

FILE NO.: PZ2025-08

DEVELOPMENT ORDER #

25-20500006

**SECOND REVISED AND RESTATED  
SEMINOLE COUNTY DEVELOPMENT ORDER  
ORANGE BOULEVARD PROPERTY PD**

On June 23<sup>rd</sup>, 2025 Seminole County issued this Second Revised and Restated Development Order to the Orange Boulevard Property PD which shall replace in its entirety the Orange Boulevard Property PUD Development Order #05-20500008, issued on November 15, 2005, as recorded in Seminole County Official Records Book 06021 Pages 1357 through 1363, and the Orange Boulevard Property PUD Revised and Restated Development Order #07-21700007, issued on March 25, 2008, and recorded in Official Records Book 06988, Pages 849 through 856, relating to and touching and concerning the following described property:

**Legal Description**

Lot 2, CBK DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 91, Pages 21 - 24, of the Public Records of Seminole County, Florida.

(The above-described legal description has been provided to Seminole County by the owner of the above-described property and includes the remainder property subject to the Orange Boulevard PD.)

**FINDINGS OF FACT**

**Property Owner:** KBC Development, Inc.

**Project Name:** Orange Boulevard Property PD Minor Amendment

**Requested Development Approval:** Minor Amendment to the Orange Boulevard Property PD to remove approximately 5.72 acres on the northern portion of property from the PD.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and the remaining property, as described above, will be developed consistent with this Development Order 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, Senior 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 Second Revised and Restated Development Order approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; replace in its entirety, the Orange Boulevard Property PD Development Order #05-20500008, issued on November 15, 2005, as recorded in Seminole County Official Records Book, 06021 Pages 1357 through 1363, and the Orange Boulevard Property PUD Revised and Restated Development Order #07-21700007, issued on March 25, 2008, and recorded in Official Records Book 06988, Pages 849 through 856:

- A. Except as provided in paragraph (c) below, permitted uses throughout the development shall be in accordance with the provisions of the C-1 and C-2 districts, including special exception uses, with the following additional uses:
  - mechanical garage
  - lumber yard
  - construction company with outdoor storage screened from off-site view
  - highway striping company
  - paint and body shop
  - office showroom with no assembly or manufacturing
  - service stations with gas pumps as an accessory use
- B. Except as provided in paragraph (c) below, permitted uses within the area of the development designated as Industrial per the Future Land Use Map shall be in accordance with the provisions of the M-1A district, including special exception uses.
- C. Communications towers shall be allowed by right in the Commercial area of the site where listed as a permitted use in C-1 and C-2. Communications towers shall be allowed by right in the Industrial area of the site where listed as a permitted use in M-1A. Any communications tower which exceeds the limitations established by the Code for permitted uses shall require a major amendment to the PUD.
- D. The following uses shall be prohibited within the development:



- adult entertainment establishments
- alcoholic beverage establishments
- drive-in theatres
- multi-family housing

- E. Development in the Industrial portion of the site shall be subject to a maximum floor area ratio (FAR) of 0.65. Other areas shall be limited to a maximum FAR of 0.35.
- F. Outdoor storage of parts, supplies, or materials shall be limited to the area of the site designated Industrial on the Vision 2020 Plan, as amended by this request. Outdoor storage areas shall be screened from view from any road or adjoining parcel inside or outside of the development. Screening shall consist of walls, fences, and/or landscaping, and shall be opaque to a height of at least 8 feet. Such areas shall be located a minimum of 150 feet from the west boundary of the subject property.
- G. The area between the internal access road and the west site boundary shall have a 25-foot buffer containing 4 canopy trees per 100 feet and a 6-foot-high brick or masonry wall.
- H. Building height shall be limited to 35 feet. Setbacks from the west property line shall be as follows:
  - 50 feet for 1-story buildings
  - 100 feet for 2-story buildings
  - 120 feet for 3-story buildings
- I. Retention areas to be counted toward the minimum 25% open space requirement shall be landscaped, sodded and amenitized in accordance with the Land Development Code (Section 30.1344).
- J. Retention ponds shall be designed such that they are not required to be fenced.
- K. Dumpsters shall be screened so they are not visible from Orange Boulevard or nearby single-family properties.
- L. All mechanical equipment, ground or roof mounted, shall be screened from off-site view.
- M. Parking of mobile CT-scan trucks or semi-tractor trailers shall be prohibited within 120 feet of the west property line. Where permitted, such vehicles shall be screened from off-site view.
- N. All parking spaces shall be a minimum of 10 feet x 20 feet as required by the Land Development Code.
- O. Outdoor lighting adjacent to the west property line will be limited to decorative lighting affixed to the front facades of buildings. Security lighting with motion sensors shall be permitted on any part of the site.
- P. All development shall comply with the Preliminary Master Plan, attached as Exhibit

(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



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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.



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25-20500006

Done and Ordered on the date first written above.

Approved as to form and legal  
sufficiency

  
\_\_\_\_\_  
Neysa Borkert  
County Attorney

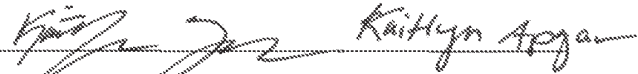
DONE AND ORDERED ON  
THE DATE FIRST WRITTEN ABOVE

By   
\_\_\_\_\_  
Dagmarie Segarra, Deputy Director  
Development Services

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by  
means of  physical presence or  online notarization, by Dagmarie Segarra who is  
 personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this  
23<sup>rd</sup> day of June, 2025

  
\_\_\_\_\_  
Kaitlyn Appa  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:



**EXHIBIT A**  
**Master Development Plan**

