

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Wilshire Townhomes Rezone & Land Use Amendment, Request for Small Scale Land Use Amendment from Commercial to High Density Residential, and Rezone from C-2 (Retail Commercial) and R-3 (Mutiple Family Residential) to Planned Unit Development (PUD) (Thomas Daly, applicant)

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

**AUTHORIZED BY:** Donald Fisher **CONTACT:** Jeffrey Hopper EXT. 7431

Agenda Date <u>5/13/03</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

**MOTION/RECOMMENDATION:**

- 1 Approve the requested Small Scale Land Use Amendment from Commercial to High Density Residential, and Rezone from C-2 (Retail Commercial) and R-3 (Mutiple Family Residential) to Planned Unit Development (PUD) on 12.79 acres on the south side of Wilshire Blvd., ¼ mile west of SR 436 (Thomas Daly, applicant); or
- 2 Deny the requested Small Scale Land Use Amendment from Commercial to High Density Residential, and Rezone from C-2 (Retail Commercial) and R-3 (Mutiple Family Residential) to Planned Unit Development (PUD) on 12.79 acres on the south side of Wilshire Blvd., ¼ mile west of SR 436, (Thomas Daly, applicant); or
- 3 Continue the item to a time and date certain.

(District 4 – Comm. Henley)

(Jeff Hopper, Senior Planner)

**BACKGROUND:**

The applicant is requesting PUD approval for 130 townhouse units on a site south of Wilshire Boulevard and west of SR 436. Of the total acreage of 12.79 acres, approximately 6.6 are in C-2 zoning with a future land use designation of Commercial (the request includes conversion of this area to HDR). While the overall density exceeds 10 units per acre, the portion of the site now in Commercial land use would be limited to 66 units for a

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: <u>MW</u> _____
DCM: <u>[Signature]</u> _____
CM: <u>[Signature]</u> _____
File No. <u>PH700pdp02</u>

density of 9.9 units per acre, allowing the processing of this application as a Small Scale Land Use Amendment.

Although residential units would be attached, the project would be configured for fee-simple ownership of units and lots. Units would be 2 stories in height. Typical lot size is 20' x 85' with minimum living area of 1,000 s.f. Proposed structural setbacks include 25' from Wilshire Boulevard and a minimum of 40' from adjacent single family residential. As proposed by the applicant, buffers adjacent to single family development would consist of a minimum 15-foot width, with 2 canopy trees and 4 understory trees per 100 feet. A 6-foot wood fence would also be provided.

#### **STAFF RECOMMENDATION:**

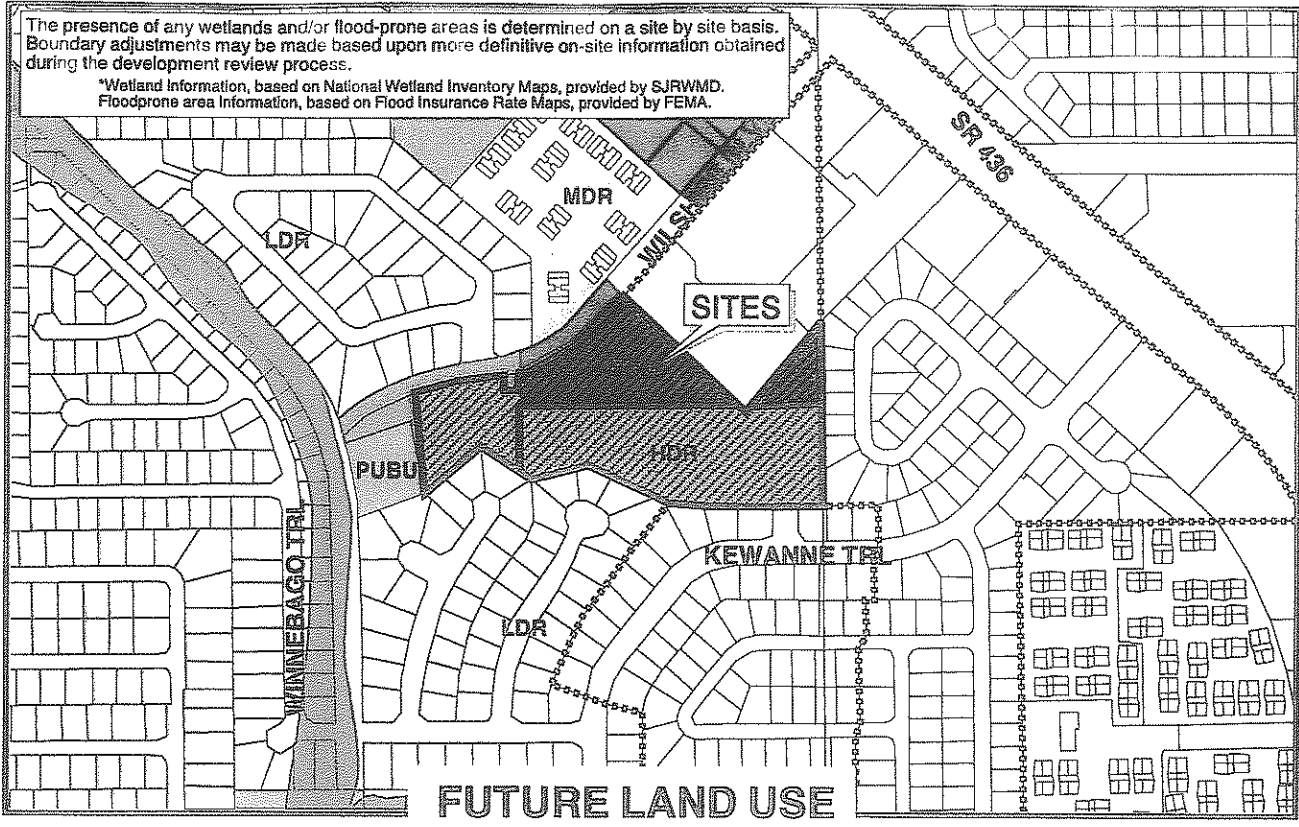
Staff recommends APPROVAL of the request per the attached staff report and development order. Since the April 2 hearing of the Planning & Zoning Commission, staff has incorporated conditions C, D and E below into the development order as recommended by P&Z. Condition C is merely a clarification of landscaping requirements. Condition D was a voluntary commitment made by the applicant at the P&Z meeting, and Condition E was a clarification made by staff regarding exterior lighting of the project following a discussion at the P&Z meeting.

#### **PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission, at its meeting of April 2, 2003, recommended approval of the requested rezoning and land use amendment (4 to 0) subject to staff conditions with the following changes:

- A. Condition eight is changed to read: A six foot **wooden fence (board on board with heavy landscaping)** shall be constructed and maintained along the south and east property lines.
- B. Condition fifteen is changed to read: The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as existing sidewalks outside the development. **The developer shall connect an internal sidewalk to the existing sidewalk in Wilshire Boulevard at the northeast corner of the site, but is not required to construct a sidewalk along the entire frontage of Wilshire Boulevard.**
- C. A new condition is added that: **Existing trees that are preserved may satisfy the landscaping requirements contained in this development order or required by code.**
- D. Condition three is modified as follows: **No balconies shall be permitted in the development.**

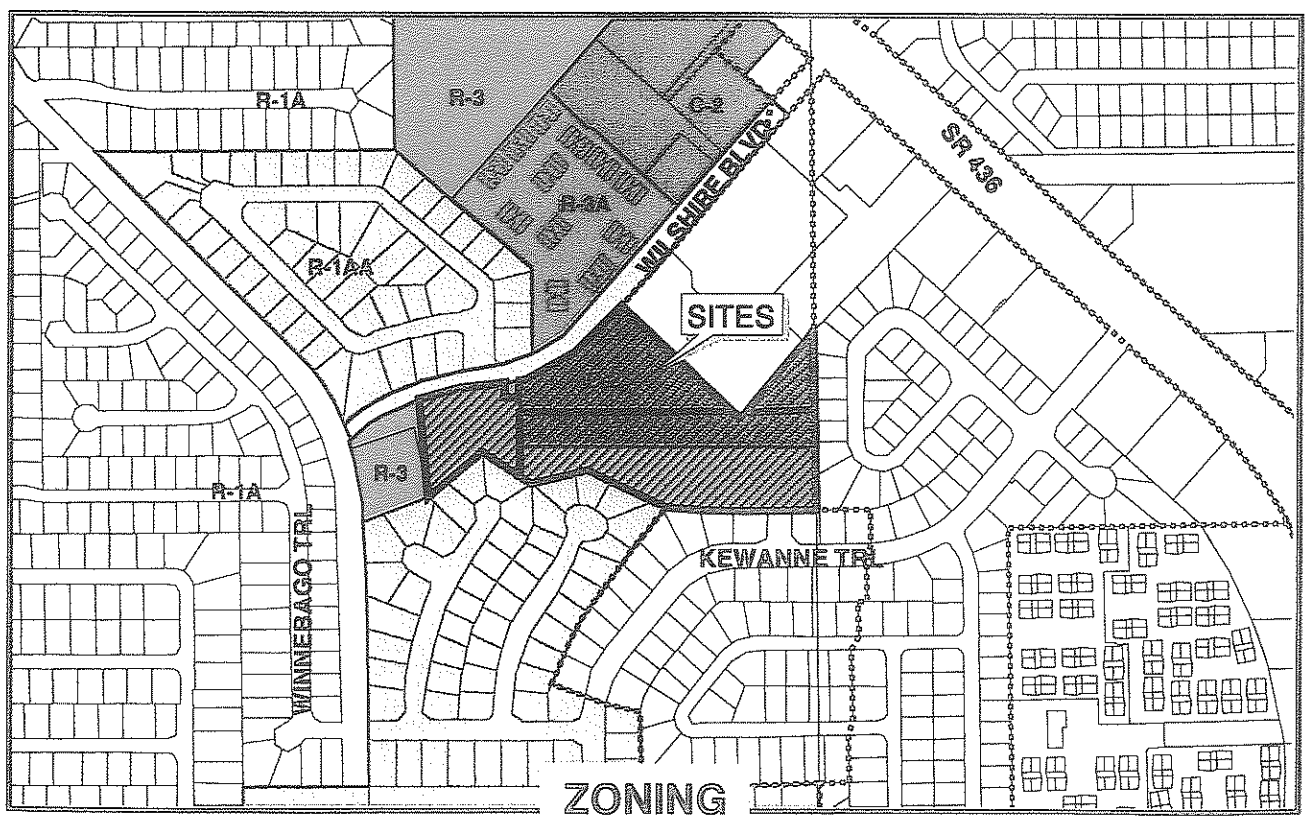
E. Condition seventeen is modified by adding the following sentence: **Security lighting with motion sensors shall be permitted within the development.**



Site
  Municipality
  COM
  LDR
  HDR
  PUBU
  MDR
  CONS

Applicant: Thomas Daly Daly Design Group  
 Physical STR: 20-21-30-300-001F, 001E, 001H-0000  
 Gross Acres: 12.79 BCC District: 4  
 Existing Use: Vacant  
 Special Notes: \_\_\_\_\_

	Amend/ Rezone#	From	To
FLU	03-03SS.04	COM/HDR	HDR
Zoning	Z2003-005	R-3/C-2	PUD



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

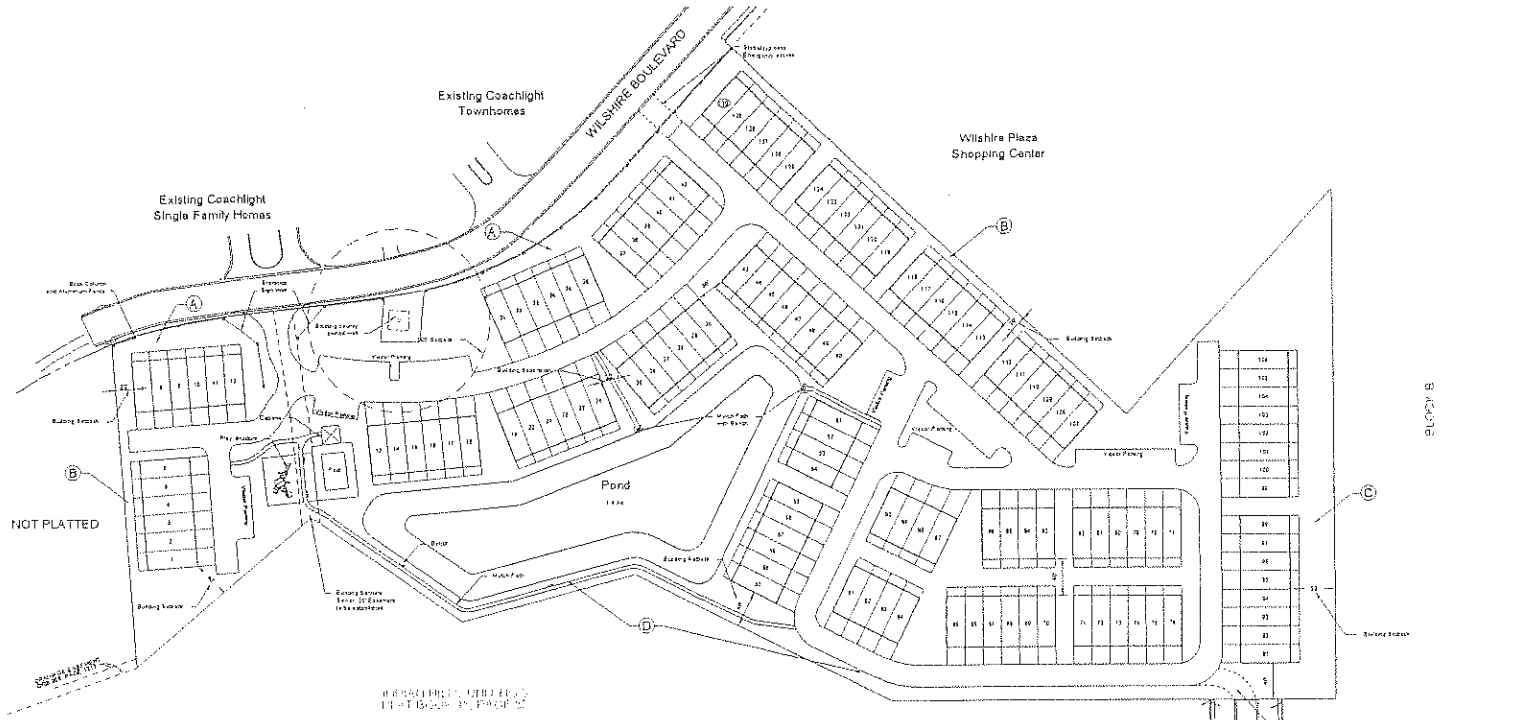


Rezone No. Z2003-005  
From: R-3/C-2 To: PUD  
Amendment No. 03-03SS.04  
From: COM/HDR To: HDR  
□ Subject Property  
□ Parcelbase



February 1999 Color Aerials

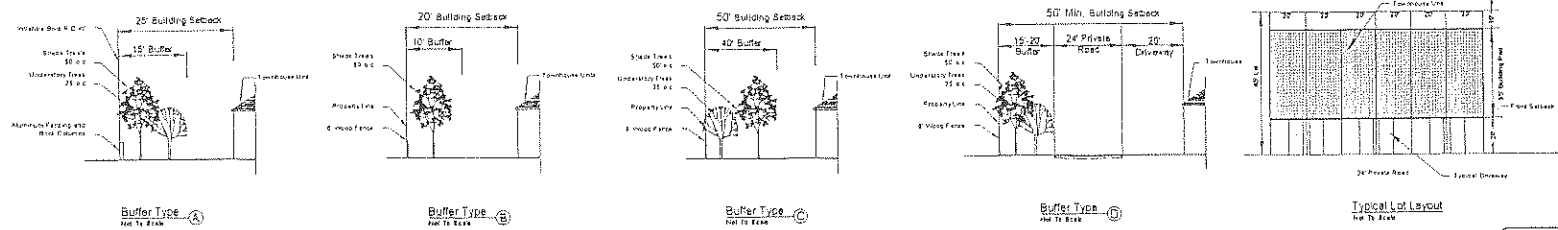




HIGHWAY HILLS, UNIT 3  
PLAT BOOK 14, PAGE 80

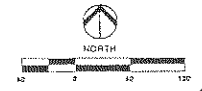
HIGHWAY HILLS, UNIT 2  
PLAT BOOK 15, PAGE 12

HIGHWAY HILLS, UNIT 4  
PLAT BOOK 15, PAGE 15



Note:  
Plans shown are conceptual and are subject to change

Typical Buffer Sections



Thames Daly  
Registered Landscape  
Architect  
Reg # 1206

DATE: 03/01/03  
SCALE: AS SHOWN  
MAY 2003  
SHEET  
2 OF 2



Conceptual Site Plan  
Preliminary Master Plan  
Wilshire Townhomes  
Orange County, CA

daily design group inc.  
Planning, Landscape Architecture, Project Management, Government Consulting  
10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90210  
Tel: 310.477.1111 Fax: 310.477.1112

MAR 17 2003

# *Wilshire Townhomes*

## *Rezone and Land Use Amendment*

### *Staff Report*

**Commercial to High Density Residential**

**Amendment  
(Z2003-003,  
03-03SS.04)**

**REQUEST**

<b>APPLICANT</b>	Thomas Daly
<b>PLAN AMENDMENT</b>	Commercial (COM) to High Density Residential (HDR)
<b>REZONING</b>	C-2 and R-3 to PUD
<b>APPROXIMATE GROSS ACRES</b>	12.79
<b>LOCATION</b>	South side of Wilshire Blvd., ¼ mile west of SR 436
<b>BCC DISTRICT</b>	District 4 – Henley

**RECOMMENDATIONS AND ACTIONS**

**STAFF RECOMMENDATION**  
April 2, 2003

Recommend APPROVAL of the HDR future land use designation and rezoning from C-2 and R-3 to PUD, per the attached development order. Since the April 2, 2003, hearing staff has incorporated conditions C, D and E in the development order as recommended by P&Z.

**PLANNING & ZONING  
RECOMMENDATION**  
April 2, 2003

The Planning & Zoning Commission recommended approval 4 to 0 subject to staff conditions as modified below:

- A. Condition eight is change to read: A six foot **wooden fence (board on board with heavy landscaping)** shall be constructed and maintained along the south and east property lines.
- B. Condition fifteen is change to read: The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as existing sidewalks outside the development. **The developer shall connect an internal sidewalk to the existing sidewalk in Wilshire Boulevard at the northeast corner of the site, but is not required to construct a sidewalk**



along the entire frontage of Wilshire Boulevard.

- C. A new condition is added that: **Existing trees that are preserved may satisfy the landscaping requirements contained in this development order or required by code.**
- D. Condition three is modified as follows: **No balconies shall be permitted in the development.**
- E. Condition seventeen is modified by adding the following sentence: **Security lighting with motion sensors shall be permitted within the development.**

## STAFF ANALYSIS

**Commercial to High Density Residential**

**Amendment  
(Z2003-003,  
03-03SS.04)**

1. **Property Owners:** Larry Jackman
2. **Tax Parcel Numbers:** 20-21-30-300-001F-0000  
20-21-30-300-001E-0000  
20-21-30-300-001H-0000
3. **Development Trends:** Development in this area is characterized by commercial and other higher intensity uses to the north and east. Adjacent to the site on the north are an office complex in the City of Casselberry, and condominium and single family developments on the north side of Wilshire Blvd. Neighboring uses to the east and south are largely single family residential in nature.

## SITE DESCRIPTION

1. **EXISTING AND PERMITTED USES:** The future land use designation of High Density Residential and Commercial, currently assigned to the subject property, permit retail commercial uses and residential development in excess of 10 dwelling units per acre. Existing C-2 and R-3 zoning implement the permitted uses allowed under the Vision 2020 Plan. The subject property is vacant.

Location	Future Land Use*	Zoning*	Existing Use
Site	Commercial/HDR	C-2/R-3	Vacant
North	MDR/HDR	R-1AA, R-3A, City of Casselberry	single family residential, multi-family residential, office
South	LDR/City of Casselberry	R-1AA, City of Casselberry	single family residential
East	City of Casselberry	City of Casselberry	single family residential
West	PUB/HDR	R-3	Indian Hills Water Treatment Plant, vacant

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

## COMPREHENSIVE PLAN CONSISTENCY

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

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

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

Access to the subject property is via Wilshire Boulevard, a local road. The nearest arterial is SR 436. The existing Level of Service (LOS) on this portion of SR 436 is "F", with an adopted LOS standard of "D". Other than I-4, this section of 436 has the highest volume of traffic of any roadway in Seminole County. Even though the traffic count is significantly over capacity based on daily counts, the travel time and delay study for 2003 shows a LOS of C based on travel speed for this section of SR 436.

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

The subject property is within the Seminole County water and sewer service area. Water and sewer service are currently available to the site

- C. **Public Safety – Adopted Level of Service:** *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 12.2.2).*

The property is served by the Seminole County EMS/Fire Station #27. Response time to the site is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

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

- A. **Preliminary Development Orders: Capacity Determination:** *For preliminary development orders and for final development orders under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policy 1.2.3).*

A review of the availability of public facilities to serve this property indicates that there would be adequate facilities 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...(Policy FLU 1.2 and 1.3).*

The site contains less than 5% wetlands or flood prone areas, and can be developed within requirements of the Vision 2020 Plan and Land Development Code.

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

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

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

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

Based upon an initial evaluation of compatibility, the proposed HDR land use would be compatible with adjacent office development and MDR land use to the north. Also, with appropriate design features, it is potentially compatible with LDR to the north and south and similar land uses in the City of Casselberry.

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

**Transitional Land Uses:** *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses. (Policy FLU 2.5)*

"Exhibit FLU: Appropriate Transitional Land Uses" indicates that HDR is an appropriate transitional use adjacent to Low Density Residential (LDR) with sensitive site design elements such as sufficient buffers, limited building heights, and architectural controls. These and other issues are addressed through the applicant's request for a PUD zoning classification.

Other applicable plan policies include:

*FLU 2.1 Subdivision Standards.*

*FLU 2.2: Regulation of Active Uses.*

*FLU 5.5: Water and Sewer Service Expansion*

*HDR Future Land Use Definition*

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

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

**STAFF RECOMMENDATION:**

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

1. All townhouse units will be located on individual platted lots.
2. The development will not be designed or marketed as student housing.
3. Balconies shall be prohibited within the development.
4. Permitted uses on residential lots shall be townhouse units, single family homes, hom occupations and home offices.
5. Use of common areas shall be limited to open space, recreational amenities, and utility facilitie serving all residents of the development.
6. Density within the portion of the site described in Exhibit B shall be limited to 9.9 units per ne buildable acre.
7. Required setbacks and buffers along the south and east property lines shall be as follows:
  - a. 50 feet from the front or rear wall of any unit.
  - b. 40 feet from the side wall of any unit.
  - c. 15-foot landscape buffer with 4 canopy and 5 understory trees per 100'.
8. A 6-foot brick or masonry wall shall be constructed and maintained along the south and eas property lines.
9. Landscape buffers a minimum of 15 feet in width shall be provided along Wilshire Boulevard. minimum of 4 canopy trees per 100 feet shall be planted in said buffers.
10. Front walls of townhouse units shall be staggered.
11. Mechanical units shall be located and/or screened so as not to be visible from Wilshire Boulevar or adjoining single family development.
12. A minimum of twenty-five (25) percent of the project area must be designated as open space pe the requirements of the Land Development Code. Wet retention areas to be counted as ope space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Lan Development Code. The applicant shall demonstrate on the Final PUD Master Plan that th open space requirements have been met.
13. All landscape buffers and common areas shall be maintained by a homeowners association.
14. No accessory buildings shall be allowed on individual townhouse lots.
15. The developer shall provide a pedestrian circulation system giving access to all portions of th development as well as connecting to existing sidewalks outside the development.
16. Outdoor lighting shall be cutoff/shoebox style fixtures a maximum of 16 feet in height.
17. The project street lighting adjacent to the south and east property boundaries will be limited t decorative lighting affixed to the fronts of the units. Security lighting with motion sensors shall b permitted on any side of the buildings.
18. Building height shall be limited to 35 feet. Height shall be measured from the mean elevatio between roof ridge and eaves, as specified in the Land Development Code.

19. The principal access road shall be aligned with Coachlight Drive. Additional vehicular access shall be permitted on Wilshire Boulevard and Kewannee Trail, limited to emergency use only and stabilized per requirements of the Land Development Code.
20. Existing trees that are preserved during construction may satisfy the landscaping requirements of this development order or the code.

**Minutes for the  
Seminole County LPA/P&Z Commission  
April 2, 2003**

Members present: Chris Dorworth, Ben Tucker, Dick Harris, and Dudley Bates.  
Members absent: Beth Hattaway and Thomas Mahoney.  
Also present: Matt West, Kent Cichon, Tony Walter, Karen Consalo, and Candace Lindlaw-Hudson.

**WILSHIRE TOWNHOMES / Daly Design Group; Thomas Daly, applicant;** 12.79 acres. Small Scale Land Use Amendment from Commercial to High Density Residential for a portion of the property; and Rezone from C-2 (Commercial) & R-3 (Multiple Family Dwelling) to PUD (Planned Unit Development); south side of Wilshire Boulevard, approximately ¼ mile west of Semoran Boulevard. (Z2003-005)

Commissioner Henley - BCC District 4

Jeffrey Hopper, Senior Planner

Matt West introduced the rezone and small scale land use amendment stating that the property is currently zoned C-2 and R-3. The applicant is requesting a rezone to PUD. Mr. West stated that the property across the road is a townhouse project, also a PUD. The 12.79 acres have a split land use: commercial and HDR.

Mr. West stated that staff has evaluated the project. This is an opportunity to make fee simple HDR which the Board of County Commissioners would like to promote in Seminole County. Staff recommends approval, with 19 conditions. Conditions 6 and 7 come from a similar project, East Lake Brantley Road townhomes project.

Highlights of the project conditions include: 25 % open space, an accommodation for an internal pedestrian circulation system, building height restriction to 35 feet, and the condition that the principal access will be aligned with the Coachlight Townhomes entrance.

Mr. West stated that no comments had been received from the City of Casselberry.

Mr. Thomas Daly of Daly Design Group spoke next. Mr. Daly described the site as a good infill project. There is a water treatment site next to the proposed site at the end of Wilshire Boulevard. The R-3 zoning could have 160 apartments or it could be used for storage, which would be a detriment to the neighborhood. There is a County well at the front of the site. This proposed project will provide buffers.

Mr. Daly is proposing 130 units, which are attached, single family units. Mr. Daly said that he had sent 19 homeowners on the property line to the south, and those across Wilshire Boulevard a package with his presentation so that they would be familiar with the plans.

Mr. Daly presented a picture of an aluminum fence and stated that a 6 foot brick wall would cost approximately \$1,300.00 per town house. He stated that this project is low intensity in nature and that he would like to have a wooden fence in lieu of a brick wall. Also, concerning condition # 15 in the staff report, Mr. Daly said that the project will have pedestrian access to Kewanee Trail.

Commissioner Tucker asked if there will be sidewalks on Wilshire Boulevard or a gate.

Mr. Daly said there would be no sidewalks on Wilshire Boulevard and no gate for the project.

Commissioner Tucker asked about the pond.

Mr. Daly said that the pond will be an amenity in the project.

Commissioner Tucker asked if the treatment plant stores any chlorine on site.

No one knew the answer to the question, but Matt West stated that there were stringent storage standards that are followed in such instances.

When asked by Commissioner Tucker about recreational facilities and a dog park, Mr. Daly said that there would be a pool, cabana, playground and trails with seating around the pond. There was no dog park planned.

Jack Edwards of 732 Coachlight Drive stated that one entrance for 130 homes exists now. Putting the entrance to this project directly opposite the Coachlight entry would cause traffic backup in the area. He was also concerned with the preservation of large trees in the area.

Anthony Kominski of 2044 Collier Drive, was concerned because two of the interior roads on the proposed development align with his backyard. He was interested in light and noise problems coming from this situation. He wanted to see an interior road, rather than perimeter roads. He also objected to the buildings having 2 stories. Mr. Kominski found a wood fence unacceptable, and he was also concerned with buffering. He wanted assurances that the pond would be properly aerated.

Beverly Bragg of 2031 Sepler Court owns the property located on the southwest corner of the proposed project. She is concerned about the traffic congestion that will come from the project. She suggested that the developer look at the



Park Maitland Villas which are one story tall and have double car garages. Lake of the Woods is also a single story project. She wanted larger buffers and a more upscale approach to the project.

Barbara Raney stated that she has lived in Indian Hills for 27 years. She is happy with the single home ownership approach. She was concerned with the possible installation of a wooden fence which would be neglected.

Mary Jones of 2041 Sepler Drive said that 2 story homes would be intrusive to her property. The proposed site of the pool would be approximately 25 yards from her property line. It will serve approximately 300 people and will create a lot of noise. There is also a transformer on the southwest corner, interior, of the project site.

Lillian Wilson of 2045 Settler was also concerned with the noise from the potential pool. There was no need to plant trees. There are trees on the site which are filled with birds.

Sandy Mobley of 2248 Winslow Circle wanted a brick and block wall. She stated that trees and shrubs should be kept in the buffers.

Diane Raley of 2240 Winslow Circle stated that the project should have a wall like the shopping center has. She was concerned about vandalism and opposed a wooden fence. She suggested that the wall could be attached to the existing wall from the shopping mall.

Dave Warnick lives in Coachlight, across the road from the proposed site, and is opposed to the entry way being aligned with the entrance to his neighborhood. He did not want to see balconies overlooking the yards on his side of the road either. He wanted to know about buffers on the west property line, by the water treatment plant. He also thought that there was not enough parking allotted for the homes. Mr. Warnick suggested that the number of units be reduced and the garages be increased in number. He also suggested first floor bedrooms.

Bill Nightingale of 2268 Winslow Circle wanted to know about the presence and location of dumpsters and how this would impact schools in the area.

Donna Robinson of 2264 Winslow Circle has a home on the east side of the proposed site and would like a brick wall there.

Dominic Picare of 656 Fellowship Drive said that he has 50 town homes in his community. He said that if this was not approved, what would happen here? His single story units sell well, with two-car garages.

Peter Applethwaite of 2025 Kewanee Trail said that privacy was an issue for him with the two story buildings being proposed.

Bruce DeWeimer of 800 Coachlight Drive, Fern Park, said that he was very concerned about the 2 story buildings and that he does not want a driveway coming out opposite his entrance driveway.

Thomas Daly said in rebuttal that a key issue was the single entrance. Emergency access can be provided from Kewanee Trail. The presence of the well and the setback criteria dictated the placement of the entrance on the site. The pool has to have some restrooms in the cabana area. As for marketing, he did not do a marketing study, but he does not think a more expensive development. There will be no garbage dumpsters, but curbside pickup. He will try to save trees in the buffer. This is in the preliminary master plan stage. As for school impact, this project will be for empty nesters and first home buyers. The shopping center walls are rustic compared to today's rigid buffering requirements for the project.

Commissioner Tucker asked about the price and the time until completion.

Mr. Daly said that they would be starting about \$110,000.00 dollars and should be completed in 18 months

Commissioner Harris asked about the power line overhead.

Mr. Daly said that the power would be overhead and the sewer underground, with no easement.

Commissioner Dorworth said that there were two construction access possibilities that he could see.

Mr. Daly said that the access could be from Kewanee or Wilshire Boulevard.

Commissioner Harris read into the record the comments of Dianne Kramer . He stated that the conclusion on the schools was that it was low impact.

Matt West addressed the impacts of development on this site. R-3 zoning allows for apartment buildings that could be 35 feet tall. Land use could be higher in a PUD. Also, R-1BB is allowed, with 50 foot lot width and 20 foot rear setbacks. Two story buildings are allowed, with no restriction on the windows. This is a heavily treed site. The Code says that 25 percent of the trees must be preserved. This will be done at the engineering phase. Power line issues are addressed at the final master plan phase. With 130 homes, 72 trips per peak hour is anticipated. Since Wilshire is a dead end street, this is not a problem. If the roads are put to the inside of the project, the buildings are moved back closer to the line. Town homes generate an anticipated 6 to 7 trips per day. This is less than single family residential. The pond will be kept up by the home owners' association. The alignment of the southwest building will be considered later in

the process as well. As for the water plant, this site is not required to have buffering of the site from the water plant. There is a sidewalk from Wilshire to the corner of the property. There should be a sidewalk from the entrance of the site to the entrance of Wilshire Shopping Center. This would be reflected in the development order item number 15. Mr. West stated that a block wall would be better with this site.

Commissioner Harris stated that this project represents a tradeoff. When the adjacent property owners bought their land, this property was empty. A developer could put in apartments there now. This proposal is far from apartments. It is in favor of the neighborhood. The amenities to be provided are good.

Commissioner Harris stated that the debate is over two issues: privacy and the fence. A brick wall is a barrier. It does not act any better than a wooden fence. The applicant is willing to provide a wooden fence with heavy landscaping to provide a visual barrier from homes.

**Commissioner Harris made a motion to recommend approval with the stipulation of no balconies, including the staff report recommendations #8: 6 foot wood fence, board on board with heavy landscaping, # 15 there is no need to tie in with Wilshire sidewalk, and #17: motion sensor security lights are to be allowed.**

**Commissioner Bates seconded the motion.**

In discussion, Commissioner Tucker stated that he agreed with condition #8. He would like a masonry wall on the south side.

Commissioner Dorworth said he was comfortable with Mr. Daly's proposal, but he questioned the 2 story homes overlooking the neighbors. He also questioned the lot compatibility analysis. He asked if the Commission could require certain buffering.

Mr. West said that staff was concerned with future maintenance of the wall.

**The vote was 4 – 0 in favor of the motion. The project was approved with the conditions stated in the motion.**

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM C-2 (RETAIL COMMERCIAL) AND R-3 (MULTIPLE FAMILY DWELLING DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; PROVIDING FOR SPECIFIC DEVELOPMENT CONDITIONS BY MEANS OF A DEVELOPMENT ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the document titled "Wilshire Townhomes Rezone and Land Use Amendment Staff Report."

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

**Section 2. REZONING.**

The zoning classification assigned to the following described property is changed from C-2 (Retail Commercial) and R-3 (Multiple Family Dwelling District) to PUD (Planned Unit Development):

Legal Description Attached as Exhibit A

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

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.**

A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon the date of recording of Development Order #3-22000002 in the official land records of Seminole County.

ENACTED this 13th day of May, 2003.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman

EXHIBIT "A"

A tract of land being a portion of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 19, Block "B" Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 86 Public Records of Seminole County, Florida; thence run North 90° 00' 00" West along the North line of Indian Hills Unit 4 according to the Plat thereof as recorded in Plat Book 15, Page 19 Public Records of Seminole County, Florida for a distance of 487.85 feet to the most Easterly corner of Lot 11, Indian Hills Unit No. 5 as recorded in Plat Book 15, Page 53, Public Records of Seminole County, Florida; thence continue along the North boundary of the aforesaid plat North 63° 55' 23" West for 314.87 feet; thence south 75° 33' 50" West for 196.31 feet; thence North 55° 25' 03" West for 200.00 feet; thence South 49° 49' 10" West for 252.15 feet; thence departing said plat boundary run North 03° 58' 10" West for a distance of 353.21 feet to a point lying on a curve concave Southeasterly having a radius of 526.59 feet; said point being on the South Right-of-Way of Wilshire Boulevard according to the plat of Coach Light Estates as recorded in Plat Book 21, Pages 30-31 Public Records of Seminole County, Florida; thence from a Tangent bearing of North 69° 31' 45" East run Northeasterly along the arc of a curve and said Right-of-Way through a central angle of 13° 40' 38" for 125.70 feet to the point of tangency; thence North 83° 12' 23" East for a distance of 177.85 feet; thence departing said Right-of-Way South 05° 00' 00" West for a distance of 49.36 feet; thence North 90° 00' 00" East for 43.20 feet; thence North 05° 00' 00" East for 57.04 feet; to a point on the afore described South Right-of-Way of Wilshire Boulevard; said point being on a curve concave Northwesterly and having a radius of 411.28 feet; thence from a tangent bearing of North 76° 59' 58" East run Northeasterly along the arc of a curve and said Right-of-Way through a central angle of 34° 12' 40" for 245.57 feet to the point of tangency, thence continue North 42° 47' 18" East along said Right-of-Way for a distance of 190.61 feet to a point on the west line of Wilshire Plaza according to the plat thereof as recorded in Plat Book 32, Page 80 Public Records of Seminole County, Florida; thence South 47° 12' 42" East along said boundary for a distance of 590.00 feet; thence North 42° 47' 18" East for a distance of 334.58 feet to a point on the west line of Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 86 Public Records of Seminole County, Florida; thence South 00° 07' 06" East along said Boundary also being the east line of Section 20, Township 21 South Range 30 East per said plat for a distance 556.92 feet to the POINT OF BEGINNING.

**Contains: 12.799 Acres, more or less.**

AN ORDINANCE AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN BY VIRTUE OF A SMALL SCALE DEVELOPMENT AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION ASSIGNED TO CERTAIN PROPERTIES FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM THE SEMINOLE COUNTY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Board of County Commissioners of Seminole County enacted Ordinance Number 2001-21 which adopted the Vision 2020 Seminole County Comprehensive Plan ("the Plan"); and

**WHEREAS**, the Board of County Commissioners has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to a Small Scale Development Amendment; and

**WHEREAS**, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

**WHEREAS**, the Seminole County Land Planning Agency held a Public Hearing, with all required public notice, on April 2, 2003, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

**WHEREAS**, the Board of County Commissioners held a Public Hearing on May 13, 2003, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Land Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

**WHEREAS**, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is internally consistent, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, the State Comprehensive Plan, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council, based upon the "Wilshire Townhomes Rezone and Land Use Amendment Staff Report".

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

Section 1. RECITALS/LEGISLATIVE FINDINGS:

- (a) The above recitals are true and correct in form and include legislative findings which are a material part of this Ordinance.
- (b) The Board of County Commissioners hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.



Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:

(a) The Future Land Use Element’s Future Land Use Map as set forth in Ordinance Number 2001-21, as previously amended, is hereby further amended by amending the future land use designation assigned to the property which is depicted on the Future Land Use Map and further described below:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT “A”

<p><b><u>Amendment Number</u></b> 03-03SS.04</p>	<p><b><u>Amendment</u></b> Amendment from Commercial to High Density Residential</p>
--	--

(b) The associated rezoning request was completed by means of Ordinance Number 2003-\_\_\_\_.

Section 3. SEVERABILITY:

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

Section 4. EXCLUSION FROM COUNTY CODE/CODIFICATION:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 5. EFFECTIVE DATE:

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66 and 163.3187, Florida Statutes.

(b) This Ordinance shall take effect upon:

- (1) Filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the Plan amendment set forth herein shall be thirty-one (31) days after the date of enactment by the Board of County Commissioners or, if challenged within thirty (30) days of enactment, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendment is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land use dependent on an amendment may be issued or commence before an amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, the affected amendment may nevertheless be made effective by the Board of County Commissioners adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of

**ORDINANCE 2003-**

**SEMINOLE COUNTY, FLORIDA**

Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners; and,

- (2) The recording date of Development Order #3-22000002 in the Official Land Records of Seminole County.

ENACTED this 13th day of May, 2003.

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Daryl G. McLain,  
Chairman

EXHIBIT A

A tract of land being a portion of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 19, Block "B" Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 86 Public Records of Seminole County, Florida; thence run North 00° 07' 06" East along the west line of Coach Light Estates Section III for 200.00 feet to the **POINT OF BEGINNING**; thence run North 90° 00' 00" West for 1000.00 feet; thence North 00° 03' 51" East, 230.92 feet to a point being on the South Right-of-Way of Wilshire Boulevard according to the plat of Coach Light Estates as recorded in Plat Book 21, Page 30-31, Public Records of Seminole County, Florida; said point being on a curve concave Northwesterly and having a radius of 411.28 feet; thence from a tangent bearing of North 76° 59' 58" East run Northeasterly along the arc of a curve and said Right-of-Way through a central angle of 34° 12' 40" for 245.57 feet to the point of tangency; thence continue North 42° 47' 18" East along said Right-of-Way for a distance of 190.61 feet to a point on the west line of Wilshire Plaza according to the plat thereof as recorded in Plat Book 32, Page 80 Public Records of Seminole County, Florida; thence South 47° 12' 42" East along said Boundary for a distance of 590.00 feet; thence North 42° 47' 18" East for a distance of 334.58 feet to a point on the west line of Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 86 Public Records of Seminole County, Florida; thence South 00° 07' 06" East along said Boundary also being the east line of Section 20, Township 21 South, Range 30 East per said plat for a distance 336.92 feet to the **POINT OF BEGINNING**.

**Contains: 6.61 Acres, more or less.**

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On May 13, 2003, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

**FINDINGS OF FACT**

**Property Owner:** LARRY JACKMAN

**Project Name:** WILSHIRE TOWNHOMES

**Requested Development Approval:** Small Scale Land Use Amendment from Commercial to High Density Residential (HDR); and rezoning from C-2 (Retail Commercial) and R-3 (Multiple Family Dwelling District) to PUD (Planned Unit Development)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: JEFF HOPPER  
1101 East First Street  
Sanford, Florida 32771

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. All townhouse units will be located on individual platted lots.
2. The development will not be designed or marketed as student housing.
3. Balconies shall be prohibited within the development.
4. Permitted uses on residential lots shall be townhouse units, single family homes, home occupations and home offices.
5. Use of common areas shall be limited to open space, recreational amenities, and utility facilities serving all residents of the development.
6. Density within the portion of the site described in Exhibit B shall be limited to 9.9 units per net buildable acre.
7. Required setbacks and buffers along the south and east property lines shall be as follows:
  - a. 50 feet from the front or rear wall of any unit.
  - b. 40 feet from the side wall of any unit.
  - c. 15-foot landscape buffer with 4 canopy and 5 understory trees per 100'.
8. A 6-foot brick or masonry wall shall be constructed and maintained along the south and east property lines.
9. Landscape buffers a minimum of 15 feet in width shall be provided along Wilshire Boulevard. A minimum of 4 canopy trees per 100 feet shall be planted in said buffers.
10. Front walls of townhouse units shall be staggered.
11. Mechanical units shall be located and/or screened so as not to be visible from Wilshire Boulevard or adjoining single family development.
12. A minimum of twenty-five (25) percent of the project area must be designated as open space per the requirements of the Land Development Code. Wet retention areas to be counted as open space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. The applicant shall demonstrate on the Final PUD Master Plan that the open space requirements have been met.
13. All landscape buffers and common areas shall be maintained by a homeowners association.
14. No accessory buildings shall be allowed on individual townhouse lots.
15. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.

16. Outdoor lighting shall be cutoff/shoebox style fixtures a maximum of 16 feet in height.
17. The project street lighting adjacent to the south and east property boundaries will be limited to decorative lighting affixed to the fronts of the units. Security lighting with motion sensors shall be permitted on any side of the buildings.
18. Building height shall be limited to 35 feet. Height shall be measured from the mean elevation between roof ridge and eaves, as specified in the Land Development Code.
19. The principal access road shall be aligned with Coachlight Drive. Additional vehicular accesses shall be permitted on Wilshire Boulevard and Kewanee Trail, limited to emergency use only and stabilized per requirements of the Land Development Code.
20. Existing trees that are preserved during construction may satisfy the landscaping requirements of this development order or the code.

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

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

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman  
Board of County Commissioners

Attest:

\_\_\_\_\_  
Maryanne Morse  
Clerk to the Board of County Commissioners



OWNER'S CONSENT AND COVENANT

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

\_\_\_\_\_  
Witness

\_\_\_\_\_ By: \_\_\_\_\_  
Print Name Larry Jackman  
Property Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

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

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

## EXHIBIT A

### **Site Boundary Legal Description:**

A tract of land being a portion of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 19, Block "B" Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 86 Public Records of Seminole County, Florida; thence run North 90° 00' 00" West along the North line of Indian Hills Unit 4 according to the Plat thereof as recorded in Plat Book 15, Page 19 Public Records of Seminole County, Florida for a distance of 487.85 feet to the most Easterly corner of Lot 11, Indian Hills Unit No. 5 as recorded in Plat Book 15, Page 53, Public Records of Seminole County, Florida; thence continue along the North boundary of the aforesaid plat North 63° 55' 23" West for 314.87 feet; thence south 75° 33' 50" West for 196.31 feet; thence North 55° 25' 03" West for 200.00 feet; thence South 49° 49' 10" West for 252.15 feet; thence departing said plat boundary run North 03° 58' 10" West for a distance of 353.21 feet to a point lying on a curve concave Southeasterly having a radius of 526.59 feet; said point being on the South Right-of-Way of Wilshire Boulevard according to the plat of Coach Light Estates as recorded in Plat Book 21, Pages 30-31 Public Records of Seminole County, Florida; thence from a Tangent bearing of North 69° 31' 45" East run Northeasterly along the arc of a curve and said Right-of-Way through a central angle of 13° 40' 38" for 125.70 feet to the point of tangency; thence North 83° 12' 23" East for a distance of 177.85 feet; thence departing said Right-of-Way South 05° 00' 00" West for a distance of 49.36 feet; thence North 90° 00' 00" East for 43.20 feet; thence North 05° 00' 00" East for 57.04 feet; to a point on the afore described South Right-of-Way of Wilshire Boulevard; said point being on a curve concave Northwesterly and having a radius of 411.28 feet; thence from a tangent bearing of North 76° 59' 58" East run Northeasterly along the arc of a curve and said Right-of-Way through a central angle of 34° 12' 40" for 245.57 feet to the point of tangency, thence continue North 42° 47' 18" East along said Right-of-Way for a distance of 190.61 feet to a point on the west line of Wilshire Plaza according to the plat thereof as recorded in Plat Book 32, Page 80 Public Records of Seminole County, Florida; thence South 47° 12' 42" East along said boundary for a distance of 590.00 feet; thence North 42° 47' 18" East for a distance of 334.58 feet to a point on the west line of Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 86 Public Records of Seminole County, Florida; thence South 00° 07' 06" East along said Boundary also being the east line of Section 20, Township 21 South Range 30 East per said plat for a distance 556.92 feet to the POINT OF BEGINNING.

**Contains: 12.799 Acres, more or less.**

## EXHIBIT B

### **Future Land Use Amendment Legal Description:**

A tract of land being a portion of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 19, Block "B" Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 86 Public Records of Seminole County, Florida; thence run North 00° 07' 06" East along the west line of Coach Light Estates Section III for 200.00 feet to the **POINT OF BEGINNING**; thence run North 90° 00' 00" West for 1000.00 feet; thence North 00° 03' 51" East, 230.92 feet to a point being on the South Right-of-Way of Wilshire Boulevard according to the plat of Coach Light Estates as recorded in Plat Book 21, Page 30-31, Public Records of Seminole County, Florida; said point being on a curve concave Northwesterly and having a radius of 411.28 feet; thence from a tangent bearing of North 76° 59' 58" East run Northeasterly along the arc of a curve and said Right-of-Way through a central angle of 34° 12' 40" for 245.57 feet to the point of tangency; thence continue North 42° 47' 18" East along said Right-of-Way for a distance of 190.61 feet to a point on the west line of Wilshire Plaza according to the plat thereof as recorded in Plat Book 32, Page 80 Public Records of Seminole County, Florida; thence South 47° 12' 42" East along said Boundary for a distance of 590.00 feet; thence North 42° 47' 18" East for a distance of 334.58 feet to a point on the west line of Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 86 Public Records of Seminole County, Florida; thence South 00° 07' 06" East along said Boundary also being the east line of Section 20, Township 21 South, Range 30 East per said plat for a distance 336.92 feet to the **POINT OF BEGINNING**.

**Contains: 6.61 Acres, more or less.**