

SEMINOLE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT: Celery Avenue Administrative Large Scale Land Use Amendment

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Donald S. Fisher CONTACT: Matthew West EXT. 7353

Agenda Date 03/09/04 Regular [] Work Session [] Briefing [] Special Hearing - 6:00 [] Public Hearing - 7:00 [x]

MOTION/RECOMMENDATION:

- 1. TRANSMIT the request for an administrative comprehensive plan amendment from Suburban Estates to Low Density Residential and Mixed Development for approximately 549 acres to the Florida Department of Community Affairs for review and comment, located on the north and south sides of Celery Avenue; or
2. DENY the request for an administrative comprehensive plan amendment from Suburban Estates to Low Density Residential and Mixed Development for approximately 549 acres, located on the north and south side of Celery Avenue; or
3. Recommend a continuance until a date certain.

District 5, McLain

Matthew West AICP, Planning Manager

BACKGROUND:

In April 2001, the Board of County Commissioners directed Planning Staff to process two administrative land use amendments for the Celery Avenue Corridor Area. The first area, known as Section One, comprising approximately 455 acres, is an administrative land use amendment request from Suburban Estates to Low Density Residential. The remaining 93.6 acres, known as Section Two, is an administrative land use amendment request from Suburban Estates to Mixed Development.

During the Fall, 2001 Large Scale Land Use Amendment Cycle, Planning Staff processed an administrative land use amendment, but the Board of County Commissioners chose not to transmit the request to the Department of Community Affairs for review. Since that time, the City of Sanford has approved two single family residential subdivisions, which will permit up to 600 new homes in the area. Also another 73 acres has annexed into the City less than two months ago which was

Reviewed by: [Signature]
Co Atty: [Signature]
DFS: []
OTHER: []
DCM: [Signature]
CM: [Signature]
File No. PH700PDP02

originally proposed as a single family development exceeding 5 dwelling units per net buildable acre. Additionally, the City of Sanford has planned over \$45 million in sewer and potable water upgrades and improvements and anticipates installing a new lift station to expand capacity in the Celery Avenue Corridor area. This application has been continued forward several more amendment cycles in anticipation of the City of Sanford, Seminole County and the Celery Avenue property owners:

1. Finalizing a zoning overlay ordinance for the corridor; and
2. Drafting a Joint Planning Agreement which will limit densities along the corridor, determine the timing of the transfer of Celery Avenue to the City of Sanford for maintenance and other responsibilities; and
3. Evaluating the need to improve and/or widen Celery Avenue based on the projected buildout of the corridor based upon the densities set forth in the Joint Planning Agreement.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Low Density Residential for review per the *Proposed Land Use Amendment Map*. However, Planning Staff does not recommend adoption of the Low Density Residential land use until a Joint Planning Agreement (JPA) acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Low Density Residential land use, as proposed would be:

1. Consistent with Vision 2020 Plan polices related to the Low Density Residential land use designation; and
2. Consistent with adjacent Suburban Estates land use; and
3. Appropriate transitional use at this location; and
4. Consistent with the development trends for the development of single family residential subdivisions along the Celery Avenue Corridor within the City of Sanford; and
5. The proposed Low Density Residential land use represents an orderly progression from developed areas in the west to the east; and
6. Consistent with Vision 2020 Plan policies identified at this time.

Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Mixed Development for review per the *Proposed Land Use Amendment Map*. However, Planning Staff does not recommend adoption of the Mixed Development land use until a Joint Planning Agreement acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Mixed Development land use, as proposed would be:

1. Consistent with Vision 2020 Plan policies related to the Mixed Use Development land use designation; and

2. Consistent with adjacent Suburban Estates, Low Density Residential, and Industrial land uses; and
3. Appropriate transitional use at this location; and
4. Consistent with all other Vision 2020 Plan policies identified at this time.

The Planning and Zoning Commission recommendation will be provided at the Board of County Commissioners meeting on March 9, 2004 and if the Planning and Zoning Commission minutes are completed, these will be distributed as well.

ENCLOSURES:

MAPS AND AERIALS

- Proposed Land Use Amendment Map and Aerial
- Staff Proposed Changes Map and Aerial
- Proposed Celery Avenue Corridor Overlay Zoning Map
- SR 415 PD&E Study Road Way Plan Segment A
- SR 415 PD&E Study Road Way Plan Segment A&B
- SR 415 PD&E Study Road Way Plan Segment B

TABLES

- Celery Avenue Area 1 Parcel IDs and Property Owners
- Celery Avenue Area 2 Parcel IDs and Property Owners

AGREEMENT/ORDINANCE

- Draft Seminole County and City of Sanford Joint Planning Agreement (JPA)
- Draft Celery Avenue Corridor Overlay Zoning District Standards

OTHER MATERIALS

- Comparison of Overlay Standards and Community Comment on Standards
- Community and Staff Comments on the JPA and Overlay Standards

EXECUTIVE SUMMARY

Suburban Estates to Low Density Residential and Mixed Development		Amendment O1F.ADM01
REQUEST		
APPLICANT	Seminole County	
PLAN AMENDMENT	Suburban Estates (SE) to Low Density Residential (LDR) and Suburban Estates (SE) to Mixed Development (MXD)	
REZONING	N/A	
APPROXIMATE GROSS ACRES	548.79 acres	
LOCATION	Administrative Large Scale Comprehensive Plan Amendment from Suburban Estates (SE) to Low Density Residential (LDR) within Section One (1), located on the north and south sides of Celery Avenue from the Sanford City Limits on the west to a point west of Cameron Avenue and Section two (2), from Suburban Estates (SE) to MXD (Mixed Development) located south of Celery Avenue between Chickasaw Drive and a point 700 feet west of Cameron Avenue.	
SPECIAL ISSUES	The subject areas were reviewed by the Planning Division as part of the Celery Avenue/SR 415 Area Study.	
BOARD DISTRICT	#5 – McLain	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION March 9, 2004	<p>PLAN AMENDMENT:</p> <p>Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Low Density Residential for review per the <i>Proposed Land Use Amendment Map</i>. However, Planning Staff does not recommend adoption of the Low Density Residential land use until a Joint Planning Agreement acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Low Density Residential land use, as proposed would be:</p> <ol style="list-style-type: none"> 1. Consistent with <u>Vision 2020 Plan</u> polices related to the Low Density Residential land use designation; and 	

	<ol style="list-style-type: none"> 2. Consistent with adjacent Suburban Estates land use; and 3. Appropriate transitional use at this location; and 4. Consistent with the development trends for the development of single family residential subdivisions along the Celery Avenue Corridor within the City of Sanford; and 5. The proposed Low Density Residential land use represents an orderly progression from developed areas in the west to the east; and 6. Consistent with <u>Vision 2020 Plan</u> policies identified at this time. <p>Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Mixed Development for review per the <i>Proposed Land Use Amendment Map</i>. However, Planning Staff does not recommend adoption of the Mixed Development land use until a Joint Planning Agreement acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Mixed Development land use, as proposed would be:</p> <ol style="list-style-type: none"> 1. Consistent with <u>Vision 2020 Plan</u> policies related to the Mixed Use Development land use designation; and 2. Consistent with adjacent Suburban Estates, Low Density Residential, and Industrial land uses; and 3. Appropriate transitional use at this location; and 4. Consistent with all other <u>Vision 2020 Plan</u> policies identified at this time.
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STAFF ANALYSIS

Suburban Estates to Low Density Residential and Mixed Development	Amendment O1F.ADM01
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1. Property Owner(s): Please see the Celery Avenue Area 1 and Celery Avenue Area 2 tables.

2. **Tax Parcel Number(s)**: Please see the Celery Avenue Area 1 and Celery Avenue Area 2 tables.
3. **Applicant's Statement**: Administrative land use amendment to the Seminole County Comprehensive Plan to change approximately 455 acres from Suburban Estates (SE) to Low Density Residential (LDR) for properties located within Section One (1), located on the north and south sides of Celery Avenue from the Sanford City Limits on the west to a point west of Cameron Avenue **and** Section two (2), from Suburban Estates (SE) to MXD (Mixed Development) located south of Celery Avenue between Chickasaw Drive and a point 700 feet west of Cameron Avenue.

Based upon the proposed development program of limiting the residential development densities per the attached Joint Planning Agreement (JPA), the project area could potentially develop with as many 730 additional single family residences. The subject area is within the draft Seminole County/City of Sanford Joint Planning Agreement, which has identified the area for future annexation into the City of Sanford as Low Density Residential with a maximum density of 4 dwelling units per acre west of the Institute of Food and Agricultural Science (IFAS) experimental station and 2.5 dwelling units per acre from the IFAS property east. Urban services are available from the City of Sanford and the proposed land uses (LDR) Low Density Residential and (MXD) Mixed Development are compatible uses with the existing and proposed development patterns.

4. **Development Trends**: The area primarily consists of large acre tracts developed with single family residential dwelling units with some agricultural uses along Celery Avenue. South of the subject area there are a number of parcels that are designated as Industrial.

SITE DESCRIPTION

1. EXISTING AND PERMITTED USES:

- a. The existing land use (SE) would permit the development of agricultural or residential uses (at a maximum net density of 1 dwelling unit/acre) on the site.
- b. The proposed land use (LDR) as limited by the draft JPA could potentially permit the development of an additional 730 residential dwelling units above what is projected for the current land use scenario of Suburban Estates.
- c. The proposed land use (MXD) could potentially permit the development of mixed use developments that have both residential and non-residential components. Within the Mixed Development land use classification, residential projects would be limited to single family homes based on the draft JPA which limits said area to 3 dwelling units per net buildable acre.

Existing Land Uses:

For Section One (1), Suburban Estates (SE) to Low Density Residential (LDR):

Location	Future Land Use*	Zoning*	Existing Use
Site	Suburban Estates	A-1 and OP	Vacant, single family residential, various agricultural uses, and radio station
North	Suburban Estates	A-1	Vacant lots some consisting of farm land and heavy vegetation
South	Industrial, Low Density Residential; Within the City of Sanford – Low and High Density Residential and Commercial	M-1, A-1, R-AH; Within the City of Sanford – Planned Development and Agriculture	Vacant, single family residential, various agricultural uses, and some isolated Industrial uses
East	Suburban Estates, and Low Density Residential	A-1 and R-1AA	Vacant and single-family residential
West	Low Density Residential for both the City of Sanford and Seminole County	R-1AA; City of Sanford – SR-1AA	Single-family Residential

For Section Two (2), Suburban Estates (SE) to Mixed Development (MXD):

Location	Future Land Use*	Zoning*	Existing Use
Site	Suburban Estates	A-1	Vacant, single family residential, and agricultural uses
North	Suburban Estates and Low Density Residential	A-1 and R-1AA	Vacant and single family residential
South	Industrial	A-1	Vacant and agricultural uses
East	Suburban Estates	A-1	Vacant
West	Suburban Estates and Industrial	A-1 and M-1	Single-family, vacant, and agricultural uses

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

BACKGROUND INFORMATION

On April 24, 2001, the Board of County Commissioners directed Planning Staff to process two administrative land use amendments within the Celery Avenue/SR 415 Study Area. The BCC also directed Planning Staff to update the JPA with the City of Sanford regarding the future land uses in the area. The Commission seemed to reach consensus that Low Density Residential as limited by the JPA would not be objectionable along both sides of Celery Avenue with mixed use permitted at the east-end near the marina and along SR 415 as long as water, sewer and road infrastructure could support the additional density and an overlay zoning district would be adopted by the City and the County to provide uniform development standards.

Under the 1991 Joint Planning Agreement between the City of Sanford and Seminole County, the area within the Celery Avenue Study area was identified for potential annexation into the City as Low Density Residential. The City of Sanford has made a verbal commitment to annex and process future land use amendments in accordance with the draft JPA along Celery Avenue corridor. Also, improvements to Celery Avenue are included in the One-Cent Sales Tax referendum. Please see the attached memorandum from Jerry McCollum, County Engineer.

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 Seminole County Comprehensive Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan.

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 Traffic Circulation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

Access to the subject area is primarily along Celery Avenue. The road is substandard concerning pavement width, shoulders and drainage and would need to be improved to County standards prior to any new development. Access may also be gained to individual parcels within the subject area via Beardall, Sipes, Brisson, and Cameron Avenues, which all are considered substandard roads. Policy 2.6.3 of the Seminole County Comprehensive Plan states that the County shall require that all development provide services and facilities or phase development as a condition of approval if development needs precede adopted service and facility plans.

A traffic analysis for the Celery Avenue area was prepared. Celery Avenue is currently operating at a LOS "A". With the development scenario described in this staff report, Celery Avenue will continue

to operate at LOS "A" through 2020. By the projected year of 2020, SR 46 is assumed to be a four lane road and operating at an acceptable level of service.

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:** *Potable Water (POT) Element Exhibit 1 and Sanitary Sewer (SAN) Element Exhibit 1 are the water and sewer service area maps for Seminole County.*

The subject area is within the City of Sanford water and sewer service area. The City of Sanford anticipates installing a new lift station to expand capacity in that area. In addition, the new sewage treatment plant south of the Airport will be completed in the next two years. At that time Celery Avenue will be accommodated by the new treatment facility. In the meantime, the new lift station will allow adequate sewage treatment for existing and currently proposed development on Celery Ave.

The City of Sanford further states that the existing water lines are adequate for the existing and proposed development on Celery Avenue. Development beyond what is currently proposed may warrant additional water capacity and future needs would be assessed concurrent with future development proposals.

To ensure that no development is prematurely approved without adequate urban facilities, Planning Staff is including within the JPA requirements that any development which exceeds 1 dwelling unit per net buildable acre must utilize central water and sewer facilities.

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

The property is served by the Seminole County EMS/Fire Rescue Fire Station (Station # 41) and by the City of Sanford EMS/Fire Rescue Fire Station (Station #31). Response time to the site is less than 5 minutes, which meets the County's average response time standard.

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 Comprehensive 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 2.4).*

Although the existing roadways are substandard, a review of the availability of public facilities to serve these properties indicates that there would be adequate capacity to serve this area, and that the proposed Plan amendment would create no adverse impacts to public facilities.

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

According to the County's Geographic Information Systems (GIS) data approximately twenty-seven percent (27%) of the subject area is considered wetlands and/or floodprone. Prior to the approval of any rezoning actions for the area, field verification by the St. Johns River Water Management District will be required to determine if the wetlands are classified as jurisdictional. If these areas are classified as jurisdictional wetlands, they may not be counted towards the net acreage for development. Per the Seminole County Land Development Code the Wetlands Overlay Classification (W-1) shall apply to wetlands which are one half (1/2) acre in size or larger, have a direct hydrologic connection to a one half (1/2) acre or larger, or their adjacent areas. Additionally, the Comprehensive Plan, Vision 2020, states that the ability of urban wetlands to retain their pre-development hydrology/hydro-period shall be maintained and not compromised by development activities. (Conservation Policy 7.7)

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).*

Prior to submission of final engineering plans for development within the subject area, a survey of threatened and endangered and species of special concern will be required to determine the presence of any endangered or threatened wildlife. If any listed species are found to be potentially impacted by proposed development, permits from the appropriate agencies will be required.

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

A. **Compatibility:** When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Seminole County Comprehensive 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 of compatibility, both Low Density Residential and Mixed Development land use, as proposed, would be consistent with Plan policies identified at this time and therefore is consistent with the Seminole County Comprehensive Plan.

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

1. **Transitional Land Uses:** *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential uses... Table 2.1 is to be used in determining appropriate transitional uses. (Future Land Use Policy 2.5)*

FLU Exhibit-2 of the Future Land Use Element indicates that Low Density Residential is an appropriate transitional land use adjacent to Suburban Estates land use. Furthermore, FLU Exhibit-5 of the Future Land Use Element identifies the zoning districts permitted within the Low Density Residential Land Use Classification. With the exception of the A-1, RC-1, and PLI zoning classifications, the remainder of the zoning classifications are identified as residential zoning districts per Section 30.22 of the Seminole County Land Development Code. According to the current County Landscaping Code, if residential property is developed adjacent to the industrial properties to the south of Celery Avenue, the residential project shall provide an active/passive buffer to mitigate any existing or future impacts from industrial uses.

However, FLU Exhibit-2 is silent to the appropriateness of Mixed Development adjacent to other land use classifications. Planning Staff believes that development within the Mixed Development land use classification shall be reviewed on a case by case basis to determine the appropriateness of the transitioning and compatibility of uses adjacent to the Low Density Residential, Industrial, and Suburban Estates land uses.

2. **MIXED DEVELOPMENT (MXD):** *This land use provides for a mix of uses within a development site or within a multiple parcel area to encourage flexible and creative design, to protect established residential neighborhoods from adverse impacts from nonresidential development and to reduce the cost of public infrastructure. The Mixed Development designation allows for a transition of uses from parcel to parcel to protect residential uses from adverse impacts of nonresidential uses. (Vision 2020 Comprehensive Plan – Definition of Mixed Development)*

Both land use amendment areas are located within the 1991 Joint Planning Agreement between Seminole County and the City of Sanford, which was identified as developing as intense as the City's Low Density Residential classification of six (6) dwelling units per acre. The City of Sanford has indicated to Seminole County that they anticipate that the Celery Avenue area will be developed with upscale single-family residential neighborhoods not exceeding those densities set forth in the draft JPA.

During the SR 415/Celery Avenue Study, it was identified that as the development pressures increase in the area, there may be a need for additional neighborhood commercial uses to support the community. Therefore, Planning Staff identified those properties adjacent to Cameron Avenue and Celery Avenue, Section Two (2), as an area that could support some

neighborhood commercial uses. It was felt by Planning Staff that through sensitive site design, limitation of uses and the area's close proximity to SR 415, a minor arterial road, and Celery Avenue, a collector road, some commercialization at these intersections would not set a precedent for strip development.

Other applicable plan policies include:

Consistency with Future Land Use Element: Conservation Easements Policy 1.4
Consistency with Future Land Use Element: Historic and Archaeological Resources Policy 1.9
Consistency with Future Land Use Element: Wetland Preservation Policy 1.3
Infrastructure and Phasing Requirements: Future Land Use Policy 6.3
Consistency with Future Land Use Element: Relationship of Land Use to Zoning Classifications Policy 12.4
Consistency with Wetlands Regulation: Conservation Element Policy 3.4
Consistency with the Flood Prone Overlay Zoning District: Conservation Element Policy 3.5
Consistency with Conservation Easements: Conservation Element Policy 3.9
Consistency with Agency Regulation Coordination: Conservation Element Policy 3.10
Extension of Service to New Development: Potable Water Policy 4.5
Extension of Service to New Development: Sanitary Sewer Policy 4.4
Land Use and Design Coordination: Transportation Policy 2.2
Access Management: Transportation 16.15
Consistency of Future Land Use and Design Elements: Transportation 8.1
Rights of way and building setback policies, Regulations: Transportation 11.1
Consistency with the Dedication of Rights-of-Way: Transportation 11.2
Review of Development Proposals: Transportation 11.7

C. **Concurrency Review - Application to New Development:** *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public safety 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.

5. COORDINATION - Each application for a land use designation amendment will be evaluated to assess how and to what extent any additional intergovernmental coordination activities should be addressed.

A. **Plan Coordination:** *The County shall continue to coordinate its comprehensive planning activities with the plans and programs of the School Board, major utilities, quasi-public agencies and other local governments providing services but not having regulatory authority over the use of land (Intergovernmental Coordination Policy 2.9). Seminole County shall coordinate its comprehensive planning activities with the plans and programs of regional, State and Federal agencies by...as the County is now a charter County (Intergovernmental Coordination Policy 3.3).*

The Seminole County Comprehensive Plan fully complies with the State Comprehensive Plan adopted pursuant to Chapter 187, Florida Statutes, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council pursuant to Chapter 163, Florida Statutes. Consistency with the State Plan and the Regional Policy Plan will be evaluated by individual review agencies during the Plan amendment review process. Staff has notified the School Board about this administrative amendment. Staff has worked with representatives of the School Board and has invited them to community meetings and sought their input regarding the JPA and the proposed overlay standards.

MISCELLANEOUS INFORMATION

The IFAS property: The Midway Basin Study, in which the subject area is located, has been identified as having multiple deficiencies along Celery Avenue, which causes road and property flooding. The County has submitted applications to the St. Johns River Water Management District to permit the construction of master stormwater facilities on the Institute of Food and Agricultural Science (IFAS) property, located North and south side of Celery Avenue, between Brisson and Sipes Avenue, east of Sanford. The use of the 65-acre site would reduce the number of acres for future single-family residential development. By acquiring this property by lease, the County could construct a regional pond facility to address a number of these deficiencies. In addition, the pond could be designed as a stormwater park with recreational facilities. The permit application is pending approval. The IFAS site is being cleaned up by the Department of Environmental Protection. At this time this is no money allocated to construct the stormwater facilities. Also, the Seminole County School Board has been negotiating with the County to locate an elementary school on a portion of this site.

The draft Joint Planning Agreement between the City of Sanford and Seminole County: The most recent draft of the document is attached. This document has been reviewed and commented upon by many parties including County and City staff, property owners along Celery Avenue and the Sustainable Communities Advisory Council. The JPA should be approved and executed by the City of Sanford prior to adoption of the proposed administrative future land use amendments by Seminole County. There should be ample time between transmittal of the amendment and the adoption hearing tentatively scheduled for June 8, 2004, for these events to take place. County staff intends to have the JPA scheduled for BCC action on the same date as the land use amendment adoption hearing.

The draft Celery Avenue Corridor Overlay Zoning Standards: The most recent draft of the document is attached. This document has been reviewed and commented upon by many parties including County and City staff, the Seminole County School Board and property owners along Celery Avenue. The overlay should be adopted by the City of Sanford prior to adoption of the proposed administrative future land use amendments by Seminole County. There should be ample time between transmittal of the amendment and the adoption hearing tentatively scheduled for June 8, 2004, for these events to take place. County staff intends to have the JPA and the overlay ordinance scheduled for BCC action on the same date as the land use amendment adoption hearing.

Status of recreational trail in the Celery Avenue Corridor: To date there is no funding allocated for a recreational trail along Celery Avenue. Although the Greenways and Trails Master Plan shows a minor trail running along this alignment, there is no committed funding to design or build such a facility. If the Commission does not wish to construct a trail facility in this corridor in the near future, it is recommended that all reference to the trail be deleted from the JPA and the overlay ordinance.

Future Improvements to Celery Avenue: The attached memorandum from the County Engineer summarizes the condition of and the proposed improvements to Celery Avenue. In a nutshell, based on the development scenario contained in this staff report and the densities proposed in the JPA, Celery Avenue will not need to be four-laned. Each development that

occurs will have to improve that portion of the road and right of way that it fronts along Celery Avenue.

STAFF RECOMMENDATION
February 18, 2004

Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Low Density Residential for review per the *Proposed Land Use Amendment Map*. However, Planning Staff does not recommend adoption of the Low Density Residential land use until a Joint Planning Agreement (JPA) acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Low Density Residential land use, as proposed would be:

1. Consistent with Vision 2020 Plan polices related to the Low Density Residential land use designation; and
2. Consistent with adjacent Suburban Estates land use; and
3. Appropriate transitional use at this location; and
4. Consistent with the development trends for the development of single family residential subdivisions along the Celery Avenue Corridor within the City of Sanford; and
5. The proposed Low Density Residential land use represents an orderly progression from developed areas in the west to the east; and
6. Consistent with Vision 2020 Plan policies identified at this time.

Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Mixed Development for review per the *Proposed Land Use Amendment Map*. However, Planning Staff does not recommend adoption of the Mixed Development land use until a Joint Planning Agreement acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Mixed Development land use, as proposed would be:

1. Consistent with Vision 2020 Plan policies related to the Mixed Use Development land use designation; and
2. Consistent with adjacent Suburban Estates, Low Density Residential, and Industrial land uses; and
3. Appropriate transitional use at this location; and
4. Consistent with all other Vision 2020 Plan policies identified at this time.

Celery Avenue Area 1

PARCEL	OWNER	ADD1	ADD2	CITY	STATE	ZIP	LEG1
281931300006B0000	NOURACHI DAVID & CHAE DARREN	O & BAKER JULIE	217 RIVER VILLAGE DR	DEBARY	FL	32713	LEG SEC 28 TWP 19S RGE 31E
28193130000600000	NOURACHI DAVID & CHAE DARREN	O & BAKER JULIE	217 RIVER VILLAGE DR	DEBARY	FL	32713	LEG SEC 28 TWP 19S RGE 31E
281931300006A0000	WOODALL CAROL M TR	FBO	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	SEC 28 TWP 19S RGE 31E
28193130000400000	MIRO INC		535 JULIE LN	WINTER SPRINGS	FL	32708	LEG SEC 28 TWP 19S RGE 31E
28193130000500000	MERIWETHER WALTER H &	HELEN L	826 E 20TH ST	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
281931300012A0000	CARLTON HUGH		4955 S SANFORD AVE	SANFORD	FL	32773	LEG SEC 28 TWP 19S RGE 31E
281931300003B0000	MC LAIN DARYL G & BARBARA A		PO BOX 905	SANFORD	FL	32772	SEC 28 TWP 19S RGE 31E
28193130000100000	MERIWETHER WALTER H & HELEN L	CO TRS ET AL	826 E 20TH ST	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130002100000	ROSEMOND SALLY H TRUSTEE		941 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300022B0000	GARAPIC MAX J & VIVIENNE P		895 POWHATAN DR	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130002000000	MERIWEATHER WILLIAM &	WOODALL CAROL M ET AL	1201 SW 21ST CT	FT LAUDERDALE	FL	33115	LEG SEC 28 TWP 19S RGE 31E
28193130001900000	MERIWETHER FRANCIS T	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LEG SEC 28 TWP 19S RGE 31E
28193130001800000	FLOWERS CLYDE R &	LINDSEY IRIS G F	6833 CLARCONA OCOEE RD	ORLANDO	FL	32810	LEG SEC 28 TWP 19S RGE 31E
281931300022C0000	HUNT JOSEPH F & IRIS C		901 POWHATAN DR	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130001100000	MIRO INC		535 JULIE LN	WINTER SPRINGS	FL	32708	LEG SEC 28 TWP 19S RGE 31E
281931300022A0000	ANDRES CHRISTA L &	WILHELM ULRIKE E	911 POWHATAN DR	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130001000000	MIRO INC		535 JULIE LN	WINTER SPRINGS	FL	32708	LEG SEC 28 TWP 19S RGE 31E
2919315LK00000070	ROTHROCK DEBORAH P		2790 BIT-N-BRIDAL PL	SANFORD	FL	32771	LEG LOT 7
2919315LK00000080	MIZZELL BECKY		2790 CELERY AVE	SANFORD	FL	32771	LEG LOT 8
28193130002200000	SCHULMAN BETH A & FREDDY D		921 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300003D0000	MCLAIN DARYL G & BARBARA A		P O BOX 905	SANFORD	FL	32772	SEC 28 TWP 91S RGE 21E
28193130001300000	MC LAIN DARYL G & BARBARA A		PO BOX 905	SANFORD	FL	32772	SEC 28 TWP 19S RGE 31E
28193130002300000	ROSEMOND ROBERT M & SALLY H		941 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300024A0000	MC INTOSH MARY B		951 POWHATAN DR	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
281931300024B0000	RUSSELL JOHN F & JIMYE K		950 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
28193130002400000	RUSSELL CATHERINE		961 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
28193130002500000	RUSSELL EDGAR E &	RUSSELL ANGELA V TRS FBO	386 VALDEZ AVE	GOLETA	CA	93117	LEG SEC 28 TWP 19S RGE 31E
27193150100000130	CORDNER JOHN A &	COUFER SANDRA K	1141 STOWE DR	SANFORD	FL	32771	PT OF LOTS 13 14 & 15 DESC AS BEG
27193150100000110	JOHNSON CLARA		1131 STOWE DR	SANFORD	FL	32771	LEG LOTS 11 + 12 + VACD ALLEY
27193150100000040	MERIWETHER WILWHELMINA C HEIRS	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LOTS 4 TO 10 & 31 TO 75 & VACD ST
27193150100000010	MERIWEATHER WILLIAM &	WOODALL CAROL M ET AL	1201 SW 21ST CT	FT LAUDERDALE	FL	33115	LOTS 1 TO 3 & 17 TO 30 & VACD
28193130001700000	MERIWETHER FRANCES T	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LEG SEC 28 TWP 19S RGE 31E
281931300015B0000	WHITNER JOSEPH N						SEC 28 TWP 19S RGE 31E
28193130001500000	MERIWETHER FRANCIS T	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LEG SEC 28 TWP 19S RGE 31E
27193150100000140	VON BAMPUS RAY E & KELI S		1151 STOWE DR	SANFORD	FL	32771	PT OF LOTS 14 & 15 DESC AS BEG
2919315LK0B0000000	SEMINOLE B C C		1101 E 1ST ST	SANFORD	FL	32771	LEG TRACT B
2919315LK000000060	MILLS JOHN P & DEBORAH J		2791 BIT N BRIDAL PL	SANFORD	FL	32771	LEG LOT 6
2919315LK000000050	CALDWELL ROBERT H JR & VERA A		2781 BIT-N-BRIDAL	SANFORD	FL	32771	LEG LOT 5
2719315010P0000000	INDIAN MOUND VILLAGE INC						LEG POW-WOW PARK
2719315010P020000	INDIAN MOUND VILLAGE INC						LEG PARK BET LOTS 6-9 & 32-35
2719315010P060000	INDIAN MOUND VILLAGE INC						LEG PARK SE OF POW-WOW PK & W OF

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27193150100001030	LEFFLER PRISCILLA H		4001 CHICKASAW DR	SANFORD	FL	32771	LEG ALL LOTS 103 + 108 + W 40
2919315LK00000040	JONES ELMORE JR & CARLA R		121 SALEM ST	ALTAMONTE SPRINGS	FL	32701	LEG LOT 4
281931300013A0000	MC LAIN DARYL G & BARBARA A		PO BOX 905	SANFORD	FL	32772	1 AC HX LOCATED IN
281931300013B0000	MC LAIN DARYL G & BARBARA A		PO BOX 905	SANFORD	FL	32772	SEC 28 TWP 19S RGE 31E
2919315LK000000030	MASON PERRY & DARLENE		6066 SABAL HAMMOCK	DAYTONA BEACH	FL	32128	LEG LOT 3
27193150100000980	WARGO ROBERT G		1355 CAMERON AVE	SANFORD	FL	32771	LOTS 98 & 99 & N 1/2 OF VACD ST ADJ
2719315010P050000	INDIAN MOUND VILLAGE INC						LEG PARK BET LOTS 49-52 & 60-63
2719315010P030000	INDIAN MOUND VILLAGE INC						LEG PARK BET LOTS 42-44 & 53-55
2719315010P040000	INDIAN MOUND VILLAGE INC						LEG PARK BET LOTS 45-48 & 56-59
2919315LK000000020	PARMAR MANSUKHLAL D & HANSABEN		341 CASSELLGROVE CV	CASSELBERRY	FL	32707	LEG LOT 2
27193150100000760	SMITH TOMMIE C		PO BOX 187	LESLIE	GA	31764	LEG LOTS 76 TO 86 & S 1/2 OF VACD
27193150100000940	SMITH ARCHIE B JR		1375 CAMERON AVE	SANFORD	FL	32771	LEG LOTS 94 95 96 + 97 & N 1/2
28193130001600000	BURD JAMES & DIANNE		3670 CELERY AVE	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
27193150100000300	TYRE ANTOINETTE E		10 STANDING ROCK RD	SENOIA	GA	30276	LEG BEG 25 FT W OF SW COR LOT
281931300017A0000	TYRE ANTOINETTE E		10 STANDING ROCK RD	SENOIA	GA	30276	LEG SEC 28 TWP 19S RGE 31E
281931300009B0000	AINSWORTH WILLARD S SR &	SUSANNA J	2860 CAMERON AVE	SANFORD	FL	32773	LEG SEC 28 TWP 19S RGE 31E
28193130000900000	AINSWORTH WILLARD S SR &	SUSANNA J	2860 CAMERON AVE	SANFORD	FL	32773	LEG SEC 28 TWP 19S RGE 31E
281931300015A0000	BURD JAMES & DIANNE		3670 CELERY AVE	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130001400000	BENAVIDES RAQUEL		3530 CELERY AVE	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130001200000	MC CORKLE JAMES P & MINNIE		3300 CELERY AVE	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130000300000	DALE LARRY A TRUSTEE	FBO	3400 CELERY AVE	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300003E0000	DALE LARRY A & STEPHANIE A		3400 CELERY AVE	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300003C0000	DALE LARRY A & STEPHANIE A		3400 CELERY AVE	SANFORD	FL	32771	1 AC HX LOCATED IN
29193130000100000	PAULUCCI JENO F &	PAULUCCI LOIS M CO TRS	201 W 1ST ST	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
29193130000200000	PAULUCCI JENO F &	PAULUCCI LOIS M CO TRS	201 W 1ST ST	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
29193130001300000	LEFFLER KENNETH M		1400 WINDSOR AVE	LONGWOOD	FL	32750	LEG SEC 29 TWP 19S RGE 31E
29193130000800000	D R HORTON INC	STE 102	6250 HAZELTINE NATIONAL DR	ORLANDO	FL	32801	LEG SEC 29 TWP 19S RGE 31E
291931300013A0000	LEGACY INV LLC		160 INTERNATIONAL PKWY STE 250	LAKE MARY	FL	32746	LEG SEC 29 TWP 19S RGE 31E
2919315LK0A0000000	SANFORD TRAILS EST HOMEOWNERS	ASSN INC	629 MAITLAND AVE	ALTAMONTE SPRINGS	FL	32701	LEG TRACTS A & D
29193130001700000	TIITF/DEPT OF EDUCATION U OF F	AGRI EXP STATION	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	LEG SEC 29 TWP 19S RGE 31E
29193130002200000	REFERENCE ONLY						LEG ASS'D W/29-19-31-5LK-0000-0110
291931300022B0000	SULLIVAN TYRAN SR &	LANSQUIT JO ANNE	4024 WATCH HILL RD	ORLANDO	FL	32808	LEG SEC 29 TWP 19S RGE 31E
29193130001500000	LEGACY INV LLC		160 INTERNATIONAL PKWY STE 250	LAKE MARY	FL	32746	LEG SEC 29 TWP 19S RGE 31E
29193130001400000	LEGACY INV LLC		160 INTERNATIONAL PKWY STE 250	LAKE MARY	FL	32746	LEG SEC 29 TWP 19S RGE 31E
291931300001B0000	CHAPPELL MARY W HEIRS						LEG SEC 29 TWP 19S RGE 31E
2919315LK000000090	FULLER DIANE M &	PAZDUR DAVID J	PO BOX 836	SANFORD	FL	32772	LEG LOT 9
2919315LK00000100	DIAMONDBACK LAND CO &	V J OLENO PTNR	411 W CENTRAL PKWY	ALTAMONTE SPRINGS	FL	32714	LEG LOT 10
2919315LK00000110	HARRIS CHARLES J		1806 LINCOLN AVE	SANFORD	FL	32771	LEG LOT 11
2919315LK0C0000000	SEMINOLE B C C	COUNTY SERVICES BLDG	1101 E 1ST ST	SANFORD	FL	32771	LEG TRACT C
2919315LK000000050	CALDWELL ROBERT H JR & VERA A		2781 BIT-N-BRIDAL	SANFORD	FL	32771	LEG LOT 5
2919315LK00000130	DIXON RICHARD		5816 GAMBLE DR	ORLANDO	FL	32808	LEG LOT 13
2919315LK00000120	KINKOPF DANIEL & DOROTHY		2751 BIT N BRIDAL PL	SANFORD	FL	32771	LEG LOT 12

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29193130001100000	FAMILY OF FRIENDS INC THE		2340 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
2919315LK00000040	JONES ELMORE JR & CARLA R		121 SALEM ST	ALTAMONTE SPRINGS	FL	32701	LEG LOT 4
2919315LK00000140	DIXON RICHARD W		5816 GAMBLE DR	ORLANDO	FL	32808	LEG LOT 14
2919315LK00000030	MASON PERRY & DARLENE		6066 SABAL HAMMOCK	DAYTONA BEACH	FL	32128	LEG LOT 3
2919315LK00000150	MARCUM JEFFREY C & PAMELA A		PO BOX 1223	WINTER PARK	FL	32790	LEG LOT 15
29193130001200000	FAMILY OF FRIENDS INC THE		2340 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
2919315LK00000160	MARCUM JEFFREY C & PAMELA A		606 FISHER RD	WINTER SPRINGS	FL	32708	LEG LOT 16
2919315LK00000020	PARMAR MANSUKHLAL D & HANSABEN		341 CASSELLGROVE CV	CASSELBERRY	FL	32707	LEG LOT 2
291931300012A0000	GODDARD SIIVI		4200 W SR 46	GENEVA	FL	32732	LEG SEC 29 TWP 19S RGE 31E
2919315LK00000010	BRAZEE GUY W & THERESA C		PO BOX 433	OSTEEN	FL	32764	LEG LOT 1
2919315LK00000170	MARCUM JEFFREY & PAMELA		PO BOX 1223	WINTER PARK	FL	32790	LEG LOT 17
29193130001800000	MIZZELL BECKY		PO BOX 2446	SANFORD	FL	32772	LEG SEC 29 TWP 19S RGE 31E
291931300022A0000	BRUCKER LARRY D & FAYE M		2800 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
29193130000900000	VUILLEMOT LAURA L &	REEVES DANIEL J	2200 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
29193130000700000	D R HORTON INC	STE 102	6250 HAZELTINE NATIONAL DR	ORLANDO	FL	32801	LEG SEC 29 TWP 19S RGE 31E
29193130001600000	BENAVIDES REYNALDO & JOYCE		2650 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
30193152300000060	LEFFLER KENNETH M TRUSTEE	FBO	1400 WINDSOR AVE	LONGWOOD	FL	32750	LEG LOTS 6 14 15 & 16
30193152300000080	LEFFLER KENNETH M TRUSTEE	FBO	1400 WINDSOR AVE	LONGWOOD	FL	32750	LOT 8
30193152300000320	BUSH ELIZABETH L		2005 S OAK AVE	SANFORD	FL	32771	LEG LOT 32
30193152300000240	BUSH ELIZABETH L		2005 S OAK AVE	SANFORD	FL	32771	LEG LOT 24
30193152600000150	DANIELS JOHN F JR TRUSTEE &	DANIELS JEANETTE M TRUSTEE	PO BOX 300	SANFORD	FL	32772	LEG LOTS 15 16 19 + 20 (LESS W
30193152600000170	BUSH ELIZABETH L TRUSTEE	FBO	2005 S OAK AVE	SANFORD	FL	32771	LEG LOTS 17 + 18
30193152700000010	CARRIERO MARGARET A &	CARRIERO RITA	1701 E 8TH ST	SANFORD	FL	32771	LEG LOTS 1 + 2
30193152700000030	BROWN HENRY R & RUTH J		807 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 3
30193152700000040	CENTER FOR AFFORDABLE HOUSING	INC THE	2524 S PARK DR	SANFORD	FL	32773	LEG LOT 4
30193152700000050	WILCOX EDWARD L		901 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 5
30193152700000060	WEATHERSPOON LEISA M		903 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 6
30193152700000070	NIELSEN BRIAN J		715 MALLARD DR	SANFORD	FL	32771	LEG LOT 7
30193152700000080	BURK DALE E & MARY F		2400 MALAYA CT	PUNTA GORDA	FL	33983	LEG LOT 8
30193152700000090	NADEAU HENRY L &	NADEAU ROSE M C HEIRS ET AL	14 GEORGE AVE	PEABODY	MA	01960	LEG LOT 9
30193152700000100	PARSONS TIFFANY A		1003 SCOTT AVE S	SANFORD	FL	32771	LEG LOT 10
30193152700000130	TURNER JESSE L & GLADYS S		1101 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 13
30193152600000190	J & V COMMUNICATIONS INC		222 HAZARD ST	ORLANDO	FL	32804	LEG S 500 FT OF W 65.8 FT OF
30193152700000140	MORAN WAYNE N & NANCY K		1103 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 14
30193152700000150	CHESSER RICHARD L & MARY H		1105 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 15
30193152700000160	LEWIS SCOTT M & JACQUELINE		1107 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 16
30193152700000170	WARREN ROBIE A		1201 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 17
30193152700000180	JONES DAVID SR		1203 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 18
30193152600000210	TROUTMAN KENNETH & KIMBERLY		1205 S SCOTT AVE	SANFORD	FL	32771	LEG S 95 FT OF E 135 FT OF LOT
31193130000200000	NEW TRIBES MISSION INC		1000 E 1ST ST	SANFORD	FL	32771	LEG SEC 31 TWP 19S RGE 31E
33193130001100000	HOOPS ALLEN R & BRENDA L		3991 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
331931300011A0000	HOOPS ALLEN R & BRENDA L		3991 CELERY AVE	SANFORD	FL	32771	LEG 1 AC H OMESTEAD LOCATED IN

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33193130001200000	POULSEN CARL P		3779 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130001300000	UNIROYAL CHEMICAL COMPANY INC		ONE AMERICAN LN (TAX DEPT)	GREENWICH	CT	06831	LEG SEC 33 TWP 19S RGE 31E
33193130001700000	MERIWETHER FARMS INC		826 E 20TH ST	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130002900000	CULLUM JERRY W		PO BOX 15073	ATLANTA	GA	30333	LEG SEC 33 TWP 19S RGE 31E
33193130001600000	MERIWETHER WALTER H JR & VICKI		3471 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
331931300016A0000	MERIWETHER WALTER H JR & VICKI		3471 CELERY AVE	SANFORD	FL	32771	LEG .46 AC HOMESTEAD LOCATED IN
33193130002500000	MERIWETHER FARMS INC		826 E 20TH ST	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130002300000	RUSSELL JOHN F & JIMYE K		PO BOX 1447	SANFORD	FL	32772	LEG SEC 33 TWP 19S RGE 31E
33193130002700000	RUSSELL JOHN F & JIMYE K		PO BOX 1447	SANFORD	FL	32772	LEG SEC 33 TWP 19S RGE 31E
33193130002600000	MURRAY JAMES E & NELL		3301 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
32193130000100000	MERIWETHER FRANCIS T	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LEG SEC 32 TWP 19S RGE 31E
321931300003A0000	ROSIER JACK A		4850 HESTER AVE	SANFORD	FL	32773	LEG SEC 32 TWP 19S RGE 31E
32193130000200000	METTS CARSWELL & JOSEPHINE		215 E ESTHER ST	ORLANDO	FL	32806	LEG SEC 32 TWP 19S RGE 31E
32193130000700000	LAKRAJ AMARNAUTH & MOHINI		14754 BURNTWOOD CIR	ORLANDO	FL	32826	LEG SEC 32 TWP 19S RGE 31E
32193130000800000	TIITF/DEPT OF EDUCATION	AGRI EXP STATION	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	LEG SEC 32 TWP 19S RGE 31E
32193130000900000	VICTORY DELIVERANCE CENTER INC		2008 SIPES AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
32193130001400000	MIRO INC		535 JULIE LN	WINTER SPRINGS	FL	32708	LEG SEC 32 TWP 19S RGE 31E
32193130001500000	RIPLEY JOHN A JR		2341 CELERY AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
321931300016A0000	GREEN DAVID H & MARY JO		2273 CELERY AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
32193130002200000	NEW TRIBES MISSION INC		1000 E 1ST ST	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
32193130001900000	BRUMLEY STANLEY L & JAN B		2804 BETH DR	BILLINGS	MT	59102	LEG SEC 32 TWP 19S RGE 31E
32193130002000000	VAWTER WILLIAM O		2201 CELERY AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
3219315150C000000	CELERY LAKES HOMEOWNERS ASSN	INC	411 CENTRAL PARK DR	SANFORD	FL	32771	TRACT C
321931300018B0000	WYMAN FIELDS FOUNDATION INC		104 RHODEN LN	WINTER SPRINGS	FL	32708	SEC 32 TWP 19S RGE 31E
32193130000300000	SCHEUERING JAMES C & MARY E		1500 SIPES AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
321931300013A0000	SPIRIT OF TRUST WORSHIP	MINISTRIES INC	1402 W 16TH ST	SANFORD	FL	32771	SEC 32 TWP 19S RGE 31E
321931300004A0000	RIVERS EUGENE		212 YALE DR	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
32193130000400000	SCHWARTZ HENRY L		1660 SIPES AVE	SANFORD	FL	32771	SEC 32 TWP 19S RGE 31E
32193130007100000	CSX TRANSPORTATION INC	TX DEPT (J910)	500 WATER ST	JACKSONVILLE	FL	32202	LEG SEC 32 TWP 19S RGE 31E

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LEG2	LEG3	LEG4	LEG5	LEG6
W 50 FT OF UNSURVEYED PT	S OF MONROE CANAL			
E 150 FT OF W 250 FT OF	UNSURVEYED PT S OF MONROE CANAL			
E 125 FT OF W 375 FT OF	UNSURVEYED PT S OF MONROE CANAL	(LESS S 300 FT OF E 75 FT)		
E 368 FT OF W 868 FT & S	300 FT OF E 200 FT OF W 500 FT	OF UNSURVEYED PT ALL LYING S	OF MONROE CANAL	
E 160 FT OF W 1028 FT OF	UNSURVEYED PT S OF MONROE CANAL			
E 203 FT OF W 1231 FT OF	LOT 4 (LESS S 210 FT) & E 100 FT	OF W 1128 FT OF UNSURVEYED	PT S OF MONROE CANAL	
BEG 675 FT W & 1798 FT N OF S 1/4	COR RUN N 970 FT TO SLY EDGE OF	WOODRUFF CREEK CANAL SELY ALG	CANAL 725 FT TO E LI OF GOVT LOT 3	EXT NLY S ALG E LI 665 FT TO A PT
BEG 2224.2 FT N OF SW COR	OF SE 1/4 RUN E 363 FT N	88 DEG 15 MIN 00 SEC E 804 FT	N TO SLY SHORE LI OF MONROE	CANAL NWLY ON CANAL TO A PT N OF
BEG 1445 FT W & 1535 FT N OF SE COR	RUN N 1079.98 FT S 65 DEG 5 MIN E	27.5 FT S 688.33 FT E TO C/L 15 FT	RD ESMT SELY ALONG C/L TO A PT E OF	BEG W TO BEG
N 721.17 FT OF S 2905 FT	OF E 1445 FT W OF ST JOHNS	RIVER (LESS CANAL & W 25 FT)		
BEG 1120 FT N + 1007.7 FT	E OF S 1/4 SEC POST RUN E	205.3 FT N 1104.2 FT W	209.2 FT SLY TO BEG	
BEG 1120 FT N + 1007.7 FT	E OF S 1/4 SEC POST RUN W	667.7 FT N 1104.2 FT E	662.8 FT SLY TO BEG	
N 1104.2 FT OF S 2224.2 FT	OF W 341 FT OF LOT 2 + BEG	SE COR LOT 3 RUN W 325 FT	N 0 DEG 7 MIN E 2021 FT E	321 FT S 2021 FT TO BEG
BEG 1420 FT W + 2063.83	FT N OF SE COR RUN E	183.89 FT TO RIVER NWLY	ON RIVER 126.31 FT W	152.205 FT TO PT N OF BEG
E 356 FT OF W 1028 FT OF	LOT 4			
BEG 2063.83 FT N + 1445 FT	W OF SE COR RUN S 149.84	FT N 87 DEG 12 MIN 39.5	SEC E 252.66 FT NWLY ON	RIVER 141.04 FT TO PT E OF
E 330 FT OF W 672 FT OF	LOT 4 (LESS RD)			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
BEG 1315.88 FT W & 1715.01 FT N OF	SE COR RUN N 18 DEG 47 MIN W 62.5	FT N 12 DEG 43 MIN 18 SEC W 147.11	FT N 87 DEG E 39 MIN 5 SEC E TO	RIVER SELY ALONG RIVER TO A PT E OF
BEG 325 FT W & 25 FT N OF S 1/4 COR	RUN W 30 FT N 1593.43 FT W 147.63	FT N 269.68 FT N 49 DEG 25 MIN 44	SEC E 19.62 FT E 168.01 FT S	1874.71 FT TO BEG
BEG 502.63 FT W & 1798 FT N OF S	1/4 COR RUN W 205.17 FT S 1000 FT E	320 FT N 795.43 FT W 147.63 FT N TO	BEG	
BEG 1535 FT N & 1277.2 FT W OF SE	COR RUN E TO RIVER NELY ALONG RIVER	240 (M) FT W TO C/L 15 FT RD ESMT	SELY ALONG C/L TO BEG	
BEG 1269.7 FT W + 1535 FT	N OF SE COR RUN S 1 1/2	DEG W 97.56 FT S 38 DEG E	66.03 FT E 335 FT TO RIVER	NWLY ON RIVER 195 FT TO PT
BEG 1235 FT N & 1445 FT W OF SE COR	RUN N 300 FT E 175.3 FT S 38 DEG 02	MIN E TO A PT E OF BEG W TO BEG	(1.559 AC)	
BEG 1235 FT N & 1143 FT W OF SE COR	RUN N 38 DEG 02 MIN W 190.35 FT E	TO RIVER SELY ALONG RIVER TO A PT E	OF BEG W TO BEG	
BEG 665 FT W + 1135 FT N	OF SE COR RUN W 780 FT N	100 FT E TO MARGIN OF	RIVER SELY ALG MARGIN OF	RIVER TO BEG
NW COR LOT 13 RUN E 147.42 FT S 44	DEG 04 MIN 03 SEC W 127.57 FT TO	SLY LI LOT 13 NWLY ALONG CURVE	59.26 FT TO SW COR LOT 13 N TO BEG	& VACD ST ADJ ON N
ON N	INDIAN MOUND VILLAGE	PB 5 PG 25		
& ALLEYS ADJ	INDIAN MOUND VILLAGE	PB 5 PG 24		
STS & ALLEYS ADJ (LESS BEG 25 FT	W OF SW COR LOT 30 RUN N 232 FT E	169 FT S 232 FT W 169 FT TO BEG)	INDIAN MOUND VILLAGE	PB 5 PG 24
E 664.57 FT OF W 1009.57	FT OF S 1120 FT OF LOT 2	*LESS BEG SW COR RUN E	110.27 FT N 180 FT W 15 FT	N 180 FT W 95.27 FT S 360
E 14 FT OF W 345 FT OF S	1120 FT OF GOVT LOT 2 (LESS	CELERY AVE)		
S 1120 FT OF W 331 FT OF	LOT 2 (LESS S 213 FT OF E	105 FT + RD)		
147.42 FT E OF NW COR LOT 13 RUN S	44 DEG 04 MIN 03 SEC W 127.57 FT TO	NLY R/W LI SELY ALONG NLY R/W LI TO	E LI LOT 15 NELY ALONG ELY LI TO	NLY LI W TO BEG & ALL LOT 16 & PT
SANFORD TRAILS ESTATES	PB 45 PGS 12 & 13			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
INDIAN MOUND VILLAGE	PB 5 PGS 24 & 25			
INDIAN MOUND VILLAGE	PB 5 PGS 24 & 25			
LOT 108	INDIAN MOUND VILLAGE	PB 5 PGS 24 & 25		

Celery Avenue Area 1

FT OF LOT 104 *LESS S 60	FT OF E 10 FT*	INDIAN MOUND VILLAGE	PB 5 PG 25	
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
SEC 28 TWP 19S RGE 31E	BEG 355 FT W OF S 1/4 COR	RUN W 320 FT N 798 FT E TO A	PT N OF BEG S TO BEG (LESS RD)	
BEG 355 FT W OF S 1/4 COR RUN W 320	FT N 798 FT E TO A PT N OF BEG S TO	BEG (LESS 1 AC HX & RD)		
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
ON S	INDIAN MOUND VILLAGE	PB 5 PG 25		
INDIAN MOUND VILLAGE	PB 5 PGS 24 & 25			
INDIAN MOUND VILLAGE	PB 5 PGS 24 & 25			
INDIAN MOUND VILLAGE	PB 5 PGS 24 & 25			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
ST ADJ ON N & 90 TO 93	& N 1/2 OF VACD ST ADJ ON S	& S 1/2 OF VACD CHEROKEE RD N OF	LOTS 92 & 93	INDIAN MOUND VILLAGE
OF VACD ST ADJ ON S & S 1/2 OF VACD	ST ADJ ON N	INDIAN MOUND VILLAGE	PB 5 PG 25	
E 110.27 FT OF W 455.27 FT	OF S 360 FT OF LOT 2 (LESS	N 180 FT OF E 15 FT & RD	ON S)	
30 RUN N 232 FT E 169 FT S	232 FT W 169 FT TO BEG	INDIAN MOUND VILLAGE	PB 5 PG 25	
E 6 FT OF W 1009.57 FT OF	S 262 FT OF GOVT LOT 2	(LESS S 30 FT RD)		
S 280 FT OF W 342 FT OF GOVT	LOT 4 (LESS S 268.21 FT OF W	154.5 FT & S 25 FT FOR RD)		
S 268.21 FT OF W 154.5 FT OF	GOVT LOT 4 (LESS S 25 FT FOR	RD)		
E 105 FT OF W 331 FT OF S	213 FT OF GOVT LOT 2 (LESS	RD)		
BEG 175 FT W OF SE COR GOVT	LOT 3 RUN W 150 FT N 130 FT	E 150 FT S 130 FT TO BEG	(LESS RD ON S)	
BEG 1028 FT E OF SW COR	GOVT LOT 4 RUN E 203 FT N	210 FT W 203 FT S TO BEG	(LESS RD ON S)	
GOVT LOT 3 & E 99 FT OF GOVT LOT 4	& UNSURVEYED PT N OF LOT 3 & S OF	MONROE CANAL (LESS BEG S 1/4 COR	RUN W 675 FT N 2768 FT E 725 FT S	TO BEG & LESS BEG SW COR GOVT LOT 3
BEG 20 FT N OF SW COR OF GOVT	LOT 3 RUN W 99 FT ALG NLY R/W	CELERY AVE N 739 FT E 131 FT S 275	FT E 118 FT S 464 FT W 150 FT TO	BEG (LESS 1 AC HX)
SEC 28 TWP 19S RGE 31E	BEG 20 FT N OF SW COR OF GOVT	LOT 3 RUN W 99 FT ALG NLY R/W	CELERY AVE N 739 FT E 131 FT E	118 FT S 464 FT W 150 FT TO BEG
ALL UNSURVEYED PT LYG N OF	S 30 CH OF SEC + S OF MONROE	CANAL		
GOVT LOT 4 (LESS BEG AT	INT OF NLY EDGE OF RETAIN-	ING WALL + W LINE RUN E	300 FT S 300 FT W 300 FT N	300 FT TO BEG)
W 678 FT OF GOVT LOT 3	(LESS S 2000 FT)			
BEG 25 FT N OF SW COR OF SW 1/4	RUN N 2610.35 FT E 1322.27 FT S	635.35 FT E 677.88 FT N 555.29 FT S	57 DEG E 220.73 FT S 54 DEG E	188.02 FT S 2299.56 FT W 506 FT N
E 307 FT OF GOVT LOT 3	(LESS W 263 FT OF S 990 FT) & W	353 FT OF GOVT LOT 2		
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
W 10 CH OF E 20 CH OF S 30	CH (LESS S 4 CH OF E 230	FT)		
SEC 29 TWP 19S RGE 31E	N 6 CH OF S 30 CH OF W 2.5 CH OF	E 10 CH		
BEG NW COR TRACT A SANFORD	TRAILS ESTATES RUN S 396	FT W 165 FT N 396 FT E 165	FT TO BEG	
E 5 CH OF S 30 CH OF LOT 2	(LESS E 96 FT OF S 165 FT)			
E 642 FT OF W 995 FT OF S	30 CH OF LOT 2			
THAT PT OF UNSURVEYED PT	LYING N OF W 353 FT OF GOVT	LOT 2 & S OF N LI OF S 30 CH	OF SEC	
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13	& 29-19-31-300-0220-0000	SEC 29 TWP 19S RGE 31E	N 6 CH OF S 30 CH OF W 2.5 CH
SANFORD TRAILS ESTATES	PB 45 PGS 12 & 13			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			
SANFORD TRAIL ESTATES	PB 45 PGS 12 & 13			

Celery Avenue Area 1

E 1/2 OF NW 1/4 OF NE 1/4	(LESS S 235 FT)			
W 1/2 OF NW 1/4 OF NE 1/4	*LESS S 385 FT*			
E 1/2 OF NE 1/4 OF NW 1/4	(LESS N 260 FT OF W 325 FT	& S 110 FT OF E 320 FT & E	20 FT FOR RD & S 25 FT FOR	RY & RD ON N)
BEG 215 FT N OF SW COR OF	NW 1/4 OF NW 1/4 RUN N TO	NW COR E 1016.3 FT S	1064.88 FT W 633.69 FT S 22 FT	W 12 FT N TO A PT E OF BEG
N 260 FT OF W 325 FT OF E	1/2 OF NE 1/4 OF NW 1/4	(LESS .46 AC HOMESTEAD)		
SEC 33 TWP 19S RGE 31E	N 260 FT OF W 325 FT OF E 1/2	OF NE 1/4 OF NW 1/4		
N 10 A OF E 3/4 OF W 1/2	OF NE 1/4 OF NW 1/4			
W 1/2 OF NE 1/4 OF NW 1/4	(LESS N 10 ACRES OF E 3/4 & CELERY	AVE)		
NW 1/4 OF NW 1/4 (LESS W	1016.3 FT + E 142 FT OF N	172 FT OF W 1166.3 FT +	CELERY AVE)	
E 142 FT OF W 1166.30 FT	OF S 142 FT OF N 172 FT			
E 145 FT OF N 220 FT OF NE	1/4 (LESS RD)			
E 1/4 OF NE 1/4 OF NE 1/4	(LESS S 792.96 FT & E 145 FT	OF N 220 FT & RD)		
E 100 FT OF N 250 FT OF W	1/2 OF E 1/2 OF NE 1/4 OF	NE 1/4 (LESS RD)		
W 1/2 OF E 1/2 OF NE 1/4	OF NE 1/4 (LESS E 100 FT	OF N 250 FT + S 55 FT) + E	1/2 OF W 1/2 OF NE 1/4 OF	NE 1/4 (LESS RY)
W 1/4 OF NE 1/4 OF NE 1/4	(LESS RR ON S)			
E 1/4 OF NW 1/4 OF NE 1/4				
W 3/4 OF N 1/2 OF NW 1/4	OF NE 1/4			
E 343 1/2 FT OF N 8 CH OF	NE 1/4 OF NW 1/4 (LESS RDS	ON N & E		
W 116.5 FT OF E 460 FT OF	N 182 FT OF NE 1/4 OF NW	1/4		
W 3/4 OF NW 1/4 OF NW 1/4	(LESS RD & RR RY)			
N 182 FT OF E 233 FT OF NW	1/4 OF NE 1/4 OF NW 1/4			
N 215 FT OF E 125 FT OF W	427 FT OF NE 1/4 OF NW 1/4			
CELERY LAKES PHASE 1	PB 62 PGS 75 & 76			
BEG 528 FT S & 40 FT W OF N 1/4 COR	RUN S 280.19 FT W 20 FT S 370.03 FT	SWLY ALONG CURVE 39.24 FT W 229.78	FT NWLY ALONG CURVE 9.72 FT N 68	DEG 5 MIN 21 SEC W 51.91 FT N
N 191.96 FT OF S 792.96 FT OF	E 1/4 OF NE 1/4 OF NE 1/4			
W 15 AC OF S 1/2 OF NW 1/4 OF	NE 1/4			
N 300 FT OF S 601 FT OF E	1/4 OF NE 1/4 OF NE 1/4	(LESS RD R/W)		
S 301 FT OF E 1/4 OF NE	1/4 OF NE 1/4 (LESS RY)			
ALL ABANDONED RR E OF W R/W	BRISSON AVE			

The enclosed Joint Planning Agreement (JPA) is the latest draft document. A minor change to "Area 5" detailed in Exhibit A is currently underway and will be reflected in a revised Exhibit A as well as the corresponding text in Exhibit C. As soon as these changes are complete, the final JPA will be forwarded for review.

SEMINOLE COUNTY/CITY OF SANFORD
JOINT PLANNING INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT is made and entered into this ____ day of _____, 2004, by and between SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "COUNTY", and the CITY OF SANFORD, a Florida municipal corporation whose address is Post Office Box 1788, Sanford, Florida 32772-1788, hereinafter referred to as the "CITY".

W I T N E S S E T H:

WHEREAS, it is beneficial to the public for local governments to work together in a spirit of harmony and cooperation; and

WHEREAS, the CITY and the COUNTY have previously entered into Interlocal Agreements; and

WHEREAS, the Board of County Commissioners and the Sanford City Commission have executed joint resolutions that expressed their consensus agreement as to urban planning, transportation impact fees, first response fire service, future annexation limits for the CITY, and water and wastewater service area boundaries for the COUNTY and the CITY in the Sanford/Seminole County Joint Planning Area (hereinafter referred to as the Joint Planning Area); and

WHEREAS, the Joint Planning Area and future annexation boundaries should be specifically defined; and

WHEREAS, the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act (Part II, Chapter 163, Florida Statutes) and the Rules of the Florida Department of Community Affairs (in particular Rule 9J-5.015, Florida Administrative Code) provide for intergovernmental coordination in the comprehensive planning process; and

WHEREAS, the provisions of this Agreement are consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), the Regional Policy Plan adopted by the East Central Florida Regional Planning Council and the comprehensive plans of the CITY and the COUNTY; and

WHEREAS, the COUNTY and the CITY have determined that it is in the best interest of the citizens of the COUNTY and the CITY that this Interlocal Agreement also be entered into; and

WHEREAS, the COUNTY and the CITY have reviewed their respective future land use designations and land development regulations for consistency with one another's comprehensive plans; and

WHEREAS, the COUNTY and the CITY have adopted comprehensive plans, pursuant to Part II, Chapter 163, Florida Statutes, which contain goals, policies and objectives that call for the creation of interlocal agreements which deal with annexations,

services delivery, joint land use planning, and conflict resolution, among other things; and

WHEREAS, the parties recognize that joint planning for the growth and development of their respective jurisdictions with regard to all matters of common impact and interest is consistent with State law and serves the public interest; and

WHEREAS, the COUNTY and the CITY desire to protect the health, safety and welfare of the citizens of their respective jurisdictions; and

WHEREAS, land use matters which are the subject of this Agreement include, but are not limited to, annexations, comprehensive plan amendments, public service facility expansions and contractions, school site land acquisitions and proposed school construction and/or expansion on said sites, and all other land use actions of whatsoever type or nature which may affect or impact the parties to this Agreement; and

WHEREAS, the COUNTY and the CITY agree that joint planning agreements addressing multi-jurisdictional land use issues and provision of public services and facilities, are a sound planning goal that serve to further intergovernmental coordination and that additional agreements between the parties are highly desirable; and

WHEREAS, Chapter 171, Florida Statutes, provides for the lawful means whereby municipal corporations may expand by annexation or contract their municipal boundaries; and

WHEREAS, the Joint Planning Area and future annexation transition boundaries should be specifically defined; and

WHEREAS, the COUNTY and the CITY do not desire, and believe that it would not be in the best interests of the citizens of Seminole County, to allow for conflicts to become manifest or develop pertaining to the expansion and construction of the CITY's jurisdictional boundaries; and

WHEREAS, the parties have the lawful right and power to enter into this Agreement,

NOW, THEREFORE, in consideration of the premises, mutual covenants, and agreements and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties do hereby covenant and agree as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and form a material part of this Agreement upon which the parties have relied.

SECTION 2. PURPOSE, INTENT AND JOINT PLANNING AREA.

(a) The purpose of this Agreement is as follows:

(1) Adopt standards and procedures to insure that coordinated and cooperative comprehensive planning activities are taken to guide urban expansion in the CITY and the COUNTY.

(2) Protect the general rural character of the Rural Areas of Seminole County as depicted in the Seminole County Comprehensive Plan, as it may be amended, by establishing limits for and conditions relating to future annexations by the CITY.

(3) Provide each party with a level of confidence that their respective planning efforts will be implemented in a harmonious manner and that the planning efforts of a party will not detract from the planning efforts of the other party.

(4) Promote continued intergovernmental coordination and cooperation between the COUNTY and the CITY.

(5) Provide for constructive collaboration during the course of each jurisdiction making land use and annexation or contraction decisions.

(b) The purpose of the following provisions is to provide the guidance as to how property will be developed in the Joint Planning Area, ensure that CITY and COUNTY land use plans will be implemented, and to provide formal conflict resolution procedures to amicably resolve disputes:

(c) The policies and procedures set forth herein shall apply only in the Joint Planning Area. For the purposes of this Agreement, the "Joint Planning Area" means the area reflected in

Exhibit "A" to this Agreement which is incorporated as if fully set forth herein.

SECTION 3. COMPREHENSIVE PLANNING, FUTURE LAND USES AND DEVELOPMENT APPROVALS.

(a) *Findings.* The COUNTY and the CITY have reviewed their respective future land use designations and land development regulations for consistency between their jurisdictions. It has been determined that many of their respective future land use designations and land use regulations are equivalent and of similar nature.

(b) *Future Land Use Equivalency.* The "Future Land Use Equivalency Chart", labeled Exhibit "B" and incorporated herein, describes equivalent future land use designations in the CITY and COUNTY comprehensive plans. These designations have been deemed equivalent due to their similar intensities and densities of allowable development. Both the COUNTY and the CITY shall ensure that all of their respective land use amendments and rezonings are consistent with the other jurisdiction's zoning and future land use designations for the subject property as described in Exhibit "B", except to the extent set forth in Section 3(c). The COUNTY shall not oppose land development orders of the CITY if such actions are compliant with applicable law and all COUNTY zoning and land use designations as described in Exhibit "B". The CITY shall not oppose any land development

orders of the COUNTY if such orders are compliant with applicable law and all CITY zoning and land use designations as described in Exhibit "B". The Future Land Use Equivalency Chart may be amended from time to time as agreed upon by both parties and each such proposed amendment shall include, an assessment and evaluation of all required planning elements including, but not limited to:

(1) Public services and facilities (e.g., water, drainage, sewer, roads, public safety, law enforcement, schools, library services, etc.).

(2) The identification and evaluation of current supply of vacant land already designated for the proposed land use category.

(3) Fiscal impacts related to the cost of and payment for urbanization.

(4) Rural/Urban transition controls.

(5) Designation and protection of parks, conservation areas, open space, flood prone and environmentally sensitive areas within the "Joint Planning Area."

(c) *Recommendations For Future Comprehensive Plan Amendments.* The purpose of developing jointly acceptable long range land use recommendations is to provide consistent guiding principals from which land use plan amendments can be reviewed. The "Recommendation For Future Comprehensive Plan Amendments"

labeled Exhibit "C" and incorporated herein by reference, sets forth future land use designations that may be assigned to the described property. These proposed land use designations have not yet undergone extensive public review and may require services and facilities beyond those allotted in the COUNTY's or CITY's respective Comprehensive Plans' Capital Improvement Elements.

Parcels of land in the CITY proposed to be developed in a manner consistent with the recommendations contained in Exhibit "C" and applicable law will not be opposed by the COUNTY. However, such proposed development must undergo joint review of the CITY and COUNTY regarding facilities and services to ensure that adopted levels of service are maintained. Parcels of land in the unincorporated COUNTY proposed to be developed in a manner consistent with the recommendations contained in Exhibit "C" and applicable law will not be opposed by the CITY. However, such proposed development must undergo joint review of the CITY and COUNTY regarding facilities and services to ensure that adopted levels of service are maintained.

(d) *Joint Review of Plan Amendments.* During the development and drafting phases of the respective comprehensive plans or plan amendments of the CITY or the COUNTY, CITY and COUNTY staff shall timely transmit all of their respective draft planning documents to the other jurisdiction as part of the

public participation processes and intergovernmental coordination mechanisms.

SECTION 4. ANNEXATION AND LAND USE JURISDICTION.

(a) *Land Use and Zoning Designation For Parcels Annexed Into the CITY.* Upon annexation of COUNTY lands into the CITY, the COUNTY will not object to CITY rezoning, development orders or plat approvals as long as such actions are taken in accordance with the terms of this Agreement and applicable law. The CITY shall amend its comprehensive plan to include annexed lands during its first plan amendment cycle following such annexation.

(b) *Land Use and Zoning Designation For Parcels De-annexed From the CITY.* Upon de-annexation of CITY property into the COUNTY, the COUNTY shall apply a COUNTY zoning district in accordance with this Agreement. The COUNTY shall amend its comprehensive plan to include annexed lands during its first plan amendment cycle immediately following such annexation or by initiating a comprehensive plan amendment.

(c) *Annexation Criteria And Restrictions.* The COUNTY agrees not to oppose the annexation of any parcel within the Joint Planning Area that is undertaken in compliance with applicable State and federal laws. Further, the COUNTY recognizes that there currently exist large enclaves of unincorporated COUNTY lands surrounded by the CITY and that it

is in the interest of both the CITY and the COUNTY that such enclaves be eliminated. As such, the COUNTY will not object to the creation of smaller enclaves caused by CITY annexation of certain properties within these larger enclaves, so long as the annexation otherwise complies with State law. The parties further agree that neither the COUNTY nor the CITY will permit development at any density greater than one dwelling unit per acre in an area identified as number "5" in Exhibit "C".

(d) The parties shall avoid the creation of enclaves and halt any serpentine annexations in the "Joint Planning Area," except to the extent that creation of smaller enclaves within existing enclaves is necessary to reduce the size of said existing enclaves.

SECTION 5. DEVELOPMENT ALONG CELERY AVENUE. Property located adjacent to Celery Avenue shall be developed at densities no greater than those specified in Sections 1 and 2 of Exhibit "C." Central water and sewer lines shall be installed prior to any new development along Celery Avenue. Prior to December 31, 2008, the CITY and COUNTY shall enter into an interlocal agreement, in accordance with Florida Statutes, for the purpose of transferring maintenance responsibility for Celery Avenue from the COUNTY to the CITY.

SECTION 6. COORDINATION OF MISCELLANEOUS LAND DEVELOPMENT REGULATIONS

(a) *Uniform Right-of-Way and Road Standards.* The CITY and the COUNTY agree to establish consistent road and right-of-way development standards and requirements for all cross-jurisdictional roadways.

(b) *Land Development Code Updates.* Each jurisdiction shall provide the other jurisdiction with a timely opportunity to review and provide formal comments relating to all land development regulation updates or revisions proposed in their jurisdiction by providing the other jurisdiction with written notification of the pending update or revision at least two (2) weeks prior to any official action on the matter. Land Development Code updates relating to the Higher Intensity Planned Development District in the Interstate Highway 4/State Road 46 area will undergo joint review and shall be incorporated into both CITY and COUNTY land development codes in order to more effectively manage development of this higher intensity area.

(c) *Review of Development Proposals for Transportation Impacts.* Each jurisdiction shall provide the other jurisdiction with a timely opportunity to review and comment upon planned development project rezonings, proposed subdivisions and site plans located adjacent to the other's jurisdiction by providing

all related documentation to the other jurisdiction at least two (2) weeks before any official action is taken on the matter.

SECTION 7. CONFLICT RESOLUTION.

(a) *Intergovernmental Conflict Resolution.* In the event that disagreements or conflicts arise between the parties relating to the terms and provisions of this Agreement, the resolution procedures of the Intergovernmental Planning Coordinating Agreement of 1997 will be followed and shall control as to any disputes between the parties.

(b) *Chapter 164, Florida Statutes.* Nothing in this Agreement shall be deemed in any way to waive any rights deriving to a party under the provisions of Chapter 164, Florida Statutes, or its successor provision.

(c) *Time of Actions.* The parties agree, to the extent practicable, to time their actions to maximize intergovernmental coordination, communication and cooperation.

(d) *Joint Review.* "Joint Review" as used in this Agreement shall mean that the Planning Directors of each jurisdiction, or their duly appointed agents, shall review and discuss the proposed land development action. Should the joint review not result in an agreement between the jurisdictions, the matter shall be taken through the formal conflict resolution procedures described in this section.

SECTION 8. CONFLICT OF INTEREST. The parties agree that they will not take any action that creates or carries a conflict of interest under the provisions of Part III, Chapter 112, Florida Statutes.

SECTION 9. TERM. This Agreement supercedes and supplants any prior existing Agreements between the CITY and COUNTY regarding land development practices. This Agreement shall be in effect for a five (5) year period beginning the date which it is fully executed by both parties. This Agreement shall be automatically renewed for a subsequent five (5) year period unless one (1) of the parties thereto gives the other ninety (90) days advance notice, in writing, of intention to not renew the Agreement.

SECTION 10. NOTICE. Contact persons for this Agreement shall be the City Manager and the County Manager.

City Manager
City of Sanford
Post Office Box 1788
Sanford, Florida 32772-1788

Seminole County Manager
Seminole County Services Building
1101 East First Street
Sanford, Florida 32771.

SECTION 11. STANDING. Nothing in this Agreement shall be deemed to impair, waive or create any right accruing to any private property owner within the Joint Planning Area to seek

enforcement of any of the covenants, agreements, or promises contained herein to a court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day, month and year above written.

ATTEST: CITY OF SANFORD

JANET R. DOUGHERTY, Clerk
City of Sanford, Florida

By: _____
BRADY LESSARD, Mayor

Date: _____

ATTEST: BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
DARYL G. MCLAIN, Chairman

Date: _____

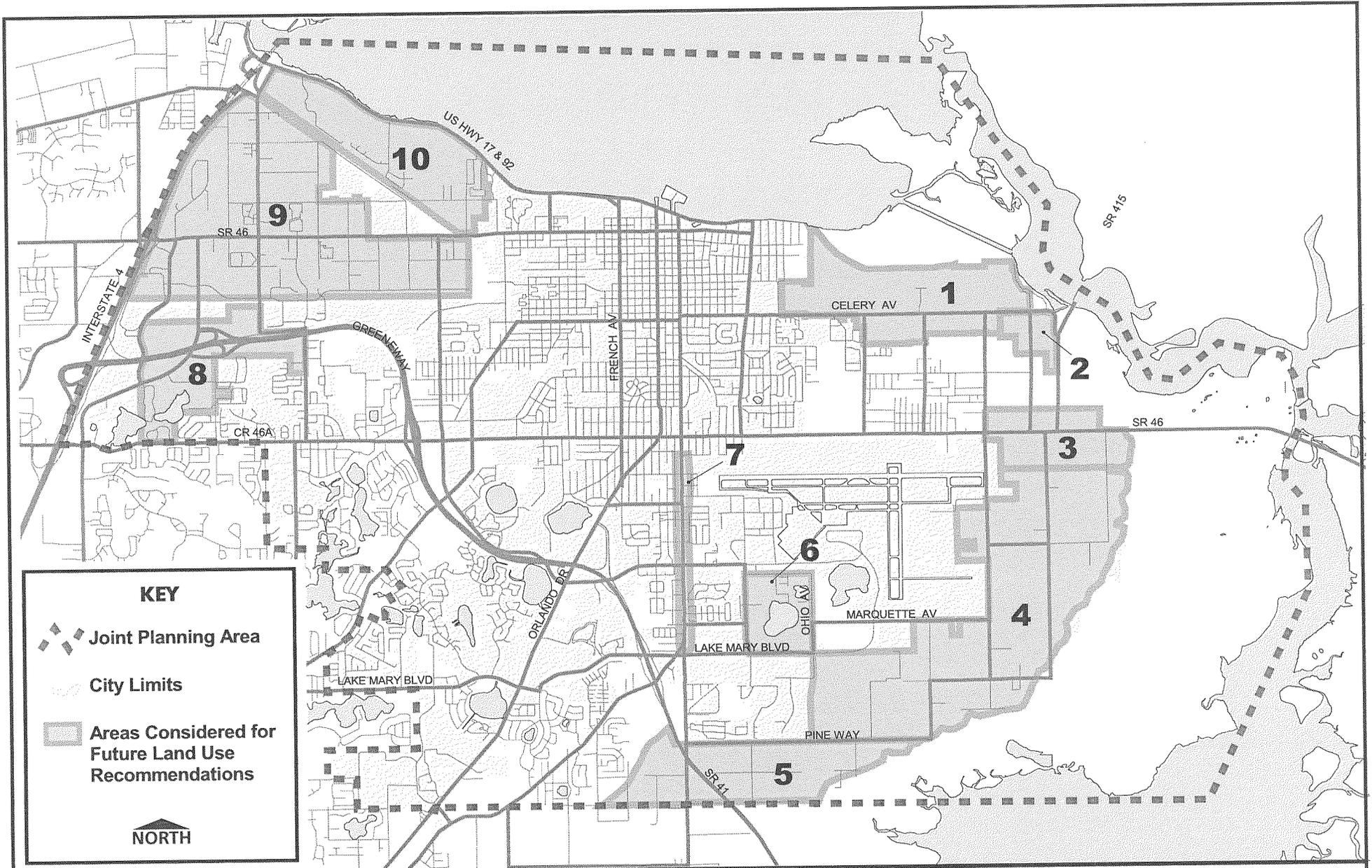
For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.

As authorized for execution by
the Board of County Commis-
sioners at their regular
Meeting of _____, 2004.

County Attorney

KC/gn
1/14/04 1/23/04
Attachments
Exhibits "A" - "D"
kconsalo\MYDOCS\Agreements\Sanford-McIntoshJPA.doc

EXHIBIT "A"



J:\ARCVIEW\LAND_USE\Joint plan area5.apr

Seminole County / City of Sanford Joint Planning Area

Recommendations for Future Comprehensive Plan Amendments

EXHIBIT "B" - FUTURE LAND USE EQUIVALENCY CHART

Future Land Use	City Land Use	City Zoning	County Land Use	County Zoning
Low Density Residential - Single Family	LDR - SF 6 DU/Acre	SR-1AA; SR-1A; SR-1; PD; AG	LDR 1-4 DU/Acre	A-1, AC, RC-1, R-1, R1-A, R1-AA, R1-AAA, R1-AAAA, PLI, PUD
Medium Density Residential	MDR-10 10 DU/Acre	SR-1AA; SR-1A; SR-1; MR-1; PD; AG	MDR 4-10 DU/Acre	All LDR Zonings, RM-1; RM-2; R-2; R3A; R1-B; R1-BB; RP
Medium Density Residential	MDR-15 15 DU/Acre	SR-1AA; SR-1A; SR-1; MR-1; MR-2; PD; AG	HDR High Density Residential Over 10 DU/Acre	All MDR Zonings; R-3; R-4
High Density Residential - 20 DU/Acre	HDR	SR-1AA; SR-1A; SR-1; MR-1; MR-2; MR-3; PD; AG	HDR	All MDR Zonings; R-3; R-4
Office	ROI Residential-Office-Institutional	MR-1; MR-2; MR-3; RMOI; PD; AG	Office	OP; RP; AC; A-1; PLI; PUD
Commercial	NC-Neighborhood GC- General	RMOI; RC-1; GC-2; PD; AG	Commercial	All Office Zonings; CN; CS; C-1; C-2; PCD
Industrial	I - Industrial	RI-1; MI-2; PD; AG	Industrial	C-3; M-1A; M-1, A-1; OP; C-1; C-2; PCD; PII; PUD; DC

Future Land Use	City Land Use	City Zoning	County Land Use	County Zoning
Mixed Use	Waterfront Downtown Business District	All	Mixed Development	PUD, PCD, PLI, MRO, MROC, MROCI
High Intensity I-4 Planned Development	HI-I-4 High Intensity WIC - Westside Industry and Commerce	PD; AG	High Intensity Planned Development – Target Area HIP-TI	PUD; PCD; PLI; TI
High Intensity Airport Planned Development	AIC - Airport Industry Commerce	PD; AG; R-I-1	High Intensity Planned Development - Airport	PUD, PCP, PLI, TI, MRO, MROC, MROCI
Public/Semi-Public	PSP	All Zones	Public/Quasi Public Recreation	PLI; AC; A-1
Conservation	RP - Resource Protection	All Zones	Conservation	AC; A-1
General Rural	SE – Suburban Estates (1 DU/ Acre)	AG; PD	Suburban Estates 1 DU/Acre	AC; A-1; PLI; RM-3

EXHIBIT C
SEMINOLE COUNTY/CITY OF SANFORD JOINT PLANNING AREA
RECOMMENDATIONS FOR FUTURE COMPREHENSIVE PLAN AMENDMENTS

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
1	Celery Avenue Residential	Suburban Estates	<p>For all lands east of the line described as the eastern $\frac{3}{4}$ line of Sections 29 and 31, Township 19, Range 31 (more commonly referred to as the western boundary line of the University of Florida Agricultural Experimental Station) density shall not exceed two and a half (2.5) dwelling units per net buildable acre. For all lands west of said line, density shall not exceed four (4) dwelling units per net buildable acre. Any proposed development within the Midway Basin that exceeds one (1) dwelling unit/net buildable acre must connect to sewer and water services.</p> <p>Development on the north and south sides of Celery Avenue shall be subject to the Celery Avenue Overlay standards adopted by both the City and County at a later date. These standards will include provisions for dedication of right-of-way and construction of a a twelve (12) foot wide bicycle path along the north side of Celery Avenue and a sidewalk on the south side.</p>
2	Celery Avenue/SR 415 Mixed Used	Industrial/Suburban Estates/Conservation	Mixed Development (multifamily, commercial, light industrial) for those parcels located south of Celery Avenue, between 1373 feet west of Cameron Avenue and SR 415. All development will be required to connect to

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>central water and sewer services. Density shall be as established in the Seminole County Comprehensive Plan, Vision 2020 and in no event shall such density be more than three (3) dwelling units per net buildable acre.</p>
3	<p>Intersection of SR 46/CR 415</p>	<p>Commercial/Industrial/ Suburban Estates</p>	<p>Provide for a commercial node to serve the eastern portion of the City.</p> <p>Any proposed development within the Midway Basin that exceeds one dwelling unit/net buildable acre will be required to connect to water and sewer services.</p>
4	<p>South & East Side of Airport</p>	<p>Suburban Estates/Conservation/ HIP - Airport</p>	<p>Establish Ohio Avenue as the line separating low density residential uses to the west and airport-related uses to the east. Lands designated as industrial west of Ohio Avenue shall maintain that designation.</p> <p>These recommendations are based on the Part 150 Noise Exposure Maps and Compatibility Plan prepared in 2001 for the Orlando Sanford Airport by Environmental Science Associates (ESA) and supported by figures from the Airport Master Plan prepared by Post, Buckley, Shuh and Jernigan and dated July, 2002. This document identifies noise exposure areas through 2006. In addition, these</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>recommendations are supported by figures from the Airport Master Plan which indicate that from 2000 to 2020, airport passengers will increase by 660% and airport operations by 65%. There will be increased noise exposure from future expansion of Runway 18-36 to the south and Runway 27-R to the east resulting in increased noise levels to the east and south of the airport. Therefore, residential uses should be discouraged and the Airport Industry Commerce (AIC) Designation of the City of Sanford and the High Intensity Planned Development–Airport (HIP-Airport) designation of Seminole County should be extended east of the airport to the edge of the Resource Protection/Conservation designation and south of the airport (east of Ohio Street) to the edge of the Resource Protection/Conservation designation.</p> <p>Residential uses and public educational facilities should be prohibited south and east of the airport's runway system. However, rental multifamily residential units may be constructed provided they are outside the 60 DNL and do not include mobile homes.</p> <p>By the year 2004, the City and County shall amend their respective AIC and HIP-Airport designations of their Comprehensive Plans to</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>establish uses compatible with the airport:</p> <ul style="list-style-type: none"> • Industrial Parks; • Business Parks; • Commercial Developments; • Attendant retail; • Service and Hotel Uses; • Medium and high density rental residential Developments. • Agricultural uses <p>Single family residences shall only be allowed on existing one-acre suburban estates or larger lots. No new lots or tracts shall be created for single-family uses and existing parcels may not be subdivided for residential uses other than multifamily rental uses.</p> <p>An avigation easement shall be required and included in the recorded deed of any property prior to the construction of a single family dwelling unit or multifamily uses.</p> <p>All development must be phased concurrent with major public roadway improvements and installation of drainage, sewer and water utilities.</p> <p>The City and County shall require land use changes and/or zoning changes to ensure that</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>existing neighborhoods in the area are converted to airport compatible uses. This transition of uses must minimize adverse impacts on the neighborhood during the conversion process.</p> <p>Seminole County and Sanford will encourage mass transit facilities in the area and jointly work toward the restoration of Lake Jesup.</p> <p>Resource Protection and Conservation lands must be protected from the adverse impacts of intense development through the use of open space requirements, clustering, conservation easements, wetland buffers and transition areas.</p>
5	South of Pineway	Low Density Residential/Suburban Estates	New development restricted to one (1) dwelling unit per acre or less.
6	Silver Lake	Low Density Residential/Suburban Estates	<p>Extend this area to include the area bounded by Ohio Street on the east; Mellonville Avenue on the west; Onoro Street on the north and east; Lake Mary Blvd. on the south.</p> <p>The existed "Medium Density Residential" and "Industrial" Future Land Use designations as set forth in the Sanford or Seminole County Comprehensive Plans, as of the date of execution of this Agreement, shall be the total</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			and sole amount of Medium Density residential and Industrial land uses allowed. Heights of multifamily buildings must be compatible with single family units in the area. The County shall amend its Land Development Regulations to ensure that a parcel zoned for single family use is protected from adjacent multifamily developments by a setback of at least fifty (50) feet for one story buildings and at least one hundred (100) feet for buildings of two or more stories. A one story multifamily development shall also install a buffer of twenty-five (25) feet in width and a two or more story multifamily development shall install a buffer of at least fifty (50) feet in width.
7	Sanford Avenue	Medium Density Residential/Commercial	Recommend maintaining Medium Density Residential uses and Neighborhood & Commercial/Office frontage on Sanford Avenue two lots deep on a case-by-case basis. Prohibit commercial in Woodmere on east side of Sanford Avenue.
8	West of Upsala/North of CR 46A	Low Density Residential	Recommend Medium Density Residential (up to 10 du/ac) north of Indian Trace City PUD and on Upsala Road and West of Oregon. Recommend High Density Residential north and west of Twin Lakes along the Rinehart Road extension adjacent to Higher Intensity Planned District area.

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
9	East of I-4	Higher Intensity Planned Development	<p>The City has amended its Comprehensive Plan to require PD zoning in this area. All lands in this area annexed by the City subsequent to the JPA have received land use designations of Westside Industry Commerce, one of the City's equivalent designation to HIP – TI. City and County Comprehensive Plan policies for this area are very similar, with the City's densities and floor areas being slightly less intense than the County's. The County and the City established gateway corridor standards for SR 46 in order to have compatible and attractive development in the area. This area is developing rapidly, consistent with the both the City and the County's Comprehensive Plan policies and identical corridor standards. The County and City, working together, have been successful in minimizing urban sprawl, providing affordable housing opportunities and targeting industrial and commercial growth in this area. Both the County and the City will continue to ensure that the area is developed consistent with their mutually agreed upon standards and policies.</p>
10	North of the Railroad/ South of US 17-92	Suburban Estates/Low Density Residential/Industrial	<p>The City has established a new land use designation for this area, Waterfront Downtown Business District in order to provide a planning and management framework for promoting the revitalization, development and redevelopment</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>of the Lake Monroe waterfront and the historic downtown area. All parcels between the railroad and US 17-92 from Mellonville Ave. to I-4 will take this designation as they are annexed into the City.</p> <p>The maximum intensity of nonresidential development, other than industrial, measured as a floor area ratio (FAR) is 2.0 for the areas east of French Ave., and .35 for the areas west of French Ave. These FAR's are intended to illustrate the amount of development on both specific parcels and in the district overall. The maximum density for residential development shall be 50 units per acre. The maximum FAR for industrial uses will be .5.</p> <p>The implementation of the Waterfront /Downtown Business Land Use Designation will not require amendments to the zoning map and land development regulations and all underlying zoning requirements and land development restrictions will remain in place, including those that ensure the protection of environmentally sensitive lands, wetlands, floodplains and drainage ways, aquifer recharge areas, aquatic habitats, native vegetation and wildlife habitats.</p> <p>All efforts should be made to protect existing</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			single family areas from the impacts of more intense development through the use of added buffering and transition of building heights.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; ESTABLISHING A CELERY AVENUE CORRIDOR OVERLAY ZONING DISTRICT; EXPLAINING THE PURPOSE OF THE STANDARDS OF THIS OVERLAY DISTRICT; PROVIDING A GEOGRAPHIC DESCRIPTION OF THE CELERY AVENUE CORRIDOR; PROVIDING FOR APPLICABILITY; REFERENCING DENSITY LIMITATIONS; PROVIDING FOR BUFFERS AND SETBACKS ALONG THE CELERY AVENUE CORRIDOR; PROVIDING BUILDING HEIGHT AND LIGHTING REGULATIONS; REQUIRING SIDEWALKS OR TRAILS; REGULATING LOCATION OF UTILITIES; PROVIDING SIGN REGULATIONS; REQUIRING BUS STOPS; REQUIRING NEIGHBORHOOD PARKS; PROVIDING FOR RESIDENTIAL TRANSITIONS; LIMITING CONSTRUCTION HOURS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County (the "Board") has studied and evaluated recent development patterns along Celery Avenue/County Road 415 (hereinafter referred to as Celery Avenue) in unincorporated Seminole County and determined that development pressure threatens to impair the rural character, natural beauty and quality of life in this area; and

WHEREAS, the Board has determined that area-specific land use and development regulations are necessary to protect the rural character, natural beauty, property values and quality of life in the Celery Avenue area; and

WHEREAS, an economic impact statement has been prepared and is available for public review in accordance with the provisions of the Seminole County Home Rule Charter; and

WHEREAS, the private property rights analysis relating to this Ordinance has been prepared and made available for public review in accordance with the requirements of the Seminole County Comprehensive Plan,

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

Section 1. Creation of Celery Avenue Corridor Overlay Standards Zoning Classification. Chapter 30, Part 58, Land Development Code of Seminole County is hereby created to read as follows:

PART 58. CELERY AVENUE OVERLAY STANDARDS CLASSIFICATION

Sec. 30.1101. Creation. Supplemental to all Land Development Code requirements heretofore and hereafter established, there is hereby created an overlay zoning classification known as the "Celery Avenue Corridor Overlay Standards." Property within the Celery Avenue Corridor shall be subject to all provisions set forth herein. The provisions of this Part shall supercede all contrary regulations found elsewhere in this Code. Any development concerns not specifically addressed within this Part shall be governed as set forth in other applicable provisions of this Code.

Sec. 30.1102. Purpose. The purpose of this part is to establish uniform design standards which shall guide development

within the Celery Avenue Corridor such that it is conducted in a manner which:

(a) Maintains Celery Avenue as a well landscaped scenic gateway to Seminole County;

(b) Preserves the natural features of this corridor;

(c) Enhances aesthetic features along the corridor, both man-made and natural;

(d) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures;

(e) Maximizes traffic safety, roadway capacity and vehicular and non-vehicular circulation in the corridor;

(f) Maintains and enhances property values in Seminole County;

(g) Fosters high quality development; and

(h) Recognizes and grandfathers existing uses and structures.

Sec. 30.1103. Corridor defined. The Celery Avenue Corridor shall encompass all properties bordering on Celery Avenue between Scott Avenue and State Road 415.

Sec. 30.1104. Applicability.

(a) The provisions of this Part shall apply to all new development and redevelopment projects within the Corridor which:

(1) Are non-residential; or

(2) Include residential development of at least three lots at a density of more than one dwelling unit per net buildable acre.

(b) This Part shall not apply to Agriculturally zoned lands utilized for bonafide agricultural or silvacultural purposes or for single family dwellings and customary accessory uses, except in regard to provisions of this Part imposing setback and utility regulations.

Sec. 30.1105. Density. Development within the Corridor shall be restricted to the density limitations set forth in the "Seminole County/City of Sanford Joint Planning Interlocal Agreement" adopted by the Seminole County Board of County Commissioners on _____, 2004.

Sec. 30.1106. Buffers. Development within the Corridor shall provide a twenty-five foot wide buffer adjacent to the post-development Celery Avenue right-of-way line. Said buffer shall be subject to the following conditions:

(a) No stormwater retention or detention shall be permitted within the buffer.

(b) No utilities, including but not limited to, pipes, lift stations, electrical poles, gas poles or telephone poles, shall be located within the buffer. Notwithstanding the foregoing, utility pipes, wires and other conduits necessary for

connection of utility services may cross through the buffer for connection to the development.

(c) A six foot high clay brick wall shall be required within the five feet of the buffer furthest from the post-development Celery Avenue right-of-way line. The wall shall be unbroken except as needed for ingress and egress. The wall shall be staggered at approximately every 75 feet.

(d) The buffer shall be landscaped to include, at a minimum, the following per every 100 linear feet along Celery Avenue:

- (1) Two canopy trees of a 4 inch-caliper;
- (2) Four under story/sub-canopy trees of a 1½ inch caliper; and
- (3) A continuous hedge line of at least 30 inches in height and 30 inches on center (as measured at the time of planting) located behind the required landscape trees. Said hedge may be interrupted to allow for ingress or egress.

In the event that a wall is installed within the buffer, all landscaping required by this section must be located on the Celery Avenue side of the wall.

(e) All freestanding walls, planters and similar apparatus fronting upon Celery Avenue shall be constructed of clay brick.

Sec. 30.1107. Building Setbacks.

No structure, other than walls and fences, shall be erected, constructed or located within ten (10) feet of the required buffer.

Sec. 30.1108. Sidewalks and trails on Celery Avenue.

(a) Any development within the Corridor which adjoins or borders upon Celery Avenue shall include a five foot wide concrete sidewalk within the buffer or the Celery Avenue right-of-way if permitted as set forth in Chapter 75 of this Code. The sidewalk shall be at least four inches thick, except at vehicle crossings, at which it shall be at least six inches thick.

(b) In lieu of constructing a sidewalk on the north side of Celery Avenue, a developer shall have the option to contribute to Seminole County an amount of money equal to the cost of constructing said sidewalk which Seminole County shall use to supplement the cost of constructing trails along Celery Avenue. Said cost shall be determined by the Development Review Manager based upon industry rates and standards. Said funds shall be paid to the Seminole County Board of County Commissioners prior to issuance of Certificates of Completion or Occupancy for the development. Should the developer opt to pursue this option, they shall also be required to dedicate any

easements necessary for the construction or use of a trail on the subject property.

(c) In the event that a trail has already been fully constructed within the buffer of the subject development, the requirement to construct a sidewalk or pay a fee for trail construction shall be waived.

Sec. 30.1109. Lighting.

The outdoor light fixtures of all development within the Corridor shall be installed as follows:

(a) Residential street lighting shall not exceed 25 feet in height and shall be of a decorative design, complementing and blending with the rural character of the Corridor.

(b) Lights on poles and wall lights, including those located on houses, shall be cut-off fixtures.

(c) No neon accenting or neon highlighting of any building shall be permitted.

(d) Security lighting shall be equipped with motion sensors so that it is not continuously lit.

(e) All light fixtures must be reviewed and approved for compliance with this Section by the Planning and Zoning Commission during preliminary subdivision review, if such review is otherwise required.

Sec. 30.1110. Signs.

(a) All signs shall be coordinated with height, size, materials and color of nearby buildings so as to provide a uniform appearance.

(b) No internally illuminated, blinking, flashing or otherwise animated signs shall be permitted in the Corridor.

(c) Light fixtures for externally illuminated signs shall be placed in a burial vault, hidden within a planter bed or otherwise screened so as not to create light spillage outside of the object to be illuminated.

(d) No part of any ground sign or free standing sign shall exceed 12 feet in height.

(e) All sign supports shall be enclosed by a solid base which is at least two-thirds the width of the sign. The finish on the base shall be coordinated with the building design, material and color of nearby buildings as to provide a uniform appearance, provided however, that in no event shall the base be made of a metal or plastic finish. Acceptable base finishes include, but are not limited to, masonry, brick, split-face block, stucco, or wood.

Sec. 30.1111. Building Height. No structure shall exceed 35 feet in height.

Sec. 30.1112. Neighborhood Parks.

(a) Any development of more than 10 residential houses shall provide a neighborhood park within the development.

(1) Said park shall include a combination of amenities from Group A, B, and C as set forth herein or such equivalent amenities as are approved by the Board of County Commissioners:

<u>Group A</u> <u>(Structures)</u>	<u>Group B</u> <u>(Facilities)</u>	<u>Group C</u> <u>(Equipment)</u>
Clubhouse	Basketball Court	Picnic table/benches
Pavilion	Racquetball Court	Water Fountains
Swimming Pool	Volleyball Court	Tot Lot/play equipment
Gazebo	Tennis court	Grills
Dock	Jog trail	

(2) Any such development of which more than 50% of the lots are less than 1/4 acre in size shall utilize at least 7.5% of the net buildable acreage as a neighborhood park. Said park shall include at least one Group A amenity, one Group B amenity, and four Group C amenities (of which only two amenities may be the same.)

(3) Any such development of which more than 50% of the lots are greater than 1/4 acre in size shall utilize at least 2.5% percent of the net buildable acreage for a neighborhood park. Said park shall include at least one Group B amenity and two different Group C amenities.

(b) Neighborhood parks may include retention areas, lakes or wetlands, however, these areas shall not be calculated toward the size requirements for the park.

(c) All neighborhood parks shall have adequate trash receptacles.

(d) All neighborhood parks shall be maintained by the developer or the development's homeowners association.

(e) The neighborhood park design must be reviewed and approved by the Planning and Zoning Commission during preliminary subdivision review for compliance with this Section. The location and final design of a neighborhood park shall be determined at the final engineering review.

Sec. 30.1113. Bus stops. Any development of more than 25 lots shall provide a bus stop for the use of school children. The bus stop should be located and designed so that it provides traffic safety and protection from the elements for its users. The location and design of such bus stop must be reviewed by the Planning and Zoning Commission for pedestrian and vehicular traffic safety and design in accordance with this Section during preliminary site plan review.

Sec. 30.1114. Utilities.

(a) All developments subject to this Part shall be required to provide central water and sewer services to all lots.

(b) All new or relocated utility lines within the corridor shall be installed underground, unless alternate approval is granted by the Board of County Commissioners. The cost of installing such underground utilities shall be borne by the developer, unless such relocation of utility lines is caused by expansion of a County road, in which case the County shall bear the cost of installation.

Sec. 30.1115. Residential Transitions.

Where a proposed development will consist of single family lots abutting a platted subdivision of single family lots of one acre or greater size, the lots of the proposed development shall maintain a minimum lot width of 100 feet and a minimum lot area of 13,500 square feet.

Sec. 30.1116. Construction hours. Construction activity within the corridor shall only be permitted between the hours of 7:00 am and 9:00 pm, Monday through Saturday. The County Engineer or Development Review Manager may permit construction outside of these designated hours only where the subject construction involves road or utility work and expansion of the construction hours will serve the public interest.

Section 2. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Land Development Code of Seminole County, Florida and the word "Ordinance" may be changed

to "Section," "Article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; provided, however, that Sections 2, 3 and 4 shall not be codified.

Section 3. 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 provision of this Ordinance are declared severable.

Section 4. Effective Date. This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners.

ENACTED this ___ day of _____, 2004.

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
DARYL G. MCLAIN

1/8/04 2/10/04
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**CELERY AVENUE OVERLAY STANDARDS
COMPARISON OF DRAFT AND COMMUNITY COMMENTS**

SECTION	COUNTY DRAFT	COMMUNITY COMMENTS
Whereas Clauses	States four clauses, the first two addressing the concern for the threat to impair the rural character, natural beauty and quality of life.	Suggests adding a section to include a "big-picture" statement emphasizing the importance of bicycle and pedestrian connections on Celery Avenue with: 1) the Sanford Riverwalk, 2) the Volusia and Seminole County Lake Monroe Loop trail systems, and especially 3) bicycle/pedestrian facilities that will be part of the new bridge at State Road 415.
Applicability	<p>(a) The provisions of this Part shall apply to all new development and redevelopment projects within the Corridor which:</p> <p style="margin-left: 40px;">(1) Are non-residential; or</p> <p style="margin-left: 40px;">(2) Include residential development of at least three lots at a density of more than one dwelling unit per net buildable acre.</p> <p>(b) This part shall not apply to Agriculturally zoned lands utilized for bona fide agricultural or silvicultural purposes or single family dwellings and customary accessory uses, except in regard to provisions of this part imposing setback and utility regulations.</p>	<p>(a) At the end of the day, the realization and impact of the Celery Avenue Overlay Standards requires uniform applicability. Other than the agricultural limitations noted under (b), the standards should apply to all development within the Corridor.</p> <p>Recommend that (1) and (2) be eliminated.</p>
Buffers	<p>Per 100 linear feet: 2 canopy trees, 4 under story trees, a continuous hedge line of at least 30 inches in height and 30 inches on center.</p> <p>25-foot wide buffer adjacent to the Celery Avenue post development right-of-way line- may contain landscaping and sidewalks, five feet furthest from Celery Avenue right-of-way may contain screen wall</p> <p>No stormwater retention allowed in buffer.</p> <p>No utilities allowed in buffer but they may cross.</p>	<p>Width- As stated in the first review, a 50' buffer rather than the proposed 25' buffer is considered a minimum to establish the intended rural character. A 25' wide landscaped buffer is similar to other urban corridor landscape requirements such as State Road 46.</p> <p>General Comments Regarding Buffer Distance- A landscaped open space area along Celery Avenue is necessary to establish a rural character. While the width of that area may be debatable, a 25' wide sparsely landscaped strip is not sufficient. A minimum 50' landscaped buffer should be provided. Even a 50' buffer will appear small on a rural roadway and may not achieve the desired effect. This is especially true if walls are built along the road that narrow the vista along the corridor.</p> <p>Measurement- The buffer should begin at the proposed right-of-way line of Celery Avenue. The intended future right-of-way requirement is not stated in the ordinance. To be consistent with the centerline method of measuring the building setback noted below, the buffer should also be measured from the centerline, beginning at the proposed edge of right-of-way.</p> <p>Landscape- These provisions are significantly less than the previously recommended 8 canopy trees, 10 understory trees and 70 shrubs with a 50' buffer. At least one or two additional canopy trees should be required.</p>
Neighborhood Parks	<p>Subdivisions with more than 10 lots must provide a neighborhood recreation area within the development where:</p> <ul style="list-style-type: none"> -more than 50% of platted lots are less than ¼ acre, 7.5% of the net buildable acreage must be set aside for a park - more than 50% of platted lots are ¼ acre or more, 2.5% of the net buildable acreage must be set aside -design must utilize a combination of amenities from three groups: structures, facilities, equipment -park shall be held and maintained by the private development and/or respective HOA -may include retention, lakes or water, wetlands but may not be calculated toward the size requirements. 	<p>The neighborhood parks standards appear to provide for positive amenities within subdivisions. However, the Celery Avenue Overlay Standards came about as a larger effort to plan an entire neighborhood and establish a specific character for that area. A community or regional park for the entire neighborhood should be considered, albeit within an area-wide context. The County should review its recreation plan for the area to determine the need for and desirability of a park facility, especially within the context of opportunities presented by lands associated with the former state agricultural research facility.</p>

PLANNING AND DEVELOPMENT DEPARTMENT
PLANNING DIVISION



February 6, 2004

The Sustainable Communities Advisory Council
P.O. Box 660065
Oviedo, Florida 32766

RE: Proposed Sanford Joint Planning Agreement

Dear Council Members:

Thank you for your comments regarding the proposed Joint Planning Agreement (JPA) between Seminole County and the City of Sanford. It is undoubtedly vital that community participation and insight such as that of the Sustainable Communities Advisory Council (SCAC) helps effectuate progress in Seminole County.

We have addressed the concern stated in your letter regarding recognition of the East Rural Area, on page five under number 2, which states: "Protect the general rural character of the Rural Areas of Seminole County as depicted in the Seminole County Comprehensive Plan, as it may be amended, by establishing limits for and conditions relating to future annexations by the City". Regarding redrawing the Urban/ Rural Boundary line, staff will discuss this matter with the Board of County Commissioners and seek direction. Additionally, in order to strengthen the protection of land use and zoning guidelines, in Exhibit A of the JPA, we are seeking to expand Area 5 to include lands South of Pine Way **and its assumed western extensions to the CSX Railroad**. This will include a portion of Sub-Area 2 of the Myrtle Street Study Area in the JPA.

Regarding the transition of land use intensity down further away from the Lake Jesup and St. Johns River floodplain habitat area, I believe the area of concern you mention is part of the Lake Jesup Conservation Area. Reviewing the land use classification for the properties bordering on the west, the conservation area is bordered by properties with land use classifications of High Intensity Airport (HIP AP) and Industrial (IND), which are compatible with the adjacent Sanford-Orlando Airport. A map of this area showing this information is enclosed. Any residential land use in this area would not be feasible due to incompatibility with the Airport. The Lake Jesup Conservation Area is publicly held land which will not be developed. Protection is further provided with a **Conservation Overlay** and a **Recreation Land Use** designation of the public lands of the Lake Jesup Conservation Area. Please share any alternative recommendation the Council envisions regarding how a different transition of land use in this area that would be compatible and achieve additional environmental protection.

Thank you again, for taking the time to review and comment on the proposed JPA between Seminole County and the City of Sanford. We look forward to SCAC's continued participation. Please contact me with any additional concerns or questions you may have at (407) 665-7444 or MWest@seminolecountyfl.gov.

Sincerely,

Matt West
Planning Manager
Seminole County Planning Division
1101 East First Street
Sanford FL 32771

The Sustainable Communities Advisory Council
P.O. Box 660065
Oviedo, Fl. 32766

November 9, 2003

Seminole County Board of County Commissioners
1101 E First Street
Sanford, FL 32771-1468

Re: Sanford JPA

Honorable Commissioners:

Sustainable Community Advisory Council would like to comment on the upcoming decision regarding the Joint Planning Agreement with the city of Sanford. We feel that this agreement will be an important planning and Growth Management tool for many years to come, and may well determine the final development pattern for a much larger portion of Seminole County.

While attempting to deal with the immediate issue of Celery Avenue development, a significantly broader area has been defined. In this larger area, many diverse issues are being struggled with, yet most of the draft J.P.A.'s focus seems to return back to Celery Avenue.

We would recommend that the boundary definition of the Agreement be redrawn to reflect this focus on Celery Avenue and away from the Lake Jesup basin. This will allow a much more complete and effective look at the other areas that are currently included in this draft. A separate review at the larger issues associated with the broad area would make much more sense.

If a change to this boundary cannot be made, then the following are the issues we feel should receive more attention than they do in the current proposal.

- **Land use and zoning guidelines in the planning area should reflect the sensitive nature of the Lake Jesup and St Johns**

river floodplain habitat area, and transition of land use intensity down further away from these areas

- Formally recognize the County's Rural East Area in the agreement and make it very clear that the urban intensity ends north of the floodplain habitat areas. This county boundary definition (Urban / Rural Boundary) is depicted south of the conservation area and could be amended in our Comprehensive Plan to correspond with the appropriate location of future urbanization. It would be much easier to convince Sanford to apply appropriate land use designations in this area if we remedied our inconsistency first.
- Annexation limits, land use and zoning guidelines in the planning area west of the airport should reflect the separate and different needs of the North Lake Jesup Community, and empower the county to defend it against inappropriate decisions by Sanford.

We feel the current proposal lacks the strength, in these areas, that we as a county will need in the near future. We respectfully ask that these items be addressed before the existing draft agreement with Sanford is signed. As suggested before, if these problem areas were removed from the planning area boundary, we feel the proposed planning agreement would be a much more focused and effective tool.

Thank you for this opportunity to comment on your upcoming decision.

Members of the SCAC

1/29/04

To: Matt West

From: Ken McIntosh

RE: Celery Avenue Corridor

Attached is Overlay Review.

Note the concerns about the suggested Buffer.

The current language appears to authorize the placement of a wall within the Buffer compromising the quality of the Buffer.

Please remember the concerns of the Celery Avenue Group as to Zone 2

1. Geographical configuration
2. Density
3. Impact of 415 improvements

I shall respond to you call

407 322 7703

*REVIEW OF THE
CELERY AVENUE OVERLAY ORDINANCE*

January 23, 2004

Page 1, Title

Add the word corridor to read: THE CELERY AVENUE CORRIDOR

Add a "Whereas" to Address Long-Term Bicycle and Pedestrian Connections

The "Whereas" section should include a "big-picture" statement emphasizing the importance of bicycle and pedestrian connections on Celery Avenue with: 1) the Sanford Riverwalk, 2) the Volusia and Seminole County Lake Monroe Loop trail systems, and especially 3) bicycle/pedestrian facilities that will be part of the new bridge at State Road 415. This type of intermodal connection provides a key for long-term quality of life.

Sec. 30.1104. Applicability

(a) At the end of the day, the realization and impact of the Celery Avenue Overlay Standards requires uniform applicability. Other than the agricultural limitations noted under (b), the standards should apply to all development within the Corridor. Recommend that (1) and (2) be eliminated.

Sec. 30.1106 Buffer

Width. As stated in the first review, a fifty-foot (50') rather than the proposed twenty five foot (25') buffer is considered a minimum to establish the intended rural character. A twenty five foot wide landscaped buffer is similar to other urban corridor landscape requirements such as State Road 46.

General Comment Regarding Buffer Distance. A landscaped open space area along Celery Avenue is necessary to establish a rural character. While the width of that area may be debatable, a twenty-five foot (25) wide sparsely landscaped strip is not sufficient. A minimum fifty foot (50') landscaped buffer should be provided. Even a fifty foot (50') buffer will appear small on a rural roadway and may not achieve the desired effect. This is especially true if walls are built along the road that narrow the vista along the corridor.

Measurement. The buffer should begin at the *proposed* right-of-way line of Celery Avenue. The intended future right-of-way requirement of Celery Avenue is not stated in the ordinance or previous reviewed documents. In order to be consistent with the centerline method of measuring the building setback noted below, the buffer should also be measured from the centerline, beginning at the proposed edge of right-of-way. Therefore, assuming that the proposed right-of-way is to be eighty feet (80'), a fifty foot buffer would be located between forty (40') and ninety (90') feet from the centerline.

(Unless the property line is further than 40 feet from the center line, in which case the fifty foot (50') buffer will be measured from the property line.)

Screen Walls (d) and Location of Screen Wall and Landscape (3). The previously reviewed standards allowed screen walls within the buffer but required that such walls be located within the five feet furthest from Celery Avenue. That provided a minimum twenty foot (20') landscaped area within the twenty-five foot (25') buffer. The proposed ordinance permits landscape to be squeezed into an area of unspecified width between the property line/right-of-way line and a wall. The proximity of the wall to the road, plus the tight landscape between the wall and the road will provide a typical urban or suburban streetscape. The desired rural character of the Celery Avenue area will be diminished by the current proposal. **Screen walls should be located within the five foot (5') area furthest from Celery Avenue, as previously proposed.**

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Walls (g). Given that the setbacks are measured from the centerline of the right-of-way, 20 feet appears to be a mistake.

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(a) Correct first sentence to read "five foot wide."

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The proposed requirements appear consistent with previous recommendations.

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The proposed requirements appear satisfactory to maintain a low profile sign program for the corridor.

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The neighborhood parks standards appear to provide for positive amenities within subdivisions. However, The Celery Avenue Overlay Standards came about as a larger effort to plan an entire neighborhood and establish a specific character for that area. A community or regional park for the entire neighborhood should be considered, albeit within an area-wide context. The County should review its recreation plan for the area to determine the need for and desirability of a park facility, especially within the context of opportunities presented by lands associated with the former state agricultural research facility.

By: Land Design Innovations, Inc., 140 N. Orlando Avenue, Suite 295
Winter Park, FL 32789 (407)975-1273



"ANTONIA GERLI"
<GERLIA@ci.sanford.fl.us>

To: <aboswell@co.seminole.fl.us>, <MWest@co.seminole.fl.us>
cc: "RUSSELL GIBSON" <GIBSONR@ci.sanford.fl.us>
Subject: JPA comments

01/30/2004 08:58 AM

I've reviewed the JPA and have a few comments:

Exhibit "B" - Land Use Equivalency Chart: We have a new future land use designation, Parks, Recreation, Open Space (PRO) that is equivalent to your Public Recreation. It should be included in the chart. Also, our designation of Waterfront Downtown Business District is equivalent to your SE, LDR and I in the area between the railroad tracks and US 17/92. This is stated in Exhibit C #10 and should be reflected in Exhibit B.

I am concerned that some dates have been changed in this final version from those we had originally agreed on. The duration of the agreement had been 7 years with a 5 year automatic renewal. Now it is five years with a 5 year renewal.

I am more concerned that the year for the agreement about taking over Celery Avenue has been moved up from 2013 to 2008. The JPA that our Mayor already signed had the 2013 date in it. We still have not received the CPH report on the condition of the road. We will need to have our engineers review the report before we can discuss the JPA with the P&Z and the City Commission. I don't know if the Commission will want to commit to road maintenance that soon. What is your reason for the change.

Looking forward to hearing from you.

Antonia Gerli



Matt West

01/26/2004 12:24 PM

To: April Boswell/Seminole@Seminole
cc:
Subject: Celery Avenue Overlay Ordinance

----- Forwarded by Matt West/Seminole on 01/26/2004 12:29 PM -----



John_LeRoy@scps.k1
2.fl.us

01/26/2004 12:21 PM

To: mwest@co.seminole.fl.us
cc: Glenda_Clements@scps.k12.fl.us, Dianne_Kramer@scps.k12.fl.us,
John_LeRoy@scps.k12.fl.us, Kenneth_Lewis@scps.k12.fl.us
Subject: Celery Avenue Overlay Ordinance

Matt,
The only change we recommend is the following:
Sec. 30.113 Bus Stop.
After the word provide, omit the next three words "within the
development".
The stop needs to be near the entrance and not inside the
development..

John W. LeRoy
Seminole County Public School
Facilities Planning
407-320-0068, Fax 407-320-0292
mailto:john_leroy@scps.k12.fl.us



WINMAIL.DAT



SEMINOLE COUNTY

Engineering Division

520 W. Lake Mary Blvd., Suite 200

Sanford, Florida 32773

Phone: (407) 665-5674

FAX: (407) 665-5789

January 26, 2004

MEMORANDUM

TO: Don Fisher, Director, Planning and Development Department

FROM: Jerry McCollum, P.E., County Engineer 

SUBJECT: Celery Avenue from Mellonville Avenue to State Road 415

Historically, Celery Avenue from Mellonville Avenue to State Road 415 has been a roadway that especially from a drainage perspective needs to be upgraded. Until the passage of the 2nd Generation Sales Tax, there was no funding for this project. With the passage of the 2nd Generation Sales Tax, approximately 2.5 Million dollars was estimated to upgrade this roadway from U.S. Highway 17/92 to State Road 415. The upgrading of this road has always been envisioned as a project that resolves drainage issues and provides isolated intersection improvements without substantial right-of-way acquisition.

With the above parameters in mind, the County retained a consultant to prepare a preliminary assessment of Phase I of the roadway east of Mellonville Avenue prior to beginning final design. The following recommendations were made by the consultant and staff from the County Engineer's office:

- Between Mellonville Avenue and Brisson Avenue, cross drain culvert improvements need to be made and minor widening to eliminate pavement gaps (hour-glasses) between existing and proposed left turn lanes required by developers on Celery Avenue.
- From Brisson Avenue to Chickasaw Trail, only 40 feet of right-of-way exists. Within this section only minor improvements are proposed. Any major widening (3-lanes) is not necessary until development occurs and should be built by the site developer. This may result in some differences in timing and turn-lane continuity; however, this is not perceived as a major traffic operations issue for this particular segment of roadway.

- A separate project from Chickasaw Trail to State Road 415 to realign the northern curve on Celery Avenue is being designed by the County and coordinated with the Florida Department of Transportation's realignment of the southern curve in conjunction with the widening of State Road 415.
- There is no capacity need to 4-lane Celery Avenue now or in the 20-year planning horizon.
- From a long-range planning perspective, the Trailway Master Plan depicts a potential trail corridor in the vicinity of Celery Avenue. No right-of-way or funding exists for the implementation of this trailway.

This information is provided as a brief overview. At this time, the consultant's Preliminary Engineering Report is in the "draft" stages. In summary, while Celery Avenue is a "collector" road, it has been approached as a rural-type roadway which would be improved within its existing limited right-of-way corridor.

If you have any questions, please contact me.

JM/dr

c: Matt West, Manager, Planning Division
Alice Gilmartin, Principal Coordinator, Planning Division
Gary Johnson, P.E., Director, Department of Public Works
Pam Hastings, Administrative Manager, Department of Public Works
Antoine Khoury, P.E., Principal Engineer/Minor Projects



SEMINOLE COUNTY

Engineering Division

520 W. Lake Mary Blvd., Suite 200

Sanford, Florida 32773

Phone: (407) 665-5674

FAX: (407) 665-5789

January 13, 2004

MEMORANDUM

TO: Gloria Vyka, Assistant Supervisor, Planning & Development
FROM: Jerry McCollum, P.E., County Engineer
SUBJECT: Celery Avenue Overlay Ordinance

Pursuant to your January 9th Memorandum, the following comments are provided:

Page 3

Item (a) Maintains Celery Avenue as a well landscaped scenic gateway to Seminole County

Who is going to provide the landscaping on the roadway and maintain it?

Item (b) Preserves the natural features of this corridor

It would be helpful to have "natural features" clarified especially as it relates to the potential for any tree removal due to safety, drainage, sidewalk or trail improvement by the County.

Page 4 – Section 30.1104. Applicability.

Item (b) This Part shall not apply to Agriculturally zoned lands, except in regard to provision of this Part imposing setback and utility regulations.

I believe it would be helpful to not only exclude the agriculturally zone lands, but to add the statement that any roadway improvements, trail improvements or maintenance activities by the County would be exempt from this provision. Adding this language would resolve potential future conflict issues.

Page 4 – Section 30.1106. Buffers.

Item (b) No utilities, including but not limited to, lift stations, electrical poles, gas poles or telephone poles, shall be located within the buffer. Notwithstanding the foregoing, utilities pipes, wires and other conduits necessary for connection of utility services may cross through the buffer.

Somewhere in this document it needs to identify where the utilities are going to be placed because the County does not have the ability to deny utilities on the roadway itself which would seem to defeat the purpose of the buffer as it relates to utilities.

Page 5

Item (f) All freestanding walls, sound barriers, planters, and similar apparatus fronting upon Celery Avenue shall be construction of clay brick.

Sound barriers are designed for certain acoustic qualities and clay brick is not used. Normally, preconstructed panels are inserted into the ground.

Page 6 - Section 30.1108. Sidewalks and trails on Celery Avenue.

Item (a) Typo "think" should be thick.

Item (b) In lieu of constructing a sidewalk on the north side of Celery Avenue, a developer may contribute to Seminole County an amount of money equal to the cost of constructing said sidewalk, which Seminole County shall use to supplement the cost of constructing trails along Celery Avenue. Said cost shall be determined by the Development Review Manager based upon industry rates and standards. Should the developer dispute the amount determined by the Development Review Manager, this determination may be appealed to the County Manager. Said funds shall be paid to the BCC prior to issuance of Certificates of Completion or Occupancy of the development. Should the developer opt to pursue this option, they shall also be required to dedicate any easements necessary for the construction or use of a trail on the subject property.

In this particular section, it is unclear as to the costs being contemplated. Are the costs for a sidewalk or a trail? Trails are substantially more costly; therefore, it should be clear what type of funds are being collected by the Development Review Manager.

Page 11

Item (b) All new or relocated utility lines within the corridor shall be installed underground, unless alternate approval is granted by the Board of County Commissioners. The cost of installing such underground utilities shall be borne by the developer, unless such relocation of utility lines is caused by expansion of a County road, in which case the County shall bear the cost of installation.

As stated in this item the County will need to underground the utilities if we did any road expansion. This is unreasonable for two reasons. First, there is insufficient right-of-way to underground utilities; therefore, physically it could not be done without acquiring property. Secondly, there are no funds or precedent for the County to underground utilities unless directed by the Board.

If you have any questions, please contact me.

JM/dr

c: Gary Johnson, P.E., Director, Department of Public Works
Pam Hastings, Administrative Manager, Department of Public Works
Melonie Barrington, P.E., County Traffic Engineer
Mark Flomerfelt, P.E., Manager, Road Operations & Stormwater
Antoine Khoury, P.E., Principal Engineer/Minor Projects
Brett Blackadar, P.E., Principal Engineer/Concurrency



"ANTONIA GERLI"
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l.us>

To: <MWest@co.seminole.fl.us>
cc: "RUSSELL GIBSON" <GIBSONR@ci.sanford.fl.us>
Subject: Celery Avenue LDR comments

01/12/2004 03:42 PM

Dear Matt and April:

Below are Sanford's comments on the LDRs for Celery Avenue. Please call me if you have any questions at 407 330-5672.

Sec. 30.1106. Buffers:

The Celery Avenue ROW must be defined. New subdivision plans along Celery Avenue in the City show a 45 - 50 foot existing ROW. County LDRs state the Celery Ave. ROW should be 100'. The proposed regulations require a 25" wide buffer adjacent to the ROW. I hope you mean the 100' ROW and not the existing ROW. You should clearly define this so that developers are not landscaping areas that will eventually be ROW.

The required hedge should go behind the trees so that it is not right up against the ROW line.

Sec. 30.1107. Building Setbacks.

(g) Walls: I think there is a typo: the setback for a wall is only 20' from the centerline of Celery Avenue. Even with a 45' ROW, that puts the wall on public property.

Sec. 30.1109 Lighting (b)

Cut-off lights only shine down. Therefore they cannot be placed in a burial vault or hidden in a planter.

Lights on poles and wall lights (including those on houses) should all be fully shielded lights. Fully shielded lights are defined as Lighting constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal. Such fixtures usually have a flat, horizontally oriented lens and opaque (usually metal) sides. They are often described as "shoebox" luminaires if the luminaire has a predominantly rectangular form. Fixtures that either have reflecting surfaces or lenses (clear or prismatic) located below the lamp and visible from the side or above and fixtures that can be mounted such that the shielding is ineffective are not considered fully shielded lighting.

Flood lights should be discouraged.

Sec. 30-1112 Neighborhood Parks. We have concerns that developers may want to have private roads but public parks. If parks are to be dedicated to the public, then the roads that access them must also be dedicated to the public. I think there is also the issue of a developer constructing substandard park equipment and then attempting to dedicate it to the public.

It is required that the developer provide four amenities from group C. Would 4 picnic tables satisfy this requirement? This should be better defined.

Other:

Can you email or send Russ or I a copy of the economic impact statement and the private property rights analysis that are referenced in the ordinance? We have not seen them.

Russ would like to have a work session on these LDRs with our City Commission before they are approved by the BOCC. What is your time frame for approval.

**CELERY AVENUE OVERLAY STANDARDS
COMPARISON OF DRAFT AND COMMUNITY COMMENTS**

SECTION	COUNTY DRAFT	COMMUNITY COMMENTS
Whereas Clauses	States four clauses, the first two addressing the concern for the threat to impair the rural character, natural beauty and quality of life.	Suggests adding a section to include a “big-picture” statement emphasizing the importance of bicycle and pedestrian connections on Celery Avenue with: 1) the Sanford Riverwalk, 2) the Volusia and Seminole County Lake Monroe Loop trail systems, and especially 3) bicycle/pedestrian facilities that will be part of the new bridge at State Road 415.
Applicability	<p>(a) The provisions of this Part shall apply to all new development and redevelopment projects within the Corridor which:</p> <p style="padding-left: 40px;">(1) Are non-residential; or</p> <p style="padding-left: 40px;">(2) Include residential development of at least three lots at a density of more than one dwelling unit per net buildable acre.</p> <p>(b) This part shall not apply to Agriculturally zoned lands utilized for bona fide agricultural or silvicultural purposes or single family dwellings and customary accessory uses, except in regard to provisions of this part imposing setback and utility regulations.</p>	<p>(a) At the end of the day, the realization and impact of the Celery Avenue Overlay Standards requires uniform applicability. Other than the agricultural limitations noted under (b), the standards should apply to all development within the Corridor.</p> <p>Recommend that (1) and (2) be eliminated.</p>
Buffers	<p>Per 100 linear feet: 2 canopy trees, 4 under story trees, a continuous hedge line of at least 30 inches in height and 30 inches on center.</p> <p>25-foot wide buffer adjacent to the Celery Avenue post development right-of-way line- may contain landscaping and sidewalks, five feet furthest from Celery Avenue right-of-way may contain screen wall</p> <p>No stormwater retention allowed in buffer.</p> <p>No utilities allowed in buffer but they may cross.</p>	<p>Width- As stated in the first review, a 50’ buffer rather than the proposed 25’ buffer is considered a minimum to establish the intended rural character. A 25’ wide landscaped buffer is similar to other urban corridor landscape requirements such as State Road 46.</p> <p>General Comments Regarding Buffer Distance- A landscaped open space area along Celery Avenue is necessary to establish a rural character. While the width of that area may be debatable, a 25’ wide sparsely landscaped strip is not sufficient. A minimum 50’ landscaped buffer should be provided. Even a 50’ buffer will appear small on a rural roadway and may not achieve the desired effect. This is especially true if walls are built along the road that narrow the vista along the corridor.</p> <p>Measurement- The buffer should begin at the proposed right-of-way line of Celery Avenue. The intended future right-of-way requirement is not stated in the ordinance. To be consistent with the centerline method of measuring the building setback noted below, the buffer should also be measured from the centerline, beginning at the proposed edge of right-of-way.</p> <p>Landscape- These provisions are significantly less than the previously recommended 8 canopy trees, 10 understory trees and 70 shrubs with a 50’ buffer. At least one or two additional canopy trees should be required.</p>
Neighborhood Parks	<p>Subdivisions with more than 10 lots must provide a neighborhood recreation area within the development where:</p> <p>-more than 50% of platted lots are less than ¼ acre, 7.5% of the net buildable acreage must be set aside for a park</p> <p>- more than 50% of platted lots are ¼ acre or more, 2.5% of the net buildable acreage must be set aside</p> <p>-design must utilize a combination of amenities from three groups: structures, facilities, equipment</p> <p>-park shall be held and maintained by the private development and/or respective HOA</p> <p>-may include retention, lakes or water, wetlands but may not be calculated toward the size requirements.</p>	<p>The neighborhood parks standards appear to provide for positive amenities within subdivisions. However, the Celery Avenue Overlay Standards came about as a larger effort to plan an entire neighborhood and establish a specific character for that area. A community or regional park for the entire neighborhood should be considered, albeit within an area-wide context. The County should review its recreation plan for the area to determine the need for and desirability of a park facility, especially within the context of opportunities presented by lands associated with the former state agricultural research facility.</p>

PLANNING AND DEVELOPMENT DEPARTMENT
PLANNING DIVISION



February 6, 2004

The Sustainable Communities Advisory Council
P.O. Box 660065
Oviedo, Florida 32766

RE: Proposed Sanford Joint Planning Agreement

Dear Council Members:

Thank you for your comments regarding the proposed Joint Planning Agreement (JPA) between Seminole County and the City of Sanford. It is undoubtedly vital that community participation and insight such as that of the Sustainable Communities Advisory Council (SCAC) helps effectuate progress in Seminole County.

We have addressed the concern stated in your letter regarding recognition of the East Rural Area, on page five under number 2, which states: "Protect the general rural character of the Rural Areas of Seminole County as depicted in the Seminole County Comprehensive Plan, as it may be amended, by establishing limits for and conditions relating to future annexations by the City". Regarding redrawing the Urban/ Rural Boundary line, staff will discuss this matter with the Board of County Commissioners and seek direction. Additionally, in order to strengthen the protection of land use and zoning guidelines, in Exhibit A of the JPA, we are seeking to expand Area 5 to include lands South of Pine Way **and its assumed western extensions to the CSX Railroad**. This will include a portion of Sub-Area 2 of the Myrtle Street Study Area in the JPA.

Regarding the transition of land use intensity down further away from the Lake Jesup and St. Johns River floodplain habitat area, I believe the area of concern you mention is part of the Lake Jesup Conservation Area. Reviewing the land use classification for the properties bordering on the west, the conservation area is bordered by properties with land use classifications of High Intensity Airport (HIP AP) and Industrial (IND), which are compatible with the adjacent Sanford-Orlando Airport. A map of this area showing this information is enclosed. Any residential land use in this area would not be feasible due to incompatibility with the Airport. The Lake Jesup Conservation Area is publicly held land which will not be developed. Protection is further provided with a **Conservation Overlay** and a **Recreation Land Use** designation of the public lands of the Lake Jesup Conservation Area. Please share any alternative recommendation the Council envisions regarding how a different transition of land use in this area that would be compatible and achieve additional environmental protection.

Thank you again, for taking the time to review and comment on the proposed JPA between Seminole County and the City of Sanford. We look forward to SCAC's continued participation. Please contact me with any additional concerns or questions you may have at (407) 665-7444 or MWest@seminolecountyfl.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt West", written over a white background.

Matt West
Planning Manager
Seminole County Planning Division
1101 East First Street
Sanford FL 32771

The Sustainable Communities Advisory Council
P.O. Box 660065
Oviedo, Fl. 32766

November 9, 2003

Seminole County Board of County Commissioners
1101 E First Street
Sanford, FL 32771-1468

Re: Sanford JPA

Honorable Commissioners:

Sustainable Community Advisory Council would like to comment on the upcoming decision regarding the Joint Planning Agreement with the city of Sanford. We feel that this agreement will be an important planning and Growth Management tool for many years to come, and may well determine the final development pattern for a much larger portion of Seminole County.

While attempting to deal with the immediate issue of Celery Avenue development, a significantly broader area has been defined. In this larger area, many diverse issues are being struggled with, yet most of the draft J.P.A.'s focus seems to return back to Celery Avenue.

We would recommend that the boundary definition of the Agreement be redrawn to reflect this focus on Celery Avenue and away from the Lake Jesup basin. This will allow a much more complete and effective look at the other areas that are currently included in this draft. A separate review at the larger issues associated with the broad area would make much more sense.

If a change to this boundary cannot be made, then the following are the issues we feel should receive more attention than they do in the current proposal.

- **Land use and zoning guidelines in the planning area should reflect the sensitive nature of the Lake Jesup and St Johns**

river floodplain habitat area, and transition of land use intensity down further away from these areas

- **Formally recognize the County's Rural East Area in the agreement and make it very clear that the urban intensity ends north of the floodplain habitat areas. This county boundary definition (Urban / Rural Boundary) is depicted south of the conservation area and could be amended in our Comprehensive Plan to correspond with the appropriate location of future urbanization. It would be much easier to convince Sanford to apply appropriate land use designations in this area if we remedied our inconsistency first.**
- **Annexation limits, land use and zoning guidelines in the planning area west of the airport should reflect the separate and different needs of the North Lake Jesup Community, and empower the county to defend it against inappropriate decisions by Sanford.**

We feel the current proposal lacks the strength, in these areas, that we as a county will need in the near future. We respectfully ask that these items be addressed before the existing draft agreement with Sanford is signed. As suggested before, if these problem areas were removed from the planning area boundary, we feel the proposed planning agreement would be a much more focused and effective tool.

Thank you for this opportunity to comment on your upcoming decision.

Members of the SCAC

1/29/04

To: Matt West

From: Ken McIntosh

RE: Celery Avenue Corridor

Attached is Overlay Review.

Note the concerns about the suggested Buffer.

The current language appears to authorize the placement of a wall within the Buffer compromising the quality of the Buffer.

Please remember the concerns of the Celery Avenue Group as to Zone 2

1. Geographical configuration
2. Density
3. Impact of 415 improvements

I shall respond to your call

407 322 7703

*REVIEW OF THE
CELERY AVENUE OVERLAY ORDINANCE*

January 23, 2004

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By: Land Design Innovations, Inc., 140 N. Orlando Avenue, Suite 295
Winter Park, FL 32789 (407)975-1273



"ANTONIA GERLI"
<GERLIA@ci.sanford.fl.us>

To: <aboswell@co.seminole.fl.us>, <MWest@co.seminole.fl.us>
cc: "RUSSELL GIBSON" <GIBSONR@ci.sanford.fl.us>
Subject: JPA comments

01/30/2004 08:58 AM

I've reviewed the JPA and have a few comments:

Exhibit "B" - Land Use Equivalency Chart: We have a new future land use designation, Parks, Recreation, Open Space (PRO) that is equivalent to your Public Recreation. It should be included in the chart. Also, our designation of Waterfront Downtown Business District is equivalent to your SE, LDR and I in the area between the railroad tracks and US 17/92. This is stated in Exhibit C #10 and should be reflected in Exhibit B.

I am concerned that some dates have been changed in this final version from those we had originally agreed on. The duration of the agreement had been 7 years with a 5 year automatic renewal. Now it is five years with a 5 year renewal.

I am more concerned that the year for the agreement about taking over Celery Avenue has been moved up from 2013 to 2008. The JPA that our Mayor already signed had the 2013 date in it. We still have not received the CPH report on the condition of the road. We will need to have our engineers review the report before we can discuss the JPA with the P&Z and the City Commission. I don't know if the Commission will want to commit to road maintenance that soon. What is your reason for the change.

Looking forward to hearing from you.

Antonia Gerli



Matt West

01/26/2004 12:24 PM

To: April Boswell/Seminole@Seminole
cc:
Subject: Celery Avenue Overlay Ordinance

----- Forwarded by Matt West/Seminole on 01/26/2004 12:29 PM -----



**John_LeRoy@scps.k1
2.fl.us**

01/26/2004 12:21 PM

To: mwest@co.seminole.fl.us
cc: Glenda_Clements@scps.k12.fl.us, Dianne_Kramer@scps.k12.fl.us,
John_LeRoy@scps.k12.fl.us, Kenneth_Lewis@scps.k12.fl.us
Subject: Celery Avenue Overlay Ordinance

Matt,
The only change we recommend is the following:
Sec. 30.113 Bus Stop.
After the word provide, omit the next three words "within the
development".
The stop needs to be near the entrance and not inside the
development..

John W. LeRoy
Seminole County Public School
Facilities Planning
407-320-0068, Fax 407-320-0292
mailto:john_leroy@scps.k12.fl.us



WINMAIL.DAT



SEMINOLE COUNTY

Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773
Phone: (407) 665-5674
FAX: (407) 665-5789

January 26, 2004

MEMORANDUM

TO: Don Fisher, Director, Planning and Development Department
FROM: Jerry McCollum, P.E., County Engineer
SUBJECT: Celery Avenue from Mellonville Avenue to State Road 415

Historically, Celery Avenue from Mellonville Avenue to State Road 415 has been a roadway that especially from a drainage perspective needs to be upgraded. Until the passage of the 2nd Generation Sales Tax, there was no funding for this project. With the passage of the 2nd Generation Sales Tax, approximately 2.5 Million dollars was estimated to upgrade this roadway from U.S. Highway 17/92 to State Road 415. The upgrading of this road has always been envisioned as a project that resolves drainage issues and provides isolated intersection improvements without substantial right-of-way acquisition.

With the above parameters in mind, the County retained a consultant to prepare a preliminary assessment of Phase I of the roadway east of Mellonville Avenue prior to beginning final design. The following recommendations were made by the consultant and staff from the County Engineer's office:

- Between Mellonville Avenue and Brisson Avenue, cross drain culvert improvements need to be made and minor widening to eliminate pavement gaps (hour-glasses) between existing and proposed left turn lanes required by developers on Celery Avenue.
- From Brisson Avenue to Chickasaw Trail, only 40 feet of right-of-way exists. Within this section only minor improvements are proposed. Any major widening (3-lanes) is not necessary until development occurs and should be built by the site developer. This may result in some differences in timing and turn-lane continuity; however, this is not perceived as a major traffic operations issue for this particular segment of roadway.

- A separate project from Chickasaw Trail to State Road 415 to realign the northern curve on Celery Avenue is being designed by the County and coordinated with the Florida Department of Transportation's realignment of the southern curve in conjunction with the widening of State Road 415.
- There is no capacity need to 4-lane Celery Avenue now or in the 20-year planning horizon.
- From a long-range planning perspective, the Trailway Master Plan depicts a potential trail corridor in the vicinity of Celery Avenue. No right-of-way or funding exists for the implementation of this trailway.

This information is provided as a brief overview. At this time, the consultant's Preliminary Engineering Report is in the "draft" stages. In summary, while Celery Avenue is a "collector" road, it has been approached as a rural-type roadway which would be improved within its existing limited right-of-way corridor.

If you have any questions, please contact me.

JM/dr

c: Matt West, Manager, Planning Division
Alice Gilmartin, Principal Coordinator, Planning Division
Gary Johnson, P.E., Director, Department of Public Works
Pam Hastings, Administrative Manager, Department of Public Works
Antoine Khoury, P.E., Principal Engineer/Minor Projects



SEMINOLE COUNTY

Engineering Division

520 W. Lake Mary Blvd., Suite 200

Sanford, Florida 32773

Phone: (407) 665-5674

FAX: (407) 665-5789

January 13, 2004

MEMORANDUM

TO: Gloria Vyka, Assistant Supervisor, Planning & Development

FROM: Jerry McCollum, P.E., County Engineer

SUBJECT: Celery Avenue Overlay Ordinance

Pursuant to your January 9th Memorandum, the following comments are provided:

Page 3

Item (a) Maintains Celery Avenue as a well landscaped scenic gateway to Seminole County

Who is going to provide the landscaping on the roadway and maintain it?

Item (b) Preserves the natural features of this corridor

It would be helpful to have "natural features" clarified especially as it relates to the potential for any tree removal due to safety, drainage, sidewalk or trail improvement by the County.

Page 4 – Section 30.1104. Applicability.

Item (b) This Part shall not apply to Agriculturally zoned lands, except in regard to provision of this Part imposing setback and utility regulations.

I believe it would be helpful to not only exclude the agriculturally zone lands, but to add the statement that any roadway improvements, trail improvements or maintenance activities by the County would be exempt from this provision. Adding this language would resolve potential future conflict issues.

Page 4 – Section 30.1106. Buffers.

Item (b) No utilities, including but not limited to, lift stations, electrical poles, gas poles or telephone poles, shall be located within the buffer. Notwithstanding the foregoing, utilities pipes, wires and other conduits necessary for connection of utility services may cross through the buffer.

Somewhere in this document it needs to identify where the utilities are going to be placed because the County does not have the ability to deny utilities on the roadway itself which would seem to defeat the purpose of the buffer as it relates to utilities.

Page 5

Item (f) All freestanding walls, sound barriers, planters, and similar apparatus fronting upon Celery Avenue shall be construction of clay brick.

Sound barriers are designed for certain acoustic qualities and clay brick is not used. Normally, preconstructed panels are inserted into the ground.

Page 6 - Section 30.1108. Sidewalks and trails on Celery Avenue.

Item (a) Typo "think" should be thick.

Item (b) In lieu of constructing a sidewalk on the north side of Celery Avenue, a developer may contribute to Seminole County an amount of money equal to the cost of constructing said sidewalk, which Seminole County shall use to supplement the cost of constructing trails along Celery Avenue. Said cost shall be determined by the Development Review Manager based upon industry rates and standards. Should the developer dispute the amount determined by the Development Review Manager, this determination may be appealed to the County Manager. Said funds shall be paid to the BCC prior to issuance of Certificates of Completion or Occupancy of the development. Should the developer opt to pursue this option, they shall also be required to dedicate any easements necessary for the construction or use of a trail on the subject property.

In this particular section, it is unclear as to the costs being contemplated. Are the costs for a sidewalk or a trail? Trails are substantially more costly; therefore, it should be clear what type of funds are being collected by the Development Review Manager.

Page 11

Item (b) All new or relocated utility lines within the corridor shall be installed underground, unless alternate approval is granted by the Board of County Commissioners. The cost of installing such underground utilities shall be borne by the developer, unless such relocation of utility lines is caused by expansion of a County road, in which case the County shall bear the cost of installation.

As stated in this item the County will need to underground the utilities if we did any road expansion. This is unreasonable for two reasons. First, there is insufficient right-of-way to underground utilities; therefore, physically it could not be done without acquiring property. Secondly, there are no funds or precedent for the County to underground utilities unless directed by the Board.

If you have any questions, please contact me.

JM/dr

c: Gary Johnson, P.E., Director, Department of Public Works
Pam Hastings, Administrative Manager, Department of Public Works
Melonie Barrington, P.E., County Traffic Engineer
Mark Flomerfelt, P.E., Manager, Road Operations & Stormwater
Antoine Khoury, P.E., Principal Engineer/Minor Projects
Brett Blackadar, P.E., Principal Engineer/Concurrency



"ANTONIA GERLI"
<GERLIA@ci.sanford.fl.us>

To: <MWest@co.seminole.fl.us>
cc: "RUSSELL GIBSON" <GIBSONR@ci.sanford.fl.us>
Subject: Celery Avenue LDR comments

01/12/2004 03:42 PM

Dear Matt and April:

Below are Sanford's comments on the LDRs for Celery Avenue. Please call me if you have any questions at 407 330-5672.

Sec. 30.1106. Buffers:

The Celery Avenue ROW must be defined. New subdivision plans along Celery Avenue in the City show a 45 - 50 foot existing ROW. County LDRs state the Celery Ave. ROW should be 100'. The proposed regulations require a 25" wide buffer adjacent to the ROW. I hope you mean the 100' ROW and not the existing ROW. You should clearly define this so that developers are not landscaping areas that will eventually be ROW.

The required hedge should go behind the trees so that it is not right up against the ROW line.

Sec. 30.1107. Building Setbacks.

(g) Walls: I think there is a typo: the setback for a wall is only 20' from the centerline of Celery Avenue. Even with a 45' ROW, that puts the wall on public property.

Sec. 30.1109 Lighting (b)

Cut-off lights only shine down. Therefore they cannot be placed in a burial vault or hidden in a planter.

Lights on poles and wall lights (including those on houses) should all be fully shielded lights. Fully shielded lights are defined as Lighting constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal. Such fixtures usually have a flat, horizontally oriented lens and opaque (usually metal) sides. They are often described as "shoebox" luminaires if the luminaire has a predominantly rectangular form. Fixtures that either have reflecting surfaces or lenses (clear or prismatic) located below the lamp and visible from the side or above and fixtures that can be mounted such that the shielding is ineffective are not considered fully shielded lighting.

Flood lights should be discouraged.

Sec. 30-1112 Neighborhood Parks. We have concerns that developers may want to have private roads but public parks. If parks are to be dedicated to the public, then the roads that access them must also be dedicated to the public. I think there is also the issue of a developer constructing substandard park equipment and then attempting to dedicate it to the public.

It is required that the developer provide four amenities from group C. Would 4 picnic tables satisfy this requirement? This should be better defined.

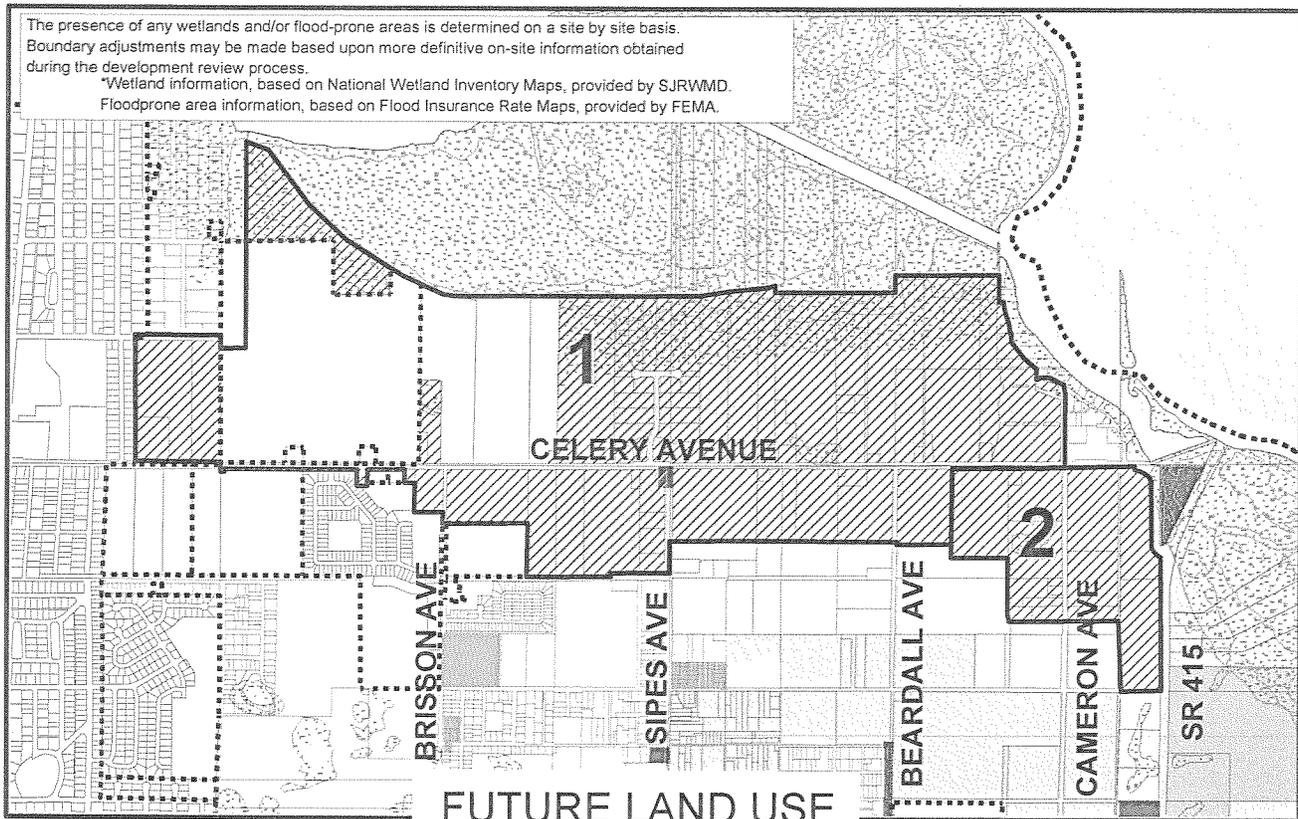
Other:

Can you email or send Russ or I a copy of the economic impact statement and the private property rights analysis that are referenced in the ordinance? We have not seen them.

Russ would like to have a work session on these LDRs with our City Commission before they are approved by the BOCC. What is your time frame for approval.

PROPOSED LAND USE AMENDMENT

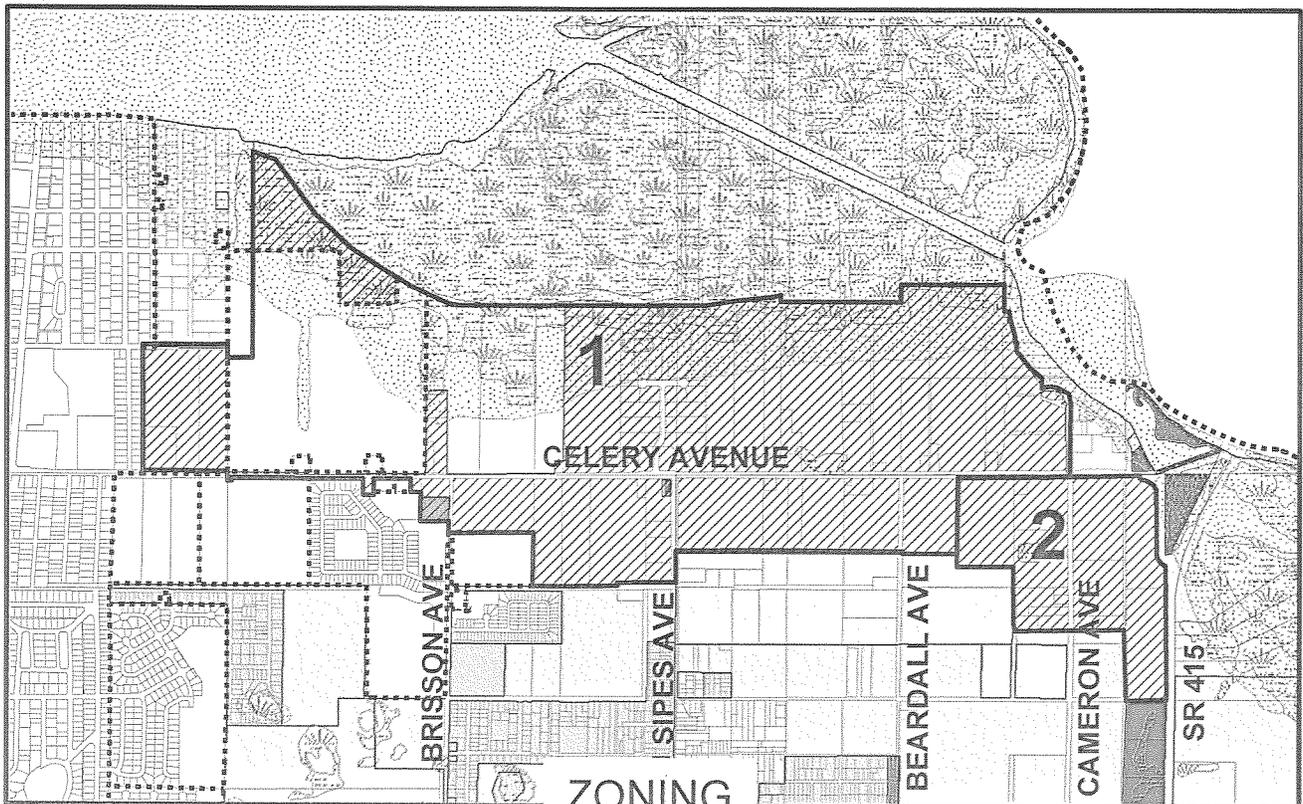
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.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



Site
 Municipality
 IND
 PD
 COM
 LDR
 PUB
 SE
 MDR
 CONS

Applicant: Seminole County BCC
 Physical STR: 27, 28, 29, 30, 32, & 33-19-31
 Gross Acres: +/- 618 BCC District: 5
 Existing Use: Cropland and Orchard/Groves
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	02S.ADM01	SE	LDR/MXD
Zoning	--	--	--



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

PROPOSED LAND USE AMENDMENT



Amendment No. 02S.ADM01
From: SE To: LDR/MXD

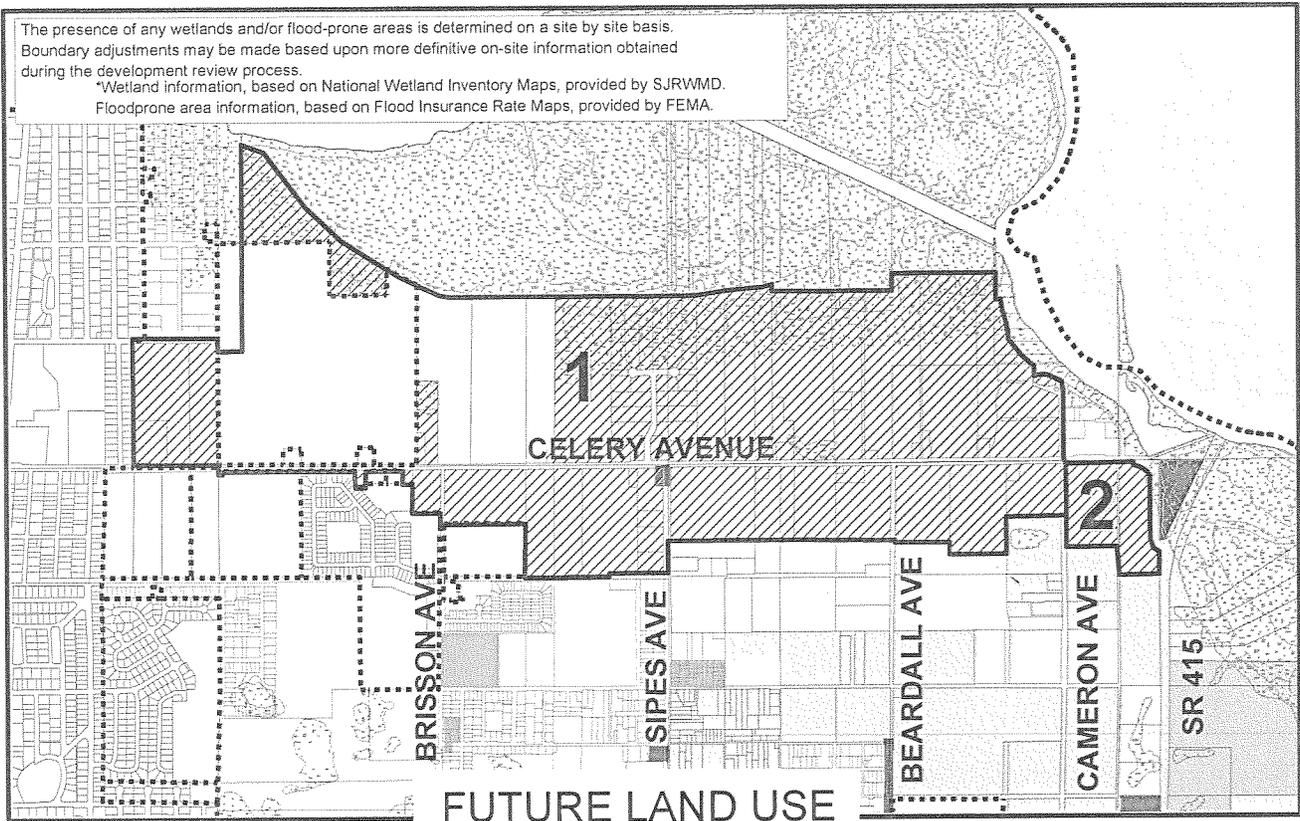
-  Parcel
-  Subject Property



February 1999 Color Aerials

STAFF PROPOSED CHANGES

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 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
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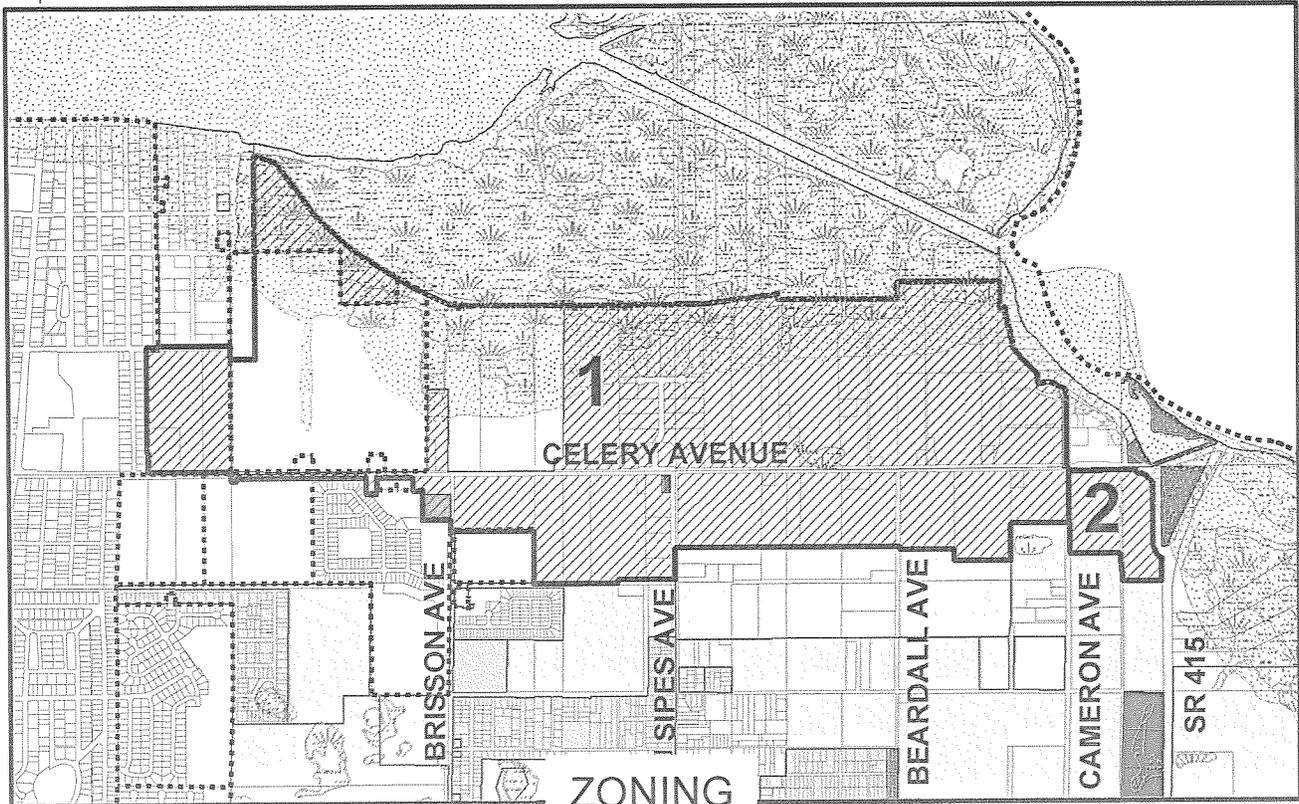


FUTURE LAND USE

Site
 Municipality
 IND
 PD
 COM
 LDR
 PUB
 SE
 MDR
 CONS

Applicant: Seminole County BCC
 Physical STR: 27, 28, 29, 30, 32, & 33-19-31
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 Special Notes: None

	Amend/ Rezone#	From	To
FLU	02S.ADM01	SE	LDR/MXD
Zoning	--	--	--



ZONING

A-1
 C-1
 C-3
 R-1
 R-1A
 C-2
 R-1AA
 R-2
 R-AH
 M-1

W-1
 FP-1

STAFF PROPOSED CHANGES



Amendment No. 02S.ADM01
From: SE To: LDR/MXD

-  Parcel
-  Subject Property



February 1999 Color Aerials

PROPOSED CELERY AVENUE CORRIDOR OVERLAY ZONING

