

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: SANFORD JOINT PLANNING AGREEMENT

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Matt West **EXT.** 7353

Agenda Date <u>09/09/03</u>	Regular <input type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input checked="" type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>		

MOTION/RECOMMENDATION:

This is a briefing item. Staff is seeking direction regarding the contents of the proposed Joint Planning Agreement with the City of Sanford.

Districts 2 and 5, Morris and McLain

BACKGROUND:

In 1991, the City of Sanford and Seminole County adopted a Joint Planning Agreement (JPA) to address future annexations, coordination of land development regulations, conflict resolution and land use issues. The attached, draft JPA is an update of the 1991 agreement, incorporating new land use categories for both the City and County, and specifically addressing ten geographic areas including the Celery Avenue area. The JPA ensures that City/County land use amendments and rezonings are consistent with agreed upon principles (see Exhibits "A", "B" and "C"), and further states that the County will not oppose City annexations and land use decisions that are consistent with the JPA, and that the City will not oppose land use decisions made by the County that are consistent with the JPA.

Highlights of the agreement include the following:

1. The County and the City will not oppose residential development along the Celery Avenue corridor provided it is limited to no more than 3 dwelling units per net buildable acre as defined by Seminole County. Also, the JPA recommends the City and County develop jointly an overlay zoning district for the Celery Avenue area. The area of Celery Avenue closest to SR 415 may be allowed to develop as mixed use with a maximum density of 6 dwelling units per acre.

Reviewed by:	<u>RJC</u>
Co Atty:	<u>RJC</u>
DFS:	<u> </u>
Other:	<u> </u>
DCM:	<u> </u>
CM:	<u> </u>
File No.	<u>rpd01</u>

2. The City of Sanford has agreed to take over maintenance of Celery Avenue by the end of 2013. The details of the transfer will be provided in a separate interlocal agreement. This issue is reflected in the attached Memorandum of Understanding.
3. Density south of Pineway near Lake Jesup will be limited to low density (LDR)/Suburban Estates as it currently exists. In other words, except for the properties already designated LDR, all other properties must develop at a density not to exceed one dwelling unit per acre.
4. Language regarding annexation criteria is being referenced in the agreement. The emphasis is being placed on orderly annexation that does not create enclaves or violate the state's criteria for annexation.

STAFF RECOMMENDATION:

Staff is seeking direction at this time from the BCC regarding the contents of the draft JPA.

Districts: 2 and 5

Attachments: Joint Planning Agreement

Minutes for Celery Avenue Community Meeting – August 19, 2003

**SEMINOLE COUNTY/CITY OF SANFORD
JOINT PLANNING INTERLOCAL AGREEMENT**

THIS INTERLOCAL AGREEMENT is made and entered into this ____ day of _____, 2003, by and between SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "COUNTY", and the CITY OF SANFORD, a Florida municipal corporation whose address is Post Office Box 1788, Sanford, Florida 32772-1788, hereinafter referred to as the "CITY".

W I T N E S S E T H:

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

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

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

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

WHEREAS, the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act (Part 11, Chapter 163, Florida Statutes) and the Rules of the Florida Department of Community Affairs (in particular Rule 9J-5. 015, Florida Administrative Code) provide for intergovernmental coordination in the comprehensive planning process; and

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

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

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

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

SECTION 2. PURPOSE, INTENT AND JOINT PLANNING AREA. The purpose of this Agreement is to adopt standards and procedures to insure that coordinated and cooperative comprehensive planning activities are taken to guide urban expansion in the CITY and the COUNTY. The purpose of the following provisions is to provide the guidance as to how property will be developed in the Joint Planning Area, ensure that CITY and COUNTY land use plans will be implemented, and to provide formal conflict resolution procedures to amicably resolve disputes.

The policies and procedures set forth herein shall apply only in the Joint Planning Area. For the purposes of this Agreement, the "Joint Planning Area" means the area reflected in Exhibit "A" to this Agreement which is incorporated as if fully set forth herein.

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

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

(b) *Future Land Use Equivalency.* The "Future Land Use Equivalency Chart", labeled Exhibit "B" and incorporated herein,

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

(c) *Recommendations For Future Comprehensive Plan Amendments.* The purpose of developing jointly acceptable long range land use recommendations is to provide consistent guiding principals from which land use plan amendments can be reviewed. The "Recommendation For Future Comprehensive Plan Amendments" labeled Exhibit "C" and incorporated herein by reference, sets forth future land use designations that may be assigned to the described property. These proposed land use designations have not yet undergone extensive public review and may require

services and facilities beyond those allotted in the COUNTY's or CITY's respective Comprehensive Plans' Capital Improvement Elements.

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

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

SECTION 4. ANNEXATION AND LAND USE JURISDICTION.

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

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

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

the creation of smaller enclaves caused by CITY annexation of certain properties within these larger enclaves, so long as the annexation otherwise complies with State law. The parties further agree that neither the COUNTY nor the CITY will permit development at any density greater than one dwelling unit per acre in an area identified as number "5" in Exhibit "C".

SECTION 5. DEVELOPMENT ALONG CELERY AVENUE. Property located adjacent to Celery Avenue shall be developed at a density of no more than three dwelling units per net buildable acre. Central water and sewer lines shall be installed prior to any new development along Celery Avenue. Prior to December 31, 2004, the CITY and COUNTY shall enter into an interlocal agreement, in accordance with Florida Statutes, for the purpose of transferring maintenance responsibility for Celery Avenue from the COUNTY to the CITY.

SECTION 6. COORDINATION OF MISCELLANEOUS LAND DEVELOPMENT REGULATIONS

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

(b) *Land Development Code Updates.* Each jurisdiction shall provide the other jurisdiction with a timely opportunity to review and provide formal comments relating to all land

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

(c) *Review of Development Proposals for Transportation Impacts.* Each jurisdiction shall provide the other jurisdiction with a timely opportunity to review and comment upon planned development project rezonings, proposed subdivisions and site plans located adjacent to the other's jurisdiction by providing all related documentation to the other jurisdiction at least two (2) weeks before any official action is taken on the matter.

SECTION 7. CONFLICT RESOLUTION.

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

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

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

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

SECTION 8. TERM. This Agreement supercedes and supplants any prior existing Agreements between the CITY and COUNTY regarding land development practices. This Agreement shall be in effect for a seven (7) year period beginning the date which it is fully executed by both parties. This Agreement shall be automatically renewed for a subsequent five (5) year period unless one (1) of the parties thereto gives the other ninety (90) days advance notice, in writing, of intention to not renew the Agreement.

SECTION 9. NOTICE. Contact persons for this Agreement shall be the City Manager and the County Manager. Notices shall be sent to the following addresses:

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

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

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

ATTEST: CITY OF SANFORD

JANET R. DOUGHERTY, Clerk
City of Sanford, Florida

By: _____
BRADY LESSARD, Mayor

Date: _____

ATTEST: BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
DARYL G. MCLAIN, Chairman

Date: _____

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

As authorized for execution by
the Board of County Commis-
sioners at their regular
Meeting of _____, 20__.

County Attorney
KC/gn
4/29/03 5/12/03 9/3/03
P:\Users\CAKC01\MYDOCS\Agreements\Revised SanfordJPA.doc

Insert

Exhibit A

EXHIBIT "B" - FUTURE LAND USE EQUIVALENCY CHART

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

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

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

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
1	Celery Avenue Residential	Suburban Estates	<p>Density shall be as established in the Seminole County Comprehensive Plan, Vision 2020 and in no event shall such density be more than three (3) dwelling units per net buildable acre. Any proposed development within the Midway Basin that exceeds one (1) dwelling unit/net buildable acre will connect to sewer and water services.</p> <p>Development on the north and south sides of Celery Avenue shall be subject to the Celery Avenue Overlay standards adopted by both the City and County at a later date. These standards will include provisions for dedication of right-of-way and construction of a twelve (12) foot wide bicycle path along the north side of Celery Avenue and a sidewalk on the south side.</p>
2	Celery Avenue/SR 415 Mixed Used	Industrial/Suburban Estates/Conservation	<p>Mixed Development (multifamily, commercial, light industrial) for those parcels located south of Celery Avenue, between 1373 feet west of Cameron Avenue and SR 415. All development will be required to connect to central water and sewer services. Density shall be as established in the Seminole County Comprehensive Plan, Vision 2020 and in no event shall such density be more than six (6) dwelling units per net buildable acre.</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
3	Intersection of SR 46/CR 415	Commercial/Industrial/ Suburban Estates	<p>Provide for a commercial node to serve the eastern portion of the City.</p> <p>Any proposed development within the Midway Basin that exceeds one dwelling unit/net buildable acre will be required to connect to water and sewer services.</p>
4	South & East Side of Airport	Suburban Estates/Conservation/ HIP - Airport	<p>Establish Ohio Avenue as the line separating low density residential uses to the west and airport-related uses to the east. Lands designated as industrial west of Ohio Avenue shall maintain that designation.</p> <p>These recommendations are based on the Part 150 Noise Exposure Maps and Compatibility Plan prepared in 2001 for the Orlando Sanford Airport by Environmental Science Associates (ESA) and supported by figures from the Airport Master Plan prepared by Post, Buckley, Shuh and Jernigan and dated July, 2002. This document identifies noise exposure areas through 2006. In addition, these recommendations are supported by figures from the Airport Master Plan which indicate that from 2000 to 2020, airport passengers will increase by 660% and airport operations by 65%. There will be increased noise exposure from future expansion of Runway 18-36 to the</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>south and Runway 27-R to the east resulting in increased noise levels to the east and south of the airport. Therefore, residential uses should be discouraged and the Airport Industry Commerce (AIC) Designation of the City of Sanford and the High Intensity Planned Development–Airport (HIP-Airport) designation of Seminole County should be extended east of the airport to the edge of the Resource Protection/Conservation designation and south of the airport (east of Ohio Street) to the edge of the Resource Protection/Conservation designation.</p> <p>Residential uses and public educational facilities should be prohibited south and east of the airport's runway system. However, rental multifamily residential units may be constructed provided they are outside the 60 DNL and do not include mobile homes.</p> <p>By the year 2004, the City and County shall amend their respective AIC and HIP-Airport designations of their Comprehensive Plans to establish uses compatible with the airport:</p> <ul style="list-style-type: none"> • Industrial Parks; • Business Parks; • Commercial Developments;

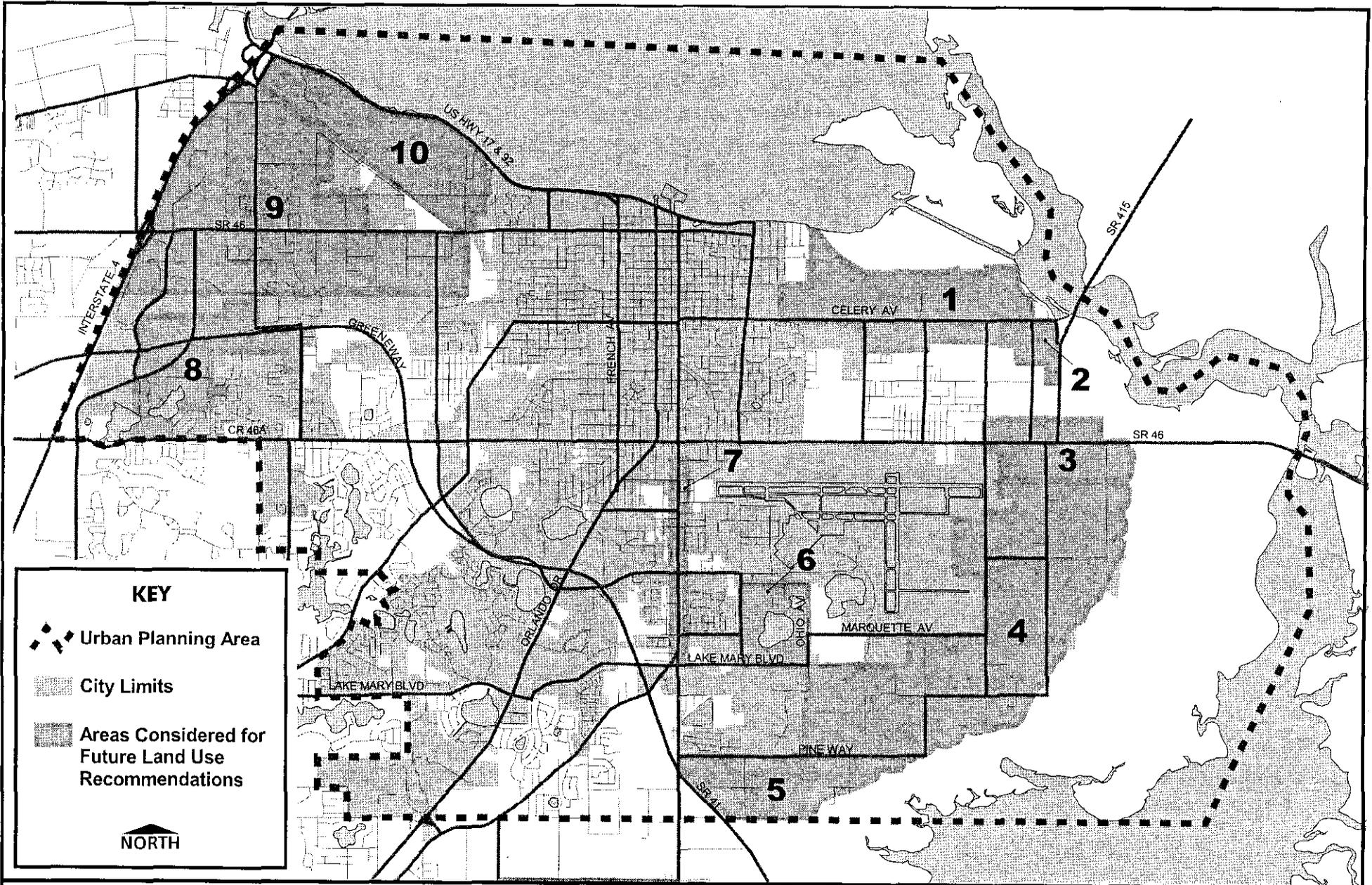
Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<ul style="list-style-type: none"> • Attendant retail; • Service and Hotel Uses; • Medium and high density rental residential Developments. • Agricultural uses <p>Single family residences shall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

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>Seminole County and Sanford will encourage mass transit facilities in the area and jointly work toward the restoration of Lake Jesup.</p> <p>Resource Protection and Conservation lands must be protected from the adverse impacts of intense development through the use of open space requirements, clustering, conservation easements, wetland buffers and transition areas.</p>
5	South of Pineway	Low Density Residential/Suburban Estates	New development will be restricted to Low Density Residential/Suburban Estates.
6	Silver Lake	Low Density Residential/Suburban Estates	<p>Extend this area to include the area bounded by Ohio Street on the east; Mellonville Avenue on the west; Onoro Street on the north and east; Lake Mary Blvd. on the south.</p> <p>The existed "Medium Density Residential" and "Industrial" Future Land Use designations as set forth in the Sanford or Seminole County Comprehensive Plans, as of the date of execution of this Agreement, shall be the total and sole amount of Medium Density residential and Industrial land uses allowed. Heights of multifamily buildings must be compatible with single family units in the area. The County shall amend its Land Development Regulations</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			to ensure that a parcel zoned for single family use is protected from adjacent multifamily developments by a setback of at least fifty (50) feet for one story buildings and at least one hundred (100) feet for buildings of two or more stories. A one story multifamily development shall also install a buffer of twenty-five (25) feet in width and a two or more story multifamily development shall install a buffer of at least fifty (50) feet in width.
7	Sanford Avenue	Medium Density Residential/Commercial	Recommend maintaining Medium Density Residential uses and Neighborhood & Commercial/Office frontage on Sanford Avenue two lots deep on a case-by-case basis. Prohibit commercial in Woodmere on east side of Sanford Avenue.
8	West of Upsala/North of CR 46A	Low Density Residential	Recommend Medium Density Residential (up to 10 du/ac) north of Indian Trace City PUD and on Upsala Road and West of Oregon. Recommend High Density Residential north and west of Twin Lakes along the Rinehart Road extension adjacent to Higher Intensity Planned District area.
9	East of I-4	Higher Intensity Planned Development	The City has amended its Comprehensive Plan to require PD zoning in this area. All lands in this area annexed by the City subsequent to the JPA have received land use designations of Westside Industry Commerce, one of the City's

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>equivalent designation to HIP – TI. City and County Comprehensive Plan policies for this area are very similar, with the City's densities and floor areas being slightly less intense than the County's. The County and the City established gateway corridor standards for SR 46 in order to have compatible and attractive development in the area. This area is developing rapidly, consistent with the both the City and the County's Comprehensive Plan policies and identical corridor standards. The County and City, working together, have been successful in minimizing urban sprawl, providing affordable housing opportunities and targeting industrial and commercial growth in this area. Both the County and the City will continue to ensure that the area is developed consistent with their mutually agreed upon standards and policies.</p>
10	North of the Railroad/ South of US 17-92	Suburban Estates/Low Density Residential/Industrial	<p>The City has established a new land use designation for this area, Waterfront Downtown Business District in order to provide a planning and management framework for promoting the revitalization, development and redevelopment of the Lake Monroe waterfront and the historic downtown area. All parcels between the railroad and US 17-92 from Mellonville Ave. to I-4 will take this designation as they are annexed into the City.</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>The maximum intensity of nonresidential development, other than industrial, measured as a floor area ratio (FAR) is 2.0 for the areas east of French Ave., and .35 for the areas west of French Ave. These FAR's are intended to illustrate the amount of development on both specific parcels and in the district overall. The maximum density for residential development shall be 50 units per acre. The maximum FAR for industrial uses will be .5.</p> <p>The implementation of the Waterfront /Downtown Business Land Use Designation will not require amendments to the zoning map and land development regulations and all underlying zoning requirements and land development restrictions will remain in place, including those that ensure the protection of environmentally sensitive lands, wetlands, floodplains and drainage ways, aquifer recharge areas, aquatic habitats, native vegetation and wildlife habitats.</p> <p>All efforts should be made to protect existing single family areas from the impacts of more intense development through the use of added buffering and transition of building heights.</p>



Seminole County / City of Sanford Joint Planning Area
Recommendations for Future Comprehensive Plan Amendments

EXHIBIT A

CELERY AVENUE OVERLAY MEETING

AUGUST 19, 2003

MINUTES

Matt West:

I'd like to thank everyone for coming out on such a nasty night. I am the Planning Manager for Seminole County. Also here tonight to help with the Celery Avenue Community meeting, are Gloria Vyka and Virginia Brown, both with the Planning Division.

I'll give you a little background first. In August of 2000, we had the first of several community meetings with the Celery Avenue Community. Basically, what we are concentrating on is an area west of 415 and over to approximately Mellonville Avenue.

The reason for the focus on this area is that back in 2000 and we are still doing to this day, is negotiating a joint planning agreement with the City of Sanford. The City and the County had an agreement, it was good for about 10 years and it was approved in 1991 and it has expired now. That agreement talked about the general plans of the County and the City and the area surrounding the City. It also talked about the areas where the City and the County are abutting each other, what types of uses that the City and the County would like to see there, what types of uses the City and the County would not object to if it was developed and one of those areas in that local planning agreement was the Celery Avenue area. The old agreement stated that this area could development into low density residential. Sanford's definition of low density residential allows for up to 6 dwelling units per acre. For example, the development you see by Brisson and Celery, is approximately 5 units per acre. The development on the north side is a little less than 4 units per acre. Sanford annexed the property on the north, they approved two developments, each one having 300 homes a piece and they annexed the 15 acres here on the east side of Brisson.

Sanford has indicated to us an interest in renewing the joint planning agreement and that they still intend and have expectations to annex this area. When we negotiated the newest draft agreement, one of the things the County Commission asked

me to do is to try and put a cap on the number of units that would be allowed on Celery Avenue. The Sanford City Commission agrees that 6 units per acre is too much out here. In April, the Sanford City Commission agreed to cap the density at 3 units per acre. They have signed an agreement to do that. They are looking to the County to change the land use here to low density residential with the idea that we will cap the density at 3 units per acre and I have yet to take that agreement to our County Commissioners. There are some issues that have to do with how some properties will be annexed that our County Manager is concerned about. We wanted to make sure that what we call 'enclaves' where you would have a piece of unincorporated Seminole County land surrounded by the City after annexation, would not happen again. We want that condition in there. The City, County and the City Commission of Sanford have all agreed to cap any development along Celery Avenue to 3 units per acre. We also agreed to draft and adopt standards for development along Celery to make it look more visually appealing.

If you picked up one of the handouts in the lobby, there is a draft agreement in there. It is not a final document, it is just for discussion purposes.

Sanford also did agree to take over the maintenance of Celery Avenue in about 10 years. The County is doing a drainage study on Celery Avenue and on some of the deficiencies in the roadways in an effort to see what needs to be corrected and how much it will cost. The City and County have allocated from some of the monies from the one cent sales tax to make some of these improvements along Celery Avenue.

For tonight's purposes, I would like to focus on, if the County Commission and City Commission finalize this agreement to keep the development limited to no more than 3 units per acre, what the residents and the community of the Celery Avenue area would like to see happen as far as development standards goes, over and above the average developments and roadways of other subdivisions and communities.

I would like to give you a run down of what I have drafted. The intent of this is that the City and County would adopt these regulations and they would apply to this corridor and all the land basically abutting Celery Avenue and these standards would only apply if that development was only going to exceed one home per acre. Right now the land allows anybody to come in and subdivide and have one home per acre. If somebody came in and wanted to do something denser than that, they would have to

abide by these standards or whatever standards we come up with in the future.

Also, water and sewer would have to be provided for anything over one unit per acre because we understand that the soils and the drainage aren't really conducive to having a lot of septic tanks. If someone wanted to develop more than one unit per acre, central water and sewer would be required, which the City of Sanford would provide.

Our intent from a Staff's standpoint is to require any property that abuts Celery Avenue that wants to develop over more than one home per acre, to meet the standards in here. I have broken them down into categories:

A buffer - We want to see green out along the roadways. We don't want to just see a wall and pavement. The idea here is to have a landscape buffer that runs along the sides of the road where landscaping would be planted. That would be a true buffer. It would not have a ditch in it or a retention pond in it. It would be a true landscape buffer to enhance the appearance.

A brick wall - If a wall is put up at the entrance of a subdivision, a brick wall would be lower maintenance, it looks nice and brick might be the standard for all walls built along the roadway.

Right of Way or Setbacks - We would like to have an open appearance as you are driving down the street. I would propose a 50' setback off a new right of way (actually we would probably need 80 or 90' to accommodate the roadway) so the homes would sit back further with a nice open view. The setbacks would actually be from the edges of the right of way after development occurs.

Limiting the Building Height - Right now 35' is the standard in the County which would allow in a community two or three story homes. Most people usually build a two story home. A two story home would most likely be the limit we would want to see in that area.

Lighting - Keep the light fixture heights down, keep the lights set back off the roadway somewhat so that the roadway isn't too bright and the non-residential uses that could potentially go on the couple of sites, would not have a lot of light spill onto adjacent properties.

Sidewalks and a potential trail - We would like to see sidewalks and possibly a trail on one side of the roadway so that residents could walk or bike there. We would like to see the available space accommodate this possibility.

Buried Utility Lines - Considering the cost of replacing existing utility poles with buried utility lines, we would like to negotiate that if the utility poles had to be replaced or moved, we would work with the utility companies and power companies to have nicer looking poles. If we ever go in and three lane the road and put in additional turn lanes and the poles have to be moved, we could possibly negotiate the possibility of burying the poles at that time. Inside any subdivision that was built, the power lines and utility lines would be underground and I believe both the City and the County already have that regulation.

Fencing behind front brick walls - Owners could place stockade fencing up around their backyards that would back up to the brick walls that will run along the roadway.

School bus stops - School bus stops for subdivisions that has 25 lots or more and would be designed so that the buses could turn into the subdivisions and allow the children to load on the buses out of the way of the main Celery Avenue traffic for safety issues. This has not been discussed with the School Board yet because I wanted to get everyone's ideas regarding this issue.

Neighborhood parks - We are proposing, based on the size of the lot you have, the smaller the lot you have, the more common usable area you need to provide for parks. We do not want a retention pond put in and have people say that when the pond is not full and it's not raining, that could be a play area for the children. Understand though that the larger the lot is, the more area the children have to play in their own yards.

Exempt existing A-1 zone properties - Anyone who is developing at one unit per acre or less. When someone wants to come in and put in a higher density area, they need to meet certain standards.

Questions/comments by the audience:

Mr. McIntosh - will this be an Interlocal Agreement between the City of Sanford and the County?

Matt West - The idea would be that the City and the County would adopt these by Ordinance. The City and the County would do a Celery Avenue Overlay and adopt them simultaneously.

Mr. McIntosh - We are familiar with what is called Zone 1 and Zone 2. It sounds different. It is now within 300' of the Celery line of Celery Avenue. If you look at the intersection of Cameron Avenue and Celery and you look at the southeast corner, that is the Andres Flower Farm. It is 17 acres. The depth of that parcel is 1320'. I assume that piece will be included within the corridor definition.

Matt West - Any part of any parcel abuts the right of way, the entire parcel would be subject to. So, even if it's a 100 acre parcel, if that parcel abuts the right of way, all 100 acres would apply.

Mr. McIntosh - Does that not reduce what is known by us as Zone 2 in its current configuration. Does it go all the way to Hughey Street?

Matt West - I don't understand what you mean by reduce.

Mr. McIntosh - If it is only the Andres parcel, then the First Pentecostal Church is not involved, the next piece formally owned by the Watson family is not involved.....

Matt West - At this point you are right. The focus is on Celery Avenue.

Dr. Rosemond - Have you been out on Celery Avenue during a rain storm?

Matt West - Actually I was out posting these notices.

Dr. Rosemond - what day was that?

Matt West - Last Thursday or Friday and I didn't stay dry, that's for sure.

Dr. Rosemond - July 30, there was 3 to 4 inches of rain and when I turned onto Celery from Mellonville, the rain was so high that several cars were stalled. What are we going to do if there is a hurricane? Also, I drove into Celery Lakes and there was 6 inches of rain standing there. I got out and measured between the two houses. There is 10'2" between the new houses. Are you saying that the City wants to propose 3 houses per acre?

Matt West - That is what is proposed between the City of Sanford and the County.

Dr. Rosemond - Are those developments going in now within the city limits?

Matt West - Yes sir.

Dr. Rosemond - We have been told that there are 600 houses going in there.

Matt West - Yes there is.

Dr. Rosemond - What is going to happen with the families who move in there and the schools? There are only two schools in that area. What is your projection on that?

Matt West - This discussion tonight is not whether or not to change the land use. The discussion tonight is, if the land use is going to be changed, what would you like to see out there.

Dr. Rosemond - We can't give you any input until we find out what your plans are.

Matt West - I guess my answer to you is that regardless of what we do tonight, if we don't have any agreement with the City of Sanford of any kind, eventually, most of that property is going to annex into the City and it's going to develop into whatever standards Sanford wants to have for it. Whether it's the Celery Lakes or the Celery Plantation standards. My intent is not to argue what the density should be out there tonight, the issue is if Sanford agrees to adopt regulations that are in conjunction with the County on any development out there, what would you like to see. The reality is that eventually, the current owners of this land or their heirs are going to sell this land and it will be annexed into the City of Sanford and it will be

developed by Sanford's rules. What we are trying to do here is to see, if it does come to that, we can agree upon certain standards that everybody can live with. I don't think we are in a position to prevent Sanford from annexing any of that property in.

Dr. Rosemond - You say that the City of Sanford is going to take over the maintenance of Celery Avenue in 2013. What is going to happen before then with the road? I need to know what the final plan is. Also, the traffic is horrendous.

Matt West - If we don't do anything, the City of Sanford has their own standards and you see how it is there now. If you don't want to have this discussion tonight, what do you think is going to happen out on that road anyway?

Dr. Rosemond - That's what concerns all of us. What is going to happen out there?

Matt West - We have no control over the City of Sanford's policy and if they annex out there in accordance with State Statutes, they can annex in the property and develop it to their own standards. Right now we have no agreement with them. There isn't even an agreement that they should develop it at 6 units per acre. There is no agreement right now. We are sort of working on the premise that even though that one expired two years ago, it's still sort of valid by handshake.

Dr. Rosemond - At the last Planning and Zoning Meeting, wasn't there a motion made that the County and the City are to get together and come to some sort of agreement on what the future of the corridor is going to be? Has that taken place?

Matt West - Yes and these proposed regulations have been given to Mr. Gibson who is the Director of Planning and Antonia Gerli who is the Principal Planner at the City of Sanford. We have had discussions on them and they are taking them back and they are reviewing them. They are aware of the meeting tonight that is taking place. We are in discussions with them.

Dr. Rosemond - What about the Florida aquifer being down. They say we are getting all this rain but the rain won't go to the aquifer through all this concrete.

Matt West - The purpose of this meeting is to talk about design standards. If you don't want to talk about design standards, next Tuesday, at 7 PM, the County Commission is considering the transmittal of the amendment to change this land to low density residential and it seems like that's where your questions are more appropriate because the purpose of this meeting is to just talk about if it develops at more than one unit per acre, what would you want it to look like.

Dr. Rosemond - You want my input? I would think that you would absolutely keep it at one unit per acre. Maybe two units per acre.

Matt West - If it developed at two units per acre, what would you like it to look like?

Dr. Rosemond - You will have to hire landscapers, and you are talking about a brick wall next to the road. Yes you are going to have to have some aspects that are pleasing to the community.

Matt West - Using Lake Mary Boulevard as an example, they picked the Live Oak as the tree they wanted planted all along the Boulevard.

Dr. Rosemond - Going down 427, I think that is very pleasing with nice trees. I don't think you are going to be able to do that with Celery Avenue due to the width of the road and the right of way and unless you are planning on moving some homes back.

Matt West - Would you want to ask the Board to constrain Celery Avenue to two thru lanes only? Examples are Markham Woods Road and Wekiva Springs Road. Or because of your concerns about traffic, would you want to see it a four lane roadway? I think that is something to consider.

Dr. Rosemond - unable to hear question.

Matt West - That is getting off topic, one of the things that the Airport, the County and the City are trying to do is the Airport has basically pledged to donate the right of way necessary to DOT so they can do the widening of 46 out to 415. Half of the cost of any road widening is acquiring the property to accommodate the additional lanes and they

are hoping by doing that, DOT will move up the widening project for 46 much sooner and if they get it 4 lane or 6 lane, whatever they end up getting it widened to, the hope is that a lot of people that avoid going to 46 because of the congestion, now that capacity will be opened up and the people will be divert back to 46. That's a possibility.

David Terwilleger - My major concern is the Phase Two part. The mixed use and the distance that it goes down Celery Avenue. I understand that we are trying to get something out there by the Marina but if it was limited to be further to the east.....

Matt West - So you are saying distance going west?

David Terwilleger - Yes, I have a concern with those parcels with that density and having there main point of access being Celery Avenue and Cameron Avenue. If the boundary of Phase Two was moved further to the east, there would still be a considerable amount of property that could be developed as Phased Two Development and it could have access to 415 or at least close to what I'm assuming is going to be a major intersection where 415 and Celery intersect.

Matt West - Next Tuesday night.....

David Terwilleger - If they made that Phase One where it intersected Celery, it seems like that would be more appropriate because what you have is a two lane road and I think it would be a mistake where we are talking about a residential area and consider Celery Avenue as a 4 lane road. I think 2 lanes with turn lanes where they are needed to accommodate subdivisions, would be more appropriate in a residential setting. Especially given the fact that Celery Avenue has, what I would envision in the future, the main exit from this area will be 415 because it will be a 4 lane roadway and to the west, you have really limited to very small residential streets. In fact, Celery Avenue more or less stops at Sanford Avenue. I would think you would have a real hard time getting traffic to exit the area in any type of volume at the west end. I would rather see it 2 lanes. I think what we need to do is come up with an agreement with Sanford.....

Matt West - To policy constrain it?

David Terwilleger - Well if you don't have any kind of agreement, I think it's going to go the same way it's going. They are going to develop out towards us and while it may slow it down and take a long time, it's going to keep on going out towards us. I think the idea of coming up with the agreement, the lower the density the better, but I think coming up with the agreement is something that needs to be done. I think it would be a real mistake if Phase Two accesses Celery and Cameron Avenue. If they had it on the 415 corridor, I think that would serve the purposes of allowing the Marina to have a place to possibly have some condominiums because one of the things I see in your proposed development agreement is a 50' height building so you could conceivably have 5 story buildings on the intersection of Celery and Cameron Avenue the way this development is proposed. I don't see that the roadways, even with the improvements, are going to be able to handle that level of traffic that will be generated in that kind of development. Well I think that Phase Two on the 415, I don't have a problem with the higher building heights if that was done along the 415 corridor and the boundary was further to the east and what I would see the boundary of the Phase Two should be at the intersection of Chickasaw Drive and Celery. Which is further to the east and in fact, it is actually east of what I call the Andres Flower Farm.

Matt West - Thank you. Does anyone else have anything else they want to ask or say?

Mrs. Stenstrom - I just want to know if 415 is going to be 4 lanes all the way to the bridge.

Matt West - The intent is there, I don't have the exact date or timing but it's in the 5 year Final Plan but I'm not sure what year. It is going to be widened as well as Lake Mary Boulevard is going to tie into it on the south.

Mrs. Stenstrom - Well I thought that the 415 to the bridge was going to be done much quicker than that but it won't be?

Matt West - Do you know Tony?

Tony Walter - I think within the next 4 years.

Matt West - Does anyone else have anything they would like to say?

Mr. K. McIntosh - I would respectfully indicate to you that two units per acre in Zone One, we would respectfully request that you give consideration to. The second item is we would request that you implement in a three lane process, with sub-surface utilities, the same thing that you did when you were at Lake Mary between Lake Mary Boulevard and 46A on Rinehart Road. The next thing is we are very concerned about are the walls. We do not want a lot of unsightly walls along Celery Avenue. We would again respectfully request that you reconfigure Zone Two from the east boundary of the Andres Flower Farm to SR 415 and that everything west of the east boundary of the Andres Flower Farm in Zone Two, remain in it's current configuration. We would request that there be no more than 4 units per acre within that specific area between Chickasaw and 415 south all the way to the Medical Complex and that there be no building other than in close proximately to SR 415 that exceeds 35'. That's the first positive thing I've had to say in 14 meetings.

Matt West - The issue is that nobody here is committing to liking 3 units per acre, it's just that if it happens, is this what you want to see?

Mr. McIntosh - I want to continue to hear you say net buildable.

Matt West - Yes it is net buildable.

Mr. McIntosh - I don't see that in the joint agreement. I see 1, 2 and 3 per acre. If you had continued telling us net buildable, but we don't see that anywhere in the document.

Matt West - In the table part, it says that Sanford would calculate their density the way Seminole County does, which we do it net buildable acre. It doesn't spell it out but we could spell it out.

Mr. McIntosh - I would like to see it spelled out every time you are talking about it per acre.

Matt West - Since we are changing the language on annexation, we could put that in there as well.

Mr. Terwilleger - I appreciate you putting the item in there about the parks. Is there any possibility at all of having these developers put money towards what I could call a regional county park that would be more use. It's a good thing to have an open place for children to play but if you could have a larger area, it really gives kids a place to go, a place for people to have events and it's really something the community can get more involved in. You can have athletic events. It gives the kids more to do than just going around getting in trouble. Even if you set the property aside and I know the economy is tight right now but if they put money towards that, to me, that would be a much better thing than to have a little park here and a little park there that nobody takes care off. I would like to see something along the scope of Red Bug Park or Sylvan Lake Park but even if it was three fourths of that, at least it would give people a place to go and a place to have events.

Matt West - I agree and what I will do is talk to our Attorneys and see what legal recourses we have about how we can do that. I think that the City and County, everybody has designs on the IFAS property and I think it has been overcommitted at this point. I think we have had discussions on whether we could put an elementary school on part of that, or a storm water pond or a park and a trail head. That is a possibility and I will talk to our Attorneys and see what the remedies we could put in the Code and Overlay that they make some monetary contribution towards some type of facility.

Mr. Terwilleger - spoke but was not audible on the tape.

Matt West - Unfortunately we don't have a recreation impact fee in the County. Some Cities do but we don't have a recreation impact fee.

Mrs. Stenstrom - About the mixed use. Immediately west of 415, approximately how many feet west would that go? What would that include?

Matt West - Actually, I think what we proposed, is about 330' west of Cameron, so it would go toward downtown Sanford to about 330' west of Cameron.

Mrs. Stenstrom - West of Cameron?

Matt West - Yes at this point. Mr. Terwilleger asked if we could move that back and I think that is something for the Commission to consider next Tuesday in their transmittal, moving it back to the east.

Mrs. Stenstrom - Moving it back east. How much to the east?

Matt West - I heard at Cameron and Celery, so you would eliminate the acreage that is west of Cameron that would be in that area.

Mr. Terwilleger - spoke but it was not audible on the tape.

Matt West - Yes, it would be 330' east of Cameron as well.

Mrs. Stenstrom - Are you talking all the way down to 46 though? From Celery to 46?

Matt West - The properties that abut Celery to 415.

Mrs. Stenstrom - You are talking about that little section at the top?

Matt West - The sharp curve area there.

Mrs. Stenstrom - Is it Cameron Avenue that is west border or is it past..

Matt West - Actually the proposed district is west of Cameron, Part Two. Along 415, it stops short of the Mental Health Clinic, that area. It is north of the Mental Health area.

Mrs. Stenstrom - After you get past Chickasaw.....

Discussion of area while looking at the map.....

Mr. McIntosh - Celery Avenue north to the lakefront, is any of that considered wetlands?

Matt West - Yes sir.

Mr. McIntosh - Could you outline that area for me?

Matt West - (pointing to the map) All that green area going up to the lake and the river, that is all considered wetlands and flood prone.

Dr. Rosemond - Does that mean that it could never be developed?

Matt West - Well it would be very difficult. There would be an opportunity if a person wanted to fill a portion and mitigate or if they fill in the flood plain, they would have to compensate for the storage some place else. I think it would get very difficult because I think that the St. John's River and the lake are very important assets and St. John's and the County and the City would probably have high mitigation standards if someone wanted to do that.

Mr. Terwilleger - As far as the wetlands line goes, how soon could somebody go out there and start to take a look at it because I know sometimes it moves magically from time to time.

Matt West - Our intent is not to go out there and flag it or survey it and establish a line. It's when each property comes in, they hire their environmental people to go out there and meet with St. John's and our staff and they.....

Unknown - inaudible

Matt West - Yes, at this point it is aerial but then when they do their survey work and they are ready to get their St. John's permits, that's when they would go out there and settle on a final line.

Matt West - Thank you for coming. I want to schedule another meeting but we haven't picked a date yet but we will be sending notices out and if everybody signed in, we will make sure you get it and we will have a follow up after everyone has had a chance to look at the hand outs and see if there is a better way to write this.

Mr. McIntosh - My wife wants me to remind you about the August 8, 2003 from Sandra Robinson with reference to 15 acres for a school site for future elementary school use.

Matt West - We do not have a school concurrency adopted in Seminole County but it is something we will look at and I

am going to invite the School Board Members to come to the next meeting.

Mr. Terwilleger - Partly inaudible..... Diane Kramer has asked the City the very same thing.

Mr. McIntosh - Also, we want to make sure that we do not have noise pollution in our area when the St. John's River water supply surface treatment plant, which is going to be 50 acres in size, is constructed in close proximity to SR 415 where the water intake is going to be.

Matt West - That has been noted as well. We may want to consider, that isn't in our regular code and we could put it in this overlay, we don't have construction hours limited in our code. Essentially if someone is building something, they can build 24 hours a day, 7 days a week. So maybe another thing to consider is when something is being constructed, developed, such as a subdivision, we talk about limiting the hours. Not on Sundays, dawn to dusk kind of thing, certain times to limit when construction can take place. I know there are exceptions to that, especially when it's in the roadway and they have to do that at night when there isn't much traffic. We could look at limiting the hours for construction.

Mr. McIntosh - The next meeting is before the County Commission?

Matt West - Next Tuesday is the County Commission Meeting to discuss and to vote on whether to transmit that amendment. I hope to set up another meeting, maybe in about two to three weeks to follow up.

Thank you for coming.

CELERY AVENUE ZONING OVERLAY

SPECIAL MEETING
 TUESDAY, AUGUST 19, 2003
 COUNTY SERVICES BUILDING
 COMMISSION CHAMBERS, 6:00 PM

NAME	ADDRESS	PHONE NUMBER/OR E-MAIL ADDRESS
Barclay Steinstra	181 Wimbledon	407-804-9841
Thomas L. Largent	244 Buena Vista - DeBary MD	386-668-4136
Craig Bar	143 Crescent Blvd Sanford	407 330 1583
Tim Meisel	1000 S. 15th St	8407 321 1964
Phyllis Dan	1500 S. Magnolia	407. 322. 9835
K. MCINTOSH	951 Powhatan 1690 Cameron	407 322 7703
Tim Nee	1000 S 1st St	407 322-3420
Don Kreider	451 Summerlin Ave	407. 228-9115
David Terwilliger	4020 Chickasaw Dr	407/323-9349

SIGN-IN SHEET

CELERY AVENUE ZONING OVERLAY

SPECIAL MEETING
TUESDAY, AUGUST 19, 2003
COUNTY SERVICES BUILDING
COMMISSION CHAMBERS, 6:00 PM

NAME	ADDRESS	PHONE NUMBER/OR E-MAIL ADDRESS
ANN ESTERSON	1235 MYRTLE ST. SANFORD, FL 32773	ann_esterson@yahoo.com
<i>Ann Esterson</i>	17	<i>estersonco@aol.com</i>

SIGN-IN SHEET

CELERY AVENUE ZONING OVERLAY

SPECIAL MEETING
TUESDAY, AUGUST 19, 2003
COUNTY SERVICES BUILDING
COMMISSION CHAMBERS, 6:00 PM

NAME	ADDRESS	PHONE NUMBER/OR E-MAIL ADDRESS
<i>Felbert W. Thompson</i>	<i>941 Comstock Rd</i>	<i>(407) 372-2411</i>

SIGN-IN SHEET