

SEMINOLE COUNTY DEVELOPMENT ORDER

On August 14, 2007, Seminole County issued this Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

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

FINDINGS OF FACT

Property Owner(s): E. Michael Dowd and Joyce M. Dowd

Project Name: Obeda Property PUD

Requested Development Approval: Rezone from A-1 (Agriculture) 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: Austin Watkins
1101 East First Street
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 06897 Pgs 1332 - 1339; (8pgs)
FILE NUM 2007177802
RECORDED 12/31/2007 09:12:20 AM
RECORDING FEES 69.50
RECORDED BY L McKinley

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eva Loach
DEPUTY CLERK

RETURN TO SANDY McCANN

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 have a maximum allowable building square footage of 15,000 square feet.
 - B. Permitted Uses: OP (Office) and CN (Restricted Neighborhood Commercial) uses plus banks, churches, day nurseries, kindergartens, restaurants without drive-in and above-office/retail flats.
 - C. Lighting shall not exceed 16' in height and shall be in the shoe-box cut-off style with no more than 0.25 footcandles of spillage on adjacent properties.
 - D. The setbacks shall be as follows:
 - North: 25'
 - South: 50'
 - East: 50'
 - West: 25'
 - E. The buffers shall be as follows:
 - North: 15' buffer containing a 3' hedge, 8 canopy and 4 sub-canopy trees per 100'
 - South: 15' buffer containing a 6' masonry wall, 8 canopy and 4 sub-canopy trees per 100'
 - East: 15' buffer containing a 6' masonry wall, 8 canopy and 4 sub-canopy trees per 100'
 - West: 15' buffer containing 4 canopy trees per 100'
 - F. Parking areas shall comply with the Lake Mary Boulevard Gateway Corridor Overlay District standards.
 - G. The developer shall pave E. Red Bug Road along the frontage of their property in accordance with the Seminole County Land Development Code.
 - H. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
 - I. 25% usable open space shall be provided on the subject property.
 - J. The maximum allowable building height is 35'.
 - K. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.

- L. Development shall comply with the Preliminary Master Plan attached as Exhibit "B".

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By:


Brenda Carey, Chairman

OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, E. Michael Dowd, on behalf of itself and its heirs agents, 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.

WITNESSES:

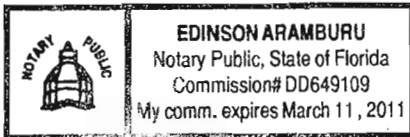
OWNER:

EDINSON ARAMBURU
Print Name: Maritza Morcillo
Print Name: Maritza Morcillo

E. Michael Dowd
E. Michael Dowd
E. Michael Dowd

STATE OF FLORIDA
COUNTY OF SCHINDLER

The foregoing instrument was acknowledged before me this 22 day of OCTOBER, 2007, by EDWARD MICHAEL DOWD, as OWNER, who is personally known to me or who has produced DL 30023355418-0 as identification.



Edinson Aramburu
Notary Public

EDINSON ARAMBURU
(Name of Notary, typed, printed or stamped)
My Commission Expires:

OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, Joyce M. Dowd, on behalf of itself and its heirs agents, 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.

WITNESSES:

OWNER:

EDINSON ALAMBURU
Print Name: Maritza Morillo
Print Name: Maritza Morillo

Joyce M. Dowd
Joyce M. Dowd
Joyce M. Dowd

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 22 day of OCTOBER, 2007, by JOYCE M. DOWD, as OWNER, who is personally known to me or who has produced DL FL D300 433 58911-0 as identification.

[Signature]
Notary Public

EDINSON ALAMBURU
(Name of Notary, typed, printed or stamped)
My Commission Expires:

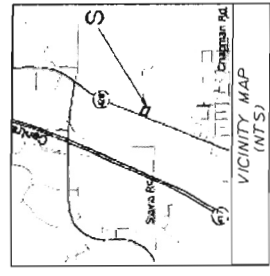
EXHIBIT "A"

Legal Description

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO., AS
RECORDED IN DEED BOOK 157, PAGE 163 OF THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA.

EXHIBIT "B"

Preliminary Master Plan

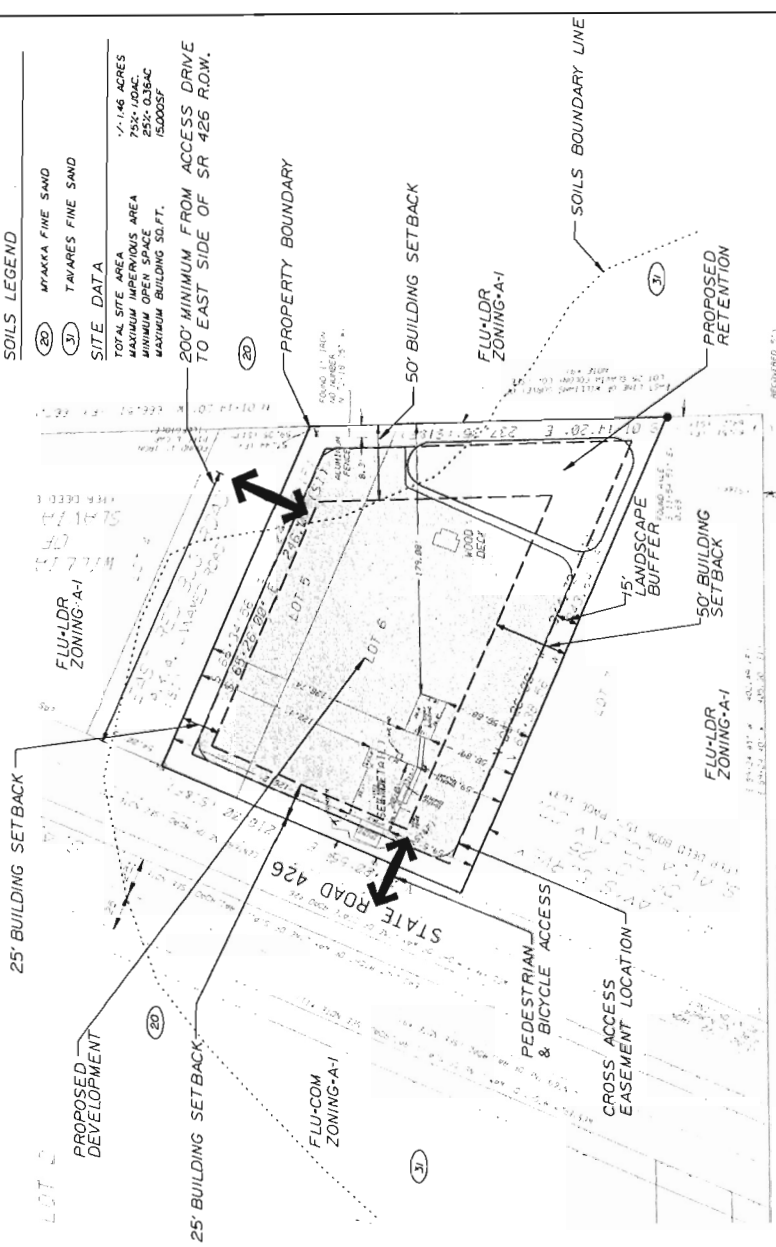


SOILS LEGEND

- (20) MYAKKA FINE SAND
- (31) TAVARES FINE SAND

SITE DATA

TOTAL SITE AREA
1.146 ACRES
75% LDC
MAXIMUM BUILDING SQ. FT.
15,000 SF
200' MINIMUM FROM ACCESS DRIVE
TO EAST SIDE OF SR 426 R.O.W.



14. See Site Data Table for additional development data.
15. Landscape buffering to be applied to the site as follows: North property line: 3' hedge, 8' canopy and 4' sub-canopy trees every 100' linear feet; East property line: 6' hedge, 8' canopy and 4' sub-canopy trees every 100' linear feet; South property line: 8' hedge, 8' canopy and 4' sub-canopy trees every 100' linear feet; West property line: 4' canopy trees every 100' linear feet.
16. The storm water pond will be landscaped per SCLDC Section 30.1344e(3)(v)(3).
17. Proposed project impacts: Traffic: 655 A.D.T. 75 PM Peak ITE trip generation; 7th edition, code 814. Sewer: 3,000 gpd (0.20 gpd/sf); Water: 3,750 gpd (0.25 gpd/sf).
18. This project will include a separate reclaimed water system.

- #### DEVELOPMENT NOTES:
1. The allowable uses on the site shall be any uses allowed in Seminole County's Neighborhood Commercial (CNC) and Office (OPI). In addition, the following uses shall also be allowed on this site: Amusement and commercial recreation within an enclosed building; retail banks (with drive-through services); day nurseries; kindergartens; furniture stores; hardware stores; pet stores; quick print shops; restaurants, but not drive-in, above-office or above-store office flats above commercial/retail uses.
 2. The Board of Zoning Adjustment may permit any of the following uses on the site if the findings of fact recited in section 30.4.30a(2) of the Seminole County Code are met: (a) a public use, in conjunction with a public use, to be occupied by the owner or operator of the business or employee, hospital and nursing homes; all communication towers which are not permitted uses.
 3. The maximum building height shall be 35' ft.
 4. The maximum building height shall be 35' ft.
 5. There are no wetlands on this site. The entire site is located in Zone V, a wetland.
 6. There are no wetlands on this site.
 7. There will be a minimum of 25% usable open space provided on this property.
 8. There are no proposed right-of-ways with this project.
 9. Sanitary sewer service will be provided by Seminole County. The project will have a private lift station and connect to the 12-inch force main on the east side of State Road 426.
 10. Water service will be provided by Seminole County. The project will connect to the 8-inch submain on the north side of E. Red Bug Road. This line will provide adequate fire protection to the proposed development.
 11. Storm drainage treatment will be provided on site.
 12. The property owner or a property owner's association or other corporate entity shall maintain the common areas and facilities.
 13. The proposed landscape buffers will be as shown.

LEGAL DESCRIPTION

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO. AS RECORDED IN DEED BOOK 157, PAGE 163 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S REPORT

- 1) Bearings are based on East line of Williams Survey of Lot 25 being N 01°42'20" W, per D.O.T. right of way plans referenced herein.
- 2) Vertical Datum is based on N.T.A.
- 3) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
- 4) No underground installations, foundations, footings, or improvements have been located except as noted.
- 5) There may be additional restrictions that are not recorded on this survey that may affect the use of the property.
- 6) There may be evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- 7) This survey was prepared for the identities named hereon and is "non-transferable".
- 8) Improvements within their specific easements have not been located as a part of this survey.
- 9) The Department of Transportation right of way plans for State Road No. 426, Section 17, 17000-2518, with right of way lines 1729/299, or 1729/299, as shown on the plan, are not shown on this survey.
- 10) Based on the National Flood Insurance Program - Panel Number 120289 0165 E. Dated April 17, 1995, the above described property is located in Zone "X". Areas determined to be outside the 500 year flood plain.
- 11) The following documents were utilized for the depiction of the within of S.A.L. Railroad right of way: Williams Survey of Lot 25, Slavia Colony Co., Ocala, Fla., circa 1927; Jacksonville Plan, Plat Book 13, page 33, circa 1959; Jacksonville Plan, Plat Book 14, page 34, circa 1959.
- 12) The boundary on this survey is based in the preponderance of evidence (monuments depicted hereon) as relating to the FOOT Right of way maps (see note 9).
- 13) This boundary should not be utilized for subdividing per F.S. 177 requirements without additional verification.

SEMINOLE COUNTY				FLORIDA	
PRELIMINARY MASTER PLAN				OBODA PROPERTY	
DATE: 01-08-22				SCALE: 1"=40'	
DRAWN BY: [Signature]				CHECKED BY: [Signature]	
PROJECT NO: 2022-001				SHEET: 1 OF 1	
CONTRACTOR: BOWYER-SINGLETON & ASSOCIATES, INCORPORATED				REGISTERED ENGINEER: [Signature]	
CONTRACT NO: 2022-001				DATE: 01-08-22	

LEGIBILITY UNSATISFACTORY FOR SCANNING