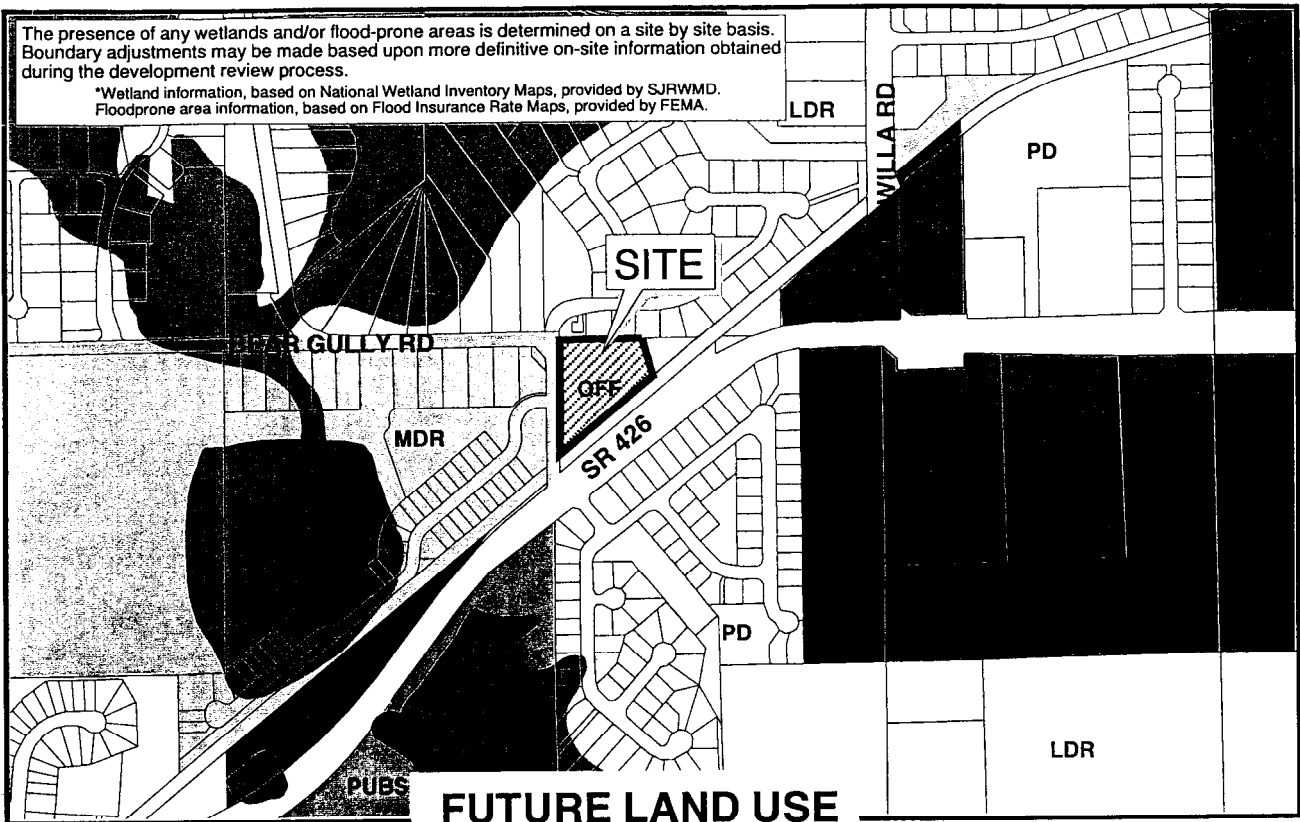




The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.

\*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

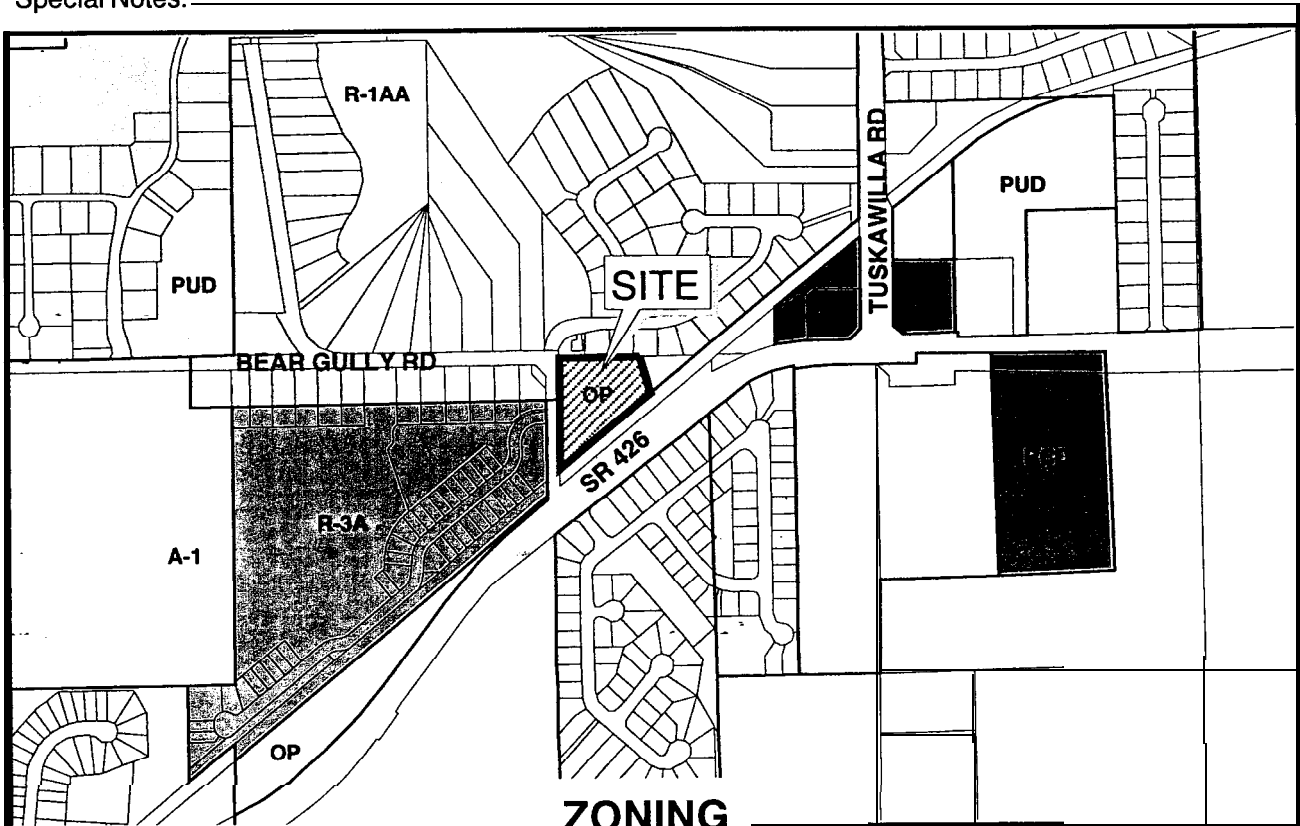


**FUTURE LAND USE**

Site
  Municipality
  COM
  LDR
  MDR
  OFF
  PUBS
  PD
  HIP

Applicant: Jeffrey M. Hartog, DMD, MD, P.A.  
 Physical STR: 36-21-30-300-0100-0000  
 Gross Acres: +/- 2.5 BCC District: 1  
 Existing Use: Office  
 Special Notes:

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2002-021	OP	OP





**ZONING**

A-1
  R-1 AA
  PUD
  R-3A
  OP
  PCDD



Rezone No. Z2002-02 1  
From: OP To: OP

-  Subject Property
-  Parcelbase



February 1999 Color Aerials

## BOUGAINVILLEA CLINIQUE REZONING

<b>APPLICANT:</b>	Jay R. Jackson, P.E. (Kimley-Horn and Associates, Inc.)		
<b>OWNER:</b>	Jeffrey M. Hartog, DMD, MD, P.A.		
<b>REQUEST:</b>	Site Plan Amendment		
<b>HEARING DATE(S):</b>	<b>P&amp;Z:</b>	November 6, 2002	<b>BCC:</b> December 10, 2002
<b>PARCEL ID NO.:</b>	36-21-30-300-0100-0000		
<b>PROJECT LOCATION:</b>	Located on the northeast corner of Aloma Avenue (State Road 426) and Bear Gully Road		
<b>APPROXIMATE SIZE:</b>	2.46 acres		
<b>FUTURE LAND USE:</b>	Office		
<b>ZONING:</b>	OP (Office Professional District)		
<b>FILE NUMBER:</b>	Z2002-021		
<b>COMMISSION DISTRICT:</b>	District 1 – Commissioner Maloy		

### OVERVIEW:

The subject property is zoned OP (Office Professional District) and has a Future Land Use (FLU) designation of Office. The applicant, Jay R. Jackson of Kimley-Horn and Associates, proposes a substantial revision to the existing site plan for the property, which was approved March 29, 1977 by the Board of County Commissioners. Any substantial change to an approved site plan is required by Section 30.672 of the Land Development Code to be reviewed by the Planning and Zoning Commission and approved by the Board of County Commissioners prior to the issuance of a building permit.

The site is currently occupied by a 4,245 square feet medical office that the applicant proposes to expand to approximately 18,000 square feet, as shown by the proposed site plan. The proposed building expansion constitutes a substantial change to the approved site plan for the property.

**Existing Land Uses: Existing zoning and FLU designations for the subject and abutting properties are as follows:**

DIRECTION	EXISTING ZONING	FUTURE LAND USE	USE OF PROPERTY
Site	OP	Office	Vacant/Proposed Medical Office
North	R-IAA	Low Density Residential	Single-Family
South	A-I & PUD	Planned Development	CSX Railroad ROW
East	R-IAA	Low Density Residential	Single-Family
West	R-1AA & R-3A	Medium Density Residential	Bear Gully Road ROW

For more detailed information regarding zoning and land use, refer to the attached Zoning and FLU maps.

## **SITE ANALYSIS:**

**Facilities and Services:** Adequate public facilities and services must be available concurrent with the impacts of development. The applicant has submitted an Affidavit of Concurrency Review Deferral. Prior to the issuance of final development permits, the applicant will be required to submit an application for concurrency review.

The proposed site plan amendment is consistent with the adopted FLU designation of Office for the subject property.

### Transportation / Traffic:

The existing site has direct access to Bear Gully Road, which connects to Aloma Avenue (State Road 426), a four-lane principal arterial highway. No additional access points are requested in conjunction with the proposed building expansion and site modification. Additional traffic details will be required prior to the issuance of final development permits.

### Water and Sewer:

The site is serviced by onsite water and septic facilities. The applicant has expressed a desire to connect to County water and sewer utilities to service the existing building and proposed addition. Prior to the issuance of final development permits, the applicant will be required to submit utility plans showing proposed connections to County water and sewer utilities, which are available from Bear Gully Road. After approval of those plans, existing onsite water and septic systems will be abandoned in accordance with Seminole County Health Department policy.

### Compliance with Environmental Regulations

There are no identified flood prone areas or environmental issues associated with this property.

### Compliance with Surrounding Development:

Staff has determined surrounding land uses to be a mixture of low to medium density residential. Staff does not believe the proposed expansion of the existing office use on the site would cause an adverse impact on adjoining residential properties, if adequate landscaping and buffer requirements are met in accordance with Section 30.1232 (Active/Passive Buffer Setback Design Standards) of the Land Development Code and architectural details are considered as allowed by the Comprehensive Plan.

A twenty-five (25) feet building setback in combination with a fifteen (15) feet wide passive buffer is required at the western and northern perimeters of the site. A fifty (50) feet building setback in combination with a twenty-five (25) feet wide active buffer is

required at the eastern perimeter of the site to screen the existing dumpster and chiller pad.

In accordance with the Future Land Use Element of the Comprehensive Plan, architectural details may be considered for office uses when determining compatibility with the character of an area. Such standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Building elevation drawings will be available for consideration at the public hearing.

### Parking

The Land Development Code requires one (1) parking space for each two hundred (200) square feet of gross floor area for office buildings. Based on this requirement, the proposed office building will require a total of ninety (90) parking spaces. All other parking requirements have been satisfied as depicted by the proposed site plan.

### Signage

The proposed site plan depicts the location of an existing sign, which encroaches into the public right-of-way. Prior to final site plan approval, the sign will require relocation to the required minimum setback. One (1) detached pole sign up to fifteen (15) feet in height is permitted on the site. The existing sign meets this allowance.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the site plan amendment, based on the provisions stated in this report and following findings:

1. The proposed amendment is consistent with the adopted FLU of Office for the subject property.
2. The proposed amendment is consistent with Seminole County Vision 2020 Comprehensive Plan policies related to the Office FLU.
3. The proposed amendment is compatible with adjacent low to medium density residential uses.

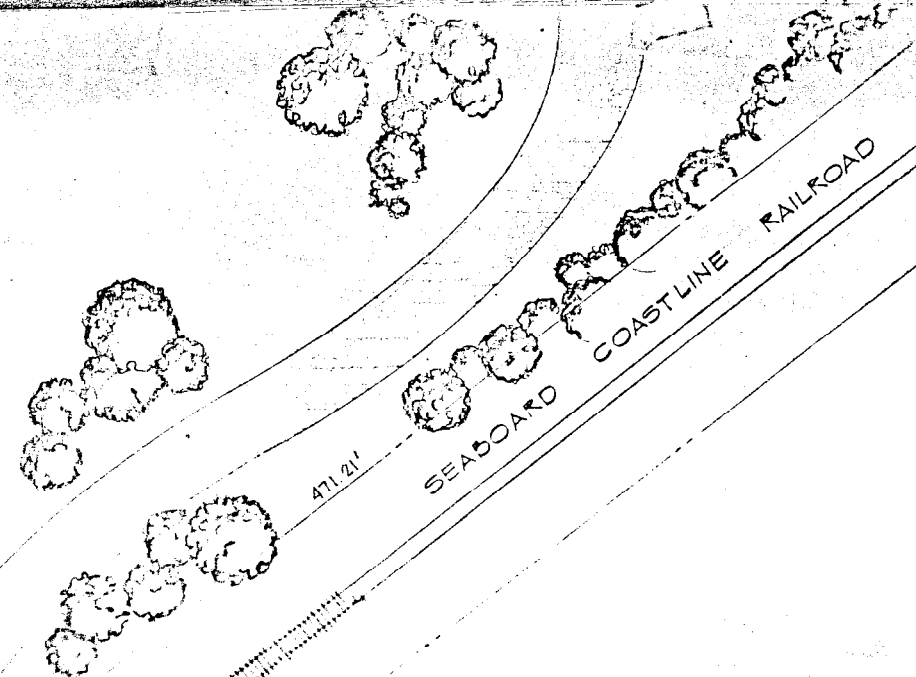
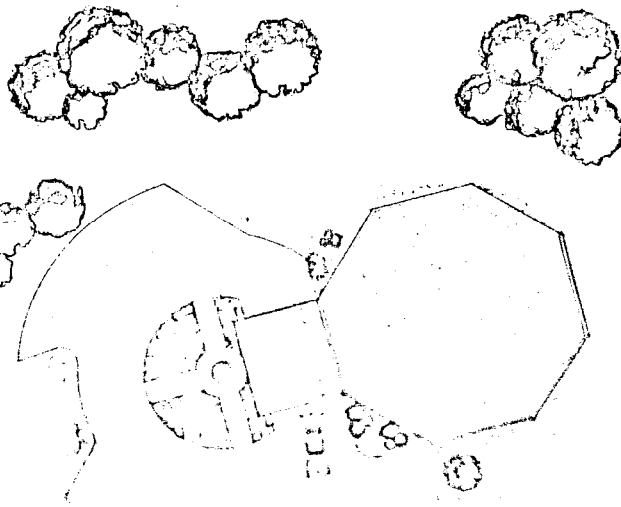
### **PLANNING & ZONING COMMISSION RECOMMENDATION:**

At its November 6, 2002 regular meeting, the Planning and Zoning Commission voted -unanimously to recommend approval of the site plan amendment, as recommended by staff.

325.15'

BEAK GULLY LANE ROAD

414.95'



SITE PLAN

S.R. 426







**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On \_\_\_\_\_ Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

**FINDINGS OF FACT**

**Property Owner:** JEFFREY M. HARTOG

**Project Name:** BOUGAINVILLEA CLINIQUE

**Requested Development Approval:**

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

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

Prepared by: EARNEST MCDONALD  
1101 East First Street  
Sanford, Florida 32771

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

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

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

- a. The proposed building shall not exceed 18,000 square feet or 35 feet in height.
- b. No additional access points shall be provided to Bear Gully Road.
- c. Minimum building setbacks and buffers shall be as follows:
  - South: 50 feet front yard setback
  - East: 50 feet side yard setback / 25 feet wide active buffer
  - West: 25 feet side yard setback / 15 feet wide passive buffer
  - North: 25 feet rear yard setback / 15 feet wide passive buffer
- d. Building size, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas shall be compatible with adjoining development.
- e. A total of ninety (90) parking spaces shall be provided.
- f. One (1) detached pole sign up to fifteen (15) feet in height shall be permitted.
- g. Prior to the issuance of final development permits, utility plans showing proposed connections to County water and sewer utilities shall be submitted and approved.
- h. Prior to the issuance of final development permits, an application for concurrency review shall be submitted and approved.
- i. No air conditioning units or other mechanical equipment shall be allowed on the north or east sides of the proposed building addition.

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

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

Done and Ordered on the date first written above.

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

