

Item # VD

SEMINOLE COUNTY GOVERNMENT
Land Planning Agency/Planning & Zoning Commission
AGENDA MEMORANDUM

SUBJECT: Maronda Systems Incorporated PUD Rezoning – Bowyer Singleton

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

AUTHORIZED BY: Matt West MW **CONTACT:** Amanda Smith AS **EXT.** 7339

Agenda Date 05/01/02 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

1. Recommend approval of the rezoning request from A-1 (Agriculture) and PCD (Planned Commercial Development) to PUD (Planned Unit Development), by means of the attached development order.
2. Recommend denial of the rezoning request.
3. Continue the public hearing until a date certain.

(District 5, McLain)

(Amanda Smith, Senior Planner)

BACKGROUND:

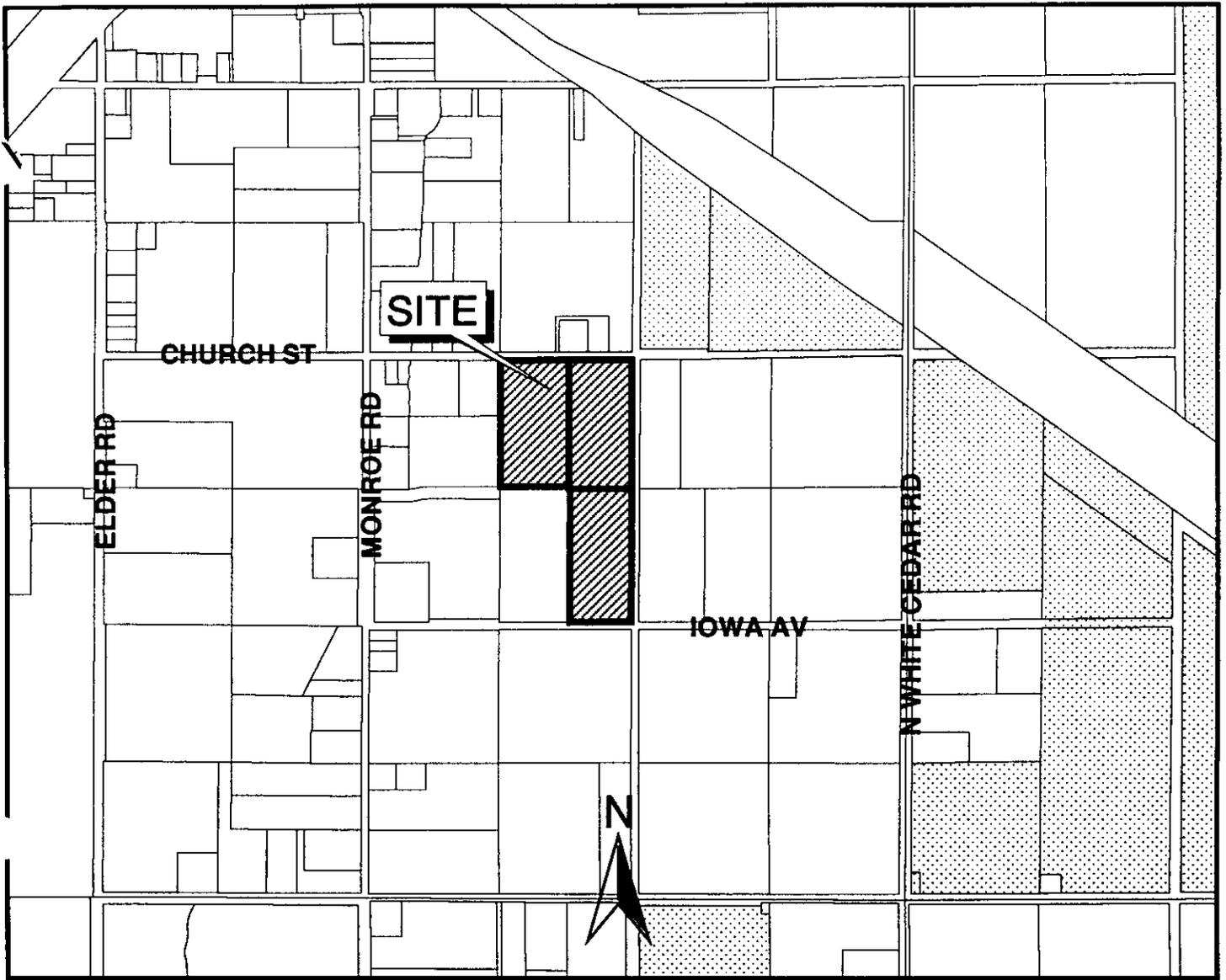
The applicant, Bowyer Singleton, is requesting to rezone approximately 14 acres from A-1 (Agriculture) and PCD (Planned Commercial Development) to PUD (Planned Unit Development) which would permit a variety of uses, including, but not limited to, general business and professional office, warehouse and storage of building and construction materials, and the manufacturing and assembly of construction related components, such as wooden trusses and cabinets. As an interim use, the applicant is proposing employee parking and outside storage. Interim uses are subject to Final PUD Master Site Plan approval. The subject property has a future land use designation of Higher Intensity Planned Development – Target Industry (HIP-TI).

STAFF RECOMMENDATION:

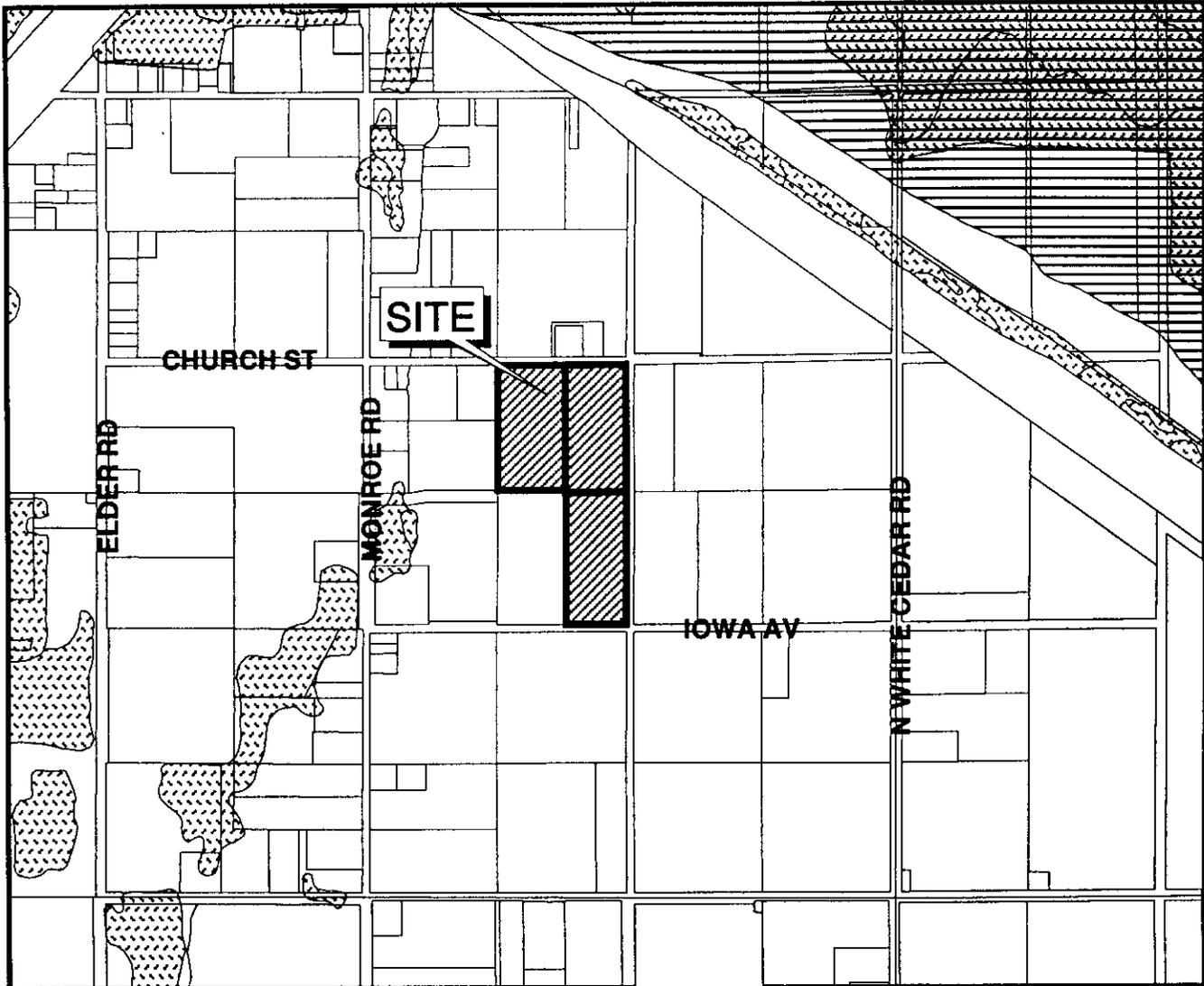
Planning Staff recommends approval of the proposed request, by means of the attached development order.

1. The proposed project is compatible with the development trends of the area.
2. The proposed project is consistent with Seminole County Comprehensive Plan policies identified at this time.

Reviewed by: KTC
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. Z2002-007



CONSERVATION



Rezone Z2002-007
From: PCD/A-1 To: PUD

-  Subject Property
-  Municipality
-  Flood
-  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.
Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.*

MARONDA SYSTEMS INCORPORATED PUD				
APPLICANT:	Bowyer-Singleton			
PROPERTY OWNER:	Maronda Systems Incorporated			
REQUEST:	Rezone from A-1 (Agriculture) and PCD (Planned Commercial Development) to PUD (Planned Unit Development)			
HEARING DATES(S):	P&Z:	1 May 2002	BCC:	28 May 2002
PARCEL ID NO.:	16-19-30-5AC-0000-055A; 16-19-30-5AC-0000-0550; 16-19-30-5AC-0000-0650			
PROJECT LOCATION:	East of CR 15, south of Church Street on Maronda Way			
FUTURE LAND USE:	Higher Intensity Planned Development - Target Industry (HIP-TI)			
FILE NUMBER:	Z2002-007			
COMMISSION DISTRICT:	5, McLain			

OVERVIEW

Zoning Request: The applicant, Bowyer-Singleton, is requesting to rezone approximately 14.015 acres from A-1 (Agriculture) and PCD (Planned Commercial Development) to PUD (Planned Unit Development). The subject property is located east of CR 15, south of Church Street on Maronda Way.

In July 2001, a portion of the subject property was rezoned to PCD for the development of a 60,000 square foot office building for Maronda Homes. Since rezoning the property, the applicant acquired an additional ten acres to develop a master plan for Maronda Systems Incorporated. The proposed PUD rezoning request would permit a variety of uses including, but not limited to general business and professional offices, warehouse/storage of construction materials and building related supplies, including outside storage of materials and components, manufacturing and assembly of construction related materials, living quarters for guards/custodians, and truck terminals. As an interim use, the applicant is proposing that a portion of the property be utilized for employee parking and outside storage. The applicant should be cautioned that if the property is first developed for interim parking and then later developed with a use requiring provision of parking spaces, additional parking may be required to accommodate the displaced parking spaces. The subject property has a land use designation of Higher Intensity Planned Development – Target Industry (HIP-TI), which encourages uses such as professional office and warehouse/storage of construction materials.

Church Street to the north of the subject property is a substandard road. The applicant has agreed to dedicate fifteen (15) feet of right-of-way in order to provide a forty (40) foot half right-of-way needed for roadway expansion.

Planning staff does not object to the proposed use for the subject property. However, there were a number of issues identified in the review process related to the site plan that will be incorporated as conditions within the development order.

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

DIRECTION	EXISTING ZONING	FUTURE LAND USE	USE OF PROPERTY
North -	A-1	HIP-TI (Higher Intensity Planned Development – Target Industry)	Single family residential, agricultural
South -	PCD and A-1	HIP-TI (Higher Intensity Planned Development – Target Industry)	Agricultural, single family residential
East -	A-1	HIP-TI (Higher Intensity Planned Development – Target Industry)	Vacant/agricultural
West -	PCD and A-1	HIP-TI (Higher Intensity Planned Development – Target Industry)	Maronda Truss Plant, single family residential

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 Seminole County Comprehensive Plan.
3. The County currently serves the Maronda Truss Plant to the south with water services. However, the City of Sanford has recently installed a new 12” water main to service that area. At the time of final PUD approval, a letter of authorization from the City of Sanford is required for Seminole County to serve the proposed subject area or the project shall be required to connect to the City’s water services.

Compatibility with surrounding development: Currently, the area has a Higher Intensity Planned Development - Target Industry (HIP-TI) land use designation. The proposed PUD (Planned Unit Development) zoning classification is compatible with the Higher Intensity Planned Development - Target Industry (HIP-TI) land use designation.

STAFF RECOMMENDATION

Staff recommends approval of the requested PUD (Planned Unit Development) zoning classification, per the development order, with the following findings:

1. The proposed project is compatible with the development trends of the area.
2. The proposed project is consistent with Seminole County Comprehensive Plan policies identified at this time.

Staff recommends the following conditions be placed in the development order:

- a. The project shall connect to central water and sewer services.
- b. The applicant has agreed to dedicate fifteen (15') feet for right-of-way along Church Street in order to provide a forty (40') foot half right-of-way needed for roadway expansion.
- c. The uses for the property will be similar in nature to zoning categories OP, C-3, M-1A, and M-1, and will include: general business and professional office; warehouse and storage of construction material and building related supplies including outside storage of materials and components; trade shops such as metal, cabinet, plumbing, electrical, etc.; mechanical garages for repair and maintenance of trucks and construction equipment; contractors equipment and storage yards; living quarters for guards, custodians and caretakers when such activities are accessory to the primary use of the premises; assembling of metal, cardboard, plastic and wooden containers; manufacturing and assembly of construction related components including but not limited to: steel studs, wood trusses, cabinets, window/door frames; testing of materials; cabinetry and woodworking shops; lumber yards and saw mills; concrete block plants and redi-mix concrete plants; truck terminals; building and parking areas may be used for open storage as an interim use.
- d. In association with open storage and parking uses, there shall be a ten (10) foot wide buffer screened from adjacent properties by a solid six (6) foot high fence, a double row of staggered canopy trees shall be provided, with trees to be at one per every 35 linear feet, with a row of subcanopy trees to be at one per every 15 linear feet, adjacent to the open storage area on sides facing out towards adjacent properties, including Church Street, Old Monroe Road and Iowa Avenue.
- e. The outside storage of materials shall not be stored at a height greater than six (6) feet and may not be seen above any buffering or fenced areas.
- f. Final PUD Master Plan and site plan approval are required for open storage or parking uses.
- g. Maximum building height shall be 40 feet.
- h. The development shall provide a minimum of 25% open space per the Seminole County Land Development Code.

Ordinance

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) AND PCD (PLANNED COMMERCIAL DEVELOPMENT) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; 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 documents titled "Maronda Systems Incorporated PUD".

(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) and PCD (Planned Commercial Development) to PUD (Planned Unit Development):

SEE ATTACHED EXHIBIT A (Legal Description)

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, and this Ordinance shall be effective on the recording date of the Development Order # 2-20500004 in the Official Land Records of Seminole County.

ENACTED this 28th day of May 2002.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

EXHIBIT A

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 55 (LESS THE SOUTHERLY 14.00 FEET). FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 4.773 ACRES MORE OR LESS.

AND

THE EAST 1/2 OF THE LOT 55 (LESS THE SOUTH 14 FEET OF THE WEST 342.00 FEET OF LOT 55) AND LOT 65 (LESS THE WEST 342 FEET), FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 9.136 ACRES MORE OR LESS

Development Order

FILE # Z2002-007

DEVELOPMENT ORDER # 2-20500004

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On May 28, 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: Maronda Homes Incorporated of Florida
411 Central Park Drive
Sanford, Florida 32771

Project Name: Maronda Systems Incorporated PUD Rezoning

Requested Development Approval: Rezoning from A-1 (Agriculture) and PCD (Planned Commercial Development) zoning classifications to PUD (Planned Unit Development) zoning classification

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

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: AMANDA SMITH
1101 East First Street
Sanford, Florida 32771

Order

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. The project shall connect to central water and sewer services.
 - b. The applicant has agreed to dedicate fifteen (15') feet for right-of-way along Church Street in order to provide a forty (40') foot half right-of-way needed for roadway expansion.
 - c. The uses for the property will be similar in nature to zoning categories OP, C-3, M-1A, and M-1, and will include: general business and professional office; warehouse and storage of construction material and building related supplies including outside storage of materials and components; trade shops such as metal, cabinet, plumbing, electrical, etc.; mechanical garages for repair and maintenance of trucks and construction equipment; contractors equipment and storage yards; living quarters for guards, custodians and caretakers when such activities are accessory to the primary use of the premises; assembling of metal, cardboard, plastic and wooden containers; manufacturing and assembly of construction related components including but not limited to: steel studs, wood trusses, cabinets, window/door frames; testing of materials; cabinetry and woodworking shops; lumber yards and saw mills; concrete block plants and redi-mix concrete plants; truck terminals; building and parking areas may be used for open storage as an interim use.
 - d. In association with open storage and parking uses, there shall be a ten (10) foot wide buffer screened from adjacent properties by a solid six (6) foot high fence, a double row of staggered canopy trees shall be provided, with trees to be at one per every 35 linear feet, with a row of subcanopy trees to be at one per every 15 linear feet, adjacent to the open storage area on sides facing out towards adjacent properties, including Church Street, Old Monroe Road and Iowa Avenue.

FILE # Z2002-007

DEVELOPMENT ORDER # 2-20500004

- e. The outside storage of materials shall not be stored at a height greater than six (6) feet and may not be seen above any buffering or fenced areas.
- f. Final PUD Master Plan and site plan approval are required for open storage or parking uses.
- g. Maximum building height shall be 40 feet.
- h. The development shall provide a minimum of 25% open space per the Seminole County Land Development Code.

(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
Seminole County Board of County Commissioners

FILE # Z2002-007

DEVELOPMENT ORDER # 2-20500004

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, George Jalovecky, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

George Jalovecky
MARONDA HOMES INC OF FLA,
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 George Jalovecky who is personally known to me or who has produced _____ as identification and who acknowledged and executed 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:

FILE # Z2002-007

DEVELOPMENT ORDER # 2-20500004

EXHIBIT A

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 55 (LESS THE SOUTHERLY 14.00 FEET). FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 4.773 ACRES MORE OR LESS.

AND

THE EAST 1/2 OF THE LOT 55 (LESS THE SOUTH 14 FEET OF THE WEST 342.00 FEET OF LOT 55) AND LOT 65 (LESS THE WEST 342 FEET), FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 9.136 ACRES MORE OR LESS

FILE # Z2002-007

DEVELOPMENT ORDER # 2-20500004

EXHIBIT B

SITE PLAN

APPLICANT'S REQUEST:

THIS IS A PRELIMINARY FACILITY TO BE OPENED, NEEDS FOR MARONDA HOMES OF FLORIDA, INC. THIS SITE PROVIDES READY ACCESS TO INTERSTATE 4 AND OTHER MAJOR HIGHWAYS. EXISTING MARONDA FACILITY ZONES ARE LOCATED TO THE SOUTH AND TO THE WEST OF THE PUD. MARONDA PROPOSES TO EXPAND ITS OPERATIONS OVER THE OPEN THESE ADJACENT PARCELS.

LAND USE	ACREAGE	INTENSITY	PERCENTAGE
ROADS	0.34 AC		2.4 %
OPEN SPACE	4.20 AC		30.0 %
WETLANDS	0.00 AC		0.0 %
NET DEVELOPABLE	9.48 AC	UP TO .35 FAR	67.6 %
TOTAL	14.015 AC	UP TO .35 FAR	100 %

APPLICANT/OWNER

GEORGE J. MARONDA
 MARONDA HOMES OF FLORIDA, INC.
 411 CENTRAL PARK DRIVE
 GAINESVILLE, FL 32607
 352-383-7800
 FAX: 352-383-4888

PLANNER/ENGINEER

MARION A. YOUNG, ACP
 BOWYER SINGLETON & ASSOC., INC.
 300 BOWEN WOODLAND AVENUE
 GAINESVILLE, FL 32607
 352-343-2130
 FAX: 352-343-2888

SITE DATA:

SITE AREA: 14.015 AC
 EXISTING ZONING: PUD / A-1
 PROPOSED ZONING: PUD
 BLDG. AREA: UP TO 200,000 S.F. WAREHOUSE OR 100,000 S.F. OF OFFICE OR A COMBINATION OF THE ABOVE USES

BLDG. SETBACKS

FRONT: 10'
 SIDE: 10'
 REAR: 10'

MAX. BLDG. HEIGHT ALLOWED

10 FT.

MAX. FLOOR AREA

0.30

PARKING REQUIREMENTS

1.000 S.F. PER OFFICE, 1/1000 S.F. PER WAREHOUSE
 PLUS 1 SPACE FOR EACH 2 EMPLOYEES OR LANDSCAPE BUFF

OFF-STREET LOADING DOCK

1 PER 1000-10000 S.F. FOR OFFICE
 1 PER 1000-20000 S.F. FOR WAREHOUSE, PLUS 1 SPACE FOR EACH ADDITIONAL 10000 S.F.

OPEN SPACE REQUIRED

30%

NOTES:

1. THERE ARE NO EXISTING TREES ON SITE.
2. TREES AND VEGETATION TO BE PROVIDED BY BERNHOLE COUNTY.
3. THE PROJECT WILL BE BUILT AN EXISTING 6' HIGH FENCE LOCATED WITHIN THE MARONDA PUD ZONING DISTRICT.
4. THE PROJECT WILL BE BUILT INTO THE EXISTING LOT SECTION LOCATED WITHIN THE EXISTING MARONDA FACILITY. EXISTING EXTERIOR STORM DRAINAGE SHALL BE MAINTAINED IN ACCORDANCE WITH BERNHOLE COUNTY AND STATE REQUIREMENTS. THE USE WILL MEET THE PRE-DEVELOPMENT ARIE AND YELLOW DURING THE STORM EVENT AND DISCHARGE THE REMAINDER OF THE PRECIPITATION OVER THE PUD 14 DRAIN.
5. ANY PROVISIONS NOT SPECIFICALLY ADDRESSED WITHIN THIS PLAN SHALL COMPLY WITH THE BERNHOLE COUNTY LAND DEVELOPMENT CODE.
6. FIRE PROTECTION TO BE PROVIDED BY BERNHOLE COUNTY.
7. ANY PROVISIONS OF THIS PLAN SHALL COMPLY WITH THE STATE LAND DEVELOPMENT STANDARDS FOR OFFICE.
8. OFFICE SPACES SHALL BE PROVIDED WITH PAINT BY BERNHOLE COUNTY LAND DEVELOPMENT CODE.
9. WAREHOUSE SPACES SHALL BE PROVIDED WITH PAINT BY BERNHOLE COUNTY LAND DEVELOPMENT CODE.
10. EXTERIOR LIGHTING SHALL BE PROVIDED WITHIN THE PUD 14 ZONING DISTRICT OVERHANGING LANDSCAPING OF BERNHOLE.

PROPOSED USES:

1. WAREHOUSE AND OFFICE USES.
2. GENERAL BUSINESS AND PROFESSIONAL OFFICE USES.
3. WAREHOUSE AND STORAGE OF CONSTRUCTION MATERIALS AND BUILDING RELATED SUPPLIES, INCLUDING STORAGE OF CONCRETE AND COMPOUNDS.
4. TRUCK SHOPS SUCH AS METAL, CURTAIN, PLUMBING, ELECTRIC, ETC.
5. MECHANICAL GARAGES FOR REPAIR & MAINTENANCE OF TRUCKS AND CONSTRUCTION EQUIPMENT.
6. CONSTRUCTION EQUIPMENT AND STORAGE YARDS.
7. LAND CONVERSION FOR OFFICES, OFFSHORE AND CONTRACTORS WHEN SUCH ACTIVITIES ARE ACCESSIBLE TO THE PUBLIC USE OF THE FACILITY.
8. MANUFACTURING OF METAL, CARPENTRY, PLUMBING AND WOODEN SHEDDING.
9. MANUFACTURING AND ASSEMBLY OF CONSTRUCTION RELATED COMPONENTS INCLUDING BUT NOT LIMITED TO STEEL STRUCTURE TRUSSES, CHIMNEYS, AND WINDOW AND DOOR FRAMES.
10. TIRE AND WHEEL REPAIR AND PRODUCTS.
11. CARPENTRY AND WOODWORKING SHOPS.
12. LUMBER YARDS AND BAY LOTS.
13. CONCRETE BLOCK PLANTS AND REIN-REIN CONCRETE PLANTS.
14. TIRE TRUCKS.
15. BUILDING AND PARKING AREAS MAY BE USED FOR OPEN STORAGE AS AN INTERIM USE. THE OPEN STORAGE AREAS WILL BE BOUND BY A 6' HIGH FENCE WITH A SOLID 6' FEET HIGH FENCE AND TREES. TREES WILL BE LOCATED IN A 15' BUFFER ZONE TO THE PROPERTY LINE. A DOUBLE ROW OF SHAGBARK TREES WILL BE PROVIDED WITH TREES TO BE IN ONE ROW EVERY 25' LONGitudinally ALONG TO THE OPEN STORAGE AREA OR OTHER TREES TO BE PROVIDED AS SPECIFIED. SEE SECTION A. SUPPLIES WILL NOT BE REQUIRED WITHIN MARONDA PROPERTY ADJACENT EXISTING MARONDA PROPERTIES TO THE EAST OR SOUTH OF THESE PARCELS.

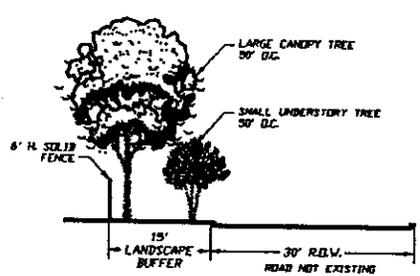
LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 26 (LESS THE 30,000 S.F. 1.00 AC) FLORIDA LAND AND COLONIZATION COMPANY LIMITED BY BERNHOLE'S MAP OF ST. JOSEPH SUBDIVISION, ACCORDING TO THE PLAN RECORDED AS ACCORDING TO PLAN BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF BERNHOLE COUNTY, FLORIDA CONTAINING 4,773 ACRES OF LAND.

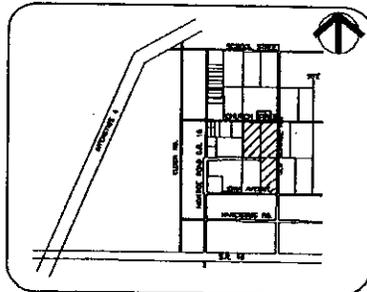
AND

THE EAST 1/2 OF THE LOT 26 (LESS THE SOUTH 14 FEET OF THE WEST 342,000 FEET OF LOT 26) AND LOT 28 (LESS THE WEST 342 FEET), FLORIDA LAND AND COLONIZATION COMPANY LIMITED BY BERNHOLE'S MAP OF ST. JOSEPH SUBDIVISION, ACCORDING TO THE PLAN RECORDED AS ACCORDING TO PLAN BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF BERNHOLE COUNTY, FLORIDA.

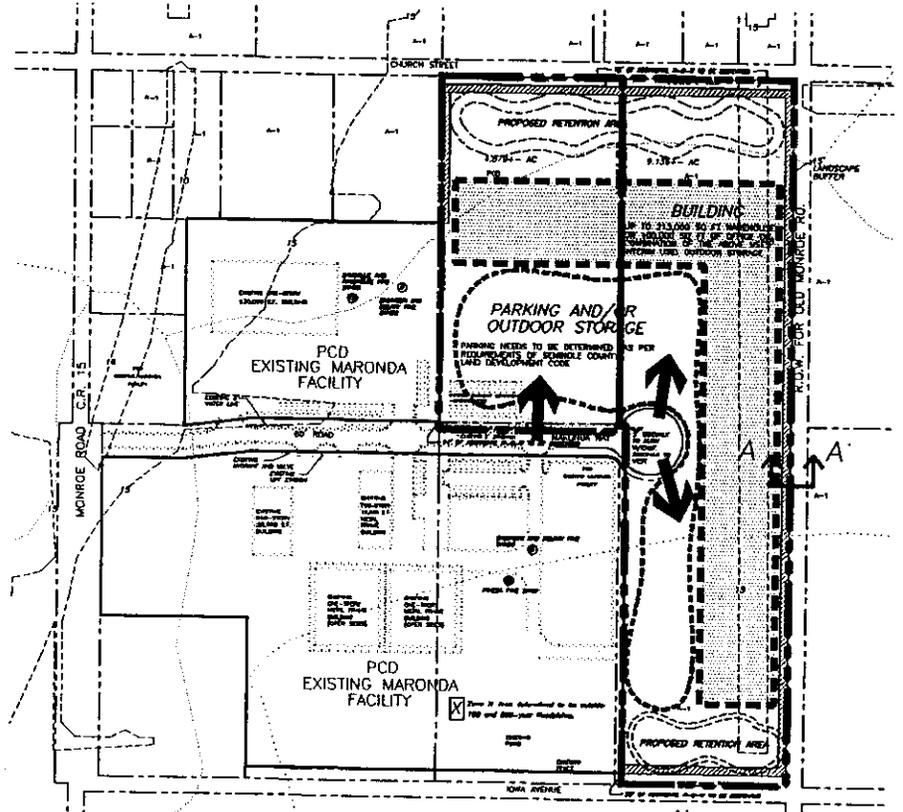
CONTAINING 9.48 ACRES MORE OR LESS



SECTION A
 SCALE: 1/8" = 1'-0"

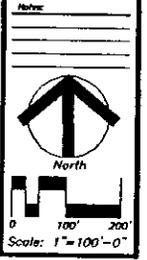


VICINITY MAP
 SCALE: N.T.S.



MARONDA SYSTEMS, INC.
 PUD PRELIMINARY MASTER PLAN
 Prepared for:
 Seminole County, Florida
MARONDA HOMES OF FLORIDA, INC.

Revision	Date	Description	By



Scale: 1" = 100'-0"
 Date: 02/20/02
 Design: MCA/MSJ
 Drawing: MHR/MSJ/MSJ
 Checked: MSJ
 Prep File: MHR2PUD.dwg

FILE: MHR-2
 Sheet: 1 of 1

MARONDA SYSTEMS, INC.
PUD

APPLICANTS REQUEST

THIS IS A REGIONAL FACILITY TO SERVE OPERATIONAL NEEDS FOR MARONDA HOMES OF FLORIDA, INC. THIS SITE PROVIDES READY ACCESS TO INTERSTATE 4 AND OTHER MAJOR ARTERIALS. EXISTING MARONDA FACILITIES ZONED PCD ARE LOCATED TO THE SOUTH AND TO THE WEST OF THIS PUD. MARONDA PROPOSES TO EXPAND ITS OPERATIONS OVER TIME ONTO THESE ADJOINING PARCELS.

LAND USE	ACREAGE	INTENSITY	PERCENTAGE
ROADS	0.34 AC		2.4%
OPEN SPACE	4.20 AC		30.0 %
WETLANDS	0.0 AC		0.0 %
NET DEVELOPABLE	9.48 AC	UP TO .35 FAR	67.6 %
TOTAL	14.015 AC	UP TO .35 FAR	100.0 %

APPLICANT/OWNER

GEORGE JALOVECKY
MARONDA HOMES OF FLORIDA, INC.
411 CENTRAL PARK DRIVE
SANFORD, FL 32771
407-302-7800
FAX: 407-688-4665

PLANNER/ENGINEER

KATHRYN A. YOUNKIN, AICP
BOWYER-SINGLETON & ASSOC., INC.
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FL 32801
407-843-5120
FAX: 407-649-8664

SITE DATA

SITE AREA: 14.015 AC.
CURRENT ZONING: PCD/A-1
PROPOSED ZONING: PUD
BLDG AREA: UP TO 200,000 S.F. WAREHOUSE OR 100,000 S.F. OFFICE OR A COMBINATION OF THE ABOVE USES.

BLDG SETBACKS

FRONT 25'
SIDE 10'
REAR 10'

MAX BLDG HEIGHT ALLOWED: 40 FT.

MAX F.A.R. ALLOWED: 0.35

PARKING REQUIRED: 1/200 S.F. FOR OFFICE, 1/1000 S.F. FOR WAREHOUSE PLUS 1 SPACE FOR EACH 2 EMPLOYEES ON LARGEST SHIFT

OFF-STREET LOADING REQUIRED: 1 PER 10,000 – 150,000 S.F. FOR OFFICE
1 PER 5,000 – 20,000 FOR WAREHOUSE, PLUS 1 SPACE PER EACH ADDITIONAL 50,000 S.F.

OPEN SPACE REQUIRED: 30 %

NOTES:

1. THERE ARE NO EXISTING TREES ON SITE.
2. WATER AND SEWER SERVICE TO BE PROVIDED BY SEMINOLE COUNTY.
3. THE PROJECT WILL TIE INTO AN EXISTING 8" WATER LINE LOCATED WITHIN THE MARONDA WAY RIGHT-OF WAY.
4. THE PROJECT WILL TIE INTO THE EXISTING LIFT STATION LOCATED WITHIN THE EXISTING
5. MARONDA FACILITY.
6. STORMWATER DRAINAGE: STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SEMINOLE COUNTY AND SJRWMD REQUIREMENTS. THE SITE WILL MEET THE PRE-DEVELOPMENT RATE AND VOLUME DURING THE STORM EVENT AND DISCHARGE THE REMAINDER OF THE STORMWATER OVER THE NEXT 14 DAYS.
7. ANY PROVISIONS NOT SPECIFICALLY ADDRESSED WITHIN THIS PUD, SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
8. FIRE PROTECTION TO BE PROVIDED BY SEMINOLE COUNTY.
9. ANY SIGNAGE ON SITE WILL COMPLY WITH LAKE MARY BOULEVARD OVERLAY STANDARDS FOR SIGNAGE.
10. OUTSIDE STORAGE OF ITEMS WILL BE LIMITED TO SIX FEET OF OVERALL HEIGHT.
11. PARKING SPACES SHALL BE PROVIDED PER PART 64, SEMINOLE COUNTY LAND DEVELOPMENT CODE. MINIMUM PARKING SPACE SHALL BE 9.5' WIDE BY 20' LONG. THE FINAL 2' IN LENGTH MAY OVERHANG LANDSCAPING OR SIDEWALKS.

PROPOSED USES:

1. USES WILL BE SIMILAR IN NATURE TO ZONING CATEGORIES OP, C-3, M-1A AND M-1, AND WILL INCLUDE:
 - A. GENERAL BUSINESS AND PROFESSIONAL OFFICE USES
 - B. WAREHOUSE AND STORAGE OF CONSTRUCTION MATERIALS AND BUILDING RELATED SUPPLIES, INCLUDING OUTSIDE STORAGE OF MATERIALS AND COMPONENTS.
 - C. TRADE SHOPS SUCH AS METAL, CABINET, PLUMBING, ELECTRICAL, ETC.
 - D. MECHANICAL GARAGES FOR REPAIR & MAINTENANCE OF TRUCKS AND CONSTRUCTION EQUIPMENT,
 - E. CONTRACTORS EQUIPMENT AND STORAGE YARDS.
 - F. LIVING QUARTERS FOR GUARDS, CUSTODIANS AND CARETAKERS WHEN SUCH ACTIVITIES ARE ACCESSORY TO THE PRIMARY USE OF THE PREMISES.
 - G. ASSEMBLING OF METAL, CARDBOARD, PLASTIC AND WOODEN CONTAINERS.
 - H. MANUFACTURING AND ASSEMBLY OF CONSTRUCTION RELATED COMPONENTS INCLUDING BUT NOT LIMITED TO: STEEL STUDS, WOOD TRUSSES, CABINETS, AND WINDOW AND DOOR FRAMES.
 - I. TESTING OF MATERIALS, EQUIPMENT AND PRODUCTS.
 - J. CABINETRY AND WOODWORKING SHOPS.
 - K. LUMBER YARDS AND SAW MILLS.

L. CONCRETE BLOCK PLANTS AND REDI-MIX CONCRETE PLANTS.

M. TRUCK TERMINALS.

2. BUILDING AND PARKING AREAS MAY BE USED FOR OPEN STORAGE AS AN INTERIM USE. THE OPEN STORAGE AREA WILL BE SCREENED FROM ADJACENT PROPERTIES BY A SOLID 6 FEET HIGH FENCE AND TREES. THESE WILL BE LOCATED IN A 15' BUFFER ADJACENT TO THE PROPERTY LINE. A DOUBLE ROW OF STAGGERED TREES WILL BE PROVIDED, WITH TREES TO BE AT ONE PER EVERY 25 LINEAR FEET, ADJACENT TO THE OPEN STORAGE AREA ON SIDES FACING OUT TOWARDS ADJACENT PROPERTIES. SEE SECTION A. BUFFERS WILL NOT BE REQUIRED WHEN MARONDA PROPERTY ADJOINS EXISTING MARONDA PROPERTIES TO THE EAST OR SOUTH OF THESE PARCELS.

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 55 (LESS THE SOUTHERLY 14.00 FEET). FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPH SUBDIVISION. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA CONTAINING 4.773 ACRES MORE OR LESS.

AND

THE EAST 1/2 OF THE LOT 55 (LESS THE SOUTH 14 FEET OF THE WEST 342.00 FEET OF LOT 55) AND LOT 65 (LESS THE WEST 342 FEET), FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 9.136 ACRES MORE OR LESS