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

SUBJECT: SCC Foundation Rezone from OP (Office) to OP (Office).

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

AUTHORIZED BY: Alison Stettner **CONTACT:** Austin Watkins **EXT.** 7440

Agenda Date 2/6/08 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. **RECOMMEND APPROVAL** of the request for a rezone from OP (Office) to OP (Office) on approximately 4.84± acres, located on the south east corner of the intersection of College Drive and Lake Mary Boulevard, and recommend approval of the attached Revised and Restated Development Order, per staff findings; (Matthew Hodge, applicant); or

2. **RECOMMEND DENIAL** of the request for a rezone from OP (Office) to OP (Office) on approximately 4.84± acres, located on the south east corner of the intersection of College Drive and Lake Mary Boulevard, subject to the attached Denial Revised and Restated Development Order; (Matthew Hodge, applicant); or

3. **CONTINUE** the item to a time and date certain.

District 5 – Carey Austin Watkins, Senior Planner

BACKGROUND:

This site was originally rezoned from A-1 (Agriculture) to OP (Office) on July 25, 2006 for the purpose of a three building office complex containing a total of 48,966 square feet. The applicant is requesting a rezone from OP (Office) to OP (Office) for the purpose of modifying the previously approved site plan to add two additional access points onto College Drive. The requested modification will also reduce the total office square footage from 48,966 square feet to 45,110 square feet.

On January 28, 2008, the applicant appeared before the Board of Adjustment to request a Special Exception for a bank on the portion

Reviewed by:
Co Atty: KFT
DFS:
OTHER: TM
DCM:
CM:

File No. Z2008-02

of the subject property adjacent to Lake Mary Boulevard. The OP zoning district allows banks as a Special Exception use. The Board of Adjustment approved the use of a bank on the subject property, with the following conditions:

1. The proposed bank will not exceed 4,000 square feet and four (4) drive-in lanes.
2. The proposed bank and drive-in lanes will be located on the northern portion of the property adjacent to Lake Mary Boulevard.
3. The drive-in lanes will not be open prior to 7:00 am and after 7:00 pm.
4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).

Policy TRA 10.10 of the Vision 2020 Comprehensive Plan states, "The County shall require that access to properties fronting on more than one roadway shall be designed to minimize impact to adjacent residential areas. Access should be permitted on adjacent collector or arterial roadways and not on the adjacent local or residential streets." Based on this policy, when the previous site plan was reviewed by the Development Review Committee, Staff requested that the applicant attempt to obtain a cross access easement with Seminole Community College, so that the development could access College Drive instead of West Ridge Drive, which is a residential street. The previous property owner was not successful in obtaining the easement and, because of that, the project was ultimately approved with one access point on West Ridge Drive.

At this time, the project is now associated with the Seminole Community College Foundation and the proposed site plan has three access points, which include two on College Drive and one on West Ridge Drive.

Staff has reviewed the requested modifications and their impacts to the residents of West Ridge Drive is recommending approval of the access point on West Ridge Drive, with the following conditions:

1. The access onto W. Ridge Drive shall be right-in, right-out only; and
2. Signage adjacent to or oriented towards West Ridge Drive shall be prohibited. All signage must be oriented towards Lake Mary Boulevard or College Drive.

Additionally, the applicant is requesting a waiver to Section 30.1232 of the Land Development Code to reduce the Active Buffer required along the west property line adjacent to West Ridge Drive from 50' to 25'. The previously approved site plan and Development Order had one-story office buildings fronting on West Ridge Drive, with the majority of the parking oriented internal to the site. The buildings were also required to be designed with a residential character. The proposed site plan has a two-story office building on the west side of the property, with the majority of the parking oriented towards West Ridge Drive. Staff has reviewed the request and its impact on the

residents of West Ridge Drive and recommends approval of the Active Buffer reduction from 50' to 25', subject to the following conditions:

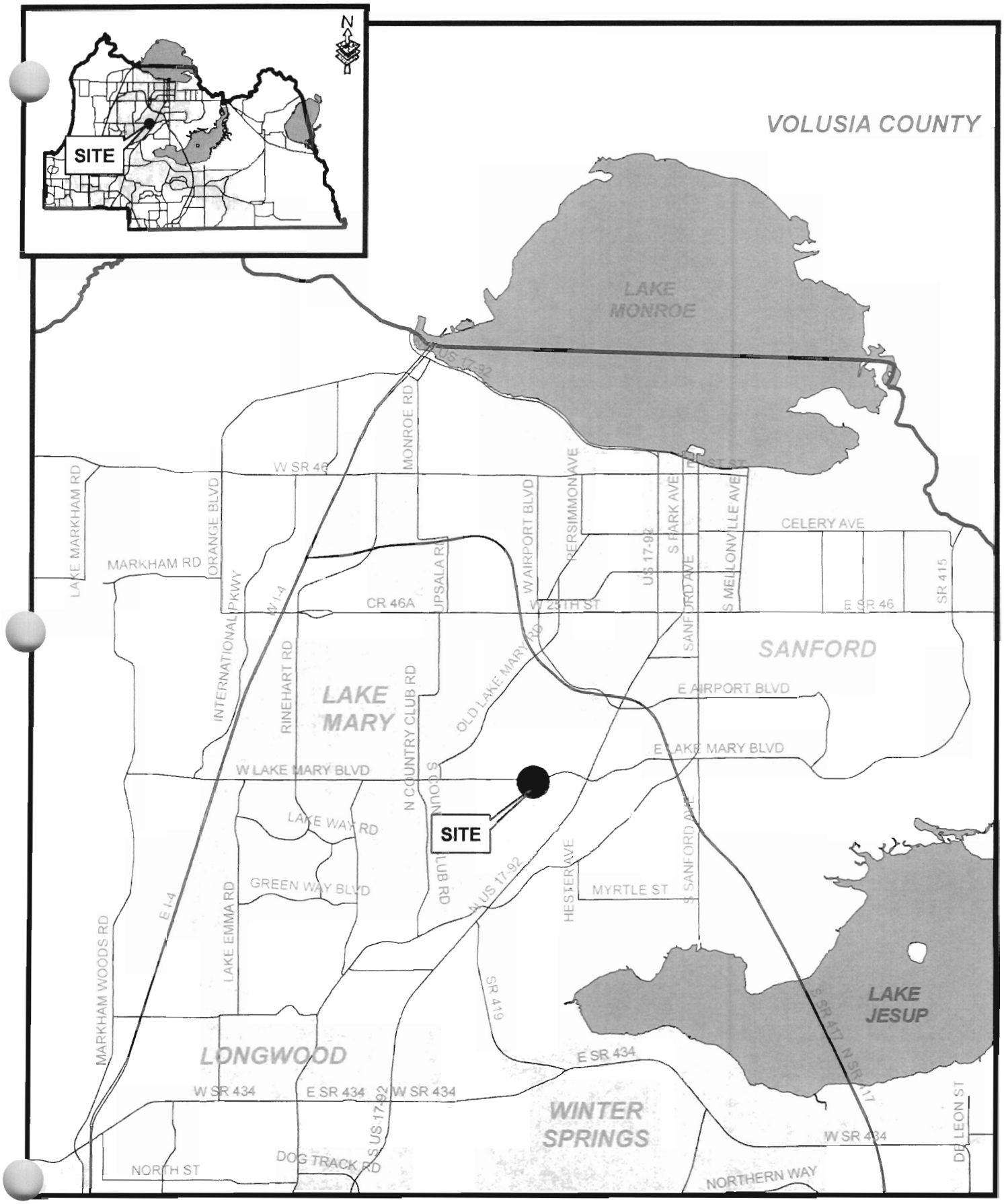
1. The buffer must include at a minimum a 6-foot brick or block wall with a decorative finish, eight canopy trees and four sub-canopy trees per one hundred linear feet of buffer; and
2. The required landscaping must be planted on the outside of the wall adjacent to West Ridge Drive as a visual amenity to the residents.

STAFF RECOMMENDATION:

Staff recommends approval of the request for a rezone from OP (Office) to OP (Office) on approximately 4.84± acres, located on the south east corner of the intersection of College Drive and Lake Mary Boulevard, and recommends approval of the attached Revised and Restated Development Order.

Attachments:

Staff Report
Location Map
Land Use & Zoning Map
Aerial Map
Site Plan
Revised and Restated Development Order
2006 Site Plan
2006 Development Order
Rezone Ordinance
Denial Development Order
Ownership Disclosure Form



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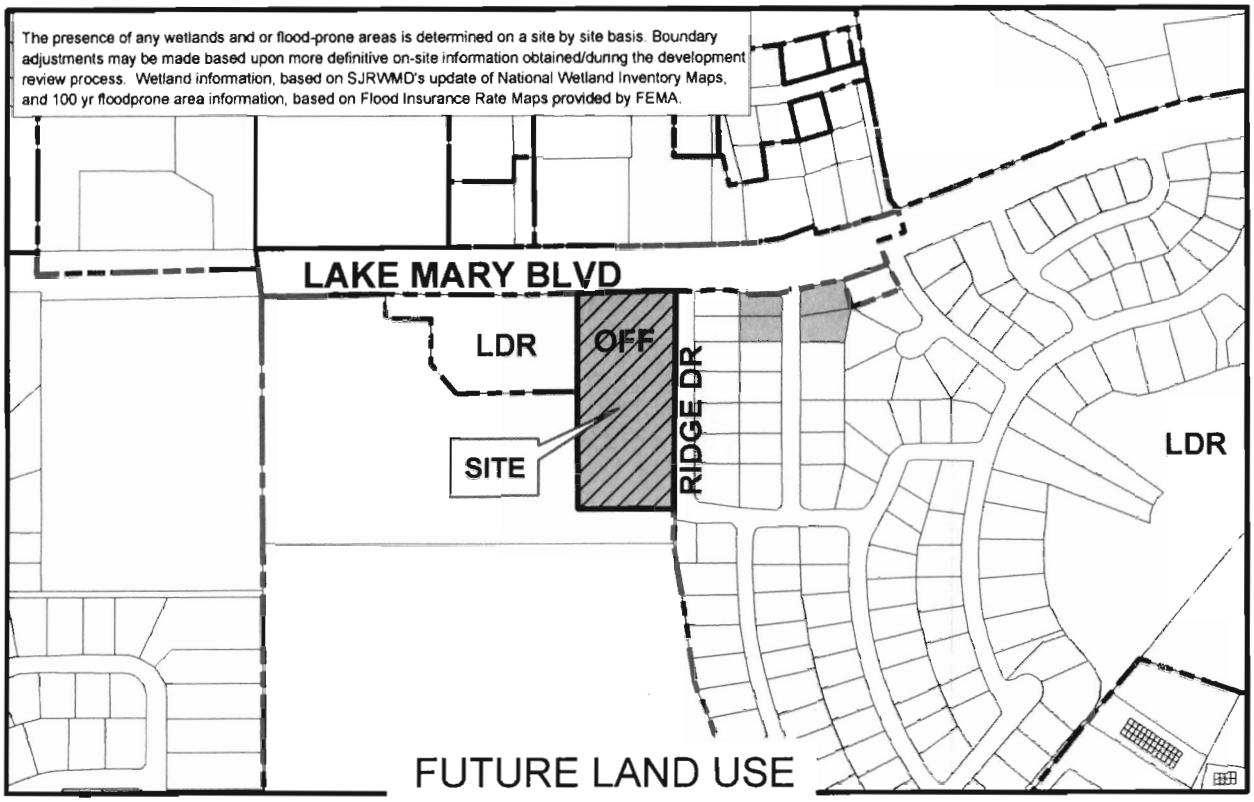
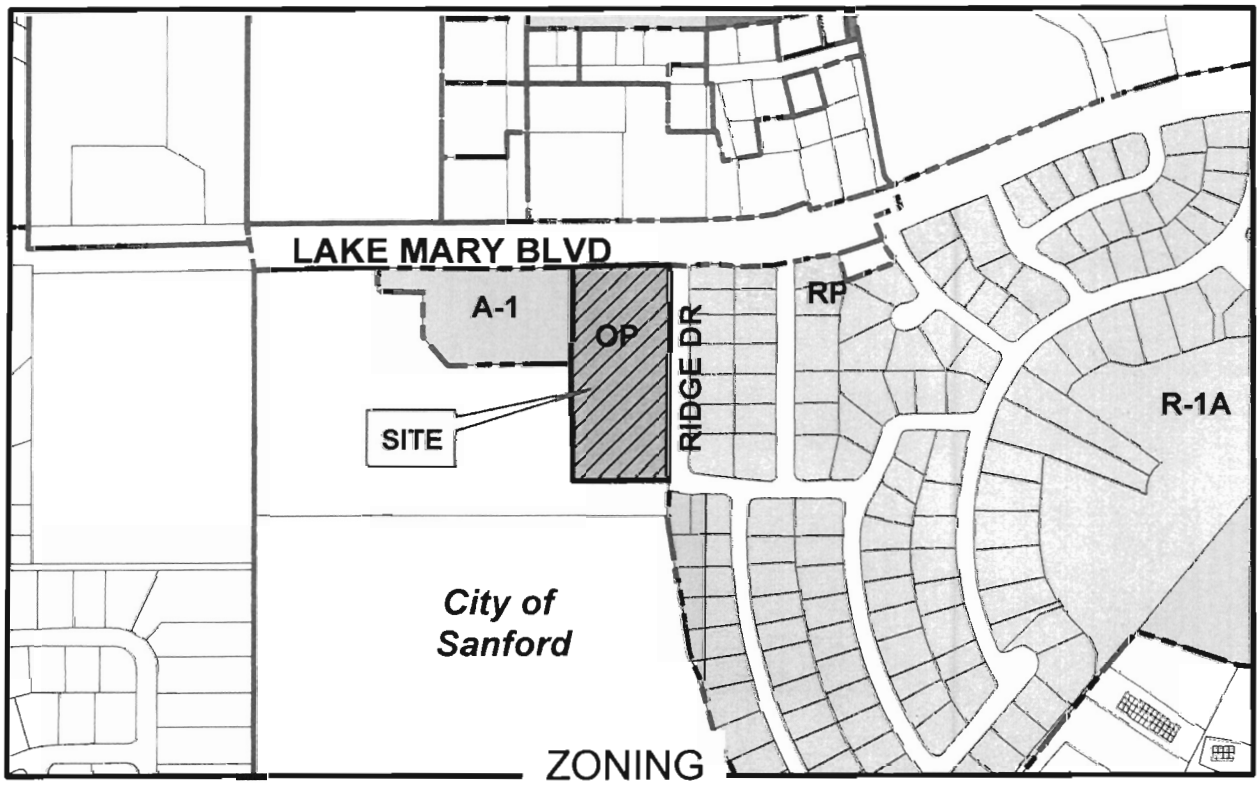


LDR OFF Site CONS Municipality

Applicant: Matthew Hodge
Physical STR: 14-20-30-502-0C01-0000
Gross Acres: 4.22 +/- BCC District: 5
Existing Use: abandoned tennis facility
Special Notes:

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2008-002	OP	OP

N



A-1 OP RP R-1A FP-1 W-1

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Rezone No: Z2008-002
From: OP To: OP
Parcel
Subject Property

N

Winter 2006 Color Aerials

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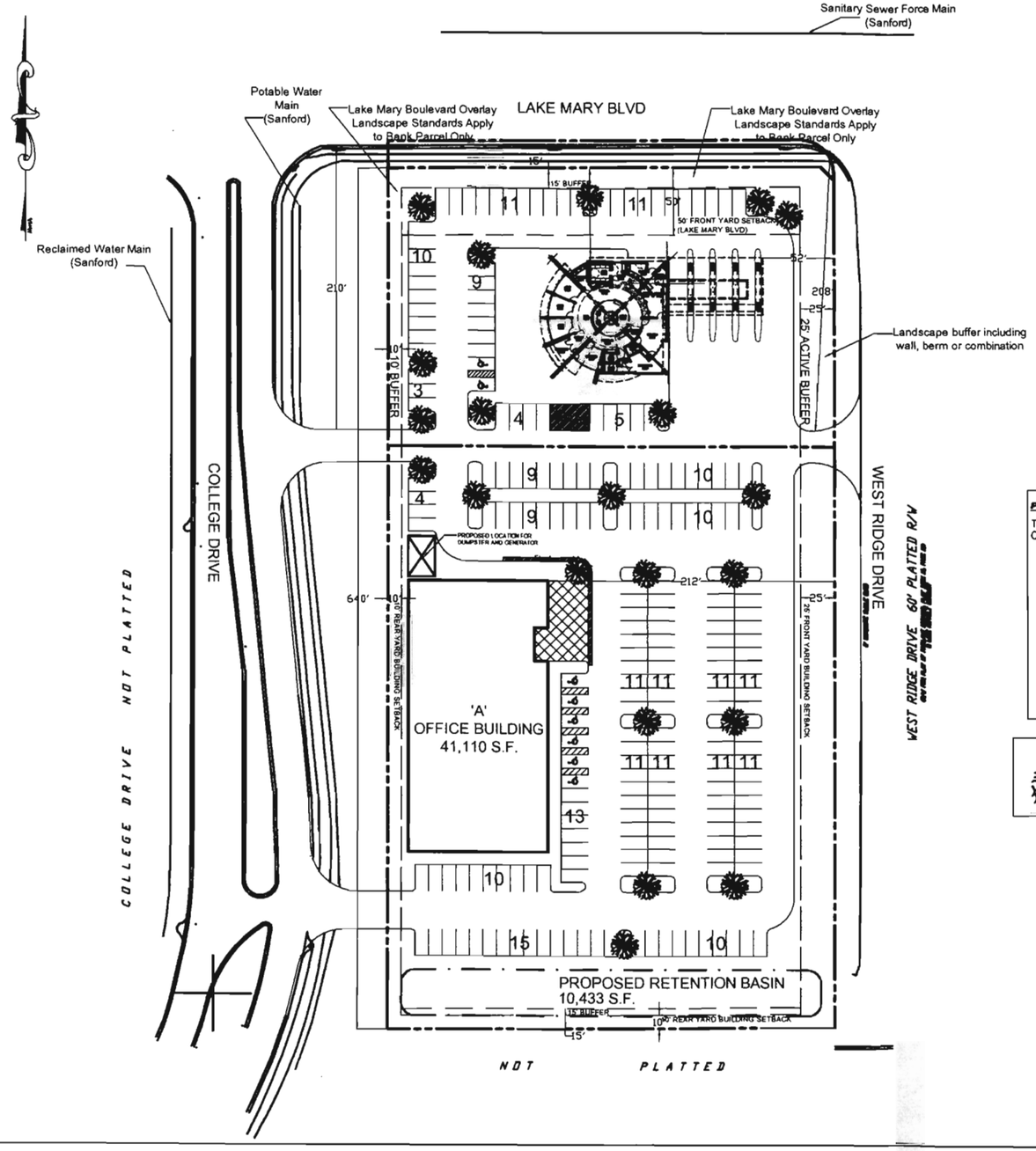
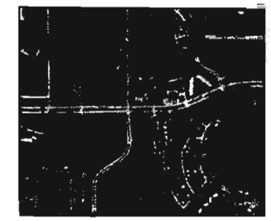




LOCATION MAP
NOT TO SCALE

ZONING CLASSIFICATION

	CLASSIFICATION
EXISTING ZONING	OP
EXISTING USE	BAYHEAD RACQUET CLUB
FUTURE LAND USE DESIGNATION	OFFICE

BULK REQUIREMENTS	REQUIRED	PROVIDED OFFICE	PROVIDED BANK
FRONT YARD			
LAKE MARY BLVD	50'	> 50'	66'
WEST RIDGE DRIVE	25'	212'	52'
REAR YARD			
COLLEGE DRIVE	10'	15'	120'
SOUTH	10'	131'	> 10'
PERVIOUS COVERAGE	25%	29%	29%
BUILDING HEIGHT	35'	35'	35'
BUFFERS			
(WEST)	10'	10'	10'
(NORTH) (LAKE MARY BLVD)	15'	15'	15'
(SOUTH)	15'	15'	15'
(EAST) (ACTIVE BUFFER)	25'	25'	25'

PERMITTED USES

THE PERMITTED USES PERMITTED WITHIN THE OP ZONING CLASSIFICATION ARE:

(A) DENTAL AND MEDICAL CLINICS, DENTAL AND MEDICAL LABORATORIES
(B) GENERAL OFFICE BUILDINGS
(C) INSURANCE, REAL ESTATE, ARCHITECTS, ENGINEERING, ATTORNEYS, AND OTHER PROFESSIONAL BUSINESS SERVICES.
(D) ACCOUNTING, AUDITING AND BOOKKEEPING SERVICES, FINANCE OFFICES
(E) TELEPHONE BUSINESS OFFICES AND EXCHANGES, POST OFFICES, PUBLIC PARKS, PUBLIC, PRIVATE AND PAROCHIAL SCHOOLS, PLAYGROUNDS, FIRE STATIONS, AND ADMINISTRATIVE PUBLIC BUILDINGS.
(F) BANKS, SAVINGS AND LOANS AND SIMILAR FINANCIAL INSTITUTION AND DRIVE-IN TELLER FACILITIES.

KEY

INTERIOR PARKING LANDSCAPING CANOPY TREES (CONCEPTUAL)

DATE	REVISIONS	BY	CHECKED
12/05/07	INITIAL CONCEPT PLAN	JSS	MW/JI
01/24/08	COMMENTS FROM DRC MEETING	JSS	MW/JI

CONTACT INFORMATION

APPLICANT: SEMINOLE COMMUNITY COLLEGE FOUNDATION
100 WELDON BLVD.
SANFORD, FL 32773
PHONE: 407-708-2030
FAX: 407-708-2123

PLANNER: IVEY PLANNING GROUP, LLC
1349 S. INTERNATIONAL PARKWAY, STE 2441
LAKEMARY, FL 32746
PHONE: 407-660-8881
FAX: 407-660-8886

PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROJECT WILL CONSIST OF AN OFFICE BUILDING AND BANK WITH DRIVE-THRU FACILITIES.

SITE DATA

LOCATION: SOUTHEAST CORNER OF LAKE MARY BLVD. & COLLEGE DRIVE, SANFORD, FLORIDA
PARCEL ID: 14-20-30-502-0c01-0000

ACREAGE

GROSS ACREAGE	4.84 ACRES
'A' OFFICE BUILDING	3.28 ACRES
BANK	1.56 ACRES

BUILDING AREA

'A' OFFICE BUILDING	41,110 S.F.
BANK	3,500 S.F.
TOTAL	44,610 S.F.

PARKING SUMMARY

	REQUIRED	PROVIDED
'A' OFFICE BUILBING	164 SPACES 1 SPACE PER 250 SF	178 SPACES
BANK	17 SPACES 1 SPACE PER 200 SF	56 SPACES
TOTAL	181 SPACES	234 SPACES
STALL SIZE	10' X 20'	10' X 20'
AISLE WIDTH	24'	24'

UTILITIES

SANITARY:	CITY OF SANFORD
WATER:	CITY OF SANFORD
RECLAIMED WATER:	CITY OF SANFORD

STORMWATER

WILL MEET SEMINOLE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS. THE SITE MAY UTILIZE RETENTION POND TO THE SOUTH.

LANDSCAPE

LANDSCAPING REQUIREMENTS WILL MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1228. EXCEPT THE ACTIVE BUFFER WIDTH SOUTH OF THE ENTRANCE DRIVE ALONG WEST RIDGE DRIVE IS REDUCED FROM 50' TO 25', JUSTIFICATION PROVIDED WITH APPLICATION.

LANDSCAPING OF PARKING AREA WILL MEET OR EXCEED THE GENERAL LANDSCAPING REQUIREMENTS AS SPECIFIED IN SEC. 30.130 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.

LIGHTING

EXTERIOR LIGHTING REQUIREMENTS WILL MEET THE REQUIREMENTS OF SEC. 30.1234 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.

SOLID WASTE

PER 30.1223 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, SOLID WASTE CONTAINER WILL BE ENCLOSED ON AT LEAST (3) SIDES WITH A (6) FOOT HIGH SCREEN. THE SCREEN WILL CONSIST OF A WOOD FENCE OR A BRICK OR MASONRY WALL.

FLOOD ZONE

AS INDICATED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS DELINEATED BY THE FLOOD INSURANCE RATE MAP, SEMINOLE COUNTY, FLORIDA; COMMUNITY PANEL NO. 120289 0045 E, MAP EFFECTIVE DATE APRIL 17, 1995. THIS DETERMINATION WAS MADE BY GRAPHIC PLOTTING ONLY AND HAS NOT BEEN FIELD VERIFIED.

TREE PRESERVATION

DEVELOPER WILL ATTEMPT TO PRESERVE AS MANY TREES AND VEGETATION AS POSSIBLE IN ACTIVE BUFFER. THE REST OF SITE WILL REQUIRE REMOVAL/REPLACEMENT. TO BE DETERMINED DURING SITE PLAN REVIEW.

SIDEWALK

FIVE FOOT WIDE SIDEWALK TO BE CONSTRUCTED IN WEST RIDGE DRIVE RIGHT OF WAY ADJACENT TO THE SITE.

Exhibit 2

SCC FOUNDATION OFFICE BUILDING
SANFORD, FLORIDA
SEMINOLE COUNTY

TITLE: CONCEPT PLAN
PROJECT NUMBER: SCC

IVEY PLANNING GROUP, LLC
Town Planners & Community Builders

SCALE: 1"=40'-0"
0 20 40 80

SEMINOLE COUNTY REVISED AND RESTATED DEVELOPMENT ORDER

On ~~July 25, 2006~~ March 25, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as **Exhibit A.**

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

FINDINGS OF FACT

Property Owner: ~~Dat Le~~ Anvan Property, LLC

Project Name: ~~San Mary Office SSLUA LDR to Office and Rezone A-1 to OP~~
SCC Foundation Rezone

Requested Development Approval:

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 owners of the property have 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 aforedescribed property.

Prepared by: ~~Tina Williamson~~
Austin Watkins
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's approval, all of which have been accepted by and agreed to by the owner of the property are as follows;

Standard Conditions:

a. All development shall comply with the Development Plan attached as Exhibit B.
b. The maximum building height shall be two stories, not to exceed 35'.
c. Permitted uses shall be those permitted uses in the OP (Office) district.
d. All landscape buffers and common areas shall be maintained by a property owners association.
e. In accordance with Section 30.1344 of the Land Development Code, a minimum of twenty-five (25) percent of the project area must be designated as open space.

Project Specific Conditions:

a. The project shall be developed with a total of ~~48,966~~ 44,610 square feet, as follows:

	~~Building 1~~	~~Building 2~~	~~Building 3~~	~~Total~~
~~Square Feet~~	~~12,866 sq. ft. (1 story)~~	~~20,000 sq. ft. (2 stories)~~	~~16,100 sq. ft. (1 story)~~	~~48,966 sq. ft.~~

	Building A	Building B (Bank) Building	Total
Square Feet	41,110 sq. ft.	4,000 sq. ft.	45,110 sq. ft.

b. The following landscape buffer and setback standards shall apply:

East: ~~15' landscape buffer and 25' building setback~~ 25' landscape buffer and 100' building setback. The buffer shall comply with the following:

1. The buffer must include at a minimum a 6-foot brick or block wall with a decorative finish, eight canopy trees and four sub-canopy trees per one hundred linear feet of buffer; and

2. The required landscaping must be planted on the outside of the wall adjacent to West Ridge Drive as a visual amenity to the residents.

West: 10' landscape buffer and ~~25'~~ 10' building setback
North: 15' landscape buffer and 50' building setback
South: ~~Landscaped Retention Area~~ 15' landscape buffer and 10' building setback

c. The development must comply with Chapter 30 Part 56 of the Seminole County Land Development Code: Lake Mary Boulevard Gateway Corridor Overlay Standards.

~~d. The buildings adjacent to W. Ridge Drive West shall be limited to one-story and all sides of the building must be designed with a residential character as determined by the Planning Manager. Architectural renderings must be provided to the DRC at the time of site plan review.~~

d. ~~e.~~ All HVAC equipment must be screened from view.

e. ~~f.~~ Light poles along W. Ridge Drive are limited to 15' in height and must be downward directed and shielded in accordance with the Seminole County Land Development Code.

f. ~~g.~~ Wall pack lighting is prohibited.

g. ~~h.~~ The access onto W. Ridge Drive shall be right-in, right-out only. ~~marked with a No Right Turn sign to discourage traffic from traveling through the residential neighborhood to the south.~~

h. ~~i.~~ The Final Engineering Plan shall be brought back to the Board of County Commissioners as a Regular Agenda item for their review and approval.

i. An ATM shall be allowed in the drive through, only on the building.

j. There shall be an internal sidewalk system connecting all buildings to the existing sidewalk on College Drive.

k. There shall be one pedestrian walkway connecting the internal sidewalk system to West Ridge Drive.

l. Signage adjacent to or oriented towards West Ridge Drive shall be prohibited. All signage must be oriented towards Lake Mary Boulevard or College Drive.

(4) This Development Order touches and concerns the aforedescribed 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 owners of the said property have 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.

Attest: _____
Maryanne Morse
Clerk to the Board of County Commissioners

By: _____
Board of County Commissioners
Brenda Carey, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, ~~Dat Le~~ Anvan Property, LLC, Van M. Le 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

_____
Print Name

_____
~~Dat Le~~ Van M. Le

_____
Witness

_____
Print Name

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ~~Dat Le~~ Van M. Le, who is personally known to me or who has produced as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____day of _____, 2008.

_____
Notary Public, in and for the County and State Aforementioned

My Commission Expires:

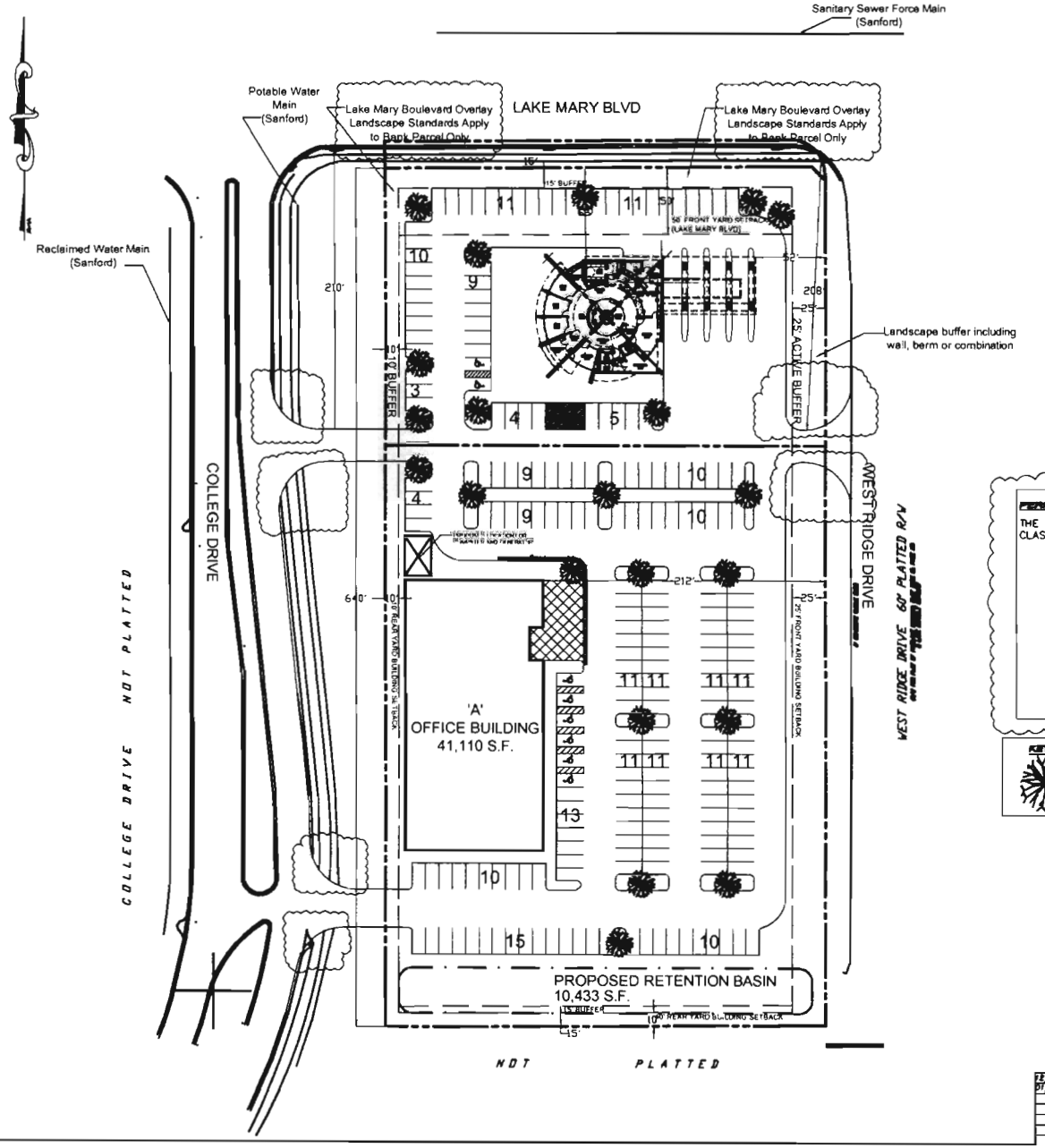
EXHIBIT A

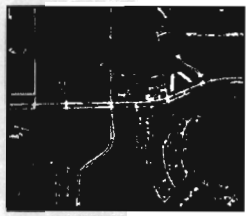
Legal Description

The East 330 feet of the North 660 feet of Block C, Fairlane Estates, according to the plat thereof as recorded in Plat Book 10, Page 19, of the public records of Seminole County, Florida.

EXHIBIT B

See attached Site Plan





LOCATION MAP
NOT TO SCALE

ZONING CLASSIFICATION

	CLASSIFICATION
EXISTING ZONING	OP
EXISTING USE	BAYHEAD RACQUET CLUB
FUTURE LAND USE DESIGNATION	OFFICE

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100 WELDON BLVD
SANFORD, FL 32773
PHONE: 407-708-2030
FAX: 407-708-2123

PLANNER: IVEY PLANNING GROUP, LLC
1349 S. INTERNATIONAL PARKWAY, STE 2441
LAKEMARY, FL 32746
PHONE: 407-660-8881
FAX: 407-660-8886

PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROJECT WILL CONSIST OF AN OFFICE BUILDING AND BANK WITH DRIVE-THRU FACILITIES.

SITE DATA

LOCATION: SOUTHEAST CORNER OF LAKE MARY BLVD. & COLLEGE DRIVE, SANFORD, FLORIDA

PARCEL ID: 14-20-30-502-0c01-0000

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WATER: CITY OF SANFORD

RECLAIMED WATER: CITY OF SANFORD

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SANFORD, FLORIDA
SEMINOLE COUNTY

TITLE: CONCEPT PLAN
PROJECT NUMBER: SCC

IVEY PLANNING GROUP, LLC
Town Planners & Community Builders

SCALE: 1"=40'-0"
0 20 40 80

GRAPHIC SCALE

1" = 40'

④ SITE CONSTRUCTION KEYNOTES

C1. ASPHALT PAVEMENT.

C2. 6" HEAD CURB, TYPICAL.

C3. CONCRETE SIDEWALK, TYPICAL.

C4. MONOLITHIC CURB & SIDEWALK, TYPICAL.

C5. 12'x10' DUMPSTER W/ 6" CONCRETE PAD & 6' HIGH BLOCK WALL ENCLOSURE ON 3 SIDES.

C6. 6' C.M.U. OR BRICK WALL.

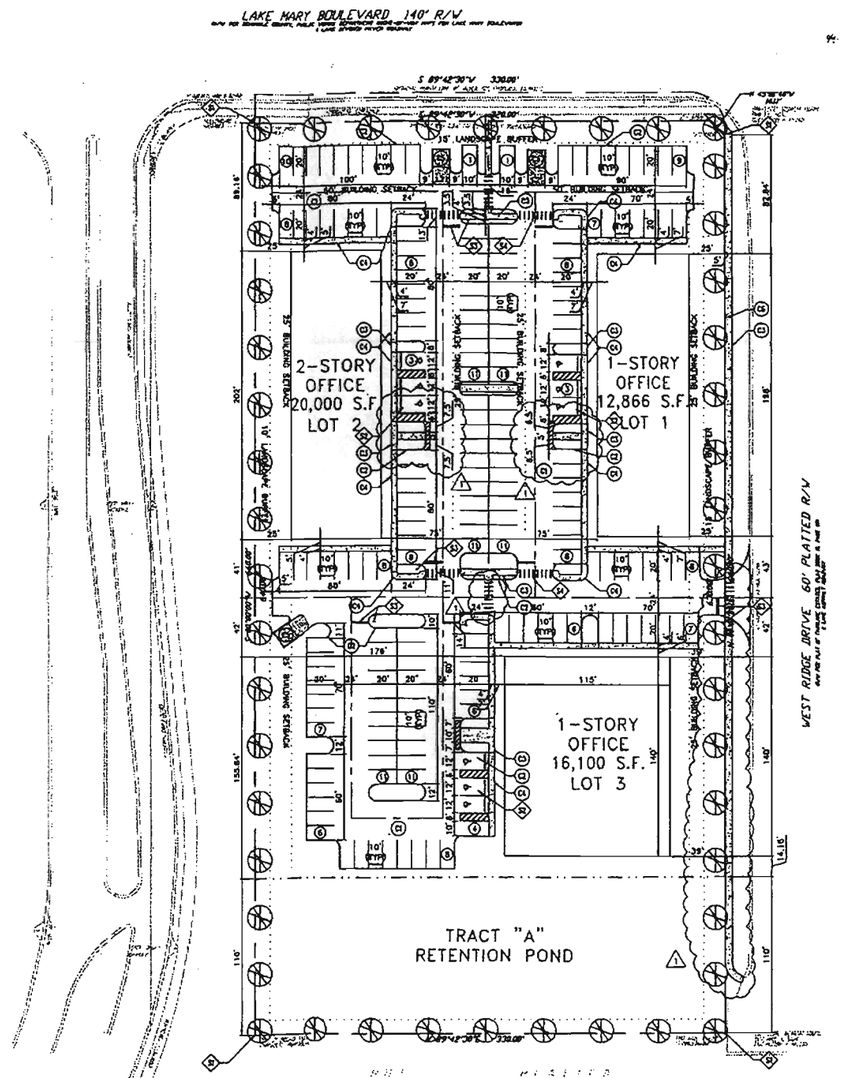
◇ SITE STRIPING & SIGNAGE KEYNOTES

S1. PROPERTY BOUNDARY.

S2. HANDICAP PARKING STALL, TYPICAL.

S3. 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.

S4. CROSSWALK STRIPING PER F.D.O.T. INDEX No. 17346, TYPICAL.



SITE DATA

PROPERTY LOCATION: SOUTHWEST CORNER OF LAKE MARY BLVD. & WEST RIDGE DRIVE, SANFORD, FLORIDA

EXISTING PROPERTY ZONING:	A-1
PROPOSED PROPERTY ZONING:	OP
PROPERTY FUTURE LAND USE DESIGNATION:	OFFICE
LOT "1" AREA:	1.262± ACRES
LOT "2" AREA:	1.260± ACRES
LOT "3" AREA:	1.492± ACRES
TRACT "A" AREA:	0.833± ACRE
TOTAL PROJECT AREA:	4.847± ACRES

MAXIMUM ALLOWABLE BUILDING HEIGHT 35' — BUILDING HEIGHT PROPOSED NOT TO EXCEED 35'

OPEN SPACE REQUIRED:	25%
LOT 1 OPEN SPACE PROVIDED:	28%
LOT 2 OPEN SPACE PROVIDED:	28%
LOT 3 OPEN SPACE PROVIDED:	33%
TRACT A OPEN SPACE PROVIDED:	100%

SETBACKS

LOT "1"

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (WEST)	25'	FRONT (WEST)	75'
SIDE (NORTH) (LAKE MARY BLVD.)	50'	SIDE (NORTH)	97'
SIDE (SOUTH)	0'	SIDE (SOUTH)	43'
REAR (EAST) (PASSIVE BUFFER)	25'	REAR (EAST)	25'

LOT "2"

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (EAST)	25'	FRONT (EAST)	75'
SIDE (NORTH) (LAKE MARY BLVD.)	50'	SIDE (NORTH)	89'
SIDE (SOUTH)	0'	SIDE (SOUTH)	41'
REAR (WEST) (SIDE STREET)	25'	REAR (WEST)	25'

LOT "3"

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (NORTH)	25'	FRONT (NORTH)	42'
SIDE (EAST) (PASSIVE BUFFER)	25'	SIDE (EAST)	39'
SIDE (WEST) (SIDE STREET)	25'	SIDE (WEST)	178'
REAR (SOUTH)	0'	REAR (SOUTH)	14'

PARKING

PARKING REQUIRED

LOT "1"

OFFICE	12,866 S.F. x (1 SPACE PER 250 S.F.)	51 SPACES
TOTAL PARKING REQUIRED		51 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		3 SPACES

LOT "2"

OFFICE	20,000 S.F. x (1 SPACE PER 250 S.F.)	80 SPACES
TOTAL PARKING REQUIRED		80 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		4 SPACES

LOT "3"

OFFICE	16,100 S.F. x (1 SPACE PER 250 S.F.)	65 SPACES
TOTAL PARKING REQUIRED		65 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		3 SPACES
TOTAL PARKING REQUIRED		200 SPACES

PARKING PROVIDED

LOT "1"

STANDARD PARKING SPACES	63 SPACES
HANDICAP PARKING	3 SPACES
LOT 1 PARKING PROVIDED	66 SPACES

LOT "2"

STANDARD PARKING SPACES	65 SPACES
HANDICAP PARKING	3 SPACES
LOT 2 PARKING PROVIDED	68 SPACES*

* ADDITIONAL PARKING WILL BE PROVIDED THROUGH A CROSS PARKING AGREEMENT WITH LOT 1.

LOT "3"

STANDARD PARKING SPACES	64 SPACES
HANDICAP PARKING	3 SPACES
LOT 3 PARKING PROVIDED	67 SPACES

TOTAL PARKING PROVIDED

STANDARD PARKING SPACES	192 SPACES
HANDICAP PARKING	9 SPACES
TOTAL PARKING PROVIDED	201 SPACES

BUFFERS (ALONG PROPERTY PERIMETER)

LANDSCAPE BUFFERS (REQUIRED)		LANDSCAPE BUFFERS (PROPOSED)	
(WEST)	10'	(WEST)	10'
(NORTH) (LAKE MARY BLVD.)	15'	(NORTH)	15'
(SOUTH)	15'	(SOUTH)	>15'
(EAST) (ACTIVE BUFFER)	25'	(EAST) (ACTIVE BUFFER)	25'
(EAST) (PASSIVE BUFFER)	15'	(EAST) (PASSIVE BUFFER)	15'

SITE AREA CALCULATIONS

LOT 1

BUILDING FOOTPRINT	12,866 ±S.F.		
PAVING	26,215 ±S.F.		
SIDEWALK	2,042 ±S.F.		
IMPERVIOUS AREA	41,123 ±S.F.	0.944 ±AC.	74.82 %
PERVIOUS AREA	13,841 ±S.F.	0.318 ±AC.	25.18 %
TOTAL SITE AREA	54,964 ±S.F.	1.262 ±AC.	100.00 %

LOT 2

BUILDING FOOTPRINT	13,310 ±S.F.		
PAVING	28,104 ±S.F.		
SIDEWALK	2,016 ±S.F.		
IMPERVIOUS AREA	43,430 ±S.F.	0.997 ±AC.	78.48 %
PERVIOUS AREA	11,945 ±S.F.	0.274 ±AC.	21.52 %
TOTAL SITE AREA	54,375 ±S.F.	1.260 ±AC.	100.00 %

LOT 3

BUILDING FOOTPRINT	16,100 ±S.F.		
PAVING	27,329 ±S.F.		
SIDEWALK	1,345 ±S.F.		
IMPERVIOUS AREA	44,773 ±S.F.	1.028 ±AC.	68.90 %
PERVIOUS AREA	20,236 ±S.F.	0.464 ±AC.	31.10 %
TOTAL SITE AREA	65,009 ±S.F.	1.492 ±AC.	100.00 %

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

DATE	REVISIONS	BY	CHECKED
4/12/2006	⚠1 PER SEMINOLE COUNTY COMMENTS DATED 3/3/2006	JDC	SJS

SAN MARY PROFESSIONAL OFFICE PARK

SANFORD, FLORIDA

FLORIDA ENGINEERING GROUP, INC.
CIVIL • ENVIRONMENTAL • LAND DEVELOPMENT
718 CARDEN PLAZA, ORLANDO, FLORIDA 32803
TEL 407-896-0594 FAX 407-896-0595
E-MAIL: info@feg-inc.net
WEB PAGE: www.feg-inc.net

CONCEPTUAL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	JDC	JAA	JAA

PROJECT NO. 04-098
SCALE 1" = 40'
DATE FEBRUARY 3, 2006
SHEET NO.
SHEET OF

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. 23-0000626

JEAN ANDERSON, P.E. CERTIFICATE No. 46158

2004-098 CONCEPT.DWG

SEMINOLE COUNTY DEVELOPMENT ORDER

On July 25, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as **Exhibit A.**

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

FINDINGS OF FACT

Property Owner: Dat Le

Project Name: San Mary Office SSLUA LDR to Office and Rezone A-1 to OP

Requested Development Approval:

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 owners of the property have 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 aforedescribed property.

RETURN TO SANDY McCANN

Prepared by: Tina Williamson
1101 East First Street
Sanford, Florida 32771

This is a Certified Copy

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 06376 Pgs 1196 - 1200; (5pgs)
FILE NUM 2006134362
RECORDED 08/18/2006 02:36:45 PM
RECORDING FEES 44.00
RECORDED BY G Harford

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's approval, all of which have been accepted by and agreed to by the owner of the property are as follows;

Standard Conditions:

a. All development shall comply with the Development Plan attached as Exhibit B.
b. The maximum building height shall be two stories, not to exceed 35'.
c. Permitted uses shall be those permitted uses in the OP (Office) district.
d. All landscape buffers and common areas shall be maintained by a property owners association.
e. In accordance with Section 30.1344 of the Land Development Code, a minimum of twenty-five (25) percent of the project area must be designated as open space.

Project Specific Conditions:

a. The project shall be developed with a total of 48,966 square feet, as follows:

	Building 1	Building 2	Building 3	Total
Square Feet	12,866 sq. ft. (1-story)	20,000 sq. ft. (2-stories)	16,100 sq. ft. (1-story)	48,966 sq. ft.

b. The following landscape buffer and setback standards shall apply:

East: 15' landscape buffer and 25' building setback
West: 10' landscape buffer and 25' building setback
North: 15' landscape buffer and 50' building setback
South: Landscaped Retention Area

c. The development must comply with Chapter 30 Part 56 of the Seminole County Land Development Code: Lake Mary Boulevard Gateway Corridor Overlay Standards.
d. The buildings adjacent to W. Ridge Drive West shall be limited to one-story and all sides of the building must be designed with a residential character as determined by the Planning Manager. Architectural renderings must be provided to the DRC at the time of site plan review.
e. All HVAC equipment must be screened from view.

This is not a certified copy

f. Light poles along W. Ridge Drive are limited to 15' in height and must be downward directed and shielded in accordance with the Seminole County Land Development Code.
g. Wall pack lighting is prohibited.
h. The access onto W. Ridge Drive shall be marked with a No Right Turn sign to discourage traffic from traveling through the residential neighborhood to the south.
i. The Final Engineering Plan shall be brought back to the Board of County Commissioners as a Regular Agenda item for their review and approval.

(4) This Development Order touches and concerns the aforedescribed 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 owners of the said property have 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.

Attest: _____
Maryanne Morse
Clerk to the Board of County Commissioners

By: _____
Board of County Commissioners
Carlton D. Henley, Chairman

Certified Copy

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Dat Le, 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

DUNG KIM LE

Print Name

Witness

Van Le

Print Name

Dat Le

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 Dat Le, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and swom an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 31 day of July, 2006.

Notary Public, In and for the County and State Aforementioned.

My Commission Expires:

MARY J. HART
MY COMMISSION # DD 183748
EXPIRES: February 6, 2007
1-800-3-NOTARY Fl. Notary Discount Assoc. Co

Not a certified copy

EXHIBIT A
Legal Description

LEG E 330 FT OF N 660 FT OF BLK C (LESS N 20 FT FOR RD) FAIRLANE ESTATES PB 10 PG 19

This is not a certified copy

ORDINANCE NO. **SEMINOLE COUNTY, FLORIDA**

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); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE OP (OFFICE) ZONING CLASSIFICATION THE OP (OFFICE) 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 "SCC Foundation Rezone", dated March 25, 2008.

(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 OP (Office) to OP (Office):

SEE ATTACHED 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, and this Ordinance shall be effective on the recording date of the Development Order #08-20000001 in the Official Land Records of Seminole County.

ENACTED this 25th day of March 2008.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:_____
Brenda Carey
Chairman

EXHIBIT A

Legal Description

The East 330 feet of the North 660 feet of Block C, Fairlane Estates, according to the plat thereof as recorded in Plat Book 10, Page 19, of the public records of Seminole County, Florida.

ORDINANCE NO. **DEVELOPMENT ORDER #08-20000001**
Z2008-02

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 25, 2008, Seminole County issued this Denial Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

Property Owner(s): Anvan Property, LLC

Project Name: SCC Foundation Rezone

Requested Development Approval: Rezone 1.8 + acres, located on the north corner of the intersection of SR 426 and Camp Road, from M-1A (Very Light Industrial) to C-1 (Retail Commercial).

The Board of County Commissioners has determined that the rezone request from OP (Office) to OP (Office) is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "SCC Foundation Rezone" and all evidence submitted at the public hearing on March 25, 2008, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested rezone from OP (Office) to OP (Office) should be denied.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:
The aforementioned application for development approval is **DENIED**.
Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

By:_____
Brenda Carey, Chairman

Exhibit A

Legal Description

The East 330 feet of the North 660 feet of Block C, Fairlane Estates, according to the plat thereof as recorded in Plat Book 10, Page 19, of the public records of Seminole County, Florida.

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name:_____ Name:_____
Address:_____ Address:_____
Phone #:_____ Phone #:_____

Name:_____ Name:_____
Address:_____ Address:_____
Phone #:_____ Phone #:_____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: Anvan Properties, LLC Name of Corporation:_____
Officers: Van M.Le, Managing Member Officers:_____
Address: 1477 Shadwell Cir, Lk Mary 32746 Address:_____
Directors:_____ Directors:_____
Address:_____ Address:_____
Shareholders:_____ Shareholders:_____
Address:_____ Address:_____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust:_____
Trustees:_____ Beneficiaries:_____
Address:_____ Address:_____
_____ _____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership:_____ Name of Partnership:_____
Principal:_____ Principal:_____
Address:_____ Address:_____
(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: Contract Vendee:
Name: SCC Foundation, inc Name:_____
Address: 100 Weldon blvd., Sanford Fl Address:_____
(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

1/10/2008
Date

Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 10TH day of JANUARY, 2008 by MATTHEW HODGE.

Dorothy Palkovic
Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Notary Public State of Florida
Dorothy Palkovic
My Commission DD677705
Expires 05/28/2011

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff

Date:_____ Application Number:_____