SEMINOLE COUNTY DEVELOPMENT ORDER

On May 23, 2023, 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: Anna J. Ondick, As Trustee of the Anna J. Ondick Trust, Dated March 9, 1999
989 Greentree Drive, Winter Park, FL 32789-2787

Project Name: Tuskawilla Storage Planned Development

Requested Development Approval: Consider a Rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) on 4.81 acres, located on Tuskawilla Road, just south of Winter Springs, FL.

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: Doug Robinson, 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-service storage, rental office, and limited retail area selling items related to moving and storage activities. The total area of the rental office and retail area shall not exceed 1,000 square feet.

C. Maximum Floor Area Ratio (FAR): 0.65

D. Maximum Building Height: Three (3) story, thirty-five (35) feet for flat main roof and forty-five (45) feet to the highest point of all architectural elements. A one (1) story, twelve (12) foot maximum building height restriction shall also be required within 200 feet of the eastern property boundary.

E. Minimum Open Space: Twenty (20) percent

F. Hours of Operation: 7:00 a.m. to 9:00 p.m., Mon. – Sun.

G. Building Setbacks from the external property boundaries are as follows:

North: Ten (10) feet
South: Ten (10) feet
East: Twenty (20) feet
West: Twenty-five (25) feet

H. Landscape Buffers shall be required as follows:

Buffer	Opacity	Bufferyard Width (ft.)	Plant Units per 100 linear feet	Enhancements
North	0.1	10	0.95	
East	0.4	20*	2.25	Five (5) foot fence may be included. If opaque, to be located along the inside edge of the landscape buffer area. If open metal decorative fence, may be located at the property line.

West	0.5	25	2.70	
South	0.1	10	0.95	
Notes: Buffer components will be established during Final Development Plan (FDP) *Eastern landscape buffer width was increased by (5) feet				

I. The Developer is required to build in general compliance with the architectural and 3D renderings shown in Exhibit (C). The final approval of architectural design will be reviewed and approved by staff during Final Development Plan (FDP).

J. Exterior walls shall be finished with natural materials such as wood, stone, and/or manufactured products such as brick, stucco, concrete, composite or EIFS panels, architectural glass, CMU (Concrete Masonry Units), and architecturally decorative concrete block. Metal siding shall be prohibited; provided, however, metal may be used for architectural elements and for exterior storage unit bay doors.

K. Businesses that rent moving vehicles or equipment shall be prohibited.

L. No individual bay or unit in the self storage facility shall be used as a place of business apart from that of the self storage operator.

M. Parking shall be provided at a minimum rate of one (1) space for each ten thousand (10,000) square feet of building plus one (1) space for each two (2) employees on the largest shift.

N. Outdoor storage of any moving rental vehicles, boats, recreational vehicles, automobiles, equipment and/or materials shall be prohibited.

O. No self storage unit/bay shall contain plumbing.

P. No self storage bay doors may face east toward existing residential development. Further, all self storage bay doors shall not be visible from outside of the property.

Q. Dumpster doors, mechanical equipment, and fire protection equipment, including water tanks, shall be screened so that they are not visible from outside the property.

R. On-premise signs shall be limited to building face mounted signs on the west and south sides of the building and ground mounted monument signs proximate to the project vehicular entrance. Pole signs shall be prohibited.

S. The property shall have access control, including vehicular access gates, beyond the business office parking area.

T. Exterior lighting shall comply with Part 64, Section 30.1234 of the Seminole County Land Development Code (SCLDC), except that off-site

light spillage shall not exceed 0.25 foot candles, shall be fully shielded, and lighting shall be 3000 kelvin color temperature or less.

U. The developer shall provide a pedestrian circulation system in the development as well as connecting to existing sidewalks outside of the development, as required in the Seminole County Land Development Code and Public Works Engineering.

V. Fire department access roads, water supply, and fire protection system features shall be provided in accordance with the adopted edition of the Florida Fire Prevention Code pursuant to Florida Statute 633. Alternative methods shall be reviewed by the Authority Having Jurisdiction (AHJ) and must be found acceptable prior to AHJ approval at the time of Final Development Plan approval.

W. The windows shown on architectural renderings in Exhibit C shall be faux or mirrored windows above the first floor, except for the multiple tiers of windows above the office/retail area. Bay doors to access internal storage units shall not be visible from outside the building through the windows.

X. **In the case of a conflict between the written conditions A through W in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through W shall 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.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS

By: _____
Amy Lockhart, Chairman

EXHIBIT A

Legal Description

BEING PART OF LOTS 18, 19, 22, 33, 36 AND 37 AND THE VACATED UNNAMED ROADS BETWEEN, D.R. MITCHELL'S S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT FD-4, TUSKAWILLA CROSSINGS PHASE 1, AS RECORDED IN PLAT BOOK 83, PAGES 75 THROUGH 89, INCLUSIVE; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT FD-4 AND TRACT R THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 74°47'43" EAST, A DISTANCE OF 244.40 FEET; (2) SOUTH 11°15'12" WEST, A DISTANCE OF 47.95 FEET; (3) SOUTH 81°22'45" EAST, A DISTANCE OF 188.78 FEET; (4) SOUTH 87°17'24" EAST, A DISTANCE OF 15.00 FEET TO AN INSIDE CORNER OF SAID TRACT R; THENCE RUN SOUTH 02°42'36" WEST, ALONG THE WEST LINE OF SAID TRACT R, A DISTANCE OF 372.00 FEET TO A POINT ON THE NORTH LINE OF TRACT A, AFORESAID TUSKAWILLA CROSSING PHASE 1; THENCE RUN NORTH 87°17'24" WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 87°58'15" WEST, ALONG SAID TRACT A AND TRACT FD-7, A DISTANCE OF 511.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD ACCORDING TO THE SEMINOLE COUNTY RIGHT-OF-WAY MAPS OF TUSKAWILLA ROAD PHASE IV; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 13°13'34" EAST, A DISTANCE OF 505.99 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 4,040.18 FEET, A CENTRAL ANGLE OF 00°00'17", AND A CHORD LENGTH OF 0.33 FEET WHICH BEARS NORTH 13°13'34" EAST; (2) RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 0.33 FEET; RETURNING TO THE POINT OF BEGINNING.

CONTAINING 209,321 SQUARE FEET SQUARE FEET OR 4.805 ACRES MORE OR LESS.

EXHIBIT B

Master Development Plan

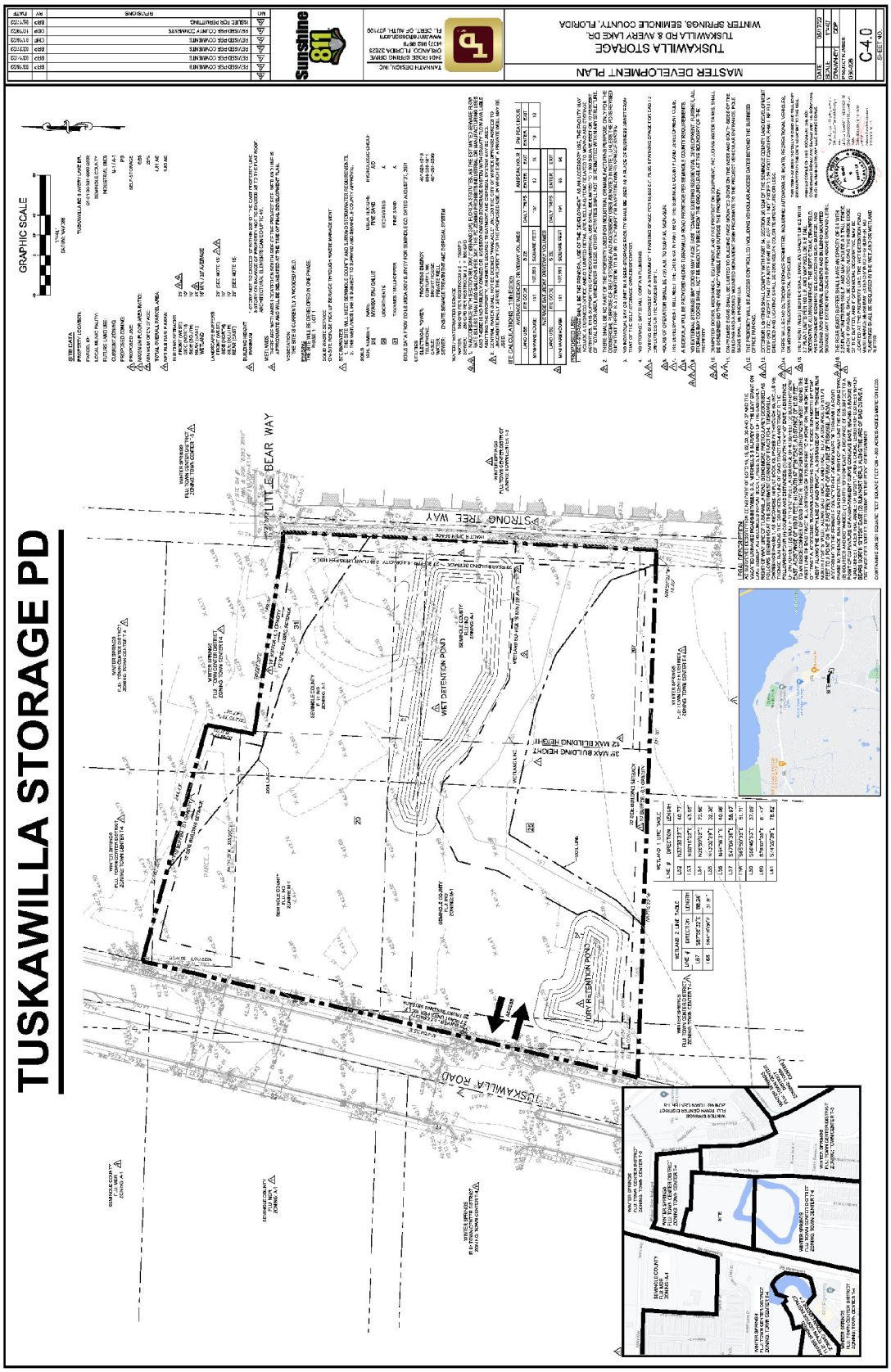

TUSKAWILLA STORAGE PD
MASTER DEVELOPMENT PLAN
TUSKAWILLA STORAGE
TUSKAWILLA RD & AVERY LAKE DR.
WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA
C-4.0
GRAPHIC SCALE
STRONG TREE WAY
LITTLE BEAR WAY
TUSKAWILLA ROAD
WET DETENTION POND
DRY RETENTION POND
PARCEL 3

EXHIBIT C

Architectural Renderings

04 EAST ELEVATION
3/32" = 1'

02 SOUTH ELEVATION
3/32" = 1'

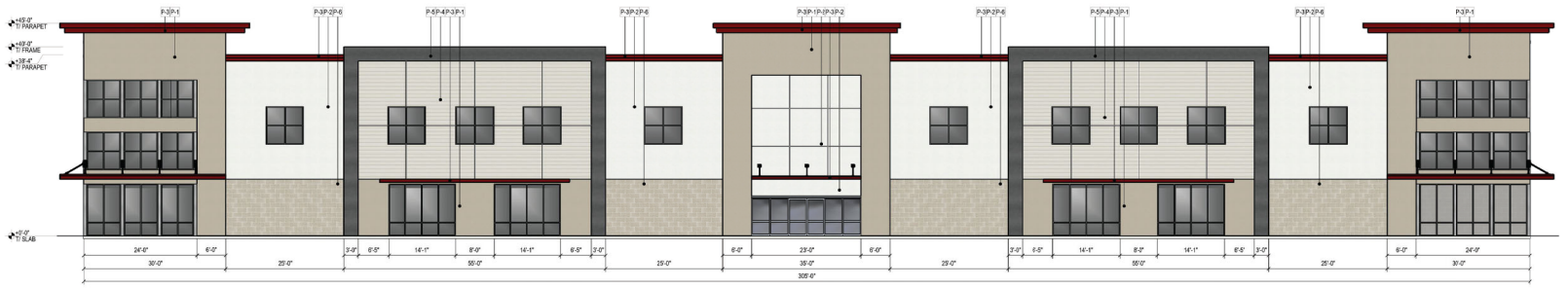
03 NORTH ELEVATION
3/32" = 1'

SWATCHES

- EIFS - Balanced Beige
- EIFS - Extra White
- FRAME - Peppercorn
- PARAPET CAP AWNINGS - Maroon
- HARDIE - Drift of Mist
- CMU - Beige

ELEVATION FINISH LEGEND

CODE	DESCRIPTION	MANUFACTURER & SPECS	COLOR	NOTES
P-1	COLOR / PAINT	SHERWIN-WILLIAMS	SW7037 BALANCED BEIGE	
P-2	COLOR / PAINT	SHERWIN-WILLIAMS	SW7006 EXTRA WHITE	
P-3	COLOR / PAINT	TBD	MAROON	
P-4	HARDIE	SHERWIN-WILLIAMS	SW9166 DRIFT OF MIST	
P-5	COLOR / PAINT	SHERWIN-WILLIAMS	SW7816 PEPPERCORN	
P-6	CMU	TBD	BEIGE	



01 WEST ELEVATION
3/32" = 1'

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PROJECT TITLE
TUSKAWILLA SELF-STORAGE

TUSKAWILLA ROAD AND AVERY LAKE DRIVE
WINTER SPRINGS, FL 32708

CLIENT
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Jamerious Smith
Dennis Tapcalap

REVISIONS

#	DATE	DESC.

A301
COLORED ELEVATIONS

FILE NO.: PZ2022-020

DEVELOPMENT ORDER #

22-2050015

TYPICAL EXTERNALLY VISIBLE ELEVATION

TYPICAL END
ELEVATION- 15'

TYPICAL END
ELEVATION- 30'

TYPICAL INTERNALLY VISIBLE ELEVATION

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PROJECT TITLE

TUSKAWILLA
SELF-STORAGE

TUSKAWILLA ROAD AND
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REVISIONS

#	DATE	DESC.

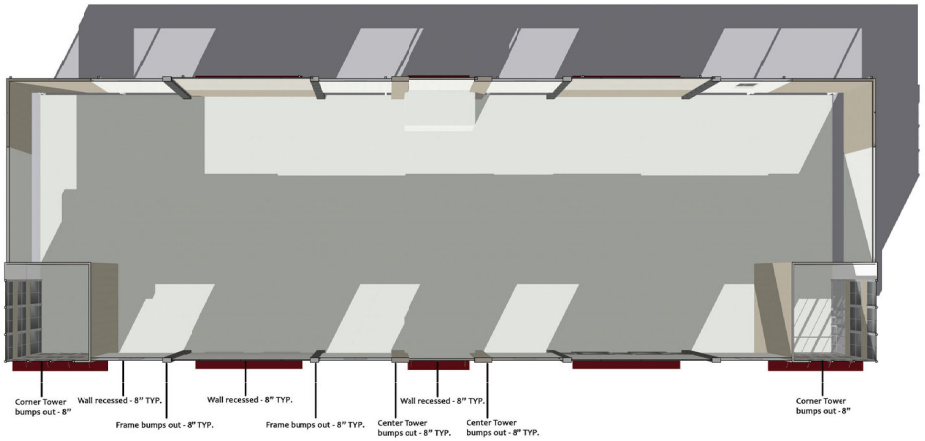
A302
SINGLE STORY
ELEVATIONS

FILE NO.: PZ2022-020

DEVELOPMENT ORDER #

22-2050015

FILE NO.: PZ2022-020 DEVELOPMENT ORDER # 22-20500015



PLAN VIEW

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REVISIONS

#	DATE	DESC.

A201

PLAN NARRATIVE

ELEVEN 18 ARCHITECTURE

TUSKAWILLA SELF STORAGE
STORAGE FACILITY
TUSKAWILLA ROAD, WINTER SPRINGS, FL 32708
2023-02-20

PERSPECTIVE VIEW 1