

PLANNING & ZONING COMMISSION RECOMMENDATION:

On May 4, 2005, the Planning & Zoning Commission voted 4-0 to recommend APPROVAL of the request.

ATTACHMENTS: Land Use Amendment Ordinance
 Rezone Ordinance
 P & Z Minutes
 Zoning / FLU Map
 Aerial Map
 Location Map

***Regency Club / Mikler Road
Small Scale Land Use Amendment
Staff Report***

**Low Density Residential (LDR) to
Medium Density Residential (MDR)**

**Amendment
(Z2005-005,
03-05SS.01)**

REQUEST

APPLICANT	Hugh Harling
PLAN AMENDMENT	Low Density Residential (LDR) to Medium Density Residential (MDR)
REZONING	A-1 to R-1BB
APPROXIMATE GROSS ACRES	6.75
LOCATION	East side of Mikler Road, 0.4 miles south of Red Bug Lake Road
BCC DISTRICT	1, Dallari

RECOMMENDATIONS AND ACTIONS

STAFF RECOMMENDATION June 14, 2005	Staff recommends DENIAL of the request for small scale land use amendment and suggests re-submittal as an application for PUD zoning within the existing LDR future land use classification.
PLANNING & ZONING COMMISSION RECOMMENDATION May 4, 2005	On May 4, 2005, the Planning & Zoning Commission voted 4-0 to recommend APPROVAL of the request.

STAFF ANALYSIS

**Low Density Residential (LDR) to Medium
Density Residential (MDR)**

**Amendment
(Z2005-005,
03-05SS.01)**

1. Property Owner: Charles W. Clayton

- 2. **Tax Parcel Number:** 16-21-31-5CA-0000-075C
- 3. **Development Trends:** The subject property lies in a rapidly developing area consisting primarily of single family development in the LDR future land use designation at a maximum of 4 dwelling units per net buildable acre. Neighboring single family lots to the west, located in Kenmure PUD across Mikler Road from the site, are approximately 85 feet in width and 8,500 s.f. in size. Adjacent lots to the south and east, in the Mikler Lake Subdivision PUD, are 50 feet wide and slightly less than 6,000 s.f. in size. To the north lies undeveloped property in LDR.

An existing multi-family development in HDR (High Density Residential) future land use to the northeast has minimal influence on the site because it is accessed from another road and is physically separated from the subject property by an area of wetlands and the Bear Gully Canal. Aside from that parcel, all other neighboring properties are designated, and most are developed, as LDR (Low Density Residential).

SITE DESCRIPTION

1. **EXISTING AND PERMITTED USES:** The future land use designation of LDR, currently assigned to the subject property, permits single family residential, as well as supporting uses, at a maximum density of 4 units per net buildable acre.

			(North)					
			LDR vacant <i>A-1</i>	LDR Vacant <i>A-1</i>	HDR MF residential <i>R-4</i>			
(West)	LDR SF residential <i>PUD</i>	LDR SF residential <i>A-1</i>	LDR SF residential <i>A-1</i>	LDR SF residential <i>PUD</i>	LDR SF residential <i>PUD</i>	(East)		
			LDR SF residential <i>PUD</i>	LDR SF residential <i>PUD</i>	LDR SF residential <i>PUD</i>			
			(South)					

** 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).*

Primary access to the subject property is via Mikler Road, a local road connecting to Red Bug Lake Road, 0.4 miles to the north. Red Bug Lake Road is a 6-lane road classified as a Minor Arterial. Traffic count data from 2004 indicate an operating level of service "C" on this segment of the road. The adopted Level of Service standard is "E".

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:** *Exhibits POT-1 and SAN-1 of the Vision 2020 Plan are the water and sewer service area maps for Seminole County.*

The subject property is within the Seminole County water and sewer service areas. Permitted water capacity for new development is limited by the consumptive use permit in the Southeast Service Area, but at this time capacity is available. Water and sewer service availability will be determined at the time of Concurrency review. This parcel is in the ten year master plan for reclaimed water and will require a separate irrigation system.

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 (Policy PUB 2.1).*

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 (Policy IMP 2.4).

A preliminary review of the availability of public facilities to serve this property indicates that there would be adequate facilities to serve this area, or that such facilities could be made available, and that the proposed Plan amendment would create no adverse impacts to public facilities. However, the applicant has elected to defer concurrency at this time, and final development rights shall be dependent upon the future availability of public facilities at the time of development.

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 no significant wetlands or flood prone areas, and can be developed within the 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 is 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 describes when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

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

The requested R-1BB zoning would permit lots 5,000 s.f. in size and 50 feet in width, with no requirement for common usable open space within the project. Minimum house size is 700 s.f. of living area, a provision of the zoning classification that cannot be further restricted except by voluntary commitment from the developer. Although R-1BB would be compatible with adjoining development on properties to the south, west, and east, the requested land use amendment to MDR may not be appropriate. MDR establishes the potential for future rezoning action permitting higher intensity residential uses such as duplex, multi-family and townhouse developments up to 10 units per acre. In its current form, the application does not provide for requiring design elements, such as increased house sizes, amenities, and buffering which could ensure compatibility with surrounding properties. In the context of PUD zoning, these and any other appropriate criteria could be established and enforced through a Development Order and Preliminary Master Plan.

As proposed, the development would take the form of single family lots, consistent with LDR. The lot size allowable in R-1BB alternatively could be achieved through a PUD request with adequate buffering and setbacks, and a requirement that 25% of the site be set aside for common usable open space. Due to the relatively small size of the subject property, the PUD open space requirement may be difficult to achieve, depending on the total number of lots desired by the applicant. However, no land use amendment would be required as long as the net density of the proposal did not exceed 4 units per acre. In the event the proposal's net density did exceed 4 units per acre, a request for a PD future land use classification could be considered in order to fix maximum density at a level consistent with the developer's intention, which apparently is to build homes at significantly less than 10 units per net buildable acre.

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)*

Under current designations, most surrounding properties are in the LDR future land use classification. Therefore, the requested MDR designation does not represent an effective transition between higher and lower intensities of development.

Other applicable plan policies include:

*FLU 2.1 Subdivision Standards.
FLU 5.5: Water and Sewer Service Expansion
MDR 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, or any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order. The applicant has elected to defer concurrency review and the site will have to demonstrate concurrency compliance at the time of final engineering.

INTERLOCAL NOTIFICATION

Interlocal notice for this item is not required per the Interlocal Planning Coordination Agreement of 1997, since the proposed project does not impact any other jurisdiction.

STAFF FINDINGS:

The requested MDR future land use designation is not appropriate as a transitional use on the subject property, and if approved would introduce a potential for 10 dwelling units per net buildable acre into an area currently limited to a net density of 4 units per acre or less. Staff has determined that the applicant's development concept could be substantially accommodated in a PUD (Planned Unit Development) zoning district within the LDR future land use designation existing on the property.

STAFF RECOMMENDATION:

Staff recommends DENIAL of the requested small scale land use amendment, and suggests re-submittal of the application as a request for PUD zoning.

PLANNING & ZONING COMMISSION RECOMMENDATION:

On May 4, 2005, the Planning & Zoning Commission voted 4-0 to recommend APPROVAL of the request.

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 LOW DENSITY RESIDENTIAL TO MEDIUM 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 May 4, 2005, 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 June 14, 2005, 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 "Regency Club / Mikler Road 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:

LEG E 1/2 OF LOT 75 N OF CANAL SLAVIA COLONY COS SUBD PB 2 PG 71

<p><u>Amendment Number</u> 03-05SS.01</p>	<p><u>Amendment</u> Amendment from Low Density Residential to Medium Density Residential</p>
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(b) The associated rezoning request was completed by means of Ordinance Number 2005-____.

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

ENACTED this 14th day of June, 2005.

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley,
Chairman

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 A-1 (AGRICULTURE DISTRICT) TO R-1BB (SINGLE FAMILY DWELLING DISTRICT); PROVIDING FOR LEGISLATIVE FINDINGS; 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 document titled "Regency Club / Mikler Road 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 A-1 (Agriculture) to R-1BB (Single Family Dwelling District) in accordance with the contents of the document titled "Regency Club / Mikler Road Staff Report":

LEG E 1/2 OF LOT 75 N OF CANAL SLAVIA COLONY COS SUBD PB 2 PG 71

Section 3. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the 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 be effective upon filing 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. Any development orders, development permits, or land use dependent on an amendment shall take effect on the same date that the amendment becomes 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 Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 14th day of June, 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

**MINUTES FOR THE
SEMINOLE COUNTY LAND PLANNING AGENCY/
PLANNING & ZONING COMMISSION
May 5, 2005
7:00 P.M.**

Members present: Matt Brown, Ben Tucker, Beth Hattaway, and Chris Dorworth.

Members absent: Dudley Bates, Walt Eismann, and Richard Harris

Also present: Tina Deater, Senior Planner; Jeffrey Hopper, Senior Planner; Tom Radzai, Senior Engineer; Ann Colby, Assistant County Attorney; Tony Walter, Assistant Planning Manager; Earnest McDonald, Principal Coordinator; Matt West, Planning Manager; Dan Matthys, Director of Planning and Development; and Candace Lindlaw-Hudson, Senior Staff Assistant.

PUBLIC HEARING ITEMS:

B. Regency Club; Hugh Harling, Jr., applicant; approximately 6.75 acres; Rezone from A-1 (Agriculture District) to R-1BB (Single family dwelling district) and Small Scale Land Use Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential); located on east side of Mikler Road, 0.4 mile south of Red Bug Lake Road. (Z2005-005 / 03-05SS.01)

Commissioner Dallari – District 1

Jeffrey Hopper, Senior Planner

Jeffrey Hopper introduced the request for R-1BB zoning and a small scale land use amendment on the subject property. The proposal would have 50 foot lots of 5,000 square feet. Although MDR permits R-1BB zoning for single family use, this future land use category also creates a potential for other types of residential uses, such as apartments and townhomes, at a maximum density of 10 units per net buildable acre. Development of this type would be of a higher intensity than single family development in adjoining LDR areas to the east and west, which are limited to a maximum of 4 units per net buildable acre. A vacant parcel to the north is also in the LDR land use area.

The applicant has expressed a willingness to limit the development to 4 units per acre, but under the Land Development Code, R-1BB does not provide a mechanism to place this condition on approval, except as a voluntary commitment. A PUD (Planned Unit Development) would not require the execution of a small scale land use amendment. PUD zoning provides a possible alternative which could allow the desired lot sizes while holding the overall density of the project to 4 units per acre. This would be accomplished through a Preliminary Master Plan and Development Order.

Staff recommends denial of the request as submitted, and suggests re-submittal of the application as a request for PUD zoning within the LDR land use. A PUD proposal meeting the LDR density requirement would not need a future land use amendment.

Commissioner Tucker asked for clarification of the objection to the MDR (Medium Density Residential) land use change.

Mr. Hopper explained that the applicant is saying that the land will be developed at 4 units per acre; however, there is no requirement for this density in the Land Development Code with R-1BB zoning.

Hugh Harling stated that he disagreed with staff. He has 18 lots, with 3.18 units per acre. The lots will be 50 by 120. He recommends that the next Comprehensive Plan should allow the R-1BB zoning in the LDR (Low Density Residential) future land use designation districts.

Mr. Harling stated that the Development Review Committee recommended PUD zoning. In a PUD, there is a 25% open space requirement. That will decrease lot size.

Commissioner Brown pointed out that there was nothing to stop Mr. Harling from changing the zoning with the granting of the MDR future land use.

Mr. Harling stated that he is trying to create the highest value here.

Commissioner Tucker asked if the ownership of the Bear Gully Canal had been resolved.

Mr. Harling stated that it is an easement, not a right of way. The canal was part of the Slavia Drainage District, which was dissolved over 10 years ago. The County has prescriptive rights to the drainage easements of that company.

Commissioner Tucker asked if a lot compatibility analysis had been done of the area.

Mr. Harling said that there were 1 acre lots on the south side.

Mr. Hopper said that the Mikler Lakes subdivision had 4 units per acre.

Mr. Harling stated that the lots facing the one acre lot subdivision would be wider.

No one spoke from the floor on the application.

The public hearing was now closed.

Commissioner Brown stated that this is a quandary.

Commissioner Tucker asked what might be a better transition.

Commissioner Dorworth stated that a PUD brings smaller lots. He always asks "What is the best thing to do for the community in this case?" He would like to tie the approval to the PSP attached.

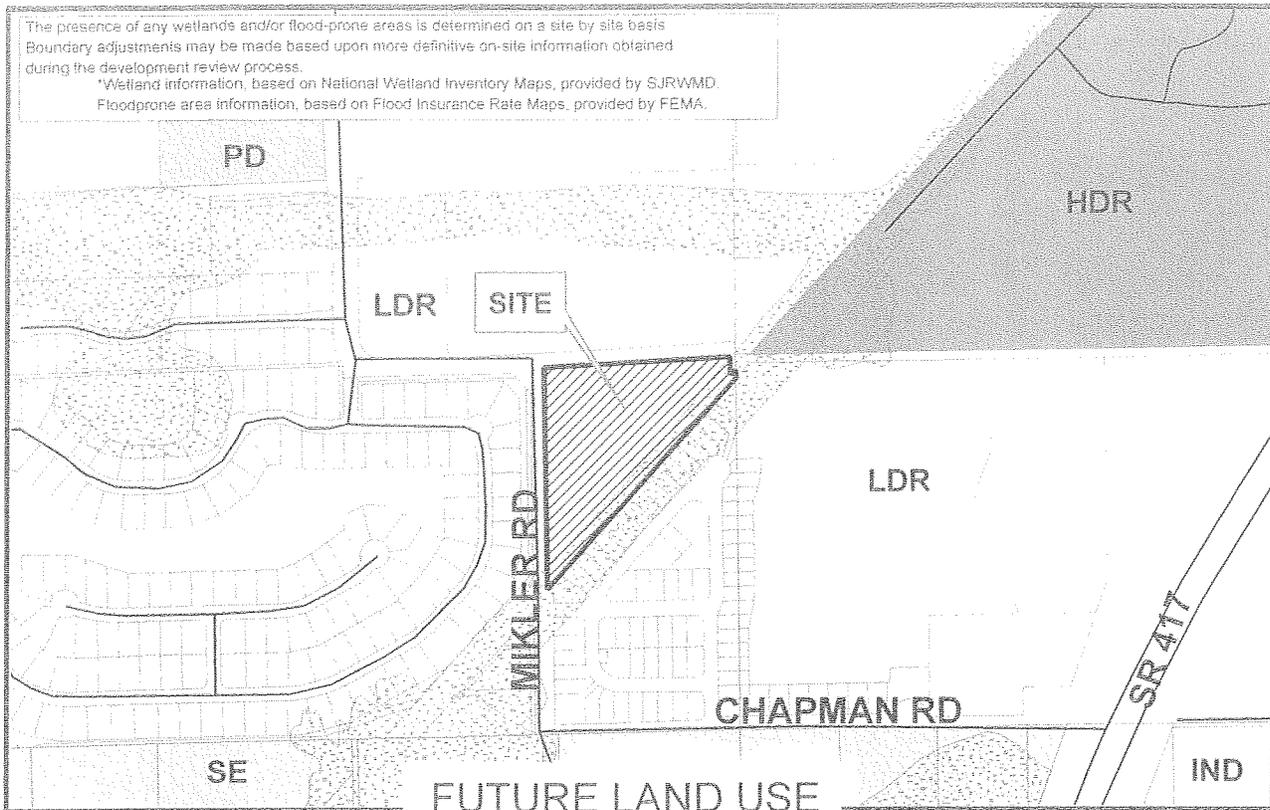
Mr. Harling stated that the plan will be used as a PSP (Preliminary Subdivision Plan).

Commissioner Dorworth made a motion to recommend approval of the request with the PSP attached.

Commissioner Hattaway seconded the motion.

The motion passed 4 – 0.

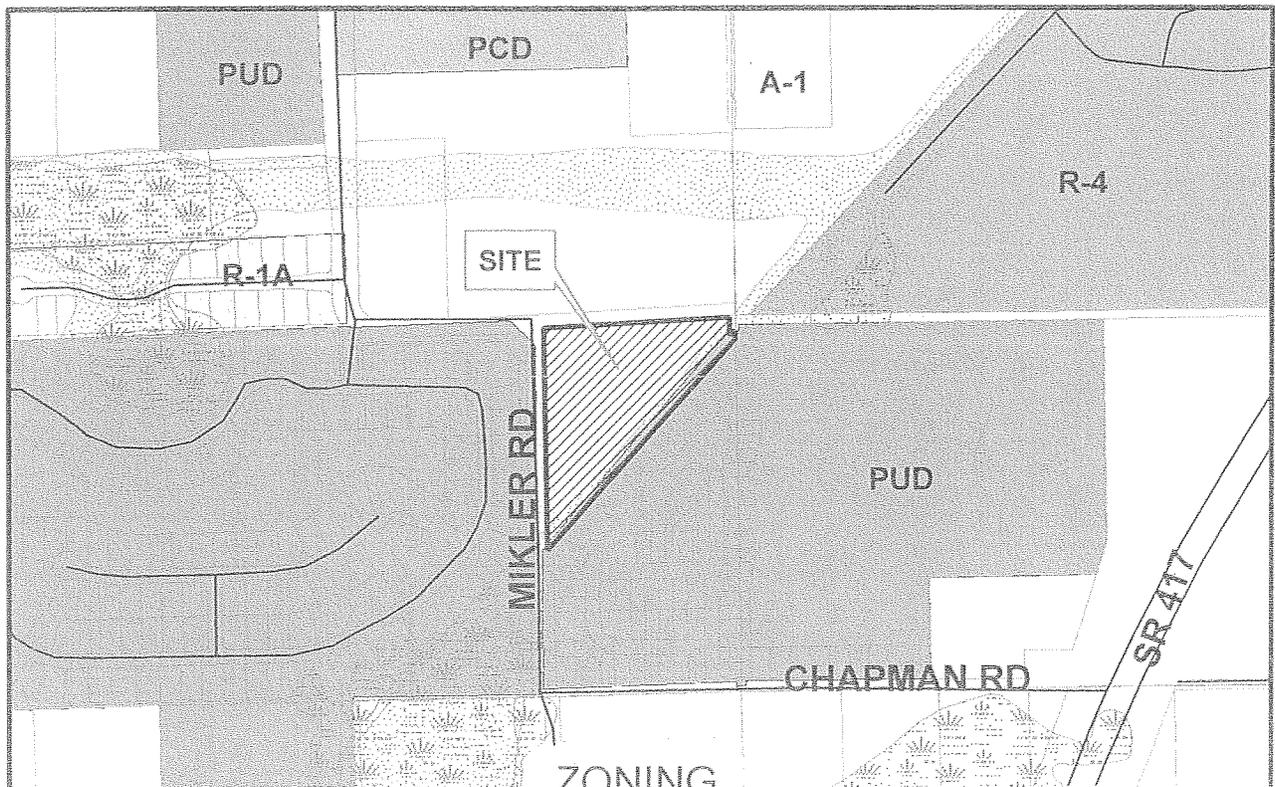
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis
 Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD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



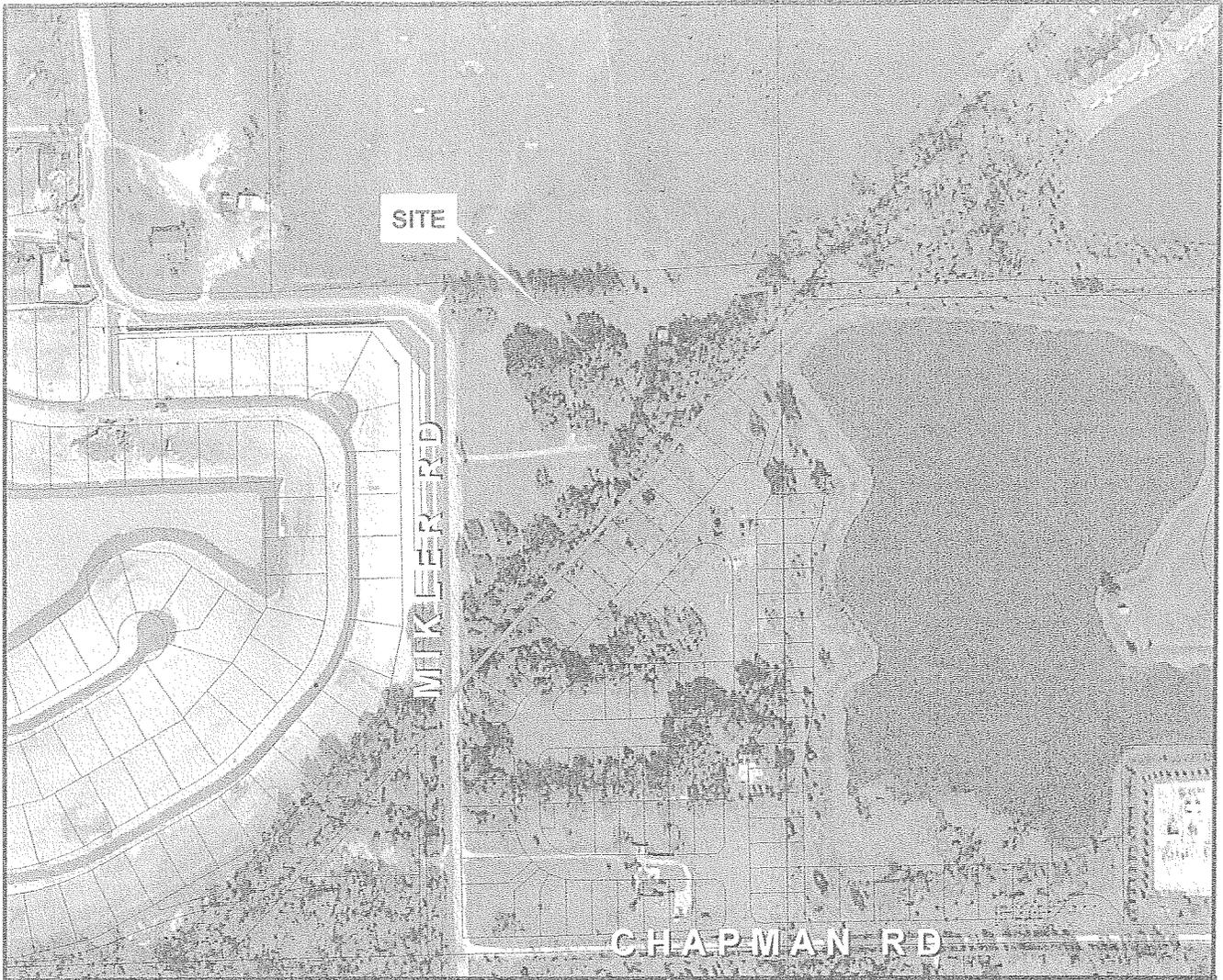
Site
 LDR
 HDR
 SE
 PD
 IND
 CONS

Applicant: Hugh Harling, Jr.
 Physical STR: 16-21-31-5CA-0000-75C
 Gross Acres: 5.96 +/- BCC District: 1
 Existing Use: Single Family
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	03-05SS.01	LDR	MDR
Zoning	Z2005-005	A-1	R-1BB



A-1
 R-1A
 R-4
 PUD
 PCD
 FP-1
 W-1



Amendment No: 03-05SS.01
 From: LDR To: MDR
 Rezone No: Z2005-005
 From: A-1 To: R-1BB

-  Parcel
-  Subject Property



January 2004 Color Aerials

