

**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

RETURN TO SANDY McCANN

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

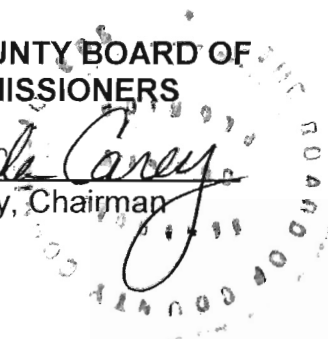
**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (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*  
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:

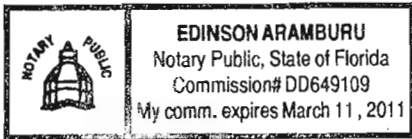
E. Michael Dowd

Maritza Morcillo  
Print Name: Maritza Morcillo

E. Michael Dowd  
E. Michael Dowd

STATE OF FLORIDA  
COUNTY OF Seminole

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 3002335541B-D as identification.



[Signature]  
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 Morcillo  
Print Name: Maritza Morcillo

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**

