

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Rezoning from A-1 to PCD (Small Bay Partner LLC)

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

**AUTHORIZED BY:** Matthew West <sup>MW</sup> **CONTACT:** Jeff Hopper EXT. 7431

|                                       |  |  |  |
|---------------------------------------|--|--|--|
| <b>Agenda Date</b> <u>May 1, 2002</u> | <b>Regular</b> <input type="checkbox"/>                | <b>Work Session</b> <input type="checkbox"/>                     | <b>Briefing</b> <input type="checkbox"/> |
|                                       | <b>Special Hearing – 6:00</b> <input type="checkbox"/> | <b>Public Hearing – 7:00</b> <input checked="" type="checkbox"/> |  |

**MOTION/RECOMMENDATION:**

Approval of a rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development), at the southwest corner of Monroe Rd. and Church St, per the attached Development Order (8.91 acres). Small Bay Partner LLC, applicant.

(District 5 – Comm. McLain)

(Jeff Hopper, Senior Planner)

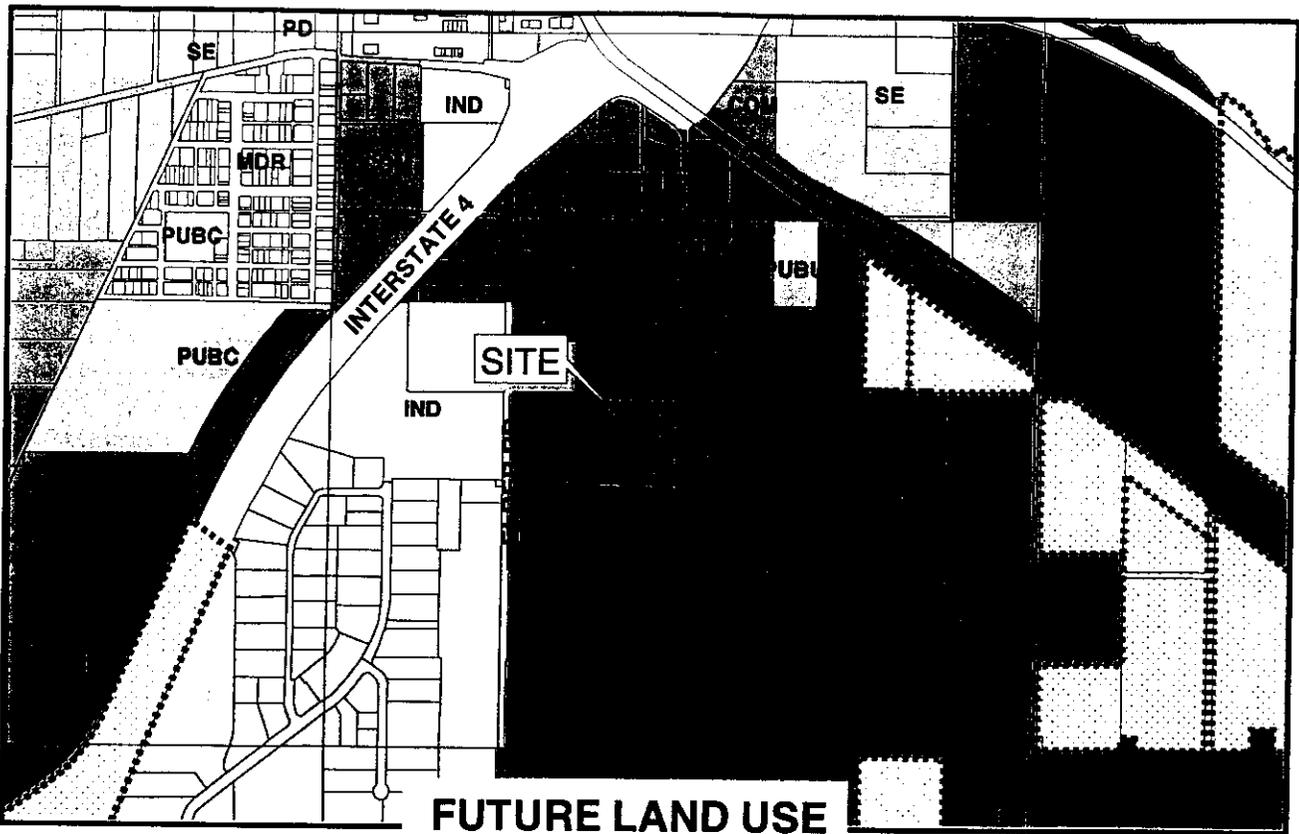
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**BACKGROUND:**

The applicant, Small Bay Partner LLC, requests approval of a rezoning from A-1 to PCD for this 8.91 acre parcel in order to develop an office-warehouse development. The subject property is currently vacant and has a Higher Intensity Planned Development – Target Industry (HIP-TI) land use designation.

Planning staff is recommending approval of this request, subject to conditions listed in the Development Order.

|                                  |
|----------------------------------|
| <b>Reviewed by:</b> <u>KZC</u>   |
| <b>Co Atty:</b> _____            |
| <b>DFS:</b> _____                |
| <b>OTHER:</b> <u>AS</u>          |
| <b>DCM:</b> _____                |
| <b>CM:</b> _____                 |
| <b>File No.</b> <u>Z2002-001</u> |

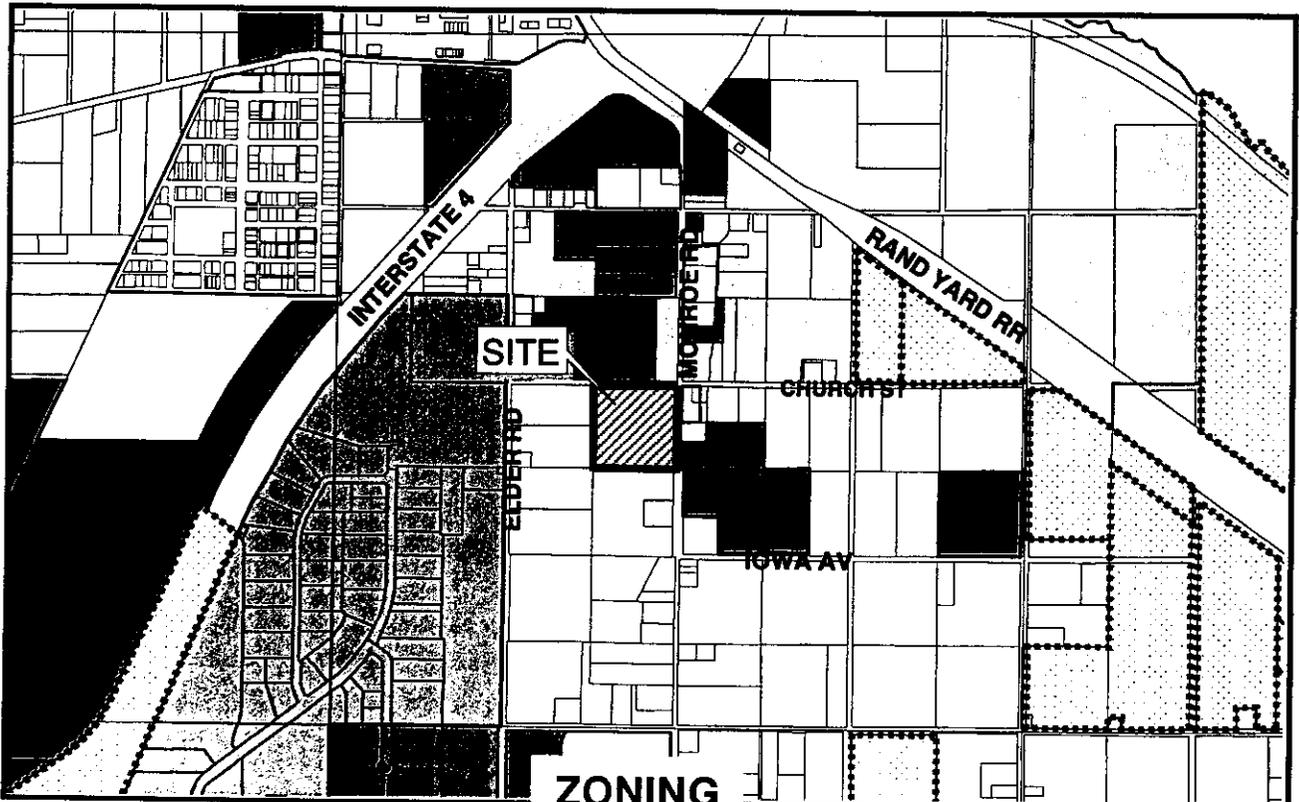


**FUTURE LAND USE**

Site ..... Municipality 
  COM 
  SE 
  PD 
  MDR 
  PUBC 
  IND 
  HIP 
  REC 
  PUBU

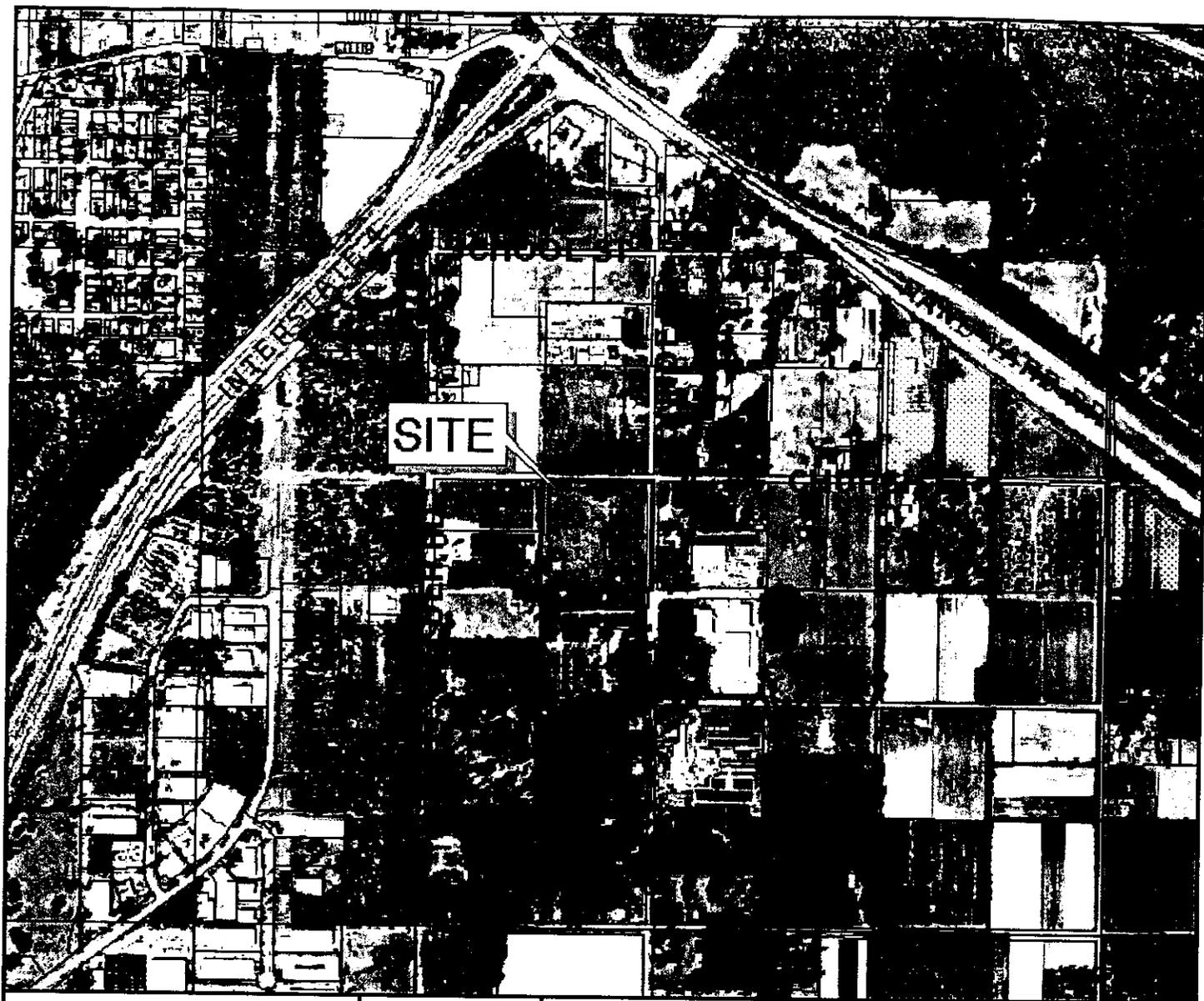
Applicant: Small Bay Partner, LLC  
 Physical STR: part of 16-19-30-5AC-0000-0520  
 Gross Acres: 8.91 BCC District: 5  
 Existing Use: Vacant  
 Special Notes: \_\_\_\_\_

|        | Amend/<br>Rezone# | From | To  |
|--------|-------------------|------|-----|
| FLU    | --                | --   | --  |
| Zoning | Z2002-001         | A-1  | PCD |



**ZONING**

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



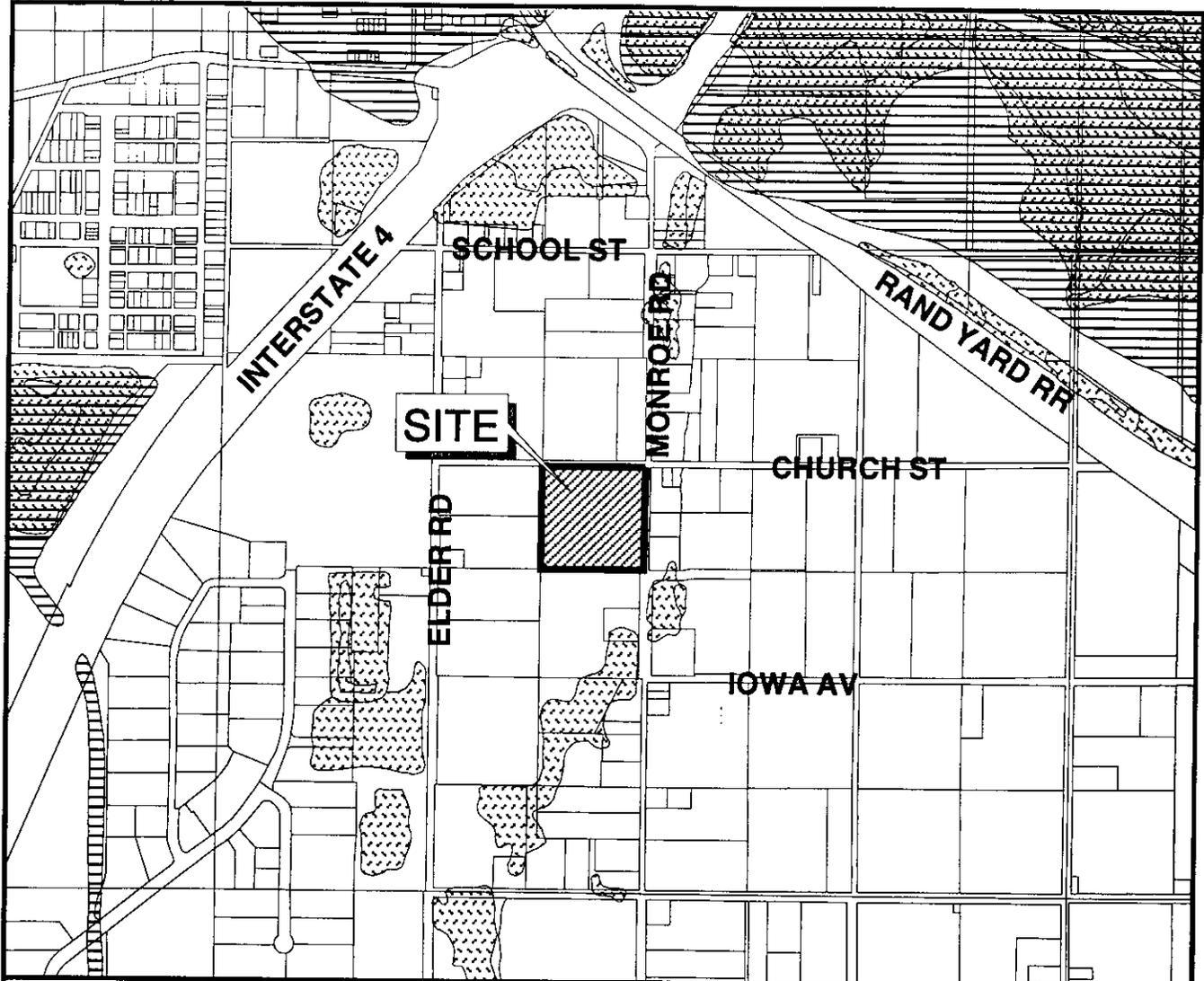
Rezone No. Z2002-001  
From: A-1 To: PCD

-  Subject Property
-  Parcelbase



February 1999 Color Aerials

# CONSERVATION



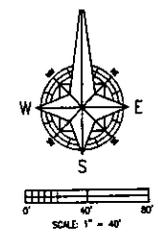
Rezone Z2002-001  
 From: A-1 To: PCD  
 [Diagonal Lines] Subject Property  
 [Horizontal Lines] Municipality  
 [Horizontal Lines] Flood  
 [Dotted Pattern] Wetlands



*The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.*

*\*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD. Flood-prone area information, based on Flood Insurance Rate Maps, provided by FEMA.*

|             |                          |
|-------------|--------------------------|
| DATE        | 11/11/2011               |
| PROJECT NO. | 111111                   |
| CLIENT      | MONROE COMMERCIAL CENTER |
| SCALE       | 1" = 40'                 |
| DRAWN BY    | ...                      |
| CHECKED BY  | ...                      |
| APPROVED BY | ...                      |
| DATE        | ...                      |



**PROJECT DATA:**

- NAME OF PROJECT: MonroeCommerce Center
- INTENDED USE: MULTI-TENANT OFFICES AND WAREHOUSES
- BUILDING HEIGHT: 1 STORY BY MIC. PERM.
- PROPOSED NO. OF EMPLOYEES: 254 PEOPLE
- TOTAL AREA: 294,000 SF (300,000 SF ALLOWANCE) A-1 - SEMINOLE COUNTY
- EXISTING ZONING: P-20 (SEMINOLE COUNTY)
- PROPOSED ZONING: A-1 (SEMINOLE COUNTY)
- EXISTING LAND USE: VACANT
- FUTURE LAND USE: WAREHOUSES/STORAGE (USE OFFICE)
- PROHIBITED LAND USE: CR AND CS (SEE PERM. IN HOUSE SPACE BUREAU)
- IMPERVIOUS AREA:
 

|          |                    |
|----------|--------------------|
| BUILDING | 114,000 SF (24.7%) |
| ASPHALT  | 138,000 SF (29.3%) |
| CONCRETE | 1,000 SF (0.2%)    |
| CONCRETE | 1,000 SF (0.2%)    |
| TOTAL    | 254,000 SF (54.4%) |
- PERVIOUS PAVING: 11,471 SF (3.0%)
- OPEN SPACE PROVIDED: 90,000 SF (24.7%)
- BUILDING SETBACKS REQUIRED:
 

|       |         |
|-------|---------|
| FRONT | 20 FEET |
| REAR  | 25 FEET |
| SOUTH | 30 FEET |
| NORTH | 15 FEET |
- PARKING REQUIRED:
 

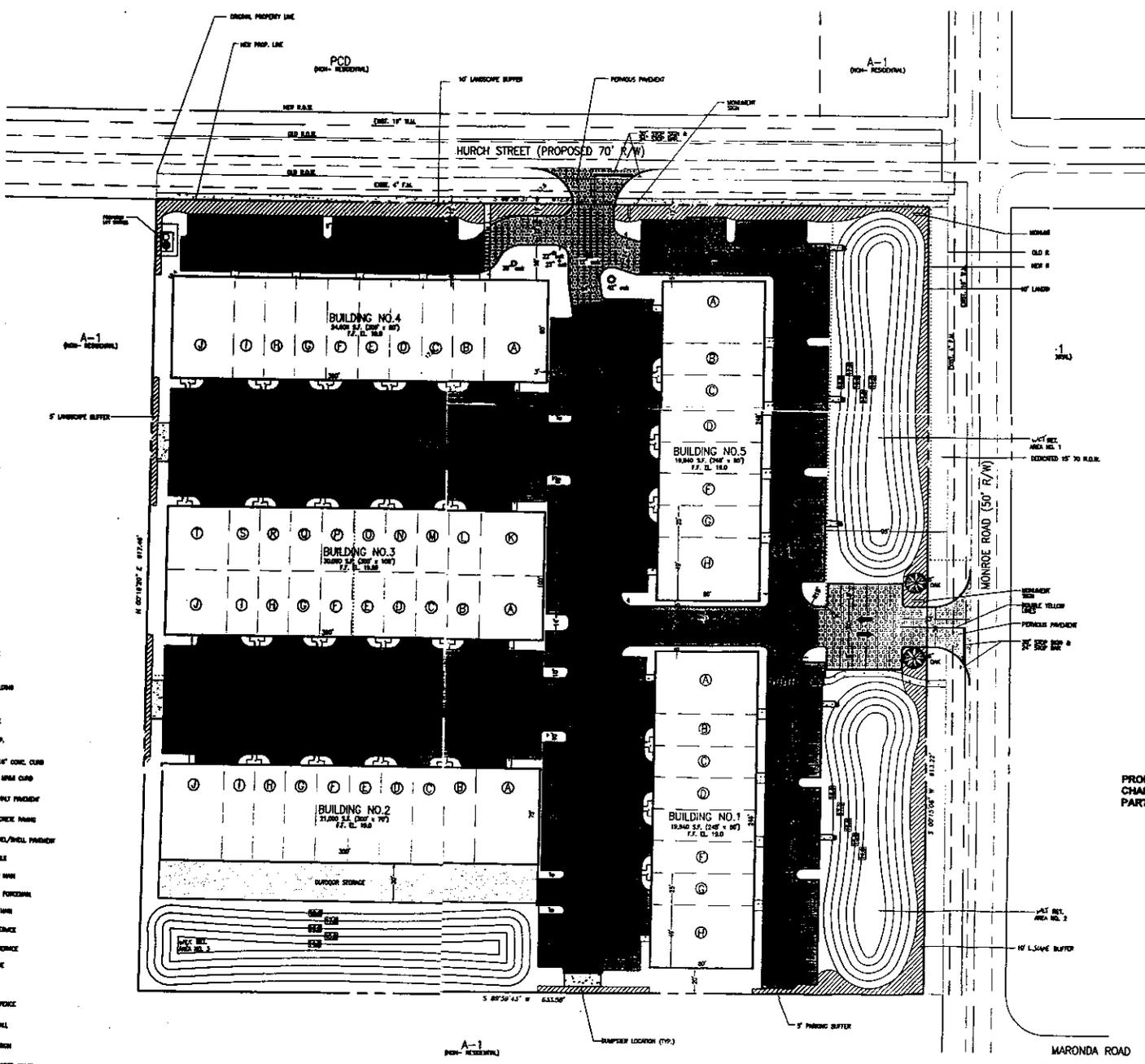
|  |            |
|--|------------|
| 1 SPW/2 EMPLOYEES - SEE NO. OF EMPLOYEES = 224 | 112 SPACES |
| 1 SPW/1000 SF - 114,000 SQ FT / 1000           | 114 SPACES |
| TOTAL  | 226 SPACES |
- PARKING PROVIDED:
 

|                                |            |
|--------------------------------|------------|
| 226 - 8'x12' SPACES            | 226 SPACES |
| 226 - 12'x20' WAREHOUSE SPACES | 226 SPACES |
- SOILS TYPE: (1) GRANULIC SAND, WEIR DRAIN - 12.1'
- LEGAL DESCRIPTION: Lot 55 (LESS the North 15 feet and the East 15 feet thereof reserved for road right-of-way) all in FLORIDA LAND AND COLONIZATION COMPANY LIMITED, N. BEAUMONT'S MAP OF ST. JOSEPH'S, according to the plat thereof as recorded in Plat Book 1, Page 114, of the Public Records of Seminole County, Florida. Contain 6.976 acres, more or less.
- OUTDOOR STORAGE: OUTDOOR STORAGE WILL BE RESTRICTED TO DESIGNATED STORAGE AREA AND NOT PERMITTED IN PARKING AREAS AND DRIVEWAY BELTS. STORAGE WILL BE LIMITED TO TENNIS OF THE OCCUPANT AND NOT AVAILABLE TO THE GENERAL PUBLIC.

PROPOSED USES PERMITTED ARE AS DEFINED IN CHAPTER 30, SEMINOLE CO. ZONING REGULATION, PART 47 FOR M1 INDUSTRIAL DISTRICT

LEGAL DESCRIPTION:  
 Lot 55 (LESS the North 15 feet and the East 15 feet thereof reserved for road right-of-way) all in FLORIDA LAND AND COLONIZATION COMPANY LIMITED, N. BEAUMONT'S MAP OF ST. JOSEPH'S, according to the plat thereof as recorded in Plat Book 1, Page 114, of the Public Records of Seminole County, Florida. Contain 6.976 acres, more or less.

- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - PROPOSED BUILDING
  - SETBACK LINE
  - ROAD SURFACE
  - PROPOSED E.S.P.
  - PROPOSED 4" DIA. CONC. CURB
  - PROPOSED 54" AREA CURB
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED GRAVEL/PAVEL PAVEMENT
  - SHARED MANHOLE
  - SHARED SEWER MAIN
  - SHARED SEWER FORCEMAIN
  - POSSIBLE WATER MAIN
  - DOUBLE WATER SERVICE
  - WATER SERVICE VALVE
  - POLE MOUNTED
  - TEMPORARY SET POINT
  - CONCRETE MANHOLE
  - PROPOSED STOP SIGN
  - PROPOSED UNPAVED SPACE



**AMERICAN CIVIL ENGINEERING CO.**  
 111111  
 11/11/2011

**MonroeCommerce Center - SOUTH**

## MONROE COMMERCE CENTER (SOUTH) PCD

| REQUEST INFORMATION        |   |
|----------------------------|---|
| <b>APPLICANT</b>           | Small Bay Partner, LLC                                      |
| <b>PROPERTY OWNER</b>      | Paul and Myrice Lukas                                       |
| <b>REQUEST</b>             | From A-1 (Agriculture) to PCD (Planned Commercial District) |
| <b>HEARING DATE (S)</b>    | LPA: May 1, 2002      BCC: TBD                              |
| <b>SEC/TWP/RNG</b>         | 16-19-30-5AC-0000-0520                                      |
| <b>LOCATION</b>            | West side of CR 15, South of Church Street                  |
| <b>FUTURE LAND USE</b>     | HIP (Higher Intensity Planned Development)                  |
| <b>FILE NUMBER</b>         | Z2002-001   |
| <b>COMMISSION DISTRICT</b> | 5 (McLain)  |

### OVERVIEW

**Zoning Request:** The applicant is requesting approval of a PCD (Planned Commercial Development) consisting of 116,000 square feet of floor area on an 8.7 acre site. The proposal consists of 5 buildings ranging in size from 19,840 to 30,000 square feet. According to the applicant, use of the property will be limited to multi-tenant offices and warehouses, and an outdoor storage area. Storage bays would not be used for retail or service businesses with high rates of traffic generation.

There are 6 existing live oak trees, ranging from 12 to 42 inches in diameter, clustered near the north property line, and the applicant has designed the north entrance to preserve all but the smallest one. This tree will be replaced per the Code requirement of 2 trees having a minimum caliper of 2 inches. The remaining mature trees will provide a significant visual amenity to the development.

Staff believes that the request is compatible with surrounding development. The subject property is located in the Higher-Intensity Planned Development (HIP) land use designation, as are all adjoining properties. The proposed project is similar in nature to Monroe Commerce Center North, located opposite this site to the north of Church St. and approved last fall (this project is now undergoing Final PCD Master Plan review).

The outdoor storage area would be used primarily for equipment and vehicles belonging to tenants of the development. Located in proximity to agricultural uses to the south and west, it will be screened with landscape buffers consisting of shrubs and canopy trees at a rate of 4 per 100 feet.

The proposed plan incorporates design standards to mitigate any adverse impacts on residential properties east of Monroe Rd., including:

- wet retention ponds, amenitized per the Land Development Code, adjacent to the east property line
- proposed 130-foot building setback from the east property line
- “shoebox” type outdoor lighting fixtures, limiting off-site illumination, no more than 16 feet in height
- landscape buffers adjacent to Monroe Rd.
- landscape planting areas between buildings and the east parking area

Because of the sensitive site design being proposed, and the fact that the residential use is located across a road from the site, staff feels that the active buffer normally required is not necessary in this case.

**Existing Land Uses:** The existing zoning designations and land uses are as follows:

|       | Zoning           | Future Land Use | Existing Land Use                                  |
|-------|------------------|-----------------|--|
| North | PCD and A-1      | HIP-TI          | Vacant (office-warehouse in PCD has been approved) |
| South | A-1              | HIP-TI          | Agriculture  |
| East  | A-1, R-1 and PCD | HIP-TI          | Church, residential and vacant                     |
| West  | A-1              | HIP-TI          | Vacant and agriculture                             |

For more detailed information regarding zoning and land use, please refer to the attached map.

## **SITE ANALYSIS**

### **Facilities and Services:**

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. The proposed zoning is consistent with the adopted future land use designation assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan.
3. Seminole County will provide water and sewer service to the site.
4. In order to comply with right-of-way width requirements of Appendix A of the Land Development Code, the applicant will be required to dedicate 20 feet of property along Church St. This will provide a 35-foot half right-of-way; corresponding dedications by future development on the north side of the road will result in a 70-foot right-of-way.
5. The applicant must provide a 5-foot sidewalk along Church St. to connect with a future County sidewalk along Monroe Rd., which will become a part of the county-wide trail system.

**Compliance with Environmental Regulations:** There are no concerns regarding compliance with environmental regulations. A Listed Species survey report will be required prior to approval of the Final Master Plan.

**Compatibility with surrounding development:** Currently, the area has a HIP-TI land use designation. The proposed PCD zoning classification is compatible with the HIP-TI land use designation.

### **STAFF RECOMMENDATION**

Staff recommends Approval of the requested PCD zoning classification per the Development Order. If approved, the development should be subject to the following conditions:

1. Development shall be constructed according to the approved Master Plan attached as Exhibit "B."
2. All appropriate measures shall be taken to maintain the 5 existing oak trees at the north entrance during and after construction. Should any of these trees be determined by the Planning Manager to be in a non-viable condition after development, they shall be replaced per the requirements of Section 40.83 of the Land Development Code.
3. Permitted uses are limited to office and warehouse uses.
4. Prohibited uses are mini-storage, retail, manufacturing, outdoor advertising, on-site repair of vehicles and equipment, and paint and body work.
5. Storage bays shall not be used for retail or service uses involving on-site customer contact.
6. Office uses shall be limited to 10 percent of total floor area.
7. Pedestrian connections shall be provided between interior walkways and public sidewalks along Church St. and Monroe Rd.
8. Dedication of additional right-of-way along Church Street sufficient to provide 35-foot half right-of-way, at the time of Final Master Plan approval.
9. Lighting shall consist of cut-off/shoe box style fixtures complying with the following requirements:
  - a. Illumination onto adjacent residential properties to the east shall not exceed 0.5 foot candles.
  - b. All lighting fixtures shall be mounted at a maximum height of 16 feet.
10. Outdoor storage shall be limited to the designated outdoor storage area and shall be used only by tenants of the development.
11. The outdoor storage area shall be landscaped to the south and west with plantings providing 75% screening to a height of 3 feet. Required plantings shall include 1 canopy tree per 25 linear feet along the south and west sides.
12. A 5-foot sidewalk shall be provided along Church St. to connect with a future segment of the county-wide trail system along Monroe Rd.

FILE # Z2002-001

DEVELOPMENT ORDER # 2-20500001

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On \_\_\_\_\_, 2002, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

**FINDINGS OF FACT**

**Property Owner:** PAUL & MYRICE LUKAS

**Project Name:** MONROE COMMERCE CENTER (SOUTH)

**Requested Development Approval:** Rezoning from A-1 (Agriculture) zoning classification to Planned Commercial Development (PCD) zoning classification

The Development Approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

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

Prepared by: JEFF HOPPER  
1101 East First Street  
Sanford, Florida 32771

**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:

1. Development shall be constructed according to the approved Master Plan attached as Exhibit "B."
2. All appropriate measures shall be taken to maintain the 5 existing oak trees at the north entrance during and after construction. Should any of these trees be determined by the Planning Manager to be in a non-viable condition after development, they shall be replaced per the requirements of Section 40.83 of the Land Development Code.
3. Permitted uses are limited to office and warehouse uses.
4. Prohibited uses are mini-storage, retail, manufacturing, outdoor advertising, on-site repair of vehicles and equipment, and paint and body work.
5. Storage bays shall not be used for retail or service uses involving on-site customer contact.
6. Office uses shall be limited to 10 percent of total floor area.
7. Pedestrian connections shall be provided between interior walkways and public sidewalks along Church St. and Monroe Rd.
8. Dedication of additional right-of-way along Church Street sufficient to provide 35-foot half right-of-way, at the time of Final Master Plan approval.
9. Lighting shall consist of cut-off/shoe box style fixtures complying with the following requirements:
  - a. Illumination onto adjacent residential properties to the east shall not exceed 0.5 foot candles.
  - b. All lighting fixtures shall be mounted at a maximum height of 16 feet.
10. Outdoor storage shall be limited to the designated outdoor storage area and shall be used only by tenants of the development.
11. The outdoor storage area shall be landscaped to the south and west with plantings providing 75% screening to a height of 3 feet. Required plantings shall include 1 canopy tree per 25 linear feet along the south and west sides.
12. A 5-foot sidewalk shall be provided along Church St. to connect with a future segment of the county-wide trail system along Monroe Rd.

(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.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman  
Board of County Commissioners

**OWNER'S CONSENT AND COVENANT**

COMES NOW, the owner, Paul M. Lukas, on behalf of himself and his 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

\_\_\_\_\_  
PAUL LUKAS  
Property Owner

\_\_\_\_\_  
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 Paul M. Lukas who is personally known to me or who has produced \_\_\_\_\_ as identification and who did execute the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, Myrice F. Lukas, on behalf of herself and her 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

\_\_\_\_\_  
MYRICE LUKAS  
Property Owner

\_\_\_\_\_  
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 Myrice F. Lukas who is personally known to me or who has produced \_\_\_\_\_ as identification and who did execute the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

## EXHIBIT A

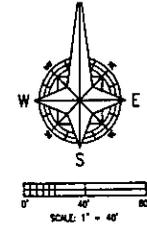
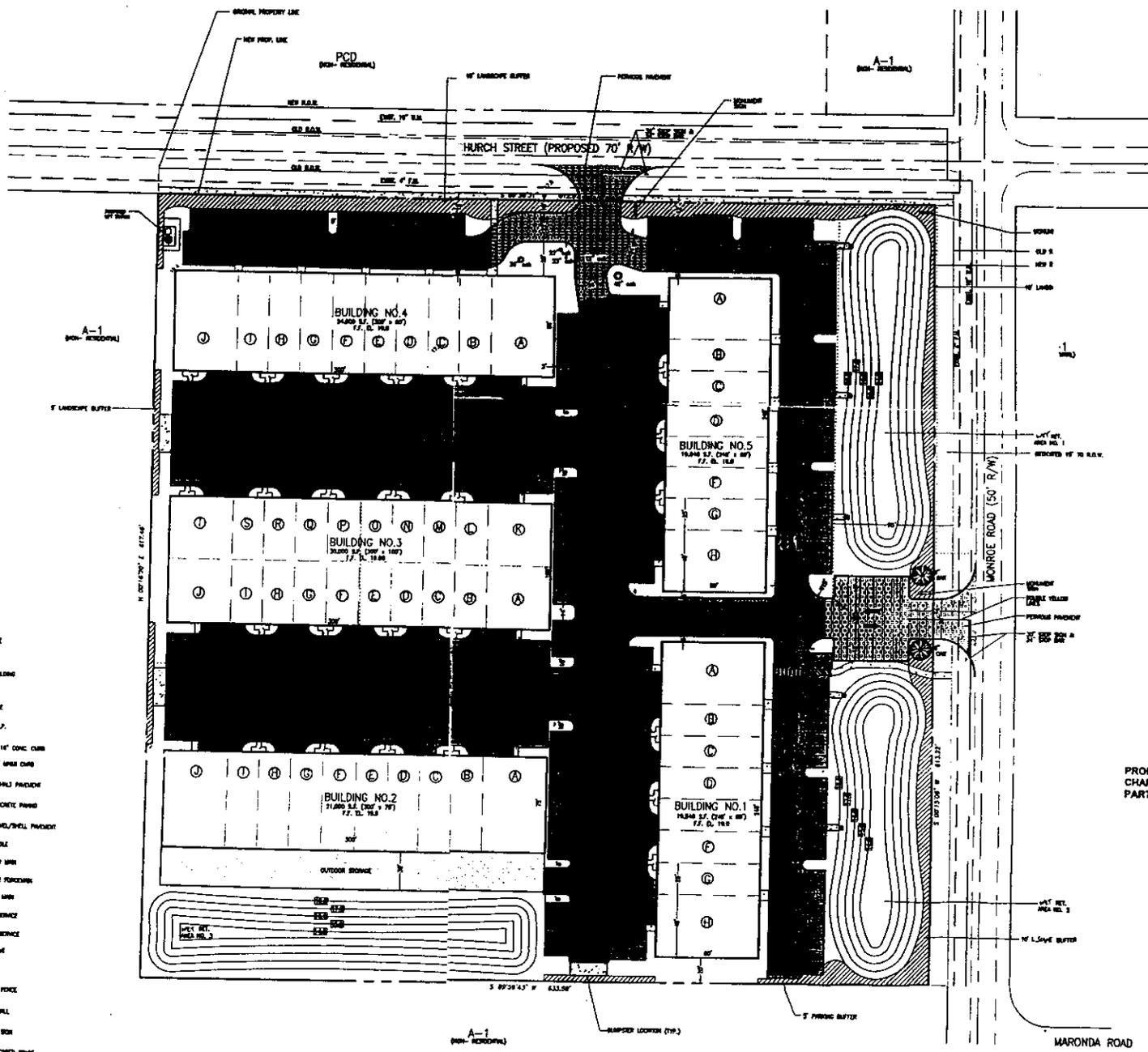
### **LEGAL DESCRIPTION**

Lot 53 (LESS the North 15 feet and the East 15 feet thereof reserved for road right-of-way) all in FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF ST. JOSEPH'S, according to the plat thereof as recorded in Plat Book 1, page 114, of the Public Records of Seminole County, Florida.

Contains 8.91 acres, more or less.

# EXHIBIT B

- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - PROPOSED BUILDING
  - SETBACK LINE
  - WOOD SURFACE
  - PROPOSED E.G.P.
  - PROPOSED 6" X 11" CONC. CURB
  - PROPOSED 24" WIDE CURB
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE PAVING
  - PROPOSED GRAVEL/SHELL PAVEMENT
  - ENERGY STORAGE
  - ENERGY SERVICE MAIN
  - ENERGY SERVICE PARALLEL
  - PORTABLE WATER MAIN
  - SINGLE WATER SERVICE
  - DOUBLE WATER SERVICE
  - WOOD GRADE WALK
  - FIRE HYDRANT
  - TEMPORARY SET FORCE
  - CONCRETE PERMANENT
  - PROPOSED STOP SIGN
  - PROPOSED IMPROVED SPACE



## PROJECT DATA:

1. NAME OF PROJECT: MonroeCommerce Center
2. INTENDED USE: BULK-RETAIL OFFICE AND WAREHOUSE
3. BUILDING HEIGHT: 1 STORY, 30' MAX HEIGHT
4. PROJECTED NO. OF EMPLOYEES: 204 PEOPLE
5. TOTAL AREA: 27,828 SF (0.64 ACRES)
6. EXISTING ZONING: A-1 - SEMINOLE COUNTY
7. PROPOSED ZONING: PCO (Seminole County)
8. EXISTING LAND USE: VACANT
9. FUTURE LAND USE: WAREHOUSE/SPACE (100 SPACES)
10. PROPOSED LAND USE: 20 AND 40 UNIT, RETAIL, 1000 SQUARE FOOTAGE
11. SUPERFICIAL AREA:
  - BUILDING: 174,180 SF (3.97 AC)
  - ASPHALT: 180,204 SF (4.12 AC)
  - GRAVEL: 5,000 SF (0.11 AC)
  - CONCRETE: 1,730 SF (0.04 AC)
  - TOTAL: 191,114 SF (4.37 AC)
12. PERMANENT PAVING: 11,471 SF (0.26 AC)
13. OPEN SPACE PROVIDED: 161,224 SF (3.67 AC)
14. BUILDING SETBACKS REQUIRED:
  - FRONT STREET: 20 FEET
  - REAR: 20 FEET
  - SIDE: 10 FEET
15. PARKING REQUIRED:
  - 1 SPACE / 2 EMPLOYEES = 102 NO. OF EMPLOYEES = 204
  - 1 SPACE / 100 SF = 114,114 SF / 100 = 1141 SPACES
16. PARKING PROVIDED:
  - 221 - 10' X 20' SPACES
  - 221 - 10' X 10' PERMANENT SPACES
  - 221 - 10' X 10' SPACES
17. SOILS TYPE: #13 GRANULAR SILT, WATER BORE - 114'
18. LEGAL DESCRIPTION: Lot 53 (LESS the North 15 feet and the East 15 feet thereof reserved for road right-of-way) of 1/4 SECTION 16 AND COLONIZATION COMPANY LIMITED, IN SEMINOLE COUNTY, FLORIDA, according to the plat thereof as recorded in Plat Book 1, Page 114, of the Public Records of Seminole County, Florida. Contains 8.97 acres, more or less.
19. OUTDOOR STORAGE: OUTDOOR STORAGE WILL BE RESTRICTED TO DESIGNATED STORAGE AREA AND NOT PERMITTED IN PARKING AREAS AND DRIVEWAY AREAS. STORAGE ARE SHOULD BE LINED TO REMOVE OF THE POLLUTANTS AND NOT AVAILABLE TO THE GENERAL PUBLIC.

PROPOSED USES PERMITTED ARE AS DEFINED IN CHAPTER 30, SEMINOLE CO. ZONING REGULATION, PART 47 FOR M1 INDUSTRIAL DISTRICT

**LEGAL DESCRIPTION**  
 Lot 53 (LESS the North 15 feet and the East 15 feet thereof reserved for road right-of-way) of 1/4 SECTION 16 AND COLONIZATION COMPANY LIMITED, IN SEMINOLE COUNTY, FLORIDA, according to the plat thereof as recorded in Plat Book 1, Page 114, of the Public Records of Seminole County, Florida. Contains 8.97 acres, more or less.

MASTER SITE PLAN  
**MonroeCommerce Center - SOUTH**  
 AMERICAN CIVIL ENGINEERING CO.  
 3

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM THE A-1 (AGRICULTURE) DISTRICT TO PCD (PLANNED COMMERCIAL DEVELOPMENT) DISTRICT; PROVIDING FOR SPECIFIC DEVELOPMENT CONDITIONS BY MEANS OF A DEVELOPMENT ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the document titled "Monroe Commerce Center (South)" PCD.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONINGS.** The zoning classification assigned to the following described property is changed from A-1 (Agriculture) District to PCD (Planned Commercial Development) District:

Legal Description Attached as EXHIBIT A

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective on the recording date of the Development Order # 2-20500001 in the official land records of Seminole County.

ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2002.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 53 (LESS the North 15 feet and the East 15 feet thereof reserved for road right-of-way) all in FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF ST. JOSEPH'S, according to the plat thereof as recorded in Plat Book 1, page 114, of the Public Records of Seminole County, Florida.

Contains 8.91 acres, more or less.