

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

CONTINUED FROM MAY 11, 2004

SUBJECT: ORANGE MALL Rezone from C-2 (Commercial) to PCD (Planned Commercial Development). (Orange Mall Partners LLC, applicant)

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Tony Walter **EXT.** 7375

Agenda Date 8/10/04 **Regular** **Consent** **Work Session**

Briefing **Public Hearing – 1:30** **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

1. DENY the proposed rezoning from C-2 (Commercial) to PCD (Planned Commercial Development District) on approximately 12.9 acres located in the Fern Park Shopping Center abutting US 17-92 south of Fernwood Boulevard.
2. CONTINUE indefinitely the proposed rezoning from C-2 (Commercial) to PCD (Planned Commercial Development District) on approximately 12.9 acres located in the Fern Park Shopping Center abutting US 17-92 south of Fernwood Boulevard.

District 4 – Henley

Tony Walter, Assistant Planning Manager

BACKGROUND:

At the December 9, 2003 Board of County Commissioners meeting, the applicant agreed to continue this request until April 13, 2004 in order for the Fern Park Development Framework Study to be completed. Subsequently the applicant requested the item be continued to May 11, 2004 and then to the August 10, 2004 Board of County Commissioners meeting.

An April 14, 2004 letter from Eric B. Marks, Akerman Senterfitt representing Robert L. Hart, the fee simple owner of the property stated that Mr. Hart does not consent to the rezoning of the property. At that time staff requested that the applicant provide authorization from the property owner to continue with this request.

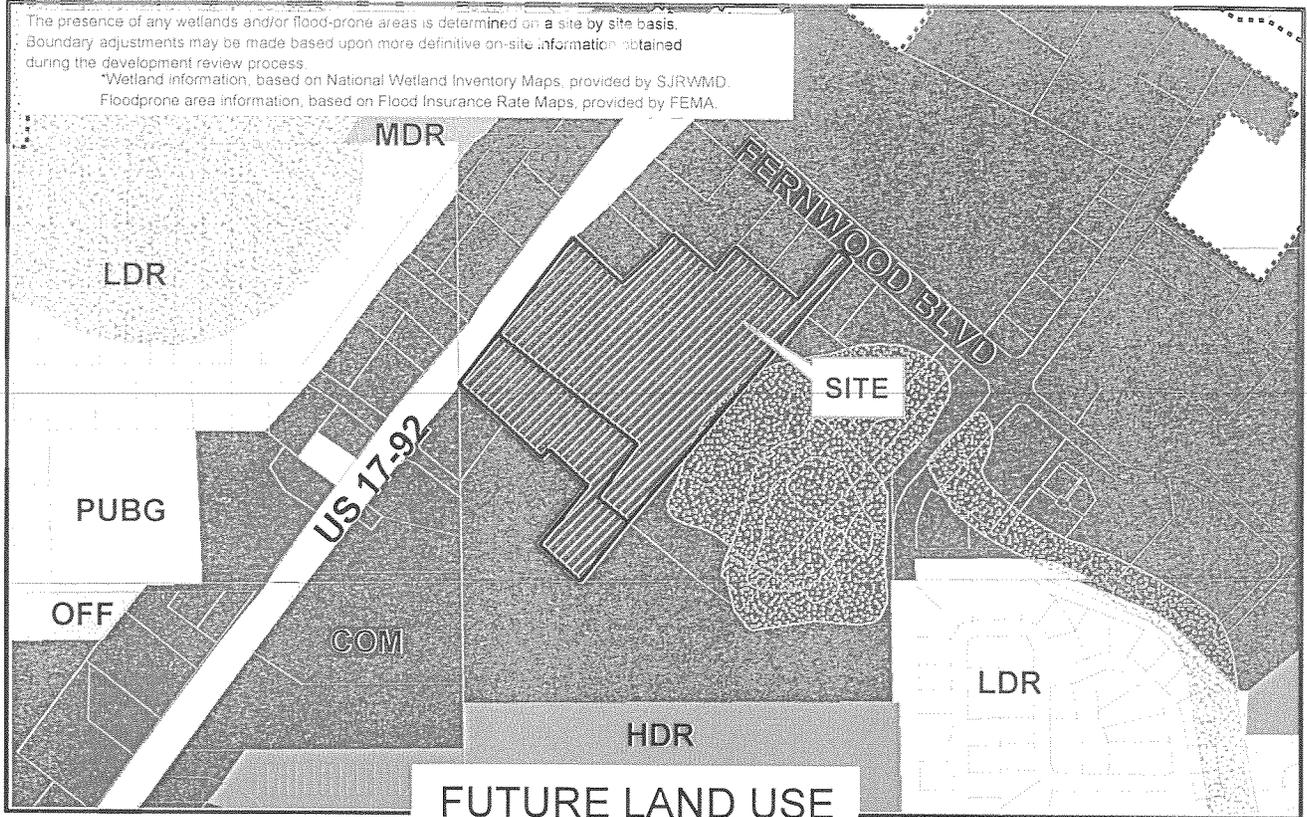
On July 13, 2004 Mr. John Howell, Holland & Knight representing the RD Management Corporation, the applicant, requested that the rezoning request be continued for three (3) months.

Reviewed by:	<u>REC</u>
Co Atty:	<u>REC</u>
DFS:	<u> </u>
Other:	<u>MW</u>
DCM:	<u> </u>
CM:	<u> </u>
File No.	<u>ph700pdp01</u>

RECOMMENDATION:

Staff recommends denial of the proposed rezoning from C-2 (Commercial) to PCD (Planned Commercial Development District) on approximately 12.9 acres located in the Fern Park Shopping Center abutting US 17-92 south of Fernwood Boulevard.

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.

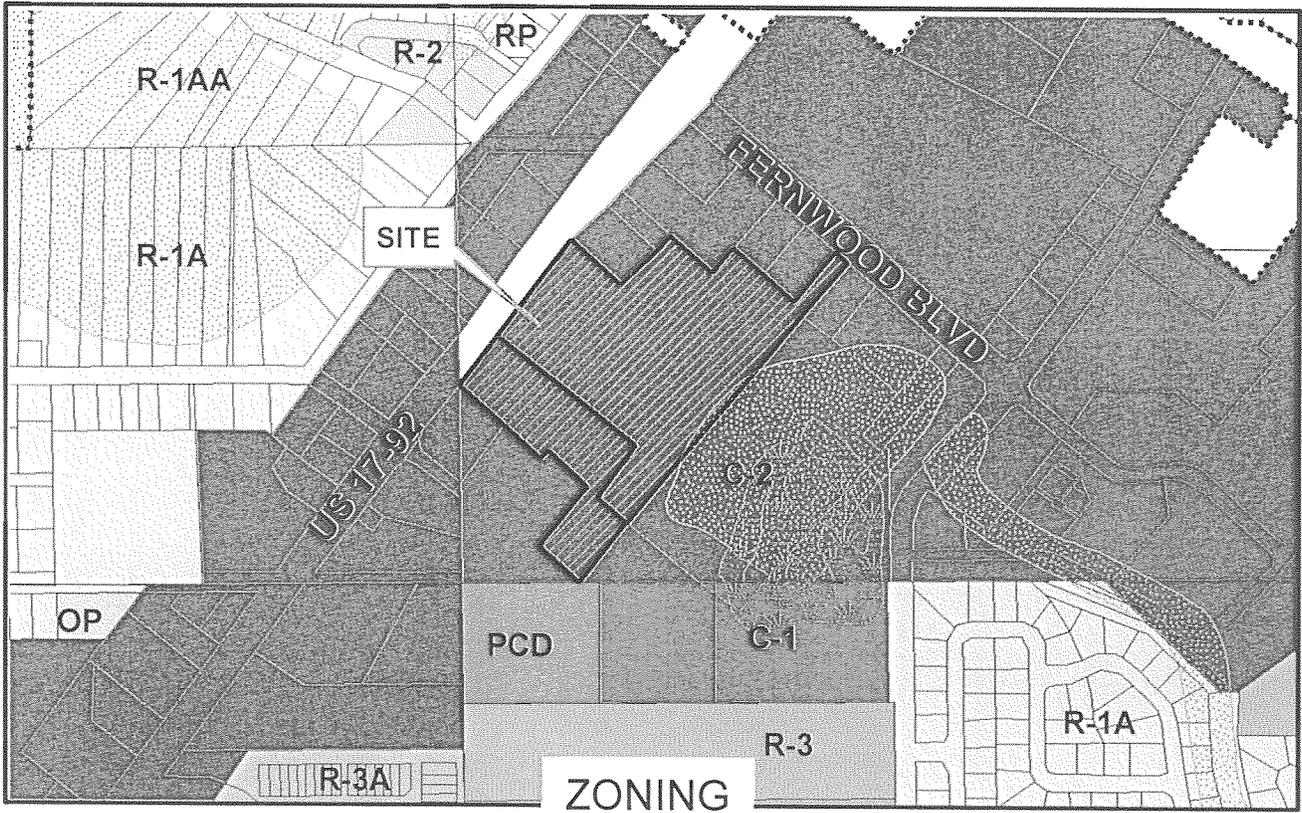


FUTURE LAND USE

Site
 Municipality
 LDR
 MDR
 HDR
 OFF
 COM
 PUBG
 CONS

Applicant: Orange Mall Partners LLC
 Physical STR: 17-21-30-510-0000-004G & 300-0220-0000
 Gross Acres: 12.86 BCC District: 4
 Existing Use: Retail/Vacant
 Special Notes: None

	Amend/Rezoned#	From	To
FLU	--	--	--
Zoning	Z2003-040	C-2	PCD



ZONING

A-1
 R-1AA
 R-1A
 R-2
 R-3A
 R-3
 RP
 OP
 C-1
 C-2
 PCD
 W-1
 FP-1



Rezone No: Z2003-040
From: C-2 To: PCD

-  Parcel
-  Subject Property



February 1999 Color Aerials