



Although Cameron Heights would occupy less than half the land in the area bordered by the roads named above, it would touch all four, with the greatest amount of frontage, approximately 1,700', on Sipes Ave. Also, the development would have approximately ¼ mile of frontage and a primary access on Celery Ave. Other primary accesses would connect to SR 415 and SR 46 (through the existing Cameron Ave.). Internal circulation within the site would be provided by a combination of new and existing roads, with the east entrance on SR 415 serving 5 acres of commercial property. This new road alignment would lead into a 15-acre townhouse site and then to a large area of single family development (comprising the bulk of the project) extending west to Sipes Ave. and north to Celery Ave. A 14-acre "business park" on the south edge of the site fronts on SR 46 and adjoins existing industrial land in the City of Sanford. This tract would take direct access from Cameron Ave. rather than SR 46.

As shown on the applicant's proposed Preliminary Master Plan, major components of the project are as follows:

1. **Single Family.** This component consists of three tracts totaling approximately 228 acres and would act as a transition from lower intensity uses to the north and west, toward higher intensities on the east and south, in the vicinity of the Orlando-Sanford International Airport (OSIA). Maximum proposed density is 4 units per gross acre, with a maximum of 910 units. Per Section 30.1359 of the Land Development Code, net density can be estimated by assuming 80% of the site is available for building purposes and 20% will be used for roads, retention, and conservation. Based on this formula, net residential density would be a maximum of 4.99 units per acre. This estimate would be revised in the future with more detailed information provided as part of the Final Master Plan. Minimum lot size would be 5,000 s.f., with all homes having a minimum of 1,000 s.f. of living area.
2. **Townhouse.** At a somewhat higher density and an internal location within the project, the applicant is proposing a maximum of 151 townhouse units on a 15-acre site. Gross density would be 10 units per acre, net density is estimated at 12.5 units per net buildable acre, and minimum living area would be 1,000 s.f. As noted above, this tract would be accessed by a new road serving proposed commercial sites on SR 415. It is adjacent to proposed commercial and industrial tracts within the PUD and also to existing industrial land in the City of Sanford and Seminole County.
3. **Commercial.** Two tracts of 1.9 and 3.1 acres, respectively, would be established at the proposed intersection of the project entrance road and SR 415. These tracts would be configured as retail commercial, with C-1 uses permitted, including gas stations and car washes.
4. **Business Park.** A multi-use tract would be established on 13.7 acres adjacent to SR 46 on the south side of the subject property. This tract would be designated for light industrial and office uses, but would also permit retail uses and apartments.

In a written discussion of the proposal, the applicant notes that the subject property is in the vicinity of OSIA, an area targeted for intense airport-related development through the Industrial and HIP (Higher Intensity Planned Development) future land use

designations of the Vision 2020 Plan. In this discussion, the applicant contends that Seminole County's desire to attract high intensity commercial and industrial development compatible with the airport "cannot be fully achieved if the provision of housing necessary to support the future new employment base is not part of the strategy."

**STAFF RECOMMENDATIONS:**

Through its Vision 2020 Plan, Seminole County encourages higher intensity commercial and industrial development near the Orlando-Sanford International Airport, and has already approved significant amounts of residential use at the intersection of SR 415 and SR 46. Road improvements in the area, both planned and under way, will facilitate traffic circulation and access to major transportation routes. A result is the emergence of a major center of employment and housing within a compact area to the north and east of the Airport. Assuming adequate public facility capacity, the proposed development is consistent with these ongoing trends.

Therefore, Staff recommends APPROVAL of the request subject to conditions listed in the attached staff report and development order.

**LAND PLANNING AGENCY (LPA) RECOMMENDATIONS:**

On January 5, 2005, the Land Planning Agency (LPA) voted 7-0 to recommend DENIAL of the request based on the application failing to adequately address several issues, including compatibility with the airport, traffic and school impacts, and compatibility with the Celery Avenue study.

## Legal Description:

11-19-31-300-0200-0000  
The East 110 feet of the South half of the Southeast Quarter of the Northeast Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida, LESS the South 25 feet and the East 25 feet thereof

11-19-31-301-0500-0000  
Lots A and 1 through 12, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

11-19-31-301-0000-0100  
Lots 11 through 24, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

11-19-31-300-0210-0000  
The South Half of the Southeast Quarter of the Northwest Quarter (LESS the East 600 feet) in Section 33, Township 19 South, Range 31 East, Seminole County, Florida, LESS the South 25 feet thereof

11-19-31-300-0210-0000  
The South 605 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

11-19-31-300-0160-0000  
The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

11-19-31-300-0310-0000  
The West 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

11-19-31-300-0150-0000  
The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

11-19-31-300-0420-0000  
The Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

11-19-31-310-0600-0010  
11-19-31-310-0600-0110  
Lots 1 through 15, inclusive, and Lots 17 and 19, (less right-of-way for State Road 40) of CAMERON OFFICE SUBDIVISION OF BECK LAMMACK, a subdivision, according to the plat thereof as recorded in Plat Book 1, page 88 of the Public records of Seminole County, Florida

11-19-31-300-120A-0000  
The North 3/4 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

11-19-31-300-0120-0000  
The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

11-19-31-300-0040-0000  
The North 3/4 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

11-19-31-300-0040-0000  
The North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

11-19-31-300-0040-0000  
The East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, LESS the North 1/2 thereof, and LESS road right of way, on all of the above, Seminole County, Florida

11-19-31-300-0040-0000  
The South 1/2 of the East of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less roads

11-19-31-300-004A-0000  
The Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

The Northwest 1/4 of the Southeast 1/4, less the North 134.5 feet of the West 209 feet, and less roads, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

11-19-31-300-0110-0000  
The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, less right-of-way for Boardwalk Avenue, Seminole County, Florida

11-19-31-0530-0200  
The Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 75 feet for 26th Street.

11-19-31-300-0560-0000  
The Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street and less the East 25 feet for Boardwalk Avenue

11-19-31-300-003A-0000  
The North 352.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying West of State Road 41.

# CAMERON HEIGHTS

## Planned Unit Development

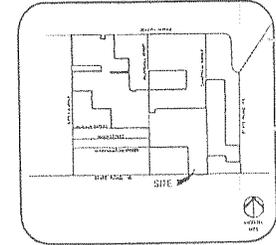
### Preliminary Master Plan

Seminole County, Florida

November, 2004

Revised: 12/15/04 Per county comments

Prepared for:  
American Land Development  
3911 Orange Lake Drive  
Orlando, FL 32817



Location Map

Developer/Applicant  
American Land Development  
3911 Orange Lake Drive  
Orlando, FL 32814  
(407)810-0318  
Contact Robert Zlatoski

Engineer  
Madden Engineering  
431 E. Horatio Ave., Suite 260  
Maitland, FL 32751  
Phone (407) 629-8330

Surveyor  
Allen and Company  
16 East Plant Street  
Winter Garden, Florida 34787

Planner  
Daly Design Group, Inc  
913 N. Pennsylvania Avenue  
Winter Park, Florida 32789

#### Notes:

1. The site will be developed in multiple phases, phasing will be indicated on the final master plan.
2. All areas within the townhome village will be sold fee simple. Deed restrictions will be addressed during the review of the final master plan.
3. All common areas within the residential portions of the site will be owned and maintained by a homeowners' association. The determination of whether there will be a master's association or individual associations will be determined at during the final master plan submittal process.
4. The business park site will not be part of the master association.
5. Roadways within the single-family residential portions of the project will be dedicated to the public. The developer reserves the rights to gate individual villages and make the roads private provided the roadways will be designed to county standards.
6. Roadways within the townhome villages will be private. The homeowners' association for this village will provide ownership and maintenance.
7. Water and sewer service will be provided by the city of Sanford. A conceptual master utility plan will be submitted with the Final Master plan.
8. Buffers will be provided consistent with the active passive buffer requirements. In areas where industrial land use is being converted to residential, if the existing adjacent land use is industrial or commercial then the buffer will be required on the residential property.
9. The project will be developed in multiple phases. Phasing to be reviewed during the final master plan permitting process.
10. The 100 year flood plain does not encumber the property.
11. Topography shown on the plan is based upon USGS maps.

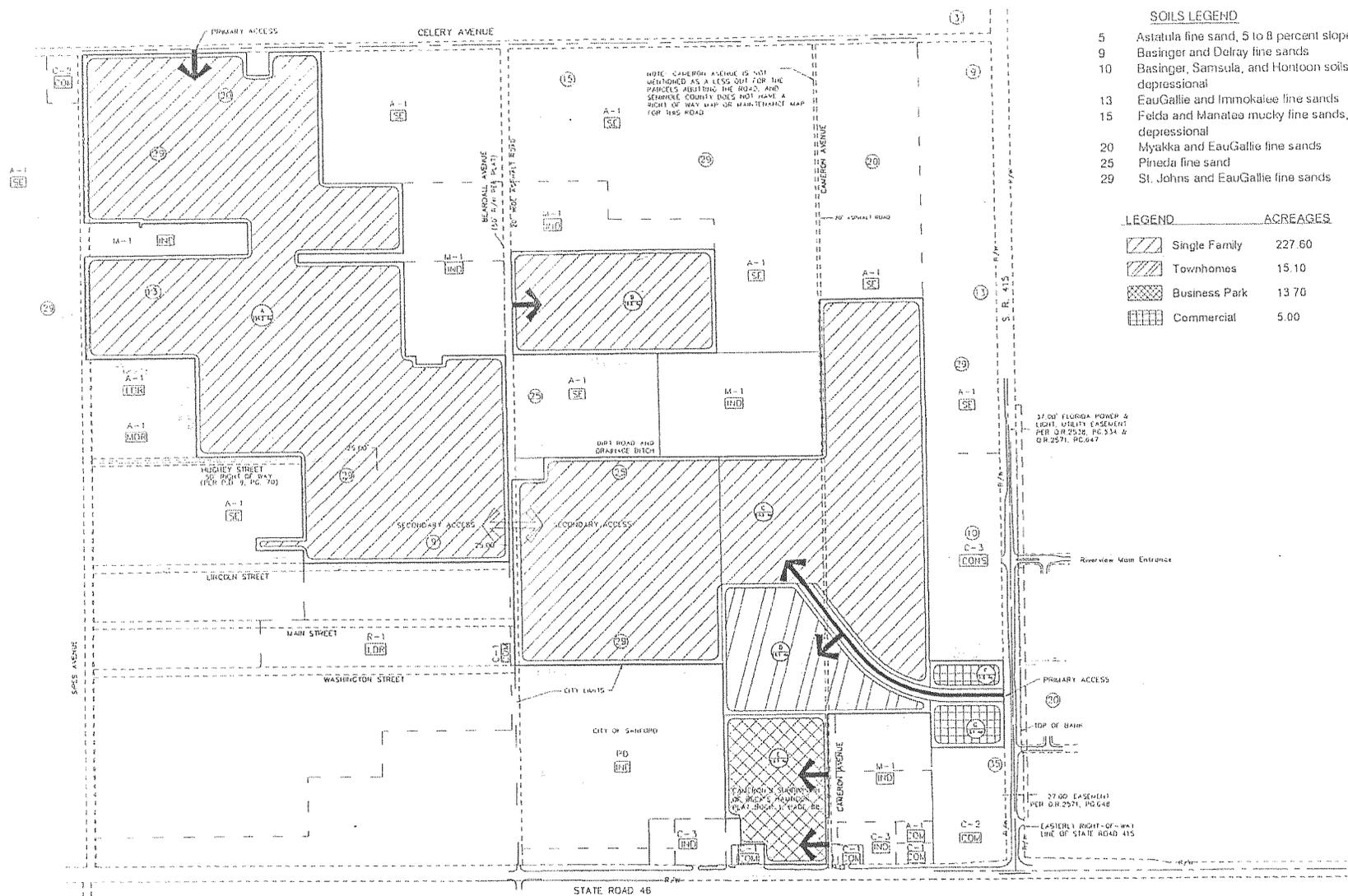
Soil delineations shown on the plan are based upon the SCSS maps

#### SITE DATA

Total land area: 261 acres more or less  
Current Future Land-Use:  
Commercial: 7.08 acres  
Industrial: 61.36 acres  
Low Density Residential: 5 acres  
Suburban Estates: 178.56 acres  
Current Zoning: R-1A, A-1, C-1  
Proposed Future Land-Use, PUD  
Residential Development Standards  
Single Family  
Total Land Area: 227.6 acres  
Maximum net density: 4 units per acre  
Potential units: 910  
Open space required: 56.9 acres  
Minimum lot size: 50%100'  
Minimum living area: 1,000 s.f.  
Maximum Building Height: 35' (2 story)  
Setbacks: Front-20', Side-5', Rear-20', street-side, 20'  
Townhomes  
Total land area: 15.1 acres  
Maximum density: 16 units/acre  
Potential units: 151  
Required open space: 3.77 acres  
Open space facilities: Pool, catwalk, playground, walkways, seating areas  
Maximum building height: 35', two stories  
Required parking: 2 spaces per unit  
Visitor parking: 1 space per three units  
Minimum living area: 1,000 s.f.  
Minimum Lot Width: 20'  
Setbacks: Front-20', Rear-10', side 0'  
Building Separation Requirements:  
Side to side-20'  
Side to rear-30'  
Rear to rear-40'  
Street side setback- 20'  
Business Park Development Standards  
Total land area: 12.7 acres  
Maximum F.A.R.: 40, 238,108 s.f.  
Maximum building height: 35' 2 stories  
Proposed uses: Office, light industrial, commercial, apartments  
Setbacks: per the M-1A Zoning Code and/or R-3 standards  
Commercial Development Standards  
Total land area: 5 acres  
Proposed uses: All uses permitted within the C-1 zoning district and including gas stations & car washes  
Setbacks: Per the C-1 zoning code  
Maximum building height: Per the C-1 zoning district

Daly Design Group Inc.

Land Planning, Landscape Architecture, Project Management, Development Consulting  
913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 743-7373



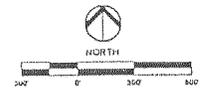
- SOILS LEGEND**
- 5 Astatula fine sand, 5 to 8 percent slopes
  - 9 Basinger and Delray fine sands
  - 10 Basinger, Samsula, and Hontoon soils, depressional
  - 13 EauGallie and Immokalee line sands
  - 15 Felda and Manatee mucky fine sands, depressional
  - 20 Myakka and EauGallie fine sands
  - 25 Pineda fine sand
  - 29 St. Johns and EauGallie fine sands

**LEGEND**                      **ACREAGES**

	Single Family	227.60
	Townhomes	15.10
	Business Park	13.70
	Commercial	5.00

daily design group inc.

Preliminary Master Plan  
Cameron Heights P.U.D.  
Brevard County, Florida



PROJECT NO. 2432  
DATE 11/10/04  
SHEET 1 OF 2

# ***Cameron Heights PUD***

## ***Large Scale Land Use Amendment***

### ***Staff Report***

<b>Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development</b>		<b>Amendment (Z2004-059, 05S.FLU06)</b>
<b><i>REQUEST</i></b>		
<b>APPLICANT</b>	Robert Zlatkiss / American Land Development	
<b>PLAN AMENDMENT</b>	Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development	
<b>REZONING</b>	Agriculture (A-1), Industrial (M-1), Retail Commercial (C-1) and Retail Commercial (C-2) to Planned Unit Development (PUD)	
<b>APPROXIMATE GROSS ACRES</b>	261	
<b>LOCATION</b>	North of SR 46, south of Celery Ave., west of SR 415, east of Sipes Ave.	
<b>BCC DISTRICT</b>	5, Carey	
<b><i>RECOMMENDATIONS AND ACTIONS</i></b>		
<b>STAFF RECOMMENDATION February 8, 2004</b>	Staff recommends APPROVAL of the request subject to conditions listed in the attached staff report and development order.	
<b>LAND PLANNING AGENCY RECOMMENDATION January 5, 2005</b>	The Land Planning Agency (LPA) voted 7-0 to recommend DENIAL of the request based on the application failing to adequately address several issues, including compatibility with the airport, traffic and school impacts, and compatibility with the Celery Avenue study.	

# STAFF ANALYSIS

**Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development**

**Amendment (Z2004-059, 05S.FLU06)**

1. **Property Owner:** See Attachment "A".
2. **Tax Parcel Numbers:** See Attachment "A".
3. **Development Trends:** The subject property lies in a largely undeveloped area with scattered single family homes and small business uses. To the south of the site are the Orlando-Sanford International Airport and some small commercial and industrial properties, including an auto auction, along SR 46. To the east, across SR 415, is the location of the approved Raintree PUD , planned for 155 single family units, a 68-site recreational vehicle park, and several acres of retail commercial development. To the north and west of the site, beyond Celery and Sipes Avenues, is a substantial area of large homesites of rural or semi-rural character in Suburban Estates (SE). This area has been the subject of extensive discussions with the City of Sanford over the potential of raising allowable densities, but these negotiations have not been concluded.

# SITE DESCRIPTION

1. **EXISTING AND PERMITTED USES:** The future land use designation of Suburban Estates (SE), Commercial and Industrial, permit agriculture, rural residential, retail commercial and heavy (non-retail) commercial and industrial uses.

Location	Future Land Use*	Zoning*	Existing Use
North	SE	A-1	S.F. / vacant
South	Industrial	M-1	auto auction
East	PD	PUD	vacant
West	SE / Commercial	A-1 / C-2	commercial / vacant / 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 and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

Primary access to the subject property is via SR 415, an arterial road connecting SR 46 with the St. Johns River and Volusia County to the north. A further primary access will be Celery Ave., a Collector linking SR 415 with the City of Sanford. Access to the business park portion of the development would be from SR 46 via Cameron Ave.; however, there would be no major thoroughfare connecting this area to the balance of the PUD. Secondary access into certain single family tracts would be from Beardall Ave.

SR 46, currently a 2-lane road, is now operating at Level of Service (LOS) F, below the adopted LOS standard of E. However, a planned expansion of this road to a 4-lane facility will remove this deficiency prior to 2020. The widening of SR 46 is not scheduled for construction in the next 5 years. This project should be phased until the widening of SR 46 is scheduled within the first 3 years of the Capital Improvements Plan. In the absence of a traffic study that addresses impacts of the development in the year 2010, the project should not proceed beyond the first 200 homes or equivalent ADT until the 4-laning of SR 46 is scheduled for construction in the first 3 years of the 5-year capital plan. This will afford the developer time and opportunity to explore ways of advancing the 4-laning of SR 46 on the construction schedule.

The applicant's submitted traffic study indicates that the future land use designations currently applicable to the subject property would generate an

estimated 19,153 daily trips above current levels. The proposed development would generate 15,206 daily trips, a net reduction of 3,947. With the planned improvements to SR 46, adjoining collector and arterial roads should have adequate capacity to maintain adopted LOS standards.

The issue of vacating Cameron Avenue should be addressed. Staff cannot support the elimination of the segment of Cameron Avenue that extends through the project unless the applicant provides a traffic mitigation strategy.

**B. Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:** *Figure 11.1 and Figure 14.1 are the water and sewer service area maps for Seminole County*

The subject property is within the City of Sanford water and sewer service areas. The applicant must secure an agreement with the City to provide these services.

**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 12.2.2).*

The property is served by the Seminole County EMS/Fire Station #41. 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 Policy 1.2.3).*

As the property lies within the City of Sanford's potable water and sewer service areas, the applicant must obtain documentation from that jurisdiction that such services are available, or will be available when new demand is generated as a result of the project. The City may require annexation, or some form of legal agreement may be necessary. Applicant is deferring concurrency review at this time, but infrastructure capacities will have to be established prior to issuance of any final development order(s).

**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 appears to contain relatively small areas of wetlands. Through the Final Master Plan process, these areas will be precisely mapped and left largely undisturbed. Such areas will be dedicated to Seminole County through conservation easements as required by Policy FLU 1.3.

**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 describe 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.).

Based upon an initial evaluation, the proposed PD land use and associated development plan may be compatible with surrounding uses, primarily because of the transitioning pattern of land use intensities within the development. Consisting primarily of relatively low intensities (maximum 4 units per gross acre, 4.99 units per net buildable acre), particularly on the west and north, the development provides for higher intensities only on property adjacent to existing commercial/industrial lands along SR 46 and SR 415.

The primary issue related to compatibility is the placement of industrial uses next to single family residential development. Where such uses adjoin, active buffers should be provided to mitigate adverse impacts.

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

**Transitional Land Uses (Policy FLU 2.5):** *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.*

"Exhibit FLU: Appropriate Transitional Land Uses" does not directly address the proposed PD land use designation relative to adjoining land use classifications. However, effective conclusions can be drawn by segmenting the proposed development into its single family, townhouse, commercial and business park components, which are analogous to the LDR, MDR, Commercial, and Industrial land use designations, respectively.

Where single family use is proposed next to existing or proposed industrial property, the developer of the residential tracts should be required to provide walls and buffers consistent with the active buffer requirements of the Land Development Code.

The townhouse tract is located such that it only adjoins single family within the boundaries of the PUD, commercial and industrial land. All such uses are held to be appropriate transitional uses, with sensitive site design standards employed as necessary. The commercial area borders existing industrial and commercial land to the north and south, while the business park would adjoin such land on the east, west and south. With a potential for multi-family uses and office uses, the business park should be considered an effective transition between the townhouse tract and SR 46.

Other applicable plan policies include:

*FLU 2.1 Subdivision Standards  
FLU 5.5: Water and Sewer Service Expansion  
PD Future Land Use Definition*

**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 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. The applicant has elected to defer concurrency review and the site will have to demonstrate concurrency compliance at the time of final engineering.

### **FURTHER DISCUSSION:**

The proposed Cameron Heights PUD would bring significant changes to the areas surrounding the subject property. It would provide substantial amounts of new housing to an area where the County anticipates intensive nonresidential development related to Orlando-Sanford International Airport. This would range from low density single family to townhouse and apartment housing types. (The approved Raintree PUD, to the east of SR 415, has the potential of bringing more than a hundred new residential units to the area.) In addition, the proposal would provide a limited amount of retail commercial which would primarily serve residents of the development, reducing the need for such residents to travel outside the area for shopping. Finally, the project includes a mixed use component which is most likely to add office and light industrial uses to the existing stock of heavy commercial development in and around the airport.

Although it is relatively large in scale, the proposed development would generate less traffic than would be anticipated from future land use designations already applied to the property. It is consistent with higher intensities of development anticipated by the Vision 2020 Plan in the airport vicinity. These intensities are supported by public investments planned or in progress, such as the Lake Mary Boulevard Extension, the widening of SR 46, and expansion of the airport itself. An important benefit of the project would be the increased opportunities it would bring for employment and housing within a compact area.

Public facilities appear to be adequate to serve a development of this size, with the exception of SR 46, a 2-lane road now operating below the adopted Level of Service (LOS) standard. Cameron Heights should be phased so that the necessary improvements to this facility are available when the impacts of the development are felt. The majority of new construction within the development should occur only when the widening of SR 46 is scheduled within the first 3 years of the 5-Year Capital Improvements Plan. Prior to that time, construction should be limited to a quantity of development generating no more than 2000 vehicle trips per day.

### **STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request subject to the following conditions:

Single Family Tracts

- a. Density shall be limited to 4 units per net buildable acre.
- b. Building setbacks shall be as follows:

<i>Residential Units</i>	
front	20' from R/W *
	20' from nearest edge of sidewalk
side	5'
side street	20'
rear	20'

<i>Accessory Buildings less than 200 s.f.</i>	
side	5'
side street	20'
rear	5'

<i>Pools and Screen Enclosures</i>		
	Screen Enclosure	Pool
front	20'	22'
side	5'	7'
side street	20	22'
rear	5'	7'

- c. Where adjacent to properties in M-1 zoning or the Industrial future land use designation, single family development shall be separated from such properties by an active buffer per the requirements of the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- d. Maximum building height shall be 35 feet.
- e. Lots shall be no less than 50 feet in width and 5,000 square feet in size. Corner lots shall be at least 5,750 square feet in size.
- f. Permitted uses shall be single family homes, home occupations, and home offices.
- g. Minimum house size shall be 1,000 square feet of living area.
- h. Tracts A, B, and C shall individually include 25% usable common open space, to be evaluated at Final Master Plan approval.
- i. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- j. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- k. Adjacent to other properties in commercial or industrial zoning and/or future land use, including those within the PUD having designated uses of commercial and/or industrial, the developer shall provide a 6-foot PVC fence and a 15-foot buffer containing 4 canopy trees and 8 understory trees per 100 linear feet.
- l. All landscape buffers and common areas shall be maintained by a homeowners association.

- m. Development within 900 feet of Celery Ave. shall comply with the Draft Celery Avenue Development Standards.
- n. All residential structures shall be constructed utilizing sound attenuation blankets in a manner acceptable to the Seminole County Building Official.
- o. Subdivision plats establishing residential lots within the limits of the subject property shall include a note in font size twelve (12) point or larger the following:

*The properties delineated on this plat are subject to aircraft noise that may be objectionable.*

- p. The sale of each residential lot shall include a deed restriction containing the following language in bold type face:

***NOTICE OF AIRPORT NOISE  
This property is located in proximity to an airport noise zone.  
Residents will be subject to aircraft noise that may be objectionable.***

Townhouse Tract

- q. All units shall be located on individual lots to be sold fee simple.
- r. Density shall be limited to 10 units per net buildable acre.
- s. All residential structures shall be constructed utilizing sound attenuation blankets in a manner acceptable to the Seminole County Building Official.
- t. Building setbacks shall be as follows:

<i>Townhouse Units</i>	
front	20' from RW * 20' from nearest edge of sidewalk
side	0'
side street	20'
rear	10'

<i>Building Separation Requirements</i>	
Side to side	20'
Side to rear	30'
Rear to rear	40'

- u. Where adjacent to properties in M-1 zoning or the Industrial future land use designation, townhouse units shall be separated from such properties by an active buffer per the requirements of the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- v. No accessory buildings shall be permitted.
- w. Maximum building height shall be 2 stories and 35 feet.
- x. Lots shall be no less than 20 feet in width.
- y. Permitted uses shall be townhouse residential units, home occupations, and home offices.

- z. Minimum living area shall be 1,000 square feet.
- aa. The site shall include 25% usable common open space, to be evaluated at Final Master Plan approval.
- bb. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- cc. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- dd. Required parking shall be 2 spaces per unit, to be provided on individual lots.
- ee. Visitor parking shall be provided at the rate of 1 space per 3 units.
- ff. Garages shall not be converted to living area unless 2 parking spaces remain on each platted lot after such conversion.
- gg. Storage of recreation vehicles, boats on trailers, or trailers of any kind must be accommodated off-site or in a designated parking area separate from platted lots.
- hh. Sidewalks shall be provided adjacent to all units, on both sides of internal streets.
- ii. Front walls of townhouse units shall be staggered.
- jj. Architectural renderings of the units shall be presented at Final Master Plan.
- kk. All landscape buffers and common areas shall be maintained by a homeowners association.
- ll. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to public sidewalks outside the development.
- mm. At Final Master Plan, the applicant shall demonstrate that 25 percent of trees on the site are being preserved.
- nn. All residential structures shall be constructed utilizing sound attenuation blankets in a manner acceptable to the Seminole County Building Official.
- oo. Subdivision plats establishing residential lots within the limits of the subject property shall include a note in font size twelve (12) point or larger the following:

*The properties delineated on this plat are subject to aircraft noise that may be objectionable.*

- pp. The sale of each residential lot shall include a deed restriction containing the following language in bold type face:

***NOTICE OF AIRPORT NOISE***

***This property is located in proximity to an airport noise zone.  
Residents will be subject to aircraft noise that may be objectionable.***

Commercial Tracts

- qq. Allowable uses shall be those listed in the Land Development Code as permitted and special exception uses in the C-1 district. Permitted uses shall also include gas stations and car washes.

rr. Prohibited uses shall be as follows:

adult entertainment establishments  
alcoholic beverage establishments  
automobile and boat sales and service  
communication towers  
multifamily housing  
outdoor advertising signs  
tattoo parlors  
pawn shops

ss. Maximum floor area ratio (FAR) shall be 0.35.

tt. FAR and open space requirements shall be met individually by Tracts F and G.

uu. Setbacks and building heights shall be per C-1 standards.

vv. Active-passive buffer standards shall be employed where Tracts F and G adjoin Tracts C and D.

ww. Tracts F and G shall not have direct access to SR 415.

#### Business Park Tract

xx. Allowable uses shall be as follows:

- Office per OP district standards
- Light industrial per M-1A standards
- Commercial uses listed in the Land Development Code as permitted and special exception uses in the C-1 district, except communication towers shall be permitted by special exception only
- Multi-family residential units per R-3 standards

yy. Prohibited uses shall be as follows:

adult entertainment establishments  
alcoholic beverage establishments  
automobile and boat sales and service  
multifamily housing  
outdoor advertising signs  
tattoo parlors  
pawn shops

#### All Tracts

zz. Development of the PUD shall be phased such that no more than 200 dwelling units are permitted or 2000 vehicle trips per day are generated until such time as the 4-laning of SR 46 appears within the first 3 years of the 5-Year Capital Improvements Plan.

aaa. Cameron Ave. shall remain a through road and shall be constructed to County standards between SR 46 and Celery Ave.

- bbb. Developer shall dedicate sufficient property to create 40-foot half rights-of-way for Cameron and Beardall.
- ccc. Turn lanes shall be provided at project entrances on SR 415 and SR 46.
- ddd. Turn lanes shall be provided where subdivision entrances access Beardall Ave., and at Beardall intersections with Celery Ave. and SR 46.
- eee. The developer shall be financially responsible for any traffic lights warranted by the project.
- fff. Prior to Final Master Plan approval, the developer shall re-evaluate the current basin study to verify the capacity of the downstream system to handle stormwater from the project.

**LAND PLANNING AGENCY (LPA) RECOMMENDATIONS:**

On January 5, 2005, the Land Planning Agency (LPA) voted 7-0 to recommend DENIAL of the request based on the application failing to adequately address several issues, including compatibility with the airport, traffic and school impacts, and compatibility with the Celery Avenue study.

## ATTACHMENT A

<u>Owner</u>	<u>Parcel Number</u>
American Land Development Co.:	33-19-31-300-0200-0000 33-19-31-501-0000-00A0 33-19-31-501-0000-0130 33-19-31-300-0210-0000
Gehr Garner J. & Kathleen A.	33-19-31-300-0550-0000 33-19-31-300-0560-0000 33-19-31-300-057B-0000
Manjikian Serop H. & Sona H.	33-19-31-300-0150-0000
Stenstrom Carolyn P, Trustee	33-19-31-300-0220-0000 33-19-31-300-0360-0000 33-19-31-300-0340-0000 33-19-31-300-0350-0000 33-19-31-300-0420-0000 33-19-31-510-0000-0010 33-19-31-510-0000-0110 33-19-31-300-129A-0000 33-19-31-300-0129-0000 33-19-31-300-004C-0000 33-19-31-300-004D-0000 33-19-31-300-004B-0000 33-19-31-300-004F-0000 33-19-31-300-004A-0000
Jett Charles L. & Mary E.	34-19-31-300-003A-0000
Russell John F. & Jimye K.	33-19-31-300-0230-0000 33-19-31-300-0270-0000
Cullum Jerry W.	33-19-31-300-0290-0000

## SEMINOLE COUNTY SCHOOL BOARD COMMENTS

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

Dianne L. Kramer, Deputy Supt./Operations  
Seminole County Public Schools  
407.320.0060 direct line  
407.320.0292 FAX

[mailto:dianne\\_kramer@scps.k12.fl.us](mailto:dianne_kramer@scps.k12.fl.us)

**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.

**G. Cameron Heights Planned Unit Development Large Scale Land Use Amendment and Rezone; Robert Zlatkiss / American Land Development, applicant;** approximately 266 acres; Large Scale Land Use Amendment from SE (Suburban Estates), Industrial, and Commercial to PD (Planned Development); and Rezone from A-1 (Agriculture District), M-1 (Industrial District), C-1 (Retail Commercial District) and C-2 (Retail Commercial District) to PUD (Planned Unit Development District); located north of SR 46, south of Celery Ave., east of Sipes Ave. and west of SR 415; (Z2004-059 / 05S.FLU06).

Commissioner Carey – District 5  
Jeffrey Hopper, Senior Planner

**G. Cameron Heights Planned Unit Development Large Scale Land Use Amendment and Rezone; Robert Zlatkiss / American Land Development, applicant;** approximately 266 acres; Large Scale Land Use Amendment from SE (Suburban Estates), Industrial, and Commercial to PD (Planned Development); and Rezone from A-1 (Agriculture District), M-1 (Industrial District), C-1 (Retail Commercial District) and C-2 (Retail Commercial District) to PUD (Planned Unit Development District); located north of SR 46, south of Celery Ave., east of Sipes Ave. and west of SR 415; (Z2004-059 / 05S.FLU06).

Commissioner Carey – District 5  
Jeffrey Hopper, Senior Planner

Mr. Hopper stated that the applicant is requesting a Large Scale Land Use Amendment from Suburban Estates, Industrial and Commercial to Planned Development (PD) and a Rezone from A-1, M-1, C-1 and C-2 to Planned Unit

Development (PUD) on approximately 261 acres of land located in the Midway area, north of SR 46, west of SR 415, south of Celery Avenue, and east of Sipes Avenue.

The subject property is a collection of parcels in several different zoning districts and future land use designations which together have frontage on 4 major roads in the area. The site would have major entrances on SR 415 and Celery Ave., and secondary access from Beardall Avenue.

The proposal consists of:

- 227 acres of single family use at 4 units per acre,
- 15 acres of townhouse development at 10 units per acre
- 5 acres of retail commercial use
- a 14-acre business park which could include office, commercial, industrial, and/or multi family residential uses.

In a written discussion of the proposal, the applicant notes that the subject property is in the vicinity of Orlando Sanford Int'l Airport, an area targeted for intense airport-related development through the Industrial and HIP future land use designations of the Vision 2020 Plan. The applicant contends that providing conveniently located housing is necessary in meeting Seminole County's land use goals in the area. And in fact, a 209-lot single family development has already been approved to the east of this site, across SR 415.

Staff generally supports the concept of housing in the airport area, provided public facilities are brought on line in a way that keeps pace with the needs generated by new development. Where provided, such housing should be built with special construction measures to mitigate sound disturbance to residents. It should be noted that the site includes 3 parcels fronting on Celery Ave. that were part of the Celery Ave. Study, which involved discussions with the City of Sanford about the appropriate density for residential development in the area. No agreement was reached, but proposals ranged from 2½ to 3 units per acre.

The proposed PUD would bring significant changes to the airport area. It would provide substantial amounts of new housing ranging from low density single family to townhouse and apartment housing types.

In addition, the proposal would provide a limited amount of retail commercial which would primarily serve residents of the development, reducing the need for such residents to travel outside the area for shopping.

The major issue Staff has is in the current capacity of SR 46, which is now operating at a Level of Service "F". The development of Cameron Heights should coincide with the widening of this road. However, 46 is not currently in the 5-year capital improvements schedule and therefore not programmed to be improved in the near future.

Therefore, Staff is recommending that the project be phased such that no more than 200 dwelling units or 2000 vehicle trips per day are generated until such time as the 4-laning of SR 46 is placed within the first 3 years of the 5-year Capital Improvements Plan.

Staff recommends approval subject to that condition and others listed in the staff report, including:

- Single family and townhouse development shall provide an active-passive buffer adjacent to industrial properties
- Cameron Avenue shall remain a through road and be constructed to County standards between SR 46 and Celery Ave.
- Visitor parking in the townhouse area shall require 1 visitor parking space per 3 units
- Allowable uses in the Commercial tract shall be C-1 uses
- Developer shall be responsible for any traffic signal improvements warranted by the project.

Mr. Hopper concluded his remarks with a further recommendation, which is not included in the staff report: to incorporate the Draft Celery Avenue development standards into the requirements for single family development on the 3 existing parcels adjacent to Celery Avenue.

School Board comments on this item were in opposition to the project. There were potential for 244 elementary school students, 112 middle school students, and 122 high school students. All schools have capacity deficits. It will have significant impact on schools.

Dwight Sadoff, a partner of Mr. Zladkiss, spoke for the applicant. He stated that the airport will be a major employer for Seminole County. Putting housing in to house the workers is a good idea. The east Lake Mary Boulevard extension will soon be completed, which attracted him to the project. It was a great task to assemble the land. This will be a gateway to the County. The water and sewer will come from the City of Sanford. The majority of the property is uplands. He agrees with the staff recommendation for approval. The concerns he has are the issues mentioned by Mr. Hopper. Traffic, roads and schools are all familiar to him. He has met with Dianne Kramer concerning the schools. He will work with the schools.

Of the 261 acres, 200 of them are today Suburban Estates. The Industrial designated lands were made so because of a railroad in the area. Over 1500 acres have been converted to industrial from suburban estates in the past years.

Commissioner Bates asked for specifics on how the schools were to be handled. Where will the land come from for the schools?

Mr. Sadoff said that he had not had time to react to the issue. He will provide sidewalks for the schools. He has time before the final adoption hearings.

Commissioner Bates asked if the placement of homes under the flight patterns of the airport.

Mr. Sadoff stated that that will not conflict. The area is already residential. We can make a lot with 12,400 square foot of building area. Specific tenants have not been identified as yet, but the east end of the building would be designed as a drive-thru bank.

This is a well thought out plan. The impacts from this will be done over a 5 to 10 year period. It will give the agencies that deal with infrastructure time to anticipate the needs.

Commissioner Tucker asked to review the plan.

Mr. Sadoff demonstrated on the map sections that include townhomes, single family houses, and commercial uses.

Commissioner Tucker asked if the applicant will agree to noise abatement in the houses. He did not want the taxpayers to pay for such items later.

Mr. Sadoff said that he was not prepared to comment on that.

Commissioner Tucker noted for the record that he has represented the Russell family in business matters in the past, but not on this.

Public comment:

Ken McIntosh stated that he has attended 27 public meetings concerning property in this area. This is not Midway. It is to be a development of 2.5 units per acre, progressing to 4 units per acre.

The school matter was brought up in August of 2003. the University of Florida experiment station is on Celery Avenue. It is a site for another school in the area.

This configuration is an urban sprawl project. He has not heard from staff for 12 months concerning the Administrative Large Scale Land Use amendment in the area.

His concerns centered on density control, lack of good design, unresolved area drainage issues, road problems and traffic. Nothing has progressed in these areas.

The interlocal Joint Planning agreement has not been approved. He asked that the commissioners not recommend transmittal.

Robert Tomko of Beardall Avenue, stated that this plan puts residential next door to his industrial property where he has 30 to 40 "18 wheelers" going in and out every day. Traffic and flooding in the area are major concerns.

Nathaniel Hillery of East 21<sup>st</sup> Street stated that  $\frac{3}{4}$  of the area is in Midway. He asked if any further properties will be added from Sipes Avenue to Brissom Avenue going east. What will this do to the taxes in the area?

John T. McGibbon opposed the land use change because it adds students to an already crowded school district. It was supposed to be low-impact housing.

Cindi Meriwether of E. Celery Avenue was opposed to the project. Her land is agricultural and is an active farm. This is not compatible with her land. She is concerned with barriers.

Russ Gibson of the City of Sanford said that to get city utilities requires petition for annexation. There are also implications for the Joint Planning Agreement on Celery Avenue. The City Commission has adopted a JPA concerning the Celery corridor. The BCC has not responded. The County should similarly consider the JPA with this. The City and County have not had an opportunity to address all of the issues on this. He said that this is a good opportunity with the assemblage of properties; it is better than a piecemeal development.

Commissioner Tucker asked why the Joint Agreement has not progressed.

Mr. West stated that things were left off with the BCC having only 4 voting members, since one commissioner owned land there. He did not vote. Votes were 2 to 2. The cap of the density from the Agriculture station east to Cameron Avenue was to be at 3 units per acre. Some wanted 2 to 2.5 units per acre. It is taking 4 years. The other issue was when Celery Avenue would be transferred to Sanford.

Mr. Gibson agreed. The issue has not been scheduled for the BCC to hear it. He will continue to work with the County on this.

Robert Rosemond of Indian Mound Village requested denial.

The applicant response from Dwight Sadoff was one of cooperation with the area citizens and staff. He said it will not be urban sprawl. The roads will be improved, utilities will be brought in, schools will be worked out. The difference in the schools is manageable. Take in to consideration the 1550 units that were taken away from the mix previously with other rezonings. He is not aware of drainage problems, but they will work with drainage to the letter of the law. He has no plan to add any further land to the development. Everything to the south

and west is developed. The nearness to unfenced agricultural would generate the need to put in fencing. Details can be worked out.

Mr. Harris mentioned Mr. Tomko's concern for the trucks in the area.

Mr. Sadoff said that Beardall Avenue was a small road that is already zoned for residential land use.

Mr. Hopper stated that staff recommendation included the use of sound attenuation blankets, as with Sterling Meadows subdivision.

Commissioner Tucker said that this is a checkerboard, and the higher level of density will be worked toward inevitably. There are too many areas on the map not included in the project. We don't have enough information. He cannot vote to recommend approval.

Commissioner Brown asked what the density of the yellow areas is.

Matt West said that the density may be above 4; the Suburban Estates area may be less than 1 per acre.

Commissioner Tucker said that there will be 5 new schools coming in. This would have to be factored in. He cannot vote for this as it is.

Commissioner Bates pointed to the drainage issues and the absence of a JPA on the area. To bring a development of this impact into this area is troubling. Increasing impacts on stormwater management in the area and to the schools in the area is woeful. The lack of stormwater drainage management is a serious problem because of cost. People come in and complain about impacts of new development on their land. He is not prepared to vote for this at this point.

Commissioner Harris stated that the applicant has a reputation for quality work. To make a decision of a parcel of this size, with less than 20 acres going to commercial use, the following items should have been addressed: schools, airport issues and noise issues, traffic and densities around the airport. There are too many unresolved issues here.

**Commissioner Harris passed the gavel to Commissioner Dorworth.**

**Commissioner Harris made a motion to deny this.**

**Commissioner Bates seconded the motion.**

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

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On May 10, 2005, 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:** AMERICAN LAND DEVELOPMENT INC.  
GARNER J. & KATHLEEN A. GEHR  
SEROP H. & SONA H. MANJIKIAN  
CAROLYN P. STENSTROM  
CHARLES L. & MARY E. JETT  
JOHN F. & JIMYE K. RUSSELL  
JERRY W. CULLUM

**Project Name:** CAMERON HEIGHTS PUD

**Requested Development Approval:** Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Commercial and Industrial to Planned Development (PD); and rezone from Agriculture (A-1), Industrial (M-1), Retail Commercial (C-1), and Retail Commercial (C-2) to Planned Unit Development (PUD).

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 owner of the property has 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: JEFF HOPPER  
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 approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

Single Family Tracts

- a. Density shall be limited to 4 units per net buildable acre.
- b. Building setbacks shall be as follows:

<i>Residential Units</i>	
front	20' from RW * 20' from nearest edge of sidewalk
side	5'
side street	20'
rear	20'

<i>Accessory Buildings less than 200 s.f.</i>	
side	5'
side street	20'
rear	5'

<i>Pools and Screen Enclosures</i>		
	Screen Enclosure	Pool
front	20'	22'
side	5'	7'
side street	20	22'
rear	5'	7'

- c. Where adjacent to properties in M-1 zoning or the Industrial future land use designation, single family development shall be separated from such properties by an active buffer per the requirements of the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- d. Maximum building height shall be 35 feet.
- e. Lots shall be no less than 50 feet in width and 5,000 square feet in size. Corner lots shall be at least 5,750 square feet in size.
- f. Permitted uses shall be single family homes, home occupations, and home offices.
- g. Minimum house size shall be 1,000 square feet of living area.

- h. Tracts A, B, and C shall individually include 25% usable common open space, to be evaluated at Final Master Plan approval.
- i. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- j. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- k. Adjacent to other properties in commercial or industrial zoning and/or future land use, including those within the PUD having designated uses of commercial and/or industrial, the developer shall provide a 6-foot PVC fence and a 15-foot buffer containing 4 canopy trees and 8 understory trees per 100 linear feet.
- l. All landscape buffers and common areas shall be maintained by a homeowners association.
- m. Development within 900 feet of Celery Ave. shall comply with the Draft Celery Avenue Development Standards.
- n. All residential structures shall be constructed utilizing sound attenuation blankets in a manner acceptable to the Seminole County Building Official.
- o. Subdivision plats establishing residential lots within the limits of the subject property shall include a note in font size twelve (12) point or larger the following:

*The properties delineated on this plat are subject to aircraft noise that may be objectionable.*

- p. The sale of each residential lot shall include a deed restriction containing the following language in bold type face:

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***This property is located in proximity to an airport noise zone. Residents will be subject to aircraft noise that may be objectionable.***

Townhouse Tract

- q. All units shall be located on individual lots to be sold fee simple.
- r. Density shall be limited to 10 units per net buildable acre.
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- t. Building setbacks shall be as follows:

<i>Townhouse Units</i>	
front	20' from R/W *
	20' from nearest edge of sidewalk
side	0'
side street	20'
rear	10'

<i>Building Separation Requirements</i>	
Side to side	20'
Side to rear	30'
Rear to rear	40'

- u. Where adjacent to properties in M-1 zoning or the Industrial future land use designation, townhouse units shall be separated from such properties by an active buffer per the requirements of the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- v. No accessory buildings shall be permitted.
- w. Maximum building height shall be 2 stories and 35 feet.
- x. Lots shall be no less than 20 feet in width.
- y. Permitted uses shall be townhouse residential units, home occupations, and home offices.
- z. Minimum living area shall be 1,000 square feet.
- aa. The site shall include 25% usable common open space, to be evaluated at Final Master Plan approval.
- bb. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- cc. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- dd. Required parking shall be 2 spaces per unit, to be provided on individual lots.
- ee. Visitor parking shall be provided at the rate of 1 space per 3 units.
- ff. Garages shall not be converted to living area unless 2 parking spaces remain on each platted lot after such conversion.
- gg. Storage of recreation vehicles, boats on trailers, or trailers of any kind must be accommodated off-site or in a designated parking area separate from platted lots.
- hh. Sidewalks shall be provided adjacent to all units, on both sides of internal streets.
- ii. Front walls of townhouse units shall be staggered.
- jj. Architectural renderings of the units shall be presented at Final Master Plan.
- kk. All landscape buffers and common areas shall be maintained by a homeowners association.
- ll. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to public sidewalks outside the development.
- mm. At Final Master Plan, the applicant shall demonstrate that 25 percent of trees on the site are being preserved.
- nn. All residential structures shall be constructed utilizing sound attenuation blankets in a manner acceptable to the Seminole County Building Official.
- oo. Subdivision plats establishing residential lots within the limits of the subject property shall include a note in font size twelve (12) point or larger the following:

*The properties delineated on this plat are subject to aircraft noise that may be objectionable.*
- pp. The sale of each residential lot shall include a deed restriction containing the following language in bold type face:

**NOTICE OF AIRPORT NOISE**

***This property is located in proximity to an airport noise zone. Residents will be subject to aircraft noise that may be objectionable.***

Commercial Tracts

- qq. Allowable uses shall be those listed in the Land Development Code as permitted and special exception uses in the C-1 district. Permitted uses shall also include gas stations and car washes.
- rr. Prohibited uses shall be as follows:
- adult entertainment establishments
  - alcoholic beverage establishments
  - automobile and boat sales and service
  - communication towers
  - multifamily housing
  - outdoor advertising signs
  - tattoo parlors
  - pawn shops
- ss. Maximum floor area ratio (FAR) shall be 0.35.
- tt. FAR and open space requirements shall be met individually by Tracts F and G.
- uu. Setbacks and building heights shall be per C-1 standards.
- vv. Active-passive buffer standards shall be employed where Tracts F and G adjoin Tracts C and D.
- ww. Tracts F and G shall not have direct access to SR 415.

Business Park Tract

- xx. Allowable uses shall be as follows:
- Office per OP district standards
  - Light industrial per M-1A standards
  - Commercial uses listed in the Land Development Code as permitted and special exception uses in the C-1 district, except communication towers shall be permitted by special exception only
  - Multi-family residential units per R-3 standards
- yy. Prohibited uses shall be as follows:
- adult entertainment establishments
  - alcoholic beverage establishments
  - automobile and boat sales and service
  - multifamily housing
  - outdoor advertising signs
  - tattoo parlors
  - pawn shops

All Tracts

- zz. Development of the PUD shall be phased such that no more than 200 dwelling units are permitted or 2000 vehicle trips per day are generated until such time as the 4-laning of SR 46 appears within the first 3 years of the 5-Year Capital Improvements Plan.

- aaa. Cameron Ave. shall remain a through road and shall be constructed to County standards between SR 46 and Celery Ave.
- bbb. Developer shall dedicate sufficient property to create 40-foot half rights-of-way for Cameron and Beardall.
- ccc. Turn lanes shall be provided at project entrances on SR 415 and SR 46.
- ddd. Turn lanes shall be provided where subdivision entrances access Beardall Ave., and at Beardall intersections with Celery Ave. and SR 46.
- eee. The developer shall be financially responsible for any traffic lights warranted by the project.
- fff. Prior to Final Master Plan approval, the developer shall re-evaluate the current basin study to verify the capacity of the downstream system to handle stormwater from the project.

(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 owner of the said property has 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.**

By: \_\_\_\_\_  
Carlton D. Henley, Chairman  
Board of County Commissioners























EXHIBIT A

PROJECT LEGAL DESCRIPTION

PARCEL 1 (AMERICAN LAND DEVELOPMENT)

33-19-31-300-0200-0000

The East 316 feet of the South half of the Southeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet and the East 25 feet thereof.

33-19-31-501-0000-00A0

Lots A and 1 through 12, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-501-0000-0130

Lots 13 through 24, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-300-0210-0000

The South Half of the Southeast Quarter of the Northwest Quarter (LESS the East 600 feet) in Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet thereof.

PARCEL 2 (GEHR)

33-19-31-0550-0000

The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street.

33-19-31-0560-0000

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street and less the East 25 feet for Beardall Avenue.

33-19-31-300-057B-0000

The East 300 feet of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 3 (MANJIKIAN)

33-19-31-300-0150-0000

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, less right-of-way for Beardall Avenue, Seminole County, Florida.

PARCEL 4 (STENSTROM LEGACY)

33-19-31-300-0220-0000

The South 605 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0360-0000

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0340-0000

The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0350-0000

The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0420-0000

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 5 (STENSTROM)

33-19-31-510-0000-0010

33-19-31-510-0000-0110

Lots 1 through 15, inclusive, and Lots 17 and 19, (less right-of-way for State Road 46) of CAMERON'S SUBDIVISION OF BECK HAMMOCK, a subdivision, according to the plat thereof as recorded in Plat book 1, page 88 of the Public records of Seminole County, Florida

33-19-31-300-129A-0000

The North 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0129-0000

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004C-0000

The North 3/4 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004D-0000

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004B-0000

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, LESS the North 1/2 thereof, and LESS road right of way on all of the above, Seminole County, Florida

33-19-31-300-004F-0000

The South 330 feet of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less roads.

33-19-31-300-004A-0000

The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

The Northwest 1/4 of the Southeast 1/4, less the North 134.5 feet of the West 209 feet, and less roads, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 6 (JETT)

34-19-31-300-003A-0000

The North 552.89 feet of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying West of State Road 415.

PARCEL 7 (RUSSELL)

33-19-31-300-0230-0000

The West half of the Northeast Quarter of the Northwest Quarter. LESS the North 10 acres of the East three quarters of the West half of the Northeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0270-0000

The Northwest Quarter of the Northwest Quarter, LESS the West 1016.3 feet thereof, and LESS from a point 30 feet South and 1024.3 feet East of the Northwest corner of Section 33, run South 0°18'40" West 142 feet, thence North 89°47'30" East 142 feet, thence North 0°18'40" East 142 feet, thence South 89°47'30" West 142 feet to the Point of Beginning.

FILE # Z2004-059

DEVELOPMENT ORDER #4-23000009

PARCEL 8 (CULLUM)

33-19-31-300-0290-0000

Begin 215 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North to Northwest corner, East 1016.3 feet, South 1064.88 feet, West 633.69 feet, South 22 feet, West 12 Feet, North to a point East of Beginning, West to Point of Beginning.

Containing 265.74 acres, more or less

FILE # Z2004-059

DEVELOPMENT ORDER #4-23000009

EXHIBIT B

SITE PLAN

## Legal Description:

33-19-31-300-0200-0000

The East 118 feet of the South half of the Southeast Quarter of the Halfwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida, LESS the South 25 feet and the East 25 feet thereof

33-19-31-300-0210-0000

Lots A and C through L, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 10, Public Records of Seminole County, Florida

33-19-31-300-0110-0000

Lots 13 through 21, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 10, Public Records of Seminole County, Florida

33-19-31-300-0219-0000

The South Half of the Southeast Quarter of the Halfwest Quarter (LESS the East 600 feet) in Section 33, Township 19 South, Range 31 East, Seminole County, Florida, LESS the South 25 feet thereof

33-19-31-300-0219-0000

The South 605 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0360-0000

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0140-0000

The West 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0150-0000

The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0420-0000

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-310-0000-0010

33-19-31-310-0000-0110

Lots 1 through 13, inclusive, and Lots 17 and 19, less right-of-way for State Road 46) of CAMERON'S SUBDIVISION OF BECK HAMMOCK, a subdivision, according to the plat thereof as recorded in Plat Book 1, page 68 of the Public Records of Seminole County, Florida

33-19-31-300-129A-0000

The North 1/4 of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0310-0000

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0040-0000

The North 1/4 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

AHD

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0010-0000

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0040-0000

The East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, LESS the North 1/2 thereof, and LESS road right of way on all of the above, Seminole County, Florida

33-19-31-300-0010-0000

The South 330 feet of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less roads

33-19-31-300-004A-0000

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

AHD

The Northeast 1/4 of the Southeast 1/4, less the North 134.5 feet of the West 209 feet, and less roads, Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0130-0000

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, less right-of-way for Boardal Avenue, Seminole County, Florida

33-19-31-0530-0000

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street

33-19-31-300-0560-0000

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street and less the East 25 feet for Boardal Avenue

33-19-31-300-003A-0000

The North 552.89 feet of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying West of State Road 413

# CAMERON HEIGHTS

## Planned Unit Development

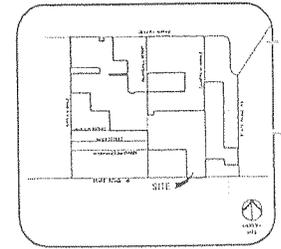
### Preliminary Master Plan

Seminole County, Florida

November, 2004

Revised: 12/15/04 Per county comments

Prepared for:  
American Land Development  
3911 Orange Lake Drive  
Orlando, FL 32817



Location Map

**Developer/Applicant**  
American Land Development  
3911 Orange Lake Drive  
Orlando, FL 32814  
(407) 810-6318  
Contact Robert Zlatos

**Engineer**  
Madden Engineering  
431 E. Horatio Ave., Suite 260  
Maitland, FL 32751  
Phone (407) 629-8330

**Surveyor**  
Allen and Company  
16 East Plant Street  
Winter Garden, Florida 34787

**Planner**  
Daly Design Group, Inc  
913 N. Pennsylvania Avenue  
Winter Park, Florida 32789

#### Notes:

- The site will be developed in multiple phases, phasing will be indicated on the final master plan.
- All units within the townhome village will be sold for single. Deed restrictions will be advanced during the review of the final master plan.
- All common areas within the residential portions of the site will be owned and maintained by a homeowners' association. The determination of whether there will be a master association or individual associations will be determined at during the final master plan submittal process.
- The business park site will not be part of the master association.
- Roadways within the single-family residential portions of the project will be dedicated to the public. The developer reserves the rights to gate individual villages and make the roads private provided the roadways will be designed to county standards.
- Roadways within the townhome village will be private. The homeowners' association for this village will provide ownership and maintenance.
- Water and sewer service will be provided by the city of Sanford. A conceptual master utility plan will be submitted with the Final Master Plan.
- Buffers will be provided consistent with the active passive buffer requirements. In areas where substantial land use is being converted to residential, if the existing adjacent land use is industrial or commercial, then the buffer will be required on the residential property.
- The project will be developed in multiple phases. Phasing to be reviewed during the final master plan permitting process.
- The 100 year flood plain does not encumber the property.
- Topography shown on the plan is based upon USGS maps.

Soil delineations shown on the plan are based upon the SC3 map

#### SITE DATA

Total land area: 20.1 acres more or less

Current Future Land Use:

Commercial, 7.86 acres

Industrial, 61.36 acres

Low Density Residential, 5 acres

Suburban Estates, 176.56 acres

Current Zoning: M-1A, A-1, C-1

Proposed Future Land Use, PUD

Proposed Zoning: PUD

**Residential Development Standards**

Single Family

Total Land Area, 227.6 acres

Maximum net density, 4 units per acre

Potential units, 910

Open space required, 56.9 acres

Minimum lot size, 30x100'

Minimum living area, 1,000 sq ft

Maximum building height, 35' (2 story)

Setbacks, Front-20', Side-5', Rear-20', street side, 20'

Townhomes

Total land area, 19.1 acres

Maximum density, 10 units/acre

Potential units, 191

Required open space, 3.77 acres

Open space facilities, Pool, catana, playground, walkways, seating area

Maximum building height, 35', two stories

Required parking, 2 spaces per unit

Visitor parking, 1 space per three units

Minimum living area, 1,000 sq ft

Minimum Lot Width, 20'

Setbacks, Front-20', Rear-10', side 0'

Building Separation Requirements:

Side to side- 20'

Side to rear- 30'

Rear to rear- 40'

Street side setbacks- 20'

**Business Park Development Standards**

Total land area, 13.7 acres

Maximum F.A.R. - 40, 238,108 sq ft

Maximum building height, 35' 2 stories

Proposed uses, Office, Light industrial, commercial, apartments

Setbacks, per the M-1A Zoning Code and/or R-3 standards

**Commercial Development Standards**

Total land area, 5 acres

Proposed uses, All uses permitted within the C-1 zoning district and including gas stations & car washes

Setbacks, Per the C-1 zoning code

Maximum building height, Per the C-1 zoning district

Daly Design Group Inc.

Land Planning, Landscape Architecture, Project Management, Conceptual Consulting  
913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 743-7373

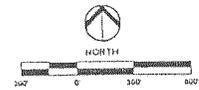
day design group inc.  
 Land Planning, Engineering, Architecture, Project Management, Development Consulting  
 813 N. PETERS BLVD., SUITE 201, WEST PALM BEACH, FL 33411  
 TEL: 561.833.1111 WWW.DAYDESIGN.COM

NO.	DATE	BY	CHKD.
1	1/20/04	AD	AD

Preliminary Master Plan  
 Cameron Heights P.U.D.  
 Brevard County, Florida



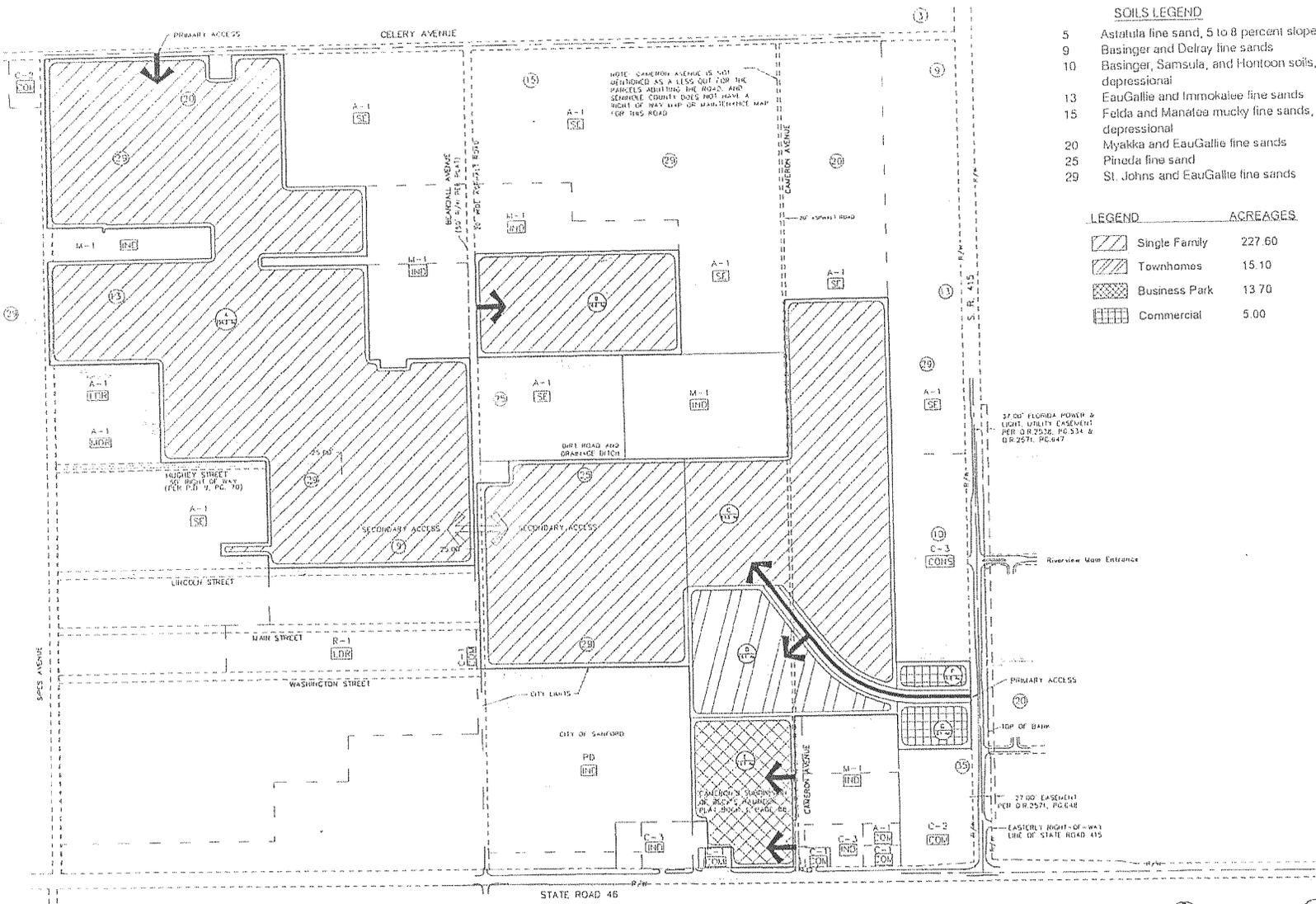
PROJECT NO  
2447  
 SCALE  
1"=300'  
 DATE  
11/30/04  
 SHEET  
1 OF 2



- SOILS LEGEND**
- 5 Astatula fine sand, 5 to 8 percent slopes
  - 9 Basinger and Delray line sands
  - 10 Basinger, Samsula, and Horton soils, depressional
  - 13 EauGallie and Immokaie line sands
  - 15 Felda and Manatee mucky fine sands, depressional
  - 20 Myakka and EauGallie fine sands
  - 25 Pineda fine sand
  - 29 St. Johns and EauGallie fine sands

**LEGEND**      **ACREAGES**

	Single Family	227.60
	Townhomes	15.10
	Business Park	13.70
	Commercial	5.00



AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM A-1 (AGRICULTURE), M-1 (INDUSTRIAL) C-1 (RETAIL COMMERCIAL), AND C-2 (RETAIL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; PROVIDING FOR SPECIFIC DEVELOPMENT CONDITIONS BY MEANS OF A DEVELOPMENT ORDER; 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 document titled "Cameron Heights PUD 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. REZONING.**

The zoning classification assigned to the following described property is changed from A-1 (Agriculture), M-1 (Industrial), C-1 (Retail Commercial), and C-2 (Retail Commercial) to PUD (Planned Unit Development) in accordance with the contents of the document titled "Cameron Heights Staff Report" and Development Order #04-23000009:

Legal Description Attached as 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 the date of recording of Development Order #04-23000009 in the official land records of Seminole County.

ENACTED this 10th day of May, 2005.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton D. Henley  
Chairman

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

**Legal Description**

PARCEL 1 (AMERICAN LAND DEVELOPMENT)

33-19-31-300-0200-0000

The East 316 feet of the South half of the Southeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet and the East 25 feet thereof.

33-19-31-501-0000-00A0

Lots A and 1 through 12, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-501-0000-0130

Lots 13 through 24, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-300-0210-0000

The South Half of the Southeast Quarter of the Northwest Quarter (LESS the East 600 feet) in Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet thereof.

PARCEL 2 (GEHR)

33-19-31-0550-0000

The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street.

33-19-31-0560-0000

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street and less the East 25 feet for Beardall Avenue.

**FILE # Z2004-059**

33-19-31-300-057B-0000

The East 300 feet of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 3 (MANJIKIAN)

33-19-31-300-0150-0000

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, less right-of-way for Beardall Avenue, Seminole County, Florida.

PARCEL 4 (STENSTROM LEGACY)

33-19-31-300-0220-0000

The South 605 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0360-0000

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0340-0000

The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0350-0000

The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0420-0000

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 5 (STENSTROM)

33-19-31-510-0000-0010

33-19-31-510-0000-0110

Lots 1 through 15, inclusive, and Lots 17 and 19, (less right-of-way for State Road 46) of CAMERON'S SUBDIVISION OF BECK HAMMOCK, a subdivision, according to the plat thereof as recorded in Plat book 1, page 88 of the Public records of Seminole County, Florida

**FILE # Z2004-059**

33-19-31-300-129A-0000

The North 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0129-0000

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004C-0000

The North 3/4 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004D-0000

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004B-0000

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, LESS the North 1/2 thereof, and LESS road right of way on all of the above, Seminole County, Florida

33-19-31-300-004F-0000

The South 330 feet of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less roads.

33-19-31-300-004A-0000

The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

The Northwest 1/4 of the Southeast 1/4, less the North 134.5 feet of the West 209 feet, and less roads, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 6 (JETT)

34-19-31-300-003A-0000

**FILE # Z2004-059**

The North 552.89 feet of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying West of State Road 415.

PARCEL 7 (RUSSELL)

33-19-31-300-0230-0000

The West half of the Northeast Quarter of the Northwest Quarter. LESS the North 10 acres of the East three quarters of the West half of the Northeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0270-0000

The Northwest Quarter of the Northwest Quarter, LESS the West 1016.3 feet thereof, and LESS from a point 30 feet South and 1024.3 feet East of the Northwest corner of Section 33, run South 0°18'40" West 142 feet, thence North 89°47'30" East 142 feet, thence North 0°18'40" East 142 feet, thence South 89°47'30" West 142 feet to the Point of Beginning.

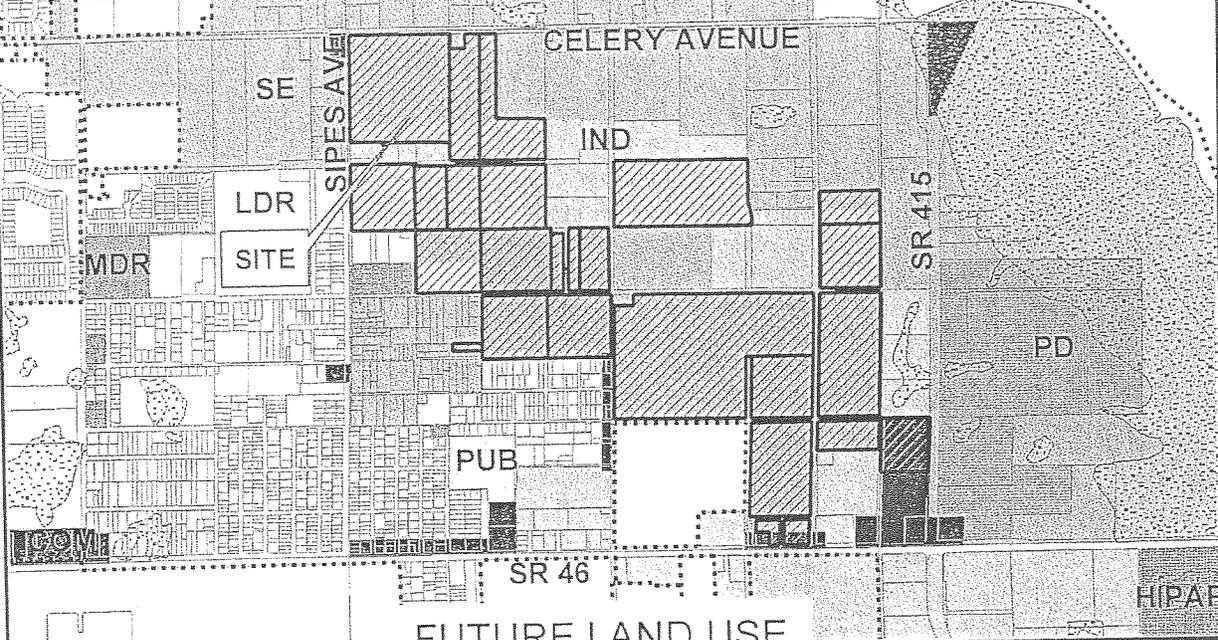
PARCEL 8 (CULLUM)

33-19-31-300-0290-0000

Begin 215 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North to Northwest corner, East 1016.3 feet, South 1064.88 feet, West 633.69 feet, South 22 feet, West 12 Feet, North to a point East of Beginning, West to Point of Beginning.

Containing 265.74 acres, more or less

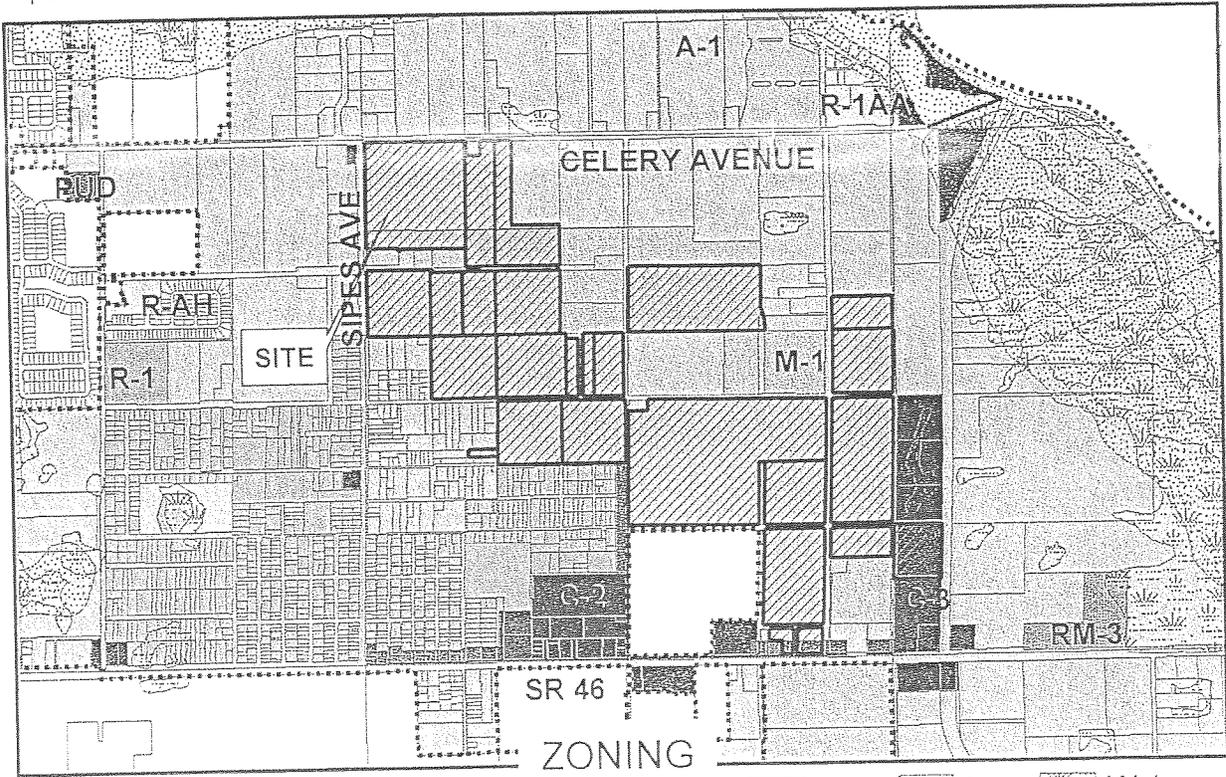
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by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



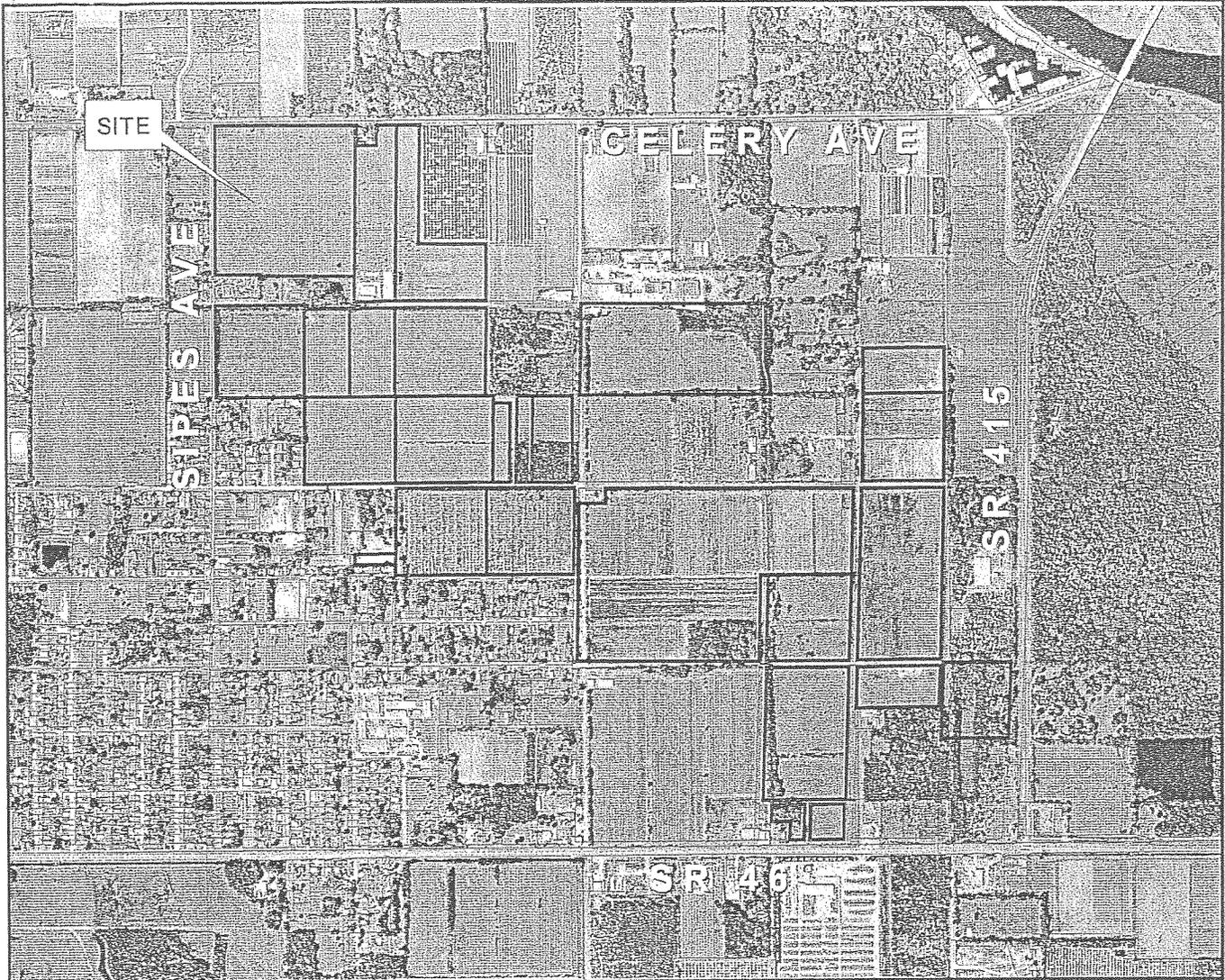
Site   
  Municipality   
 LDR    MDR    COM    IND    CONS  
 SE    PD    HIPAP    PUB

Applicant: Cameron Heights PUD  
 Physical STR: 33 & 34-19-31 (see attached)  
 Gross Acres: 205.84 +/-    BCC District: 5  
 Existing Use: Agriculture  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	Z2004-059	MIXED	PUD
Zoning	055.FLU06	MIXED	PUD



A-1   
  R-1   
  RM-3   
  C-2   
  C-3   
  R-AH   
  FP-1   
  W-1  
 R-1AA   
 M-1



Amendment No: 055.FLU06  
 From: COM, IND & SE To: PUD  
 Rezone No: Z2004-059  
 From: M-1A, C-1 & A-1 To: PD

-  Parcel
-  Subject Property



February 1999 Color Aerials