

SEMINOLE COUNTY DEVELOPMENT ORDER

On June 11, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

FINDINGS OF FACT

Property Owner: Lake Emma Investments, LLC

Project Name: Lake Emma Self-Storage SSFLUMA & PD Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and a Rezone from C-2 (Retail Commercial) to PD (Planned Development) on approximately 1.26 acres, located on the east side of Lake Emma Road, approximately 250 feet south of Lake Mary Boulevard.

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 development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Joy Giles, Principal Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must 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, are as follows:
 - A. Development must comply with the Master Development Plan attached as Exhibit (B).
 - B. Permitted Uses: Self-Storage
 - a. Outdoor storage is prohibited.
 - C. Maximum Floor Area Ratio: 1.96
 - D. Maximum Building Height: Fifty (50) feet
 - E. The development must provide a minimum of twenty-five (25) percent common usable open space.
 - F. The setbacks from the external property boundaries are as follows:
 - North: Ten (10) feet.
 - South: Ten (10) feet.
 - East: Ten (10) feet.
 - West: Fifty (50) feet.
 - G. The buffers are as follows:
 - North: Ten (10) foot wide landscape buffer.
 - South: No buffer required.
 - East: No buffer required.
 - West: Five (5) foot wide landscape buffer. Due to the existing cross access easement that exists within and adjacent to the western buffer areas, as depicted in the Concept Plan Attached as Exhibit (D), a collection of buffer areas as depicted on the concept plan shall be provided in order to create a minimum of 2,775 square feet of landscaped areas between the building and the Lake Emma Road ROW. A code-required fifteen (15) foot buffer would otherwise result in approximately 2,775 square feet of landscaped areas.

Buffer components will be established at Final Development Plan.
 - H. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.

- I. All project signage must comply with the Lake Mary Boulevard Gateway Corridor Overlay.
- J. Architectural renderings will be required at time of Engineered Site Plan review. The building will provide tinted windows to block the view of the internal storage units. The building colors shall be in accordance with the rendering attached as Exhibit C.
- K. In the case of a conflict between the written conditions A through (J) in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through (J) will apply.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after

approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with the Lake Emma Self-Storage SSFLUMA & PD Rezone (as referenced in Exhibit A), on June 11, 2024.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

APPLICANT'S PROPOSED DEVELOPMENT ORDER

EXHIBIT "A"
LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1 (FEE SIMPLE ESTATE)

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, 420.05 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST; ALONG SAID SOUTH RIGHT OF WAY LINE (40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 212.24 FEET TO THE EAST LINE OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF 227.36 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE 172.64 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 358.54 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 25 DEGREES 15 MINUTES 52 SECONDS EAST, 116.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.21 FEET; THENCE RUN NORTHEASTERLY 72.60 FEET ALONG THE ARC THEREOF, THRU A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 22 SECONDS TO A POINT ON SAID CURVE; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 282.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY WAYNE L. CARSE TO THOMAS E. MOORE, AS TRUSTEE IN EASEMENT DEED RECORDED JANUARY 13, 1987, IN OFFICIAL RECORDS BOOK 1808, PAGE 1626; AS AMENDED BY AMENDMENT THERETO RECORDED FEBRUARY 27, 1987, IN OFFICIAL RECORDS BOOK 1822, PAGE 1217, PUBLIC RECORDS OF SEMINOLE

COUNTY, FLORIDA, OVER THE VEHICULAR ACCESS AREAS ON THE FOLLOWING PARCEL, TO WIT:

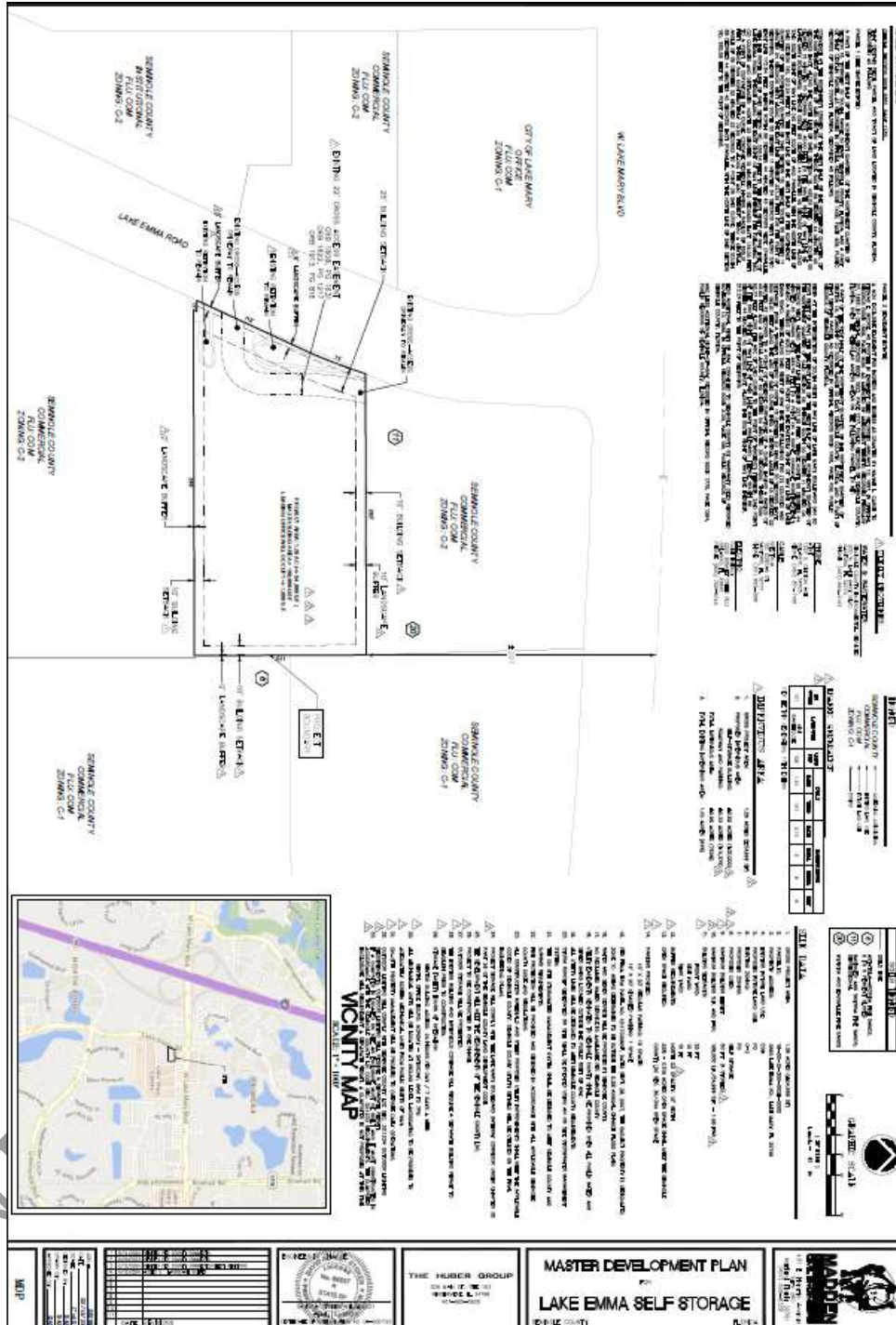
A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEGIN AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD (AN 80 FOOT RIGHT OF WAY) WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE THEREOF 227.36 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 282.59 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.21 FEET; SAID POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCE: FROM A TANGENT BEARING OF NORTH 18 DEGREES 23 MINUTES 30 SECONDS EAST, RUN 190.61 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 28 SECONDS; THENCE RUN 62.77 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; SAID POINT OF THE SOUTH RIGHT OF WAY LINE OF SAID LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE THEREOF, 212.24 FEET TO THE POINT OF BEGINNING.

LESS ADDITIONAL RIGHT OF WAY CONVEYED TO SEMINOLE COUNTY BY WARRANTY DEED RECORDED NOVEMBER 13, 1989, IN OFFICIAL RECORDS BOOK 2125, PAGE 156, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

EXHIBIT B Master Development Plan



APPLICANT

DEVELOPMENT ORDER

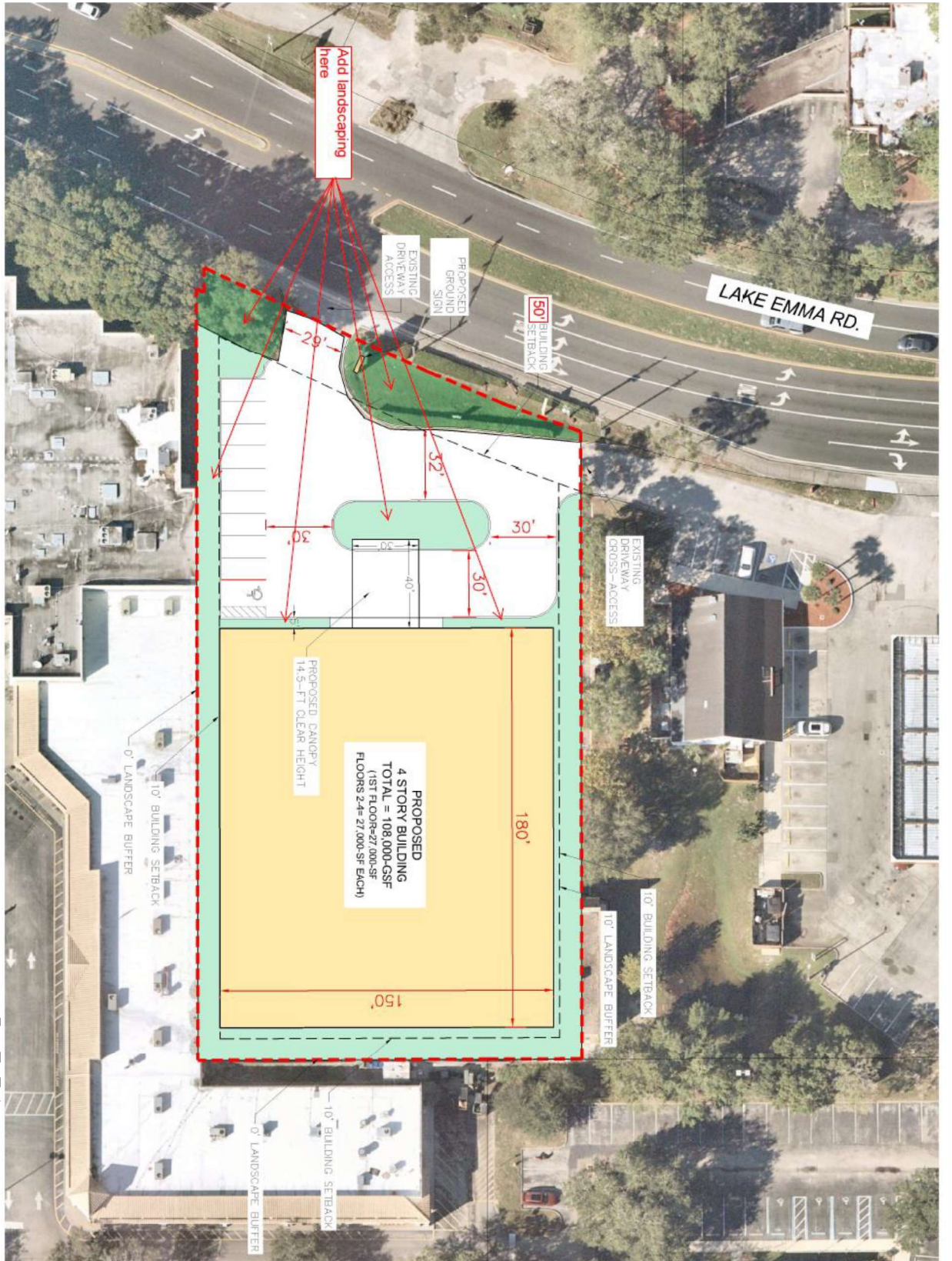
EXHIBIT C
Building Rendering



APPLICANT'S PROPOSED DEVELOPMENT

ORDER

EXHIBIT D Conceptual Landscape Plan





PROPOSED
4 STORY BUILDING
TOTAL = 108,000-GSF
(1ST FLOOR=27,000-SF
FLOORS 2-4= 27,000-SF EACH)

PROPOSED CANOPY
14.5-FT CLEAR HEIGHT

EXISTING
DRIVEWAY
CROSS-ACCESS

PROPOSED
GROUND
SIGN

EXISTING
DRIVEWAY
ACCESS

LAKE EMMA RD.

CONCEPTUAL SITE PLAN

HUBER LAKE EMMA
SEMINOLE COUNTY, FL

SP-6

1/15/2024