



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000100
 PM: Joy
 REC'D: 7/29/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Lake Emma Self Storage
 PARCEL ID #(S): 18-20-30-300-002E-0000
 TOTAL ACREAGE: 1.3+/- BCC DISTRICT: 4: Lockhart
 ZONING: PD FUTURE LAND USE: PD

APPLICANT

NAME: Donald Huber, Director COMPANY: Huber Group, LLC
 ADDRESS: PO Box 730
 CITY: Windermere STATE: FL ZIP: 34786
 PHONE: 407-909-0600 EMAIL: allan@thehubergroup.us

CONSULTANT

NAME: David A. Stokes, P.E. COMPANY: Madden, Moorhead & Stokes, LLC
 ADDRESS: 431 E. Horatio Ave., Ste. 260
 CITY: Maitland STATE: FL ZIP: 32751
 PHONE: 407-629-8330 EMAIL: ePlan contact: nicole@madden-eng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: 4-story self-storage facility

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 8/9 COM DOC DUE: 8/15 DRC MEETING: 8/21

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>on the east side of Lake Emma Rd, south of W Lake Mary Blvd</u>
W/S: <u>Seminole County</u>	BCC: <u>4: Lockhart</u>	



July 31, 2024

RE: Lake Emma Self Storage

We are kindly requesting a pre-application meeting to discuss the following development:

Parcel ID: 18-20-30-300-002E-0000
Location: east side of Lake Emma Road, south of W. Lake Mary Blvd.
Proposing: 4-story self-storage facility

We wish to discuss access, utilities, general site design issues, and permitting process.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
dstokes@madden-eng.com

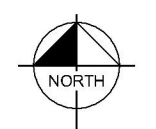


**PROPOSED
4 STORY BUILDING
TOTAL = 108,000-GSF
(1ST FLOOR=27,000-SF
FLOORS 2-4= 27,000-SF EACH)**

PROPOSED CANOPY
14.5-FT CLEAR HEIGHT

SITE DATA	
JURISDICTION	SEMINOLE COUNTY, FL
ZONING	PD
FLU	PD
EXISTING USE	COMMERCIAL / RETAIL
PROPOSED USE	SELF STORAGE
TOTAL DEV. AREA	±1.263 ACRES
REQUIRED OPEN SPACE	0.316 AC. (25.0%)
PROVIDED OPEN SPACE	0.312 AC. (24.7%)

- NOTE:
1. THIS IS A PRELIMINARY SITE PLAN ONLY. AS SUCH, IS SUBJECT TO REGULATORY REVIEW AND PERMIT CONSIDERATION.
2. SIGNAGE NEEDS TO BE VERIFIED.
3. PARKING NEEDS TO BE VERIFIED.
4. STORMWATER REQUIREMENTS NEED TO BE VERIFIED.



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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

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2024055363 Bk:10648 Pg:762-770(9Pgs)
REC: 06/20/2024 8:31:50 AM by jeckenroth
RECORDING FEES \$78.00



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: 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

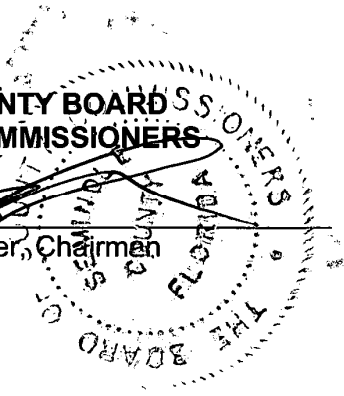


EXHIBIT "A"
LEGAL DESCRIPTION

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.

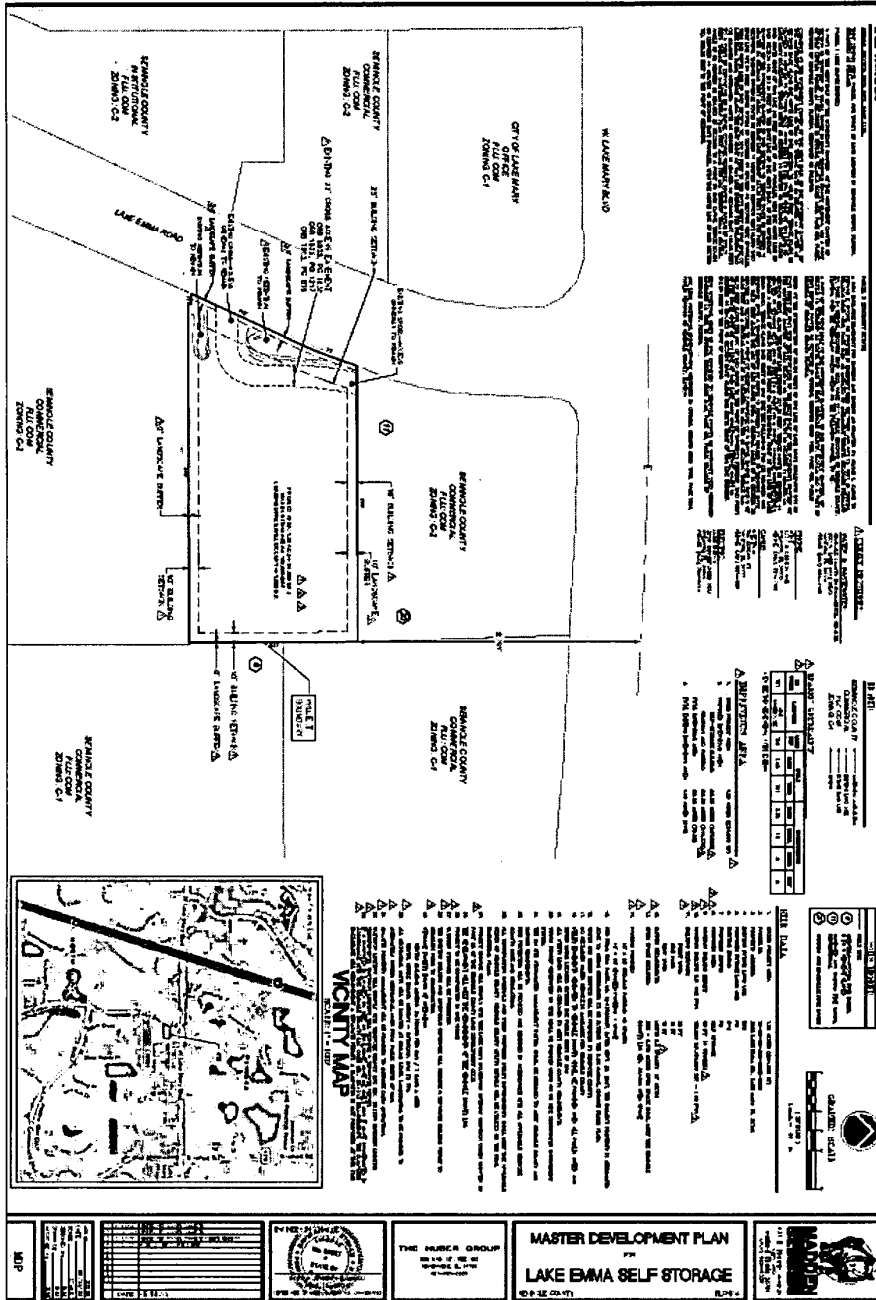
BEGIN AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD (AN 80 FOOT RIGHT OF WAY) WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE THEREOF 227.36 FEET; 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

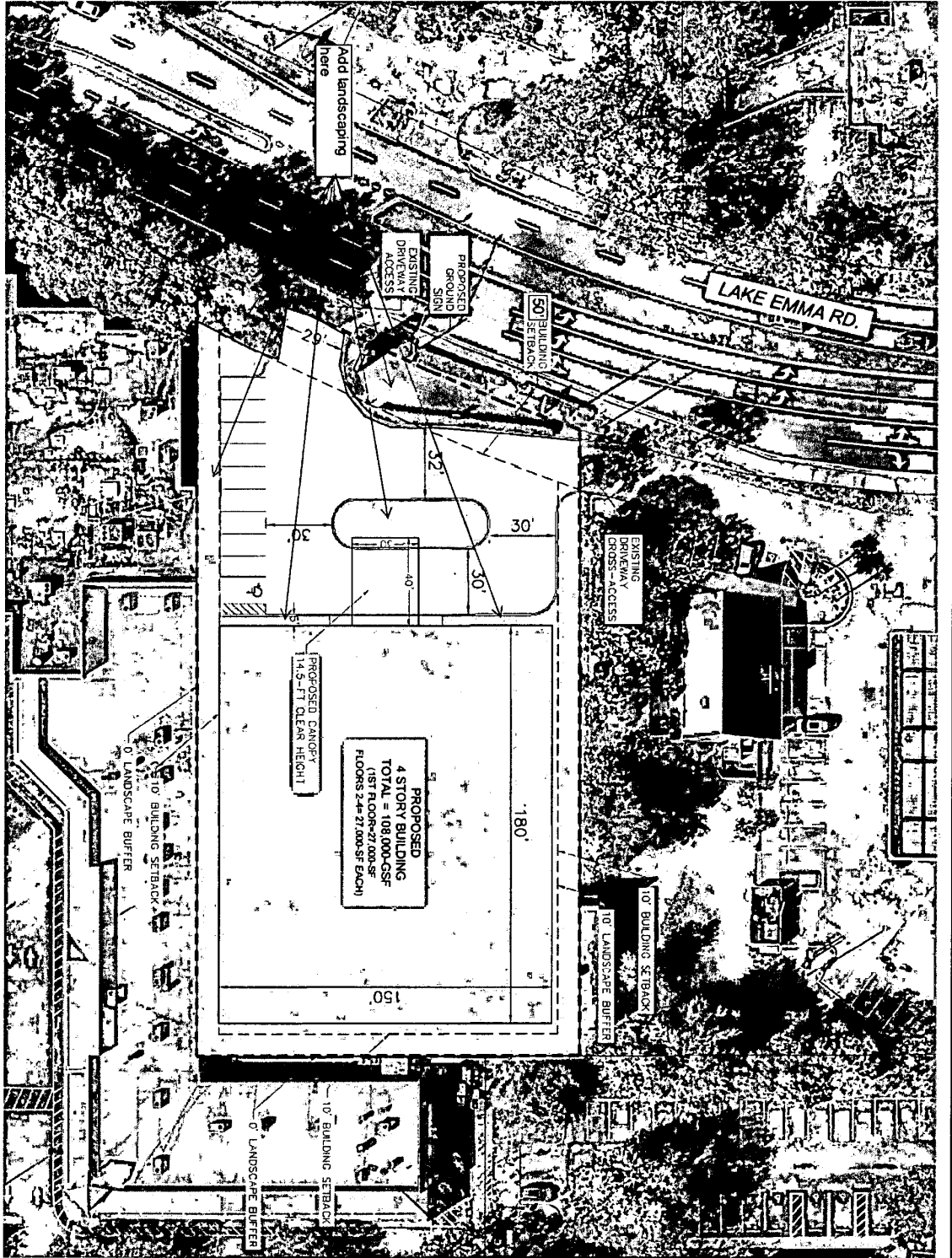


LEGIBILITY UNSATISFACTORY

EXHIBIT C
Building Rendering



EXHIBIT D Conceptual Landscape Plan



LEGIBILITY UNSATISFACTORY

AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM COMMERCIAL TO PLANNED DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the Seminole County Comprehensive Plan (“the Plan”), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map Amendment; and

WHEREAS, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Local Planning Agency held a public hearing, with all required public notice on May 1, 2024, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan Amendment set forth in this Ordinance; and

WHEREAS, the Board of County Commissioners held a public hearing on June 11, 2024, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth in this Ordinance; and

Z2023-001



WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Recitals/Legislative findings:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:

(a) The Future Land Use Element’s Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit “A” to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Date
A	Lake Emma Self-Storage SSFLUMA & PD Rezone	03.23SS.01 (Z2023-001)	Commercial to Planned Development with a maximum F.A.R. of 1.96	05/01/2024	06/11/2024

(b) The associated rezoning request was completed by means of Ordinance Number 2024- 14.

Section 3. Severability:

Z2023-001

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 4. Exclusion from County Code/Codification:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance will not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to this Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan to reflect adopted amendments to the Plan.

Section 5. Effective Date:

(a) The County will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

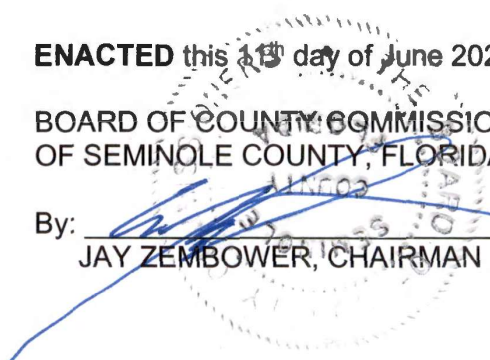
Z2023-001



ENACTED this 13th day of June 2024

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: 
JAY ZEMBOWER, CHAIRMAN



Z2023-001



EXHIBIT A

Amendment 03.23. SS.01

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)

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Z2023-001



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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.

Z2023-001

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 06/20/2024 10:30:34 -04:00

eCertified Id: 32D9-C8F5-49AT

Page 6 of 7



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 19, 2024

Honorable Grant Maloy
Clerk of the Circuit Court
Seminole County
County Commission Records
1101 E. First Street, Room 2204
Sanford, Florida 32771

Dear Honorable Grant Maloy:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Seminole County Ordinance No. 2024-13, which was filed in this office on June 19, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

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 06/20/2024 10:30:34 -04:00
eCertified Id: 32D9-C8F5-49AT
Page 7 of 7

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE C-2 (RETAIL COMMERCIAL) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Lake Emma Self-Storage SSFLUMA & PD Rezone, dated June 11, 2024.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from C-2 (Retail Commercial) to PD (Planned Development) pursuant to the provisions contained in Development Order #23-20000001, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.



Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon the latter of: (i) the recording date of the Development Order #23-20000001 in the Official Land Records of Seminole County; (ii) filing this Ordinance with the Department of State; or (iii) the companion Future Land Use Amendment Ordinance No. 2024-__ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 11th day of June 2024.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

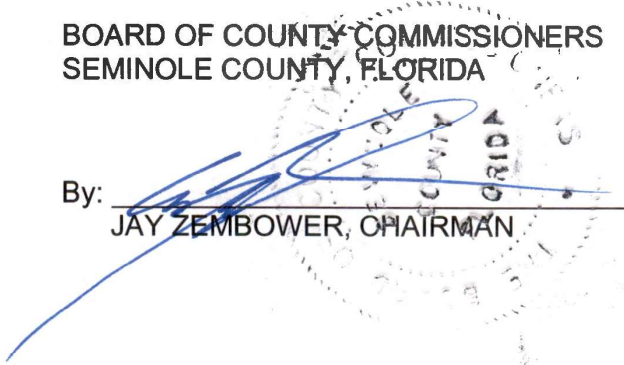
By: 
JAY ZEMBOWER, CHAIRMAN

EXHIBIT "A"
Development Order

FILE NO.: PZ2023-001

DEVELOPMENT ORDER #

23-2000001

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

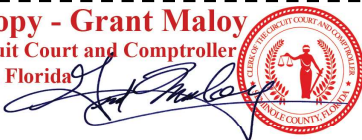
Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and a Rezone from C-2 (Retail Commercial) to PD (Planned Development) on approximately 1.26 acres, located on the east side of Lake Emma Road, approximately 250 feet south of Lake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

APPLICANT'S PROPOSED DEVELOPMENT ORDER



DEVELOPMENT ORDER # 23-20000001

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: 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.

APPLICANT'S PROPOSED DEVELOPMENT ORDER

Z2023-001

DEVELOPMENT ORDER # 23-2000001

- 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



DEVELOPMENT ORDER # 23-20000001

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



DEVELOPMENT ORDER #

23-20000001

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



DEVELOPMENT ORDER # 23-20000001

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 TANGENCY 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.

APPLICANT'S PROPOSED DEVELOPMENT ORDER

Z2023-001



DEVELOPMENT ORDER #

23-20000001

EXHIBIT B
Master Development Plan

APPLICANT

MASTER DEVELOPMENT PLAN
FOR
LAKE EMMA SELF STORAGE

THE STORAGE GROUP

DEVELOPMENT ORDER #

23-2000001

**EXHIBIT C
Building Rendering**



ORDER
APPLICANT'S PROPOSED DEVELOPMENT

8

10

Z2023-001



EXHIBIT "B"
LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

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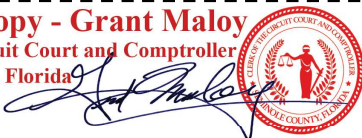
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FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 19, 2024

Honorable Grant Maloy
Clerk of the Circuit Court
Seminole County
County Commission Records
1101 E. First Street, Room 2204
Sanford, Florida 32771

Dear Honorable Grant Maloy:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Seminole County Ordinance No. 2024-14, which was filed in this office on June 19, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

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



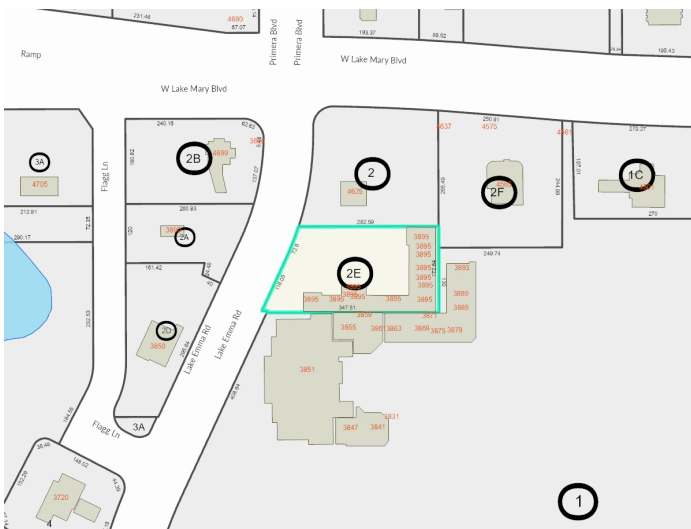
Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 06/20/2024 11:14:29 -04:00
eCertified Id: 83D2-14FE-F2AT
Page 14 of 14

Property Record Card



Parcel: 18-20-30-300-002E-0000
Property Address: 3895 LAKE EMMA RD LAKE MARY, FL 32746
Owners: LAKE EMMA INV LLC
 2024 Market Value \$1,733,031 Assessed Value \$1,733,031
 2023 Tax Bill \$21,596.13
 Retail Center-Unanchored property w/1st Building size of 15,524 SF and a lot size of 1.26 Acres

Parcel Location



Site View



Parcel Information

Parcel	18-20-30-300-002E-0000
Property Address	3895 LAKE EMMA RD LAKE MARY, FL 32746
Mailing Address	6225 LINNEAL BEACH DR APOPKA, FL 32703-7805
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1601:Retail Center-Unanchored
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Market Value	\$1,733,031	\$1,622,793
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$1,733,031	\$1,622,793

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$21,596.13
Tax Bill Amount	\$21,596.13
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 LAKE EMMA INV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	2050

Permits

Permit #	Description	Value	CO Date	Permit Date
07016	ALTERATION- BREWERY #125	\$46,631	1/23/2020	1/9/2019
3909	INSTALLATION OF WALL SIGN	\$1,450		3/29/2017
11945	INSTALL NON-ILLUMINATED SIGN PANEL - #137	\$288		12/8/2014
09999	#111-LAKE MARY JEWELERS INSTALL NEW WALL SIGN W /EXISTING ELECTRIC	\$4,383		12/2/2013
05407	CHEMICAL SOIL REMEDIATION & REPAIRING CONCRETE AS NEEDED - #167	\$19,714		6/27/2013
09143	RE-WORK EXISTING FIRE SPRINKLERS - 12 HEADS - #167	\$2,000		12/11/2012
07125	RESTORE AN EXISTING TENANT SPACE TO A VANILLA BOX - #167	\$15,000	2/19/2013	9/19/2012
06066	REMOVE EXISTING WALL SIGN - INSTALL ILLUMINATED CHANNEL LETTER WALL SIGN & NEW TENANT VINYL ONTO EXISTING PYLON SIGN - #113 - ALLSTATE	\$2,000		8/9/2012
03674	INSTALL FIRE SYSTEM INTO EXHAUST HOOD - #151 - DIGINO PIZZA	\$1,900		5/16/2012
02941	INSTALL TYPE 1 HOOD - #151	\$5,800		4/20/2012
06083	MECHANICAL - #167	\$6,900		7/30/2010
10985	ELECTRIC FOR REMEDIATION SYS INSTALLATION - #167	\$6,500		10/30/2008
09112	WALL SIGN - #113 - ALLSTATE	\$28		9/5/2008
13223	INSTALL FIRE ALARM SYSTEM	\$2,351		12/17/2007
09110	SIGN - EVERYTHING ENGRAVED - #109	\$2,380		8/14/2007
06531	RANGE HOOD SUPPRESSION SYSTEM - #101	\$1,200		6/2/2006
06303	WALL SIGN - #111	\$1,980		5/30/2006
05907	INSTALL FIRE SPRINKLERS - #101	\$1,000		5/19/2006
04577	WALL SIGN - MEMORIES OF INDIA - #101	\$15,000		4/21/2006
04110	HEAT HOOD - DIGINO PIZZA - #151	\$1,400		4/11/2006
03237	WALK-IN COOLER - #101	\$2,500		3/23/2006
01865	INTERIOR RENOVATIONS - SUITES #101 & #105	\$30,000	7/6/2006	2/17/2006
00554	RANGE HOOD SUPPRESSION SYSTEM - #151	\$1,500		1/17/2006
09810	INSTALL FIRE SPRINKLERS/MAIN - #147	\$800		8/26/2004
08263	INTERIOR RENOVATION - #147	\$18,000	10/22/2004	7/16/2004
06146	MECHANICAL & CONDENSOR	\$1,500		6/1/2003
05081	INSTALL FIRE SPRINKLERS/MAIN - #101	\$0		5/1/2003
05029	RANGE HOOD - #101	\$4,722		5/1/2003

03690	WALL SIGN - #143	\$0		4/1/2003
04100	2 WALL SIGNS	\$0		4/1/2003
02890	WALL SIGN - #113	\$0		3/1/2003
10858	WALL SIGN; #105	\$0		11/1/2001
08279	INTERIOR; #143	\$6,000		8/1/2001
08280	INTERIOR; #147	\$9,000		8/1/2001
01474	FIRE SPRINKLERS #137	\$810		2/1/2001
10076	PAD PER PERMIT: 3895 LKE EMMA RD 137; SUBCONTRACTORS; HUBER DESIGN AND CONSTRUCTION ALTECH ELECTRIC OF CENTRAL FLORIDA	\$10,000		11/1/2000
08881	DRY CHEMICAL FIRE SYSTEM	\$1,200		9/28/2000
05258	WALL SIGN; SHOPPES OF LAKE EMMA #111	\$0		6/7/2000
02784	INTERIOR; SIDEBURNS - STE 131	\$22,000	6/16/1999	4/1/1999
07485	?; ALLSTATE INSURANCE	\$500	11/14/1997	11/1/1997
03744	CHANGE OF USE; #109	\$500		6/1/1997
08302	FIRE DAMAGE REPAIR; LAKE EMMA SHOPPES	\$18,000		12/1/1996
02185	PAPPA JOHNS PIZZA UNIT 151	\$25,000	4/26/1996	4/1/1996
02552	PAPA JOHNS	\$807		4/1/1996
02054	INTERIOR DEMOLISHED	\$100		4/1/1996
01564	OCCUPANCY PERMIT	\$0		3/1/1996
05446	SHOPPES OF LAKE EMMA STE 111 NO DESCRIPTION ON PERMIT	\$1,000	10/6/1994	8/1/1994
01313	LAKE MARY FLOORING FIRE SPRINKLERS	\$840		2/1/1994
00557	OFFICE INTERIOR - SUITE 109	\$1,200	5/18/1994	1/1/1994
11104	LAKE MARY FLOORING #113 NO DESCRIPTION	\$2,400	10/20/1994	12/1/1993
10870	SOBIK'S INTERIOR STE 101	\$1,800	5/18/1994	12/1/1993
10871	LAKE MARY FLOORING OFFICE-INT	\$1,500		12/1/1993

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1987	22832	\$55,938	\$22,375
POLE LIGHT 4 ARM	1987	2	\$15,450	\$15,450

Zoning

Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School Districts

Elementary	Lake Mary
Middle	Greenwood Lakes
High	Lake Mary

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 20

Utilities	
Fire Station #	Station: 36 Zone: 364
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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