

SEMINOLE COUNTY DEVELOPMENT ORDER

On December 14, 2021, 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: LG Development Corp., LLC

Project Name: Alro Metals PD Rezone

Requested Development Approval: Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) on 32.16 acres for industrial warehouse uses, located on the south side of W. Chapman Road, approximately ¼ mile west of W. S.R. 426.

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, 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 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: Office and Warehouse
 - C. Maximum Floor Area Ratio (F.A.R.) shall be limited to 0.65.
 - D. Maximum building height shall be limited to fifty (50) feet.
 - E. The development will have access onto W. Chapman Road.
 - F. Minimum building setbacks shall be as follows:
 - North: Fifty (50) feet
 - South: Fifty (50) feet
 - East: Twenty-five (25) feet
 - West: Fifty (50) feet
 - G. Minimum buffers shall be as follows:
 - North: Twenty-five (25) foot wide minimum landscape buffer with a 0.4 opacity rating.
 - South: Twenty-five (25) foot wide minimum landscape buffer with a 0.7 opacity rating.
 - West: Twenty-five (25) foot wide minimum landscape buffer with a 0.5 opacity rating.
 - East: Twenty-five (25) foot wide minimum landscape buffer, opacity to be determined at Final Development Plan.Required plant units per 100 linear feet will be provided in accordance with the opacity rating per SCLDC Sec.30.1284.
 - H. The development will provide a minimum parking ratio of one (1) parking space per 3,150 square feet of gross floor area for warehouse and ancillary office uses.
 - I. The minimum parking stall size will be ten (10) feet by twenty (20) feet.
 - J. Twenty-five (25) percent common usable open space shall be required.

- K. A fifteen (15) foot minimum, twenty-five (25) foot overall average wetland buffer will be required around all wetlands.
- L. All post development wetlands will be placed into a conservation easement dedicated to Seminole County.
- M. Access to the subject site will be from W. Chapman Road. The Developer will be required to improve W. Chapman Road to County standards; additional improvements may be required per the Traffic Impact Analysis review during Final Engineering.
- N. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to the sidewalk along W. Chapman Road.
- O. All project signage must comply with the Land Development Code of Seminole County.
- P. In the case of a conflict between the written conditions A through O in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through O 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: _____
Bob Dallari, Chairman

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 51, ALL OF LOTS 52 AND 54 AND THE RIGHT-OF-WAY LYING BETWEEN LOTS 51 AND 54, THE SLAVIA COLONY COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71, PUBLIC RECORDS SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 54 FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°44'08" EAST, ALONG THE EAST LINE OF SAID LOT 54, A DISTANCE OF 656.08' FEET TO THE SOUTHEAST CORNER OF SAID LOT 54; THENCE RUN SOUTH 89°19'57" WEST, ALONG THE SOUTH LINE SAID LOT 54 AND SAID SOUTH LINE EXTENDED, 679.52 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 52, THENCE RUN SOUTH 00°50'31" EAST ALONG THE EAST LINE OF SAID LOT 52, A DISTANCE OF 688.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE RUN SOUTH 89°31'12" WEST, ALONG THE SOUTH LINE OF SAID LOT 52 AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 979.96 FEET; THENCE DEPARTING SAID SOUTH LINE EXTENDED, RUN NORTH 00°59'57" WEST,

45.45 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 97770-2300, PREPARED BY DYER, RIDDLE, MILLS & PRECOURT, LAST REVISED 6-16-98, THENCE RUN NORTH 20°00'13" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 862.35 FEET; THENCE CONTINUE ALONG SAID LIMITED ACCESS EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 69°59'47" EAST,

25.00 TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE PER OFFICIAL RECORDS BOOK 2290, PAGE 1619 AND OFFICIAL RECORDS BOOK 2555, PAGE 571 OF SAID PUBLIC RECORDS, SAID POINT ALSO LIES ON THE WESTERLY LINE OF THAT CERTAIN INGRESS AND EGRESS EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2290, PAGE 1619 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°56'48" EAST, 69.92 FEET TO THE EAST LINE OF SAID INGRESS AND EGRESS EASEMENT; THENCE RUN THE FOLLOWING 3 COURSES ALONG SAID EASTERLY LINE, NORTH 20°00'13" EAST, 94.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS LENGTH OF 5529.58 FEET, A CENTRAL ANGLE OF 04°40'59", AN ARC LENGTH OF 451.95 FEET, A CHORD LENGTH OF 451.83 FEET AND A CHORD BEARING OF NORTH 22°20'42" EAST, THENCE RUN NON-TANGENT TO SAID CURVE, NORTH 44°08'13" EAST, 56.57 FEET TO THE NORTH LINE OF AFORESAID LOT 51, THENCE RUN NORTH 89°08'46" EAST, ALONG THE NORTH LINE OF SAID LOT 51 AND THE NORTH LINE OF SAID LOT 51 EXTEND AND THE NORTH LINE OF AFORESAID LOT 54, A DISTANCE OF 1078.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 32.162 ACRES, MORE OR LESS.

EXHIBIT B Master Development Plan

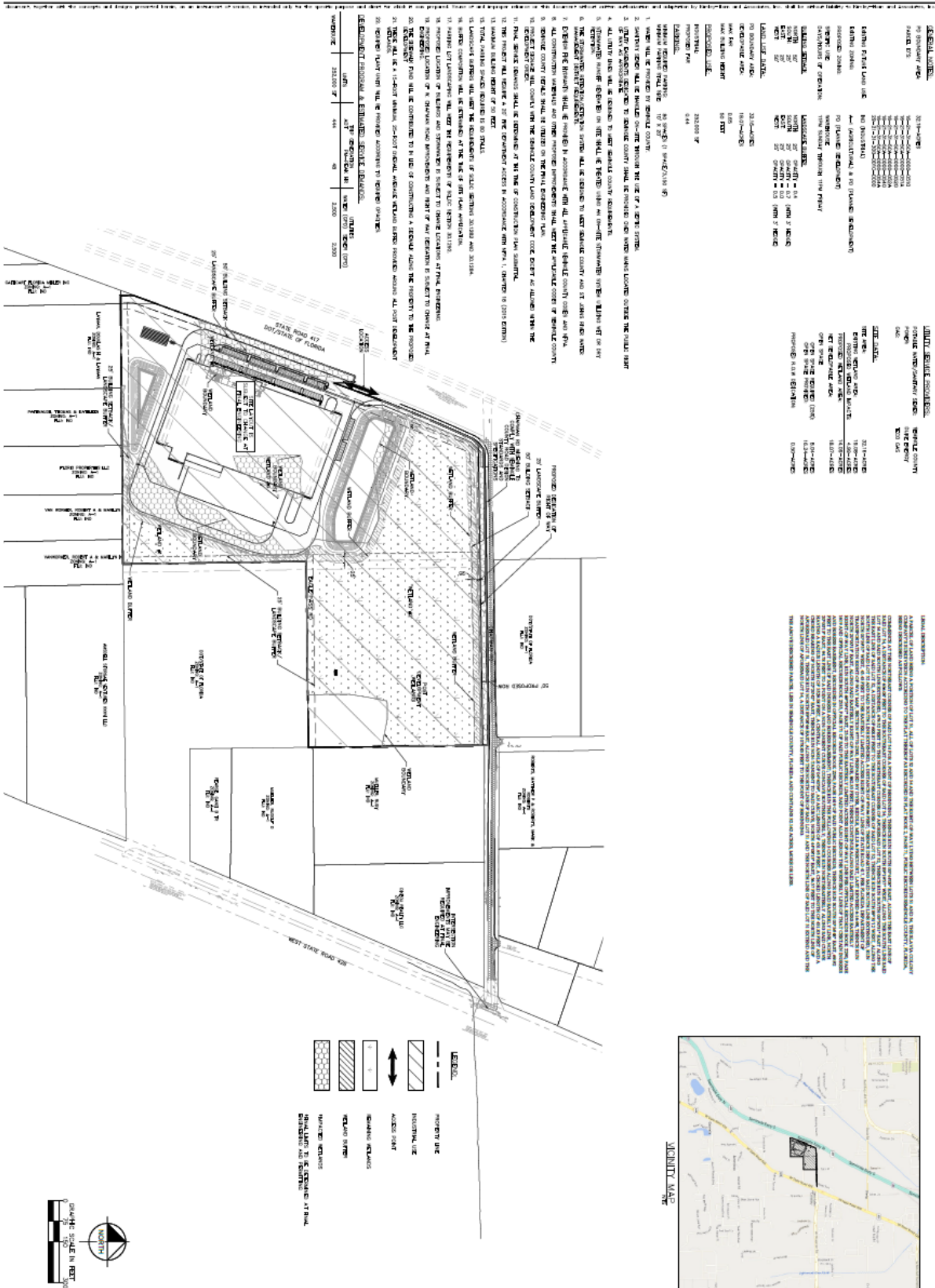


EXHIBIT C
Architectural Rendering

