

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Hilltop Drive/Longwood-Lake Mary Large Scale Land Use Amendment from Low Density Residential (LDR) to MDR Medium Density Residential) and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development) (Allan Goldberg, applicant)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Tina Deater **EXT.** 7440

Agenda Date 02/08/05 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

- 1. TRANSMIT the request for a Large Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR), on approximately 22.45 acres located on the west side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive, to the Florida Department of Community Affairs(Allan Goldberg, applicant); or
- 2. DENY the request for a Large Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) on approximately 22.45 acres, and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development) on approximately 21.45 acres, located on the west side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive, and deny the attached Preliminary Master Plan (Allan Goldberg, applicant); or
- 3. CONTINUE the public hearing until a time and date certain.

District 4 – Commissioner Henley Tina Deater, Senior Planner

BACKGROUND:

The applicant, Allan Goldberg, proposes a rezone from A-1 to PUD and a Large Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for a townhouse development on approximately 22.45 acres, located on the west side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive. The proposed development program consists of a maximum 10 dwelling units per net buildable acre. The proposed Land Use amendment to MDR includes an additional one acre over what is included in the rezone request from A-1 to PUD. One of the property owners wishes to preserve, for the time being, the A-1 zoning

Reviewed by:
Co Atty: CR
DFS: _____
OTHER: AMW
DCM: AT
CM: TD
File No. ph130pdp05

designation on the one acre lot they are going to continue to use for their single-family residence, but want to have the option of rezoning later under the MDR land use category.

STAFF RECOMMENDATION:

Staff recommends APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment from Low Density Residential to Medium Density Residential and rezone from A-1 to PUD, and approval of the attached Preliminary Master Plan subject to the conditions contained in the attached Development Order, and also subject to a potable water mitigation plan being presented to the Board of County Commissioners at the adoption hearing.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission met on January 5, 2005 and voted 7 to 0 to recommend APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment from Low Density Residential Medium Density Residential and rezone from A-1 to PUD, and approval of the attached Preliminary Master Plan subject to the conditions contained in the attached Development Order, and also subject to a potable water mitigation plan being presented to the Board of County Commissioners at the adoption hearing.

INSERT:

**SITE PLAN
DEVELOPMENT ORDER
ORDINANCE
LETTERS FROM ADJACENT PROPERT OWNERS
EMAIL FROM DIANNE KRAMER
COLOR MAPS
AERIAL MAP**

***Hill Top Drive/Longwood-Lake Mary
Road PUD
Large Scale Land Use Amendment and
Rezone Staff Report***

Low Density Residential (LDR) to Medium Density Residential (MDR)		Amendment (Z2004-057, 05S.FLU03)
REQUEST		
APPLICANT	Allan Goldberg, C & G Real Estate Group, Inc.	
PLAN AMENDMENT	Low Density Residential to Medium Density Residential	
REZONING	A-1 (Agriculture District) to PUD (Planned Unit Development)	
APPROXIMATE GROSS ACRES	22.45	
LOCATION	West side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive	
BCC DISTRICT	District 4 – Commissioner Henley	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION	Staff recommends APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment, rezone, and Preliminary Master Plan subject to the attached Development Order and also subject to a potable water mitigation plan being presented to the Board of County Commissioners at the adoption hearing.	

SITE DESCRIPTION

1. DEVELOPMENT TRENDS AND EXISTING AND PERMITTED USES:

Location	Future Land Use*	Zoning*	Existing Use
Subject Property	Low Density Residential, Conservation	A-1 (Agriculture District)	Single-family Residential, Commercial Nursery
North	Low Density Residential, Medium Density Residential	R-1 (Single-family Dwelling District), R-2 (One and Two-family Dwelling District)	Single-family Residential
South	Industrial	M-1 (Industrial District), PCD (Planned Commercial Development District)	Warehouse, Light industrial
East	Industrial	M-1 (Industrial District)	Mini-warehouses, Light Manufacturing
West	Low Density Residential	A-1 (Agriculture District)	Single-family Residential

❖ See enclosed future land use and zoning maps for more details.

COMPREHENSIVE PLAN CONSISTENCY

2. PLAN PROGRAMS - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

Summary of Program Impacts: The proposed amendment does not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element, Design Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element and adopted Design Element (Transportation Policy 2.1).*

Access to the subject property is via Longwood-Lake Mary Road, which is classified as a collector road with a Level of Service "B". The adopted Level of Service standard on this section of the road is "E". Before a final development order is approved, which leads to a construction permit, the project will be required to undergo concurrency testing to ensure adequate facility capacity.

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:**

The subject property is located within the Seminole County water and sewer service areas. Water and sewer services are available to the site. The proposed land use amendment would increase the estimated potable water demand for the subject property from 25,200 gpd to 45,600 gpd. This results in a difference of 20,400 gpd. Since this increase was not factored into the permitted capacity for the water system serving the site, staff is recommending that a mitigation plan to offset the difference in potable water usage be created and brought back before the Board of County Commissioners at the adoption hearing.

C. **Public Safety – Adopted Level of Service:** *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 2.1).*

The property is served by the Seminole County EMS/Fire Station #17. Response time to the site is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

3. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 Plan, but are not applied in detail at this stage.

A. **Preliminary Development Orders: Capacity Determination:** *For preliminary development orders and for final development orders, under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policies 2.3 and 2.4).*

A review of the availability of public facilities to serve this property indicates that adequate public facilities either exist or could be made available. By virtue of this determination, the proposed Plan amendment would create no adverse impacts to public facilities.

B. Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection: *The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(Policy FLU 1.2 and 1.3).*

The site contains approximately 4.8 acres of wetlands and a portion of the site is located within the 100-year floodplain. A wetlands mitigation plan shall be required prior to final engineering approval for any proposed development on the subject property and the developer will also have to provide compensating storage for any impacts to the floodplain.

C. Protection of Endangered and Threatened Wildlife: *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering approval for any proposed development on the subject property.

4. DEVELOPMENT POLICIES - Additional criteria and standards are also included in the Plan that describes when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. Compatibility: When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).

Applicable Plan policies include, but are not limited to, the following:

Transitional Land Uses: *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential*

uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses. (Policy FLU 2.5)

The applicant is requesting a land use amendment to Medium Density Residential (MDR). According to Exhibit FLU-Appropriate Transitional Land Uses of the Vision 2020 Comprehensive Plan, MDR can be an appropriate transitional land use with the Low Density Residential future land use to the north, east, and west, and the Industrial future land use to the south, if appropriate buffers, building heights, and architectural controls are in place. Staff believes that the proposed Medium Density Residential future land is compatible with the surrounding land uses, if it is subject to the conditions contained within the attached development order.

The applicant has submitted letters from the adjacent single-family homeowners to the north (Ms. Rita Manny and Ms. Cathy Akers) and south (Ms. Dorothea Clack) and east (Mr. Jeff Clack) of the proposed development, stating that they agree with the applicant's proposal to provide a 10' landscape buffer with a 6' masonry wall and 25' building setback adjacent to their properties. Therefore, staff is recommending as a condition of approval, that a 10' landscape buffer with a 6' masonry wall and a 25' building setback apply adjacent to those four properties and also adjacent to the Low Density Residential property to the east that is being used as a church. However, the west side of the proposed development is adjacent to property with Low Density Residential future land use also. Staff has not received any statement of approval from this property owner, and therefore, staff is recommending as a condition of approval that along the west property line adjacent to the property with Low Density Residential future land use, a minimum 15' landscape buffer with a 6' masonry wall and 50' building setback apply. The building setback may be reduced to 40' if the buildings are positioned so that only a side, and not the front or rear, of the building is facing the Low Density Residential property.

Other applicable plan policies include, but are not limited to:

FLU 2.1 Subdivision Standards.

FLU 4.2 Infill Development

FLU 5.5: Water and Sewer Service Expansion

FLU 2.11 Determination of Compatibility in PUD and PCD Zoning Classifications

B. Concurrency Review - Application to New Development: *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element... (Capital Improvements Policy 3.2).*

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent

with the impacts of development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

5. SCHOOL IMPACTS –The School Board provided the following comment on this proposed development: Hill Top Drive-land use change from low density to medium density; minimal impacts; no comment. A copy of the email from Dianne Kramer is attached.

STAFF RECOMMENDATION:

Staff recommends APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment from Office to Planned Development and rezone from A-1 to PUD, and approval of the attached Preliminary Master Plan subject to the following conditions and the attached Development Order:

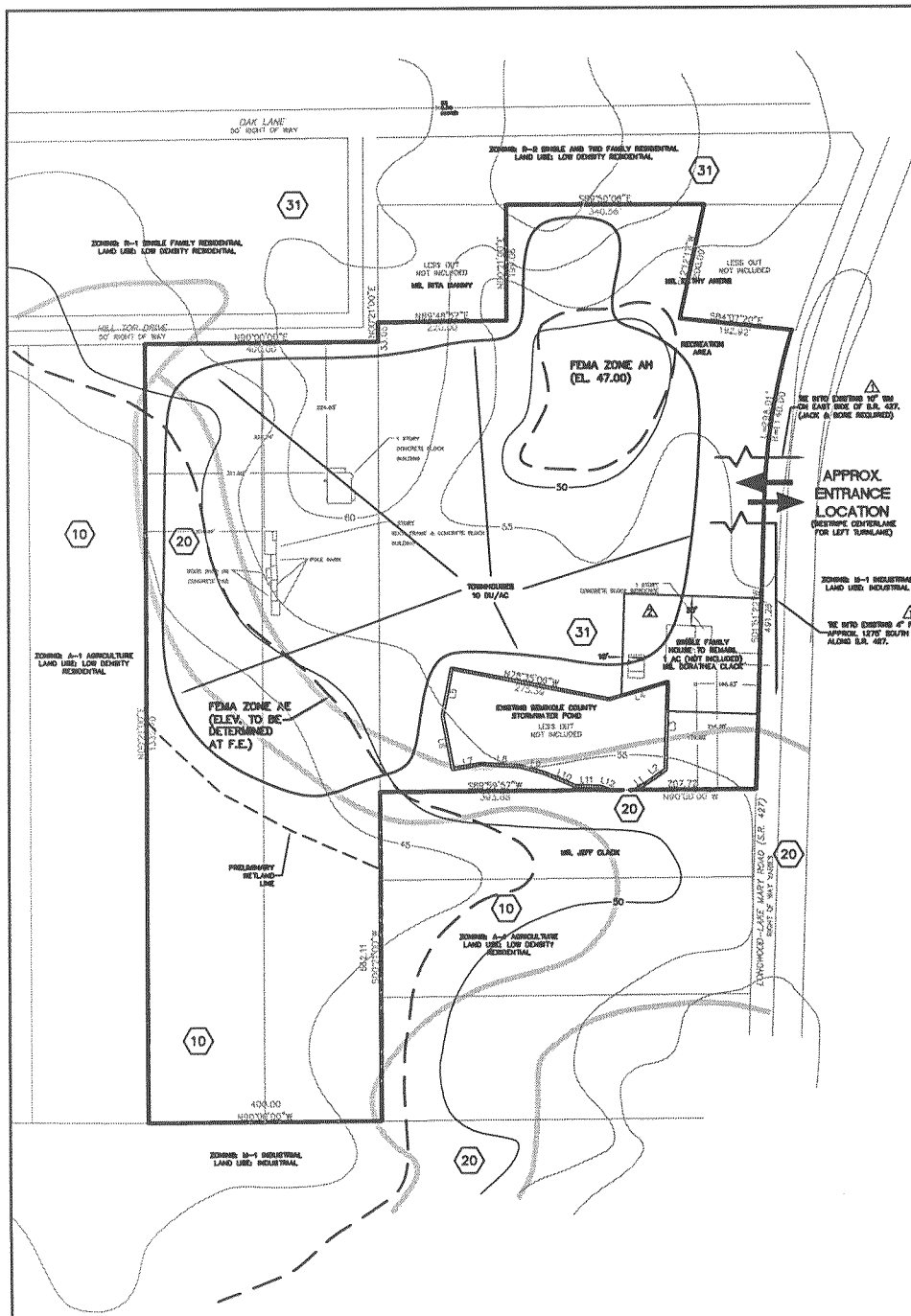
- a. A potable water mitigation plan shall be presented to the Board of County Commissioners at the adoption hearing.
- b. The residential portion of the project shall be developed at a maximum density of 10 units per net buildable acre.
- c. All townhouse units shall be located on individual platted lots.
- d. A minimum of twenty-five (25) percent of the project area must be designated as open space per the requirements of the Land Development Code. Wet retention areas to be counted as open space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. The applicant shall demonstrate on the Final PUD Master Plan that the open space requirements have been met.
- e. The maximum building height shall be 35 feet.
- f. The landscape buffer adjacent to Longwood-Lake Mary Road (SR 427) and the existing single-family homes owned by Ms. Rita Manny, Ms. Cathy Akers, Ms. Dorothea Clack, and Mr. Jeff Clack, and the single-family homes along the north property line adjacent to Acorn Drive, shall be a minimum of 10 feet in width, with a 6-foot masonry wall.
- g. A 25' building setback shall apply adjacent to Longwood-Lake Mary Road (SR 427) and the existing single-family homes owned by Ms. Rita Manny, Ms. Cathy Akers, Ms. Dorothea Clack, and Mr. Jeff Clack, and the single-family homes along the north property line adjacent to Acorn Drive.
- h. A 20' building setback shall apply along the Hill Top Drive right-of-way.
- i. The landscape buffer adjacent to Hill Top Drive shall be a minimum of 10 feet in width, with a 6-foot PVC fence.
- j. The landscape buffer adjacent to the property to the west designated as Low Density Residential and the Low Density Residential property to the east that is being used as a church, shall be a minimum 15', with a 6-

foot masonry wall, except a wall shall not be required where adjacent to wetlands or floodplain.

- k. A minimum 50' building setback shall apply adjacent to the property to the west designated as Low Density Residential, except that building setback may be reduced to 40' if the buildings are positioned so that only a side, and not the front or rear, of the building is facing the Low Density Residential property.
- l. The following minimum building setbacks shall apply to the individual townhouse units:
 - 1. Front: 20 foot setback from back of sidewalk
 - 2. Rear: 10 foot setback
 - 3. Side: 0 foot setback, except for 20' between blocks of units
- m. Accessory structures shall be prohibited on the individual townhouse lots.
- n. Permitted uses for the residential portion shall be single-family townhouse units, home offices, and home occupations.
- o. All landscape buffers and common areas shall be maintained by a homeowners association.
- p. The development shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.
- q. Sidewalks shall be required on both sides of the internal streets, except that the Board of Commissioners may choose to allow sidewalks on only one side of the internal streets at the time of Final Master Plan approval.
- r. Front walls of townhouse units shall be staggered.
- s. Converting garages to living space shall be prohibited.
- t. Guest parking shall be provided at a minimum rate of 1 space per 3 dwelling units.
- u. Balconies shall be prohibited overlooking adjacent single-family homes which are not buffered by a 50' right of way or a 50' buffer including building setback.
- v. Architectural renderings of the buildings shall be provided with the Final Master Plan.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission met on January 5, 2005 and voted 7 to 0 to recommend APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment from Low Density Residential Medium Density Residential and rezone from A-1 to PUD, and approval of the attached Preliminary Master Plan subject to the conditions contained in the attached Development Order, and also subject to a potable water mitigation plan being presented to the Board of County Commissioners at the adoption hearing.



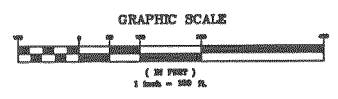
LEGAL DESCRIPTION

Lot 1 and 2, Block "D", Hansen's Acres, as recorded in Plat Book 10, page 41 of the Public Records of Seminole County, Florida.

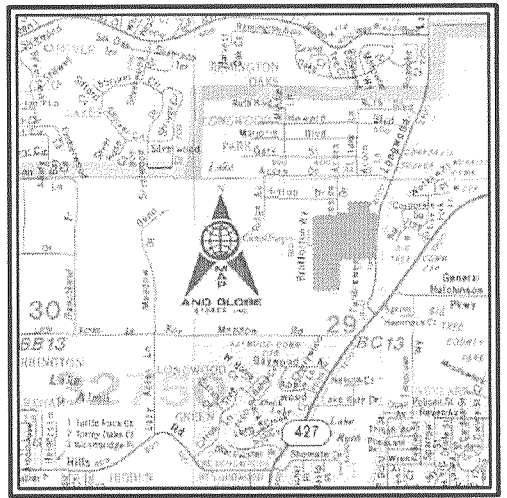
TOGETHER WITH:

The North 1325.4 feet of the West 1/2 of the NE 1/4 West of the Longwood-Lake Mary Road (LESS the North 185 feet thereof) and the East 155 feet of the South 1150.0 feet of the North 1325.4 feet of the East 1/2 of the NW 1/4, all in Section 29, Township 20 South, Range 30 East, Seminole County, Florida; LESS the following described property commencing at the intersection of the Westerly right-of-way line of Longwood Lake Mary Road with the South line of the North 155.0 feet of the Northeast 1/4 of Section 29, Township 20 South, Range 30 East, Seminole County, Florida; thence run S 22°44'17" E along said Westerly right-of-way line 76.32 feet to the P.C. of a curve concave Southeastward and having a radius of 1507.88 feet; thence run Southeastward along said curve and right-of-way line through a central angle of 09°04'01" on an arc distance of 156.88; thence leaving said right-of-way line, run N 82°07'24" W 200.00 feet; thence run N 14°13'35" E 200.00 feet to said South line of the North 155.0 feet of the NE 1/4; thence run along said South line S 88°22'43" E 230.00 feet to the Point of Beginning; and LESS commencing at the North 1/4 of Section 29, Township 20 South, Range 30 East, Seminole County, Florida; and run South 01°10'21" West along the North-South center section line 165.00 feet to the point of beginning; thence run North 89°12'42" West 185.00 feet; thence run South 01°10'21" West 200.00 feet; thence run South 89°12'42" East 220.00 feet; thence run North 01°10'21" East 199.05 feet; thence run North 89°12'43" West 55.00 feet to the point of beginning; AND ALSO LESS the South 150 feet of the North 1325.4 feet of the NE 1/4 West of Longwood-Lake Mary Road and the South 150 feet of the North 1325.4 feet of the East 1/2 of the NW 1/4.

Subject to the right of way taking as recorded in Official Records Book 3067, page 1153, of the Public Records of Seminole County, Florida.



VICINITY MAP

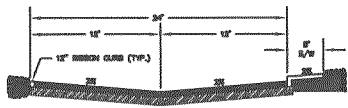


DEVELOPMENT STANDARDS

1. SITE AREA 36,90 AC.
2. PROPOSED PROJECT SHALL BE YOUNGWOOD.
3. EXISTING LAND USE: LOW DENSITY RESIDENTIAL.
4. PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL.
5. EXISTING ZONING: A-1 AGRICULTURE.
6. PROPOSED ZONING: PD.
7. WETLAND LINE BASED ON AERIAL INFORMATION; ACTUAL WETLAND LINE TO BE DETERMINED AT FINAL ENGINEERING.
8. TOPOGRAPHY DETERMINED FROM LIDAR DEMOGRAPHIC MAP, SEMINOLE COUNTY, FLORIDA.
9. ALL FLOOD INFORMATION DETERMINED FROM FEMA FLOOD MAP OF SEMINOLE COUNTY, FLORIDA, FIRM 15010 E.
10. WATER & SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
11. RECREATION SYSTEMS TO BE DESIGNED TO MEET SEMINOLE COUNTY AND SUBURBAN REQUIREMENTS.
12. SCHOOL AGE CHILDREN:
 - ELEMENTARY (180 SF = 610 CHILD/100) = 35 CHILDREN
 - MIDDLE (180 SF = 600 CHILD/100) = 10 CHILDREN
 - HIGH SCHOOL (180 SF = 600 CHILD/100) = 11 CHILDREN
 - TOTAL 44 SCHOOL AGE CHILDREN
13. TREE PROTECTION SHALL BE DETERMINED IN ACCORDANCE TO SEMINOLE COUNTY REQUIREMENTS.
14. OPEN SPACE WILL BE PROVIDED FOR SEMINOLE COUNTY LID.
15. A MANDATORY NDA WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
16. THE FOLLOWING SERVICE REQUIREMENTS SHALL BE REQUIRED:
 - TRAFFIC - 100 LISTS = 0.45 TONS/LEIST = 1000 TONS WATER - 100 LISTS = 300 GPD/LEIST = 60,000 GPD SEWER - 100 LISTS = 300 GPD/LEIST = 60,000 GPD SCHOOLS - SEE NOTE 12
17. THE GENERAL FRONT OF THE PROPOSED ZONING CLASSIFICATION IS AS FOLLOWS:
 - (A) THE GENERAL PURPOSE IS TO DEVELOP AN ATTRACTIVE TOURIST DEVELOPMENT.
 - (B) THE PROPOSED LAND USE BY DENSITY AND DENSITY IS SHOWN ON THE "LAND USE TABLE" ON THIS SHEET.
 - (C) THE MAXIMUM BUILDING HEIGHT IS 20 FEET.
 - (D) IT IS ANTICIPATED THAT THE BUILDINGS WILL BE WOOD FRAME OR BLOCK CONSTRUCTION WITH A BRICK FINISH. LANDSCAPING WILL MEET THE SEMINOLE COUNTY LID. CONCEPTUALLY A BAYED, HEAVILY LANDSCAPED ONE-ENTRY IS ANTICIPATED WITH A MASONRY WALL ALONG S.E. CORNER AND THE SINGLE FAMILY PROPERTIES ADJACENT TO THE SUBJECT.
 - (E) RECREATION AND OPEN SPACE IS ANTICIPATED ON THE "LAND USE TABLE" ON THIS SHEET.
 - (F) NO FACILITY COMPONENTS ARE ANTICIPATED.
 - (G) THE PROPOSED TOURS SHALL BE DEVELOPED IN ONE TO TWO PHASES WITH A SINGLE PHASE STARTING AT PHASE 1.
18. NO ENCROACHMENTS INTO THE EXISTING ON-SITE WETLAND ARE ANTICIPATED AT THIS TIME. IF ANY ENCROACHMENTS DO OCCUR, THEY WILL BE PROVIDED FOR THE BURNED AND SEMINOLE COUNTY REQUIREMENTS.
19. IF RECREATION WILL BE PROVIDED ALONG ONE SIDE OF ALL INTERNAL DRIVEWAYS, THESE DRIVEWAYS WILL BE LIMITED TO THE PROPOSED SIDEWALK ALONG THE PROJECT FRONTAGE. THIS SIDEWALK IS CONSISTENT WITH OTHER RECENTLY APPROVED YOUNGWOOD PROJECTS.
20. PROPOSED SETBACKS:
 - FRONT - 20' FROM E.A.P. OR B.L.A.
 - REAR - 0' EXCEPT 30' BETWEEN BUILDINGS.
 - PERIMETER BETWEEN - A 10' WALL (NO) FOR LANDSCAPE BARRIER INCLUDING A 6" BLOCK WALL AND A 30' BUILDING SETBACK WILL APPLY ALONG ALL EXISTING SINGLE FAMILY LOTS AND THE S.E. CORNER. A LETTER OF AGREEMENT FROM THESE ADJACENT SINGLE FAMILY HOMEOWNERS ARE ATTACHED.
 - A 10' FENCE BARRIER INCLUDING A 6" PVC FENCE, AND A 30' BUILDING SETBACK WILL APPLY ALONG THE HILL TOP DRIVE SIDE.

LAND USE TABLE

TOTAL AREA 36,90 AC
ESTIMATED DENSITY AREA 61.8 AC
WETLAND AREA 64.8 AC
OPEN SPACE REQUIRED 36.90 AC = 0.35 = 64.8 AC (SEE NOTE 14)
RECREATION NET AREA 66.85 AC (FOR POOL/COURT/TOY LOT)
ESTIMATED NET DENSITY (36.90 AC - 1.8 AC - 4.8 AC) = 30.30 AC = 4100 UNITS
ESTIMATED GROSS DENSITY 100 UNITS/36.90 AC = 67.8 DU/AC



SOILS LEGEND

SYMBOL	SOILS LINE
10	Doak, Doak, and Harlan soils, deepwater
20	Hybla and Coahuila fine sands
31	Thomas-Sillinger fine sands, 0 to 8 percent slopes

PRELIMINARY MASTER PLAN FOR
LONGWOOD PROPERTY
FLORIDA
SEMINOLE COUNTY

CLIENT
C&G REAL ESTATE
708 NORWALK AVE., SUITE 102
MAITLAND, FLORIDA 32751
(407) 628-4330

ENGINEER IN CHARGE:
CHADWICK H. MCKENNA, P.E. #61278
REGISTERED PROFESSIONAL ENGINEER
FLORIDA

NO.	DATE	REVISIONS
1	09/22/04	ISSUE FOR PERMITTING
2		
3		
4		
5		
6		
7		
8		
9		
10		

JOB # 24127
DATE: 09/22/04
SCALE: 1" = 100'
DESIGNED BY: CHM
DRAWN BY: JAW
APPROVED BY: CHM

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/
PLANNING AND ZONING COMMISSION**

JANUARY 5, 2005

Members present: Richard Harris, Chris Dorworth, Dudley Bates, Walt Eismann, Beth Hattaway, Ben Tucker, and Matt Brown.

Also present: Matt West, Planning Manager; Tony Walter, Assistant Planning Manager; Earnest McDonald, Principal Coordinator; Rebecca Hammock, Principal Coordinator; Tina Deater, Senior Planner; Jeffrey Hopper, Senior Planner; April Boswell, Senior Planner; Jim Potter, Senior Engineer; and Candace Lindlaw-Hudson, Senior Staff Assistant.

H. Hill Top Drive / Longwood Lake Mary Road LSLUA and Rezone;
Allan Goldberg / C&G Real Estate Group Inc., applicants; approximately 22.45 acres; Large Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR); and rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); located on the west side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive; (Z2004-057 / 05S.FLU03).

Commissioner Henley – District 4
Tina Deater, Senior Planner

Tina Deater introduced the Hill Top Drive/Longwood-Lake Mary Road Rezone. The applicant proposes a rezone from A-1 to PUD and a Large Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for a townhouse development on approximately 21.45 acres, located on the west side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive. The proposed development program consists of a maximum 10 dwelling units per net buildable acre. The proposed Land Use amendment to MDR includes an additional one acre over what is included in the rezone request from A-1 to PUD. One of the property owners wishes to preserve, for the time being, the A-1 zoning designation on the one acre lot they are going to continue to use for their single-family residence, but want to have the option of rezoning later under the MDR land use category.

According to Exhibit FLU-Appropriate Transitional Land Uses of the Vision 2020 Comprehensive Plan, Medium Density Residential can be an appropriate transitional land use between the Low Density Residential future land use to the north, east, and west, and the Industrial future land use to the south, if appropriate buffers, building heights, and architectural controls are in place. Staff believes that the proposed Medium Density Residential future land is compatible

with the surrounding land uses, if it is subject to the conditions contained within the development order in the staff report.

The applicant has submitted letters from the adjacent single-family homeowners to the north, south and east of the proposed development, stating that they approve of the proposed 10-foot landscape buffer with a 6-foot masonry wall and 25-foot building setback adjacent to their properties. Therefore staff is recommending as a condition of approval, that 10-foot landscape buffer with a 6-foot masonry wall and 25-foot building setback apply adjacent to those four properties and also adjacent to the Low Density Residential property to the east that is being used as a church. The west side of the proposed development is adjacent to property with Low Density Residential future land use also.

Staff has not received any approval letters from this property owner, and therefore, staff is recommending as a condition of approval that along the west property line adjacent to the property with Low Density Residential future land use, a minimum 15-foot landscape buffer with a 6-foot masonry wall and 50-foot building setback apply. The building setback may be reduced to 40-feet if the buildings are positioned so that only a side, and not the front or rear, of the building is facing the Low Density Residential property.

The subject property is located within the Seminole County water and sewer service areas. Water and sewer services are available to the site, however the proposed land use amendment would increase the estimated potable water demand for the subject property. Since this increase was not factored into the permitted capacity for the water system serving the site, staff is recommending that a mitigation plan to offset the difference in potable water usage be created and brought back before the Board of County Commissioners at the adoption hearing.

Ms. Deater said that staff recommends approval and Transmittal of the requested Large Scale Land Use Amendment from Low Density Residential to Medium Density Residential and rezone from A-1 to PUD, and approval of the attached Preliminary Master Plan subject to the attached Development Order and the condition that a potable water mitigation plan shall be presented to the Board of County Commissioners at the adoption hearing.

School Board comments stated that this project will have nominal impact on schools.

Commissioner Bates asked what good does the increase in density do?

Matt West said that we don't analyze to say "Is this better?" We say does it make it worse. Our Comprehensive Plan is not set up that way.

Charles Madden stated that on Item J he would like to add the comment "except where wetlands or flood plain." This project is adjacent to a church. He would

like to omit the wall next to the wetland. He would also add a comma and “adjacent to wetlands or flood plain.”

Suzanne Lang of Lake Lane in Longwood Park stated that this area is on wells that have been drying up. She is opposed to the application.

Jeff Hawkins of Acorn Drive was concerned about wildlife and traffic in the area, as well as building height.

Mr. Madden stated that there is a 10-foot water mane on the other side of the road. He will run a 1,200-foot sewer force mane. The road is at service level “D” now. These will be 2 story houses with fee simple ownership. There will be a 10-foot buffer and a 6-foot wall on common property lines. He will put in sidewalks.

Commissioner Hattaway made a motion to recommend approval with the proposed changes to items “J” and “I.”

Commissioner Dorworth seconded the motion.

The vote was 7 – 0 in favor of the motion.

SEMINOLE COUNTY DEVELOPMENT ORDER

On _____, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as **Exhibit A.**

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Dorothea M. Clack
1876 Longwood Lake Mary Road
Longwood, FL 32752

Raymond T. and Sharon C. Huegel
245 Hilltop Drive
Longwood, FL 32750

Project Name: Hilltop Drive/Longwood Lake Mary Road Large Scale Land Use
Amendment

Requested Development Approval:

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 owners of the property have 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: Tina Deater
1101 East First Street
Sanford, Florida 32771

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's approval, all of which have been accepted by and agreed to by the owner of the property are as follows;

- a. The residential portion of the project shall be developed at a maximum density of 10 units per net buildable acre.
- b. All townhouse units shall be located on individual platted lots.
- c. A minimum of twenty-five (25) percent of the project area must be designated as open space per the requirements of the Land Development Code. Wet retention areas to be counted as open space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. The applicant shall demonstrate on the Final PUD Master Plan that the open space requirements have been met.
- d. The maximum building height shall be 35 feet.
- e. The landscape buffer adjacent to Longwood-Lake Mary Road (SR 427) and the existing single-family homes owned by Ms. Rita Manny, Ms. Cathy Akers, Ms. Dorothea Clack, and Mr. Jeff Clack, and the single-family homes along the north property line adjacent to Acorn Drive, shall be a minimum of 10 feet in width, with a 6-foot masonry wall.
- f. A 25' building setback shall apply adjacent to Longwood-Lake Mary Road (SR 427) and the existing single-family homes owned by Ms. Rita Manny, Ms. Cathy Akers, Ms. Dorothea Clack, and Mr. Jeff Clack, and the single-family homes along the north property line adjacent to Acorn Drive.
- g. A 20' building setback shall apply along the Hill Top Drive right-of-way.
- h. The landscape buffer adjacent to Hill Top Drive shall be a minimum of 10 feet in width, with a 6-foot PVC fence.
- i. The landscape buffer adjacent to the property to the west designated as Low Density Residential and the Low Density Residential property to the east that is being used as a church, shall be a minimum 15', with a 6-foot masonry wall, except a wall shall not be required where adjacent to wetlands or floodplain.
- j. A minimum 50' building setback shall apply adjacent to the property to the west designated as Low Density Residential, except that building setback may be reduced to 40' if the buildings are positioned so that only a side, and not the front or rear, of the building is facing the Low Density Residential property.
- k. The following minimum building setbacks shall apply to the individual townhouse units:
 1. Front: 20 foot setback from back of sidewalk

- 2. Rear: 10 foot setback
- 3. Side: 0 foot setback, except for 20' between blocks of units
- l. Accessory structures shall be prohibited on the individual townhouse lots.
- m. Permitted uses for the residential portion shall be single-family townhouse units, home offices, and home occupations.
- n. All landscape buffers and common areas shall be maintained by a homeowners association.
- o. The development shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.
- p. Sidewalks shall be required on both sides of the internal streets, except that the Board of Commissioners may choose to allow sidewalks on only one side of the internal streets at the time of Final Master Plan approval.
- q. Front walls of townhouse units shall be staggered.
- r. Converting garages to living space shall be prohibited.
- s. Guest parking shall be provided at a minimum rate of 1 space per 3 dwelling units.
- t. Balconies shall be prohibited overlooking adjacent single-family homes which are not buffered by a 50' right of way or a 50' buffer including building setback.
- u. Architectural renderings of the buildings shall be provided with the Final Master Plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owners of the said property have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

Attest: _____
 Maryanne Morse
 Clerk to the Board of County Commissioners

By: _____
 Board of County Commissioners
 Carlton Henley, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owners, Dorothea M. Clack, on behalf of herself and her heirs, 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.

Witness

Print Name

Dorothea M. Clack

Witness

Print Name

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Dorothea M. Clack, who is personally known to me or who has produced _____ has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owners, Raymond T. Huegel, on behalf of themselves and their heirs, 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.

Witness

Print Name

Raymond T. Huegel

Witness

Print Name

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Raymond T. Huegel, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owners, Sharon C. Huegel, on behalf of themselves and their heirs, 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.

Witness

Print Name

Sharon C. Huegel

Witness

Print Name

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Sharon C. Huegel, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A
Legal Description

Lots 1 and 2 ,block "D", Henson's Acres, as recorded in Plat Book 9, page 99 of the Public Records of Seminole County, Florida.

TOGETHER WITH:

The North 1325.4 feet of the West 1/2 of the NE 1/4 West of the Longwood-Lake Mary Road (LESS the North 165 feet thereof) and the East 165 feet of the South 1160.4 feet of the North 1325.4 feet of the East 1/2 of the NW 1/4, all in Section 29, Township 20 South, Range 30 East, Seminole County, Florida, LESS the following described property:

Commence at the intersection of the Westerly right-of-way line of Longwood Lake Mary Road with the South line of the North 165.0 feet of the Northeast 1/4 of Section 29, Township 20 South, Range 30 East, Seminole County, Florida; thence run S 22°44'17" E along said Westerly right-of-way line 70.32 feet to the P.C. of a curve concave Southeasterly and having a radius of 1507.98 feet; thence run Southwesterly along said curve and right-of-way line through a central angle of 06°04'01" an arc distance of 159.68; thence leaving said right-of-way line, run N 82°01'24" W 200.00 feet; thence run N 14°13'35" E 200.00 feet to said South line of the North 165.0 feet of the NE 1/4; thence run along said South line S 88°22'43" E 230.00 feet to the Point of Beginning.

AND LESS:

Commence at the North 1/4 of Section 29, Township 20 South, Range 30 East, Seminole County, Florida, and run South 01°10'21" West along the North-South center section line 165.00 feet to the point of beginning, thence run North 89°21'42" West 165.00 feet; thence run South 01°10'21" West 200.00 feet, thence run South 89°21'42" East 220.00 feet, thence run North 01°10'21" East 199.06 feet, thence run North 88°22'43" West 55.00 feet to the point of beginning.

AND ALSO LESS:

The South 150 feet of the North 1325.4 feet of the NE 1/4 West of Longwood-Lake Mary Road and the South 150 feet of the North 1325.4 feet of the East 165 feet of the NW 1/4.

ALSO LESS lands conveyed to Seminole County by deed recorded in Official Records Book 3087, page 1153, Public Records of Seminole County, Florida.

AND ALSO LESS:

A portion of land lying in Section 29, Township 20 South, Range 30 East, Seminole County, Florida. Being more particularly described as follows:

BEGIN at the Northeast corner of Seminole County retention pond per Official Records Book 3087, page 1153, Public Records of Seminole County, Florida; thence run South 73°50'23" West along the Northerly line of said Seminole County Retention pond for a distance of 83.08 feet; thence departing said Northwesterly line run North 01°56'23" East for a distance of 173.32 feet; thence run South 88°00'10" East for a distance of 235.57 feet to a point on the Westerly right of way line of Longwood – Lake Mary Road; thence run South 01°51'22" West along said Westerly right of way for a distance of 196.96 feet; thence departing said Westerly right of way line run North 88°08'38" West for a distance of 156.67 feet to a point on the Easterly line of said Seminole County retention pond; thence run North 01°41'45" East along said Easterly line for a distance of 49.91 feet to aforesaid POINT OF BEGINNING.

Contains 1.0 acres more or less.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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, "Hill Top Drive/Longwood-Lake Mary Road PUD Large Scale Land Use Amendment and Rezone Staff Report"

(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. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 to PUD:

SEE ATTACHED EXHIBIT A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall 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 shall 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 shall 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. This Ordinance shall become effective upon filing this order by the Department and recording of Development Order #04-23000007 in the official land records of Seminole County.

ENACTED this _____, 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton Henley, Chairman

EXHIBIT A LEGAL DESCRIPTION

LEGAL DESCRIPTION:

Lots 1 and 2 ,block "D", Henson's Acres, as recorded in Plat Book 9, page 99 of the Public Records of Seminole County, Florida.

TOGETHER WITH:

The North 1325.4 feet of the West 1/2 of the NE 1/4 West of the Longwood-Lake Mary Road (LESS the North 165 feet thereof) and the East 165 feet of the South 1160.4 feet of the North 1325.4 feet of the East 1/2 of the NW 1/4, all in Section 29, Township 20 South, Range 30 East, Seminole County, Florida, LESS the following described property:

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AND LESS:

Commence at the North 1/4 of Section 29, Township 20 South, Range 30 East, Seminole County, Florida, and run South 01°10'21" West along the North-South center section line 165.00 feet to the point of beginning, thence run North 89°21'42" West 165.00 feet; thence run South 01°10'21" West 200.00 feet, thence run South 89°21'42" East 220.00 feet, thence run North 01°10'21" East 199.06 feet, thence run North 88°22'43" West 55.00 feet to the point of beginning.

AND ALSO LESS:

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ALSO LESS lands conveyed to Seminole County by deed recorded in Official Records Book 3087, page 1153, Public Records of Seminole County, Florida.

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Contains 1.0 acres more or less.

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ENACTED this _____, 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton Henley, Chairman

EXHIBIT A LEGAL DESCRIPTION

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Contains 1.0 acres more or less.

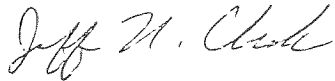
November 15, 2004

To: Seminole County Zoning Department

Re: C & G Longwood Property

To Whom It May Concern:

Please accept this letter as our approval of C&G Real Estate Group, Inc. change in Future Land Use to Medium Density and zoning to PUD for their Longwood Property (Clack). We also approve of a 25' building setback from our property lines, and a 10' wall and landscape buffer along our property line. In addition we agree with the builders commitment to build a 6' masonry wall within the wall and landscape easement noted along our abutting property lines.



Jeff Clack
1866 Longwood Lake Mary Road

November 15, 2004

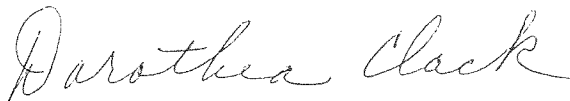
To: Seminole County Zoning Department

Re: C & G Longwood Property

To Whom It May Concern:

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Dorothea Clack
1876 Longwood Lake Mary Road

A handwritten signature in cursive script that reads "Dorothea Clack". The signature is written in black ink and is positioned below the typed name and address.

November 15, 2004

To: Seminole County Zoning Department

Re: C & G Longwood Property

To Whom It May Concern:

Please accept this letter as our approval of C&G Real Estate Group, Inc. change in Future Land Use to Medium Density and zoning to PUD for their Longwood Property (Clack). We also approve of a 25' building setback from our property lines, and a 10' wall and landscape buffer along our property line. In addition we agree with the builders commitment to build a 6' masonry wall within the wall and landscape easement noted along our abutting property lines.

Address:

*Cathy Akers 1886 Longwood Dr. Mary Rd
Longwood, FL 32750*

November 15, 2004

To: Seminole County Zoning Department

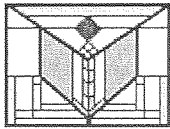
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Address:

Rita Masny
1699 Hillside LN.
Longwood, FL 32750



Candace Hudson /Seminole
01/03/2005 04:27 PM

To Tina Deater/Seminole@Seminole, Jeffrey Hopper/Seminole@Seminole
cc
bcc
Subject Fw: P&Z Agenda 1.05.05

History: This message has been forwarded.

Candace Lindlaw-Hudson
Sr. Staff Assistant
Seminole County Planning Division
1101 E. First Street, Suite 2201
Sanford, FL 32771
Phone: 407.665.7450
Fax: 407.665.7385
----- Forwarded by Candace Hudson/Seminole on 01/03/2005 04:23 PM -----



Dianne_Kramer@scps.k12.fl.us
01/03/2005 04:15 PM

To chudson@seminolecountyfl.gov, mwest@seminolecountyfl.gov
cc Board-Members_DL/scps_esc@mail.scps.k12.fl.us, spedicini@orlandosentinel.com
Subject P&Z Agenda 1.05.05

I have reviewed the agenda for January 5, 2005, and have the following comments on behalf of Seminole County Public Schools. I would appreciate their being read into the record at the appropriate time:

On August 10, 2004, the School Board unanimously approved a motion to "oppose land use changes that convert non-residential properties to residential until the School Board, County, and the Cities have an opportunity to discuss addressing future growth and the impact of those changes on the county and the school system." The Board of County Commissioners and the School Board have met in a joint work session, and staff is starting to work on alternative responses to this issue. To date, however, there has been no proposal or resolution. With that in mind, we have concerns regarding the following agenda items:

Item F. NW 46 Planned Unit Development -- land use change from Commercial to Medium Density Residential 450 multi-family units
The applicant is correct in projecting 102 students from this development...52 elementary (2.5 classrooms); 24 middle school students (1 classroom); and 26 high school students (1 classroom). The project would be served by the following schools:

NW cluster elementaries	Capacity deficit now and after additions are completed	
Wilson	934 enrollment	16 portables
14 classroom addition for school year 2005/06		
Bentley	922 enrollment	1 portable 14
classroom addition for school year 2005/06		
Idyllwilde	890 enrollment	9 portables
Wicklow	934 enrollment	11 portables
Middle School	Capacity deficit now; some relief expected with Markham Woods Middle scheduled to open Aug. 2006	
Sanford	1408 enrollment	7 portables
High School	Capacity deficit now and through 2013	
Seminole	2861 enrollment	18 portables

Additions and renovations in progress

Item G. Cameron Heights PUD -- land use change from Suburban Estates, Industrial, and Commercial to Planned Development; 910 single family homes and 151 townhouses..potential for 244 elementary students (11+ classrooms); 112 middle school students (5 classrooms); 122 high school students (5 classrooms). The project would be served by the following schools:

NE cluster elementaries		Capacity deficit now and in the future
Midway	393 enrollment	8 portables New replacement school currently being designed (additional 350 stations)
Hamilton	733 enrollment	11 portables
Pine Crest	732 enrollment	8 portables
Middle School		Capacity deficit now; some relief expected with Markham Woods Middle scheduled to open Aug. 2006
Sanford	1408 enrollment	7 portables
High School		Capacity deficit now and through 2013
Seminole	2861 enrollment	18 portables

Additions and renovations in progress

This project will have significant impact. If approved, the project should help improve the pedestrian circulation to the new Midway Elementary site by providing off-site sidewalks.

Item H. Hilltop Drive --- land use change from low density to medium density; minimal impact; no comments

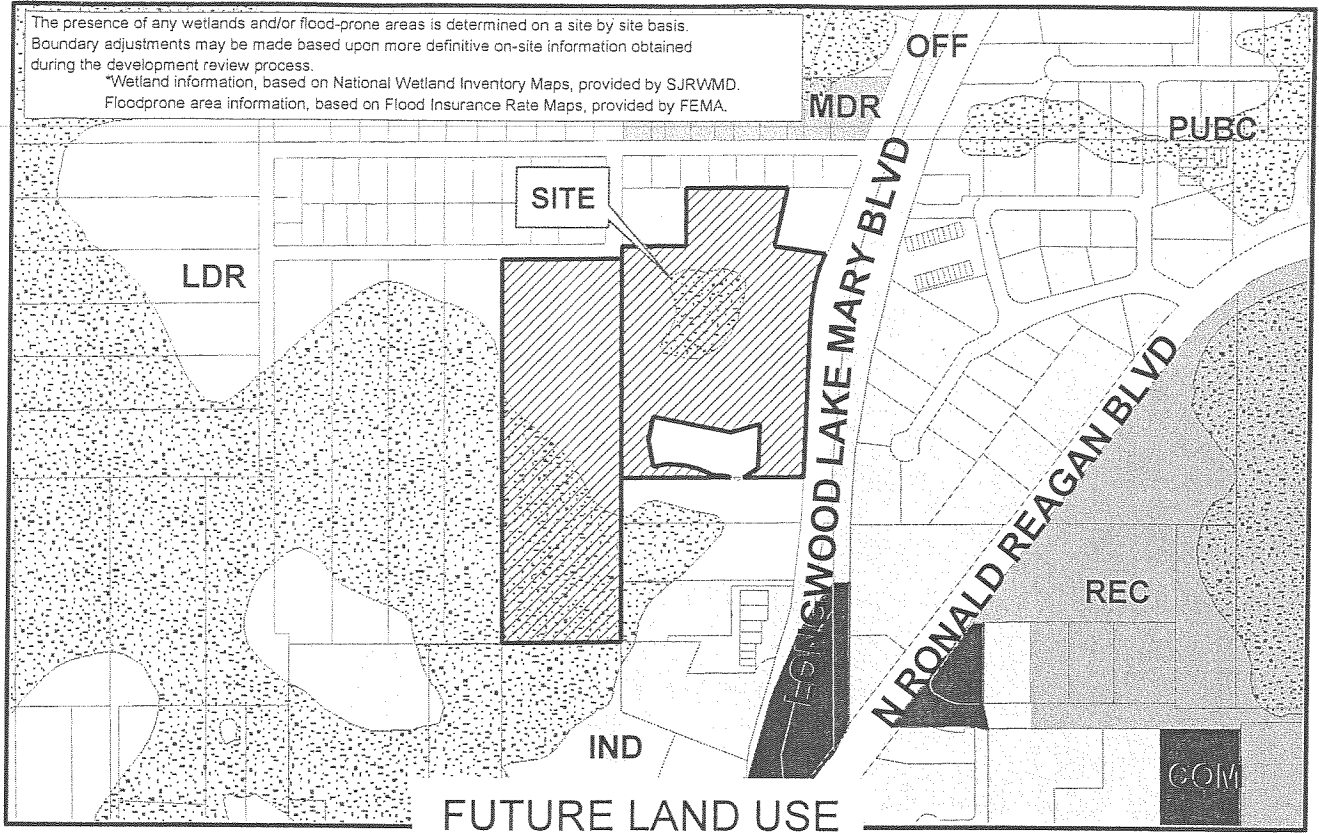
Item I. San Pedro Center -- low density residential to Planned Development; potentially 1,999 residential units. This impact cannot be determined without a breakdown in the type and number of units. It could generate the need for an additional elementary school, so a site should be reserved.

Item J. Osprey Lakes -- 47 single family homes; minimal impact; no comment

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The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

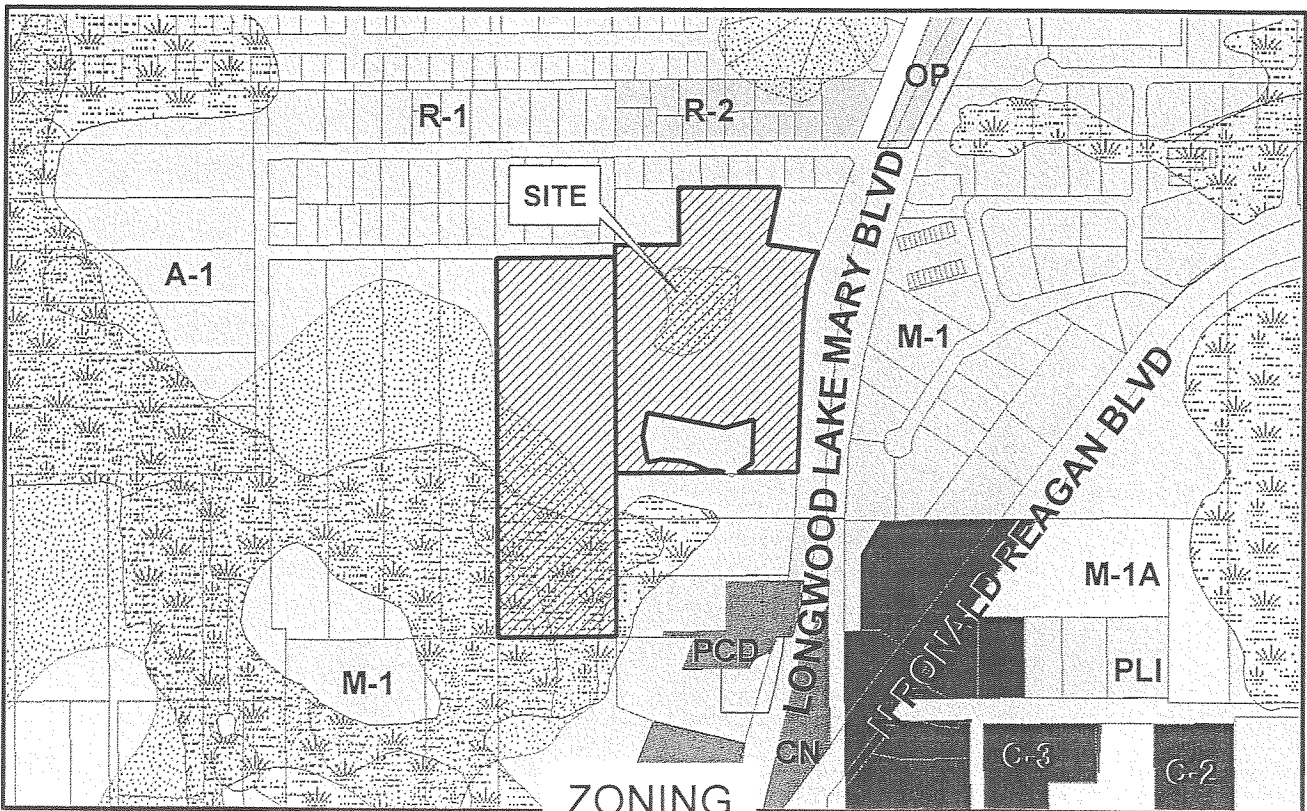


FUTURE LAND USE

- Site
- LDR
- MDR
- OFF
- COM
- IND
- PUB
- REC
- CONS

Applicant: Allan Goldberg / C&G Real Estate Group
 Physical STR: part of 20-20-30 & 29-20-30
 Gross Acres: +/- 21.45 BCC District: 4
 Existing Use: Single Family and Agricultural
 Special Notes: None

	Amend/ Rezoning#	From	To
FLU	05S.FLU03	LDR	MDR
Zoning	Z2004-057	--	--





ZONING

- A-1
- R-1
- R-2
- CN
- C-2
- C-3
- M-1A
- M-1
- PCD
- PLI
- OP
- FP-1
- W-1



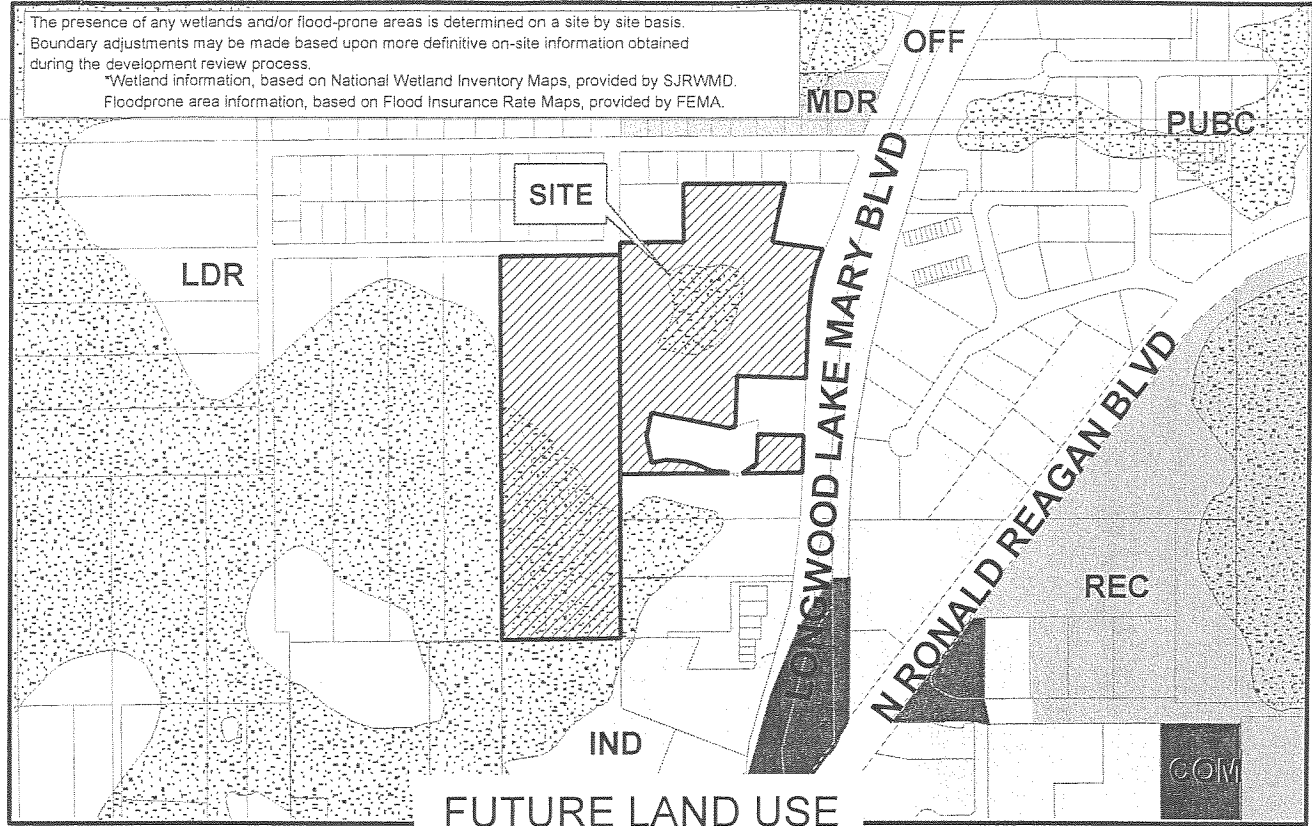
Amendment No: 05S.FLU03
From: LDR To: MDR

-  Parcel
-  Subject Property



February 1999 Color Aerials

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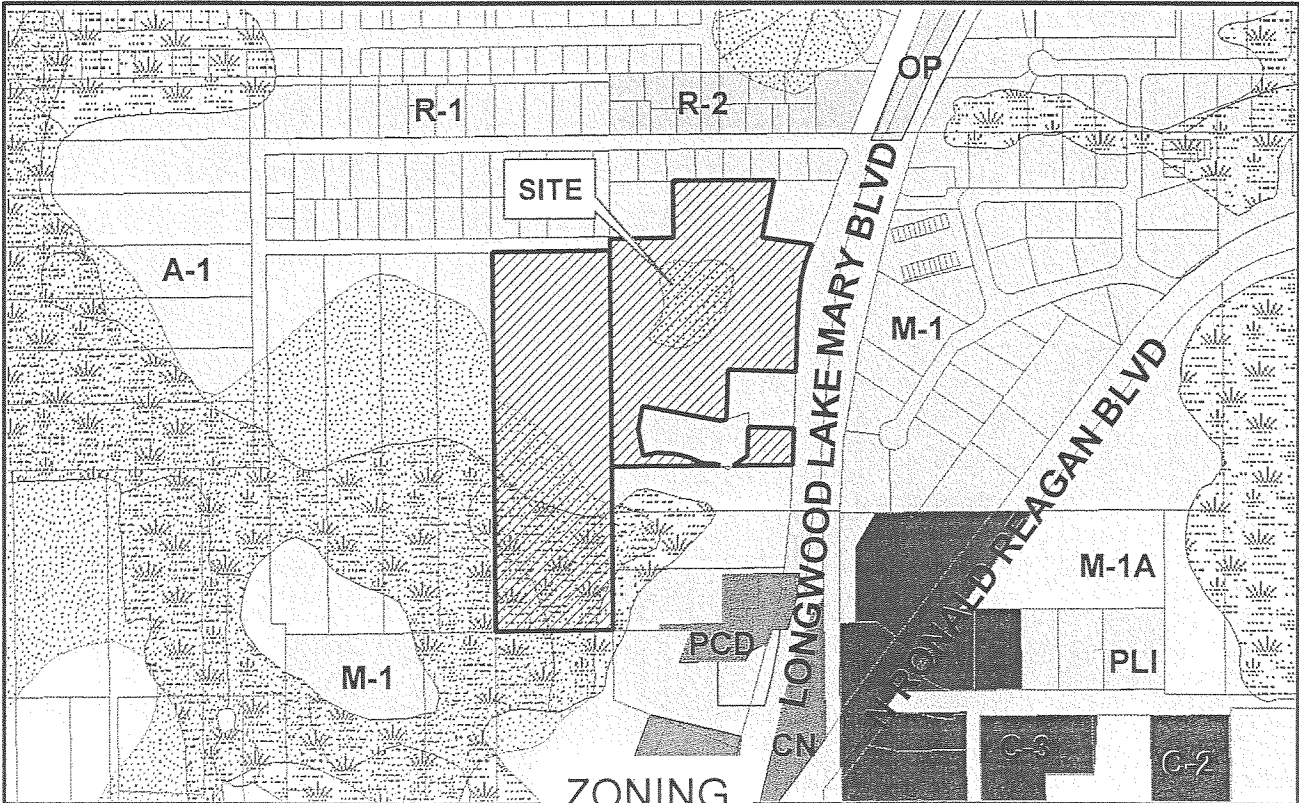


FUTURE LAND USE

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	Amend/ Rezoning#	From	To
FLU	05S.FLU03	--	--
Zoning	Z2004-057	A-1	PUD





ZONING

- A-1
- R-1
- R-2
- CN
- C-2
- C-3
- M-1A
- M-1
- PCD
- PLI
- OP
- FP-1
- W-1



Rezone No: Z2004-057
From: A-1 To: PUD

-  Parcel
-  Subject Property



February 1999 Color Aerials