

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: Request for a for a front yard setback from 50 feet to 25 feet for a proposed office/warehouse in the M-1 (Industrial District); (Mike Good, applicant).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

Agenda Date 5/22/06 **Regular** **Consent** **Public Hearing – 6:00**

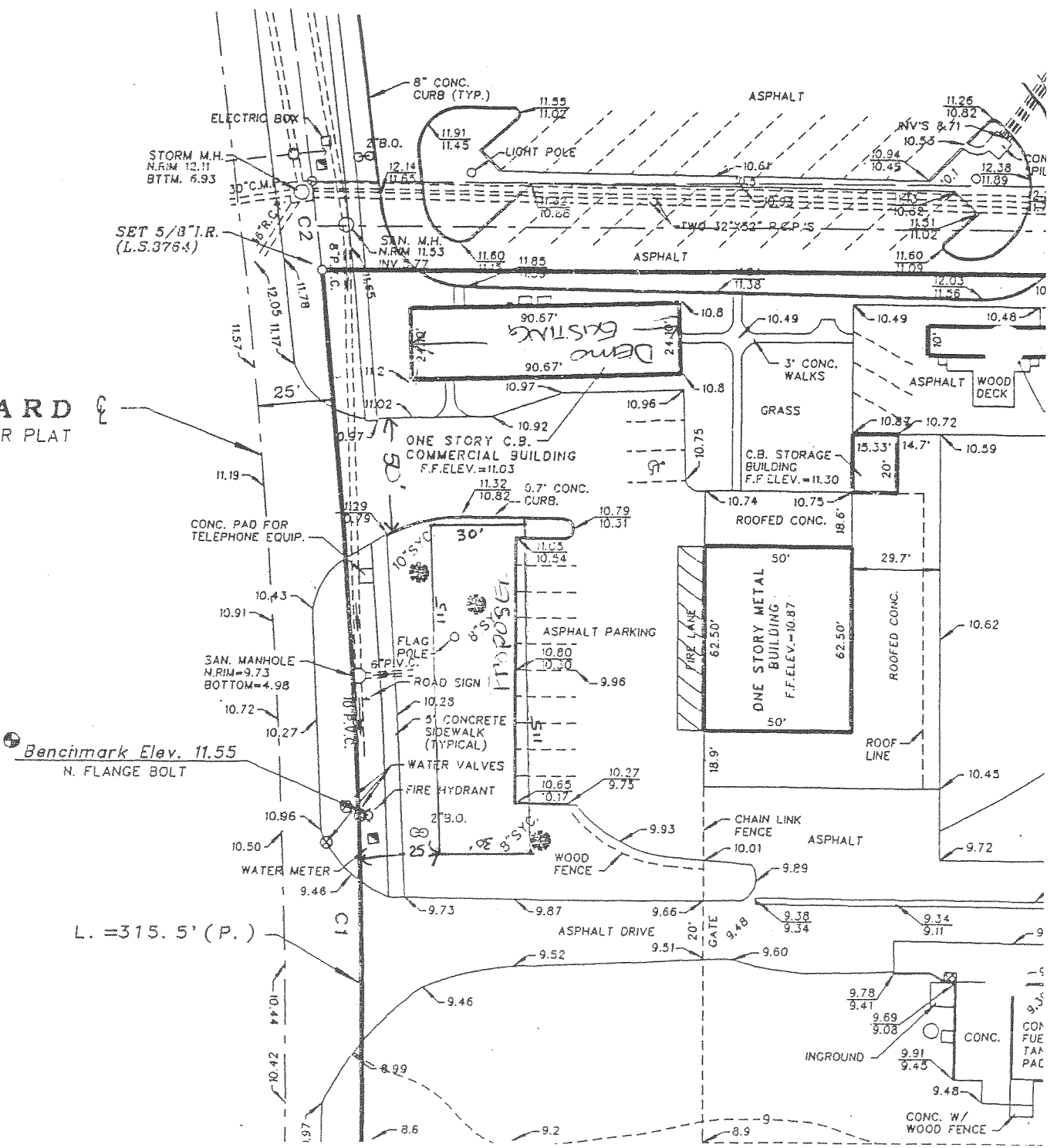
MOTION/RECOMMENDATION:

1. **APPROVE** the request for a front yard setback from 50 feet to 25 feet for a proposed office/warehouse in the M-1 (Industrial District); (Mike Good, applicant); or
2. **DENY** the request for a front yard setback from 50 feet to 25 feet for a proposed office/warehouse in the M-1 (Industrial District); (Mike Good, applicant); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	Applicant:	Mike Good, Briar Corporation
	Location:	4500 Orange Boulevard
	Zoning:	M-1 (Industrial District)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a 3450 square foot office/warehouse building that will replace an existing building. • The existing building is located on the west side of the property and is currently 25 feet from the front property line. • The proposed building will be approximately 1300 square feet larger than the existing building. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • The existing building was in compliance with the Land Development Code at the time it was constructed and since that time the front yard setback has changed from 	

	<p>25 feet to 50 feet.</p> <ul style="list-style-type: none">• The adjacent property was approved in 2001 for a front yard setback of 25 feet from the right-of-way line.• The proposed setback will be in character of the area and will not create any safety issues.• There is no record of prior variances having been granted for this property.
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends the Board of Adjustment approve the requested variance. If the Board should decide to grant a variance, staff recommends the following conditions:</p> <ul style="list-style-type: none">• Any variance granted should apply only to the proposed office/warehouse as depicted on the attached site plan; and• Any additional conditions deemed appropriate by the board, based on information presented at the public hearing.

ULEVARD
50'R/W PER PLAT



Benchmark Elev. 11.55
N. FLANGE BOLT

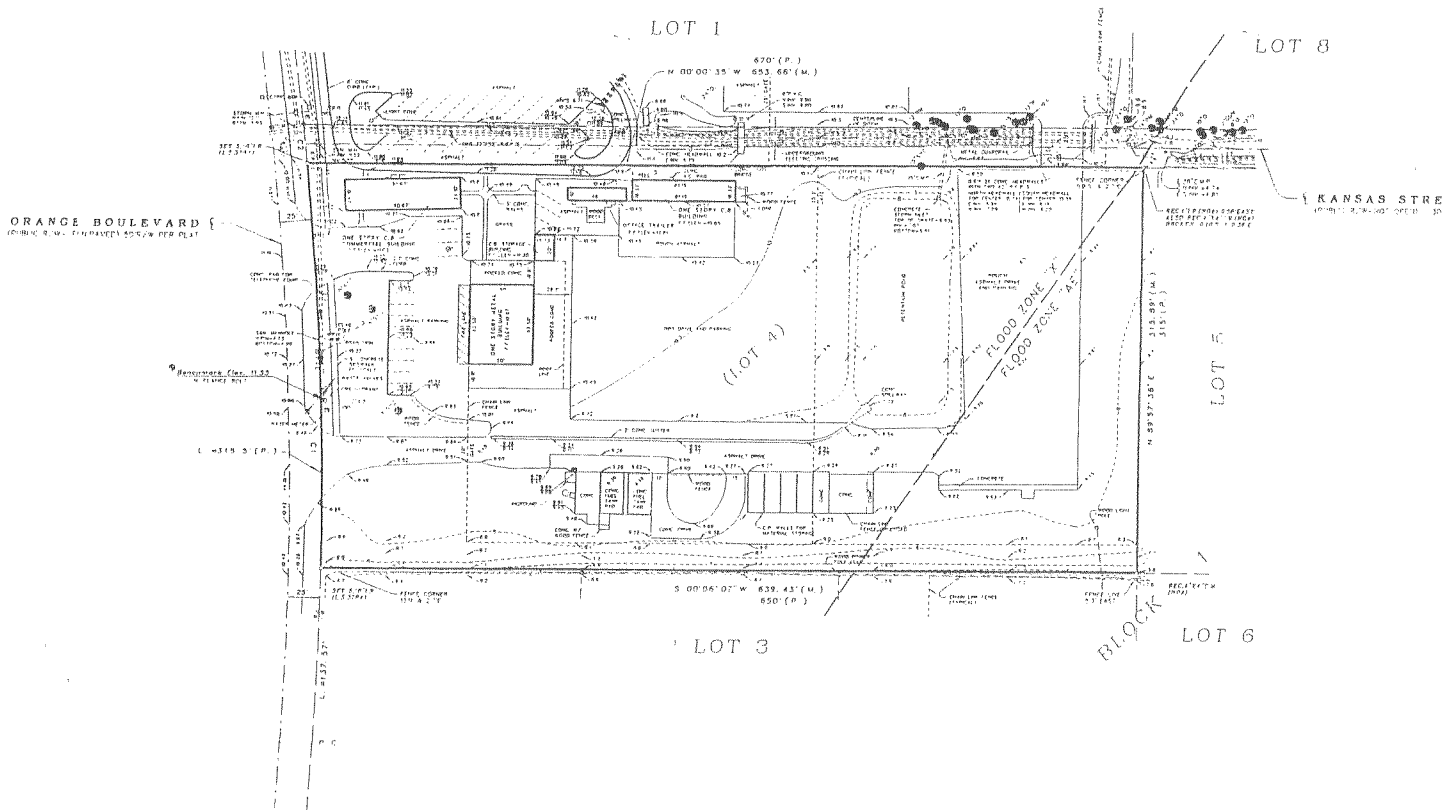
L. = 315.5' (P.)

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
THE BRIAR CORPORATION
SECTION 16, 17, 20 & 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



SCALE: 1"=50'
Date: 5-24-00

DESCRIPTION:
LOTS 4, BLOCK 1, SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1
PAGES 127, 128 AND 129 1/2 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
CONTAINING A NET ACRES MORE OR LESS



SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE NORTH 2/4 CORNER OF ORANGE BOULEVARD AS BEING A TEST POINT, AS LINED.
BENCHMARKS, ELEVATIONS AND CONTIGUOUS ARE BASED ON SEMINOLE COUNTY PLATS.
CONTIGUOUS ARE SHOWN 1/2 TO POST INTERVALS
TREES: S.S. - QUARTERS SCALED TO TREE
T. - TREE
S.S. - SLOPE INDICATOR

CURVE DATA

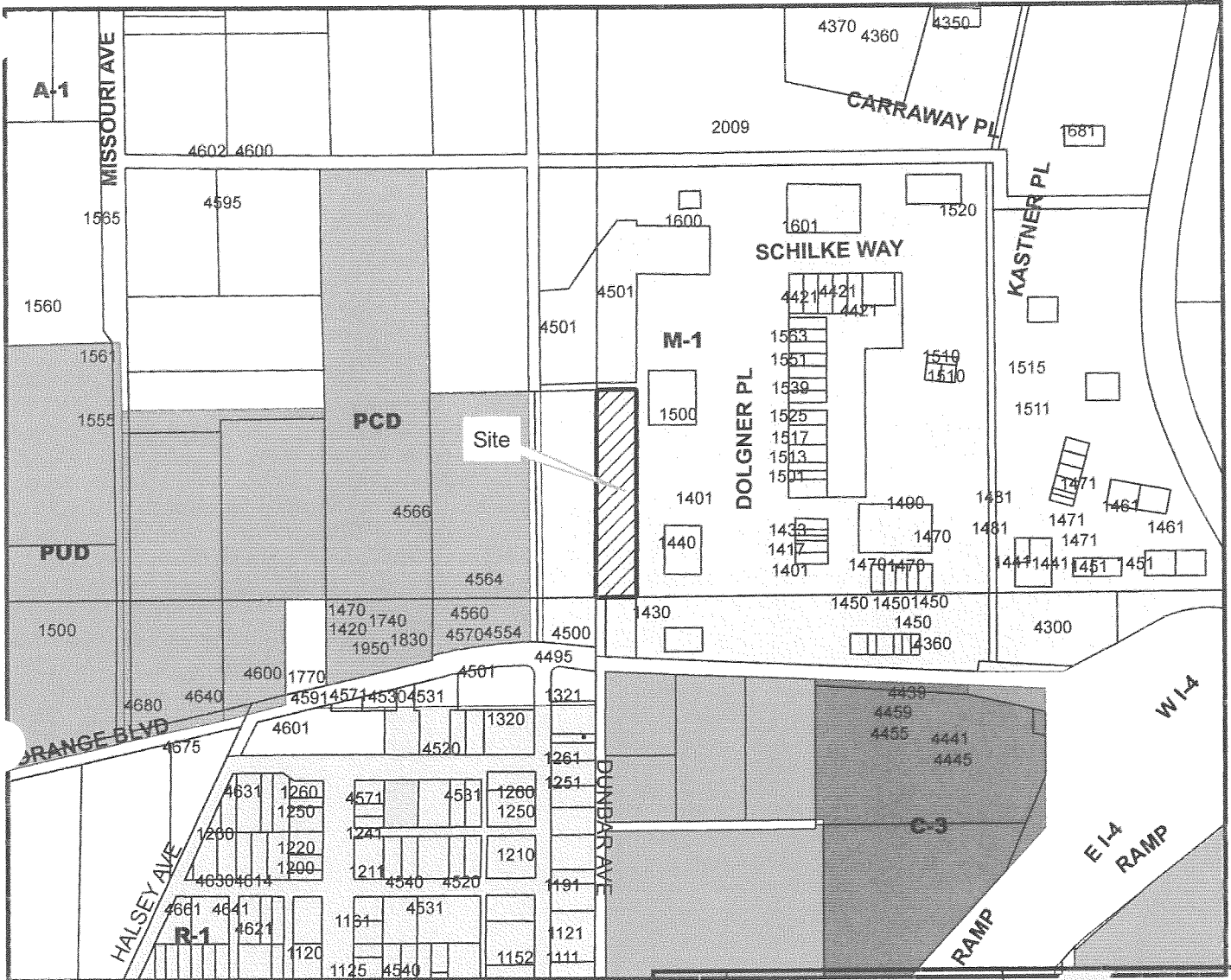
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C. 1	06°21'00"	2682.85'	315.16'	157.76'	314.98'	S 87°22'19" W
C. 2	00°26'41"	2682.85'	30.18'	15.09'	30.18'	S 83°41'02" W

LEGEND

REC. DEMONSTRATED RECORDED
C.M. CONCRETE IMPROVEMENT
I.P. IRON PIPE
I.M. IRON MONUMENT
V.M. VERNIER
M.C. MAIL AND CAP
C.S. CENTERLINE
P.W. PROPERTY LINE
L.S. LICENSED SURVEYOR
L.P. LICENSED PROFESSIONAL
P.L. PLAT RECORDS

1. THIS PROPERTY LIES IN FLOOD ZONE 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M, 1-N, 1-O, 1-P, 1-Q, 1-R, 1-S, 1-T, 1-U, 1-V, 1-W, 1-X, 1-Y, 1-Z, 1-AA, 1-AB, 1-AC, 1-AD, 1-AE, 1-AF, 1-AG, 1-AH, 1-AI, 1-AJ, 1-AL, 1-AM, 1-AN, 1-AO, 1-AP, 1-AQ, 1-AR, 1-AS, 1-AT, 1-AU, 1-AV, 1-AW, 1-AX, 1-AY, 1-AZ, 1-BA, 1-BB, 1-BC, 1-BD, 1-BE, 1-BF, 1-BG, 1-BH, 1-BI, 1-BJ, 1-BL, 1-BM, 1-BN, 1-BO, 1-BP, 1-BQ, 1-BR, 1-BS, 1-BT, 1-BU, 1-BV, 1-BW, 1-BX, 1-BY, 1-BZ, 1-CA, 1-CB, 1-CC, 1-CD, 1-CE, 1-CF, 1-CG, 1-CH, 1-CI, 1-CJ, 1-CL, 1-CM, 1-CN, 1-CO, 1-CP, 1-CQ, 1-CR, 1-CS, 1-CT, 1-CU, 1-CV, 1-CW, 1-CX, 1-CY, 1-CZ, 1-DA, 1-DB, 1-DC, 1-DD, 1-DE, 1-DF, 1-DG, 1-DH, 1-DI, 1-DJ, 1-DL, 1-DM, 1-DN, 1-DO, 1-DP, 1-DQ, 1-DR, 1-DS, 1-DT, 1-DU, 1-DV, 1-DW, 1-DX, 1-DY, 1-DZ, 1-EA, 1-EB, 1-EC, 1-ED, 1-EE, 1-EF, 1-EG, 1-EH, 1-EI, 1-EJ, 1-EL, 1-EM, 1-EN, 1-EO, 1-EP, 1-EQ, 1-ER, 1-ES, 1-ET, 1-EU, 1-EV, 1-EW, 1-EX, 1-EY, 1-EZ, 1-FA, 1-FB, 1-FC, 1-FD, 1-FE, 1-FF, 1-FG, 1-FH, 1-FI, 1-FJ, 1-FL, 1-FM, 1-FN, 1-FO, 1-FP, 1-FQ, 1-FR, 1-FS, 1-FT, 1-FU, 1-FV, 1-FW, 1-FX, 1-FY, 1-FZ, 1-GA, 1-GB, 1-GC, 1-GD, 1-GE, 1-GF, 1-GG, 1-GH, 1-GI, 1-GJ, 1-GL, 1-GM, 1-GN, 1-GO, 1-GP, 1-GQ, 1-GR, 1-GS, 1-GT, 1-GU, 1-GV, 1-GW, 1-GX, 1-GY, 1-GZ, 1-HA, 1-HB, 1-HC, 1-HD, 1-HE, 1-HF, 1-HG, 1-HH, 1-HI, 1-HJ, 1-HL, 1-HM, 1-HN, 1-HO, 1-HP, 1-HQ, 1-HR, 1-HS, 1-HT, 1-HU, 1-HV, 1-HW, 1-HX, 1-HY, 1-HZ, 1-IA, 1-IB, 1-IC, 1-ID, 1-IE, 1-IF, 1-IG, 1-IH, 1-II, 1-IJ, 1-IL, 1-IM, 1-IN, 1-IO, 1-IP, 1-IQ, 1-IR, 1-IS, 1-IT, 1-IU, 1-IV, 1-IW, 1-IX, 1-IY, 1-IZ, 1-JA, 1-JB, 1-JC, 1-JD, 1-JE, 1-JF, 1-JG, 1-JH, 1-JI, 1-JJ, 1-JL, 1-JM, 1-JN, 1-JO, 1-JP, 1-JQ, 1-JR, 1-JS, 1-JT, 1-JU, 1-JV, 1-JW, 1-JX, 1-JY, 1-JZ, 1-KA, 1-KB, 1-KC, 1-KD, 1-KE, 1-KF, 1-KG, 1-KH, 1-KI, 1-KJ, 1-KL, 1-KM, 1-KN, 1-KO, 1-KP, 1-KQ, 1-KR, 1-KS, 1-KT, 1-KU, 1-KV, 1-KW, 1-KX, 1-KY, 1-KZ, 1-LA, 1-LB, 1-LC, 1-LD, 1-LE, 1-LF, 1-LG, 1-LH, 1-LI, 1-LJ, 1-LK, 1-LL, 1-LM, 1-LN, 1-LO, 1-LP, 1-LQ, 1-LR, 1-LS, 1-LT, 1-LU, 1-LV, 1-LW, 1-LX, 1-LY, 1-LZ, 1-MA, 1-MB, 1-MC, 1-MD, 1-ME, 1-MF, 1-MG, 1-MH, 1-MI, 1-MJ, 1-MK, 1-ML, 1-MM, 1-MN, 1-MO, 1-MP, 1-MQ, 1-MR, 1-MS, 1-MT, 1-MU, 1-MV, 1-MW, 1-MX, 1-MY, 1-MZ, 1-NA, 1-NB, 1-NC, 1-ND, 1-NE, 1-NF, 1-NG, 1-NH, 1-NI, 1-NJ, 1-NK, 1-NL, 1-NM, 1-NN, 1-NO, 1-NP, 1-NQ, 1-NR, 1-NS, 1-NT, 1-NU, 1-NV, 1-NW, 1-NX, 1-NY, 1-NZ, 1-OA, 1-OB, 1-OC, 1-OD, 1-OE, 1-OF, 1-OG, 1-OH, 1-OI, 1-OJ, 1-OK, 1-OL, 1-OM, 1-ON, 1-OO, 1-OP, 1-OQ, 1-OR, 1-OS, 1-OT, 1-OU, 1-OV, 1-OW, 1-OX, 1-OY, 1-OZ, 1-PA, 1-PB, 1-PC, 1-PD, 1-PE, 1-PF, 1-PG, 1-PH, 1-PI, 1-PJ, 1-PK, 1-PL, 1-PM, 1-PN, 1-PO, 1-PP, 1-PQ, 1-PR, 1-PS, 1-PT, 1-PU, 1-PV, 1-PW, 1-PX, 1-PY, 1-PZ, 1-QA, 1-QB, 1-QC, 1-QD, 1-QE, 1-QF, 1-QG, 1-QH, 1-QI, 1-QJ, 1-QK, 1-QL, 1-QM, 1-QN, 1-QO, 1-QP, 1-QQ, 1-QR, 1-QS, 1-QT, 1-QU, 1-QV, 1-QW, 1-QX, 1-QY, 1-QZ, 1-RA, 1-RB, 1-RC, 1-RD, 1-RE, 1-RF, 1-RG, 1-RH, 1-RI, 1-RJ, 1-RK, 1-RL, 1-RM, 1-RN, 1-RO, 1-RP, 1-RQ, 1-RR, 1-RS, 1-RT, 1-RU, 1-RV, 1-RW, 1-RX, 1-RY, 1-RZ, 1-SA, 1-SB, 1-SC, 1-SD, 1-SE, 1-SF, 1-SG, 1-SH, 1-SI, 1-SJ, 1-SK, 1-SL, 1-SM, 1-SN, 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1-LV, 1-LW, 1-LX, 1-LY, 1-LZ, 1-MA, 1-MB, 1-MC, 1-MD, 1-ME, 1-MF, 1-MG, 1-MH, 1-MI, 1-MJ, 1-MK, 1-ML, 1-MM, 1-MN, 1-MO, 1-MP, 1-MQ, 1-MR, 1-MS, 1-MT, 1-MU, 1-MV, 1-MW, 1-MX, 1-MY, 1-MZ, 1-NA, 1-NB, 1-NC, 1-ND, 1-NE, 1-NF, 1-NG, 1-NH, 1-NI, 1-NJ, 1-NK, 1-NL, 1-NM, 1-NN, 1-NO, 1-NP, 1-NQ, 1-NR, 1-NS, 1-NT, 1-NU, 1-NV, 1-NW, 1-NX, 1-NY, 1-NZ, 1-OA, 1-OB, 1-OC, 1-OD, 1-OE, 1-OF, 1-OG, 1-OH, 1-OI, 1-OJ, 1-OK, 1-OL, 1-OM, 1-ON, 1-OO, 1-OP, 1-OQ, 1-OR, 1-OS, 1-OT, 1-OU, 1-OV, 1-OW, 1-OX, 1-OY, 1-OZ, 1-PA, 1-PB, 1-PC, 1-PD, 1-PE, 1-PF, 1-PG, 1-PH, 1-PI, 1-PJ, 1-PK, 1-PL, 1-PM, 1-PN, 1-PO, 1-PP, 1-PQ, 1-PR, 1-PS, 1-PT, 1-PU, 1-PV, 1-PW, 1-PX, 1-PY, 1-PZ, 1-QA, 1-QB, 1-QC, 1-QD, 1-QE, 1-QF, 1-QG, 1-QH, 1-QI, 1-QJ, 1-QK, 1-QL, 1-QM, 1-QN, 1-QO, 1-QP, 1-QQ, 1-QR, 1-QS, 1-QT, 1-QU, 1-QV, 1-QW, 1-QX, 1-QY, 1-QZ, 1-RA, 1-RB, 1-RC, 1-RD, 1-RE, 1-RF, 1-RG, 1-RH, 1-RI, 1-RJ, 1-RK, 1-RL, 1-RM, 1-RN, 1-RO, 1-RP, 1-RQ, 1-RR, 1-RS, 1-RT, 1-RU, 1-RV, 1-RW, 1-RX, 1-RY, 1-RZ, 1-SA, 1-SB, 1-SC, 1-SD, 1-SE, 1-SF, 1-SG, 1-SH, 1-SI, 1-SJ, 1-SK, 1-SL, 1-SM, 1-SN, 1-SO, 1-SP, 1-SQ, 1-SR, 1-SS, 1-ST, 1-SU, 1-SV, 1-SW, 1-SX, 1-SY, 1-SZ, 1-TA, 1-TB, 1-TC, 1-TD, 1-TE, 1-TF, 1-TG, 1-TH, 1-TI, 1-TJ, 1-TK, 1-TL, 1-TM, 1-TN, 1-TO, 1-TP, 1-TQ, 1-TR, 1-TS, 1-TT, 1-TU, 1-TV, 1-TW, 1-TX, 1-TY, 1-TZ, 1-UA, 1-UB, 1-UC, 1-UD, 1-UE, 1-UF, 1-UG, 1-UH, 1-UI, 1-UJ, 1-UK, 1-UL, 1-UM, 1-UN, 1-UO, 1-UP, 1-UQ, 1-UR, 1-US, 1-UT, 1-UU, 1-UV, 1-UW, 1-UX, 1-UY, 1-UZ, 1-VA, 1-VB, 1-VC, 1-VD, 1-VE, 1-VF, 1-VG, 1-VH, 1-VI, 1-VJ, 1-VK, 1-VL, 1-VM, 1-VN, 1-VO, 1-VP, 1-VQ, 1-VR, 1-VS, 1-VT, 1-VU, 1-VV, 1-VW, 1-VX, 1-VY, 1-VZ, 1-WA, 1-WB, 1-WC, 1-WD, 1-WE, 1-WF, 1-WG, 1-WH, 1-WI, 1-WJ, 1-WK, 1-WL, 1-WM, 1-WN, 1-WO, 1-WP, 1-WQ, 1-WR, 1-WS, 1-WT, 1-WU, 1-WV, 1-WW, 1-WX, 1-WY, 1-WZ, 1-XA, 1-XB, 1-XC, 1-XD, 1-XE, 1-XF, 1-XG, 1-XH, 1-XI, 1-XJ, 1-XK, 1-XL, 1-XM, 1-XN, 1-XO, 1-XP, 1-XQ, 1-XR, 1-XS, 1-XT, 1-XU, 1-XV, 1-XW, 1-XX, 1-XY, 1-XZ, 1-YA, 1-YB, 1-YC, 1-YD, 1-YE, 1-YF, 1-YG, 1-YH, 1-YI, 1-YJ, 1-YK, 1-YL, 1-YM, 1-YN, 1-YO, 1-YP, 1-YQ, 1-YR, 1-YS, 1-YT, 1-YU, 1-YV, 1-YW, 1-YX, 1-YY, 1-YZ, 1-ZA, 1-ZB, 1-ZC, 1-ZD, 1-ZE, 1-ZF, 1-ZG, 1-ZH, 1-ZI, 1-ZJ, 1-ZK, 1-ZL, 1-ZM, 1-ZN, 1-ZO, 1-ZP, 1-ZQ, 1-ZR, 1-ZS, 1-ZT, 1-ZU, 1-ZV, 1-ZW, 1-ZX, 1-ZY, 1-ZZ

Michael Good/The Briar Corp
 4500 Orange Blvd
 Sanford, FL 32771












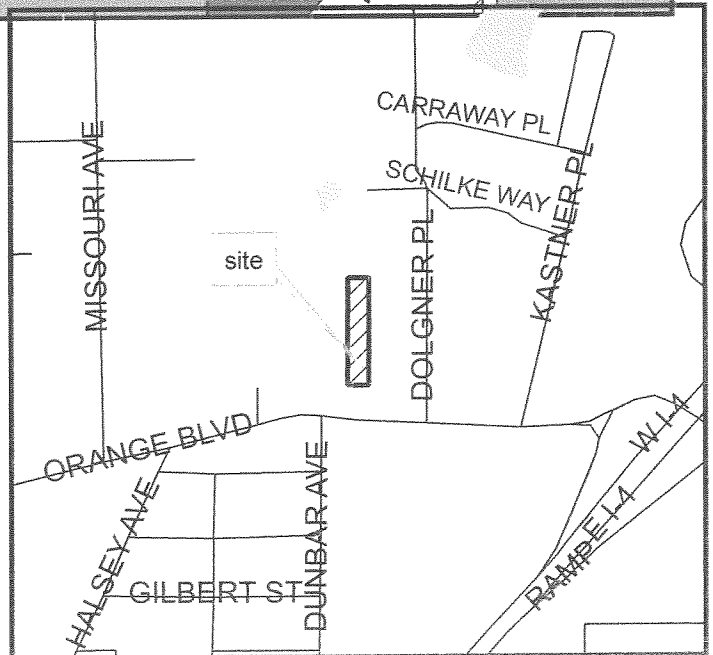
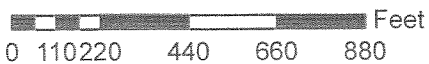
Seminole County Board of Adjustment
 May 22, 2006

Case: BV2006-066

Parcel No: 16-19-30-5AB-0100-0040

Zoning

	BV2006-066		R-2		M-1
	A-1		C-1		PUD
	R-1		C-3		PCD





RECEIVED MAR 31 2006
COPY
 APPL. NO. BN 2006-066

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- VARIANCE** REQUEST FOR A FRONT SETBACK VARIANCE FROM 50 FT TO 25 FEET FOR A PROPOSED OFFICE/WAREHOUSE BLDG IN THE M-1 (IND. DIST.)
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION**
 - EXISTING (YEAR _____) PROPOSED (YEAR _____)
 - REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
 - ANTICIPATED TIME MOBILE HOME IS NEEDED _____
 - PLAN TO BUILD YES NO IF SO, WHEN _____
 - MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	THE BRIAR CORPORATION	MICHAEL J. GOOD
ADDRESS	P.O. BOX 470264 LAKE MONROE, FL 32747	
PHONE 1	407-321-2773	
PHONE 2		RECEIVED MAR 31 2006
E-MAIL	mharley@briarcorp.com	

PROJECT NAME: BRIAR 4500 BLDG

SITE ADDRESS: 4500 ORANGE BLVD. SANFORD

CURRENT USE OF PROPERTY: INDUSTRIAL

LEGAL DESCRIPTION: LOT 4 & E 1/2 OF VACD ST ADJ ON W (LESS RD) BLK 1
 SANFORD FARMS PBI PG 127

SIZE OF PROPERTY: 4.62 ^{639' x 315'} acre(s) PARCEL I.D. 16-19-30-5AB-0100-0040

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 5/22/06 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

[Signature] 3/30/06
 SIGNATURE OF OWNER OR AGENT* DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:

FEE(S): _____ COMMISSION DISTRICT _____ FLU / ZONING M-1 Industrial

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

THE BRIAR CORPORATION
TOTAL SITE DEVELOPMENT
LEADERS BY PERFORMANCE®

03/14/06

Attn: Board of Adjustment, Seminole County

RE: Variance Request for 4500 Orange Blvd., Sanford

The existing wooden structure at 4500 Orange Blvd. is ridden with mold, mildew and decay. The initial plan was to remodel the existing building, however, it quickly became apparent that it was more feasible to demolish the existing building and build a brand new building. The existing building has a setback of 25 ft, however the current zoning requires a 50 ft setback for new construction on this parcel.

We are requesting a front setback variance from 50ft to 25 feet to allow us to demolish the existing building and rebuild perpendicular to it. (parallel to Orange Blvd.) This would create a more aesthetically pleasing view from the road and it would allow more accessible parking than currently available.

I believe that special circumstances exist and that this request meets all of the criteria stated in the LAND DEVELOPMENT CODE to allow for the grant of this variance.

Sincerely,



Michael J. Good
Owner
The Briar Corporation

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 16-19-30-5AB-0100-0040</p> <p>Owner: BRIAR CONSTR & PAVING CO INC</p> <p>Mailing Address: PO BOX 470264</p> <p>City,State,ZipCode: LAKE MONROE FL 32747</p> <p>Property Address: 4500 ORANGE BLVD</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 48-WAREHOUSE-DISTR & ST</p>		<p>2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 3</p> <p>Depreciated Bldg Value: \$208,398</p> <p>Depreciated EXFT Value: \$6,471</p> <p>Land Value (Market): \$341,718</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$556,587</p> <p>Assessed Value (SOH): \$556,587</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$556,587</p> <p>Tax Estimator</p>														
<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>08/1983</td> <td>01482</td> <td>1967</td> <td>\$110,000</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/1983	01482	1967	\$110,000	Improved	No	<p>2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$8,573</p> <p>2005 Taxable Value: \$523,160</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified										
WARRANTY DEED	08/1983	01482	1967	\$110,000	Improved	No										
<p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>SQUARE FEET</td> <td>0</td> <td>0</td> <td>227,812</td> <td>1.50</td> <td>\$341,718</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	SQUARE FEET	0	0	227,812	1.50	\$341,718	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LOT 4 & E 1/2 OF VACD ST ADJ ON W (LESS RD) BLK 1 SANFORD FARMS PB 1 PG 127</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value											
SQUARE FEET	0	0	227,812	1.50	\$341,718											
BUILDING INFORMATION																
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New								
1	WOOD BEAM/COL	1954	5	2,112	1	CONCRETE BLOCK - MASONRY	\$71,796	\$179,490								
2	STEEL/PRE ENG	1987	2	3,150	1	METAL PREFINISHED	\$84,958	\$111,787								
	Subsection / Sqft		CARPORT UNFINISHED / 900													
	Subsection / Sqft		CARPORT UNFINISHED / 950													
3	MASONRY PILAS	1989	2	1,312	1	CONCRETE BLOCK - MASONRY	\$51,644	\$64,961								
EXTRA FEATURE																
	Description	Year Blt	Units	EXFT Value	Est. Cost New											
	COMMERCIAL ASPHALT DR 2 IN	1987	3,420	\$1,490	\$2,839											
	6' CHAIN LINK FENCE	1987	1,290	\$3,096	\$7,740											
	COMMERCIAL CONCRETE DR 4 IN	1990	1,571	\$1,885	\$3,142											
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																

11021 40 100 1 001 00 101 11 120 00 101 00 101 00 101 00 101 00 11 100 1

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04239 PG 1377
CLERK'S # 2001789513
RECORDED 12/14/2001 11:07:24 AM
RECORDING FEES 28.50
RECORDED BY B Coatney

DEVELOPMENT ORDER #00-0009

KBC / BRIAR WAREHOUSES
FINAL PCD MASTER PLAN
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENT, CLASSIFICATIONS AND DISTRICT DESCRIPTION

On April 10, 2001, the Board of County Commissioners of Seminole County issued this Development Order relating to and touching and concerning the following described property:

1. **LEGAL DESCRIPTION:**

Lots 2, and 7 Block 3, Sanford Farms, according to the plat thereof as recorded in Plat Book 1, Pages 127, 128 and 128 1/2 of the Public Records of Seminole County, Florida.
Containing 9.90 acres, more or less.
(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

2. **FINDINGS OF FACT**

PROPERTY OWNER: KBC Development Inc./The Briar Corporation
Michael J. Good President

PROJECT NAME: Briar Corporation Rezone / Briar & KBC Warehouses

3. **REQUESTED DEVELOPMENT APPROVAL:**

- A. Total Area 9.90 Acres
- B. Zoning 9.90 Acres Zoned Planned Commercial Development

4. **STATEMENT OF BASIC FACTS**

A. The Development Approval sought is consistent with 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.

B. The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments run with, follow and perpetually burden the aforescribed property.

RECEIVED 12/14/2001 11:07:24 AM

BK 280PG0816

5. LAND USE BREAKDOWN

<u>Land Use</u>	<u>Area</u>	<u>% of Site</u>
Warehouse / Buildings	1.79 AC	18.1%
Road Side Parking	3.00 AC	30.3%
Stormwater Management	2.11 AC	21.3%
Conservation Wetland	.78 AC	7.9%
Open Space	2.22 AC	22.4%
Total	9.90	100%

6. OPEN SPACE AND RECREATION AREAS

Open space is comprised of the 10' landscape buffers, retention areas and grassed islands within the parking areas, per approved PCD plan.

7. BUILDING SETBACKS

<u>Front</u>	<u>Minimum 25' to right of way</u>
Side	May be reduced to zero feet
Rear	Minimum 10' to adjacent property
Maximum Building Height	35'



8. PERMITTED USES

- No trucks maneuvering on access areas to be located on the west side of the site. Maneuvering includes movement to turn trucks around, but the prohibition does not exclude driving of trucks on the west side.
- Uses are restricted to office/warehouse and C-3 and M-1A uses specified in the approved site plan with no billboards.

9. LANDSCAPE AND BUFFER CRITERIA

Required landscape and buffering will be provided according to Seminole County Code.

10. DEVELOPMENT COMMITMENTS

Seminole County specification will be met prior to owner receiving a certificate of occupancy.

11. WATER, SEWER AND FIRE PROTECTION

Water, Sewer and Fire Protection shall be provided by Seminole County.

BK 280PG0817