

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

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

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

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

Agenda Date 5/23/06 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

1. **ADOPT** and enact an ordinance that includes the proposed map amendment from Suburban Estates (SE) to Planned Development (PD); and **ADOPT** and enact an ordinance rezoning the 13.51± acres from A-1 (Agriculture District) to PUD (Planned Unit Development), located on the northeast corner of the intersection of Beardall Avenue and Hughey Street; per the attached staff report, preliminary master plan and development order, (Robert Zlatkiss, applicant); or
2. **DENY** the requested Large Scale Land Use Amendment and rezone of 13.51± acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, (Robert Zlatkiss, applicant); or
3. **CONTINUE** the item to a time and date certain.

District 5 – Commissioner Carey

Tony Walter, Planning Manager

**BACKGROUND:**

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

The applicant proposes to develop this site in conjunction with the existing Cameron Heights PUD approved by the Board on May 10, 2005. The site is south of Tract D of the existing Cameron Heights PUD which is approved for 3.5 single-family dwelling units per net

Reviewed by: \_\_\_\_\_  
Co Atty: KFT  
DFS: \_\_\_\_\_  
Other: \_\_\_\_\_  
DCM: [Signature]  
CM: [Signature]  
File No. ph130pdp08

buildable acre and north of Tract E which is approved for 4.0 single-family dwelling units per net buildable acre. The site is also east of the elementary school site currently being developed by Seminole County Public Schools.

The applicant will aggregate this project into the existing Cameron Heights PUD with a future amendment. The rezone of the property is subject to the adoption of the Large Scale Land Use Amendment. The Department of Community Affairs has no objection to the Large Scale Land Use Amendment.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On January 11, 2006, the Planning and Zoning Commission voted (7-0) with a recommendation to TRANSMIT the requested Large Scale Land Use Amendment to the Department of Community Affairs and to approve a rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD); per the attached staff report, preliminary master plan and development order.

**BOARD OF COUNTY COMMISSIONERS ACTION:**

On February 28, 2006, the Board of County Commissioners unanimously approved transmittal of the amendment with recommendations by a vote of 5 - 0. (Recommendations can be found in the attached development order).

**STAFF RECOMMENDATION:**

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

**ATTACHMENTS:**

- Staff Report
- January 11, 2006 LPA/P&Z Meeting Minutes
- February 28, 2006 BCC Meeting Minutes
- Location Map
- Future Land Use/Zoning Maps
- Aerial Photograph of Site
- Cameron Heights Preliminary Site Plan
- Preliminary Master Plan
- Draft Development Order
- Large Scale Land Use Amendment Ordinance
- Zoning Ordinance
- Objection, Recommendation and Comment Report

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

<b>APPLICANT</b>	Robert Zlatkiss		
<b>PROPERTY OWNER</b>	G.H. & Fat M.H. Mawji Hussein		
<b>REQUEST</b>	Large Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District)		
<b>PROPERTY SIZE</b>	13.51 ± acres		
<b>HEARING DATE (S)</b>	P&Z: 1/11/06	BCC: 2/28/06	BCC: 5/23/06
<b>PARCEL ID</b>	33-19-31-300-015B-0000		
<b>LOCATION</b>	Northeast corner of the intersection of Beardall Avenue and Hughey Street		
<b>FUTURE LAND USE</b>	Suburban Estates (SE)		
<b>ZONING</b>	A-1 (Agriculture District)		
<b>FILE NUMBER</b>	Z2005-064		
<b>COMMISSION DISTRICT</b>	#5 – Carey		

**Proposed Development:**

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

**ANALYSIS OVERVIEW:**

**ZONING REQUEST**

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

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

**PERMITTED & SPECIAL EXCEPTION USES**

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

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

**COMPATIBILITY WITH SURROUNDING PROPERTIES**

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

(North)

	<b>IND</b> Vacant <i>M-1</i> (8.8 acre tract)	<b>PD</b> Vacant (1,600 sq. ft. du.) Approved Single Family <i>PUD</i> (6,600 sq. ft. lots)	<b>PD</b> Vacant (1,600 sq. ft. du.) Approved Single Family <i>PUD</i> (6,600 sq. ft. lots)	
(West)	<b>PD</b> Vacant Elementary School Approved <i>PUD</i> ( 30.0 acre school site)	<b>SE</b> Vacant <b>A-1</b>	<b>IND</b> Open storage <i>M-1</i> (15.4 acres)	(East)
	<b>PD</b> Vacant (1,500 sq. ft. du.) Approved Single Family <i>PUD</i> (5,000 sq. ft. lots)	<b>PD</b> Vacant (1,500 sq. ft. du.) Approved Single Family <i>PUD</i> (5,000 sq. ft. lots)	<b>PD</b> Vacant (1,500 sq. ft. du.) Approved Single Family <i>PUD</i> (5,000 sq. ft. lots)	

(South)

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

**SITE ANALYSIS:**

**ENVIRONMENTAL IMPACTS**

*Floodplain Impacts:*

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

*Wetland Impacts:*

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

*Endangered and Threatened Wildlife:*

Based on preliminary analysis, there appears to be no endangered and threatened wildlife on the subject property. A threatened and endangered study and species of special concern survey will be required prior to final engineering approval.

**PUBLIC FACILITY IMPACTS**

Rule 9J-5.0055(3)(c), Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has submitted for Concurrency Review. The applicant is required to have Concurrency approved prior to subdivision approval.

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

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

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

*Utilities:*

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

*Transportation / Traffic:*

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

*School Impacts:*

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

<b>Schools Impacted</b>	<b>Proposed Impact</b>	<b>Current Capacity</b>	<b>05/06 Enrollment</b>	<b>Percent Capacity</b>
NE Cluster Elementary*	11	2,467	1,999	81.0%
Millennium Middle	5	1,964	2,094	107%
Seminole High	5	3,404	3,052	89.7%

\*Pine Crest, Hamilton and Midway Elementary Schools.

*Public Safety:*

The County Level-Of-Service standard for fire protection and rescue, per Policy PUB 2.1 of the Comprehensive Plan, is 5 minutes average response time. The nearest response unit to the subject property is Station #41, which is located ½ mile west of the intersection of SR 46 and Beardall Avenue and meets the Level-Of-Service standard.

*Drainage:*

The proposed project is located within the Lake Monroe drainage basin. The stormwater system will be further evaluated prior to final engineering approval.

*Parks, Recreation and Open Space:*

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

**APPLICABLE POLICIES:**

**FISCAL IMPACT ANALYSIS**

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

**SPECIAL DISTRICTS**

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

## **COMPREHENSIVE PLAN (VISION 2020)**

The following policies are applicable with the proposed project:

Policy FLU 2.5: Transitional Land Uses

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

Policy FLU 9.1: Orlando Sanford International Airport

Policy POT 4.5: Potable Water Connection

Policy SAN 4.4: Sanitary Sewer Connection

Policy PUB 2.1: Public Safety Level-of-Service

### **INTERGOVERNMENTAL NOTIFICATION:**

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

### **LETTERS OF SUPPORT OR OPPOSITION:**

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

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

On January 11, 2006, the Planning and Zoning Commission voted (7-0) with a recommendation to TRANSMIT the requested Large Scale Land Use Amendment to the Department of Community affairs and to approve a rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD); per the attached staff report, preliminary master plan and development order.

### **BOARD OF COUNTY COMMISSIONERS ACTION:**

On February 28, 2006, the Board of County Commissioners unanimously approved to transmit the amendment with recommendations by a vote of 5 - 0. (Recommendations can be found in the attached development order).

### **STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the requested Large Scale Land Use Amendment of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD); per the attached staff report, preliminary master plan and development order.

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

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

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

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

Commissioner Carey – District 5  
Tony Walter, Planning Manager

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

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

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

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

Commissioner Hattaway made a motion to recommend approval.

Commissioner Brown seconded the motion.

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

BOARD OF COUNTY COMMISSIONERS

SEMINOLE COUNTY, FLORIDA

FEBRUARY 28, 2006

REQUEST FOR LAND USE AMENDMENT &  
REZONING FROM A-1 TO PUD, Robert Zlatkiss

Proof of publication, as shown on page \_\_\_\_\_, calling for a public hearing to consider a request for a Large Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and request to rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) for 13.51 acres located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, Robert Zlatkiss, received and filed.

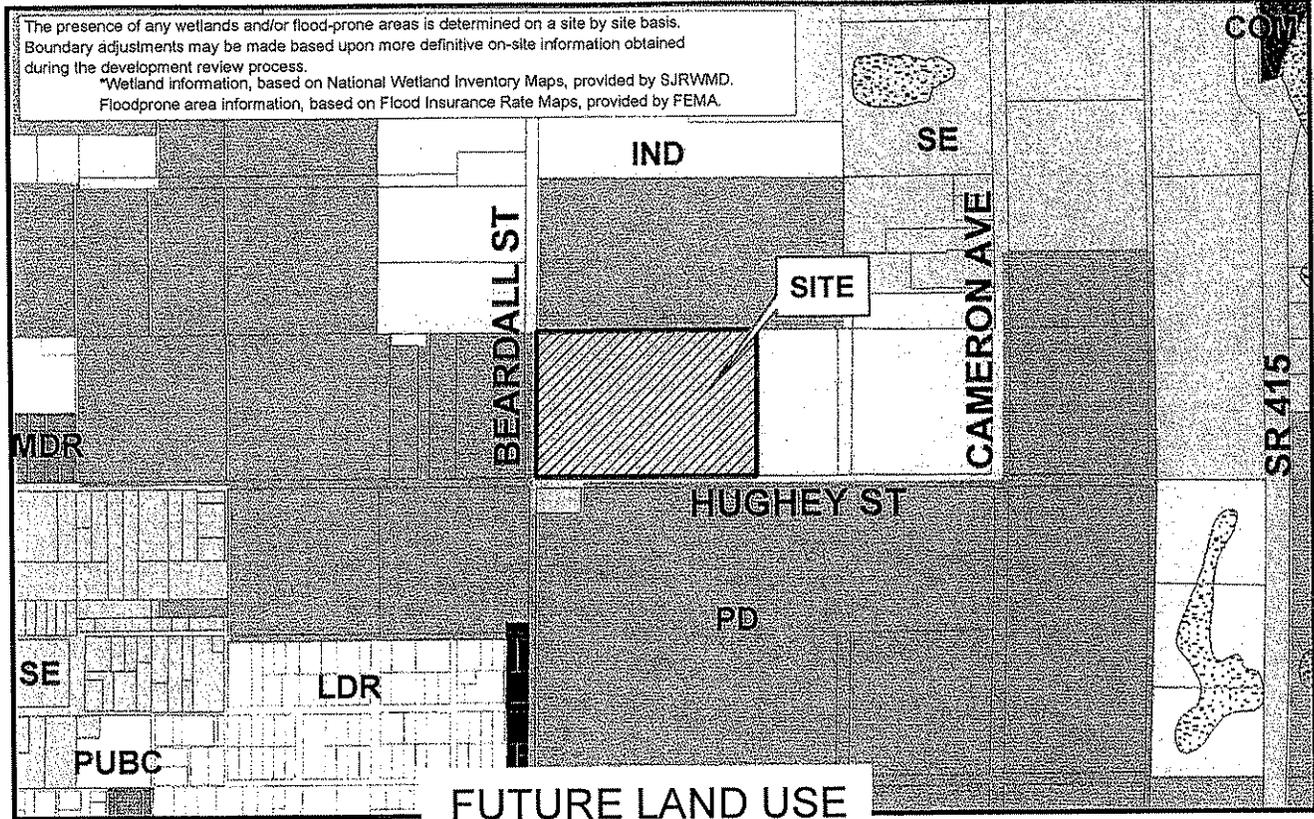
Planning Manager, Tony Walters, presented the request as outlined in the Agenda Memorandum, advising this proposal is for transmittal to the DCA. He added that staff recommends transmittal of the request.

No one spoke in support or in opposition.

**Motion** by Commissioner Carey, seconded by Commissioner Morris, to approve transmittal to the Department of Community Affairs a request for a Large Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and request to rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) for 13.51 acres located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, as described in the proof of publication, Robert Zlatkiss.

Districts 1, 2, 3, 4 and 5 voted AYE.

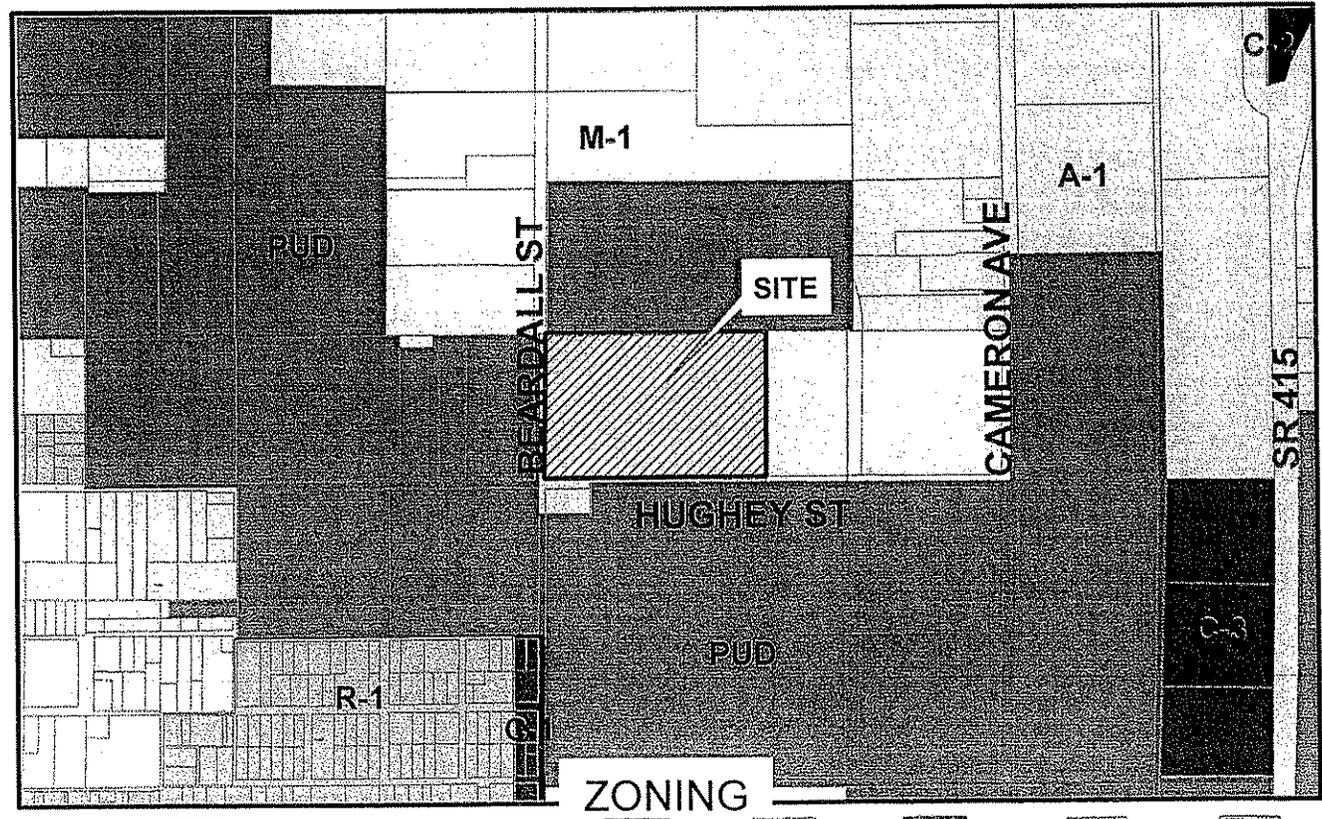




Site  
  Municipality  
  LDR  
  MDR  
  COM  
  SE  
  PD  
 IND  
 PUBC  
  CONS

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

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



A-1  
  R-1  
  C-1  
  C-2  
  C-3  
  M-1  
  PUD  
  FP-1  
  W-1



Z2005-064  
SITE

BEARDALL ST

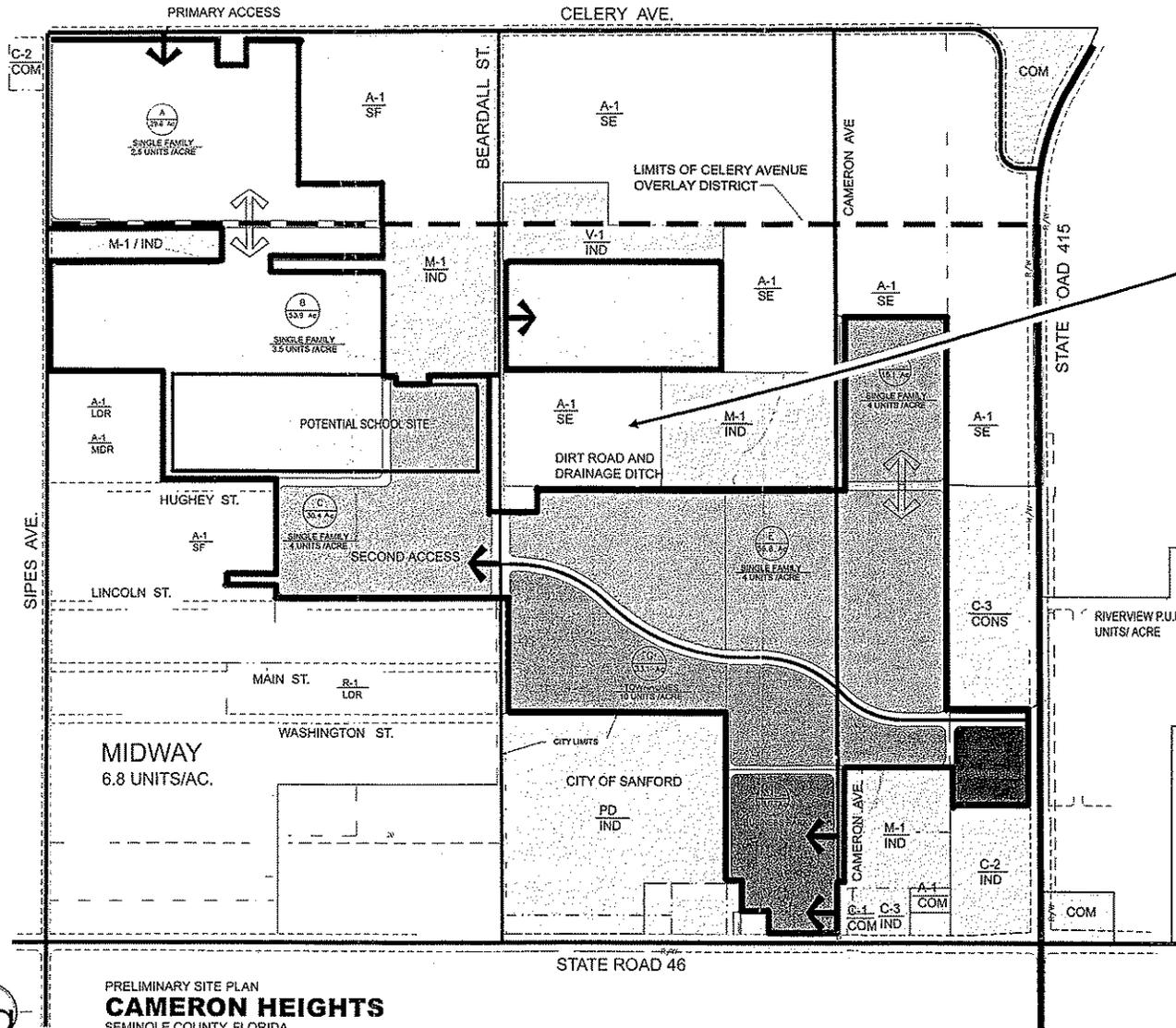
HUGHEY ST

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

- Parcel
- Subject Property

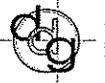


January 2004 Color Aerials



CAMERON HEIGHTS ADDITION – 2006

LEGEND	ACREAGES
[Pattern: White with diagonal lines]	Single Family (2.5 units /acre) 39.6
[Pattern: White with horizontal lines]	Single Family (3.5 units /acre) 73.4
[Pattern: White with vertical lines]	Single Family (4.0 units /acre) 102.1
[Pattern: Stippled]	Townhomes (10 units /acre) 33.1
[Pattern: Dark stippled]	Business Park 13.7
[Pattern: Solid black]	Commercial 5.5
[Pattern: Dotted]	Potential School Sites 35.0 ±
OFFSITE	
[Pattern: White with diagonal lines]	Commercial (offsite)
[Pattern: White with horizontal lines]	Suburban Estates
[Pattern: White with vertical lines]	Industrial
[Pattern: White with diagonal lines]	Conservation



PRELIMINARY SITE PLAN  
**CAMERON HEIGHTS**  
 SEMINOLE COUNTY, FLORIDA



daly design group  
 Land Planning Landscape Architecture Project Management  
 913 N. Pennsylvania Ave., Winter Park, Florida 32789  
 Phone: 407.340.3273 Fax: 407.340.7681 www.dalydesign.com  
 Job No.: 2442 Scale: N.T.S. Date: 1/3/05

**Legal Description**

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

# Cameron Heights PD Addition

## Planned Unit Development

### Preliminary Master Plan

Seminole County, Florida

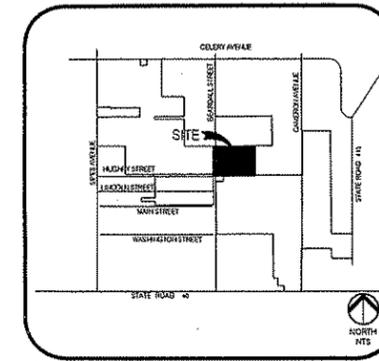
October, 2005

Prepared for:

American Land Development

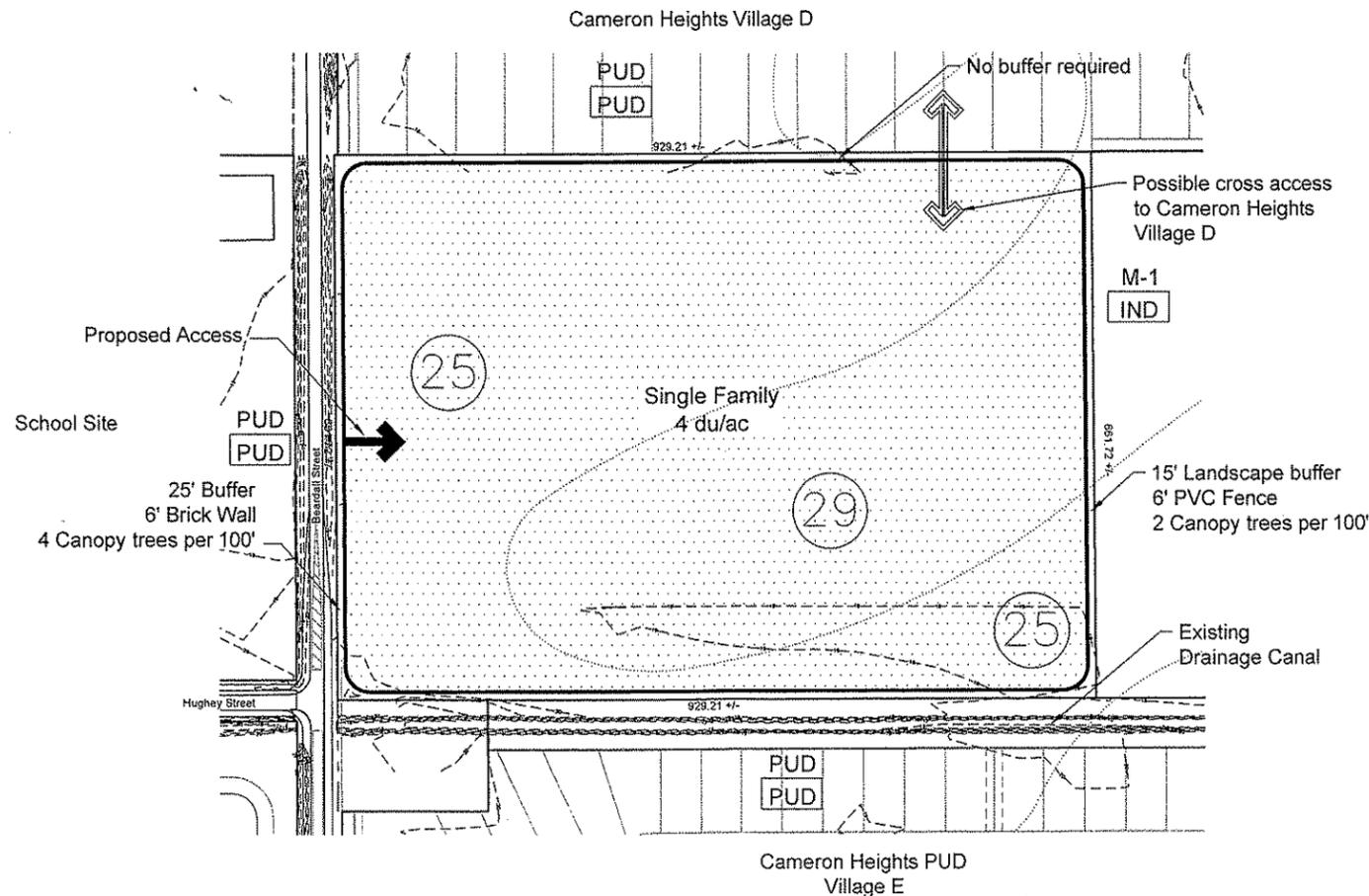
3911 Orange Lake Drive

Orlando, FL 32817



Location Map

Site Data	
Total land area	13.51 Ac.
Public right of way	2.43 Ac.
Net Buildable Acres	11.08 Ac.
Total Units	44 Units
Proposed Density	4.00 DU/Ac.
Current Zoning	A-1
Current Land Use	Suburban Estates
Proposed Zoning	PD
Proposed Land Use	PD
Required Open Space	3.38 Ac. (25%)
Provided Open Space	3.38 Ac.
Max. Building Ht.	35' 2-Story
Projected potable water use (350 gpd.)	15,500 gpd.
Projected sanitary sewer use (300 gpd.)	13,254 gpd.
Projected trips	440 ADT.
Typ Lot Size	60'x100' (5,000 s.f.)
Min Living Area	1,500 s.f.
Setbacks: Front	20'
Rear	20'
Side	5'

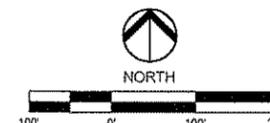


Net Buildable Acreage Calculation	
Gross Site Area	13.51 acres
Required External R/W Deductions	0.00 acres
Public or Private R/W	2.43 acres
Draw Areas for Non-Recreational Uses	0.00 acres
Parking and Paved Areas	0.00 acres
Utilities associated with a Recreational Facility	0.00 acres
Residential Lots (if placed)	7.40 acres
Residential Building Footprints (if sited)	0.00 acres
Open Space	0.00 acres
Retention (if not amortized per LDC)	0.00 acres
Utility Tracts/Facilities	0.00 acres
Unland Common Areas Less Than 10' in Width (unless developed with pedestrian, bicycle or horse trail)	0.00 acres
Required Buffer Areas	0.22 acres
Transmission Line Easements	0.00 acres
Foot Curb/Retaining walls, etc.	0.00 acres
Required "Usable" Open Space	3.38 acres
Provided "Usable" Open Space	3.38 acres

Open Space Calculation	
Gross Site Area	13.51 acres
Required External R/W Deductions	0.00 acres
Public or Private R/W	2.43 acres
Draw Areas for Non-Recreational Uses	0.00 acres
Parking and Paved Areas	0.00 acres
Utilities associated with a Recreational Facility	0.00 acres
Residential Lots (if placed)	7.40 acres
Residential Building Footprints (if sited)	0.00 acres
Open Space	0.00 acres
Retention (if not amortized per LDC)	0.00 acres
Utility Tracts/Facilities	0.00 acres
Unland Common Areas Less Than 10' in Width (unless developed with pedestrian, bicycle or horse trail)	0.00 acres
Required Buffer Areas	0.22 acres
Transmission Line Easements	0.00 acres
Foot Curb/Retaining walls, etc.	0.00 acres
Required "Usable" Open Space	3.38 acres
Provided "Usable" Open Space	3.38 acres

**Soils Legend**

- (25) Pineda fine sand
- (29) St. Johns and EauGallie fine sands



**Notes:**

1. The site will be developed in one phases.
2. All common areas will be owned and maintained by a homeowner's association.
3. Roadways will be dedicated to the public. The developer reserves the rights to gate this project and make the roads private provided the roadways will be designed to county standards.
4. Water and sewer service will be provided by the city of Sanford. A conceptual master utility plan will be submitted with the Final Master plan.
5. Buffers will be provided consistent with the active passive buffer requirements.
6. The 100 year flood plain does not encumber the property.
7. Topography shown on the plan is based upon USGS maps.
8. Soil delineations shown on the plan are based upon the SCS maps.
9. This Property may be included into the Cameron Heights P.D subject to approval by the Board of County Commissioners.

**Developer/Applicant**  
 American Land Development  
 3911 Orange Lake Drive  
 Orlando, FL 32814  
 (407) 810 6318  
 Contact: Mr. Robert Zlatkiss

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

**Planner**  
 Daly Design Group, Inc  
 604 Courtland St. Ste. 202  
 Orlando, FL 32804  
 (407) 740-7373  
 Contact: Mr. Thomas Daly

daly design group inc.  
 Land Planning, Landscape Architecture, Project Management, Development Consulting  
 604 Courtland St., Ste. 202 Orlando, FL 32804 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION
1	12/20/05	revised title heading

Preliminary Master Plan  
 Cameron Heights PD Addition  
 Seminole County, Florida



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

DEC 20 2005

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On May 23, 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

**FINDINGS OF FACT**

**Property Owner:** G.H. and FAT M.H. Mawji Hussein

**Project Name:** CAMERON HEIGHTS ADDITION – 2006

**Requested Development Approval:** Large Scale Land Use Amendment from Suburban Estates (SE), to Planned Development (PD); and rezone from Agriculture (A-1), to Planned Unit Development (PUD).

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

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

Prepared by: TONY WALTER  
1101 East First Street  
Sanford, Florida 32771

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

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

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

Standard Conditions

- a. All development shall comply with the Development Plan attached as Exhibit B
- b. Maximum building height shall be 35 feet.
- c. Permitted uses shall be single family homes, home occupations, and home offices.
- d. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- e. All landscape buffers and common areas shall be maintained by a homeowners association.

Project Specific Conditions

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

<i>Residential Units</i>	
Front	20' from RW
Side	5'
side street	20'
Rear	20'

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

<i>Pools and Screen Enclosures</i>		
	Screen Enclosure	Pool
Front	20'	22'
Side	5'	7'
side street	20	22'
Rear	5'	7'

- c. Where adjacent to properties in M-1 zoning or the Industrial future land use designation, single family development shall be separated from such properties by an active buffer per the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- d. Lots shall be no less than 50 feet in width and 5,000 square feet in size. Corner lots shall be at least 5,750 square feet in size.
- e. Minimum house size shall be 1,500 sq.ft. of living space.
- f. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- g. Adjacent to the industrial zoned property to the east, the developer shall provide a 6-foot masonry wall and a 15-foot buffer containing 4 canopy trees and 8 understory trees per 100 linear feet.
- h. Subdivision plats establishing residential lots within the limits of the subject property shall include a note (font size twelve point or larger) stating the following:

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

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

**NOTICE OF AIRPORT NOISE**

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

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

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

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

property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

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

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

**Done and Ordered on the date first written above.**

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





EXHIBIT A

LEG SEC 33 TWP 19S RGE 31E W 954 FT OF S ½ OF SW ¼ (LESS W 25 FT AND S 25 FT FOR ROADS)

**Legal Description**

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

# Cameron Heights PD Addition

## Planned Unit Development

### Preliminary Master Plan

Seminole County, Florida

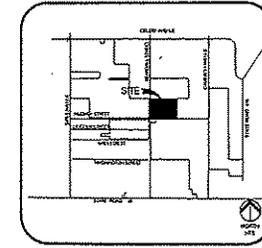
October, 2005

Prepared for:

American Land Development

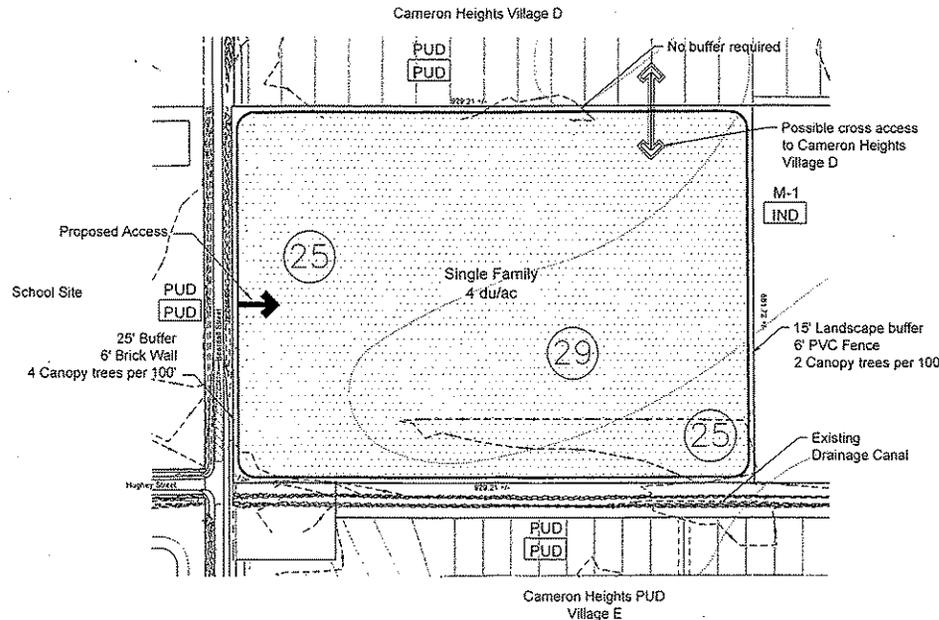
3911 Orange Lake Drive

Orlando, FL 32817



Location Map

Size Data		
Site Area	13.81 Ac.	
Public Right of Way	2.43 Ac.	
Net Developable Area	11.38 Ac.	
Tract Area	68 Acres	
Proposed Density	4.00 du/ac	
Current Zoning	A-1	
Current Land Use	Suburban Estates	
Proposed Zoning	PUD	
Proposed Land Use	Single Family	
Proposed Coverage	3.24 Ac. (23%)	
Proposed Coverage	3.28 Ac.	
Net Building F.C.	31.23% Density	
Projected vehicle-water use (250 pop.)	15,500 gpd	
Projected secondary sewer use (250 pop.)	13,250 gpd	
Projected dry	480 ACF	
Typ Lot Size	50'x100' (0.200 ± a)	
Min. Lot Area	3,000 sq ft	
setbacks:	Front	25'
	Side	5'
	Rear	5'
	0' min.	

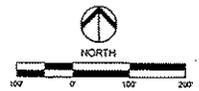


Soil	Area (sq ft)	Area (sq ft)
Soil 25	1,000	1,000
Soil 29	1,000	1,000
Soil 30	1,000	1,000
Soil 31	1,000	1,000
Soil 32	1,000	1,000
Soil 33	1,000	1,000
Soil 34	1,000	1,000
Soil 35	1,000	1,000
Soil 36	1,000	1,000
Soil 37	1,000	1,000
Soil 38	1,000	1,000
Soil 39	1,000	1,000
Soil 40	1,000	1,000
Soil 41	1,000	1,000
Soil 42	1,000	1,000
Soil 43	1,000	1,000
Soil 44	1,000	1,000
Soil 45	1,000	1,000
Soil 46	1,000	1,000
Soil 47	1,000	1,000
Soil 48	1,000	1,000
Soil 49	1,000	1,000
Soil 50	1,000	1,000

- Soils Legend**
- (25) Pineda fine sand
  - (29) St. Johns and EauGallie fine sands

- Notes:**
- The site will be developed in one phase.
  - All common areas will be owned and maintained by a homeowners' association.
  - Roadways will be dedicated to the public. The developer reserves the right to gate this project and make the roads private, provided the roadways will be designed to county standards.
  - Water and sewer service will be provided by the city of Sanford. A conceptual master utility plan will be submitted with the Final Master Plan.
  - Buffers will be provided consistent with the active passive buffer requirements.
  - The 100 year flood plain does not encumber the property.
  - Topography shown on the plan is based upon USGS maps.
  - Soil dimensions shown on the plan are based upon the SCS maps.
  - This Property may be included into the Cameron Heights PUD subject to approval by the Board of County Commissioners.

<p><b>Developer/Applicant</b>                  American Land Development                  3911 Orange Lake Drive                  Orlando, FL 32814                  (407) 810 6316                  Contact: Mr. Robert Zlatitsis</p>	<p><b>Engineer</b>                  Madden Engineering                  431 E. Horatio Ave., Suite 260                  Maitland, FL 32751                  Phone (407) 629-8330                  Contact: Mr. David Glurt</p>	<p><b>Planner</b>                  Daly Design Group, Inc                  604 Courtland St. Ste. 202                  Orlando, FL 32804                  (407) 740-7373                  Contact: Mr. Thomas Daly</p>
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 PWD 101

daly design group inc.  
 Land Planning, Landscape Architecture, Project Management, Development Consulting  
 604 Courtland St., Ste. 202 Orlando, FL 32804 (407) 740-7373 www.dalydesign.com  
 Preliminary Master Plan  
 Cameron Heights PD Addition  
 Seminole County, Florida

EXHIBIT B

AN ORDINANCE AMENDING THE VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A LARGE SCALE DEVELOPMENT AMENDMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** the Board of County Commissioners of Seminole County (hereinafter referred to as the "Board") enacted Ordinance Number 91-13, adopting the 1991 Seminole County Comprehensive Plan, which was subsequently amended in accordance with State law; and

**WHEREAS,** the Board enacted Ordinance Number 2001-21, which renamed the 1991 Seminole County Comprehensive Plan to the "Vision 2020 Seminole County Comprehensive Plan" (hereinafter referred to as the "Plan"); and

**WHEREAS,** the Board 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 Large Scale Plan Amendments; and

**WHEREAS,** the Board 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 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 held public hearings with all required public notice for the purposes 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 hereby finds that the Plan, as amended by this ordinance, is internally consistent with and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, and the State Comprehensive Plan, and the Strategic Regional Plan of the East Central Florida Regional Planning Council; and

**WHEREAS,** the Plan amendment set forth herein has been reviewed by all required State agencies and the Objectives, Recommendations and Comments Report prepared by the Department of Community Affairs has been considered by the Board; and

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

**Section 1. Legislative Findings.** The above recitals are true and correct in form and include legislative findings which are a material part of this Ordinance.

**Section 2. Amendment To The Future Land Use Designation.**

The Future Land Use Map of the Future Land Use Element of the Plan is hereby amended by changing the future land use designation assigned to the property depicted therein and legally described in Exhibit A (attached hereto and incorporated herein by this reference) as noted in the following table:

<b>Ord. Exhibit</b>	<b>Name</b>	<b>Amendment Number</b>	<b>Land Use Change From - To</b>	<b>LPA Hearing Date</b>	<b>BCC Hearing Dates</b>
A	Cameron Heights Addition-2006	Z2005-064	From SE (Suburban Estates) to PD (Planned Development) with a maximum of 44 units and a maximum density of four (4) dwelling units per net buildable acre	1/11/06	2/28/06 5/23/06

**Section 3. Severability.**

(a) The enactment of this Ordinance includes one (1) amendment to the Future Land Use Map.

(b) 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 4. Exclusion From County Code/Codification.**

(a) It is the intent of this Board 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 or as a volume of the Land Development Code of Seminole County in accordance with prior directions given to the 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 State law.

(b) This Ordinance shall take effect upon filing a copy of this Ordinance with the Florida 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 twenty-one (21) days after the Florida Department of Community Affairs' publication of a notice of intent to find the Plan amendment in compliance if no affected party challenges the

Plan amendment, or, if an affected party challenges the Plan amendment, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendment are in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders or development permits, if dependent upon 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 adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

**ENACTED** this 23rd day of May 2006.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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

## **Exhibit A**

LEG SEC 33 TWP 19S RGE 31E W 954 FT OF S ½ OF SW ¼ (LESS W 25 FT AND S 25 FT FOR ROADS)

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

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

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Cameron Heights Addition - 2006."

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

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

**SEE ATTACHED EXHIBIT A**

**Section 3. EXCLUSION FROM 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, and this Ordinance shall be effective on the recording date of the Development Order # 05-23000006 in the Official Land Records of Seminole County.

ENACTED this 23rd day of May 2006.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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

**EXHIBIT A  
LEGAL DESCRIPTION**

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