

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On February 8, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2 LONGWOOD-LAKE MARY CENTER PB 64 PGS 9 & 10

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

FINDINGS OF FACT

Property Owner: MERRILL P. AND DONNA G. SCRIMSCHER

Project Name: ISOLA RETAIL CENTER

Requested Development Approval: Rezone from M-1 (Industrial) to PCD (Planned Commercial 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: JEFF HOPPER
1101 East First Street
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 05672 PGS 0222-0226
FILE NUM 2005054508
RECORDED 04/04/2005 03:01:50 PM
RECORDING FEES 44.00
RECORDED BY G Harford

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eve Roach
DEPUTY CLERK

RETURN TO SANDY MCCANN

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

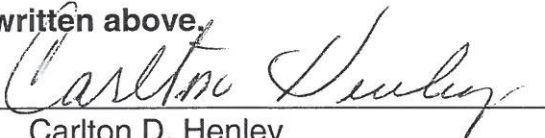
- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval 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. Allowable uses shall be those listed as permitted or special exception uses in the C-3 district.
 - b. The following uses shall be prohibited:
 - adult entertainment establishments
 - alcoholic beverage establishments
 - automobile sales
 - automobile paint and body shops
 - communications towers
 - drive-in theatres
 - marine sales and service
 - mechanical garages
 - multifamily housing
 - outdoor advertising (off-site) signs
 - service stations and/or convenience stores with gas pumps
 - tattoo parlors
 - c. Maximum building height shall be 45 feet.
 - d. All retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Site Plan approval.
 - e. Pedestrian connections shall be provided between interior walkways and public sidewalks along Longwood-Lake Mary Road.
 - f. In order to place parking in the cross-access easement recorded in ORB 4507, Page 358, the applicant shall obtain written consent of all property owners holding an interest in the easement. This shall be completed prior to Final Site Plan approval.
 - g. Outdoor storage on the site shall require a major PCD amendment designating a specific area on the site plan for such use. This area shall be located, screened, and/or landscaped so as not to be visible from Longwood-Lake Mary Road or neighboring properties. Further, it shall not impede safe, efficient traffic circulation or occupy required parking. Outdoor storage shall be used only by tenants of the development.

(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:

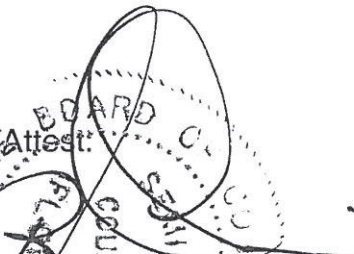


Carlton D. Henley

Chairman

Board of County Commissioners

Attest:



Maryanne Morse

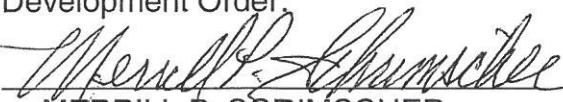
Clerk to the Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Merrill P. Scrimscher, 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.



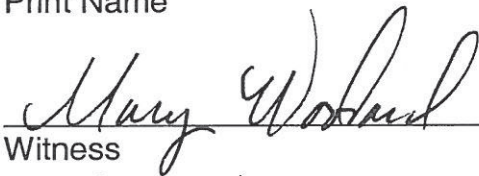
Witness



MERRILL P. SCRIMSCHER

DANIEL R. BYRNES

Print Name



Witness

MARY WOODARD

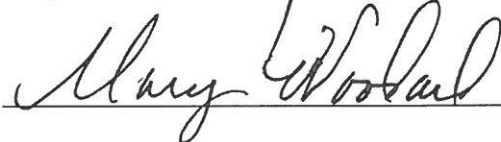
Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

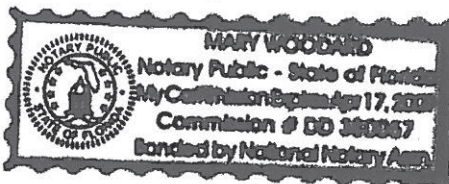
I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MERRILL P. SCRIMSCHER, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

17th **WITNESS** my hand and official seal in the County and State last aforesaid this day of February, 2005.



Notary Public, in and for the County and State
Aforementioned

My Commission Expires:



OWNER'S CONSENT AND COVENANT

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

D. R. B.
Witness

Donna G. Scrimscher
DONNA G. SCRIMSCHER

DANIEL R. BYRNES
Print Name

Mary Woodward
Witness

MARY WOODWARD
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 DONNA G. SCRIMSCHER, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

17th **WITNESS** my hand and official seal in the County and State last aforesaid this day of February, 2005.

Mary Woodward

Notary Public, in and for the County and State
Aforementioned

My Commission Expires

