

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Cameron Heights PUD – 2006, Large Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD); and rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); (Robert Zlatkiss, applicant).

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Tony Walter **EXT.** 7375

Agenda Date <u>2/28/06</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. TRANSMIT the requested Large Scale Land Use Amendment of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD) to the Department of Community Affairs; and approve the request to rezone the same property from A-1 (Agriculture District) to PUD (Planned Unit Development District) per the attached staff report, preliminary master plan and development order, (Robert Zlatkiss, applicant); or
2. DENY the requested Large Scale Land Use Amendment and rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD); and from A-1 (Agriculture District) to PUD (Planned Unit Development District) per the attached staff report, preliminary master plan and development order, (Robert Zlatkiss, applicant); or
3. CONTINUE the item to a time and date certain.

District 5 – Commissioner Carey

Tony Walter, Planning Manager

BACKGROUND:

The applicant requests a Large Scale Land Use Amendment and rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street from Suburban Estates (SE) to Planned Development and from A-1 (Agriculture District) to PUD (Planned Unit Development District) The proposed use is for 44 single-family homes at a maximum density of 4.0 dwelling units per net buildable acre.

Reviewed by: <u>KL</u> Co Atty: _____ DFS: _____ Other: _____ DCM: _____ CM: _____ File No. <u>ph130pdp07</u>
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The applicant proposes to develop this site in conjunction with the existing Cameron Heights PUD approved by the Board on May 10, 2005. The site is south of Tract D of the existing Cameron Heights PUD which is approved for 3.5 single-family dwelling units per net buildable acre and north of Tract E which is approved for 4.0 single-family dwelling units per net buildable acre. The site is also east of the elementary school site currently being developed by Seminole County Public Schools.

The applicant will aggregate this project into the existing Cameron Heights PUD with a future amendment. The rezone of the property will be subject to the adoption of the Large Scale Land Use Amendment.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 11, 2005, the Planning and Zoning Commission voted (7-0) with a recommendation to TRANSMIT the requested Large Scale Land Use Amendment to the Department of Community Affairs and rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD); and from A-1 (Agriculture District) to PUD (Planned Unit Development District) per the attached staff report, preliminary master plan and development order.

STAFF RECOMMENDATION:

Staff recommends TRANSMIT of the requested Large Scale Land Use Amendment of 13.51 acres, located on the northeast corner of the intersection of Beardall and Hughey Streets, from Suburban Estates (SE) to Planned Development (PD) to the Department of Community Affairs; and approval of the request to rezone the same property from A-1 (Agriculture District) to PUD (Planned Unit Development District) per the attached staff report, preliminary master plan and development order.

ATTACHMENTS:

Staff report
January 11, 2006 LPA/P&Z Meeting Minutes
Location Map
Future Land Use/Zoning Maps
Aerial Photograph of site
Preliminary Master Plan
Draft Development Order

**CAMERON HEIGHTS – 2006
Large Scale Land Use Amendment from SE to PD
Rezone from A-1 to PUD**

APPLICANT	Robert Zlatkiss	
PROPERTY OWNER	G.H. & Fat M.H. Mawji Hussein	
REQUEST	Large Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District)	
PROPERTY SIZE	13.51 ± acres	
HEARING DATE (S)	P&Z: January 11, 2006	BCC: February 28, 2006
PARCEL ID	33-19-31-300-015B-0000	
LOCATION	Northeast corner of the intersection of Beardall Avenue and Hughey Street	
FUTURE LAND USE	Suburban Estates (SE)	
ZONING	A-1 (Agriculture District)	
FILE NUMBER	Z2005-064	
COMMISSION DISTRICT	#5 – Carey	

Proposed Development:

The applicant is proposing to develop 44 single-family dwelling units at a net density of 4.0 dwelling units per net buildable acre.

ANALYSIS OVERVIEW:

ZONING REQUEST

The applicant, Robert Zlatkiss, requests a Large Scale Land Use Amendment and rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street from Suburban Estates (SE) to Planned Development and from A-1 (Agriculture District) to PUD (Planned Unit Development District):

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Zoning (PUD)
Minimum Lot Size	43,560 square feet	5,000 square feet
Minimum House Size	N/A	1,500 square feet
Minimum Width at Building Line	150 feet	50 feet
Front Yard Setback	50 feet	20 feet
Side Yard Setback	10 feet	5 feet
(Street) Side Yard Setback	50 feet	20 feet
Rear Yard Setback	30 feet	20 feet
Maximum Building Height	35 feet	35 feet

PERMITTED & SPECIAL EXCEPTION USES

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Zoning District	Permitted uses	Special Exception	Minimum Lot Size
A-1 (existing)	Agricultural uses such as citrus or other fruit crops cultivation, production and horticulture, truck farms, plant nurseries and greenhouses not involved with retail sales to the general public, silva culture, public and private elementary schools, publicly owned and/or controlled parks and recreation areas, bait production, stables, barns, single-family dwelling and customary accessory uses including one (1) guesthouse or cottage, docks and boathouses, churches and structures appurtenant thereto, community residential homes (group homes and foster care facilities) housing six (6) or fewer permanent unrelated residents.	Special Exception such as cemeteries and mausoleums, kennels including the commercial raising or breeding of dogs, hospitals, sanitariums and convalescent homes, veterinary clinics and assisted living facilities and group homes, public and private nursery schools, kindergartens, middle schools, high schools and colleges, public utility and service structures, fishing camps, marinas, gun clubs, or similar enterprises or clubs making use of land with nominal impacts to natural resources, privately owned and operated recreational facilities open to the paying public, such as athletic fields, stadium, racetracks, and speedways, golf driving ranges, riding stables, water plants, and sanitary landfill operations, off-street parking lots, farm worker housing, mobile homes, retail nurseries, landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm, communication towers, bed and breakfast establishments.	43,560 square feet
PUD (proposed)	Detached single-family dwelling units, home occupations and home offices	N/A	5,000 square feet

COMPATIBILITY WITH SURROUNDING PROPERTIES

The Future Land Use designations, zoning districts and existing uses for the subject and abutting properties are as follows:

	(North)			
	IND Vacant <i>M-1</i> <i>(8.8 acre tract)</i>	PD Vacant (1,600 sq. ft. du.) Approved Single Family <i>PUD</i> (6,600 sq. ft. lots)	PD Vacant (1,600 sq. ft. du.) Approved Single Family <i>PUD</i> (6,600 sq. ft. lots)	
(West)	PD Vacant Elementary School Approved <i>PUD</i> (30.0 acre school site)	SE Vacant A-1	IND Open storage <i>M-1</i> (5.0 acres)	(East)
	PD Vacant (1,500 sq. ft. du.) Approved Single Family <i>PUD</i> (5,000 sq. ft. lots)	PD Vacant (1,500 sq. ft. du.) Approved Single Family <i>PUD</i> (5,000 sq. ft. lots)	PD Vacant (1,500 sq. ft. du.) Approved Single Family <i>PUD</i> (5,000 sq. ft. lots)	
	(South)			

* **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FIRM map number 540, it appears that none of the site is within the 100-year floodplain.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, it appears none of the site contains wetlands.

Endangered and Threatened Wildlife:

A threatened and endangered study and species of special concern survey will be required prior to final engineering approval.

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3)(c), Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has submitted for Concurrency review. The results are not available at this time however; the applicant is required to have concurrency approved prior to subdivision approval.

The following table depicts the impacts the proposed development has on public facilities:

Public Facility	Existing Zoning (A-1)	Proposed Development* PUD	Net Impact
Water (GPD)	4,550	15,400	10,850
Sewer (GPD)	3,900	13,200	9,300
Traffic (ADT)	124	421	297
Schools			
Elementary	3	11	8
Middle	1	5	4
High	1	5	4

* Proposed PUD development is based on 44 dwelling units as requested by the applicant.

Utilities:

The site is located in the service area of the City of Sanford and will be required to connect to public utilities. A letter of capacity and intent from the City of Sanford for water, wastewater and reclaimed water service is required at the time of Concurrency review, and approval of the proposed water service utility plan is required prior to the approval of final engineering plans.

Transportation / Traffic:

The property will access Beardall Avenue, which is classified as a substandard local road. Staff determined that the applicant must dedicate a 40-foot half right-of-way along the property frontage on Beardall and bring it up to County Standards.

School Impacts:

Based on the formulas provided by the Seminole County School District, the proposed zone change will generate approximately 21 school age children. This subject site is currently zoned for, and will affect, the following schools:

Schools Impacted	Proposed Impact	Current Capacity	05/06 Enrollment	Percent Capacity
NE Cluster Elementary*	11	2,467	2,020	81.9%
Millennium Middle	5	1,964	2,094	107%
Seminole High	5	3,404	3,052	89.7%

*Pine Crest, Hamilton and Midway Elementary Schools.

Public Safety:

The nearest response unit to the subject property is Station # 41, which is located at ½ mile west of the intersection of SR 46 and Beardall Avenue. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is 2.0 minutes. The County level-of-service standard for response time is 5 minutes per Policy PUB 2.1 of the Comprehensive Plan.

Drainage:

The proposed project is located within the Lake Monroe drainage basin and will have to meet all County drainage requirements prior to Final Engineering approval.

Parks, Recreation and Open Space:

The applicant is proposing to provide 3.38 acres (25.0%) of common usable open space which is the minimum open space required in the PUD zoning district. Stormwater management ponds may be used as open space provided they meet the requirements in the Land Development Code Sec. 30.1344, Open Space Ratios and Design Guidelines.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS

This project does not warrant running the County Fiscal Impact Analysis Model.

SPECIAL DISTRICTS

The subject property is within the Orlando Sanford International Airport aviation easement area and therefore the applicant will be required to submit an aviation easement prior to platting.

COMPREHENSIVE PLAN (VISION 2020)

The following policies are applicable with the proposed project:

Policy FLU 2.5: Transitional Land Uses

Policy FLU 2.11: Determination of Compatibility in PUD and PCD Zoning Classifications

Policy FLU 9.1: Orlando Sanford International Airport

Policy POT 4.5 Potable Water Connection

Policy SAN 4.4: Sanitary Sewer Connection

Policy PUB 2.1 Public Safety Level-of-Service

INTERGOVERNMENTAL NOTIFICATION:

Intergovernmental notices were sent to the City of Sanford and the Seminole County School District on December 28, 2005. To date, no comments have been received.

LETTERS OF SUPPORT OR OPPOSITION:

At this time, Staff has received no letters of support or opposition.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 11, 2005, the Planning and Zoning Commission voted (7-0) with a recommendation to TRANSMIT the requested Large Scale Land Use Amendment to the Department of Community Affairs and rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD); and from A-1 (Agriculture District) to PUD (Planned Unit Development District) per the attached staff report, preliminary master plan and development order.

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MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING & ZONING COMMISSION
JANUARY 11, 2006

Members present: Rob Wolf, Beth Hattaway, Matt Brown, Ben Tucker, Dudley Bates, Walt Eismann, and Jason Brodeur.

Also present: Dan Matthys, Director of Planning & Development; Tony Walter, Planning Manager; Tom Radzai, Senior Engineer; Tyrone K. Smith, Senior Planner; Chris Schmidt, Senior Planner; Kim Laucella, Assistant County Attorney, and Candace Lindlaw-Hudson, Senior Staff Assistant.

B. Cameron Heights PUD - 2006 Addition; Robert Zlatkiss, applicant; approximately 13.51 acres; Large Scale Land Use Amendment from SE (Suburban Estates) to PD (Planned Development) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); located on the northeast corner of Beardall and Hughey Streets. (Z2005-064 / 06S.FLU04)

Commissioner Carey – District 5
Tony Walter, Planning Manager

Tony Walter introduced the request involving 13.51 acres. The project will have 44 single family homes, with a density of 4 dwelling units per acre. This will be developed in conjunction with Tract D of the larger, original project. Staff recommendation is for approval.

Tom Daly stated that the property sits in the middle of the older part of the project. This piece ties the larger property together. This was originally called Beardall Avenue PUD. It will have 4 dwelling units per acre. This piece is not tied to the bigger one yet. It is intended to be associated with the builder and then built together, but it may not be. Hughey Street will not be extended out due to the presence of a drainage canal. Access to this will only be through Beardall Avenue.

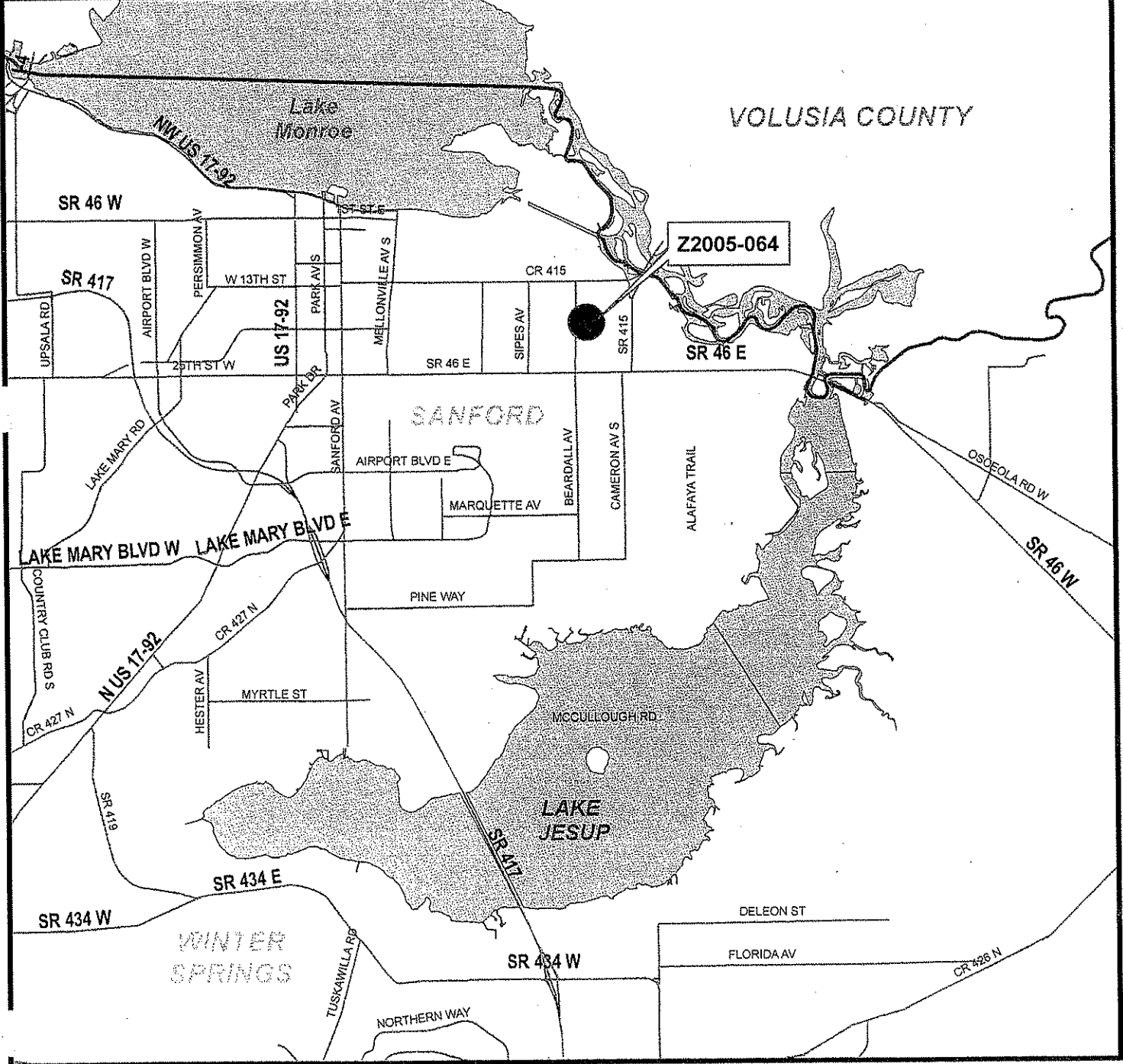
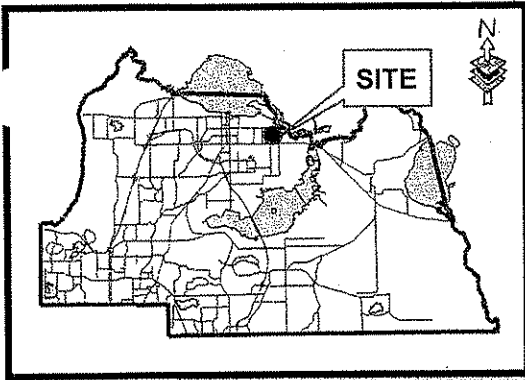
Commissioner Tucker was concerned with only one access and egress shown.

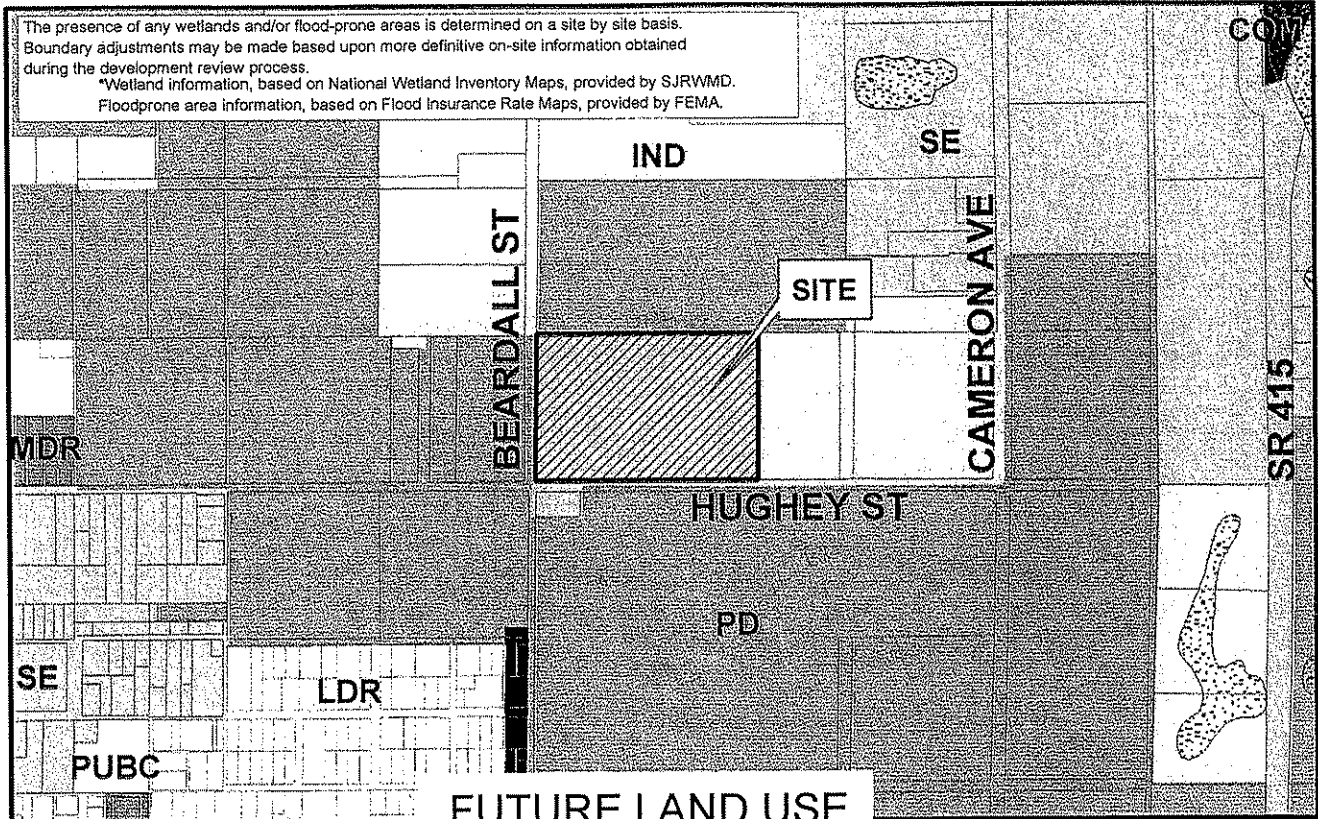
Mr. Daly stated that with 44 lots, one entrance was enough.

Commissioner Hattaway made a motion to recommend approval.

Commissioner Brown seconded the motion.

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



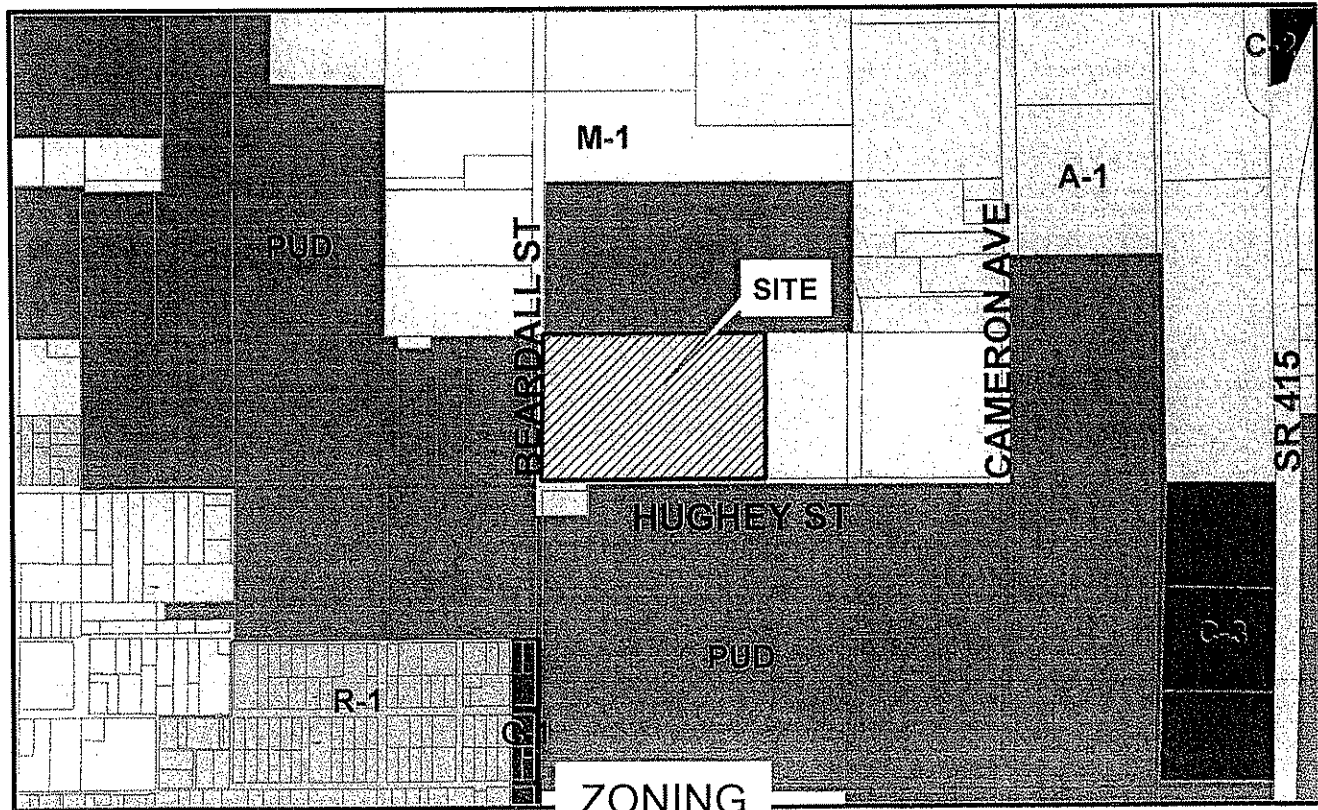


FUTURE LAND USE



Applicant: Robert Zlatkiss
 Physical STR: 33-19-31-300-015B-0000
 Gross Acres: 13.96+/- BCC District: 5
 Existing Use: Agricultural
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	06S.FLU04	SE	PD
Zoning	Z2005-064	A-1	PUD



ZONING







Z2005-064
SITE

BEARDALL ST

HUGHEY ST

Land Use No: 06S.FLU04
From: SE To: PUD
Rezone No: Z2005-064
From: A-1 To: PD

-  Parcel
-  Subject Property



January 2004 Color Aerials

Legal Description

LEG SEC. 33 TWP 19S RGE 31E W 954 FT OF S
 1/2 OF SW 1/4 OF NE 1/4 (LESS W 25 FT AND S 25 FT-
 FOR ROADS)

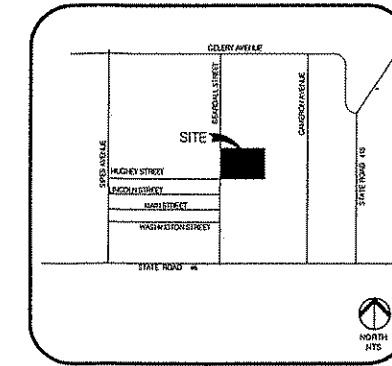
Beardall Street PUD

Planned Unit Development

Preliminary Master Plan

Seminole County, Florida

October, 2005
 Prepared for:
 American Land Development
 3911 Orange Lake Drive
 Orlando, FL 32817



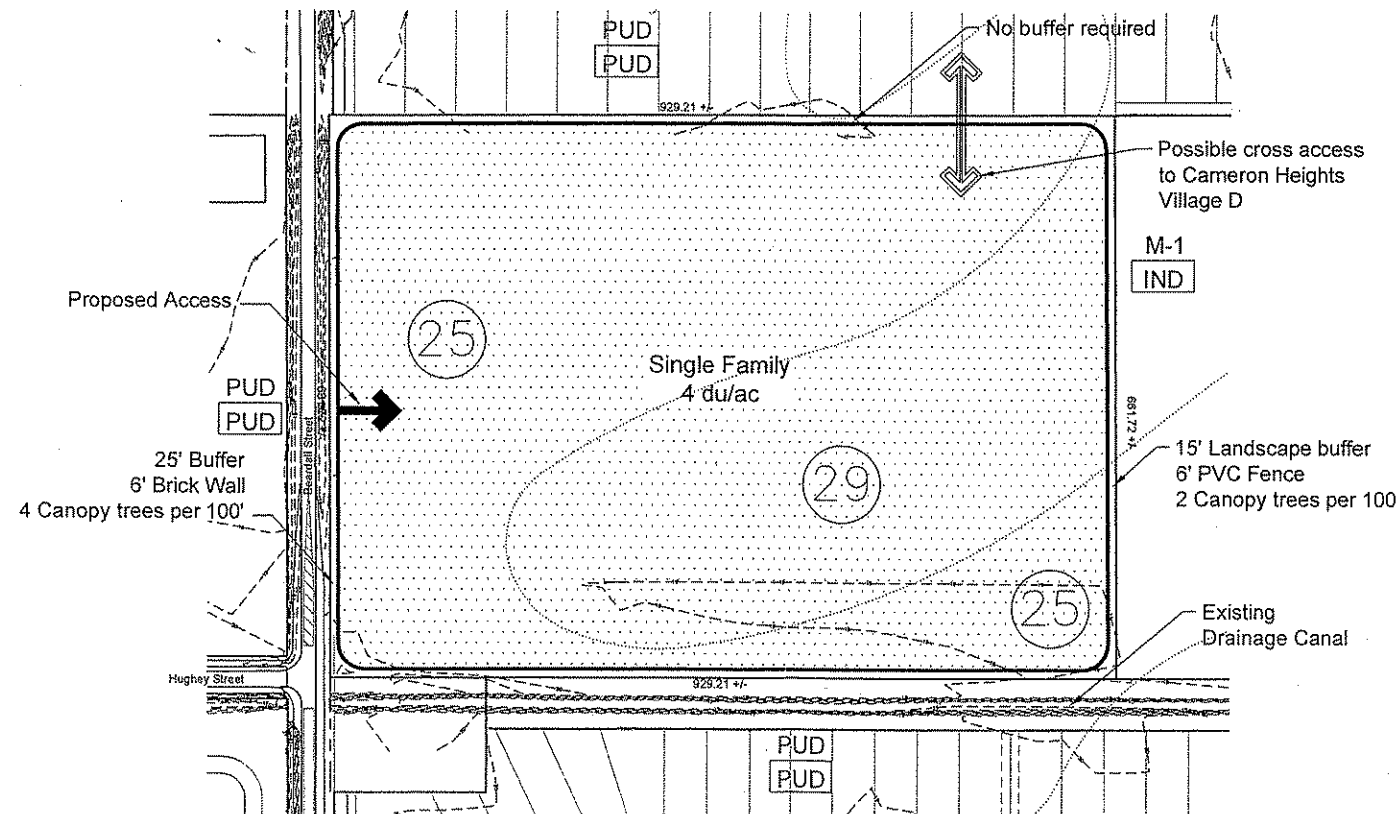
Location Map

Site Data	
Total Tract Area	13.51 Ac.
Public Right of Way	2.43 Ac.
Net Buildable Acres	11.08 Ac.
Total Units	44 Units
Proposed Density	4.00 Du/Ac.
Current Zoning	A-1
Current Landuse	Suburban Estates
Proposed Zoning	PD
Proposed Landuse	PD
Required Open Space	3.38 Ac. (25%)
Provided Open Space	3.38 Ac.
Max. Building Ht.	35' 2-Story
Projected potable water use (350 gpd.)	15,509 gpd.
Projected sanitary sewer use (300 gpd.)	13,294 gpd.
Projected trips	443.13 ADT.

Development Standards	
Single Family Lots	13.51 ac
Total Land Area	44 Units
Typ Lot Size	50'x100' (5,000 s.f.)
Min Living Area	1,500 s.f.
Setbacks: Front	20'
Rear	20'
Side	5'

Net Buildable Acres Calculation	
Gross Site Area	13.51 acres
External R/W Deductions	0.00 acres
Non-Residential Outparcels	0.00 acres
Wetlands	0.00 acres
Flood Plain Areas	0.00 acres
Public Road R/W (10% eroded)	2.43 acres
Private Road R/W	0.00 acres
One Acres	0.00 acres
Lakes	0.00 acres
Transmission Line Easements	0.00 acres
Net Buildable Area	11.08 acres

Open Space Calculation	
Gross Site Area	13.51 acres
Required External R/W Deductions	0 acres
Public or Private R/W	2.43 acres
One Acres for Non-Recreational Uses	0 acres
Parking and Paved Areas	0 acres
(unless associated with a Recreational Area)	
Residential Lots (if planted)	7.48 acres
Residential Driveway Projections (if unplanted)	0 acres
Outparcels	0 acres
Retention (if not amortized per LDC)	0 acres
Utility Tract Facilities	0 acres
Unplanned Common Areas Less Than 15' in Width	0 acres
(unless developed with pedestrian, bicycle or horse trails)	
Required Buffer Areas	0.22 acres
Transmission Line Easements	0 acres
(not including rec. amenities)	
Required "Usable" Open Space	3.38 acres
Provided "Usable" Open Space	3.38 acres

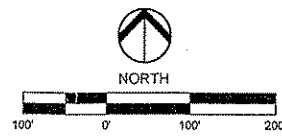


Notes:

- The site will be developed in one phases.
- All common areas will be owned and maintained by a homeowner's association.
- Roadways will be dedicated to the public. The developer reserves the rights to gate this project and make the roads private provided the roadways will be designed to county standards.
- 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.
- 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 SCS maps.

<p>Developer/Applicant American Land Development 3911 Orange Lake Drive Orlando, FL 32814 (407) 810 6318 Contact: Mr. Robert Zlatkiss</p>	<p>Engineer Madden Engineering 431 E. Horatio Ave., Suite 260 Maitland, FL 32751 Phone (407) 629-8330 Contact: Mr. David Glunt</p>	<p>Planner Daly Design Group, Inc 913 N. Pennsylvania Avenue Winter Park, Florida 32789 (407) 740-7373 Contact: Mr. Thomas Daly</p>
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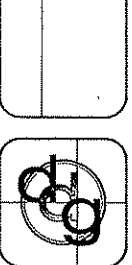
- Soils Legend**
- (25) Pineda fine sand
 - (29) St. Johns and EauGallie fine sands



daly design group inc.
 Land Planning, Landscape Architecture, Project Management, Development Consulting
 913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION

Preliminary Master Plan
 Beardall Street PUD
 Seminole County, Florida



PROJECT NO.
 2442-2
 SCALE
 1"=100'
 DATE
 10.11.05
 SHEET
 PMP 101

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On _____ 2006, 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: G.H. and FAT M.H. Mawji Hussein

Project Name: CAMERON HEIGHTS – 2006 PUD

Requested Development Approval: Large Scale Land Use Amendment from Suburban Estates (SE), to Planned Development (PD); and rezone from Agriculture (A-1), 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: TONY WALTER
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 Tract

- a. Density shall not exceed 4 units per net buildable acre.
- b. Building setbacks shall be as follows:

<i>Residential Units</i>	
Front	20' from R/W
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 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 1,500 sq.ft. of living space.
- h. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- i. 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.
- j. Adjacent to the industrial zoned property to the east, 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.
- k. All landscape buffers and common areas shall be maintained by a homeowners association.
- l. Subdivision plats establishing residential lots within the limits of the subject property shall include a note (font size twelve point or larger) stating the following:

This property is located in proximity to an airport noise zone. The properties delineated on this plat are subject to aircraft noise that may be objectionable.

- m. The sale of each residential lot shall include a deed 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.

In addition, the developer voluntarily agrees that an avigation easement, in a form acceptable to the Sanford Airport Authority, shall be recorded before issuance of a County building permit for any residential development. The avigation easement shall apply to all property upon which any residential use is to be constructed.

- n. Central potable water and sewer service shall be required for all development within the project.
- o. The developer shall dedicate sufficient property to create a 40-foot half right-of-way for Beardall Avenue.
- p. A left turn lane shall be provided at the subdivision entrance.

(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.

(6) This Development Order shall control in the event of any conflict between the terms and conditions of the Development Order and the terms, conditions, or notes of any site plan or master site plan.

Done and Ordered on the date first written above.

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

EXHIBIT A

LEG SEC 33 TWP 19S RGE 31E W 954 FT OF S $\frac{1}{2}$ OF SW $\frac{1}{4}$ (LESS W 25 FT AND S 25 FT FOR ROADS)