

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

[This request was continued from the 2/24/04 meeting.]

SUBJECT: Hawthorne Estates, Rezone from A-1 (Agriculture District) to PUD
(Planned Unit Development) (Deborah Hagen, applicant).

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Don Fisher CONTACT: Jeff Hopper EXT 7431

Agenda Date	03/09/04	Regular	<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 Enact an ordinance to APPROVE the request for rezoning on 15.92 acres located on the east side of Orange Blvd., 0.4 mile north of SR 46, from A-1 (Agriculture District) to PUD (Planned Unit Development) and authorize the chairman to sign the Development Order; (Deborah Hagen, applicant); or
- 2 DENY the request for rezoning on 15.92 acres located on the east side of Orange Blvd., 0.4 mile north of SR 46, from A-1 (Agriculture District) to PUD (Planned Unit Development) as requested; (Deborah Hagen, applicant); or
- 3 CONTINUE the public hearing until a time and date certain.

(District 5 – Comm. McLain)

(Jeff Hopper, Senior Planner)

BACKGROUND:

The applicant, Deborah Hagen, requests approval of a PUD (Planned Unit Development) on a 15.92-acre site, located on Orange Boulevard north of SR 46. The proposed development is a single family subdivision consisting of 36 lots at a density of 2.26 units per acre. The applicant amended her request from R-1 to PUD after meeting with representatives of neighboring Lake Forest PUD. Located in the Low Density Residential future land use designation, the property is programmed under the Vision 2020 Plan for a maximum of 4 units per net buildable acre.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request subject to conditions listed in the Staff Report and Development Order.

Reviewed by:	
Co Atty:	KZC
DFS:	
OTHER:	AW
DCM:	
CM:	KB
File No.	ph130pdp04

HAWTHORNE ESTATES

REQUEST INFORMATION	
APPLICANT	Deborah Hagen
PROPERTY OWNER	Mae A. Hawthorne, David S. and Alde F. Redwine
REQUEST	Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development)
HEARING DATE(S)	P&Z: January 7, 2004 BCC: March 9, 2004
PARCEL #	19-19-30-300-0110-0000 19-19-30-300-012A-0000 19-19-30-300-0100-0000 19-19-30-300-013C-0000 19-19-30-300-0120-0000
LOCATION	East side of Orange Boulevard, 0.4 mile north of SR 46
FUTURE LAND USE	Low Density Residential (LDR)
FILE NUMBER	Z2003-046
COMMISSION DISTRICT	District 5 (McLain)

OVERVIEW:

The applicant, Deborah Hagen, requests approval of a PUD (Planned Unit Development) on a 15.92-acre site, located on Orange Boulevard north of SR 46. The proposed development is a single family subdivision consisting of 36 lots at a density of 2.26 units per gross acre. (The submitted plan does not indicate net density, based on subtraction of road right of way, wetlands and other features per the Land Development Code. However, the Code provides for estimating net density by reducing gross site area by 20%. Using this rough method of calculating, the proposed development has a net density of 2.83 units per acre.) Located in the Low Density Residential future land use designation, the property is programmed under the Vision 2020 Plan for a maximum net density of 4 units per acre.

The original request brought forth by the applicant was for R-1, a single family district permitting lots of 8,400 square feet in size and 70 feet in width. Based on the required Lot Compatibility Analysis, staff recommended R-1AA, requiring lots of 11,700 square feet and 90 feet in width. At its January 7 meeting, the Planning & Zoning Commission voted to adopt that recommendation.

As a PUD request, the application is not subject to a specific calculation to determine a "recommended" zoning to ensure compatibility with surrounding properties. In its current form, the proposal addresses compatibility by means of a Preliminary Master Plan and Development Order, which together establish development standards for density, open space and other issues. The proposed net density of 2.83 units per net buildable acre (as calculated by staff) is roughly equivalent to that of neighboring Lake Forest PUD.

Proposed minimum lot width is 75', which is equal to or greater than the width of adjoining lots in Lake Forest. However, the lot sizes in Lake Forest are roughly 13,000 square feet

and the lots on the west side of Orange Boulevard are 1 acre or larger in size. Staff believes that if the proposed lots abutting Lake Forest and Orange Boulevard have a minimum lot area of 11,700 square feet and a minimum lot width of 75 feet that this would provide for an adequate transition and maintain compatibility. The lots in the interior of the development could be smaller even as small as R-1 standards. Also, a minimum house size as volunteered by the applicant of 2,300 square feet heated and air conditioned would also support compatibility.

If approved as a PUD, the development will be required to provide 25 percent of the site in usable common open space, providing recreational and/or aesthetic amenities for the benefit of all residents. Privately owned lot area will not count toward this requirement.

Existing Land Uses: The existing zoning designations and land uses are as follows:

	Zoning	Future Land Use	Existing Land Use
SITE	A-1	LDR	vacant
North	A-1 / PUD	SE / PD	single family / vacant
South	A-1	LDR	single family
East	PUD	PD	SF / vacant
West	A-1	SE	single family

For more detailed information regarding zoning and land use, please refer to the attached map.

SITE ANALYSIS & FINDINGS:

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified. (Applicant has submitted a Concurrency Review Deferral Affidavit.)
2. The proposed zoning is consistent with the Low Density Residential (LDR) future land use designation assigned to the property, and 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.
3. Seminole County will provide water and sewer service to the site.
4. Information on stormwater capacity and outfall will be provided prior to Final Subdivision approval.

Compliance with Environmental Regulations: At this time there are no identified areas of environmental concern on the property, although wetlands may be present on the site.

Compatibility with surrounding development: Based on the Preliminary Master Plan submitted by the applicant, the request is compatible with the Low Density Residential future land use designation assigned to the property.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request with the following conditions:

- a. Net density within the area of the Land Use Amendment shall not exceed 2.83 dwelling units per net buildable acre.
- b. Maximum building height shall be 35 feet.
- c. Lots abutting Lake Forest and/or Orange Boulevard shall have a minimum lot width at the building line of 75 feet and a minimum lot area of 11,700 square feet.
- d. All other lots shall be no less than 70 feet in width and 8,400 square feet in size. Corner lots shall be 15 percent larger.
- e. Permitted uses shall be single family homes, home occupations, and home offices.
- f. Required building setbacks shall be as follows:

<i>Residential Units</i>	
front	25' from R/W *
	20' from nearest edge of sidewalk
side	7.5'
side street	25'
rear	30'

<i>Accessory Buildings less than 200 s.f.</i>	
side	7.5'
side street	25'
rear	7.5'

<i>Pools and Screen Enclosures *</i>		
	Screen Enclosure	Pool
front	25'	28'
side	7.5'	10'
side street	25'	28'
rear	5"	7.5'

* Pools and/or screen enclosures shall not be permitted to project beyond the established building line.

- g. Minimum house size shall be 2,300 square feet under air.
- h. The site shall include 25% usable common open space, to be evaluated at Final Master Plan approval.
- 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. A 6-foot masonry wall shall be provided along the Orange Blvd. frontage.

- k. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- l. Developer shall dedicate sufficient right-of-way on Orange Blvd. to meet County standards, as determined at Final Master Plan review.

PLANNING & ZONING COMMISSION RECOMMENDATION:

On January 7, 2004 the Planning & Zoning Commission voted 6-0 to recommend APPROVAL of R-1AA.

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On March 9, 2004, 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 Owners: MAE A. HAWTHORNE
DAVID S. REDWINE
ALDE F. REDWINE

Project Name: HAWTHORNE ESTATES PUD

Requested Development Approval: Rezoning from A-1 (Agriculture) to PUD (Planned Unit Development)

The Development Approval sought is consistent with the Seminole County Vision 2020 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:

- a. Net density within the area of the Land Use Amendment shall not exceed 2.83 units per net buildable acre.
- b. Maximum building height shall be 35 feet.
- c. Lots abutting Lake Forest and/or Orange Boulevard shall have a minimum lot width at the building line of 75 feet and a minimum lot area of 11, 700 square feet.
- d. All other lots shall be no less than 70 feet in width and 8,400 square feet in size. Corner lots shall be 15 percent larger.
- e. Permitted uses shall be single family homes, home occupations, and home offices.
- f. Required building setbacks shall be as follows:

<i>Residential Units</i>	
front	25' from R/W *
	20' from nearest edge of sidewalk
side	7.5'
side street	25'
rear	30'

<i>Accessory Buildings less than 200 s.f.</i>	
side	7.5'
side street	25'
rear	7.5'

<i>Pools and Screen Enclosures *</i>		
	Screen Enclosure	Pool
front	25'	28'
side	7.5'	10'
side street	25'	28'
rear	5'	7.5'

* Pools and/or screen enclosures shall not be permitted to project beyond the established building line.

- g. Minimum house size shall be 2,300 square feet under air.
- h. The site shall include 25% usable common open space, to be evaluated at Final Master Plan approval.
- 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. A 6-foot masonry wall shall be provided along the Orange Blvd. frontage.
- k. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- l. Developer shall dedicate sufficient right-of-way on Orange Blvd. to meet County standards, as determined at Final Master Plan review.

(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: _____
Daryl G. McLain
Chairman
Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, MAE A. HAWTHORNE, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

_____ By: _____
Print Name MAE A. HAWTHORNE
Property Owner

Witness

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, DAVID S. REDWINE, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

_____ By: _____
Print Name DAVID S. REDWINE
Property Owner

Witness

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, ALDE F. REDWINE, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

_____ By: _____

Print Name ALDE F. REDWINE
Property Owner

Witness

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST: THENCE NORTH 00°07'01" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 19, A DISTANCE OF 665.39 FEET; THENCE NORTH 89°58'42" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°07'01" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ORANGE BLVD, 4.09 FEET THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1454.78, A DELTA OF 45°33'01", AN ARC DISTANCE OF 1156.55; THENCE TANGENT TO SAID CUVE, NORTH 45°25'59" EAST, 64.53 FEET, TO A POINT OF INTERSECTION OF ORANGE BLVD AND THE WEST BOUNDARY OF LAKE FOREST SECTION 10B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60 PAGE 65 OF T HE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°05'58" EAST, 441.84 FEET; THENCE SOUTH 89°59'40" EAST, 511.09 FEET; THENCE SOUTH 00°02'42" EAST, 646.51 FEET, THE LAST THREE COURSES BEING COINCIDENT WITH SAID PLAT; THENCE SOUTH 89°58'42" WEST, 992.23 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN SEMINOLE COUNTY, FLORIDA, CONTAINING 15.92 ACRES.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE DISTRICT) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Hawthorne Estates."

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

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 (Agriculture District) to PUD (Planned Unit Development):

LEGAL DESCRIPTION ATTACHED EXHIBIT A

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

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

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon filing by the Department and recording of Development Order #3-20000018 in the official land records of Seminole County.

ENACTED this 9th day of March, 2004.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

EXHIBIT A

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST: THENCE NORTH 00°07'01" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 19, A DISTANCE OF 665.39 FEET; THENCE NORTH 89°58'42" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°07'01" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ORANGE BLVD, 4.09 FEET THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1454.78, A DELTA OF 45°33'01", AN ARC DISTANCE OF 1156.55; THENCE TANGENT TO SAID CUVE, NORTH 45°25'59" EAST, 64.53 FEET, TO A POINT OF INTERSECTION OF ORANGE BLVD AND THE WEST BOUNDARY OF LAKE FOREST SECTION 10B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60 PAGE 65 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°05'58" EAST, 441.84 FEET; THENCE SOUTH 89°59'40" EAST, 511.09 FEET; THENCE SOUTH 00°02'42" EAST, 646.51 FEET, THE LAST THREE COURSES BEING COINCIDENT WITH SAID PLAT; THENCE SOUTH 89°58'42" WEST, 992.23 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN SEMINOLE COUNTY, FLORIDA, CONTAINING 15.92 ACRES.

**Minutes for the Seminole County
LPA / P & Z Commission
January 7, 2004**

Members present: Richard Harris, Chris Dorworth, Ben Tucker, Thomas Mahoney, Walt Eismann, Dudley Bates

Member absent: Alan Peltz

Also present: Matt West, Planning Manager; Tony Walter, Assistant Planning Manager; Karen Consalo, Assistant County Attorney; Jim Potter, Engineer, Development Review; Dick Boyer, Senior Planner; Tina Deater, Senior Planner; Candace Lindlaw-Hudson, Senior Staff Assistant.

Hawthorne Estates, LLC. / Deborah Hagen, applicant; approximately 15.92 acres; rezone from A-1 (Agriculture) to R-1 (Single Family Residential); located on the northeast corner of Majestic Forest Run and Orange Boulevard. (Z2003-046)

Commissioner McLain – District 5
Jeff Hopper, Senior Planner

Matt West presented the background on the application. The applicant had earlier in the day requested a continuance and was present at the meeting tonight to be heard without staff being notified of the change in status.

Matt West reviewed the conditions requested in the staff report, including a minimum lot size of 8,400 square feet. Mr. West explained that the County Comprehensive Plan required a lot compatibility analysis be run on the request. Based on the analysis, Staff is recommending denial of the requested R-1 zoning and staff is recommending R-1AA zoning.

The lot compatibility analysis goes out 660 feet from the location of the request and looks at what is there and what could be placed on surrounding parcels in the future. Lake Forest has larger lots. On the west side of Orange Avenue there are one acre lots sizes. R-1 zoning would be too much of a transition from the larger lots. Also, there is an existing communication tower in the area. Homes can be put in the area without influencing the tower.

John Herbert of American Civil Engineering Company spoke on behalf of the applicant, stating that the applicant decided to proceed at the last minute. The application is being amended to ask for R-1A zoning with 75 foot lots. Lake Forest property has minimum 75 foot wide lots. Some lots are pie shaped in Lake Forest, and there will be some lots like these in Hawthorne Estates also. Several of the lots would be greater than 75 feet wide. Mr. Herbert stated that he

concurred with all of the staff recommendations. He will provide for 100 year flood retention and put in turning lanes on Orange Boulevard for safe entry to the subdivision. The minimum house size will be 2,000 square feet of living area.

Commissioner Harris asked about the variable width lots in Lake Forest. Wouldn't Hawthorne Glen be held to a higher standard than Lake Forest?

Mr. Herbert said the lots there are variable width. Staff had wanted 90 foot lots. This would be a higher standard and match Lake Forest.

Commissioner Eismann asked if anyone knew how many lots in Lake Forest met the 75 foot size standard.

Mr. Harris and staff members present did not know this.

Mr. West stated that R-1A zoning is a 9,000 square foot lot. The R-1 zoning had been 8,100 square feet lots. Lake Forest lots are 170 feet deep, which increases the area.

Mr. Harris showed the site on the area map. To the south is West Lake Estates with 90 foot lots. Next to that is Forest Glen with 75 foot wide lots. Hawthorne will fit in with these. The large lots across the road are not in alignment with this trend.

Speaking from the audience was Richard Bavec, developer and President of the Home Owner's Association of Lake Forest. He had received a copy of the plan for Hawthorne Glen from the applicant. Mr. Bavec stated that he agrees with the recommendation for R-1AA zoning. He would prefer that Hawthorne be a PUD. Houses in Lake Forest are \$350,000.00 to \$500,000.00. He asked that the property not be less than R-1AA zoning. The 100 year flood pond meets his expectations. He is concerned with water run off from this site into his subdivision.

No one else spoke from the floor.

The public hearing was now closed.

Commissioner Mahoney stated that in subdivisions like Lake Forest, part of the consideration of the PUD would have had clustering. The compatibility index is a useful tool. R-1AA zoning is the correct transitional size for the lots.

Commissioner Mahoney made a motion to deny the request for R-1A zoning, and to recommend R-1AA zoning.

Commissioner Eismann seconded the motion.

Commissioner Tucker asked Mr. West about the predominant lot size in Astor Farms.

Mr. West said that some are 7,000 to 8,000 square feet. Some are larger. There is a large buffer and landscaping.

Commissioner Tucker asked about the lot sizes from the rezone from last month, adjacent to the Wekiva Reserve.

Mr. West said that they were 50 – 70 foot lots. When you do a PUD a lot analysis is not done.

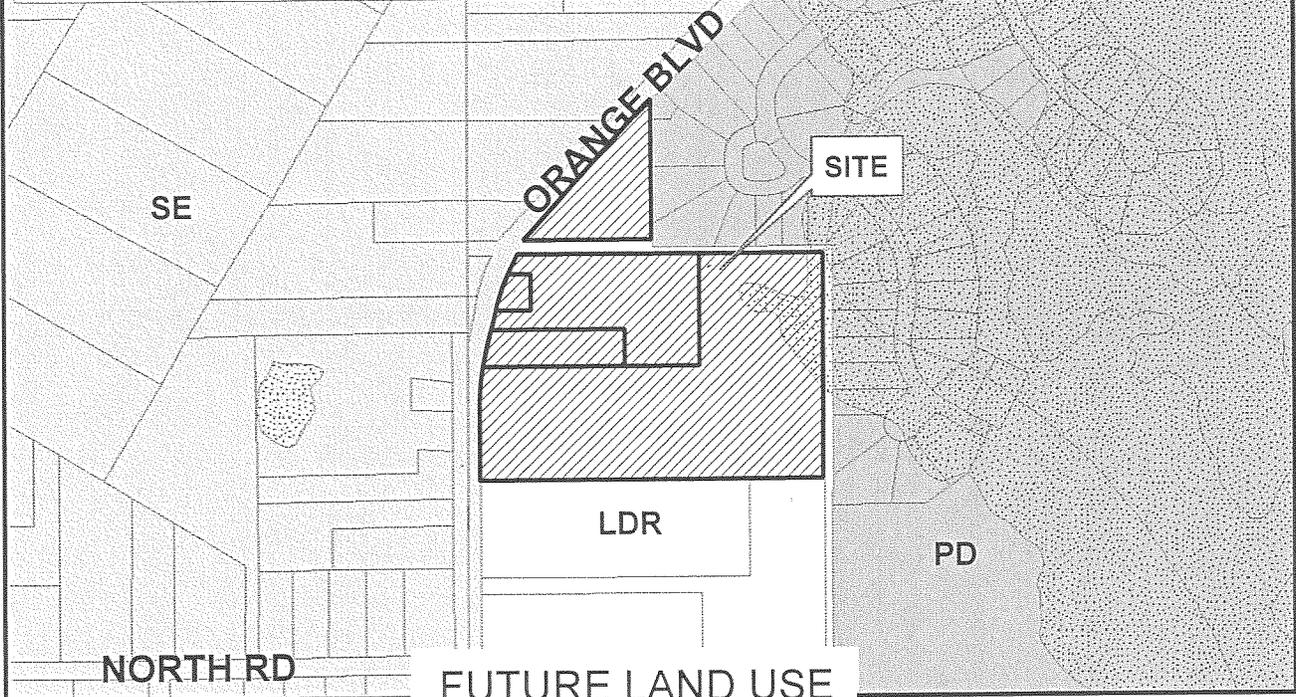
Commissioner Mahoney stated that there is a 30 percent open space requirement under those circumstances.

Commissioner Tucker asked if the communication tower's presence should be worked into the motion.

Mr. West stated that the communication tower will have a hardship created by the presence of the new subdivision. That could be administratively handled in the future.

The vote was 6 – 0 in favor of the motion.

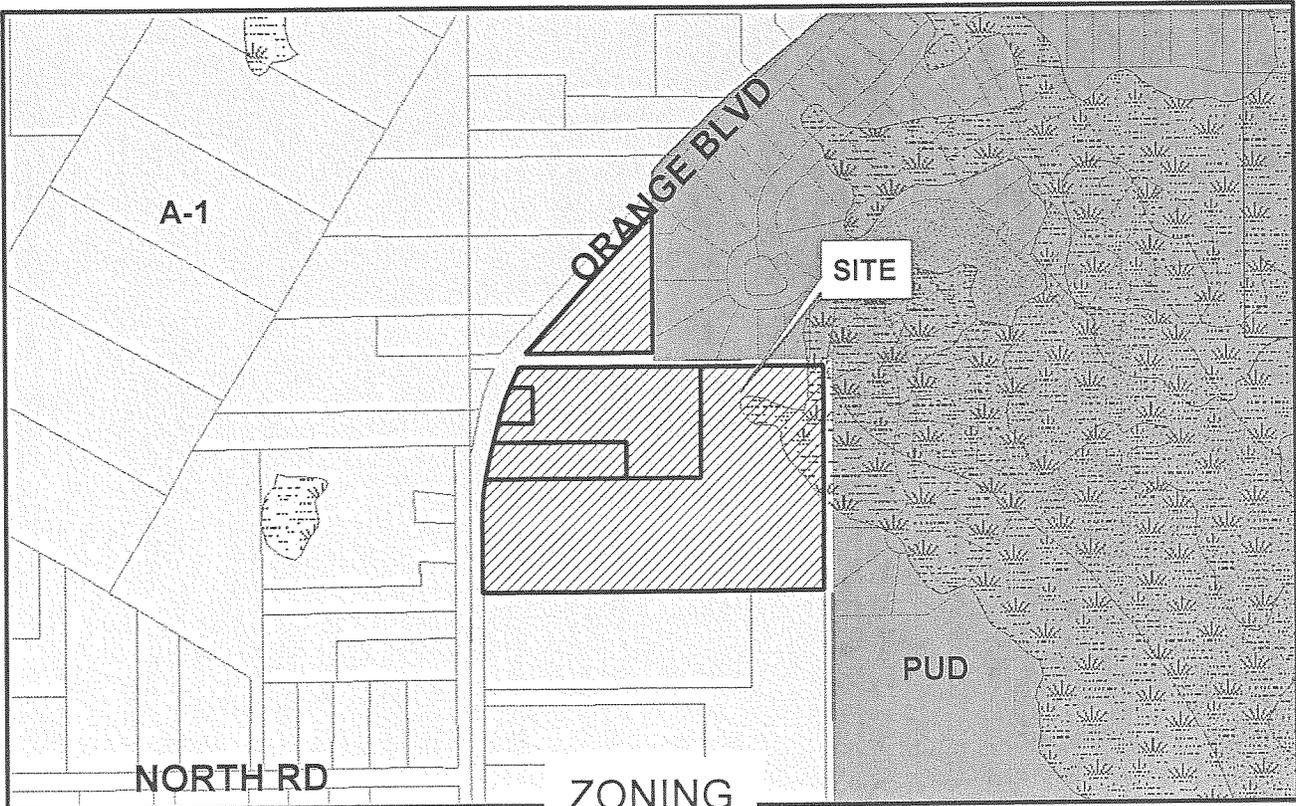
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.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



Site
 SE
 LDR
 PD
 CONS

Applicant: Hawthorne Estates, LCC
 Physical STR: 19-19-30-300-0100, 0110, 0120, 012A, & 013C-0000
 Gross Acres: 15.92 BCC District: 5
 Existing Use: Vacant and Single Family
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-046	A-1	PUD



Site
 A-1
 PUD
 FP-1
 W-1



Rezone No: Z2003-046
From: A-1 To: PUD

-  Parcel
-  Subject Property



February 1999 Color Aerials