

GROWTH MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



TO: Distribution List
FROM: SC Planning and Development Division
RE: PRE-APPLICATION REVIEWS: 03/31/2010

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to Planning and Development Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

PRE-APPLICATION REVIEW		
TIME 9:40 AM	Project Name: Polytechnic University of the Americas Expansion Type: Site Plan / Special Exception Applicant: Polytechnic University of the Americas Proj Manager(s): Kathy Fall Proj #: 10-80000013	PID: 35-21-30-300-0150-0000 Dist: 1-Dallari Zoning: A-1 Acres: 4.36 Acres Project Location: Near SW corner of Howell Branch Rd and Grand Rd.
TIME 10:00 AM	Project Name: N Elder Road SSLUA & Major Amdmt to PUD Type: SSLUA & Major Amdmt to PUD Applicant: Lance A. Bremer Proj Manager(s): Joy Williams Proj #: 10-80000014	PID: 16-19-30-5AC-0000-052A Dist: 5-Carey Zoning: PUD Acres: 5 Acres Project Location: East Side of Elder Rd South of Church Street

NOW # 10-80000013

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with **pdf** attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 35-21-30-300-0150-0000

Attach list of all parcel ID numbers associated with the project site.

NAME: Polytechnic University Of The Americas

COMPANY: Polytechnic University of Puerto Rico

EMAIL ADDRESS (REQUIRED): jose_b@bellsouth.net

ADDITIONAL EMAIL ADDRESS: albanos1954@yahoo.com

DAYTIME PHONE: (407) 896-8480

FAX NUMBER: (407) 896-8480 9050

SUBJECT PROPERTY ADDRESS: 480 Howell Branch Road, Winter Park, FL 32792

OF ACRES: 4.36 Acres

PROJECT NAME: Polytechnic University Of The Americas Expansion

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: A1 CURRENT USE: University Campus LDR/Pubs

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

******* THIS BOX FOR STAFF USE ONLY *******

PROJECT MANAGER: K. Fall RECEIVE DATE: 3/4/10 COMMENTS DUE: 3/10/10

ATTACH PROPERTY APPRAISER DATA SHEET. Proj # 10-80000013

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number) 04-32000005, 04-27000007, 99-00602182

1-Dallari Zoned A-1
SemCO w+s FIU LDR
Near SW corner of
Howell Branch Rd and
Grand Rd.

MAR 4 2010

DEVELOPMENT REVIEW

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508		MAR 4 2010 05:59 PM															
GENERAL Parcel Id: 35-21-30-300-0150-0000 Owner: POLYTECHNIC UNIVERSITY OF Own/Addr: PUERTO RICO INC Mailing Address: PO BOX 192017 City,State,ZipCode: SAN JUAN PR 00919 Property Address: 4800 HOWELL BRANCH RD WINTER PARK 32792 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 71-CHURCHES		2007 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 6 Depreciated Bldg Value: \$1,172,962 Depreciated EXFT Value: \$3,520 Land Value (Market): \$261,420 Land Value Ag: \$0 Just/Market Value: \$1,437,902 Assessed Value (SOH): \$1,437,902 Exempt Value: \$0 Taxable Value: \$1,437,902 Tax Estimator															
SALES <table border="1"> <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>04/2004</td> <td>05280</td> <td>0862</td> <td>\$1,300,000</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> Find Sales within this DOR Code		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	04/2004	05280	0862	\$1,300,000	Improved	No	2006 VALUE SUMMARY 2006 Tax Bill Amount: \$0 2006 Taxable Value: \$0 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified											
WARRANTY DEED	04/2004	05280	0862	\$1,300,000	Improved	No											
LAND <table border="1"> <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>ACREAGE</td> <td>0</td> <td>0</td> <td>4.357</td> <td>60,000.00</td> <td>\$261,420</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	4.357	60,000.00	\$261,420	LEGAL DESCRIPTION LEG SEC 35 TWP 21S RGE 30E S 1/2 OF W 1/2 OF E 1/2 OF NE 1/4 OF NW 1/4 (LESS RD)			
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value												
ACREAGE	0	0	4.357	60,000.00	\$261,420												
BUILDING INFORMATION																	
Bld Num	Bld Class	Year Bld	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New									
1	MASONRY PILAS	1970	6	3,200	1	CONCRETE BLOCK - MASONRY	\$177,599	\$304,891									
	Subsection / Sqft		CANOPY / 342														
	Subsection / Sqft		CANOPY / 342														
2	MASONRY PILAS	1973	3	4,488	1	CONCRETE BLOCK - MASONRY	\$256,092	\$413,052									
	Subsection / Sqft		OPEN PORCH FINISHED / 350														
	Subsection / Sqft		UTILITY FINISHED / 192														
3	MASONRY PILAS	1982	5	2,370	1	CONCRETE BLOCK - MASONRY	\$171,995	\$240,553									
	Subsection / Sqft		OPEN PORCH FINISHED / 330														
	Subsection / Sqft		OPEN PORCH FINISHED / 300														
4	WOOD BEAM/COL	1999	8	1,488	1	STUCCO WITH WOOD OR METAL STUDS	\$127,193	\$141,326									
5	WOOD BEAM/COL	1999	8	1,488	1	STUCCO WITH WOOD OR METAL STUDS	\$127,193	\$141,326									
6	WOOD BEAM/COL	1999	16	3,920	1	STUCCO WITH WOOD OR METAL STUDS	\$312,890	\$347,655									
Permits																	
EXTRA FEATURE																	
Description	Year Bld	Units	EXFT Value	Est. Cost New													
MOTEL HT & COOL UNIT	1979	2	\$400	\$400													
BASKETBALL COURT/CONCRETE	1973	3,120	\$3,120	\$7,800													

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

GENERAL

This document describes the expansion plans, which includes Admin/Student Services Building, two Classroom Buildings and a Garage Building.

TECHNICAL APPROACH

The scope of work is based on an educational facility which will provide among others, professional degrees in the engineering, design, management, and construction fields.

The basis of design approach address our understanding of the project's requirements including function, efficiency, sense of unity and architectural compatibility with the surrounding areas and the campus as a whole.

ARCHITECTURAL THEME AND MATERIALS

The proposed design documents included with this proposal reflects the requirement of put more emphasis on the following:

- Quality of interior space finishes.
- Building's exterior aesthetic by providing visual appeal.
- High-value building systems with reasonable first costs and long term operating efficiencies. This reflects an emphasis on selection of high-value systems with exterior materials and interior finishes that provide durability, and ongoing maintenance efficiency.
- Energy efficiency and consideration of life cycle cost over the life of the facility.
- Security and Safety
- Sustainability - LEED- Silver rating

The architectural theme of the facility is a modern concept with exterior split face cmu walls up to the third floor and exterior architectural insulated metal panels up to the roof, with a standing seam metal roof system.

BUILDINGS FUNCTION

The proposed design documents included in this proposal illustrate the buildings location in relation to the Site Plan.

Space arrangement was designed in order to facilitate work flow and provide successful facility's operation in accordance with its mission.

TECHNICAL COMPONENT- Quality of building systems and materials

The buildings' construction will be similar to that type of educational facility, and will meet requirements for a 25-year useful design life before re-use/re-purpose or renovation and for a 50-year replacement life. The design and construction will provide appropriate levels of quality to ensure continued use of the facilities over these periods with the application of reasonable preventative maintenance/repairs. The proposed site infrastructure will also have at least a 50-year life expectancy.

MAR 4 2010

DEVELOPMENT REVIEW

The materials and construction of all buildings envelope provide durable long-life facilities consistent with industry standards and comply with model buildings and energy codes.

Quality Image - Masonry walls will provide a damage resistant lower level for the buildings and help to project quality and value consistent with design and construction of similar buildings.

Durability - The roof will be constructed of 24-gauge steel panels over pre-engineered structural frames. The panels will be factory pre-finished with a polyvinylidene fluoride resin paint finish to resist the ultraviolet radiation from sunlight and to provide maximum protection against general weathering, chalking, and fading.

Colors - Another objective is to design the buildings so that the exteriors relate well to the architectural style and color scheme of this type of facility. The proposed designs will utilize tan-gray tone split face CMU veneer for the base walls of the buildings with taupe metal building panels above. Roof color will be sierra tan (Energy Star), to meet LEED requirements. The clear anodized window frames and white painted gutters and downspouts will contrast sharply providing a counterpoint to the split-face masonry block and metal backgrounds.

Construction description - Interior partitions will be a combination of metal studs at 16" O.C. and CMU wall to extend above the ceiling. The color and finish selections chosen for the facilities will provide an aesthetically pleasing, easily maintainable and functional environment for the occupants.

Walls in the administration office areas will be non-load bearing to the greatest extent possible to allow future configuration of the spaces if required. All walls will be designed with necessary STC ratings for sound control.

Sustainable designs considerations will be incorporated into finish selections and building aesthetics.

Acoustical ceiling tiles where applicable will be maximum size 24"x48"x3/4". Suspension system will conform to ASTM C 635, standard of fire rated, exposed grid, intermediate duty. Ceiling attenuation class (CAC) range of acoustical units, when required, will be determined in accordance with ASTM E 1414. Ceiling will be continuous at the partition and will be assembled in the suspension system in the same manner that the ceiling will be installed on the project. System will be tested with all acoustical units installed. Strap attachments may be required to meet the applicable requirements for the suspension of ceiling grid.

Doors and Frames: All exterior doors and frames will be insulated metal. Double doors and frames will not have center mullions. Exterior doors will have top edges closed flush and sealed against water penetration. Fire rated door assemblies will bear the listing identification label of a nationally recognized testing laboratory qualified to perform test of fire door assemblies in accordance with ASTM E 152 and having a listing for the tested assemblies. Door locking requirements will be coordinated with the using service.

Polytec Orlando Campus Expansion

All windows will be aluminum windows conforming to AAMA 101. Windows will be commercial grade fixed type where required. Windows will be designed to comply with Force Protection Criteria. Window treatment will be provided at all exterior windows where control of day light or privacy is required.

BUILDING SYSTEMS

The buildings will include all necessary systems required in this type of educational facility, including HVAC, Electrical, Fire Protection, Security, AV, etc.

CONSTRUCTION PHASING

The construction of the buildings will be coordinated following a phasing process to make sure it will be seamlessly integrated to the rest of the campus facilities, utilities and site access.

Doyle, Jodi

From: joseb_7@msn.com on behalf of Jose Barbosa [jose_b@bellsouth.net]
Sent: Wednesday, March 10, 2010 10:44 AM
To: Doyle, Jodi
Subject: RE: Pre-Application Request

Importance: High

The Polytechnic University granted me a "power of attorney" to represent the University in the Public Hearings necessary to make improvements to the future university buildings. I will be accompanied by Architect Hector Torres, R.A.

Jose E. Barbosa, AIA, CSI
jose_b@bellsouth.net

From: jdoyle@seminolecountyfl.gov
To: jose_b@bellsouth.net
Date: Fri, 5 Mar 2010 16:37:52 -0500
Subject: Pre-Application Request

Hello,
Please provide me with the full name of the person who will represent Polytechnic University of the Americas at the Pre-Application meeting. I apologize I neglected to get this information from you at the time you dropped off the application and the only contact names listed are abbreviated within the email addresses given.

Thanks for your quick reply and have a great day!

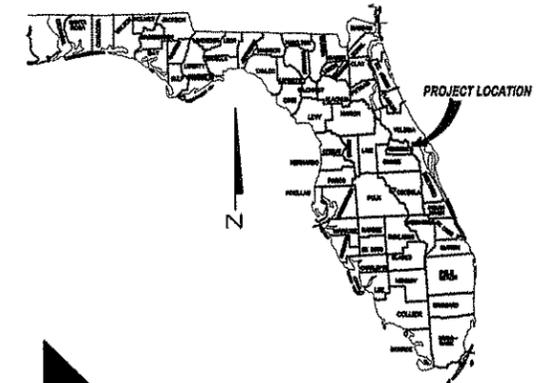
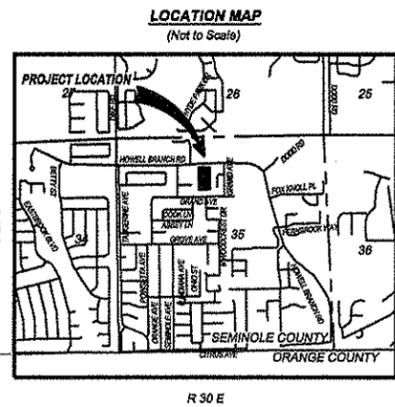
Jodi Doyle
Seminole County Growth Management
Planning & Development Division
Planning Coordinator
1101 East First Street
Sanford, FL 32771

407-665-7432 (Office phone)
407-665-7417 (Office Fax)
jdoyle@seminolecountyfl.gov

****Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.****

MAP OF BOUNDARY SURVEY

of
Polytechnic University of the Americas
LOCATED IN
SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



DESCRIPTION:

Parcel 1
The South 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 21 South, Range 30 East, Seminole County Florida less Howell Branch Road Right of Way.

Together with:

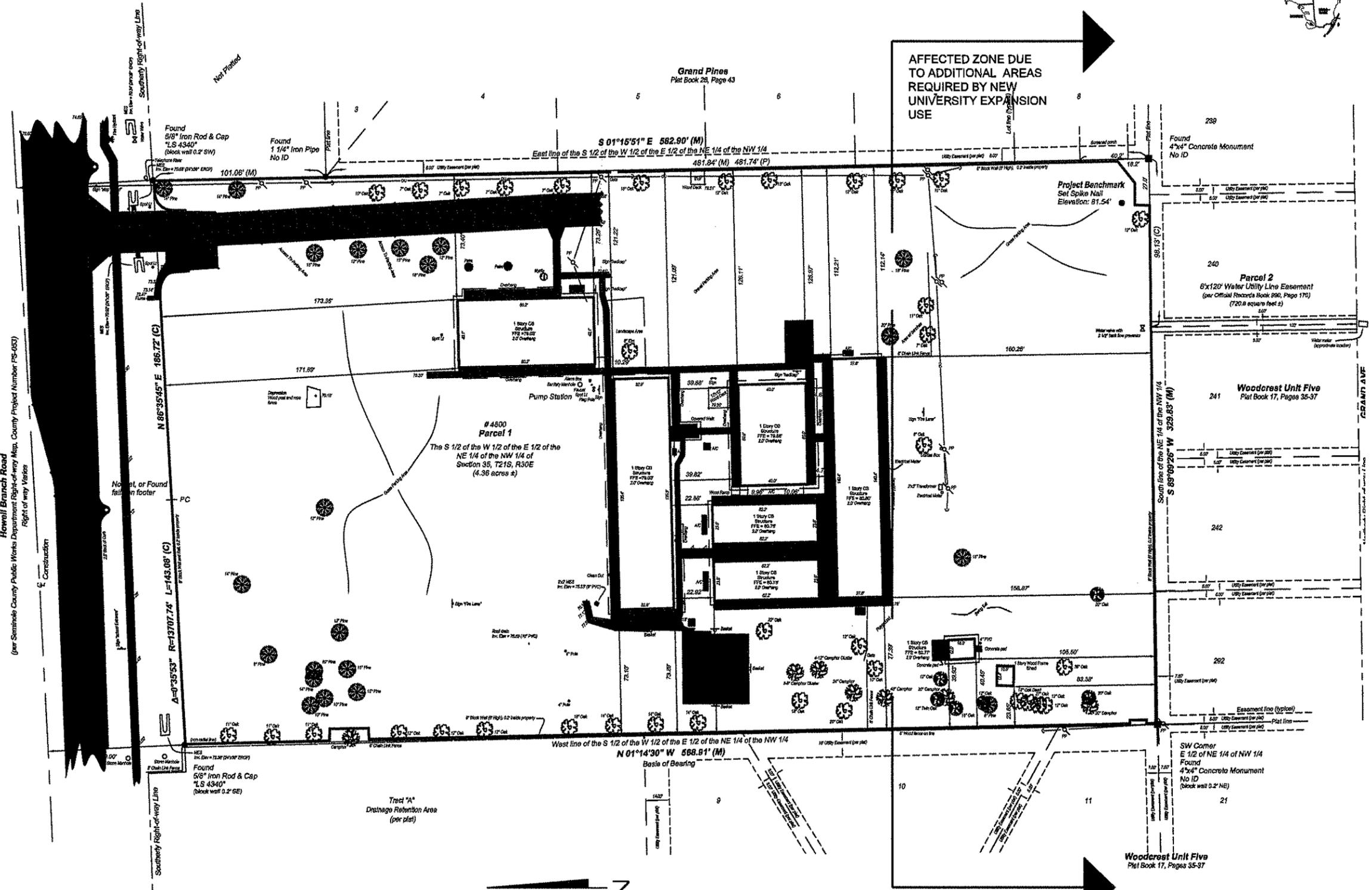
Parcel 2:
Grant of Easement for water utility line as set forth in document recorded in official records book 890, page 170, of the public records of Seminole County, Florida.

SURVEYOR'S NOTES:

- This Map of Survey is not valid without the signature and original raised Seal of a Florida Licensed Surveyor and Mapper.
- This survey has been prepared without the benefit of an abstract or title commitment and may be subject to dedications, limitations, reservations, easements, and/or other record encumbrances. No instruments of record identifying easements, rights of way, ownership and/or record encumbrances were furnished to the surveyor. There may be additional easements, restrictions and/or encumbrances affecting this property that may or may not be found in the public records of this county.
- Bearings shown hereon are relative to an assumed datum based on the West line of the S 1/2 of the W 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 Section 35, Township 21 South, Range 30 East, as being N 01°14'30" W.
- Distances shown hereon are horizontal ground/surface distances, unless noted otherwise.
- The property description shown hereon was provided by the Client.
- Underground improvements such as foundations and utilities were not located. Pipe locations shown hereon are approximates. Locations were not verified.
- According to Federal Emergency Management Agency Flood Insurance Rate Map, Seminole County Florida, Map Number 12117C0210 E; Effective date: April 17, 1995, the property described hereon is located in Zone X (area determined to be outside the 500 year flood plain).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929 based on the following benchmarks established and published by Seminole County Engineering Department:
 - 0185 - Eastbrook, a 6"x6" Concrete Monument, with brass disk stamped "GPS 0185 EASTBROOK", with an elevation of 88.051 feet.
 - 0184 - Dike, a 6"x6" Concrete Monument, with brass disk stamped "GPS 0184 DIKE", with an elevation of 84.489 feet.
- This Map of Survey is certified to: Polytechnic University of the Americas

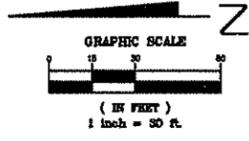
LEGEND

4	= BREAK LINE (NOT TO SCALE)
A/C	= AIR CONDITIONER UNIT ON CONCRETE PAD
(C)	= CALCULATED
CS	= CONCRETE BLOCK
CL	= CENTER LINE
Δ	= DELTA (INCLUDED) ANGLE
(D)	= DESCRIPTION
F/E	= FINISH FLOOR ELEVATION
(M)	= MEASURED
L	= LENGTH
(P)	= PLAT
POB	= POINT OF BEGINNING
PVC	= POLY VINYL CHLORIDE
ERCP	= ELLIPTICAL REINFORCED CONCRETE PIPE
R	= RADIUS
R 35 E	= RANGE 35 EAST
T 21 S	= TOWNSHIP 21 SOUTH
U	= UTILITY POLE
OU	= OVERHEAD UTILITIES
TL	= TANGENT LINE
LP	= LIGHT POLE
LI	= LIGHT
PH	= FIRE HYDRANT
V	= VALVE
---	= APPROXIMATE LOCATION OF BURIED PIPE
Elev.	= ELEVATION
Inv.	= INVERT
MES	= MITERED END SECTION
78.00'	= SPOT ELEVATION



MAX RAMOS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 8468
The survey depicted here is not covered by professional liability insurance

MAR 4 2010



AFFECTED ZONE DUE TO ADDITIONAL AREAS REQUIRED BY NEW UNIVERSITY EXPANSION USE

PREPARED BY:
Max Ramos, PSM
4202 Roy Street
Orlando, Florida 32812
Phone: (407) 829 - 7978
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 8468

PROJECT TITLE: MAP OF BOUNDARY SURVEY Polytechnic University of the Americas

DATE	REVISION
03/23/2010 <td>Added notes </td>	Added notes

COUNTY: SEMINOLE COUNTY, FLORIDA
 FIELD BOOK PAGE: 319 (06/07/24)
 OFF. NO.: 20070228
 DWG. NAME: Polytech.dwg
 DWG. DATE: March 26, 2010
 LAST DATE IN FIELD: March 26, 2010
 DRAWN BY: M.R.
 CHECKED BY: V.O.M.

PREPARED FOR:
 Polytechnic University of the Americas
 4202 Roy Street
 Winter Park, FL 32789
 Phone: (407) 871-5881 Fax: (407) 871-5882

SHEET NO.
 1 OF 1

NAV # 80000014

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov
SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331
OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 16-19-30-5AC-0000-052A

Attach list of all parcel ID numbers associated with the project site.

NAME: LANCE A. BREMER

COMPANY: _____

EMAIL ADDRESS (REQUIRED): LABREMER@YAHOO.COM

ADDITIONAL EMAIL ADDRESS: MATTW@IVEYPG.COM

DAYTIME PHONE: (407) 660-8886 FAX NUMBER: (407) 660-8886

SUBJECT PROPERTY ADDRESS: 621 N ELDER ROAD

OF ACRES: 5 ACRES

PROJECT NAME: N. ELDER ROAD SS LAND USE AMENDMENT AND PUD MODIFICATION

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: PUD CURRENT USE: VACANT/INDUSTRIAL

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current HIPTI Proposed INDUSTRIAL
 Special Exception

REQUIRED ATTACHMENTS:
 ATTACH NARRATIVE WITH PROJECT DESCRIPTION
 ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
 ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

******* THIS BOX FOR STAFF USE ONLY *******

PROJECT MANAGER: Joy Williams RECEIVE DATE: HIPTI COMMENTS DUE: 3/24/10

ATTACH PROPERTY APPRAISER DATA SHEET.
 PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)
07-80000063 08-20500001
08-05500014

- 5-Carey
- PUD / HIPTI
- w/s - Sem Co
- FPL / AT + T
- East side of Elder Rd just south of Church St.

PROJECT NARRATIVE

The property owner wishes to revise the Woodbridge Commerce Center PUD to permit land clearing contractor uses on site which will permit the parking of heavy equipment on site. Also, the request would be to permit a mulching operation to include a tub grinder on the property.

It is our understanding that the property will require a small scale comprehensive plan amendment to industrial as well as a modification to the PUD to permit these uses.

The balance of the PUD conditions would remain unchanged.

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. All development shall comply with the Preliminary Master Plan attached as Exhibit B.
- b. The allowable permitted uses for this site shall be in accordance with the M-1A (Very Light Industrial) zoning district including outdoor storage, which shall be screened.
- c. Maximum allowable building height shall be 35 feet.
- d. Each parcel shall be required to obtain an individual Final Master Plan and associated Developer's Commitment Agreement which must be approved by the Board of County Commissioners. The specific uses for each parcel shall be determined at the time of Final Master Plan in compliance with the HIP-TI Future Land Use designation.
- e. No on street parking shall be allowed in the proposed Right Of Way.
- f. Building setbacks shall be as follows;

Front (Elder Road):	60'
Front:	25'
Side:	10'
Rear:	10'
- g. Buffer yards shall be as follows;

Front (Elder Road):	25'
Front:	10'
Side:	10' External 5' Between Internal Lot Lines
Rear:	10'
- h. Landscaping requirements for the buffers shall include 4 canopy trees per 100 linear feet and a screen of landscaping, composed of natural and/or man-made material, shall be arranged or planted in the designated landscape buffer in order that a height of at least three (3) feet shall be attained within one (1) year after planting and shall screen a minimum opacity of seventy-five (75) percent of the parking areas to that height.

- (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

Z2008-03

Development Order # 08 20500001

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.

Done and Ordered on the date first written above.

By: Brenda Carey
Brenda Carey
Chairman, Board of County Commissioners



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Lance Bremer, 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.

John S. Kovig
Witness

[Signature]
Lance Bremer

Karen Matthews
Witness

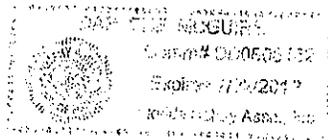
STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

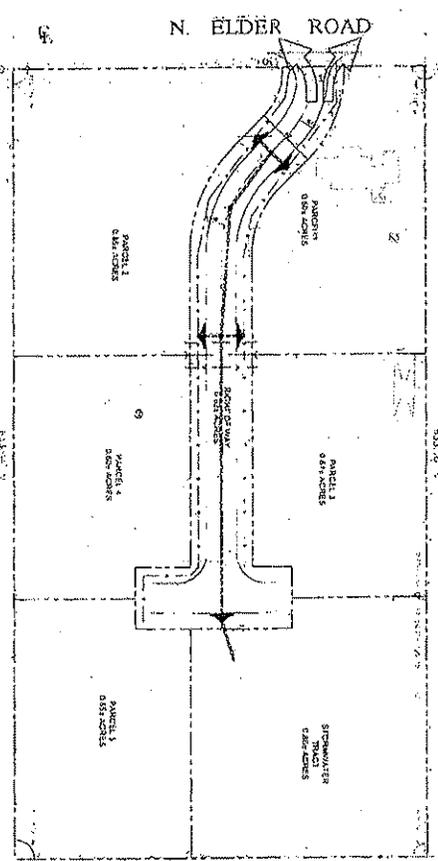
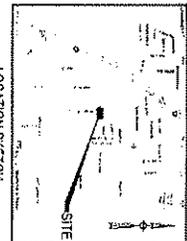
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Lance Bremer who is personally known to me or who has produced FL Driver's License # B656- as identification and who did take an oath. 521-69-260-0

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of August, 2008.

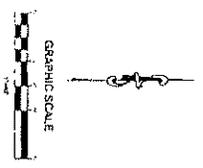
Darlene McQuinn
Notary Public, in and for the County and State
Aforementioned

My Commission Expires:





DATE	BY	REVISION



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE NOTED.
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9. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE NOTED.
10. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE NOTED.

PROJECT # 03-001 DATE 03-2008 SCALE 1"=40' DRAWN SCP APPROVED BAP SHEET NAME PMP-1 SHEET 1 OF 1	DATE BRYAN R. POITS, P.E. FL REG #59461	TANHAI DESIGN, INC. 2213 S. CHICKASAW TRAIL, SUITE 208 ORLANDO, FLORIDA 32825 (407) 962-2678 (407) 308-4428 fax www.tanhaidesign.com FL CERT. OF AUTH. # 427195	PRELIMINARY MASTER PLAN WOODBIDGE COMMERCE CENTER 621 N. ELDER ROAD SANFORD, FLORIDA 32771	REV 1 2 3 4 5 6	DATE 03/08 04/08 04/08 04/08 04/08 04/08	BY CYSK BAP BAP BAP BAP BAP	COMMENTS ISSUED FOR BISHOP'S COUNTRY CLUB REVISION PER SEMINOLE COUNTY COURTS
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