

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Sandy Lane Reserve 2, rezoning from A-1 to R-1AAAA for Signature Development Corporation

**DEPARTMENT:** Planning and Development **DIVISION:** Planning

**AUTHORIZED BY:** Kent Cichon **CONTACT:** Tony Matthews **EXT.** 7373

<b>Agenda Date</b> <u>12/10/02</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/> <b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input checked="" type="checkbox"/>
--

**MOTION/RECOMMENDATION:**

1. Enact an ordinance adopting the proposed rezoning from A-1 (Agriculture) to R-1AAAA (Single Family Dwelling District) on approximately 4.8 acres located on the west side of Sandy Lane, approximately 800 feet south of the intersection of Sandy Lane and Sand Lake Road, with staff findings and recommendation; or
2. Deny the proposed rezoning from A-1 (Agriculture) to R-1AAAA (Single Family Dwelling District) on approximately 4.8 acres located on the west side of Sandy Lane, approximately 800 feet south of the intersection of Sandy Lane and Sand Lake Road; or
3. Continue the proposed rezoning to a date certain.

Commissioner District #3 (Van Der Weide) (Tony Matthews, Principal Planner)

**BACKGROUND:**

The applicant, Signature Development Corporation, is requesting a rezoning from A-1 (Agriculture) to R-1AAAA (Single Family Dwelling District) on approximately 4.8 acres located on the west side of Sandy Lane, approximately 800 feet south of the intersection of Sandy Lane and Sand Lake Road. The site is designated Low Density Residential land use (see enclosed site map). The applicant is proposing an eight (8) lot single family residential subdivision for this property.

**STAFF RECOMMENDATION:**

Enact an ordinance adopting R-1AAAA zoning, as proposed, with the enclosed staff findings.

**LAND PLANNING AGENCY/PLANNING AND ZONING**

**COMMISSION RECOMMENDATION (11/6/02):**

Recommend approval of R-1AAAA zoning, as proposed, with staff findings, and that development be limited to no more than eight (8) lots, carried 5 to 0.

Reviewed by:	
Co Atty:	<u>REC</u>
DFS:	
Other:	<u>MW</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>ph700pdp02</u>



Site
  Municipality
  COM
  LDR
  PUB
  PD
  HDR
  MDR

Applicant: Sandy Lane Reserve 2  
 Physical STR: 07-21-29-300-0120-0000  
 Gross Acres: +/-4.8 BCC District: 3  
 Existing Use: Single Family  
 Special Notes: \_\_\_\_\_



	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2002-024	A-1	R-1AAAA



A-1
  C-1
  R-1A
  R-1AA
  R-1AAA
  R-1AAAA
  PUD
  R-3A
  R-3
  R-1



Rezone No. Z2002-024  
From: A-1 To: R-1AAAA

-  Subject Property
-  Parcelbase



February 1999 Color Aerials

<b>SANDY LANE RESERVE 2</b>		
<b>APPLICANT</b>	Signature Development Corporation	
<b>PROPERTY OWNER(S)</b>	George F. Spear	
<b>REQUEST</b>	Rezoning from A-1 (Agriculture) to R-1AAAA (Single Family Dwelling District)	
<b>HEARING DATE(S)</b>	<b>LPA/P&amp;Z:</b> November 6, 2002	<b>BCC:</b> December 10, 2002
<b>SEC/TWP/RNG</b>	07-21-29-300-0120-0000	
<b>LOCATION</b>	West side of Sandy Lane, south of Sand Lake Road	
<b>APPROXIMATE SIZE</b>	4.8 acres	
<b>FUTURE LAND USE DESIGNATION</b>	Low Density Residential	
<b>ZONING CLASSIFICATION</b>	A-1 (Agriculture)	
<b>FILE NUMBER</b>	Z2002-024	
<b>COMMISSION DISTRICT</b>	#3 – Van Der Weide	

**OVERVIEW:**

**Zoning Request:**

The applicant, Signature Development Corporation, is requesting a rezoning from A-1 (Agriculture) to R-1AAAA (Single Family Dwelling District) on approximately 4.8 acres located on the west side of Sandy Lane, approximately 800 feet south of the intersection of Sandy Lane and Sand Lake Road. The minimum building and area regulations for R-1AAAA zoning are:

Lot size	21,780 square feet
House size	1,600 square feet
Width at building line	100 feet
Front setback	25 feet
Side setback	10 feet
Rear setback	30 feet

The Low Density Residential (LDR) future land use designation assigned to this property allows for a range of zonings that are potentially allowable but are not guaranteed. LDR allows for a net residential density of no greater than four (4) dwelling units per net buildable acre. The actual number of lots will be determined at time of subdivision review.

**Existing Land Uses:** Abutting uses, future land use designations and zoning classifications are:

<b>Location</b>	<b>Existing Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>Site</b>	Single family residential	Low Density Residential	A-1
<b>North</b>	Single family residential	Low Density Residential	A-1
<b>South</b>	Single family residential	Low Density Residential	A-1
<b>East</b>	Single family residential	Low Density Residential	A-1
<b>West</b>	Single family residential	Planned Development	PUD

Development trends are toward single family residential uses. The approximately five (5) acre parcel immediately to the southeast of this site was rezoned to R-1AAAA in 2000 and is being platted as Sandy Lane Reserve, containing eight (8) single family lots. The property abutting this site to the south is currently undergoing a rezoning request from A-1 to R-1AAA (Sandy Lane Reserve 3).

### **SITE ANALYSIS:**

**Facilities and Services:** Adequate facilities and services must be available concurrent with the impacts of development. The applicant has submitted a Concurrency Review Deferral application. A full concurrency review will be required at time of preliminary subdivision review.

The proposed zoning is consistent with the adopted future land use designation of Low Density Residential assigned to the property and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan (Vision 2020).

#### Transportation:

The site is served by Sand Lake Road (a major collector) and Sandy Lane (a 2-lane local street currently undergoing paving).

#### Water and Sewer:

The site is served by Sanlando Utilities. A letter from the utility stating that water service is available to this site will be required at time of subdivision review. The applicant proposes on-site septic systems at this time.

#### Compliance with Environmental Regulations:

There are no identified flood prone or wetland areas on this property. A listed species survey report will be required at the time of subdivision approval.

#### Compatibility with Surrounding Development:

Staff has conducted a lot size compatibility analysis, as required by the Land Development Code and Vision 2020 Plan Policy FLU 2.10 and 12.7, and has determined that R-1AAAA zoning, as proposed, would be compatible with surrounding development and development trends.

## **STAFF FINDINGS AND RECOMMENDATION:**

Recommend approval of R-1AAAA (Single Family Dwelling District) zoning, as proposed, with findings that:

1. R-1AAAA zoning meets the minimum level of presumptive compatibility as provided for in the “Lot Size Compatibility Ordinance” of the Land Development Code of Seminole County.
2. The proposed rezoning is consistent with Vision 2020 Plan policies related to the Low Density Residential future land use designation.
3. The proposed rezoning is compatible with adjacent single family residential development and development trends.
4. Development must meet the applicable provisions of the Seminole County Comprehensive Plan (Vision 2020) and Land Development Code of Seminole County.

**Attachments:** Staff report, public comment and proposed ordinance.

**Baldwin-Fairchild Cemeteries & Funeral Homes**  
2400 Harrell Road, Orlando, FL 32817  
Phone 407-678-1622, ext. 280 Fax 407-677-0732

November 6, 2002

Seminole County Planning Division  
Fax 407-665-7385

Re: Sandy Lane Reserve Rezoning

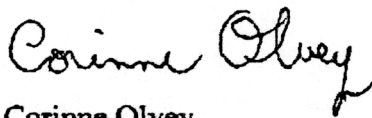
Dear Sirs:

I'm enclosing a copy of a letter written April 26, 2002, regarding our opposition to allowing more than one single-family residence per acre on this five-acre parcel.

We are concerned about the potential of ponding or flooding on our property in the future if this area is over developed. If this rezoning is approved, we would ask that special attention be given to the actual development phase by the County Engineers regarding the design of groundwater retention systems, runoff systems, etc.

Thank you for your consideration of our concerns.

Sincerely,



Corinne Olvey  
Vice President  
Cemetery Operations

E. Everette Huskey  
President

September 25, 2002

Seminole County Government  
Planning & Development Department  
1101 East First Street  
Sanford, FL 32771

Re: Zoning Change – Sandy Lane, Longwood, FL

Gentlemen:

I am enclosing another letter supporting the change in zoning on the Sandy Lane project with Signature Development as the applicant. This is the fourth approval letter that we have received and I believe Mr. Franklin of Sandy Lane is also sending one.

All the residents on Sandy Lane are 100% behind this beautiful project, the paving of the streets, new drainage system, sidewalks and more particularly the fact that Signature Development, in conjunction with other property owners, is improving the majority of the entryways into the homes on Sandy Lane with wrought iron and brick columns. We are basically taking what has been for many years somewhat of an eyesore and a washed-out road and turning it into one of the most beautiful small developments in Seminole County.

I am also enclosing two aerial photographs depicting the three, five-acre parcels. On the one to the left, as you know, the plat is being recorded as we speak. The Talbert and Spear properties are on the right-hand side, five acres each.

We are only asking for 24 home sites out of the 15 acres or basically eight large home sites per five acres. You will notice to the right (west) of the Spear and Talbert five acres, there is another older development where the homes are very small and inexpensive and many of them are on 75 and 80-foot lots. There is also a condominium unit that is in the same area and it is shown on the aerial as well.

Our zoning and density far exceed the norm and what could ultimately be built on these two, five-acre parcels. It is going to be done first-class in every respect. If you have any questions, I am always available.

Cordially,

E. Everette Huskey  
President

EEH/b11



*Richard L. Franklin*

*3391 Sandlake Road  
Longwood, Florida 32779*

September 25, 2002

Seminole County Planning and Zoning  
1101 East First Street  
Sanford, Florida 32771

To Whom it may concern:

I am the owner of five acres on the corner of Sandlake Road and Sandy Lane in Longwood. My home address is 1200 Sandy Lane and is impacted by proposed new construction at the end of Sandy Lane. The Sandy Lane property has a legal description of: sec 07 twp 21s rge 29e w129 ft of ne  $\frac{1}{4}$  of nw  $\frac{1}{4}$  of se  $\frac{1}{4}$  of ne  $\frac{1}{4}$  (less rd) and a second parcel described as: sec 07 twp 21s rge 29e ne  $\frac{1}{4}$  of nw  $\frac{1}{4}$  of se  $\frac{1}{4}$  of ne  $\frac{1}{4}$  (less rd).

Additionally my Sandlake Road property is described as: sec 07 twp 21s rge 29e nw  $\frac{1}{4}$  of nw  $\frac{1}{4}$  of se  $\frac{1}{4}$  of ne  $\frac{1}{4}$  (less rd).

My properties are within 1000 feet of a proposed zoning change application. This is to advise you that I have no objection to the change in zoning as currently proposed: To allow no more than eight (8) homes per five (5) acres for development.

Very truly yours,



Richard L. Franklin

RECEIVED

SEP 30 2002



## PACE - Brantley Hall School

3221 Sand Lake Road • Longwood, FL 32779  
(407) 869-8882 • Fax (407) 869-8717 • [www.pacebrantleyhall.org](http://www.pacebrantleyhall.org)

September 24, 2002

Dear Mr. Huskey,

This is to serve as a notification to you, and your colleagues, PACE Brantley Hall School's position regarding the matter of the proposed construction of Sandy Lane Reserve Homes and the paving and improvement of Sandy Lane Road.

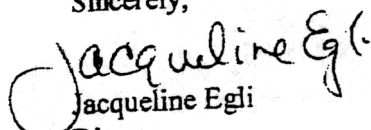
As the Director of PACE Brantley Hall School, and acting agent on the school's behalf, I authorize the following:

- 1 Access is granted for the removal of water pipes on our property, 3221 Sand Lake Road, as part of the improvement and paving process of Sandy Lane Road. We understand that you will replace and upgrade the existing fence, and that you will maintain a safe environment for our students and staff, at all times, during this process.
- 2 We further acknowledge that your intent is to develop a total of 15 acres, into the Sandy Lane Reserve, and that no more than a total of 24 homes will be developed on the acreage. Specifically, the first tract of land is zoned for residential use. The remaining two sections of land, each a 5 acre parcel, will need to be rezoned from agricultural use to residential use. With the understanding that no more than 8 lots, per five acre tract will be developed for the Sandy Lane Reserve, we are in favor of the proposed building project.

If you have any questions, or if you need to reach me to discuss any additional concerns regarding this proposal and building project, you can reach me at the number listed below.

Thank you, and good luck with your exciting plans.

Sincerely,

  
Jacqueline Egli  
Director

RECEIVED

SEP 30 2002

September 16, 2002

Seminole County Planning and Zoning  
1101 East First Street  
Sanford, Florida 32771

To Whom it may concern:

I am the owner of the property located at 1081 Sandy lane, Longwood, Florida, 32779, more particularly described as, "The South half of the North half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 7, Township 21 South, Range 29 East (Less the West 25 feet for road), Seminole County, Florida". My property is directly across the street from the property that is the subject of the zoning change application. Please be advised that I have no objection to the change in zoning to allow NO MORE THAN eight (8) homes per five (5) acres.

Sincerely,



Gregory Lerch

LAW OFFICE OF ...  
**GREGORY D. LERCH**  
ATTORNEY AND COUNSELOR AT LAW  
1081 SANDY LANE  
LONGWOOD, FL 32779

E. Everette Huskey  
President

September 11, 2002

Seminole County Planning Division  
1101 East First Street  
Sanford, FL 32771

Re: Zoning Change

Gentlemen:

I am enclosing a copy of two Applications for Change of Zoning from Agricultural to Residential for approximately 10 acres for a total of 16 units.

A few days ago, I signed all my rights to this property to Signature Development Corporation (Signature Homes), Ken Watkins, President. Mr. Watkins will develop these two approximate 5-acre parcels as well as another 5-acre parcel for which the plat has recently been approved for 8 homesites (see enclosed letter).

Signature Development will ultimately own the property and will be responsible for all the paving and infrastructure of the cul-de-sac as well as the paving of Sandy Lane, and will provide the water through Sanlando Utilities.

As you know, we have been working on this Sandy Lane project for three years this month. This will be a first-class, beautiful development with large estate homes and it will certainly be an asset to the entire area.

If you have any questions whatsoever, please do not hesitate to give me a call.

Cordially,

  
E. Everette Huskey  
REALTOR

EEH/bn

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE R-1AAAA (SINGLE FAMILY DWELLING DISTRICT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; 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 "Sandy Lane Reserve 2".

(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 the A-1 (Agriculture) to the R-1AAAA (Single Family Dwelling District) zoning classification.

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications

of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall take effect on filing with the Department of State.

ENACTED this 10th day of December 2002

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Daryl G. McLain, Chairman

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Z2002-24 (A-1 to R-1AAAA)

North  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 7, Township 21S, Range 29E (less the W 16.5 feet), Public Records of Seminole County, Florida (less E 25 feet for road).