

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

**SUBJECT:** Comfort Rooms Rezone from R-1 to PUD

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

**AUTHORIZED BY:** Alison Stettner **CONTACT:** Ian Sikonia EXT. 7398

**Agenda Date** 4/2/2008 **Regular**  **Work Session**  **Briefing**   
**Special Hearing – 6:00**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

1. **RECOMMEND APPROVAL** of the request for a rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development) on 0.37± acres, located on the northeast corner of the intersection of Church Street and Elder Road, and recommend approval of the attached Preliminary Master Plan, subject to the conditions in the attached Development Order, per staff findings; (Stephen Ferrando, applicant); or
2. **RECOMMEND DENIAL** of the request for a rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development) on 0.37± acres, located on the northeast corner of the intersection of Church Street and Elder Road; (Stephen Ferrando, applicant); or
3. **CONTINUE** until a time and date certain.

District #5 – Carey

Ian Sikonia, Senior Planner

**BACKGROUND:**

The applicant, Stephen Ferrando is requesting a rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development) in order to develop an office/warehouse building. The proposed use of the building would be for the Comfort Rooms of Florida business which builds glass rooms, sunrooms, and vinyl and acrylic rooms. The Future Land Use designation on the subject property is High Intensity Planned Development – Target Industry (HIP-TI), which allows the requested zoning district.

**Reviewed by:**  
**Co Atty:** \_\_\_\_\_  
**DFS:** \_\_\_\_\_  
**OTHER:** \_\_\_\_\_  
**DCM:** \_\_\_\_\_  
**CM:** \_\_\_\_\_

**File No. Z2007-83**

The proposed Preliminary Master Plan indicates that the project will contain a total of 3,900 square feet of Office/Warehouse space. Office uses are limited to 1,625 square feet and the warehouse uses are limited to 2,275 square feet. The applicant is proposing uses from the C-3 (General Commercial & Wholesale) and M-1A (Very Light Industrial). These uses are included in the attached Approval Development Order.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request for a rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development) on 0.37± acres, located on the northeast corner of the intersection of Church Street and Elder Road, and recommends approval of the attached Preliminary Master Plan, subject to the conditions in the attached Development Order.

Attachments:

Location Map  
Zoning and Future Land Use Map  
Aerial Map  
Preliminary Site Plan  
Development Order  
Rezone Ordinance  
Denial Development Order (applicable if the request is denied)

**Comfort Rooms  
Rezone from R-1 to PUD**

<b>APPLICANT</b>	Stephen Ferrando	
<b>PROPERTY OWNER</b>	Comfort Rooms of Florida, Inc.	
<b>REQUEST</b>	Rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development).	
<b>PROPERTY SIZE</b>	0.37 ± acres	
<b>HEARING DATE (S)</b>	P&Z: April 2, 2008	BCC: May 27, 2008
<b>PARCEL ID</b>	16-19-30-5AC-0000-047A, 21-19-30-504-0000-0080	
<b>LOCATION</b>	Located on the northeast corner of the intersection of Church Street and Elder Road.	
<b>FUTURE LAND USE</b>	High Intensity Planned Development – Target Industry (HIP-TI)	
<b>ZONING</b>	R-1 (Single-Family Residential)	
<b>FILE NUMBER</b>	Z2007-83	
<b>COMMISSION DISTRICT</b>	#5 – Carey	

**PROPOSED DEVELOPMENT:**

The applicant is proposing a 3,900 square foot office/warehouse building.

**ANALYSIS OVERVIEW:**

**ZONING REQUEST**

The applicant, Stephen Ferrando is requesting a rezone in order to develop a 17,568 square foot office/warehouse complex. The Future Land Use designation of the subject property is High Intensity Planned Development – Target Industry (HIP-TI), which allows for the requested PUD zoning district. The following table depicts the minimum regulations for the current zoning district of R-1 (Single-Family Residential) and the requested district of PUD (Planned Unit Development):

<b>DISTRICT REGULATIONS</b>	<b>Existing Zoning (R-1)</b>	<b>Proposed Zoning (PUD)</b>
Minimum Lot Size	8,400 sq. ft.	N/A
Minimum House Size	700 sq. ft.	N/A
Minimum Width at Building Line	70 feet	N/A
Front Yard Setback	25 feet	10 feet
Side Yard Setback	7.5 feet	10 feet
(Street) Side Yard Setback	25 feet	10 feet
Rear Yard Setback	30 feet	N/A
Maximum Building Height	35 feet	35 feet

## PERMITTED & SPECIAL EXCEPTION USES

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Zoning District	Permitted Uses	Special Exception
R-1 (existing)	<p>Within any R-1, R-1B and R-1BB Single-Family Dwelling zoning classification, no building, structure, land, or water shall be used, except for the following uses:</p> <p>(a) Any use permitted in the R-1A Single-Family Dwelling zoning classification, including the customary accessory uses.</p> <p>(b) Home occupations and home offices.</p> <p>(c) Community residential homes (group homes and foster care facilities) housing six (6) or fewer permanent unrelated residents.</p> <p>(d) One (1) boat dock and one (1) associated boathouse per lot when accessory and incidental to the principal dwelling.</p>	<p>Any special exception permitted in the R-1A zoning classification, day nurseries or kindergartens, guest or tourist homes when located on state or federal highways, off-street parking facilities, assisted living facilities and community residential homes housing 7-14 permanent unrelated residents (including group homes and foster care facilities) provided that the location does not create a over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2001). In the event that the provisions of this section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2001), Section 419.001(3)(c) shall govern, Communication towers.</p>
PUD (proposed)	<p>All permitted uses in the C-3 zoning district which are listed as follows;</p> <p>Any use permitted in the C-2 District excluding public or private elementary schools, middle schools, and high schools, bakeries, bottling and distribution plants, cold storage and frozen foodlockers, contractors' equipment-storage yards, feed stores, greenhouses – wholesale, industrial trade schools, laundry and dry-cleaning plants, lithography and publishing plants, lumber yards, machinery sales and storage.</p> <p>(m) Mechanical garages, bus, cab and truck repair, and storage, paint and body shops, plumbing shops, trade shops, such as, upholstery, metal, cabinet, warehouses, wholesale meat and produce distribution with meat cutting, but not butchering, communication towers when camouflage in design, communication towers when monopole in design if the tower is under one hundred forty (140) feet in height, Office showroom, Manufacturing of the following: Garments, photographic equipment and supplies, bakery products, boats, ceramics, pottery, using electrically fired kilns, chemical products and processing, dairy products, electrical machinery and equipment, furniture, glass and glass products, using electrically fired kilns, pharmaceutical products, shoes and leather goods, except no leather processing, brooms and brushes, candy and confectionery products, cosmetics and toiletries, except soap, candles, jewelry, optical equipment, perfume, precision instruments and machinery, plastic products, except pyroxylin, silverware, spices and spice packing, stationery, toys, electronic equipment and assembling, beverage bottling and distribution, cold storage and frozen-food lockers, data proceeding services, laundry and dry cleaning, except only nonflammable solvents shall be used. (Class IV National Fire Protective Association Code.), Living quarters for guards, custodians, and caretakers when such facilities are accessory uses to the primary use of the premises, machine shops using only electrically fired forges, assembling of metal, plastic, or cardboard containers, post offices, printing, bookbinding, lithographic platemaking, engraving, and publishing plants, general business and professional offices, radio and television studios and offices, restaurants, signs, identification, directional, or which advertise products manufactured, processed, stored, or sold on the premises, technical and trade schools, testing of materials, equipment, and products, truck terminals, warehouses and storage buildings, providing no storage is done outside an enclosed structure, manufacturing of water-based and/or epoxy-based coatings, adhesives, sealants, and paints, medical clinics - out-patient service only, public and private utility plants, stations and distribution office; provided, however, no sewer plant shall be located closer than two hundred (200) feet to the perimeter of the district nor shall any other utility plant, station, or distribution office be located closer than one hundred (100) feet to the perimeter of the district, cabinetry and woodworking shops, communication towers when camouflage in design, communication towers when monopole in design if the tower is under one hundred forty (140) feet in height, retail sales if ancillary to a use permitted by this section. For purposes of this subsection, "ancillary" shall mean supplementary, or secondary, not of primary importance.</p>	<p>Heliports and airports, recreational facilities provided by an employer within the district for the exclusive use of employees, their families, and guests, public and private elementary schools, middle schools, and high schools, communication towers when lattice or guyed in design, communication towers when monopole in design if the tower is one hundred forty (140) feet or over in height, living quarters in conjunction with a commercial use to be occupied by the owner or operator of the business or an employee, public utility structures, service stations and gas pumps as an accessory use, hospitals and nursing homes, public and private schools, communication towers when lattice or guyed in design, communication towers when monopole in design if the tower is over one hundred forty (140) feet in height, parking of semi-tractor trailers and cargo trailer boxes in rural areas for the sale of feed, hay, or other agricultural products when such products are offered for retail sale from said trailer and when the trailer is located outside of the urban/rural boundary. Trailers must be mobile and used on an interim basis until exchanged for a like trailer, flea markets.</p>

## **COMPATIBILITY WITH SURROUNDING PROPERTIES**

The area of Church Street and Elder Road consists of a mixture of single-family homes, vacant land, and industrial type uses. For the past several years the trend of development in the area is the conversion of larger vacant tracts of land into 5 acre or larger industrial parks due to its proximity to Interstate 4 and the Orlando Metropolitan Area. The other approved PUD/PCD's in the area which reflect these trends are the Monroe Commerce Center North, Monroe Commerce Center South, and Vantage Point. The previously stated PCD developments have all allowed similar uses (M-1A & C-3) to the proposed Comfort Rooms PUD.

The subject property is surrounded by the High Intensity Planned Development – Target Industry and Industrial Future Land Uses. The surrounding zoning district comprise of the M-1A, R-1, and PCD zoning districts. To the north are single-family homes, to the east is the Monroe Commerce Center North PCD, to the south is the Monroe Commerce Center PCD, and to the west is a retention pond owned by the Florida Department of Transportation.

Staff believes this PUD meets the intent of the High Intensity Planned Development – Target Industry Future Land Use. This project will be providing jobs in the manufacturing and sales arena which is similar to the other business and industrial parks in the immediate area. Due to the size of this site it will have minimal impact compared to the larger industrial parks mentioned above which range in size from 5, 10, and 14 acre sites. Staff finds the requested rezone is compatible with the surrounding uses and existing development patterns of the area.

## **SITE ANALYSIS:**

### **ENVIRONMENTAL IMPACTS**

#### *Floodplain Impacts:*

Based on FIRM map with an effective date of 2007, there appears to be no floodplains on the subject property.

#### *Drainage:*

The proposed project is located within the Lake Monroe Drainage Basin, and does not have limited downstream capacity. The site will have to be designed to hold the 25 year/24 hour pre/post difference.

#### *Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

*Endangered and Threatened Wildlife:*

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey will be required prior to final engineering approval.

**PUBLIC FACILITY IMPACTS**

Rule 9J-5.0055(3)(c); Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has submitted an application for Full Concurrency Review. Concurrency Management has determined that water and sewer facility capacity is available for the proposed property subject to execution of a Utility Agreement and payment of fees. Concurrency Management further determined that sufficient roadway capacity is available based upon Concurrency Management System Net Available Capacity.

*Utilities:*

The site is located in the Northwest Seminole County Water and Sewer utility service area, and will be required to connect to public utilities. There is a 10-inch water main on the north side of Church Street and a 4-inch force main on the south side of Church Street. The subject property is in the ten year master plan for reclaimed water. An alternative source for irrigation water, such as a shallow well, may be required until reclaimed water becomes available.

*Transportation / Traffic:*

The property proposes access onto Church Street, which is classified as a local road. Church Street is currently operating at a level-of-service "A" and does not have improvements programmed in the County 5-year Capital Improvement Program or FDOT 5-year Work Program.

*Buffers and Sidewalks:*

The proposed development will be required to construct a sidewalk along Church Street. The applicant is also providing a pedestrian connection from the proposed sidewalk to the entrance of the building.

The following proposed buffers are contained in the attached Development Order:

West:	10'
South:	10'
North:	10'
East:	5'

Parking and Buffer areas shall be landscaped in accordance with the provisions of the Section 30.1230, "Landscaping of Parking Areas" of the Seminole County Land Development Code. The required number of plantings in the proposed buffers shall consist of a screen of landscaping, composed of natural and/or man-made materials, arranged or planted in the designated landscape buffer in order that a height of at least three feet shall be attained within one year after planting and shall screen a minimum of seventy five percent of the parking areas to that height. The required number of trees will consist of four canopy trees for every one hundred linear feet.

The applicant is requesting a waiver from the Active/Passive Buffer Setback Design Standards along the north property line. The adjacent property has the R-1 (Single-Family Residential) zoning district, which requires the application of the Active/Passive standards per Section 30.1232 of the Land Development Code. However, the adjacent property has the HIP-TI Land Use rendering the R-1 zoning non-conforming to the existing Land Use. If the R-1 property was to be developed in the future to anything other than the R-1 zoning district standards it would need to comply with the HIP-TI Land Use which only allows for commercial, office, multi-family, or industrial uses. The requirements for an Active property line are a 25-foot landscape buffer and a 100-foot building setback. Although the adjacent property has a residential zoning district, it is surrounded on three sides by industrial type development. The applicant is requesting a 10-foot side setback and a 10-foot landscape buffer in lieu of the Active Setback and Buffer along that property line. Without the relaxation of the active building setback of 100 feet a building could not be constructed on site due to the 123-foot lot depth. Staff finds the requested buffer and setback acceptable due to the similar buffers imposed on the other PCD's in the area and the size of the subject property.

### **APPLICABLE POLICIES:**

#### **Fiscal Impact Analysis**

This project does not warrant the running of the County Fiscal Impact Analysis Model.

#### **Special Districts**

The subject property is located within any special districts.

#### **Comprehensive Plan (Vision 2020)**

The County's Comprehensive Plan is designed to preserve and enhance the public health, safety and welfare through the management of growth, provision of adequate public services and the protection of natural resources.

The proposed project is consistent with the following list of policies (there may be other provisions of the Comprehensive Plan that apply that are not included in this list):

Policy FLU 2.11: Determination of Compatibility in PUD and PCD Zoning Classifications

Policy POT 4.5: Potable Water Connection  
Policy PUB 2.1: Public Safety Level-of-Service  
Policy SAN 4.4: Sanitary Sewer Connection

**INTERGOVERNMENTAL NOTIFICATION:**

Intergovernmental notices were not required due to this property not being located near or adjacent to any municipality.

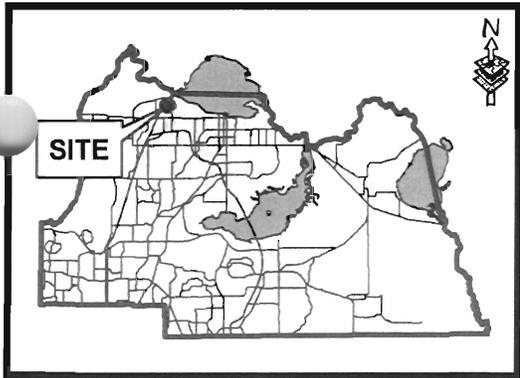
**LETTERS OF SUPPORT OR OPPOSITION:**

Staff has not received letters of support or opposition.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request for a rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development) on 0.37± acres, located on the northeast corner of the intersection of Church Street and Elder Road, and recommends approval of the attached Preliminary Master Plan, subject to the conditions in the attached Development Order.

VOLUSIA COUNTY



SITE

LAKE COUNTY

LAKE MONROE

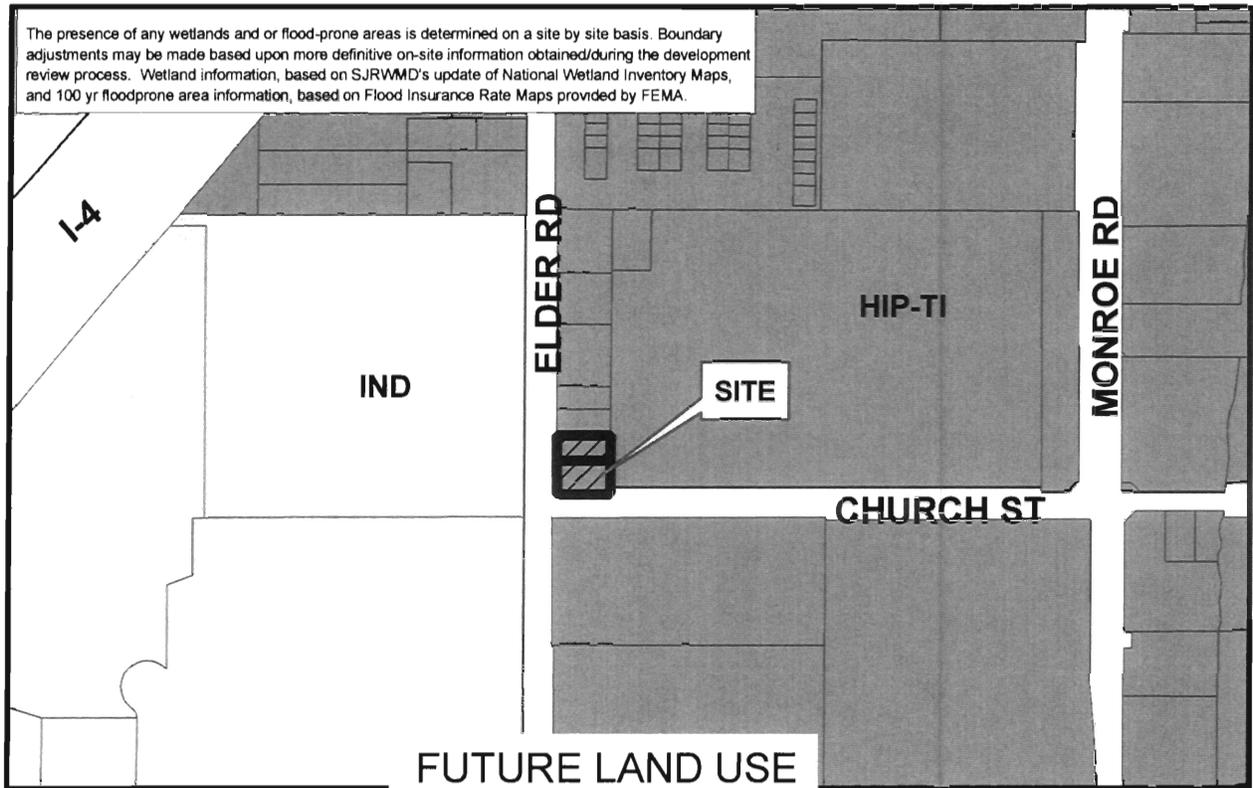
LAKE MARY

LONGWOOD

WINTER SPRINGS

Lake Jesup

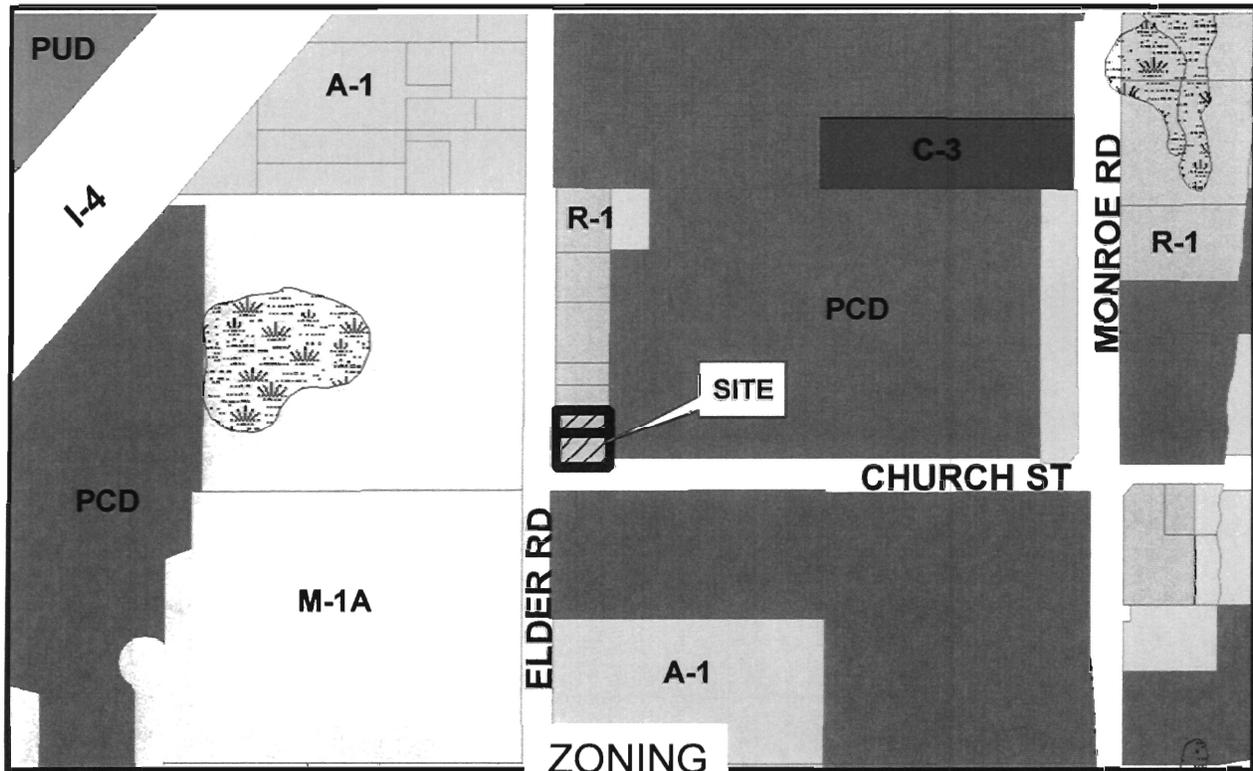
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr flood-prone area information, based on Flood Insurance Rate Maps provided by FEMA.



HIPTI    
  IND    
  PD    
  Site    
  CONS    
 ..... Municipality

Applicant: Stephen Ferrando  
 Physical STR: 16 & 21-19-30  
 Gross Acres: .37 +/-     BCC District: 5  
 Existing Use: vacant residential  
 Special Notes: \_\_\_\_\_

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2007-083	R-1	PUD



A-1    
  R-1    
  C-3    
  M-1A    
  FP-1    
  W-1



Rezone No: Z2007-083  
From: R-1 To: PUD

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

**SEMINOLE COUNTY APPROVAL DEVELOPMENT  
ORDER**

On May 27, 2008, 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:** Comfort Rooms of FLA, Inc.  
647 Progress Way  
Sanford, FL 32771

**Project Name:** Comfort Rooms PUD

**Requested Development Approval:**

Rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development)

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:  
Ian Sikonia, Senior Planner  
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:

- a. All development shall comply with the Preliminary Master Plan attached as Exhibit B.
- b. The allowable permitted uses for this site shall be in accordance with the C-3 (General Commercial & Wholesale) and the M-1A (Very Light Industrial) zoning district. Prohibited uses shall include the following which are listed below:
  - Amusement and recreation facilities
  - Automobile sales
  - Bakeries
  - Banks
  - Car wash
  - Hotel and Motel
  - Laundromats
  - Mobile homes
  - recreational vehicle sales
  - Paint and Body shops
  - Privates clubs and lodges
  - Theaters
  - Truck terminals
  - Service stations
  - Outdoor advertising signs
  - Manufacturing of water-based epoxy-based coatings, adhesives, sealants and paints
  - Industrial, Technical, and Trade schools
  - Alcoholic beverage establishments
  - Adult entertainment and sexually oriented business
  - Multi-family Housing
  - Public and private utility plants, stations, and distribution offices
  - Pubic and private schools
  - Commercial, mechanical repair garages or storage of Vehicles for commercial repair
  - Heliports
  - Medical Clinics

- Manufacturing of boats, chemical products, and processing of dairy products
- c. Maximum allowable building height shall be 35 feet.
- d. Building setbacks shall be as follows;
  - Front (Church Street): 25'
  - Front (Elder Road): 10'
  - Sides (North & East): 10'
- e. Buffer yards shall be as follows;
  - West and South: 10'
  - North: 5'
  - East: 10'
- f. Open space amenities shall include a pedestrian bench and bicycle rack as depicted on the Preliminary Master Plan attached as Exhibit B.
- g. Air-Conditioning units shall be located on the south side of the building and screened from Church Street.

(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: \_\_\_\_\_  
 Brenda Carey  
 Chairman, Board of County Commissioners

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, Comfort Rooms of FLA, Inc., Stephen Ferrando, 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

\_\_\_\_\_  
Stephen Ferrando

\_\_\_\_\_  
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 Comfort Rooms of FLA, Inc., Stephen Ferrando who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take 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*

LOT 8, LEWIS HERALD HOMESITES, PLAT BOOK 12, PAGE 38, SEMINOLE COUNTY, FLORIDA

AND

THE SOUTH 63.1 FEET OF THE EAST 149 FEET OF THE WEST 174 FEET OF LOT 47 FLORIDA LAND & COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPH'S, PLAT BOOK 1, PAGE 114, SEMINOLE COUNTY, FLORIDA.

**EXHIBIT B**

*Preliminary Master Plan*

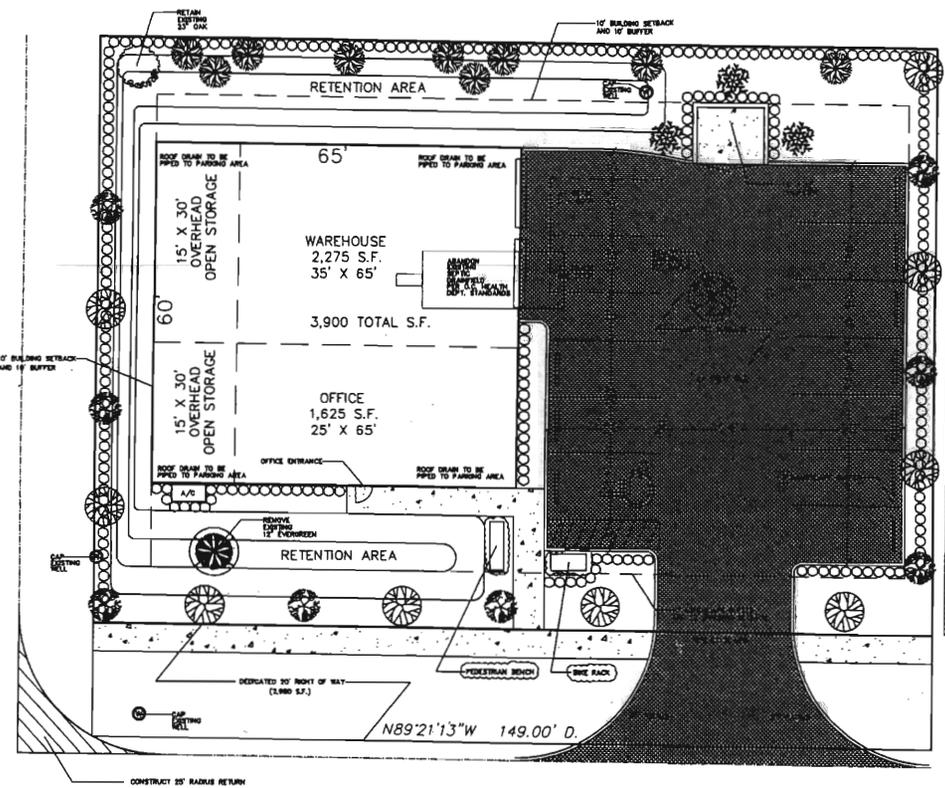
(See Attached Pages)







NORTH ELDER ROAD  
50' UNIMPROVED R/W



**PROJECT DATA:**

1. SITE AREA: 18,308 S.F. (0.422 AC)	(100%)
(NETWORK S.O.W. DEDICATION)	
2. NET SITE AREA: 15,408 S.F. (0.383 AC)	
(WITH P.O.W. DEDICATION)	
3. BUILDING AREA: 3,900 S.F. (0.090 AC)	(26.3%)
4. ASPHALT AREA: 8,857 S.F. (0.202 AC)	(52.1%)
5. CONCRETE AREA: 120 S.F. (0.003 AC)	(0.78%)
6. RETENTION AREA: 2,500 S.F. (0.057 AC)	(13.8%)
7. TOTAL IMPERVIOUS AREA: 8,877 S.F. (0.202 AC)	(48.2%)
8. OPEN SPACE: 8,829 S.F. (0.200 AC)	(47.8%)
<b>TOTAL (100%)</b>	

10. PARKING: REQUIRED OFFICE PARKING	1,825 S.F. / 300 S.F. = 6 SPACES
REQUIRED WAREHOUSE PARKING	3,275 S.F. / 1,000 S.F. = 3 SPACES
PLUS 4 EMPLOYEE / 2 SPACES = 2 SPACES	
<b>TOTAL REQUIRED PARKING SPACES = 11 SPACES</b>	
<b>TOTAL PROVIDED PARKING SPACES = 12 SPACES</b>	

11. SOIL: EAU SALETTE AND SANDWALKE FINE SANDS AND PHEDA FINE SAND (PER NRC ONLINE RESORTS)

12. COUNTY ZONING: R-1

13. COUNTY FUTURE LAND USE: HP-2

14. COUNTY P.L.M. OF PROPERTIES WITHIN 500 FT: HP-2 AND RD.

**PROJECT SUMMARY:**

- REQUEST TO RE-ZONE APPROX. 6.442 ACRES FROM (R-1) TO PD
- APPLICANT IS REQUESTING A VARIATION TO THE ACTIVE/PASSIVE BUFFER STANDARDS
- PROJECT NAME: COMFORT ROOMS OF FLORIDA, INC.
- PROJECT ADDRESS: 1. 4206 CHURCH STREET, LAKE SHORE, FLORIDA 32747  
2. 718 N. ELDER ROAD, SANFORD, FLORIDA 32771
- CURRENT USE: VACANT
- MAINTENANCE AND MANAGEMENT TO BE PERFORMED BY OWNER
- FIRE PROTECTION BY EXISTING FIRE HYDRANTS; NO SPRINKLER SYSTEM IS PROPOSED.
- LANDSCAPING TO MEET OR EXCEED SEMINOLE COUNTY LOCAL REQUIREMENTS SEC. 30.132(C)(3)(C)
- THERE IS NO EXISTING RETAINMENT SYSTEM.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM CHURCH ST. AND ELDER RD. AND ALL SURROUNDING PROPERTIES
- BUILDING HEIGHT NOT TO EXCEED 30 FEET
- WATER AND SEWER IS PROVIDED BY SEMINOLE COUNTY
- ALL AIR-CONDITIONING UNITS TO BE LOCATED ON THE SOUTH BUILDING SIDE AND SCREENED FROM CHURCH STREET WITH LANDSCAPING

**PROPOSED BUILDING SETBACKS:**

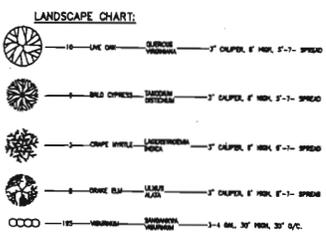
FRONT (ALONG CHURCH STREET) 10 FEET  
FRONT (ALONG ELDER ROAD) 10 FEET  
SIDE 10 FEET

**PROPOSED BUFFERS:**

WEST AND SOUTH: 10 FEET LANDSCAPING IS PROPOSED WITHIN THIS BUFFER  
NORTH: 10 FEET LANDSCAPING IS PROPOSED WITHIN THIS BUFFER  
EAST: 10 FEET LANDSCAPING IS PROPOSED WITHIN THIS BUFFER

**DEDICATED EASEMENTS:**

AN ADDITIONAL 30' OF THE PROPERTY IS DEDICATED TO SEMINOLE COUNTY. THE ACREAGE OF THIS EASEMENT TOTALS 0.08 ACRES OR 2,940 S.F.



**OPEN SPACE:**

REQUIRED OPEN SPACE: 15,408 S.F. X 33% = 5,082 S.F.	
PROVIDED OPEN SPACE: 8,272 S.F.	
PERIMETER LANDSCAPE BUFFER = 4,146 S.F. (0.095 AC)	
BUILDING LANDSCAPE AREA = 380 S.F. (0.008 AC)	
NON-VEHICULAR OPEN SPACE = 1,109 S.F. (0.025 AC)	
INTERNAL LANDSCAPE AREA = 637 S.F. (0.015 AC)	
<b>6,272 S.F. (0.144 AC)</b>	

**INTERNAL LANDSCAPE AREA:**

REQUIRED INTERNAL LANDSCAPE AREA: 0.1 X 5,870 S.F. = 587 S.F.	
PROVIDED INTERNAL LANDSCAPE AREA = 637 S.F.	

- PERMITTED SITE USES:**
- ALL PERMITTED USES AS INDICATED IN THE SEMINOLE COUNTY ZONING REGULATIONS C-3 DISTRICT AND R-1A DISTRICT.
- PROHIBITED SITE USES:**
1. MANAGEMENT AND RESTORATION FACILITIES
  2. AUTOMOBILE SALES
  3. BUSINESS, WHERE GOODS ARE SOLD OR PRESENTED AT RETAIL
  4. BUNKS
  5. CAR WASH
  6. HOTELS AND MOTELS
  7. CAR WASH
  8. LANDSCAPING AND LANDSCAPING
  9. VEHICLE REPAIR AND RECREATIONAL VEHICLE SALES
  10. PAWN AND BODY SHOPS
  11. PRIVATE CLUBS AND LOUNGES
  12. DWARVES
  13. TRUCK TERMINALS
  14. SERVICE STATIONS
  15. OUTDOOR ADVERTISING SIGNS
  16. MANUFACTURING OF WOOD-BASED AND/OR SPONGE-BASED COUNTEERS, ARCHES, SIGNAGE, AND PARTS
  17. BASKETBALL, BASKETBALL, AND TRACK SCHOOLS EXCEPT FOR CLASSROOM BUILDING DIRECTLY ASSOCIATED WITH LISTING BUSINESSES LOCATED WITHIN THE FUTURE DEVELOPMENT SITE AS WELL AS REAL ESTATE
  18. ALCOHOLIC BEVERAGE ESTABLISHMENTS
  19. ADULT ENTERTAINMENT AND NEARBY ORIENTED BUSINESSES
  20. MULTI-FAMILY HOUSING
  21. PUBLIC AND PRIVATE UTILITY PLANTS, STATIONS, AND DISTRIBUTION OFFICES
  22. PUBLIC AND PRIVATE SCHOOLS
  23. COMMERCIAL, RECREATIONAL, SERVICE BUSINESSES OR STORAGE OF VEHICLES FOR COMMERCIAL, RECREATIONAL, SERVICE BUSINESSES UNLESS THEY ARE PERFORMED BY VEHICLES ASSOCIATED WITH AN EXISTING BUSINESS WITHIN THE FUTURE DEVELOPMENT SITE
  24. WELDPITS
  25. MECHANICAL CLINIC
  26. MANUFACTURING OF THE FOLLOWING:
    - a. WOOD
    - b. METAL PRODUCTS AND PROCESSING
    - c. SHIP PRODUCTS
- OWNERS BY USES THAT VIOLATE THE MAX. PERMITTED HEIGHTS MAY INCUR ADDITIONAL PENALTIES OR AN ORDER TO THIS PLAN.

PRELIMINARY MASTER PLAN - MASTER SITE PLAN

**COMFORT ROOMS OF FLORIDA, INC.**  
SEMINOLE COUNTY, FLORIDA

AMERICAN CIVIL ENGINEERING CO.

DATE: 11/11/2011

SCALE: 1" = 10'

3 of 5





AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE R-1 (SINGLE-FAMILY RESIDENTIAL) THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR 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 "Comfort Rooms Rezone."

(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 R-1 (Single-Family Residential) to PUD (Planned Unit Development):

**SEE ATTACHED EXHIBIT A**

**Section 3. EXCLUSION FROM 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 upon filing a copy of this Ordinance with the Department and recording of Development Order 07-20500008.

ENACTED this 27th day of May 2008.  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Brenda Carey  
Chairman

**EXHIBIT A  
LEGAL DESCRIPTION**

LOT 8, LEWIS HERALD HOMESITES, PLAT BOOK 12, PAGE 38, SEMINOLE  
COUNTY, FLORIDA

AND

THE SOUTH 63.1 FEET OF THE EAST 149 FEET OF THE WEST 174 FEET  
OF LOT 47 FLORIDA LAND & COLONIZATION COMPANY LIMITED W.  
BEARDALL'S MAP OF ST. JOSEPH'S, PLAT BOOK 1, PAGE 114, SEMINOLE  
COUNTY, FLORIDA.

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 27, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

**FINDINGS OF FACT**

**Property Owner:** Comfort Rooms of FLA, Inc.  
647 Progress Way  
Sanford, FL 32771

**Project Name:** Comfort Rooms

**Requested Development Approval:**

Rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development)

The Board of County Commissioners has determined that the request for a rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development) is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "Comfort Rooms Rezone" and all evidence submitted at the public hearing on May 27, 2008, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested rezone from R-1 (Single-Family Residential) to PUD (Planned Unit Development) 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*

LOT 8, LEWIS HERALD HOMESITES, PLAT BOOK 12, PAGE 38, SEMINOLE COUNTY,  
FLORIDA

AND

THE SOUTH 63.1 FEET OF THE EAST 149 FEET OF THE WEST 174 FEET OF LOT 47  
FLORIDA LAND & COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST.  
JOSEPH'S, PLAT BOOK 1, PAGE 114, SEMINOLE COUNTY, FLORIDA.

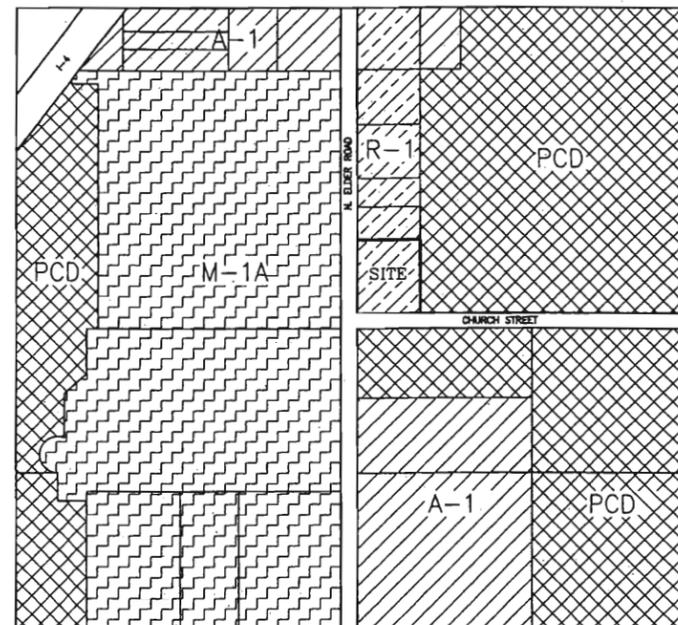
PRELIMINARY MASTER PLAN FOR:  
**COMFORT ROOMS OF FLORIDA, INC.**

PROJECT DIRECTORY

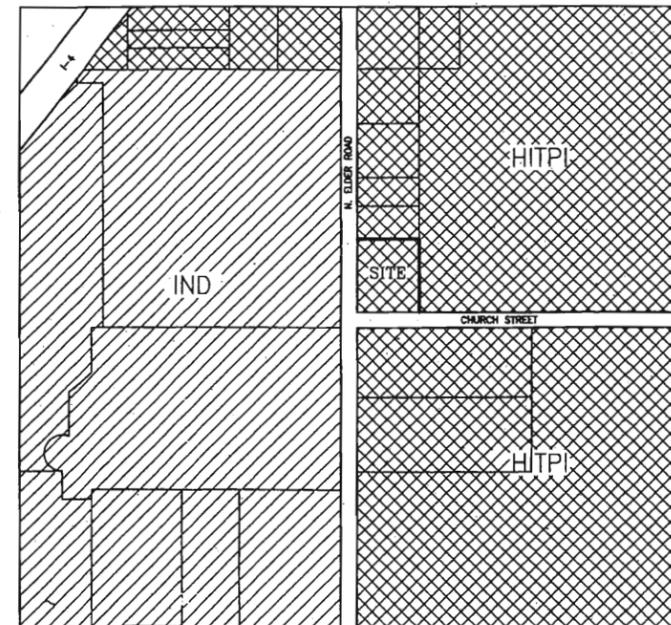
OWNER: COMFORT ROOMS OF FLORIDA, INC.  
 647 PROGRESS WAY  
 SANFORD, FLORIDA 32771  
 CONTACT PERSON: STEPHEN FERRANDO  
 PHONE (407) 302-4093  
 FAX (407) 302-4091

ENGINEER: AMERICAN CIVIL ENGINEERING CO.  
 207 N. MOSS ROAD, SUITE 211  
 WINTER SPRINGS, FLORIDA 32708  
 CONTACT PERSON: JUSTIN GARBER, PROJECT MAN.  
 CONTACT PERSON: JOHN HERBERT, P.E.  
 PHONE (407) 327-7700  
 FAX (407) 327-0227

SURVEYOR: SWERDLOFF & LONG SURVEYING, INC.  
 365 WAYMONT CT., STE. 109  
 LAKE MARY, FLORIDA 32746  
 PHONE (407) 688-7631  
 FAX (407) 688-7691



**ZONING MAP**  
 PROPERTIES WITHIN 500' N.T.S.



**FUTURE LAND USE MAP**  
 PROPERTIES WITHIN 500' N.T.S.

UTILITY PROVIDERS

SANITARY SEWER: SEMINOLE COUNTY  
 WATER DISTRIBUTION: SEMINOLE COUNTY  
 ELECTRICAL POWER: PROGRESS ENERGY  
 TELEPHONE: BELL SOUTH  
 FIRE/POLICE: SEMINOLE COUNTY  
 GARBAGE: PRIVATE COLLECTION

SECTION 16, TOWNSHIP 19 S, RANGE 30 E  
 SECTION 21, TOWNSHIP 19 S, RANGE 30 E

SEMINOLE COUNTY, FLORIDA

PARCEL I.D. #'s

16-19-30-5AC-0000-047A  
 21-19-30-504-0000-0080

LEGAL DESCRIPTION:

S 63.1 FT OF E 149 FT OF W 174 FT OF LOT 47 ST JOSEPHS  
 PB 1 PG 114 & 21-19-30-504-0000-0080 LOT 8  
 LEWIS HERALD HOMESITES PB 12 PG 38

PLANS PREPARED FOR:  
 COMFORT ROOMS OF FLORIDA, INC.

PLANS ISSUED FOR:	DATE
COUNTY SUBMITTAL #2	FEB. 12, 2008
COUNTY SUBMITTAL #3	MAR. 7, 2008

INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	MASTER SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	OPEN SPACE PLAN



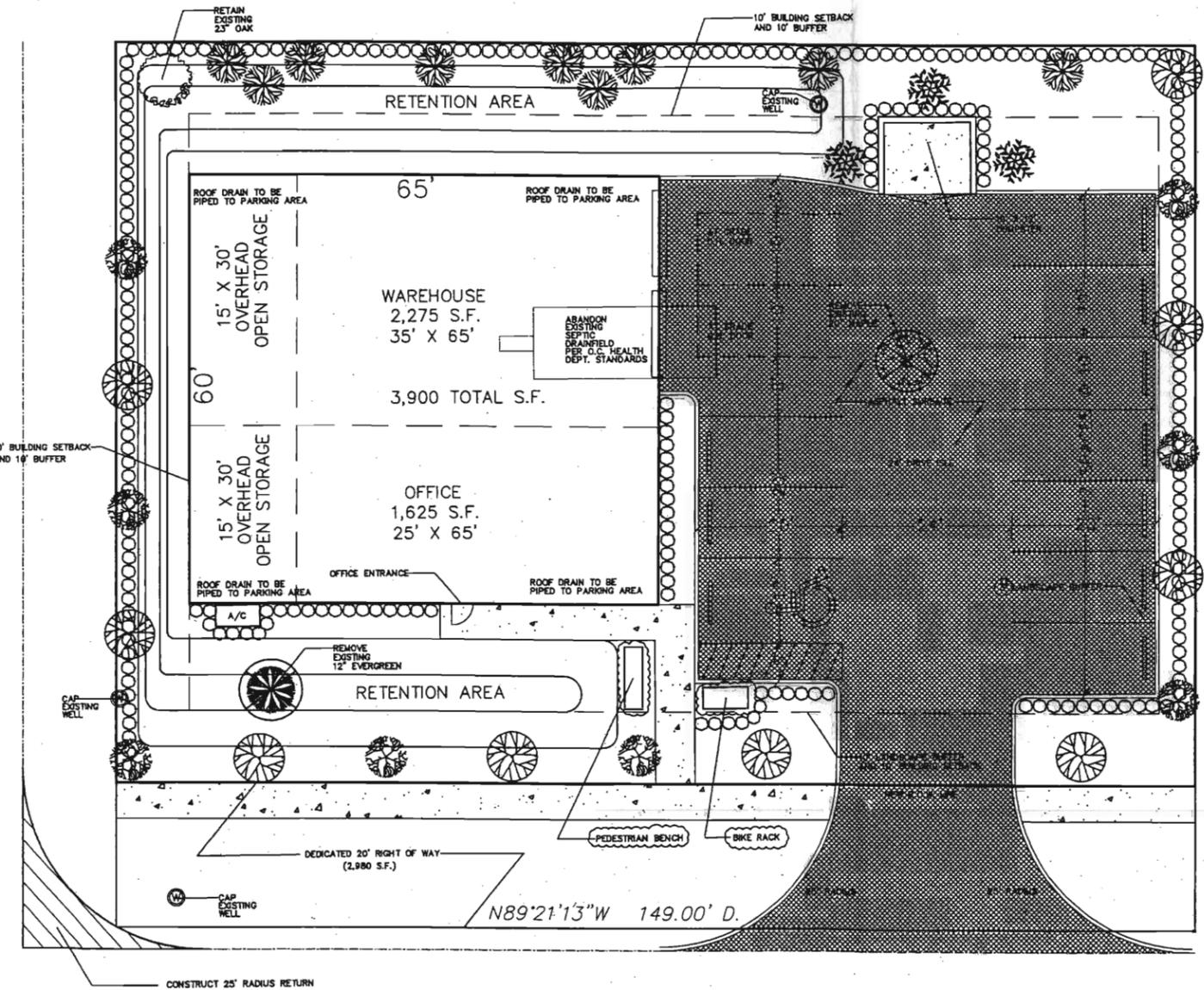
**AMERICAN CIVIL  
 ENGINEERING CO.**  
 C.A. No. 8728 207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708  
 PH. (407) 327-7700 FAX (407) 327-0227



NOTE: ALL INFORMATION ON THIS PLAN IS THE PROPERTY OF AMERICAN CIVIL ENGINEERING CO., ALL RIGHTS RESERVED. COPY RIGHT 2005.  
 ENGINEER: JOHN HERBERT, P.E.  
 CHECKED BY: TOM BULLOCK, P.E.  
 TITLED/DESIGNED: JOHN LAMER  
 PROJECT NO.: 07295



NORTH ELDER ROAD  
 50' UNIMPROVED R/W



**PROJECT DATA:**

1. SITE AREA: 18,386 S.F. (0.422 AC)	(100%)
(WITHOUT R.O.W. DEDICATION)	
2. NET SITE AREA: 15,406 S.F. (0.353 AC)	
(WITH R.O.W. DEDICATION)	
3. BUILDING AREA: 3,900 S.F. (0.090 AC)	(25.3%)
4. ASPHALT AREA: 5,557 S.F. (0.128 AC)	(36.1%)
5. CONCRETE AREA: 120 S.F. (0.275 AC)	(0.78%)
6. RETENTION AREA: 2,500 S.F. (0.057 AC)	(0.18%)
7. TOTAL IMPERVIOUS AREA: 9,577 S.F. (0.22 AC)	(62.2%)
8. OPEN SPACE: 5,829 S.F. (0.13 AC)	(37.8%)
TOTAL (100%)	

10. PARKING: REQUIRED OFFICE PARKING 1,825 S.F. / 200 S.F. =	8 SPACES
REQUIRED WAREHOUSE PARKING 2,275 S.F. / 1,000 S.F. =	2 SPACES
PLUS 4 EMPLOYEES / 2 SPACES =	2 SPACES
TOTAL REQUIRED PARKING SPACES = 12 SPACES	
TOTAL PROVIDED PARKING SPACES = 12 SPACES	

- SOILS: EAU GALIE AND MANOKALEE FINE SANDS AND PNEIDA FINE SAND (PER NRCS ONLINE WEBSITE)
- COUNTY ZONING: R-1
- COUNTY FUTURE LAND USE: HP-11
- COUNTY F.L.U. OF PROPERTIES WITHIN 500 F.T.: HP-11 AND IND.

**PROJECT SUMMARY:**

- REQUEST TO RE-ZONE APPROX. 0.442 ACRES FROM R-1 TO PUD

APPLICANT IS REQUESTING A WAIVER TO THE ACTIVE/PASSIVE BUFFER STANDARDS

2. APPLICANT: COMFORT ROOMS OF FLORIDA, INC.  
 STEPHEN FERLANDO, OWNER  
 847 PROGRESS WAY  
 SANFORD, FLORIDA 32771  
 PHONE: (407) 302-4081  
 FAX: (407) 302-4083  
 EMAIL: stepheno2000@aol.com

3. PROJECT NAME: COMFORT ROOMS OF FLORIDA, INC.  
 4. PROJECT ADDRESSES: 1. 4290 CHURCH STREET; LAKE MONROE, FLORIDA 32747  
 2. 715 N. ELDER ROAD; SANFORD, FLORIDA 32771

- CURRENT USE: VACANT
- MAINTENANCE AND MANAGEMENT TO BE PERFORMED BY OWNER
- FIRE PROTECTION BY EXISTING FIRE HYDRANTS, NO SPRINKLER SYSTEM IS PROPOSED.
- LANDSCAPING TO MEET OR EXCEED SEMINOLE COUNTY LDC REQUIREMENTS SEC. 30.1230(5)(B)(2)
- THERE ARE NO EXISTING WETLANDS ONSITE
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM CHURCH ST. AND ELDER RD. AND ALL SURROUNDING PROPERTIES
- BUILDING HEIGHT NOT TO EXCEED 35 FEET
- WATER AND SEWER IS PROVIDED BY SEMINOLE COUNTY
- AIR-CONDITIONING UNITS TO BE LOCATED ON THE SOUTH BUILDING SIDE AND SCREENED FROM CHURCH STREET WITH LANDSCAPING

**PROPOSED BUILDING SETBACKS:**

FRONT (ALONG CHURCH STREET): 10 FEET  
 FRONT (ALONG ELDER ROAD): 10 FEET  
 SIDES: 10 FEET

**PROPOSED BUFFERS:**

WEST AND SOUTH: 10 FEET LANDSCAPING IS PROPOSED WITHIN THIS BUFFER  
 NORTH: 10 FEET LANDSCAPING IS PROPOSED WITHIN THIS BUFFER  
 EAST: 5 FEET LANDSCAPING IS PROPOSED WITHIN THIS BUFFER

**DEDICATED EASEMENTS:**

AN ADDITIONAL 20' OF THE PROPERTY IS DEDICATED TO SEMINOLE COUNTY. THE AVERAGE OF THIS EASEMENT TOTALS 0.068 ACRES, OR 2,980 S.F.

**LANDSCAPE CHART:**

	10 - LIME OAK - QUERCUS VIRGINIANA - 3" CALIPER, 8' HIGH, 5'-7'- SPREAD
	8 - BALD CYPRESS - TAXODIUM DISTICHUM - 3" CALIPER, 8' HIGH, 5'-7'- SPREAD
	3 - CRAPE MYRTLE - LAURUSTROBILA BENICA - 3" CALIPER, 8' HIGH, 5'-7'- SPREAD
	8 - DRAKE ELM - ULMUS ALATA - 3" CALIPER, 8' HIGH, 5'-7'- SPREAD
	195 - YUCCA - SANDWICHA VERTICILLATA - 3-4 GAL. 30" HIGH, 30" O/C.

**OPEN SPACE:**

REQUIRED OPEN SPACE: 15,406 S.F. X 25% = 3,852 S.F.  
 PROVIDED OPEN SPACE: 6,272 S.F.

	PERIMETER LANDSCAPE BUFFER = 4,146 S.F. (0.095 AC)
	BUILDING LANDSCAPE AREA = 380 S.F. (0.009 AC)
	NON-VEHICULAR OPEN SPACE = 1,109 S.F. (0.025 AC)
	INTERNAL LANDSCAPE AREA = 637 S.F. (0.015 AC)
	6,272 S.F. (0.144 AC)

**INTERNAL LANDSCAPE AREA:**

REQUIRED INTERNAL LANDSCAPE AREA 0.1 X 5,570 S.F. = 557 S.F.  
 PROVIDED INTERNAL LANDSCAPE AREA = 637 S.F.

**PERMITTED SITE USES:**

ALL PERMITTED USES AS INDICATED IN THE SEMINOLE COUNTY ZONING REGULATION C-3 DISTRICT AND M-1A DISTRICT.

CHANGES IN USES THAT AFFECT THE MIN. PARKING REQUIREMENTS MAY REQUIRE ADDITIONAL PARKING OR AN AMENDMENT TO THIS PUD.

**PROHIBITED SITE USES:**

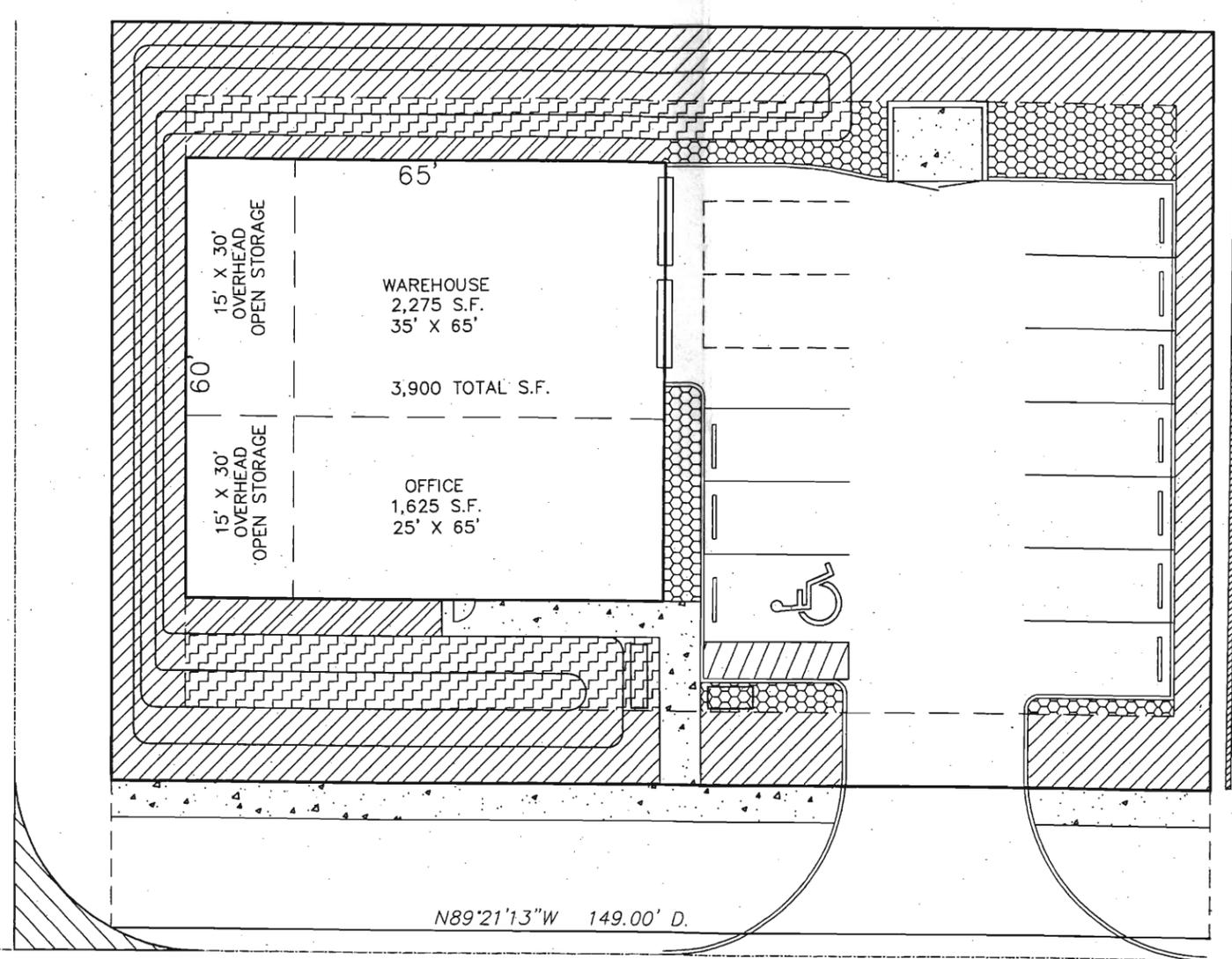
- AMUSEMENT AND RECREATION FACILITIES.
- AUTOMOBILE SALES.
- BAKERSIES, WHERE GOODS ARE SOLD ON PREMISES AT RETAIL.
- BARNS.
- CAR WASH.
- HOTELS AND MOTELS.
- CAR WASH.
- LAUNDRETTES AND LAUNDROMATS.
- MOBILE HOMES AND RECREATIONAL VEHICLE SALES.
- PAINT AND BODY SHOPS.
- PRIVATE CLUBS AND LOGGES.
- THEATERS.
- TRUCK TERMINALS.
- SERVICE STATIONS.
- OUTDOOR ADVERTISING SIGNS.
- MANUFACTURING OF WATER-BASED AND/OR EPOXY-BASED COATINGS, ADHESIVES, SEALANTS, AND PAINTS.
- INDUSTRIAL, TECHNICAL AND TRADE SCHOOLS, EXCEPT FOR CLASSROOM TRAINING DIRECTLY ASSOCIATED WITH EXISTING BUSINESSES LOCATED WITHIN THE PUD DEVELOPMENT SITE SUCH AS REAL ESTATE.
- ALCOHOLIC BEVERAGE ESTABLISHMENTS.
- ADULT ENTERTAINMENT AND SEXUALLY ORIENTED BUSINESSES.
- MULTI-FAMILY HOUSING.
- PUBLIC AND PRIVATE UTILITY PLANTS, STATIONS, AND DISTRIBUTION OFFICES.
- PUBLIC AND PRIVATE SCHOOLS.
- COMMERCIAL MECHANICAL REPAIR GARAGES OR STORAGE OF VEHICLES FOR COMMERCIAL REPAIR, EXCEPT THAT STANDARD VEHICLE MAINTENANCE MAY BE PERFORMED ON VEHICLES ASSOCIATED WITH AN EXISTING BUSINESS WITHIN THE PUD DEVELOPMENT SITE.
- HELIPORTS.
- MEDICAL CLINICS.
- MANUFACTURING OF THE FOLLOWING:
  - BOATS
  - CHEMICAL PRODUCTS AND PROCESSING
  - DAIRY PRODUCTS.

NOTE: NO CHANGES HAVE BEEN MADE TO THE SITE PLAN WITH THE EXCEPTION OF THOSE LISTED BY SEMINOLE COUNTY.

PRELIMINARY MASTER PLAN-MASTER SITE PLAN  
**COMFORT ROOMS OF FLORIDA, INC.**  
 SEMINOLE COUNTY, FLORIDA



NORTH ELDER ROAD  
50' UNIMPROVED R/W



N89°21'13"W 149.00' D.

CHURCH STREET  
30' IMPROVED R/W



**OPEN SPACE:**  
REQUIRED OPEN SPACE: 15,408 S.F. X 25% = 3,852 S.F.  
PROVIDED OPEN SPACE: 8,272 S.F.

	PERIMETER LANDSCAPE BUFFER	= 4,146 S.F. (0.095 AC)
	BUILDING LANDSCAPE AREA	= 380 S.F. (0.009 AC)
	NON-VEHICULAR OPEN SPACE	= 1,109 S.F. (0.025 AC)
	INTERNAL LANDSCAPE AREA	= 637 S.F. (0.015 AC)
		8,272 S.F. (0.144 AC)

**INTERNAL LANDSCAPE AREA:**  
REQUIRED INTERNAL LANDSCAPE AREA 0.1 X 5,570 S.F. = 567 S.F.  
PROVIDED INTERNAL LANDSCAPE AREA = 637 S.F.

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DESIGNED BY: JOHN HERBERT, P.E.	CHECKED BY: TOM BRIDGMAN, P.E.	DATE:
TECHNICIAN: JUSTIN GARNER		
PROJECT NO. 07265		

AMERICAN CIVIL ENGINEERING CO.  
207 N. WASH. ST., SUITE 211, WINTER SPRINGS, FL 32706  
TEL. (407) 327-7700; FAX (407) 327-2227  
C.L. #9729

PRELIMINARY MASTER PLAN-OPEN SPACE PLAN  
**COMFORT ROOMS OF FLORIDA, INC.**  
SEMINOLE COUNTY, FLORIDA

DATE:

JOHN J. HERBERT, P.E.  
STATE OF FLORIDA  
REG. NO. 38505

SHEET: 5 OF 5

NOTE: NO CHANGES HAVE BEEN MADE TO THE SITE PLAN WITH THE EXCEPTION OF THOSE LISTED BY SEMINOLE COUNTY.