 6. 2" WHITE STOP SIGN PAINTED
- 7. 36" STOP SIGN (11-1)
- 8. 4" DOUBLE YELLOW PAINTED STRIPING
- 9. ENTRY SIGN

ALL TRAFFIC CONTROL, SIGNAGE SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

SITE NOTES

- 1. CORNER PAVEMENT RAMP
- 2. PAVEMENT RAMP
- 3. SIDEWALK PAVEMENT RAMP
- 4. WHEEL STOP (1 PLACED)
- 5. 4" CURB
- 6. MONOLITHIC CURB AND SIDEWALK
- 7. CONCRETE WALK
- 8. CONCRETE WALK EXPANSION JOINTS AND SCORE MARKS
- 9. CONCRETE (REFER TO GASOLINE TANK PLAN), INSTALLED BY GASOLINE CONTRACTOR
- 10. BOLLARD (SEE GASOLINE TANK PLANS FOR PLACEMENT)
- 11. 4" THICK CONCRETE PAVEMENT (4,000 PSI)
- 12. 3-ELEVATION LID (BY SIGN CONTRACTOR)
- 13. DRAINAGE STRUCTURE (SEE SHEET C3)
- 14. SHAREN AND REMOVE CURBING AND PAVEMENT OF EXISTING DRIVEWAY FOR INSTALLATION OF NEW DRIVEWAY.
- 15. FOOT TYPE "C" CURB AND GUTTER
- 16. EXISTING SIDEWALK TO REMAIN
- 17. LIGHT POLE (REF.) (SEE SITE LIGHTING PLANS)
- 18. INSTALL DETECTABLE WARNING SURFACE IN THIS AREA.
- 19. EXISTING TREES TO REMAIN. (SEE LANDSCAPE PLAN)
- 20. MATCH EXISTING CURB AT LOCATION SHOWN.
- 21. AIR AND WOODEN (FUY) ADJACENT TO CURB
- 22. DUMPSTER ENCLOSURE
- 23. 48" HIGH GASOLINE CHAMFER 12.5' (MIN.) CLEAR HEIGHT

CONDITIONS OF THE DEVELOPMENT ORDER

- THE CONTRACTOR UPON THE DEVELOPMENT APPROVAL, AND THE CONTRACTOR WHO IS TO BE CONSIDERED APPROVED, IS OF WHOM THEY BOTH ACCEPTED BY AND AGREED TO BY THE ORDER OF THE PROPERTY AS IS FOLLOWS:
1. ACCORD TO THE LOTS AND SHALL BE THE PROPERTY AS IS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES.
 3. A ROAD SHALL BE MAINTAINED ON THE ROAD.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ROAD AND THE ROAD SHALL BE MAINTAINED ON THE ROAD.
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PROJECT LIMIT SOUTH - SEE THE DEVELOPMENT ORDER FOR THE COMPLETE LIST OF CONDITIONS OF APPROVAL

- 1. PROPERTY BOUNDARY APPROVAL SHALL BE OBTAINED FROM THE COUNTY ENGINEER AND THE COUNTY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ROAD AND THE ROAD SHALL BE MAINTAINED ON THE ROAD.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ROAD AND THE ROAD SHALL BE MAINTAINED ON THE ROAD.
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- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ROAD AND THE ROAD SHALL BE MAINTAINED ON THE ROAD.

COUNTY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER, LOOP DETECTORS, PULL BOXES, CONTROL TRAFFIC SIGNALS AND CABLES. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.

REFER TO SHEET C3 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

INTERPLAN:

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 00432E
CA 850K

933 LEE ROAD, FIRST FLOOR
CORAL GABLES, FLORIDA 33131
TEL: 305.443.8300
FX: 407.658.9124

ROBERT ZIEGLER, P.E.
FL REG. #18232

CONSULTANT:

EXHIBIT A



7-ELEVEN, INC.
STORE # 33640

3430 EAST SR 434
APOFA, FLORIDA

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PURPOSE FOR WHICH THEY WERE
PREPARED. ANY REPRODUCTION,
CHANGE OR ASSIGNMENT ARE
PROHIBITED.

SEMINOLE COUNTY #1 APPROVAL STAMP

PROPERTY APPROVAL NUMBER 11-21-21-201-000-0018

SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY VIOLATIONS BY THE PLANS ON THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

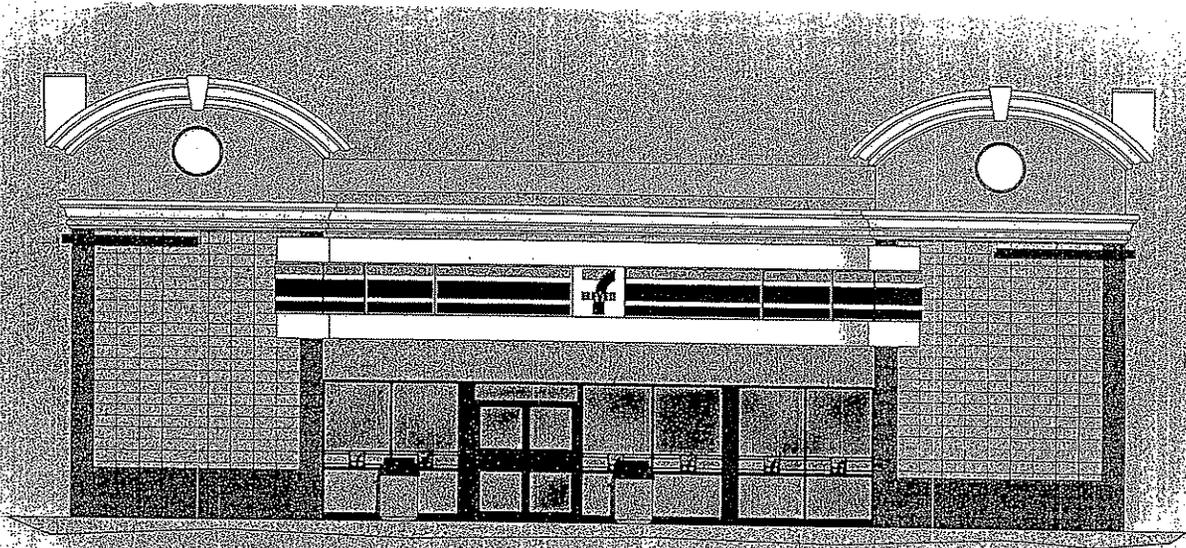
APPROVED:

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

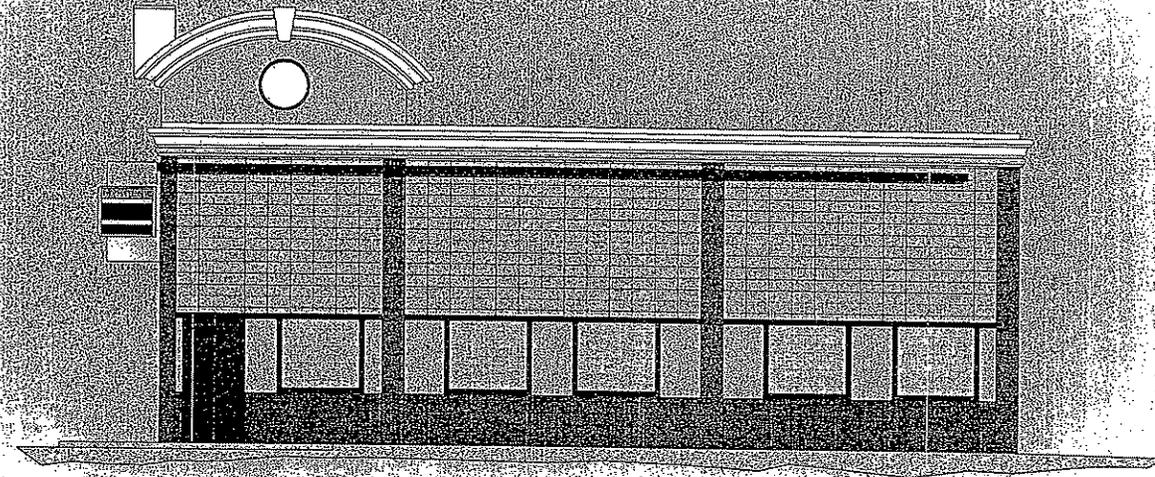
DATE:

PROJECT NO: 2005.0022
DATE: 03-06-05

C1



FRONT ELEVATION



SIDE ELEVATION



7-Eleven
BEAR LAKE
SEMINOLE COUNTY, FLORIDA

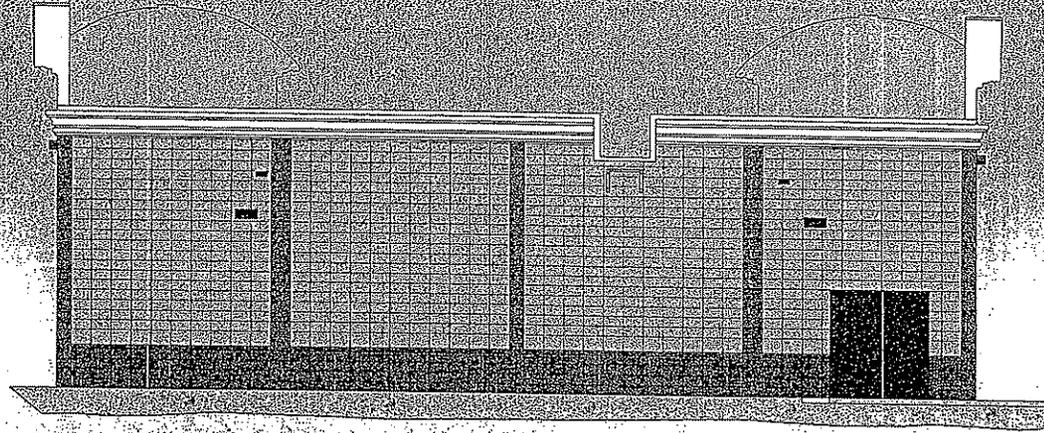
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLORS OR MATERIAL SAMPLES PROVIDED.

INTERPLAN
LLC

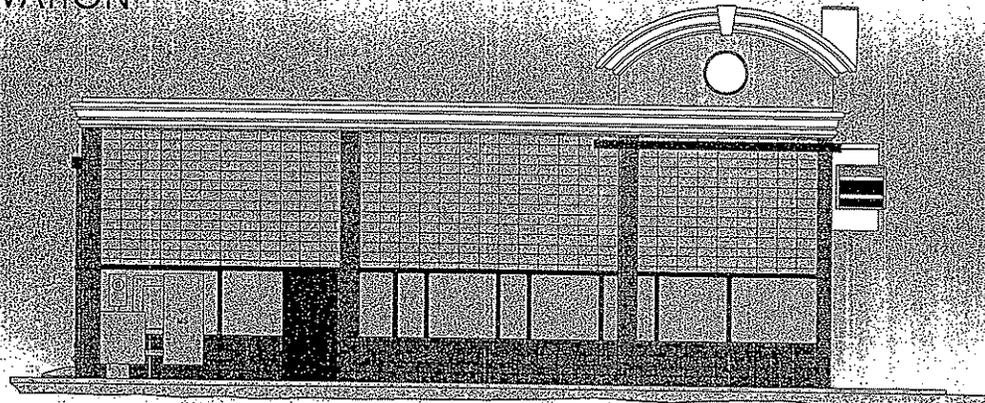
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PROJECT MANAGEMENT

INTERPLAN NO. 2006.0151.

04-14-06



BACK ELEVATION



SIDE ELEVATION



7-Eleven
BEAR LAKE
SEMINOLE COUNTY, FLORIDA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



INTERPLAN NO. 2006.0151
04-14-06

ADDENDUM 2
To The
Mirror Lake Commercial Center PCD
Final PCD Master Plan
Developer's Commitment Agreement
Commitments, Classifications and District Description
(Amended by the Board of County Commissioners on October 25, 2005)

ADDENDUM #2

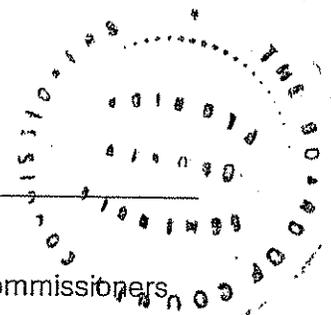
On October 11, 2005, the Board of County Commissioners of Seminole County issued this Addendum 2 to the Mirror Lake Commercial Center PCD Final PCD Master Plan Developer's Commitment Agreement Commitments, Classifications and District Description ("DCA"), amending such DCA to the extent provided herein. Any provision of the DCA not specifically amended herein, or by Addendum 1, shall remain in effect.

10. DEVELOPMENT COMMITMENTS

- (10) Delivery times to the restaurant and commercial establishments shall be limited from 7 a.m. to 9 p.m. However, on Lot 1 of Mirror Lake Commercial Subdivision (PB 10 PG 46), 24-hour delivery shall be permitted subject to such deliveries being made through primary building entrances on the north, east, or west sides of the building, and no access from the south. Delivery trucks entering the site between 9 p.m. and 7 a.m. shall be limited to 25 feet in length. No delivery trucks shall access Lot 1 from Bear Lake Road. All ingress and egress of delivery trucks for Lot 1 shall be from Semoran Blvd.

Done and Ordered this 11th day of October, 2005.

By: *Carlton D. Henley*
Carlton D. Henley
Chairman
Seminole County Board of County Commissioners



RETURN TO SANDY MCCANN

Mirror Lake Commercial PCD Developer's Commitment Agreement
Addendum #2
October 11, 2005

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY *Eva Loach*
DEPUTY CLERK

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06223 Pgs 1348 - 1349; (2pgs)
CLERK'S # 2006069030
RECORDED 05/01/2006 08:07:28 AM
RECORDING FEES 18.50
RECORDED BY J Eckenroth



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Florida Conference Association of Seventh Day Adventists, 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.

[Signature]
Witness

[Signature]
GLENN CARTER, Vice-President
FLA CONFERENCE ASSOCIATION
OF SEVENTH DAY ADVENTISTS
Property Owner

[Signature]
Witness

STATE OF FLORIDA
Orange
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 GLENN CARTER, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of April, 2006.

[Signature]

Notary Public, in and for the County and State
Aforementioned

 Aletha C Nee
My Commission DD337919
Expires September 09, 2008

My Commission Expires:

RETURN TO SANDY MCCANNY

14th May 2002
13th Feb 2001

MIRROR LAKE COMMERCIAL CENTER PCD
(f/k/a Bear Lake Road PCD)

FINAL PCD MASTER PLAN
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION

On the ~~14th~~^{13th} day of May, 2002, the Board of County Commissioners of Seminole County issued this Agreement relating to and touching and concerning the following described property:

1. LEGAL DESCRIPTION

That portion of the SW ¼ of the SW ¼ of Section 8, Township 21 South, Range 29 East, Seminole County, Florida lying Southerly of State Road No. 436.

TOGETHER WITH:

The West ½ of the NW ¼ of Section 17, Township 21 South, Range 29 East, Seminole County, Florida less the South 2,508 feet; also less the East 25 feet and less the right-of-way for Bear Lake Road; subject to a 25 foot right-of-way easement over the South 25 feet of the above described property, and Lots 1-12, inclusive, Mirror Lake Manor, according to Plat recorded in PB 10, Page 46 of the Public Records of Seminole County, Florida, together with the vacated roads.

Less Mirror Lake; for a total of approximately 9.3 +/- acres.

2. PROPERTY OWNER

Florida Conference Association of Seventh Day Adventists

3. REQUESTED DEVELOPMENT APPROVAL

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

4. STATEMENT OF BASIC FACTS

- A. Total Area: 9.3 acres
- B. Zoning: Planned Commercial Development
- C. Allowable Uses: C-1 uses plus auto parts sales and service; gasoline pumps as an accessory use to a convenience store, and restaurants with drive-thru service.

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

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eva Roach

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2002923039 BK 04488 PG 0818 RECD 08/12/2002 09:18:37 AM RECD BY S Dainey

E. 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.

5. LAND USE BREAKDOWN

USE	AREA (Acres)	% OF SITE
COMMERCIAL BUILDINGS	.92 MAX	9.89
HOME SITES	0.00	0.00
ROADS AND PARKING	4.59 MAX	49.36
STORMWATER MANAGEMENT AREA	2.15	23.12
CONSERVATION (WETLANDS)*	0.00	0.00
ADDITIONAL OPEN SPACE/BUFFERS/LANDSCAPE AREAS	1.64 MIN	17.63
TOTAL	9.3	100.00

*None included within the PCD zoned land.

6. OPEN SPACE

Maintenance of the open space common areas shall be funded by the Owner or its assigns.

Total Land Area: 9.3 acres

Required Space: 30% = 9.3 acres x 0.30 = 2.79 acres open space

Open Space Provided: 3.79 acres (40.75%)

7. BUILDING SETBACKS

Front 25'
 Side 0'
 Rear
 - 1 Story 75'
 - 2 Story 115'
 Maximum Building Height 30'

9. LANDSCAPE & BUFFER CRITERIA

A. Landscaping shall be in conformance with the Seminole County Land Development Code unless otherwise stated in this Agreement.

B. Adjacent to Lots 22, 23 and 24 to the south, the Owner shall install 4 understory trees per 100 lineal feet within the required landscape buffer.

10. DEVELOPMENT COMMITMENTS

The following conditions shall be met by the Owner prior to a certificate of occupancy (C.O.) Being issued:

- (1) Access on Bear Lake Road shall be right in/right out only.
- (2) The Owner to dedicate 20' of right-of-way on Bear Lake Road for future intersection improvements.
- (3) A right turn lane is required on Bear Lake Road.
- (4) A masonry wall with a minimum 8' height be provided between the site and the residential properties to the south.
- (5) The south landscape buffer be a minimum of 50' in width.
- (6) Only one gas station and convenience store combination and one restaurant may be constructed on the site, with the restaurant hours restricted to close at midnight. The gas station operation, based on the location on the site at the corner of Bear Lake Road and SR 436 will be allowed 24 hours of operation.
- (7) The gas station and convenience store are to be located on the western most part of the lot.
- (8) Increase setback from the south property line to 100 feet, except for the car wash will be 150 feet. The car wash hours are limited to 7 a.m. to 9 p.m.
- (9) The dumpster pickup hours shall be limited to 8 a.m. to 6 p.m.
- (10) Delivery times to the restaurant and commercial establishments shall be limited from 7 a.m. to 9 p.m.
- (11) Dumpsters shall be a minimum 100 feet from the south property line.
- (12) The hours of operation shall be as requested by the applicant, except as noted above.
- (13) The Owner is to retain existing trees along the south property line, where feasible.
- (14) The development is also subject to all development conditions in the attached documents: "Forest Lake South – SR 436 Commercial: Supplemental Conditions for Approval" and "Development Notes" which are incorporated as part of this Development Order and, further, shall be included in the Developer's Commitment Agreement at time of Final PCD plan application.

11. WATER, SEWER AND STORMWATER

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

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

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

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

12. PHASING

The project is proposed to be developed in a single phase for infrastructure for all lots. Actual lot development will occur on a lot-by-lot basis as lots are sold. The Owners agree that each lot shall either be supported by existing infrastructure or the Owners shall provide the infrastructure necessary to support the development of each lot.

13. SITE PLAN APPROVAL

The development of each lot is required to undergo PCD Final Master Plan/site plan approval.

14. REPLACEMENT TREES

Replacement trees, as required for the development of individual lots, will be provided at the time of development of each lot.

15. STANDARD COMMITMENTS

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

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

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

(4) 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.

ATTEST

Mary Anne Morse
Clerk to the Board of County
Commissioners, Seminole
County, Florida

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA



Daryl G. McLain
Chairman

Approved for legal
Sufficiency:

Karen Casala
County Attorney

As authorized for execution by the Board
of County Commissioners at their
May 14, 2002, regular meeting.

*Developed Commitment Grant
Muir Lake Comm. Ctr*

OWNERS' CONSENT AND COVENANT

The undersigned parties hereby agree to the terms and conditions set forth herein this

22nd day of July, 2002:

WITNESSES:

Anita F. Perez

Printed Name Anita F. Perez

Frank McMillan

Printed Name Frank McMillan

STATE OF FLORIDA
COUNTY OF SEMINOLE Orange

The foregoing instrument was acknowledged before me this 22nd day of July, 2002, by Randee R. Reynolds an individual, *who is personally known to me or who produced _____ as identification.

*as Vice President of Florida Conference Association of Seventh-day Adventists, on behalf of the corporation

Signature of Notary Public

Frank McMillan

Frank McMillan

(Print Notary Name)

My Commission Expires:

Commission No.:

Personally known or

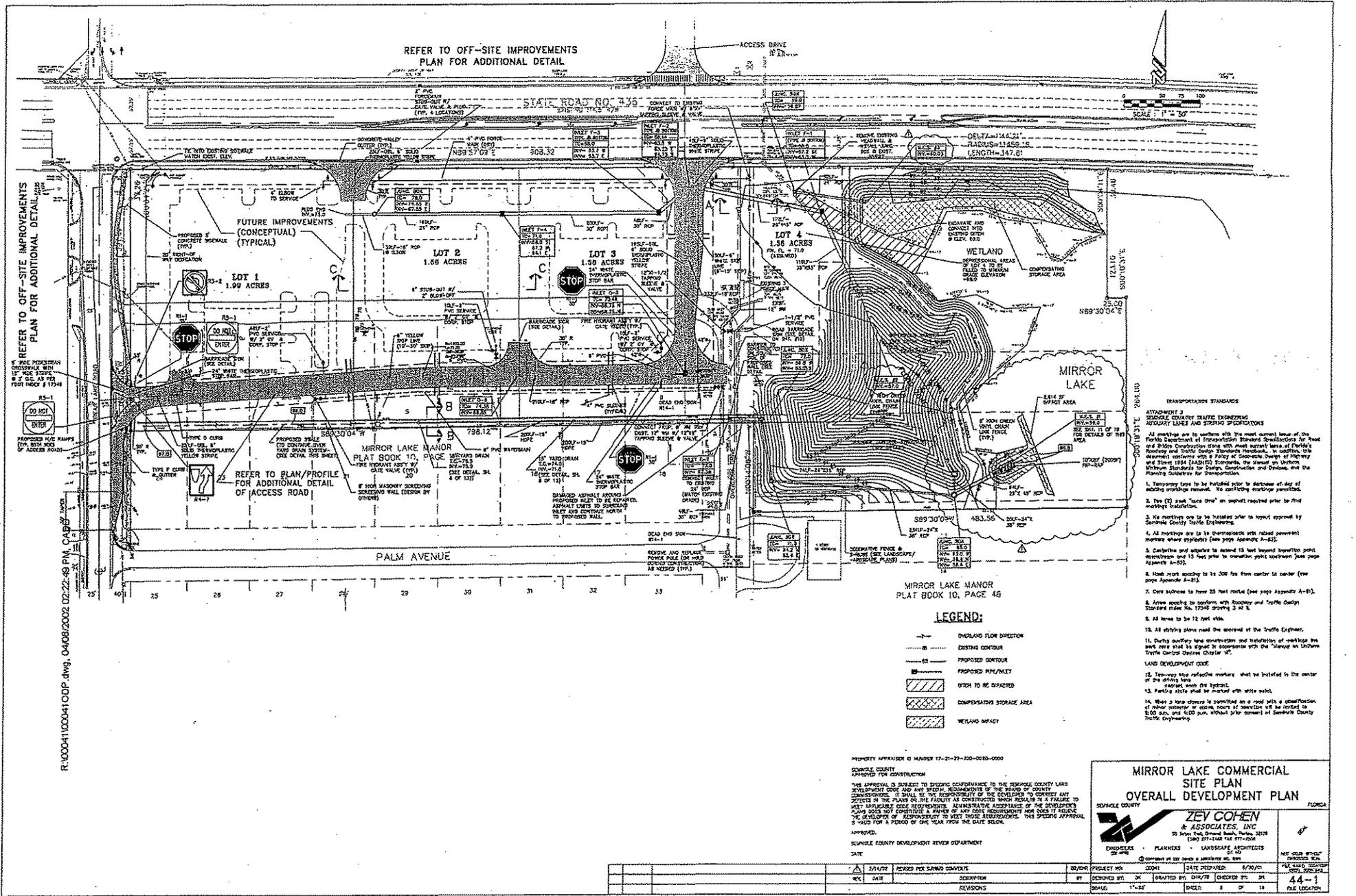
Produced Identification

Type of Identification Produced



Frank McMillan
MY COMMISSION # CC859317 EXPIRES
August 28, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT A



REFER TO OFF-SITE IMPROVEMENTS PLAN FOR ADDITIONAL DETAIL

R:\000411\000411\00P.dwg, 04/08/2002, 02:22:49 BY: CASH/STW

REFER TO OFF-SITE IMPROVEMENTS PLAN FOR ADDITIONAL DETAIL

FUTURE IMPROVEMENTS (CONCEPTUAL) (TYPICAL)

LOT 1 1.99 ACRES

LOT 2 1.58 ACRES

LOT 3 1.58 ACRES

LOT 4 1.56 ACRES

REFER TO PLAN/PROFILE FOR ADDITIONAL DETAIL OF ACCESS ROAD

MIRROR LAKE MANOR PLAT BOOK 10, PAGE 46

LEGEND:

- OVERLAND FLOW DIRECTION
- - - DISTING CONTOUR
- - - PROPOSED CONTOUR
- - - PROPOSED PAVEMENT
- OPEN TO BE SPACED
- ▨ COMPENSATION STORAGE AREA
- ▩ WETLAND IMPACT

- TRANSPORTATION STANDARDS
- ATTACHMENT 3
- SEBASTIAN COUNTY TRAFFIC ENGINEERING
- ADJUTANT LINES AND SIGNAL SPECIFICATIONS
- All drawings are to conform with the most current issue of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction along with most current issue of Florida's Roadway and Traffic Control Standards Handbook. In addition, the equipment conforms with a Policy of Consistent Design of Highway and Street 1914 (LASHED) Standards, the current Uniform Standards for Design, Construction and Driveway, and the Florida Submittal for Transportation.
- Temporary signs to be installed prior to start-up of any existing markings removed. No conflicting markings permitted.
 - The (T) sign "lane shift" an exempt required prior to final marking installation.
 - No markings are to be installed prior to request approval by Sebastian County Traffic Engineering.
 - All markings are to be illuminated with raised pavement markers where required (see page Appendix A-10).
 - Centerline and edge lines to extend 15 feet beyond transition point downstream and 15 feet prior to transition point upstream (see page Appendix A-10).
 - Road work warning to be 300 feet from center to center (see page Appendix A-11).
 - Work zones to have 25 feet buffer (see page Appendix A-11).
 - Arrows pointing to conform with Roadway and Traffic Control Standards issue No. 17348 showing 3' w/c.
 - All signs to be 12 inch high.
 - All drawings shall meet the approval of the Traffic Engineer.
- LAND DEVELOPMENT CODE
- Drawings showing lot construction and installation of markers to be set back 10 feet to signal in accordance with the "Manual on Uniform Traffic Control Devices Chapter 10".
 - Drawings shall include reflective markers shall be installed in the center of the driveway.
 - Reflective markers shall be marked with white paint.
 - When a lot is shown to be situated on a road with a cross-section of 10 feet or more, the markers shall be installed at 100 feet, 200 feet, and 400 feet from the center of the road.

PROPERTY APPRAISER ID NUMBER 17-21-23-000-0000-0000

SEBASTIAN COUNTY APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO STRICT COMPLIANCE WITH THE SEBASTIAN COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. I SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO COMPLY WITH ALL OTHERS IN THE PLAN OR THE PLAN AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE HEREON.

APPROVED:

SEBASTIAN COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE:

NO.	DATE	REVISIONS
1	04/08/2002	ISSUED FOR PERMITS
2	04/08/2002	REVISIONS

MIRROR LAKE COMMERCIAL SITE PLAN OVERALL DEVELOPMENT PLAN

SEBASTIAN COUNTY

ZEV COHEN & ASSOCIATES, INC.

25 West Orange Street, Suite 207B, Palm Bay, FL 32909

(888) 877-4444 FAX 888-877-4444

DATE PREPARED: 04/08/2002

DRAWN BY: DRW/STW

CHECKED BY: DRW/STW

DATE: 04/08/2002

SCALE: 1" = 50'

4.4 - 1