

FILE NO.: PZ2024-022

DEVELOPMENT ORDER #

24-20500014

SEMINOLE COUNTY DEVELOPMENT ORDER

On March 11, 2025 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 applicant on behalf of the owner of the above described property.)

FINDINGS OF FACT

Property Owner: LO BROS. ENTERPRISES, INC.

Project Name: Highway 46 Commercial SSFLUMA and PD Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned – Target Industry to Planned Development and a Rezone from A-1 (Agriculture) and C-1 (Retail Commercial) to PD (Planned Development) for a proposed automotive collision center on approximately 11.64 acres, located on the north side of State Road 46 and west of Harvest Time Drive.

Conclusion of Law

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: Kaitlyn Apgar, Planner
1101 East First Street
Sanford, Florida 32771

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 03/17/2025 10:39:06 -04:00
eCertified Id: BCEC-97C0-789Q
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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 hereto as "Exhibit B".
 - B. Permitted Uses:
 - a. The rental, sale, service, maintenance, test driving, charging, repair, delivery, paint, body repair and collision, and storage of new and pre-owned automobiles and energy products and related parts and accessories, and general office purposes.
 - b. C-2 (General Commercial)
 - C. Excluded Uses:
 - a. Communication Towers (generally and camouflage)
 - b. Lumber storage and distribution
 - c. Billboards
 - D. Maximum Floor Area Ratio: 0.35
 - E. Maximum Allowable Building Height: Thirty-five (35) feet
 - F. Open Space: Twenty-Five (25) percent
 - G. Building Setbacks from the external property boundaries are as follows:
 - North: twenty-five (25) feet
 - South: fifty (50) feet
 - East: twenty-five (25) feet
 - West: twenty (20) feetInternal lot line setback: five (5) feet
 - H. The buffers are as follows:
 - North: No Landscape buffer required
 - South: Twenty-five (25) foot wide landscape buffer with a 0.4 opacity rating and 2.25 plant units per 100 linear feet.
 - East: Fifteen (15) foot wide landscape buffer with a 0.2 opacity rating and two (2) plant units per 100 linear feet. This buffer is required to be type "C" per Seminole County Land Development Code for overhead utility lines.



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West: The landscape buffer will be determined based on intensity of future development.

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer.

Buffer components will be established at Final Development Plan.

- I. 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.
- J. All project signage must comply with the Land Development Code of Seminole County.
- K. Utility lines will be designed to meet City of Sanford requirements.
- L. The dumpster enclosure will meet Seminole County Land Development Code requirements.
- M. Outdoor storage of merchandise and materials is prohibited. Vehicle storage and display are permitted, provided that any inoperable vehicles must be screened from public view.
- N. A Property Owner's Association or Agreement will be created for ownership and maintenance of common tracts and areas.
- O. Parking lot landscaping will meet requirements stated within Seminole County Land Development Code Section 30.10.11.5.
- P. The collision repair operations shall be conducted indoors with the doors closed to minimize noise disturbance to surrounding properties.
- Q. All development will comply with Seminole County Land Development Code Chapter 30, Part 16 – Performance Standards.
- R. In the case of a conflict between the written conditions A through R in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through R 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.

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(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).

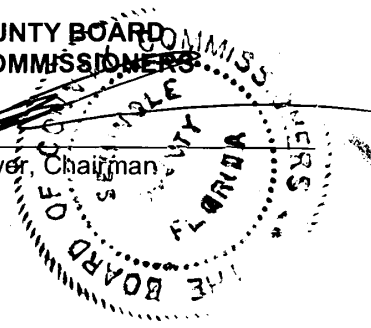
(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with Highway 46 Commercial SSFLUMA and PD Rezone (as referenced in Exhibit A), on March 11, 2025.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS

By: 
Jay Zembower, Chairman

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Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller
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EXHIBIT A

Legal Description

LOT 92 OF FLORIDA LAND AND COLONIZATION COMPANY LIMITED W.
BEARDALL'S MAP OF ST. JOSEPHS, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 1, PAGE(S) 114, OF THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.



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EXHIBIT B

Master Development Plan

