

Item # 70

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Magnolia Corporate Center PCD Final Site Plan

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

AUTHORIZED BY: Dori L. DeBord **CONTACT:** Tina Williamson **EXT.** 7353

Agenda Date <u>12/12/06</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"/>
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MOTION/RECOMMENDATION:

1. **APPROVE** the Final Site Plan and authorize the Chairman to execute the Developer's Commitment Agreement for the Magnolia Corporate Center PCD, consisting of 4.89 ± acres and located on the southwest corner of the intersection of Mikler Road and SR 426, based on staff findings (Jack Reynolds/American Civil Engineering Co., applicant); or
2. **DENY** the Final Site Plan and Developer's Commitment Agreement for the Magnolia Corporate Center PCD, consisting of 4.89 ± acres and located on the southwest corner of the intersection of Mikler Road and SR 426 (Jack Reynolds/American Civil Engineering Co., applicant); or
3. **CONTINUE** the request until a time and date certain.

District #1 – Dallari

Tina Williamson, Principal Coordinator

BACKGROUND:

The applicant is seeking Final Site Plan approval for a mixed office and retail PCD. On May 23, 2006, the Board adopted a rezone from R-1 (Single-Family Dwelling) to PCD (Planned Commercial Development) on the subject property. The proposed Final Site Plan indicates that the project will be built in two phases. Phase I will contain a total of 60,000 square feet of building area and Phase II will contain 4,500 square feet of building area. The proposed uses for the project are all uses in the OP (Office) district, all uses in the CN (Restricted Neighborhood Commercial) district and banks and restaurants (not drive-in).

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.

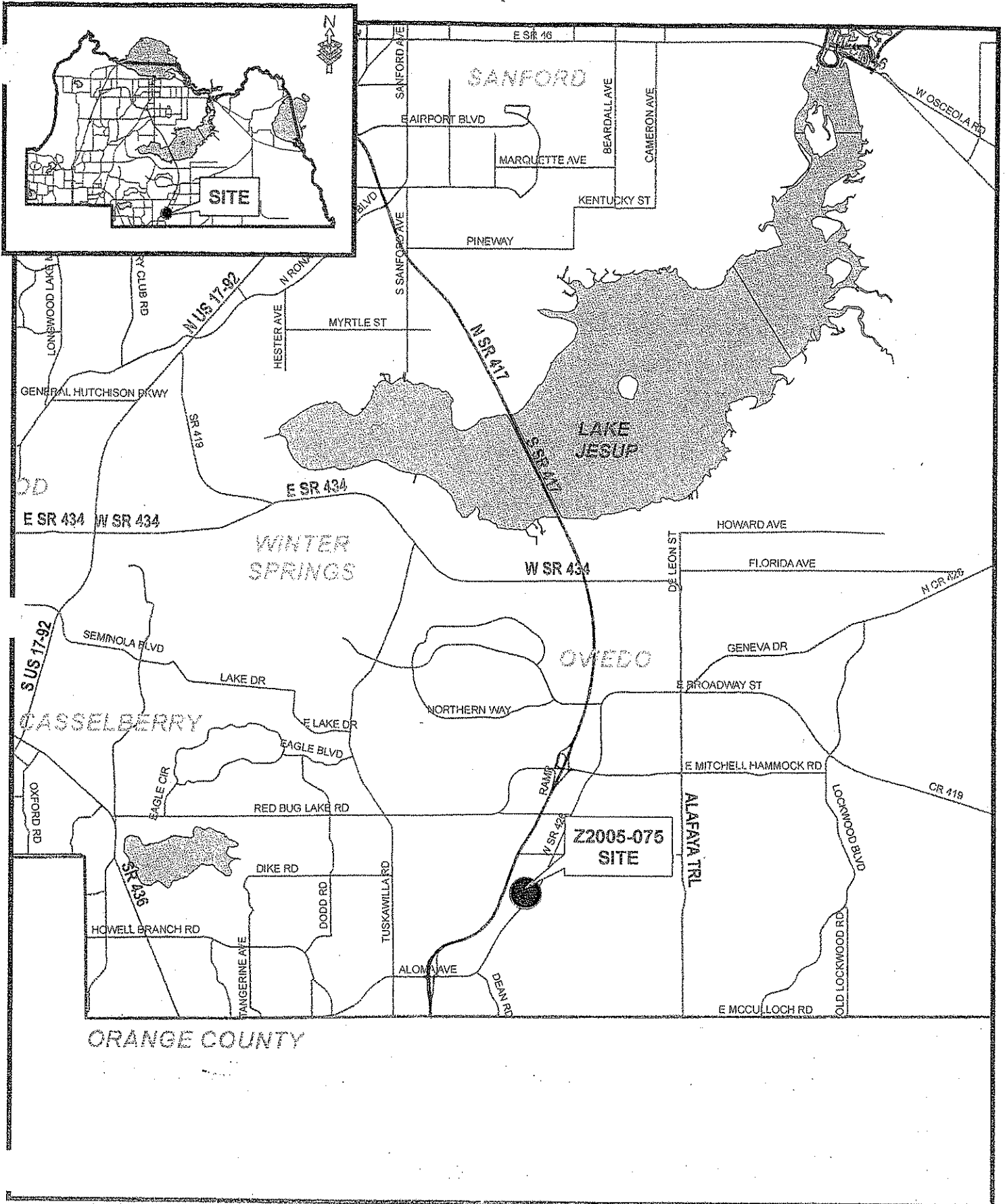
Reviewed by: Co Atty: <u>KPT</u> DFS: _____ Other: <u>AS</u> DCM: <u>AD</u> CM: <u>Cal</u> File No. <u>rpdp02</u>
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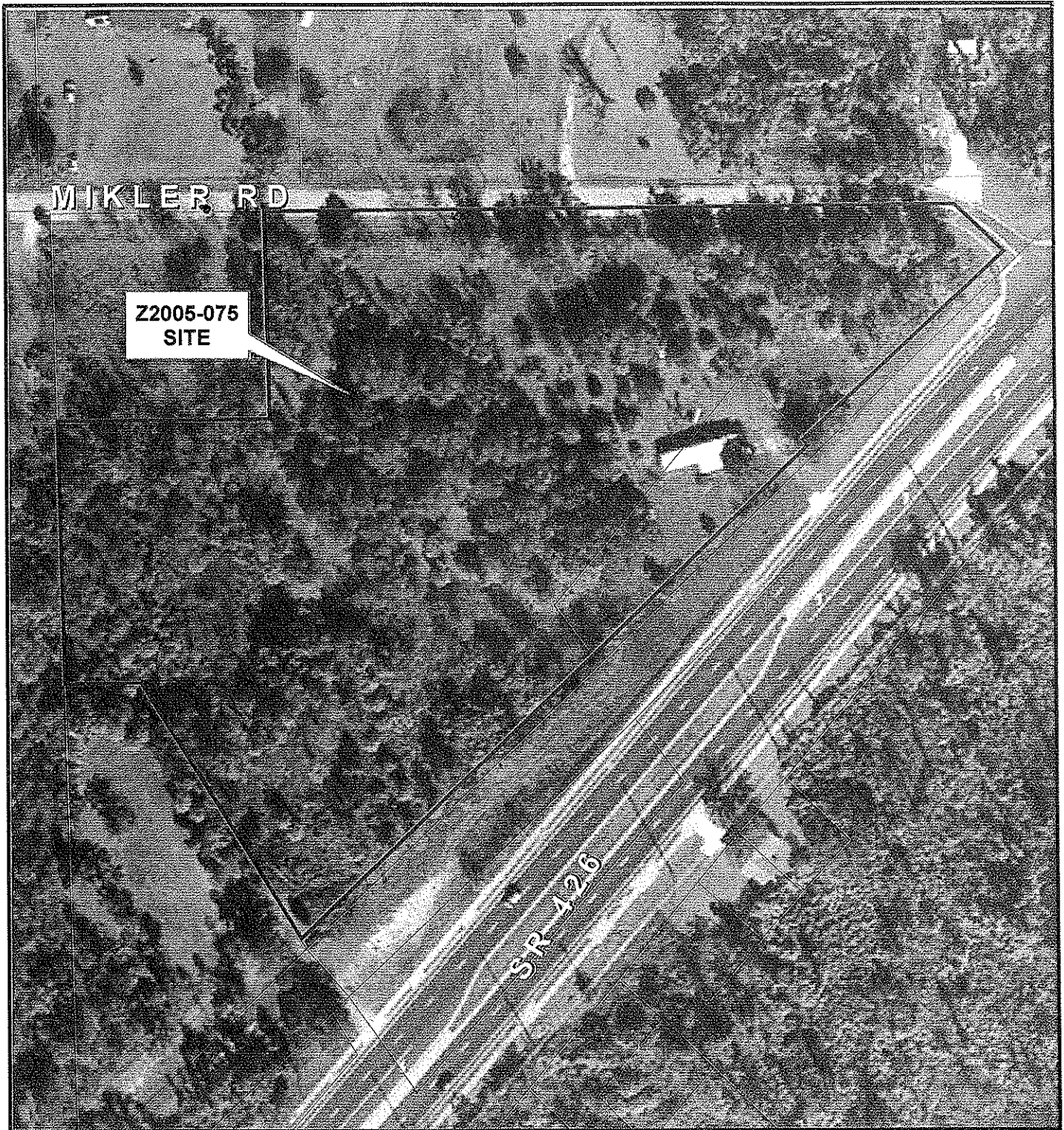
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Final Site Plan and execution of the Developer's Commitment Agreement for the Magnolia Corporate Center PCD, consisting of 4.89 ± acres and located on the southwest corner of the intersection of Mikler Road and SR 426, based on staff findings.

ATTACHMENTS:

Location Map
Aerial Photo
Final Site Plan
Architectural Renderings
Developer's Commitment Agreement
Approved Development Order
May 23, 2006 BCC meeting minutes







MIKLER RD

Z2005-075
SITE

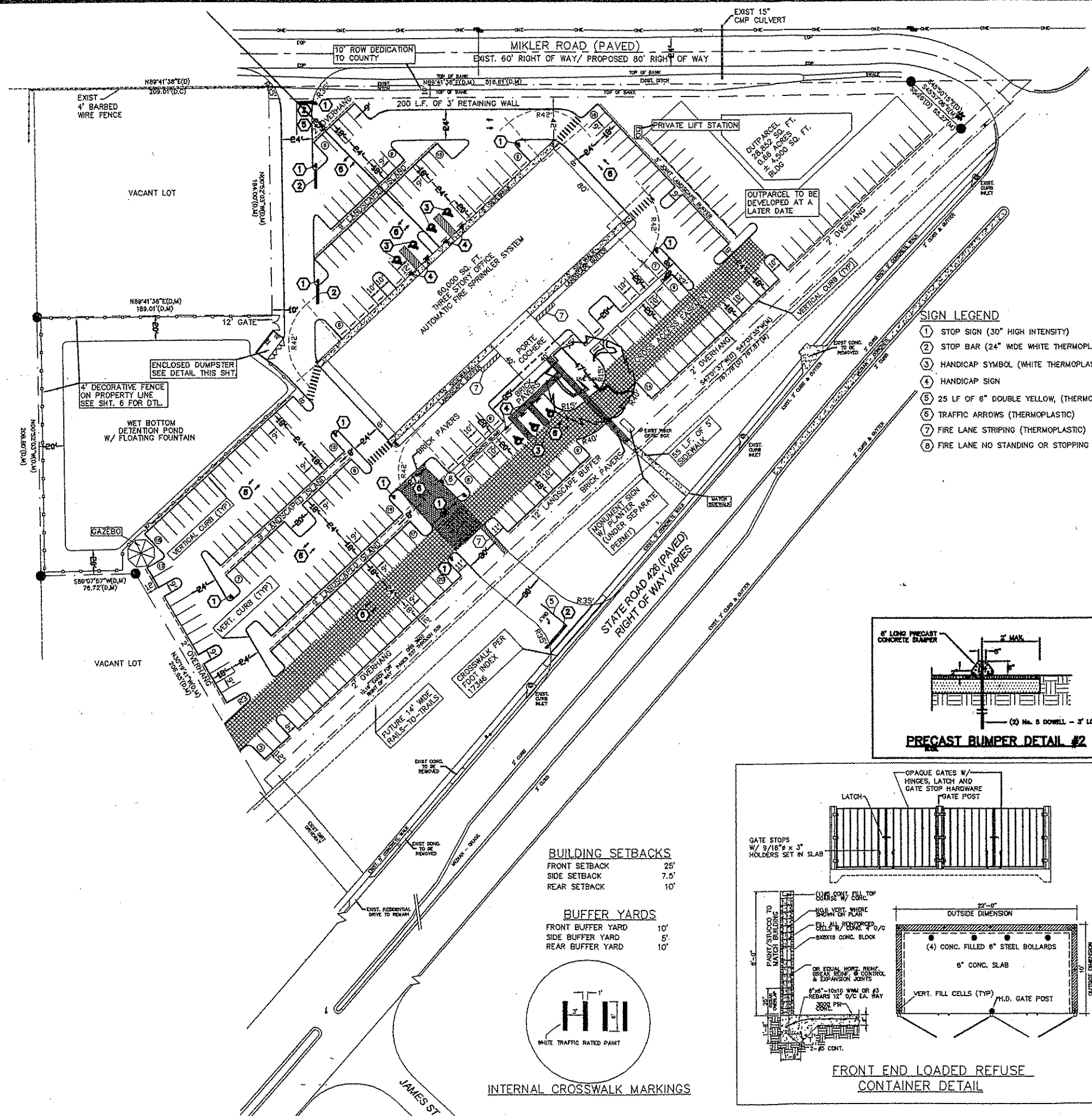
SR 426

Rezone No: Z2005-075
From: R-1 To: PCD

-  Parcel
-  Subject Property

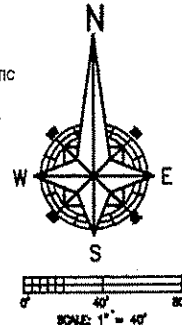


January 2006 Color Aerials



GENERAL NOTES -

- CURRENT ZONING PCD, FLU INDUSTRIAL.
- FIRE LANE STRIPING SHALL BE F.D.O.T. YELLOW THERMOPLASTIC
- 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
- STOP BAR SHALL BE 24" WIDE, WHITE THERMOPLASTIC AND LOCATED AS SHOWN ON SITE PLAN.
- ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM STREET.
- INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE 810.09, PARAGRAPH D.
- POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
- NO CONSTRUCTION CAN OCCUR UNTIL THE APPLICANT HAS HAD A PRE-CONSTRUCTION CONFERENCE WITH SEMINOLE CO.
- ALL WORK IN THE RIGHT OF WAY WILL BE REPAIRED OR REPLACED IF DAMAGED DURING CONSTRUCTION.
- LOW INTENSITY, INDIRECT LIGHTING SHALL BE UTILIZED TO PREVENT GLARE.
- MULTI-TENANT BUILDING.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- POTABLE WATER IS SUPPLIED BY SEMINOLE COUNTY PUBLIC UTILITIES.
- SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPT.
- ALL OUTDOOR LIGHTING SHALL BE A MAX OF 16' IN HEIGHT PER SEC. 30.1233 (B) OF THE SCLDC.
- ALLOWABLE USES SHALL BE THOSE PERMITTED IN THE OP (OFFICE) DISTRICT, CN (RESTRICTED NEIGHBORHOOD COMMERCIAL) DISTRICT AND BANKS AND RESTAURANTS (NOT DRIVE IN). ALL OTHER SPECIAL EXCEPTION USES IN THE OP AND CN DISTRICTS SHALL REMAIN SPECIAL EXCEPTION USES.
- CONSTRUCTION ACTIVITIES SHALL NOT ENCRUCH ONTO THE SR 426 OR MIKLER RD. R.O.W.
- ALL EXTERIOR EQUIPMENT, WHETHER GROUND OR ROOF MOUNTED, WILL BE SCREENED FROM OFF SITE VIEWS.
- THE DUMPSTER SHALL BE SCREENED FROM SR 426, MIKLER RD. AND ADJACENT PROPERTIES.
- MOBILE CAT SCAN TRUCKS, SEMI-TRACTOR TRAILERS OR SIMILAR VEHICLES SHALL NOT BE PERMITTED ON THE PROPERTY.
- OUTPARCEL SHALL BE DEVELOPED AT LATER DATE, TO INCLUDE THE PARKING. ACCESS TO OUTPARCEL SHALL NOT CROSS TRAIL.
- ACCESS ROAD TURNING RADIUS SHALL BE A MIN. OF 42' PER SCLDC APP C, 3.3 (F).



SIGN LEGEND

- STOP SIGN (30" HIGH INTENSITY)
- STOP BAR (24" WIDE WHITE THERMOPLASTIC)
- HANDICAP SYMBOL (WHITE THERMOPLASTIC)
- HANDICAP SIGN
- 25 LF OF 8" DOUBLE YELLOW, (THERMOPLASTIC)
- TRAFFIC ARROWS (THERMOPLASTIC)
- FIRE LANE STRIPING (THERMOPLASTIC)
- FIRE LANE NO STANDING OR STOPPING

SITE STATISTICAL DATA			
DESCRIPTION	SQ. FT.	ACRES	% OF SITE
TOTAL SITE	212,981	4.89	100.00%
PROP. BLDG.	20,000	0.46	9.39%
PROP. PAVEMENT	103,050	2.37	48.39%
OUTPARCEL IMPERVIOUS (MAX)	26,015	0.60	12.22%
TOTAL IMPERVIOUS	149,065	3.42	70.00%
OPEN SPACE	63,916	1.47	30.00%

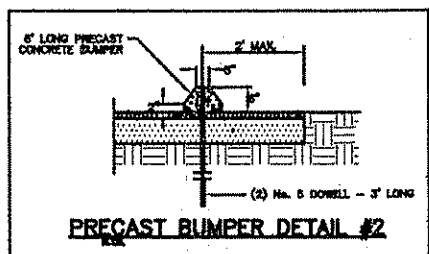
FAR = 0.09 ISR = 0.70

PARKING CALCULATIONS

PROFESSIONAL OFFICE/ RETAIL
 1 SPACE PER 250 S.F. OFFICE AREA 60,000/250 240 SPACES REQUIRED

240 SPACES REQUIRED
 230 SPACES PROVIDED*
 257 SPACES (INCL. OUTPARCEL)
 *INCLUDES (7) HC SPACES

10 SPACES HAVE BEEN ELIMINATED TO SAVE A 4' DIAMETER BEAUTIFULLY SHAPED HEALTHY LIVE OAK.

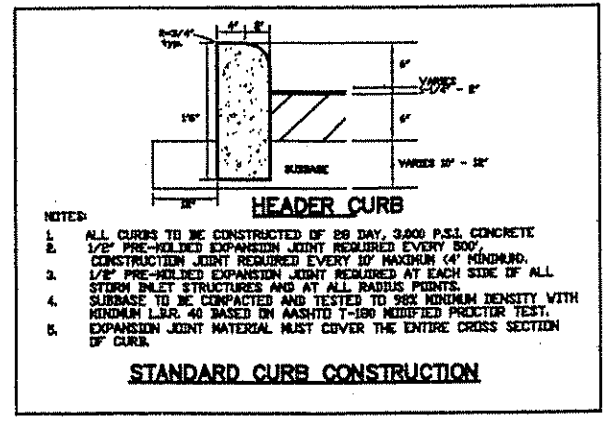
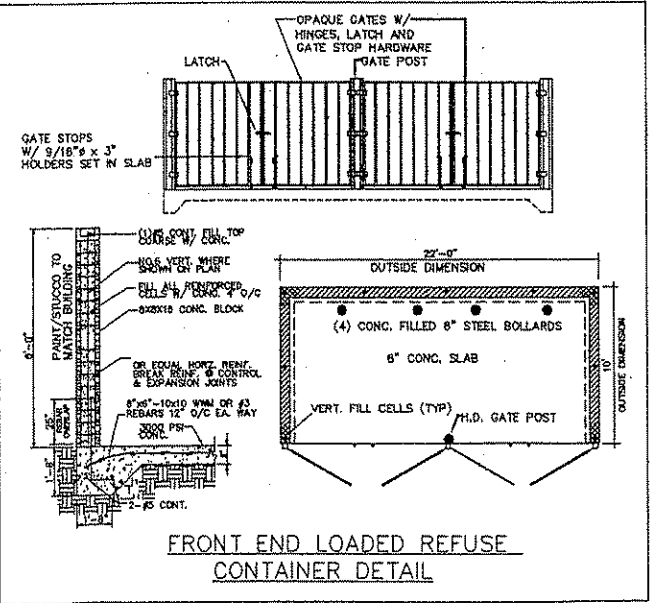


BUILDING SETBACKS

FRONT SETBACK 25'
 SIDE SETBACK 7.5'
 REAR SETBACK 10'

BUFFER YARDS

FRONT BUFFER YARD 10'
 SIDE BUFFER YARD 5'
 REAR BUFFER YARD 10'



- NOTES:**
- ALL CURBS TO BE CONSTRUCTED OF 89 DAY 3,000 P.S.I. CONCRETE 1/2" PRE-WELDED EXPANSION JOINT REQUIRED EVERY 800'.
 - CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
 - 1/2" PRE-WELDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
 - SUBBASE TO BE COMPACTED AND TESTED TO 98% MINIMUM DENSITY WITH KEMDAM L.B.R. 40 BASED ON AASHTO T-150 MODIFIED PROCTOR TEST.
 - EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.

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 so 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 release the developer of responsibility to meet these requirements. This approval is valid for a period of one year from the date hereof.

Approved:
 Seminole County Development Review Department
 Date: _____

17/26/06
 DATE
 SCALE 1" = 40'
 DISIGNED: [blank]
 DRAWN: [blank]
 CHECKED: [blank]
 APPROVED: [blank]

SEMINOLE COUNTY COMMENTS (6/25/06)
 SEMINOLE COUNTY COMMENTS (6/13/06)

9/25/06
 7/03/06

AMERICAN CIVIL ENGINEERING CO.
 2542 W. STATE ROAD 426
 OMEGA, FLORIDA

MAGNOLIA CORPORATE CENTER GEOMETRY PLAN
 2542 W. STATE ROAD 426
 OMEGA, FLORIDA

FILE NAME: MAGNOLIA
 SHEET: 4 OF 10



**MAGNOLIA CORPORATE CENTER PCD FINAL SITE PLAN
DEVELOPER'S COMMITMENTS, CLASSIFICATIONS AND DISTRICT
DESCRIPTION**

On December 12, 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 Master 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: Universal Autobody of Orlando, LLC
Sucil Ramsammy, President

To be developed and under contract by: Steve Miller Construction Company

3. STATEMENT OF BASIC FACT

Total Acreage: 4.89 ± acres

Zoning: PCD (Planned Commercial Development)

Number of Lots: 2

4. LAND USE BREAKDOWN

<u>LAND USE</u>	<u>AREA</u>	<u>PERCENT</u>
PAVEMENT & BUILDING AREA (INCLUDES OUT PARCEL)	149,065 S.F./3.42 AC.	70.00%
OPEN SPACE (INCLUDES RETENTION & OUT PARCEL)	63,916 S.F/ 1.47 AC.	30.00%
TOTAL LAND/DEVELOPABLE AREA	212,981 S.F./4.89 AC.	100.00%

5. OPEN SPACE CALCULATIONS

Open Space shall be provided as required per the Seminole County Land Development Code, at a minimum of 25%.

Total Land Area:	4.89 acres
Open Space Required:	1.22 acres= 25%
Open Space Provided:	1.47 acres

6. BUILDING SETBACKS

Minimum Building Setbacks (from the exterior boundaries of the development):

Rear	10'
Side	7.5'
Front (adjacent to SR 426)	25'

7. PERMITTED USES

All uses in the OP (office) district, all uses in the CN (Restricted Neighborhood Commercial) district and bank and restaurants (not drive-in).

8. LANDSCAPE & BUFFER CRITERIA (along property boundaries)

- a. Front: 10'
- b. Side: 5'
- c. Rear: 10'

9. DEVELOPMENT COMMITMENTS

- a. All development shall comply with the site plan attached as Exhibit B and the architectural rendering attached as Exhibit C.
- b. Total floor area shall be limited to 64,500 square feet.
- c. The following conditions shall apply to the trail along SR 426:
 - 1) The Trail Crossing shall be coordinated with Public Works/Engineering and FDOT.
 - 2) The outparcel shall not be allowed to have an additional access to SR-426 (No Trail Crossing).
- d. All outdoor lighting shall be a maximum of sixteen feet (16') in height and shall comply with the provisions of Section 30.1233(B) of the Seminole County Land Development Code.

10. **PUBLIC FACILITIES**

The Owners have received the Notice of Concurrency Review Test Results, Application Number 05-22000008, 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.

11. **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

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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.

12. 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 05-20500014, the terms of the Developer's Commitment Agreement shall control.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

ATTEST:

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

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

By: _____
CARLTON D. HENLEY, Chairman

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OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, Sucil Ramsammy, on behalf of himself and his 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: _____
Sucil Ramsammy, President
Universal Autobody of Orlando, LLC.

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 Sucil Ramsammy, 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

Lots 51 and 52, of "Benj. James Subdivision" as recorded in Plat Book 6, Page 1, of the Public Records of Seminole County, Florida;

TOGETHER WITH Lot 3, Jamestown, as recorded in Plat Book 9, Pages 71-72, of the Public Records of Seminole County, Florida;

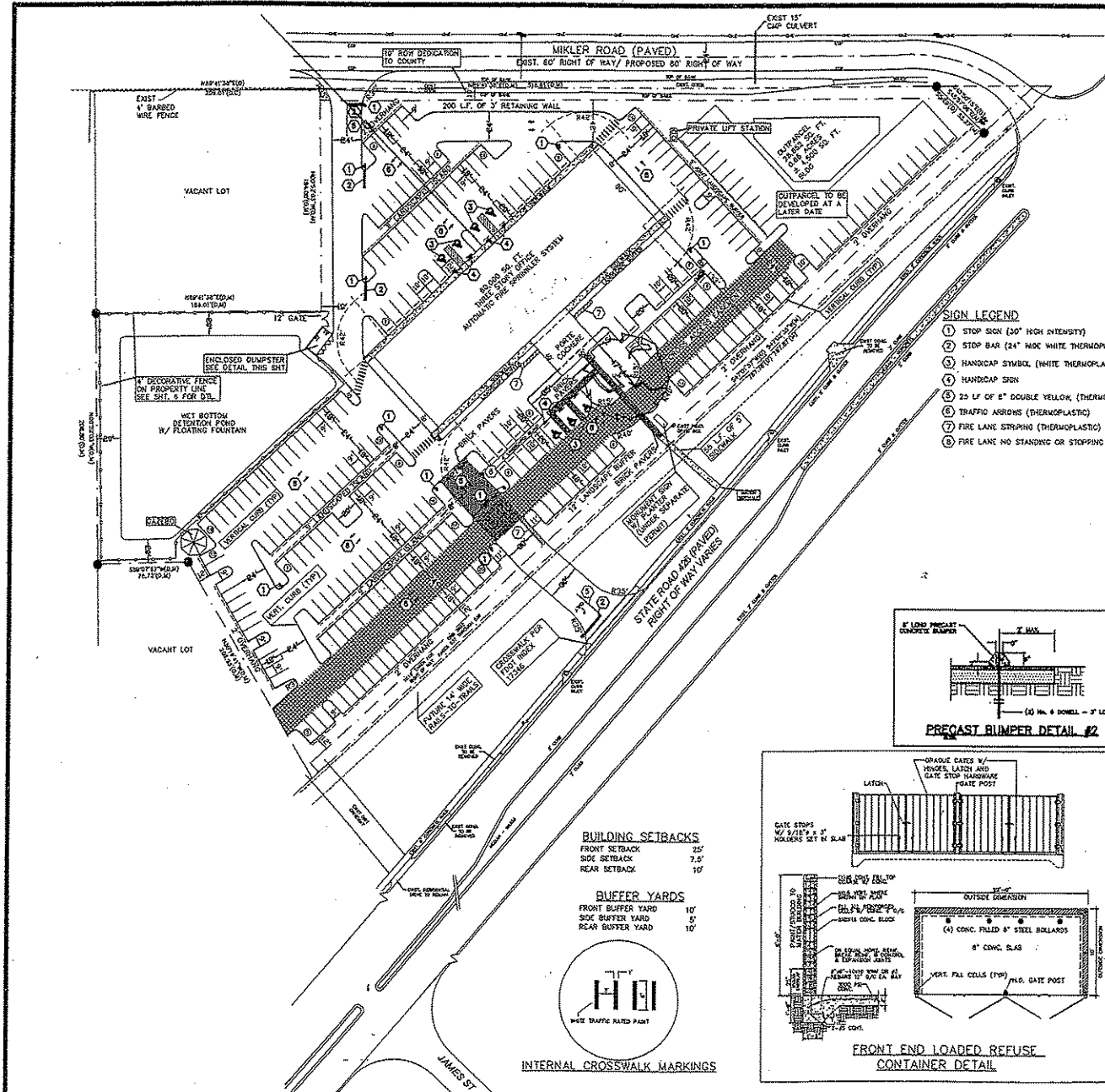
LESS that portion of above mentioned Lots as shown on the Right of way Map from FDOT (F.A. project No. Section 77060-2518, Sheet 11) and that portion described in OR Book 3902, Pages 0537 through 0539;

All the above being more particularly described as follows:

Commencing at the Northwest corner of the East 1/2 of the Southwest corner of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, run S00°52'03"E, along the West line of said East 1/2, a distance of 35.00 feet to the South right of way line of Mikler Road according to the aforementioned plat of "Jamestown"; thence run N89°41'38"E along said South right of way line of Mikler Road 209.01 feet to the Northeast corner of Lot 1 of said Jamestown plat and the Point of Beginning; thence continue N89°41'38"E along said South right of way line 518.61 feet; thence run S45°50'15"E 55.29 feet to the Northwesterly right of way line of State Road 426 according to the Right of way Map of State Road 426 Section 77060-2518, Sheet 11; thence run S47°01'37"W along said right of way line 767.78 feet; thence run S42°58'23"E 10.00 feet to the Southeast line of Lot 52 of the aforementioned plat of "Benj. James Subdivision"; thence run S47°01'37"W along said Southeast line 7.06 feet to the Southwesterly line of said Lot 52; thence departing said Southeast line of Lot 52 run 206.95 feet; thence run S89°07'57"W 76.72 feet to the East right of way line of a 20.00 foot wide platted right of way according to the aforementioned "Benj. James Subdivision" plat; thence run N00°52'04"W along said East right of way line 208.80 feet to the South line of the aforementioned Lot 1 of the "Jamestown" plat; thence run N89°41'38"E along said South line 189.01 feet to the East line of said Lot 1; thence run N00°52'03"W 184.00 feet to the Point of Beginning.

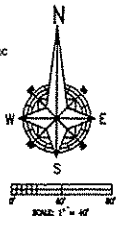
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EXHIBIT "B"
FINAL MASTER PLAN



GENERAL NOTES:

1. ZONING ZONING P.D. FLU INDUSTRIAL.
2. FIRE LANE STRIPING SHALL BE F.O.G.T. YELLOW THERMOPLASTIC.
3. 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
4. STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC AND LOCATED AS SHOWN ON SITE PLAN.
5. ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM STREET.
6. INSTALL "NO TRASPASSING CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE 810.09, PARAGRAPH D.
7. POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
8. NO CONSTRUCTION CAN OCCUR UNTIL THE APPLICANT HAS HAD A PRE-CONSTRUCTION CONFERENCE WITH SFWALD COUNTY.
9. ALL WORK IN THE RIGHT OF WAY WILL BE REPAIRED OR REPLACED IF DAMAGED DURING CONSTRUCTION.
10. LOW INTENSITY, INDIRECT LIGHTING SHALL BE UTILIZED TO PREVENT GLARE.
11. MULTI-TENANT BUILDING.
12. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. POTABLE WATER IS SUPPLIED BY SFWALD COUNTY PUBLIC UTILITIES.
14. SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPT.
15. ALL OUTDOOR LIGHTING SHALL BE A MAX OF 16' IN HEIGHT PER SEC. 30.1233 (8) OF THE S.W.C.C.
16. ALLOWABLE USES SHALL BE THOSE PERMITTED IN THE OF (OFFICE) DISTRICT, OR (RESTRICTED NEIGHBORHOOD COMMERCIAL) DISTRICT AND SHOPS AND RESTAURANTS (NOT DRIVE W). ALL OTHER SPECIAL EXCEPTION USES IN THE OF AND ON DISTRICTS SHALL REQUIRE SPECIAL EXCEPTION USES.
17. CONSTRUCTION ACTIVITIES SHALL NOT ENOUGH ON THE SR 428 OR MIKLER RD. R.O.W.
18. ALL EXTERIOR EQUIPMENT, WHETHER GROUND OR ROOF MOUNTED, WILL BE SCREENED FROM OFF SITE VIEWS.
19. THE DUMPSTER SHALL BE SCREENED FROM SR 428, MIKLER RD. AND ADJACENT PROPERTIES.
20. HOUSE CATT SCAY TRUCKS, EDG-TRACTOR TRAILERS OR SIMILAR VEHICLES SHALL NOT BE PERMITTED ON THE PROPERTY.
21. OUTPARCEL SHALL BE DEVELOPED AT LATER DATE, TO INCLUDE THE PARKING ACCESS TO OUTPARCEL SHALL NOT CROSS STRA.
22. ACCESS ROAD TURNING RADIUS SHALL BE A MIN. OF 42' PER S.W.C.C. APP. C. 3.3 (F).



- SIGN LEGEND**
- 1 STOP SIGN (30" HIGH INTENSITY)
 - 2 STOP BAR (24" WIDE WHITE THERMOPLASTIC)
 - 3 HANDICAP SYMBOL (WHITE THERMOPLASTIC)
 - 4 HANDICAP SIGN
 - 5 25 LF OF 6" DOUBLE YELLOW (THERMOPLASTIC)
 - 6 TRAFFIC ARROWS (THERMOPLASTIC)
 - 7 FIRE LANE STRIPING (THERMOPLASTIC)
 - 8 FIRE LANE NO STANDING OR STOPPING

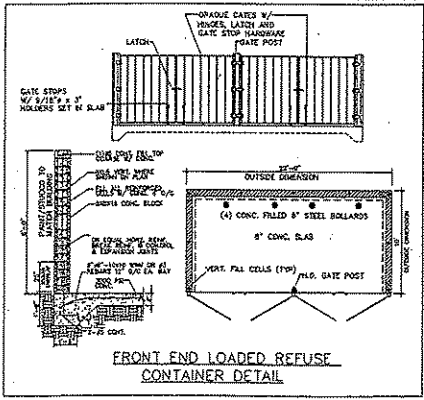
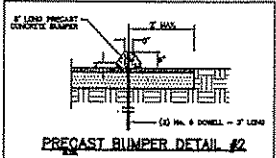
SITE STATISTICAL DATA

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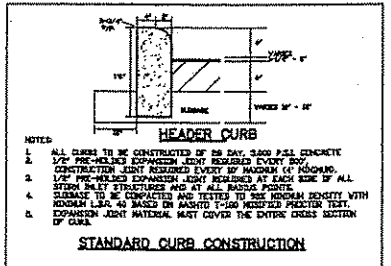
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10 SPACES HAVE BEEN ELIMINATED TO SAVE A 4" DIAMETER BEAUTIFULLY SHAPED HEALTHY LIVE OAK.



BUILDING SETBACKS
 FRONT SETBACK 25'
 SIDE SETBACK 7.5'
 REAR SETBACK 10'

BUFFER YARDS
 FRONT BUFFER YARD 10'
 SIDE BUFFER YARD 10'
 REAR BUFFER YARD 10'



- NOTES:**
1. ALL CURBS TO BE CONSTRUCTED OF 8" DAY 3000 P.S.I. CONCRETE.
 2. 1/2" PRE-CASTED EXPANDED POLY STRENGTH ENVOY FIBER CONSTRUCTION JUNT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
 3. 1/2" PRE-CASTED EXPANDED POLY REQUIRED AT EACH SIDE OF ALL STORM DRAIN STRUCTURES AND AT ALL BASIS POINTS.
 4. REINFORCE TO COMPENSATE FOR SETTLE IN MINIMUM DENSITY WITH MINIMUM L.S.A. AS BASED ON ASTM D-1557-JOB METHOD PRECISER TEST.
 5. EXPANDED JUNT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.

Standard Curb Construction
 The applicant is required to provide maintenance to the Standard Curb Construction Code and the applicant's responsibility to the State of Florida Department of Transportation. The applicant is required to provide maintenance to the Standard Curb Construction Code and the applicant's responsibility to the State of Florida Department of Transportation. The applicant is required to provide maintenance to the Standard Curb Construction Code and the applicant's responsibility to the State of Florida Department of Transportation.

NO.	DATE	BY	REVISION
1	10/10/00
2	10/10/00
3	10/10/00
4	10/10/00
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30	10/10/00

AMERICAN CIVIL ENGINEERING CO.
 INCORPORATED
 1000 W. STATE ROAD 428
 OVIDO, FLORIDA 32765
 TEL: 407/321-1111 FAX: 407/321-1112

**MAGNOLIA CORPORATE CENTER
 GEOMETRY PLAN**
 2642 W. STATE ROAD 428
 OVIDO, FLORIDA

Z2006-37

EXHIBIT "C"

Architectural Rendering



SEMINOLE COUNTY DEVELOPMENT ORDER

On May 23, 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Exhibit A

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

FINDINGS OF FACT

Property Owner: Universal Autobody of Orlando, Sucil Ramsammy, President

Project Name: Magnolia Corporate Center

Requested Development Approval: Rezoning from R-1 (Single-family Dwelling) district to PCD (Planned Commercial Development) district

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: Tina Williamson
1101 East First Street
Sanford, Florida 32771

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY [Signature] DEPUTY CLERK

RETURN TO SANDY MCCANN

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06453 Pgs 1290 - 1297; (8pgs)
CLERK'S # 2006168087
RECORDED 10/20/2006 02:26:51 PM
RECORDING FEES 69.50
RECORDED BY G Hartford

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:

Standard Conditions:

- a. The development shall comply with the site plan attached as Exhibit B and the architectural rendering attached as Exhibit C.

Project Specific Conditions:

- a. Allowable uses shall be those permitted in the OP (Office) district, CN (Restricted Neighborhood Commercial) district and banks and restaurants (not drive-in). All other special exception uses in the OP and CN districts shall remain special exception uses.
- b. Total floor area shall be limited to 64,500 square feet.
- c. The following building setbacks and buffering standards shall apply:
 - Front: 25' building setback and 10' landscape buffer
 - Side: 7.5' building setback and 5' landscape buffer
 - Rear: 10' building setback and 10' landscape buffer
- b. The following conditions shall apply to the trail along SR 426:
 - 1) The Trail Crossing shall be coordinated with Public Works/Engineering and FDOT.
 - 2) The outparcel shall not be allowed to have an additional access to SR-426 (No Trail Crossing).

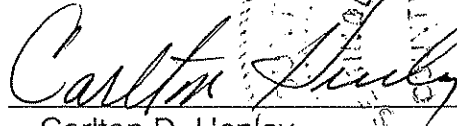
(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by 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.

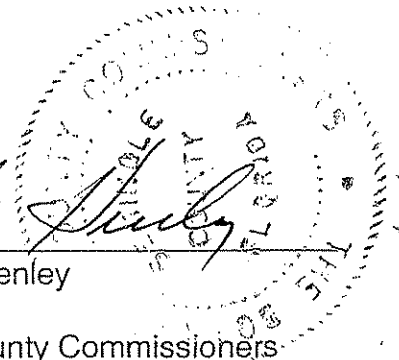
(6) This Development Order shall control in the event of any conflict between the terms and conditions of the development order and the terms, conditions, or notes of any site plan or master site plan.

Done and Ordered on the date first written above.

By:



Carlton D. Henley
Chairman
Board of County Commissioners



OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, Sucil Ramsammy, on behalf of himself and his 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:

John Reynolds
John Reynolds

By: Sucil Ramsammy
Sucil Ramsammy, President
Universal Autobody of Orlando, LLC.

Print Name: Sucil Ramsammy

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 Sucil Ramsammy who is personally known to me or who has produced Known as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of Oct, 2006.

Ellen Skelton
Notary Public, in and for the County and State Aforementioned
My Commission Expires:



ELLEN SKELTON
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD397402
EXPIRES 4/27/2009
BONDED THRU 1-888-NOTARY1



ELLEN SKELTON
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD397402
EXPIRES 4/27/2009
BONDED THRU 1-888-NOTARY1

Exhibit A

Lots 51 and 52, of "Benj. James Subdivision" as recorded in Plat Book 6, Page 1, of the Public Records of Seminole County, Florida;

TOGETHER WITH:

Lot 3, Jamestown, as recorded in Plat Book 9, Pages 71-72, of the Public Records of Seminole County, Florida;

LESS that portion of above mentioned Lots as shown on the Right of way Map from FDOT (F.A. project No. Section 77060-2518, Sheet 11) and that portion described in OR Book 3902, Pages 0537 through 0539;

PER ORB 4578, PAGE1983

All the above being more particularly described as follows:

Commencing at the Northwest corner of the East 1/2 of the Southwest corner of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, run S00°52'03"E, along the West line of said East 1/2, a distance of 35.00 feet to the South right of way line of Mikler Road according to the aforementioned plat of "Jamestown"; thence run N89°41'38"E along said South right of way line of Mikler Road 209.01 feet to the Northeast corner of Lot 1 of said Jamestown plat and the Point of Beginning; thence continue N89°41'38"E along said South right of way line 518.61 feet; thence run S45°50'15"E 55.29 feet to the Northwesterly right of way line of State Road 426 according to the Right of way Map of State Road 426 Section 77060-2518, Sheet 11; thence run S47°01'37"W along said right of way line 767.78 feet; thence run S42°58'23"E 10.00 feet to the Southeast line of Lot 52 of the aforementioned plat of "Benj. James Subdivision"; thence run S47°01'37"W along said Southeast line 7.06 feet to the Southwesterly line of said Lot 52; thence departing said Southeast line of Lot 52 run 206.95 feet; thence run S89°07'57"W 76.72 feet to the East right of way line of a 20.00 foot wide platted right of way according to the aforementioned "Benj. James Subdivision" plat; thence run N00°52'04"W along said East right of way line 208.80 feet to the South line of the aforementioned Lot 1 of the "Jamestown" plat; thence run N89°41'38"E along said South line 189.01 feet to the East line of said Lot 1; thence run N00°52'03"W 184.00 feet to the Point of Beginning.

CORRECTED BY THIS SURVEY

All the above being more particularly described as follows:

Commencing at the Northwest corner of the East 1/2 of the Southwest 1/4 of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, run S00°52'03"E, along the West line of said East 1/2, a distance of 35.00 feet to the South right of way line of Mikler Road according to the aforementioned plat of "Jamestown"; thence run N89°41'38"E along said South right of way line of Mikler Road 209.01 feet to the Northeast corner of Lot 1 of said Jamestown plat and the Point of Beginning; thence continue N89°41'38"E along said South right of way line 518.61 feet; thence run S45°50'15"E 55.29 feet to the Northwesterly right of way line of State Road 426 according to the Right of way Map of State Road 426 Section 77060-2518, Sheet 11; thence run S47°01'37"W along said right of way line 767.78 feet; thence run S42°58'23"E 10.00 feet to the Southeast line of Lot 52 of the aforementioned plat of "Benj. James Subdivision"; thence run S47°01'37"W along said Southeast line 7.06 feet to the Southwesterly line of said Lot 52; thence departing said Southeast line of Lot 52

run N30°19'41"W, 206.95 feet; thence run S89°07'57"W 76.72 feet to the East right of way line of a 20.00 foot wide platted right of way according to the aforementioned "Benj. James Subdivision" plat; thence run N00°52'04"W along said East right of way line 208.80 feet to the South line of the aforementioned Lot 1 of the "Jamestown" plat; thence run N89°41'38"E along said South line 189.01 feet to the East line of said Lot 1; thence run N00°52'03"W 184.00 feet to the Point of Beginning.

Exhibit C

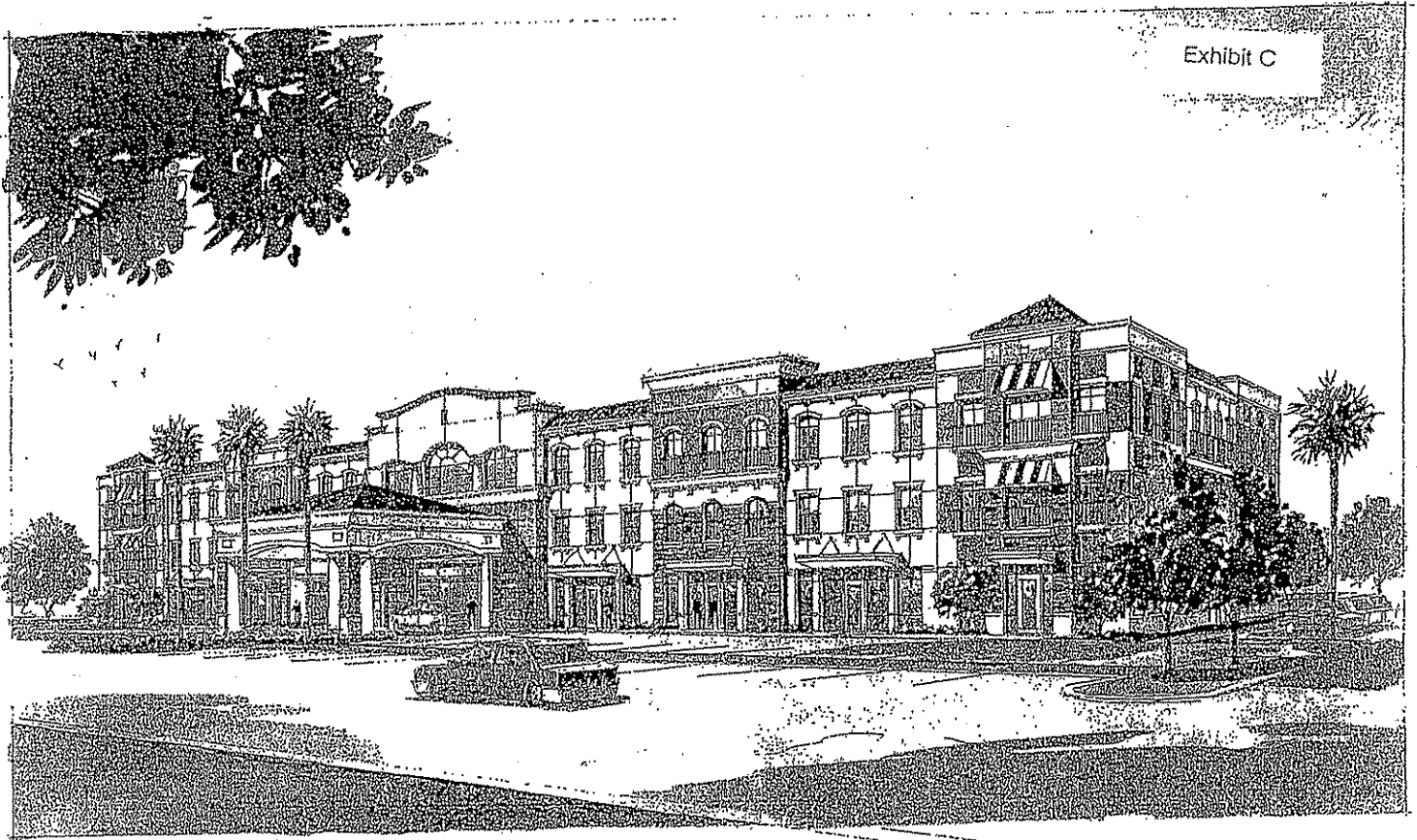
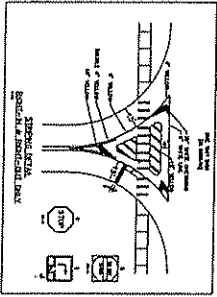
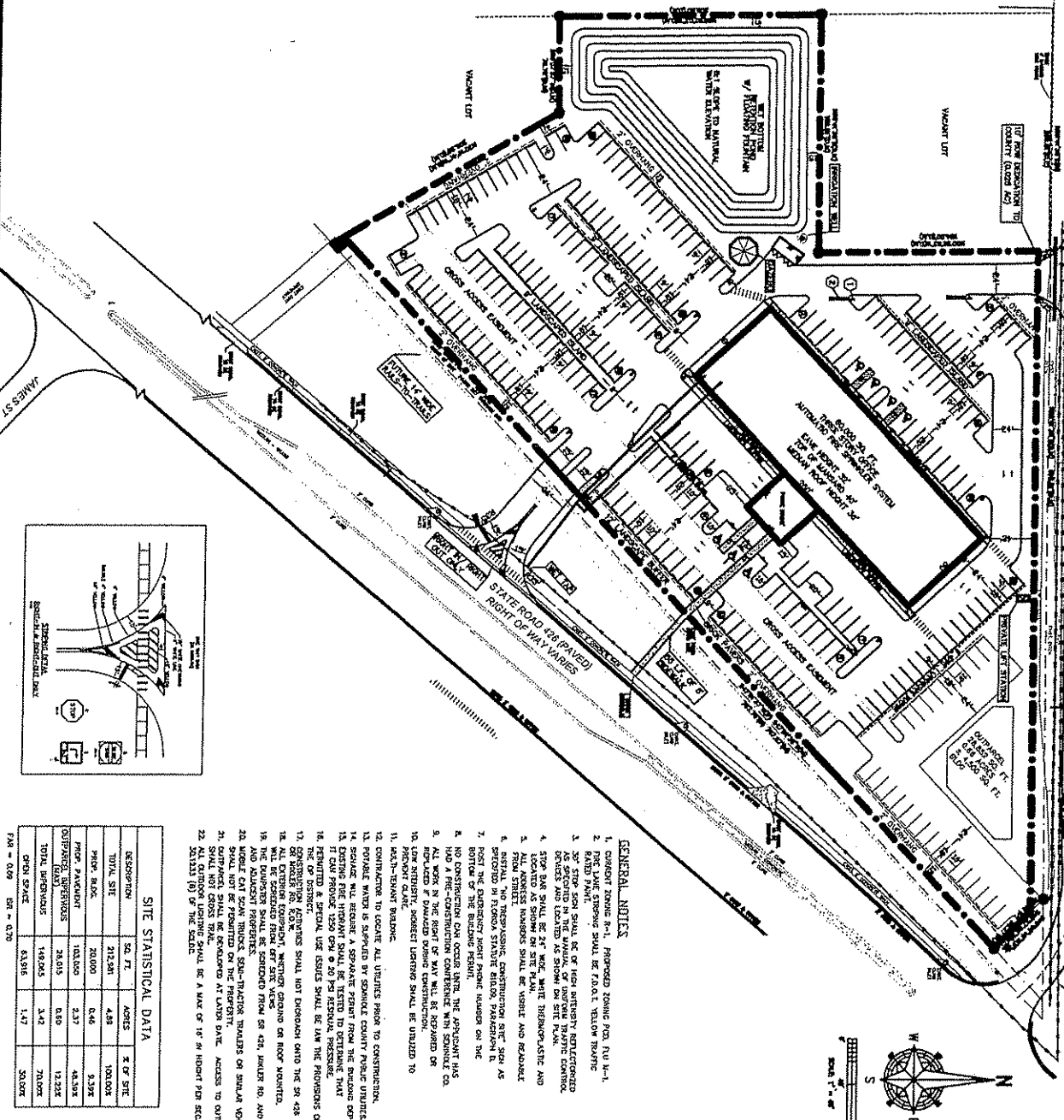


EXHIBIT "B"



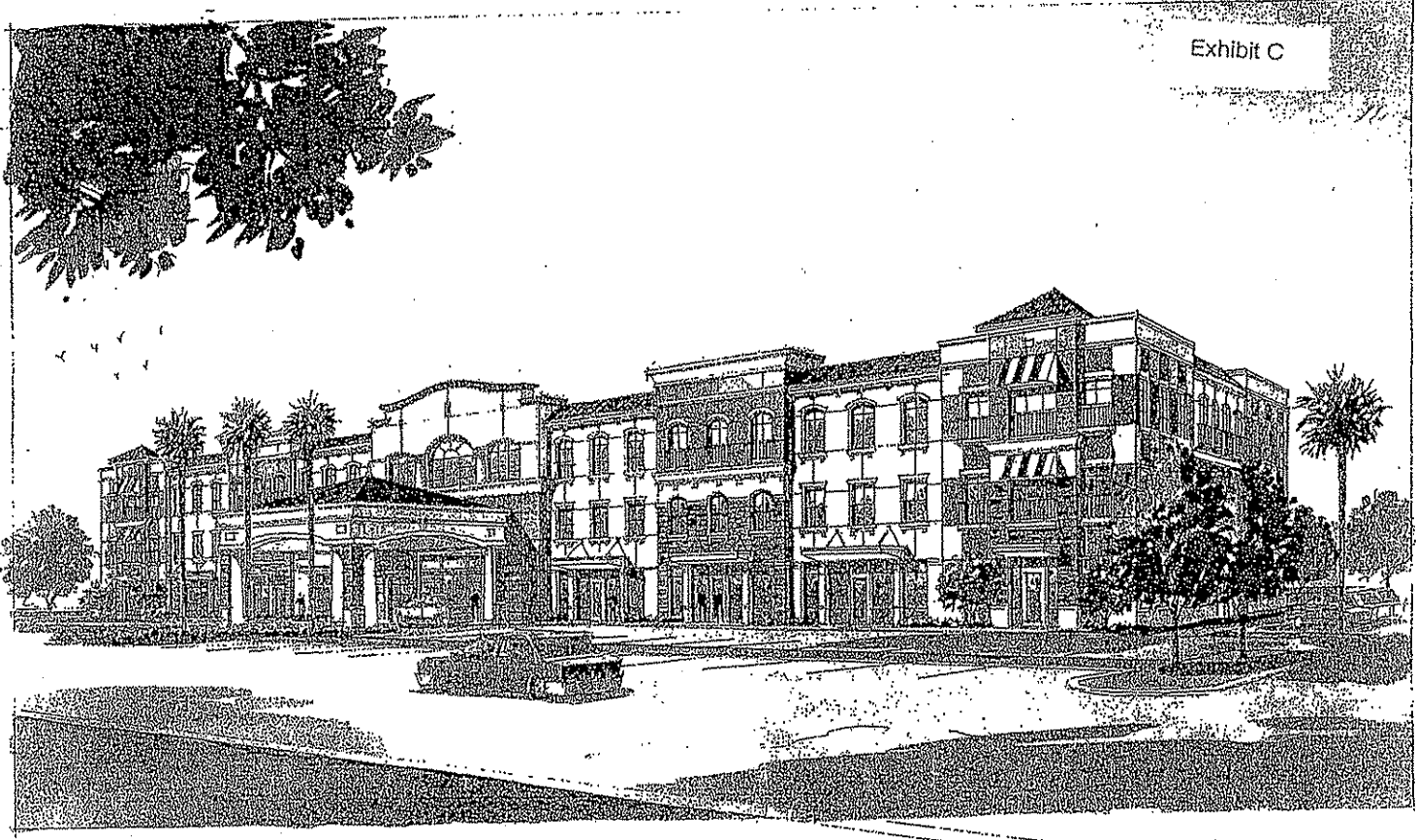
SITE STATISTICAL DATA

DESCRIPTION	SQ. FT.	ACRES	% OF SITE
TOTAL SITE	212,291	4.85	100.00%
PAVED ROAD	20,000	0.44	9.29%
IMP. PARKING	100,000	2.37	46.53%
CONCRETE SURFACES	20,000	0.44	9.29%
TOTAL IMPROVEMENTS	140,000	3.14	65.54%
OPEN SPACE	72,291	1.47	33.96%

S-1 - 039 S-2 - 038

- GENERAL NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND STATE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES LOCATIONS AND DEPT'S.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING AND ARCHITECTURAL DRAWINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS FROM THE COUNTY AND STATE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TREE PROTECTION MEASURES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE PERMITS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING PERMITS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOUND BARRIER PERMITS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PUBLIC ACCESS MEASURES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PUBLIC SAFETY MEASURES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PUBLIC UTILITIES MEASURES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PUBLIC RECORDS MEASURES.

Exhibit C



MAY 23, 2006

to rezone 4.5 +/- acres from OP (Office) to PCD (Planned Commercial Development) located on the west side of Wekiva Springs Road and the east side of E. Lake Brantley Drive, as described in the proof of publication, Associated Design & Construction.

Districts 1, 2, 3, 4 and 5 voted AYE.

MAGNOLIA CORPORATE CENTER REZONE/JACK REYNOLDS,
AMERICAN CIVIL ENGINEERING CO.

Proof of publication, as shown on page 1586, calling for a public hearing to consider rezoning 4.89 +/- acres located at 2542 W. SR 426 from R-1 (Single-Family Dwelling) to PCD (Planned Commercial Development), Jack Reynolds/American Civil Engineering Co., received and filed.

Tina Williamson, Principal Coordinator, addressed the Board to advise staff recommends approval of the rezoning subject to the Preliminary Site Plan and Development Order. She said the P&Z voted unanimously to recommend approval of the rezoning.

Upon inquiry by Commissioner Dallari, Ms. Williamson showed on the site plan the location of the trail in front of the property. She advised Commissioner Carey that it was not discussed with this request if any parking spaces would be designated for the trail. She said the Public Works office did not require that during DRC.

John Reynolds, American Civil Engineering Co., addressed the Board and introduced Tom Ransami, property owner & developer. Mr. Reynolds said they agree with the staff comments. He advised they have provided a cross access easement, as requested by the County, to the parcel of property that is south of theirs (Glover property), which is a parcel they do not have control over.

MAY 23, 2006

Howard Glover, adjacent property owner, addressed the Board to state he will have access through the subject property in the future and he wants to make sure he is guaranteed access without any restrictions.

Commissioner Carey stated the access will be recorded. Chairman Henley assured Mr. Glover that he has been protected; the access is part of the record and will go with the land.

Steve Radcliffe, East Chapman Road, property owner to the west of the subject property, addressed the Board to state he supports the rezoning and site plan. He voiced his concern about the stormwater outflow in the area, because he is at the lower end.

Chairman Henley stated that will be taken care of at engineering plan review.

No one else spoke in support or in opposition.

Commissioner Morris left the meeting room at this time.

Motion by Commissioner Dallari, seconded by Commissioner Carey, to approve and authorize the Chairman to enact Ordinance #2006-30, as shown on page 1587, rezoning 4.89 +/- acres located at 2542 W. SR 426 from R-1 (Single-Family Dwelling) to PCD (Planned Commercial Development), subject to the Preliminary Site Plan and Development Order, as shown on page _____; as described in the proof of publication, Jack Reynolds/American Civil Engineering Co., based on staff findings.

Districts 1, 3, 4 and 5 voted AYE.

**NW OREGON PUD MAJOR AMENDMENT
SHUTTS & BOWEN, LLP**

Proof of publication, as shown on page 1586, calling for a public hearing to consider approving the NW Oregon PUD Major Amendment, Second Revised and Restated Developer's