

**SEMINOLE COUNTY GOVERNMENT
LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Large Scale Land Use Amendment from Industrial to Higher Intensity
Planned Development and Rezoning from A-I (Agriculture) to PUD (Planned
Unit Development) (Hush Harling)

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

AUTHORIZED BY: Matthew West **CONTACT:** Amanda Smith EXT. 7339

Agenda Date <u>02/20/02</u>	Regular <input type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Recommend approval of the large scale land use amendment from Industrial to Higher Intensity Planned Development and rezoning from A-I (Agriculture) to PUD (Planned Unit Development, located on the west side of Aloma Avenue and east of the Greenway.

(Commissioner Maloy, District 1)

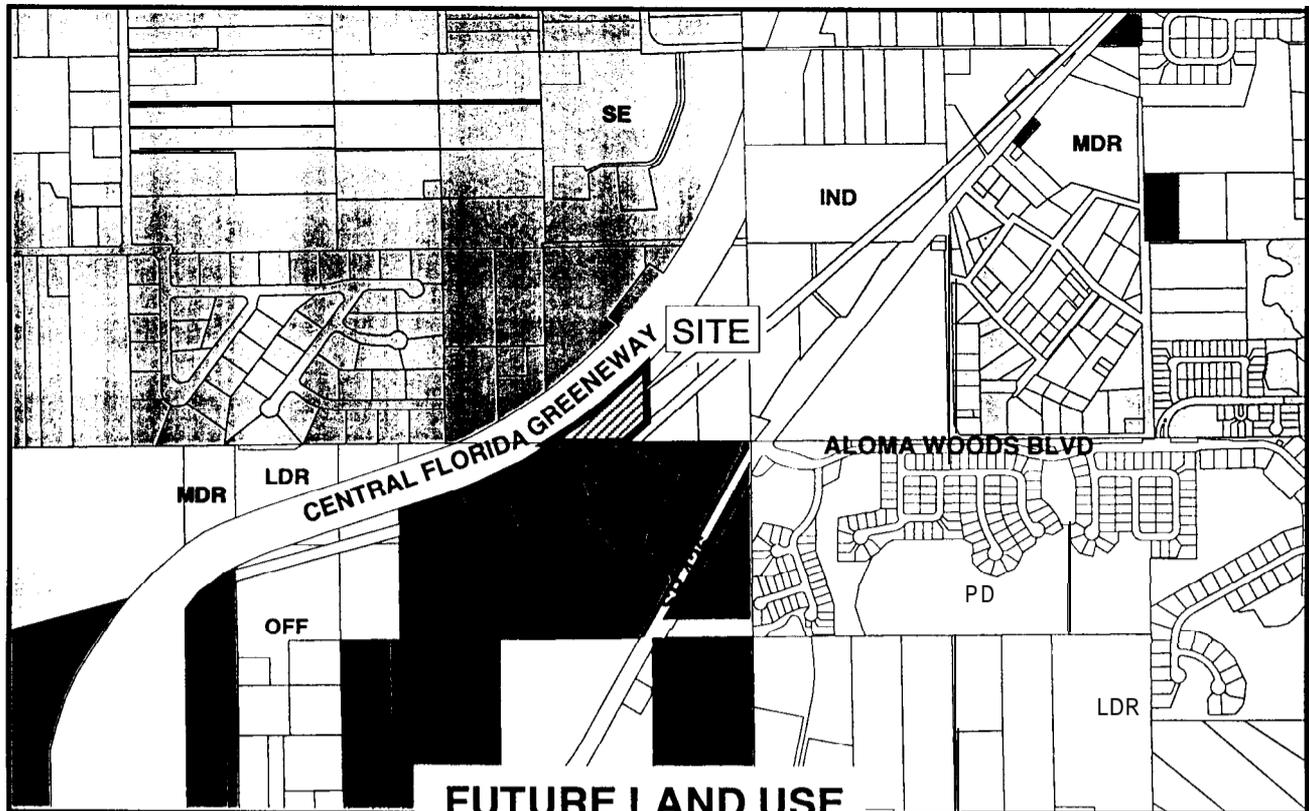
(Amanda Smith, Planner)

BACKGROUND:

The applicant, Hugh Harling, is requesting a land use amendment from Industrial to HIP, and rezoning from A-I to PUD, in order to add a 4.07-acre parcel to the Loma Vista PUD. The approved PUD comprises 52.7 acres and will consist of multi-family, industrial, commercial, and institutional uses. The site is required to undergo review as a Large-Scale land use amendment because the proposed density of the multi-family units is greater than IO dwelling units per net buildable acre. The proposed density is 14 dwelling units per acre.

Reviewed by:
Co Atty: <u>Reviewed for legal</u>
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. <u>Z2002-040</u>

*sufficiency
only-KCC*

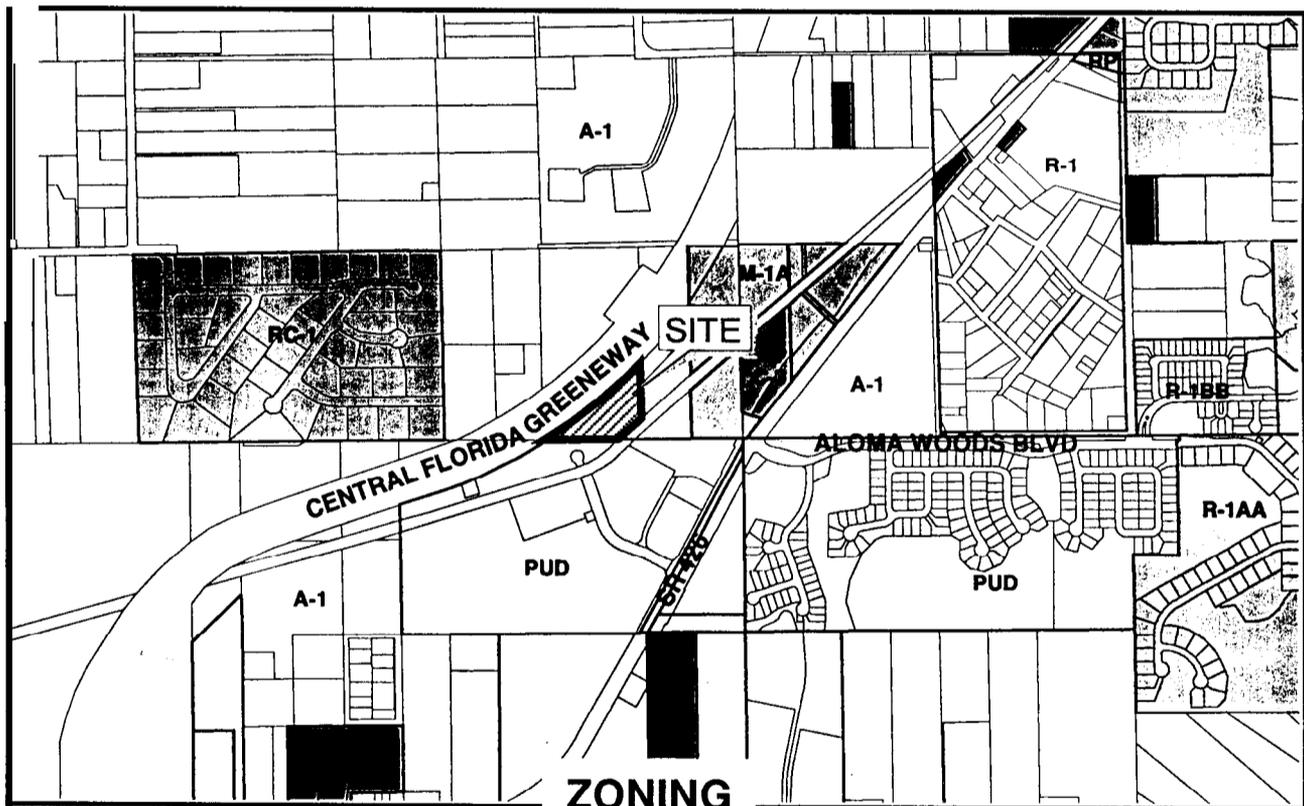


FUTURE LAND USE

Site
 Municipality
 COM
 LDR
 MDR
 OFF
 HIP
 SE

Applicant: Harling Locklin & Associates, Inc.
 Physical STR: 30-21-31-300-0110-0000
 Gross Acres: +/- 3.5 BCC District: 1
 Existing Use: Vacant Commercial
 Special Notes: _____

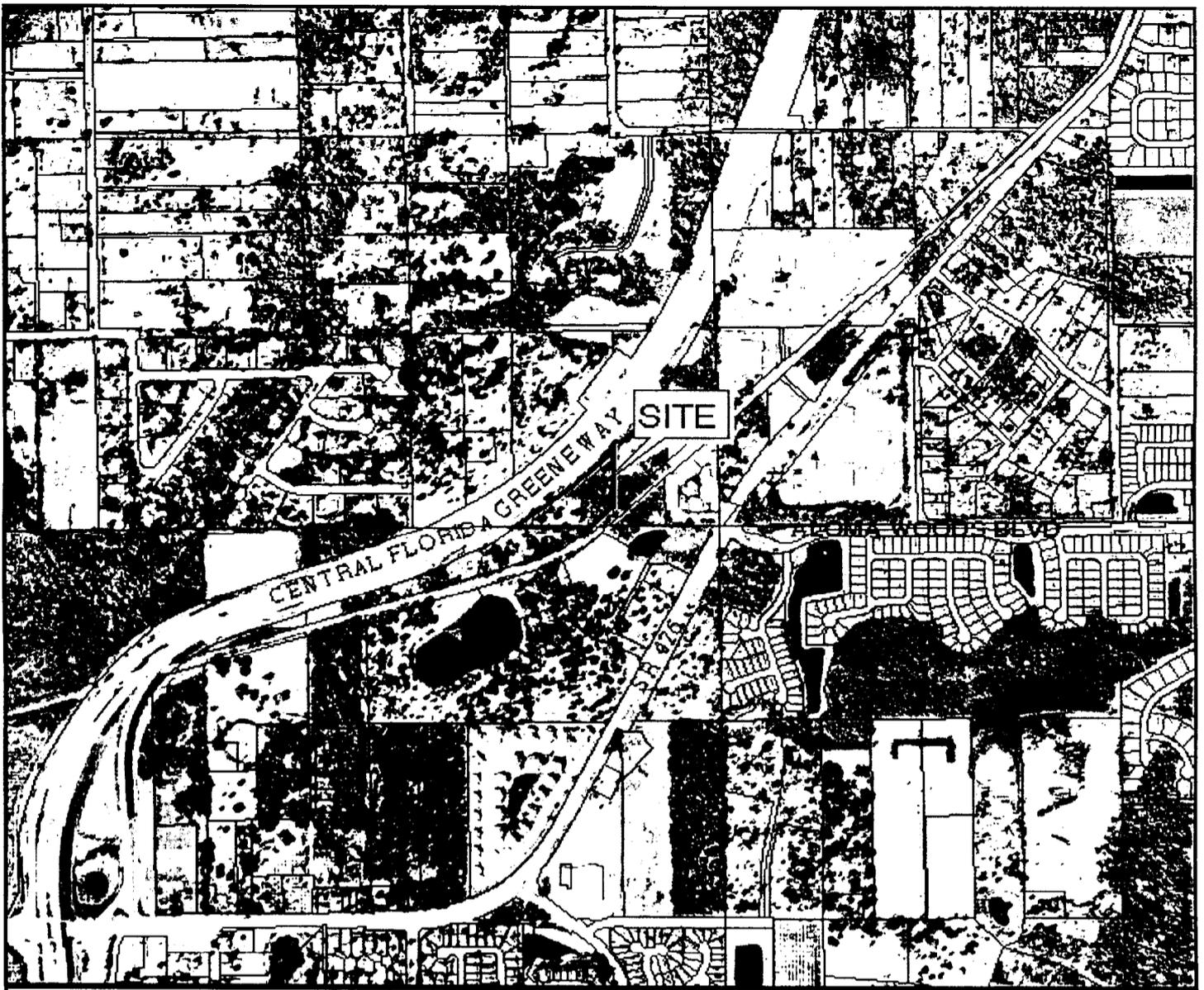
	Amend/Rezone#	From	To
FLU	02S.FLU01	IND	HIP
Zoning	Z2001-040	A-1	PUD



ZONING

A-1
 C-1
 R-1
 RC-1
 PUD
 C-3
 PCD
 M-1A
 RP
 R-1 BB
 R-1 AA

filename: /plan/cpcr02/amend/z2001-040.apr/z2001-040staffcolor 01/30/02



Amendment No. 02S.FLU01

From: IND To: HIP

Rezone No. 2200 1-040

From: A-1 To: PUD

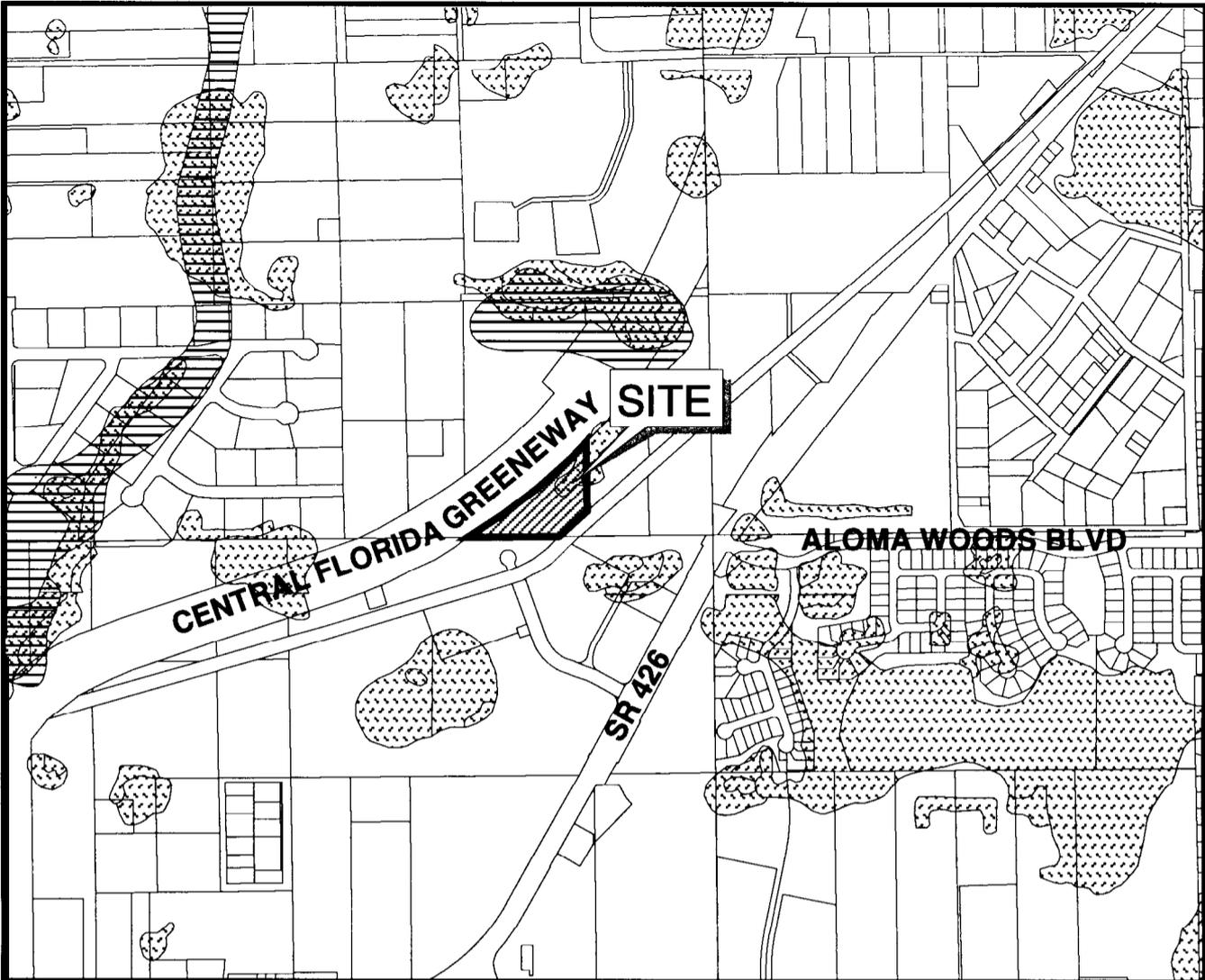
 Subject Property

 Parcelbase



February 1999 Color Aerials

CONSERVATION



Rezone **Z2001-040**
 From: A-1 To: PUD
 Amendment **No. 02S.FLU01**
 From: IND To: HIP

 Subject Property
 Municipality
 Flood
 Wetlands

N
A

*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 S J R W M D. Flood-prone area information, based on Flood Insurance Rate Maps, provided by FEMA.**

EXECUTIVE SUMMARY

Industrial to Higher Intensity Planned Development		Amendment 02S.FLU01 & Z2001-040
REQUEST		
APPLICANT	Harling Locklin & Associates, Inc. (Hugh Harling)	
PLAN AMENDMENT	Industrial to HIP (Higher Intensity Planned Development)	
REZONING	A-1 (Agriculture) to PUD (Planned Unit Development)	
APPROXIMATE GROSS ACRES	4.07	
LOCATION	West side of SR 426 (Aloma Avenue), east of SR 417 (Greenway), between Dean Road and Mitchell Hammock Road	
SPECIAL ISSUES	The site abuts a portion of the Cross Seminole Trail	
BOARD DISTRICT	#1 – Commissioner Maloy	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION February 20, 2002	<p>PLAN AMENDMENT: Recommend approval of the Higher Intensity Planned Development (HIP) land use with findings that HIP land use, as proposed, would be:</p> <ol style="list-style-type: none"> 1. Consistent with Plan policies related to HIP land use designation; and 2. Consistent with adjacent HIP and Industrial land uses; and 3. Consistent with Plan policies related to mixed-use development; and 4. Consistent with previous approvals for the Loma Vista PUD; and 5. Consistent with Plan policies identified at this time. <p>REZONE: Based on the above analysis, staff recommends:</p> <ol style="list-style-type: none"> 1. The request, as proposed, would be compatible with surrounding development and surrounding Future Land Use designations of Industrial and HIP; and 2. The request, as proposed, would be consistent with the Loma Vista PUD. <p>Therefore, Planning Staff recommends approval of the A-1 to PUD rezoning request.</p>	

STAFF ANALYSIS

Industrial to Higher Intensity Planned Development

Amendment
02S.FLU01 &
Z2001-040

1. **Property Owners:** Clayton Invest, Ltd., CWC Invest., Ltd.
2. **Tax Parcel Numbers** 30-21-31-300-011 0-0000
3. **Applicant's Statement** The amendment site is in an area that is a logical expansion of the uses requested. Urban services are available and the proposed land use is a compatible use with the existing and proposed development pattern.
4. **Development Trends:** The area along the west side of State Road 426 (Aloma Avenue), south of Chapman Road and east of SR 417 has been developing with a mixture of industrial, commercial, and multi-family uses. If approved, the subject property will be incorporated into the Loma Vista PUD, which is a mixed use development that permits industrial, institutional, commercial and multi-family uses.

SITE DESCRIPTION

1. EXISTING AND PERMITTED USES:

- a. The A-I zoning district also permits single-family development and a variety of agricultural and non-residential uses, such as churches.
- b. The requested Higher Intensity Planned Development land use and PUD zoning, as proposed, potentially permit the proposed uses of industrial, institutional, commercial, and multi-family within a mixed-use PUD. The applicant proposes to incorporate the subject property into the existing Loma Vista PUD. The subject property is located on the west side of the Cross Seminole Trail and the applicant would be required to obtain a trails crossing permit from the County and the Office of Greenways and Trails.

Location	Future Land Use*	Zoning*	Existing Use
Site	Industrial	A-I	Vacant
North	N/A	A-I	The Central Florida Greenway (SR 417)
South	Higher Intensity Planned Development	PUD	Loma Vista PUD, which permits multi-family residential, institutional, industrial and commercial uses
East	Industrial	A-I	Cross Seminole Trail and vacant
West	N/A	A-I	The Central Florida Greenway (SR 417)

* See enclosed future land use and zoning maps for more details.

COMPREHENSIVE PLAN CONSISTENCY

2. PLAN PROGRAMS - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the affect on the timing/financing of these programs) that will be affected by the amendment if approved.

Summary of Program Impacts: The proposed amendment does not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

Access to the subject property is through Loma Vista PUD internal roadway system, which is constructed to Seminole County standards. However, direct access to the subject property would have to be gained by crossing the Cross Seminole Trail and obtain joint access through an adjacent tract within the Loma Vista PUD. The applicant shall be required to apply to the County and state's department of the Office of Greenways and Trails for a trails crossing permit.

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:** *Figure II. 1 and Figure 14.1 are the water and sewer service area maps for Seminole County,*

The subject property is within the Seminole County Utilities water and sewer service area.

C. **Public Safety – Adopted Level of Service:** *The County shall maintain adopted levels of service for fire protection and rescue. ..as an average response time of five minutes (Public Safety Policy 12.2.2).*

The property is served by the Seminole County EMS/Fire Rescue Howell Branch Station (Statio# 23). Response time to the site is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

3. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 20/20 Plan, but are not applied in detail at this stage.

A. **Preliminary Development Orders: Capacity Determination:** *For preliminary development orders and for final development orders under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policy 1.2.3).*

A review of the availability of public facilities to serve this property indicates that there would be adequate facilities to serve this area, and that the proposed Plan amendment would create no adverse impacts to public facilities. If approved, the developer shall be required to apply to the County and the state's department of the Office of Greenways and Trails for trails crossing permit.

B. **Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection:** *The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications.. (Policy FLU 1.2 and 1.3).*

The subject property does not contain any wetlands and/or flood prone areas.

C. **Protection of Endangered and Threatened Wildlife:** *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering for the subject property.

4. DEVELOPMENT POLICIES - Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. **Compatibility:** When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).

Based upon an initial evaluation of compatibility, Planned Development land use, as proposed, would be consistent with Plan policies identified at this time and therefore is consistent with the Seminole County Comprehensive Plan.

Applicable Plan policies include, but are not limited to, the following:

1. Transitional Land Uses: *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses. (Policy FLU 2.5)*

'The Higher Intensity Planned Development future land use designation encourages a variety of residential and non-residential development along

collector and major arterial roadways, as well as expressways. Due to the subject property's proximity to Industrial land uses to the north, SR 426, and the Central Florida Greenway, the development's proposed intensity would be consistent with the requested future land use designation of HIP.

In addition, the PUD zoning classification provides for flexibility in determining if a project is compatible with adjacent properties, through sensitive site design, such as sufficient buffering and limiting adjacent uses to passive and unobtrusive uses. However, if the subject property were to develop as multi-family prior to the Industrial property, the multi-family project shall be required to provide all applicable active/passive buffers.

Other applicable plan policies include:

Higher Intensity Planned Development – Core and Transitional Areas Definition
Higher Intensity Planned Development (HIP) General Uses and Intensities (Policy FLU 5.7)

Higher Intensity Planned Development (HIP) Purpose (Policy FLU 5.6)

Determination of Compatibility in the PUD Zoning Classifications (Policy FLU 2.11)

On-site Traffic Flow (Policy FLU 2.12)

B. Concurrency Review - Application to New Development: *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public safety level of service standards and schedules of capital improvements.. shall be applied and evaluated.. consistent with policies of the Implementation Element.. (Capital Improvements Policy 3.2).*

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

5. COORDINATION - Each application for a land use designation amendment will be evaluated to assess how and to what extent any additional intergovernmental coordination activities should be addressed.

A. Plan Coordination: *The County shall continue to coordinate its comprehensive planning activities with the plans and programs of the School Board, major utilities, quasi-public agencies and other local governments providing services but not having regulatory authority over the use of /and (Intergovernmental Coordination Policy 8.2.12). Seminole County shall coordinate its comprehensive planning activities with the plans and programs of regional, State and Federal agencies*

by...as the County is now a charter County (Intergovernmental Coordination Policy 8.3.3).

The Vision 2020 Plan fully complies with the State Comprehensive Plan adopted pursuant to Chapter 187, Florida Statutes, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council pursuant to Chapter 163, Florida Statutes. Consistency with the State Plan and the Regional Policy Plan will be evaluated by individual review agencies during the Plan amendment review process.

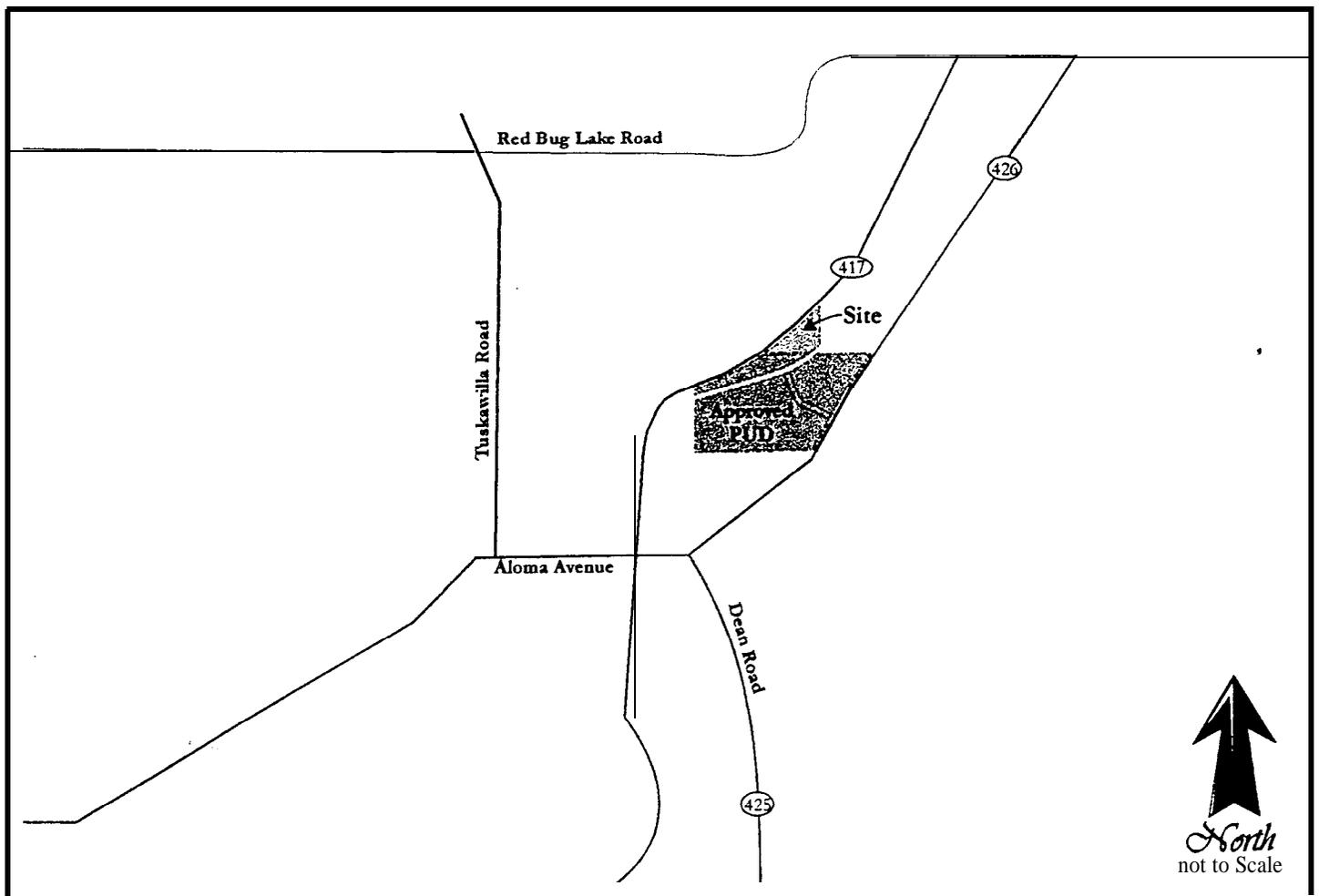
Application for
Amendment
to the Seminole County
Comprehensive Plan
For
Loma Vista PD

Prepared for:
Clayton Investments, LTD
611 North Wymore Road
Winter Park,, Florida 32789
Ph: 407-644-6200

Date: 10/12/01
HLA Job # 9717

Prepared by
Harling Locklin & Associates Inc.
HARLING LOCKLIN 850 Courtland Street
Orlando, Florida 32804
Ph: 407-629-1061
Fax: 407-629-2855

Location Map



**APPLICATION FOR CHANGE OF ZONING
SEMINOLE COUNTY**

CURRENT PLANNING DIVISION
(407) 321-1130, EXTENSION 7433

FILE NO: _____

APPLICANT: Harling Locklin & Associates, Inc.

TELEPHONE NO: 407-629-1061 FAX NO: 407-629-2855

ADDRESS: 850 Courtland Street, Orlando, Florida 32804

PROPERTY OWNER: Clayton Investments, LTD. CWC Investments, LTD

TELEPHONE NO: 407-644-6200 FAX NO: 407-644-8646

ADDRESS: 611 Wymore Rd., Winter Park, FL. 32789

REQUEST CHANGE OF ZONING FROM: A-1 TO: PUD

LEGAL DESCRIPTION OF PROPERTY: Section 30, Township 21S, Range 31E West 1/2 of the Southeast 1/4 of the Southeast 1/4 lying Southerly of the expressway and Northerly of the Railroad.

TAX PARCEL I.D#: 30-21-31-300-01 IO-0000 TOTAL ACREAGE: 3.5 +/-

GENERAL LOCATION: SR 426 between Dean Rd. and Mitchell Hammock Rd.

ABUTTING ROADS: Dean and Mitchell Hammock

PROPOSED USE OF PROPERTY: Multi-family/ Comm./ Ind / Inst.

SOURCE OF WATER AND SEWER: Seminole County

SIGNATURE OF APPLICANT: [Signature]
IF APPLICANT IS OTHER THAN PROPERTY OWNER, AUTHORIZATION FOR REZONING ACTION MUST BE ATTACHED.

x	ITEM REQUIRED
	PROPERTY OWNER'S AUTHORIZATION
	CONCURRENCY APPLICATION / DEFERRAL AFFIDAVIT
	9 COPIES OF SITE PLAN /MASTER PLAN ATTACHED (IF APPLICABLE*)
	50 COPIES OF REDUCED 8 1/2 X 14 SITE PLAN (IF APPLICABLE*)

*REQUIRED ONLY IF REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, AND R-31:

REQUIRED FEES. AMOUNT PAID _____ REC.# _____ DATE: _____
APPLICATION RECEIVED BY: _____ DATE: _____
P&Z PUBLIC HEARING DATE: _____

FLU _____ SECT., TWP., RGE (PHYSICAL LOCATION): _____

APPLICATION FORM FOR LARGESCALE AMENDMENT TO
THE SEMINOLE COUNTY COMPREHENSIVE PLAN
Seminole County, Florida

Applicant's name: Hugh W. Harling, Jr., P.E. Harling Locklin & Assoc., Inc.
Phone/Fax: 407-629-1061 407-629-2855 fax
Address: 850 Courtland Street., Orlando, FL. 32804

Property Owner's name: Clayton Invest., Ltd, CWC Invest., Ltd.
Phone/Fax: 407-644-6200 407-644-8646 fax
Address: 611 N. Wymore Rd., Winter Park, FL 32789

Future Land Use Designation Assigned to Property: Industrial
Future Land Use Designation Requested for Property: HIP

Acres of Property: 3.5 ac. +/-
Current Use of Property: A-1
Source of Potable Water & Sewer Service: Seminole County

Rezoning: From: A-1 To: PUD

Application checklist (all applications: please check prior to submittal to ensure all documentation included):

- Completed application form (Form #1);** County staff is available to assist applicants and encourages pre-application conferences.
- Vicinity map** depicting the property and major roadways
- Legal description** of property, tax parcel number, and boundary sketch of property
- Application fee (SEE ATTACHED FEE SCHEDULE).**
- Applicant's statement as to reasons for requesting an amendment** the County Comprehensive Plan and how the proposed amendment furthers the goals, objectives, and policies of the Plan.

Additional information/documentation which may be required:

- Completed authorization form (Form #2),** if applicable.
- Concurrent rezoning application (Form #3)** and required master plan/site plan, if an amendment request includes a concurrent rezoning. Applications requesting the Planned Development or Higher Intensity Planned Development land use designation must include a concurrent zoning request to either the PUD or PCD zoning classification in accordance with the Seminole County Comprehensive Plan. Applicants should contact the Current Planning Division to ascertain the required rezoning submittal and application fees (407)665-7444
- Special studies.** It is the responsibility of the applicant to provide sufficient information for the County to transmit to the Florida Department of Community Affairs to justify the proposed plan amendment. In some cases, staff may require that special studies be submitted to the County. Examples of special studies which may be required are:
 1. For applications within the Wekiva River Protection Area, a demonstration by the applicant that the petition is consistent with the Wekiva River Protection Act, including an analysis of environmental impacts.
 2. Traffic studies to identify the ability of the roadway network to accommodate the land use with the existing or programmed network, near-site improvements, project phasing, etc.
 3. Wetlands mitigation plans where disruption above code requirements is proposed to accommodate the proposed use.

- Supplemental information.** If the applicant desires that supplemental documentation with respect to the amendment request be transmitted to the Florida Department of Community Affairs, this information must be submitted to the Current Planning Division at least four (4) weeks prior to the Local Planning Agency hearing to provide adequate review time. Applicants should contact the Current Planning Division regarding submittal procedures for supplemental information.
- Copy of fully executed **sales contract**
- Concurrency Application or Concurrency Deferral Affidavit (Form #4).** Unless specifically requested by the applicant, a Concurrency determination will not be made in conjunction with a Plan amendment application (and associated rezoning, if applicable). A concurrency test will be required, however, in conjunction with the first final development order for the property. No rights to obtain final development orders or permits, nor any other rights, have been granted or implied by the County approval of the Plan amendment. To assure that these conditions are understood, the applicant must complete and execute the Concurrency Review Deferral Affidavit (or Concurrency Application, if desired) as part of the Plan amendment application.
- Water/sewer provider letter.** Almost all of the future land use designations under Seminole County's Comprehensive Plan ~~Require~~ require central water and sewer service, and to ensure consistency under the Plan, sites proposed for a Plan amendment must be evaluated to determine whether they are located within central water and sewer service areas depicted in Figures 11.1 and 14.1 of the Comprehensive Plan.
If the site proposed for a Plan amendment is not presently located within water and sewer service area boundaries as currently depicted in the Plan, the application must include a letter from an appropriate utility service provider that states the following regarding central water and/or sewer:
 1. That the utility is, or will be, both willing and capable of providing capacity and service to the site; and
 2. What formal, legal steps, if any, the utility must undertake to extend service to the site, and when the utility will undertake such steps; and
 3. That the utility would support and recommend the County amending its Comprehensive Plan service area maps in conjunction with the applicants land use amendment; and
 4. That the expansion of service to the site would not have a negative impact on levels of service in the utility's existing service areas.

Please contact the Comprehensive Planning Division at (407)665-7371 to review Service Area Maps or to inquire about potential appropriate utility service providers.

I acknowledge that Seminole County may not defend any challenge to my proposed Plan amendment and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals which authorize the use or development of my property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions, or staff.

I acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the Seminole County Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

Signature of Authorized Applicant:

Print or type name: Hugh W. Harling, Jr., PE

Date:

10/17/01

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM

(Please complete all items below)

Form #2

An authorized applicant is defined as:

1. The propertyowner of record; or
2. An agent of said property owner (power of attorney to represent and bind property owner must be submitted with the application); or
3. Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed.

If the application is made by a partnership, corporation, or trustee, the names of all partners, corporate officers, or trust beneficiaries must be provided. All matters relating to the applicant's relationship with the seller must be disclosed. By execution of the application form, the applicant agrees to hold Seminole County harmless as to any and all mrelating to the applicant's relationship with the applicant's principal or seller.

Agent or Contract Purchaser's Name HUGH HARLING - HARLING, COCKLIN + ASSOC.

Phone/Fax _____

Address: _____

Names of Co-owners:

CWC INVESTMENTS LTD

CLAYTON INVESTMENTS LTD.

Names of Beneficiaries of Trust:

Names of Corporate Officers:

Names of Partners:

(We) CHARLES W. CLAYTON JR AND W. MALCOLM CLAYTON, property owner(s), do hereby authorize HARLING, COCKLIN + ASSOC. to act as my/our authorized agent and to file the attached application for an amendment to the Seminole County Comprehensive Plan and to represent me/us and make binding statements and commitments regarding the amendment request.

Charles W. Clayton Jr

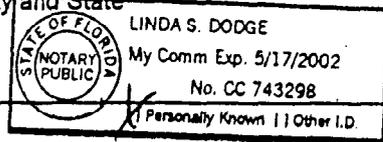
W. Malcolm Clayton

SWORN TO AND SUBSCRIBED before me this 1st day of October 19 2001.

Linda S. Dodge

Notary Public in and for the County and State Aforementioned

My Commission Expires: _____



Statement of Reasoning

Application Request:

Amendment to the Seminole County Comprehensive Plan to change the 4.1± acre subject site Future Land Use Designation from Industrial (I) to Planned Development (PD)

General Location:

The amendment site property is located in Section 30, Township 21, Range 31 in southeast Seminole County. More specifically, the site on the north side of the approved Loma Vista PD, which is located on the west side of Aloma Avenue.

Introduction:

This application for a Comprehensive Plan Amendment is the first step in the ultimate goal of incorporating this site into the existing approved Loma Vista PUD with approved uses of commercial, institutional, industrial, and multi-family residential.

The site is currently vacant with no significant improvements in place. The site is bounded by vacant industrial to east and the existing Loma Vista PD to the south. The Central Florida Greenway (SR 417) abuts the site to the northwest. The surrounding land uses, zoning and future land use designations are presented on the attached maps and discussed in greater detail below.

Land Use Analysis:

The property to the northwest is currently a day care. Directly to the north is residential. East and south of this site are vacant commercial parcels. The remaining acreage in the immediate vicinity around the Tuskawilla Road and Aloma Avenue intersection have commercial uses.

Adjacent Zoning:

North: A-1
East: A-1
south: PUD
West: A-1

Adjacent Future Land Use Designation:

North: Right-of-Way (ROW)
East: Industrial (IND)
South: High Intensity Planned Development (HIP)
West: Right-of-Way (ROW)

The nearby development along Aloma Avenue includes commercial, multi-family and office uses.

The amendment site is in an area that is a logical expansion of the uses requested. Urban services are available and the proposed land use (PD) is a compatible use with the existing and proposed development pattern.

The proposed amendment is a change in land use from Industrial to Planned Development. The services required by the proposed development activity are currently available and within the capacity of the providers.

Utility Water & Sanitary Sewer Services:

Seminole County currently has a 6" force main on the east side of Aloma Avenue, which runs to the City of Orlando's Iron Bridge Wastewater Treatment Plant. There is also a 12" water main on the east side of Tuskawilla Road, which runs to the Consumer Water Treatment Plant.

Telephone and Electric:

Bellsouth provides telephone service. Electric service is provided by Florida Power. Services are readily available with no significant upgrading or equipment additions required.

Transportation & Roads:

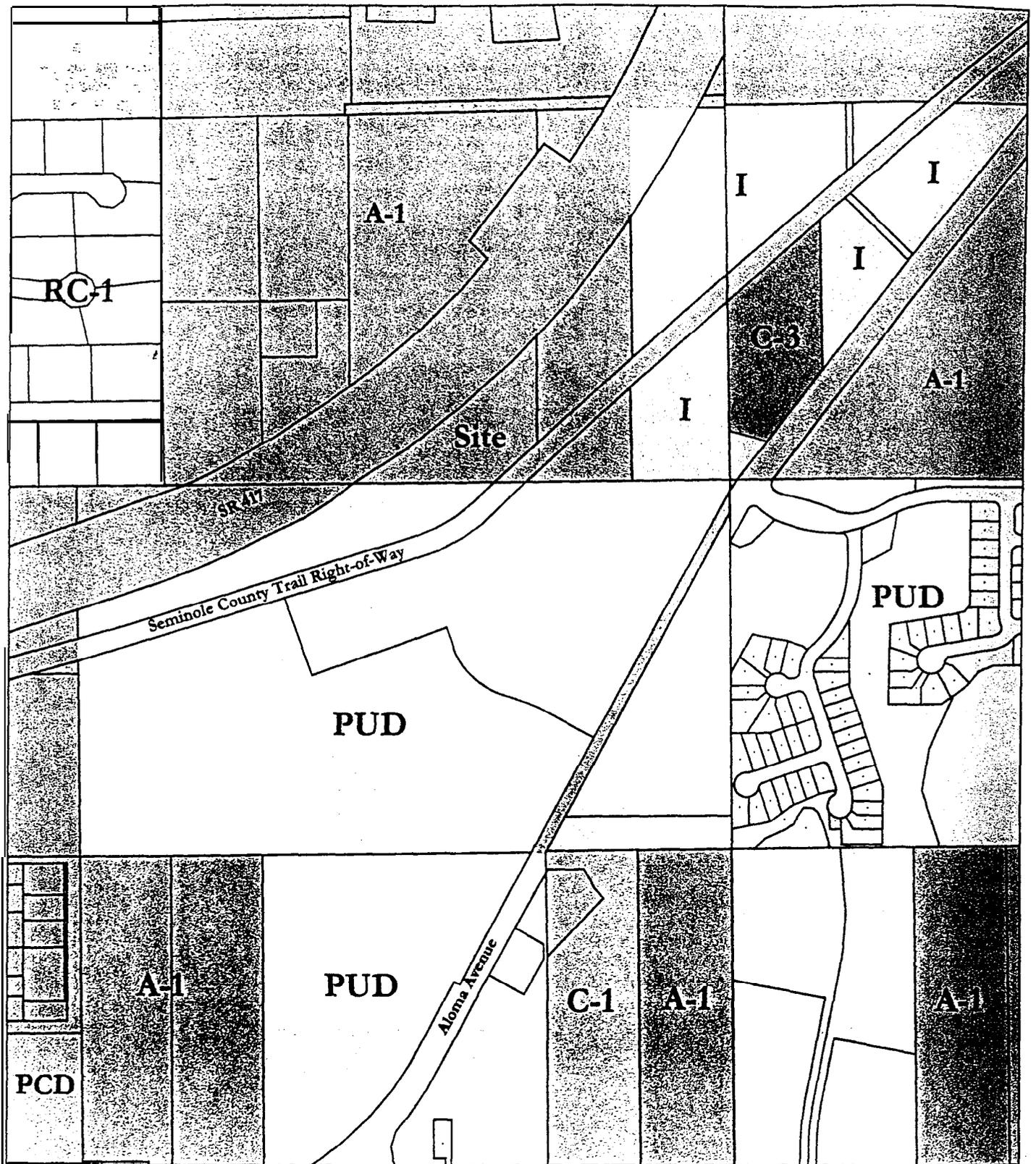
Access to the site will be from Aloma Avenue. Dean Road is less than a mile away with direct access from Aloma Avenue.

Aloma Avenue is a state highway has a volume of 26,753 on the segment from East-West Expressway to Dean Road.

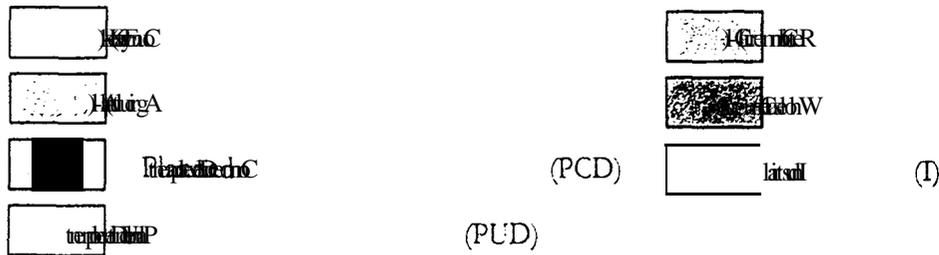
Law Enforcement & Fire Protection:

The project is within the acceptable response limits of Seminole County Fire Station #23 located to the northwest on Howell Branch Road. The Seminole County Sheriff's Department provides Law Enforcement. The proposed project is located near current patrol routes. The development will not create significant demands for Fire, Emergency, and Law Enforcement services. The limited added demands would be addressed through payment of standard impact fees and increased property taxes.

Exhibits and Maps

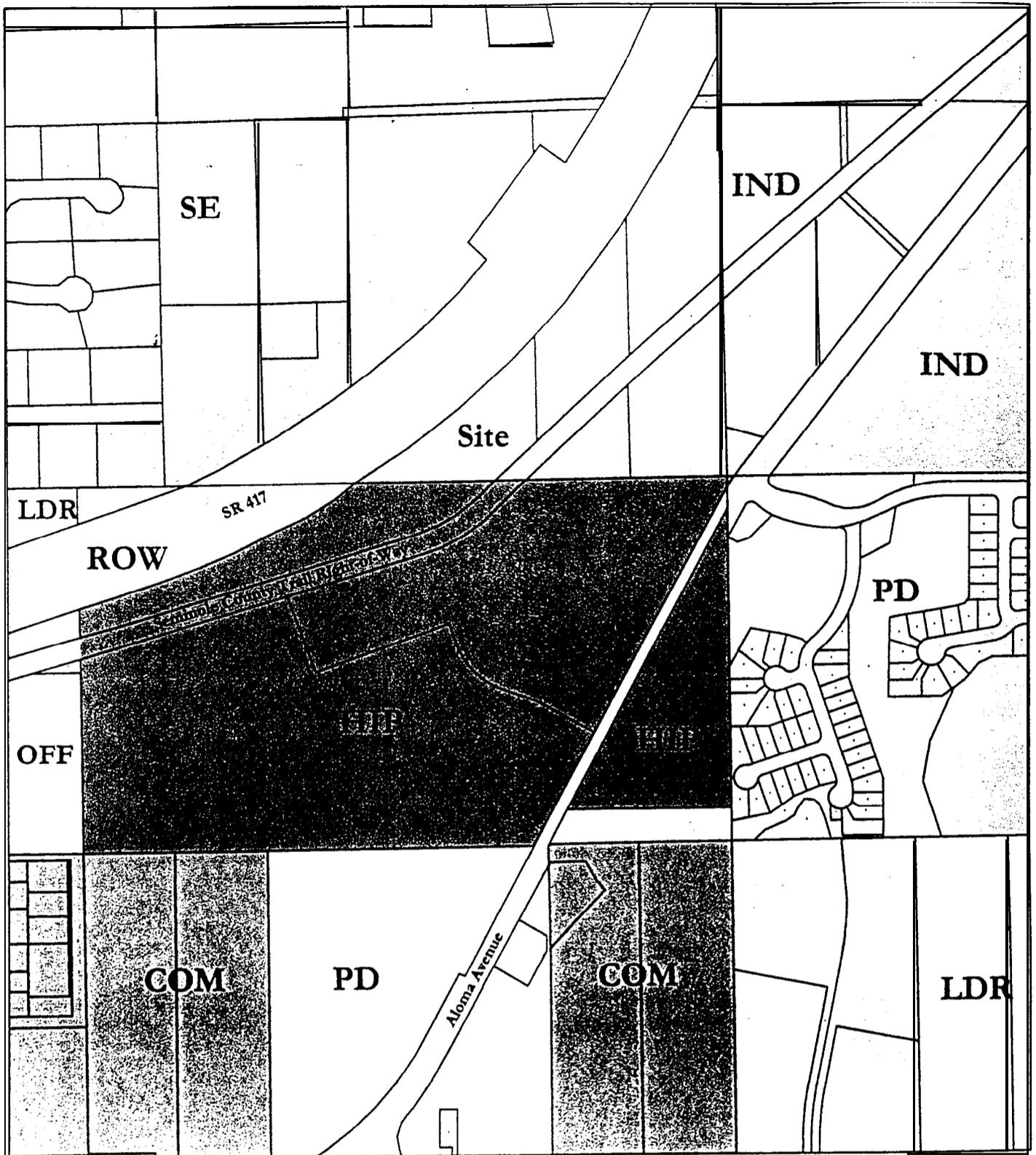


Loma Vista PD - Existing Zoning



Scale: 1" = 500'

**HARLING
LOCKLIN**
ASSOCIATES, INC.
10/11/01 9717exc1

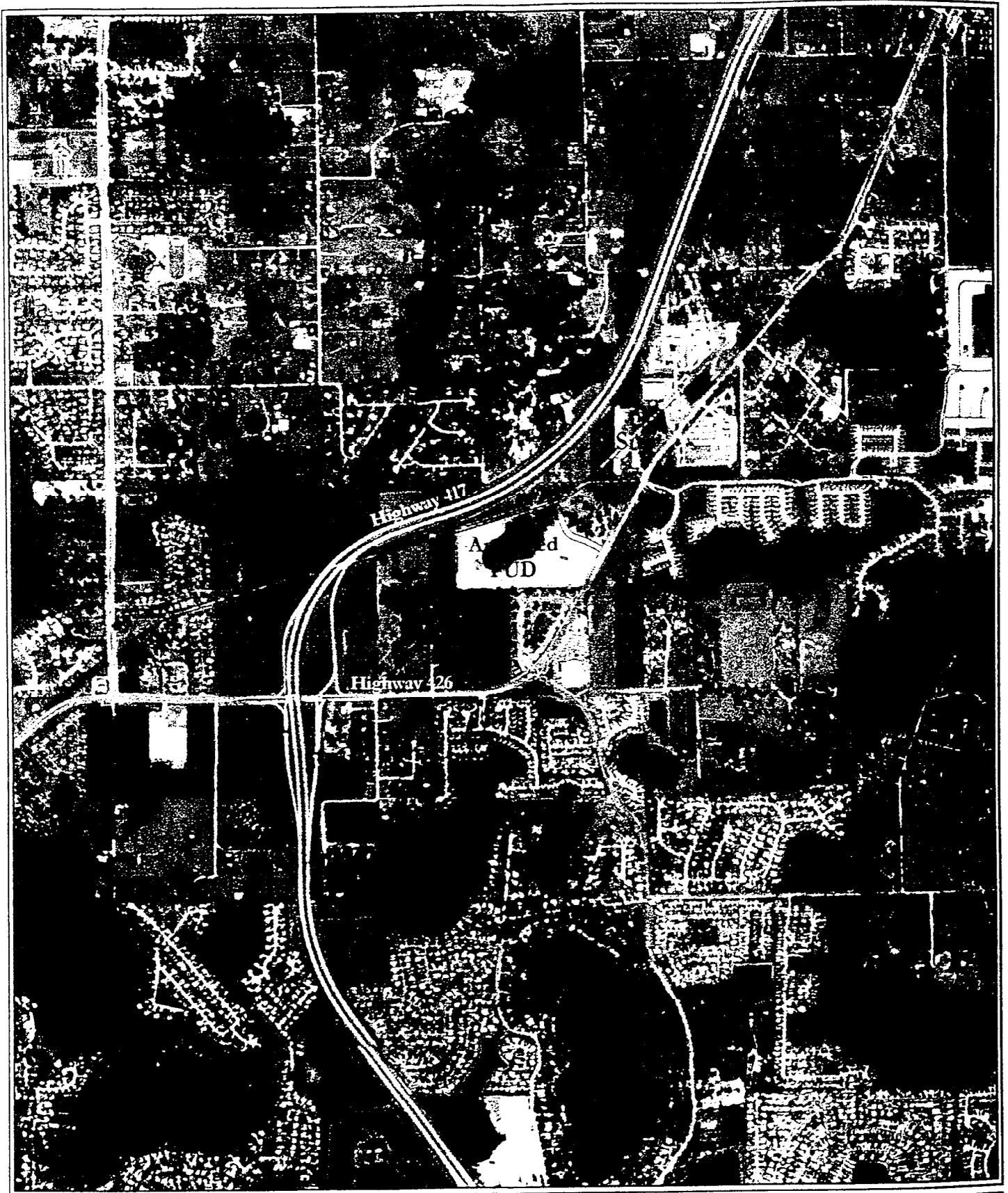


Loma Vista PUD - Existing Land Use

	Low Density Residential (LDR)		Commercial (COM)
	Office (OFF)		Higher Intensity Planned Development (HIP)
	Planned Development (PD)		Right of Way (ROW)
	Suburban Estates (SE)		Industrial (IND)

North

 Scale: 1"=500'
**HARLING
 LOCKLIN**
 & ASSOCIATES, INC.
 10/11/01 9717excl



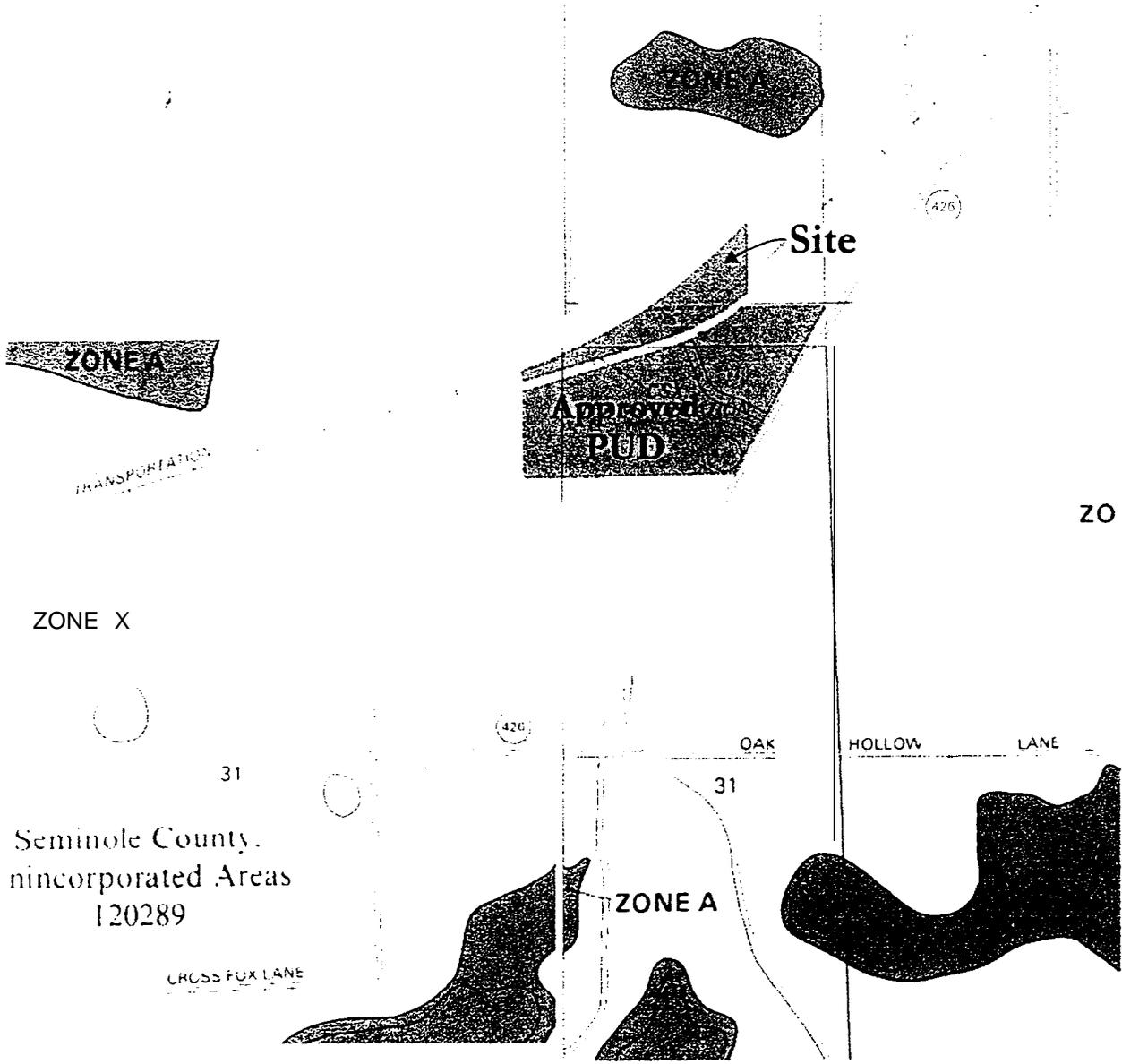
**HARLING
LOCKLIN
& ASSOCIATES INC.**

Loma Vista

Aerial Photo
Flown January 2001

Job number: 9717
Date: 10/11/01
Comp-rg2

Prepared by:
Harling Locklin & Associates Inc.
350 Courtland Street
Orlando, Florida 32804
Ph: 407-429-1061 Fax: 407-429-2855



20

ZONE X

31

Seminole County,
Incorporated Areas
120289

CROSS FOX LANE

426

OAK

HOLLOW

LANE

31

ZONE A



**HARLING
LOCKLIN
& ASSOCIATES INC.**

Loma Vista

Firm Map
Zone X

Job number: 9717
Date: 10/11/01
Comp-rg2

Prepared by:
Harling Locklin & Associates Inc.
850 Courland Street
Orlando, Florida 32804
Ph: 407-629-1961 Fax: 407-629-2855

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

SEMINOLE COUNTY,
FLORIDA AND
INCORPORATED AREAS

PANEL 230 OF 260
SEE MAP INDEX FOR PANELS NOT PRINTED.

CONTROLS	NUMBER	PANEL	DATE
DATE	12117C0230		1995

Notes to User: The MAP NUMBER shown below should be used when placing rate orders. The COMMUNITY NUMBER shown above should be used on rate order applications for the subject community.

MAP NUMBER
12117C0230 E
EFFECTIVE DATE
APRIL 17, 1995



Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

SEMINOLE COUNTY,
FLORIDA AND
INCORPORATED AREAS

PANEL 210 OF 260
SEE MAP INDEX FOR PANELS NOT PRINTED.

CONTROLS	NUMBER	PANEL	DATE
DATE	12117C0210		1995

Notes to User: The MAP NUMBER shown below should be used when placing rate orders. The COMMUNITY NUMBER shown above should be used on rate order applications for the subject community.

MAP NUMBER
12117C0210 E
EFFECTIVE DATE
APRIL 17, 1995



Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

SEMINOLE COUNTY,
FLORIDA AND
INCORPORATED AREAS

PANEL 165 OF 260
SEE MAP INDEX FOR PANELS NOT PRINTED.

CONTROLS	NUMBER	PANEL	DATE
DATE	12117C0165		1995

Notes to User: The MAP NUMBER shown below should be used when placing rate orders. The COMMUNITY NUMBER shown above should be used on rate order applications for the subject community.

MAP NUMBER
12117C0165 E
EFFECTIVE DATE
APRIL 17, 1995



Federal Emergency Management Agency

LEGEND

- SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD**
- ZONE A** No base flood elevation determined.
 - ZONE AE** Base flood elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
 - ZONE AD** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined for areas of alluvial fan flooding; velocities also determined.
 - ZONE A99** To be protected from 100-year flood by federal flood protection system under construction; no base flood elevations determined.
 - ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
 - ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- OTHER FLOOD AREAS**
- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside 500-year floodplain.
 - ZONE D** Areas in which flood hazards are undetermined.
- UNDEVELOPED COASTAL BARRIERS***
- Identified 1983
 - Identified 1983 or Later
 - Otherwise Protected Areas Identified 1993 or Later
- *Coastal barrier areas are normally located within or adjacent to special flood hazard areas.
- Floodplain Boundary
 - Floodway Boundary
 - - - Zone D Boundary
 - Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
 - 5/3 — Base Flood Elevation Line: Elevation in Feet*
 - D — Cross Section Line
 - (EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone*
 - RM7 X — Elevation Reference Mark
 - M1.5 — River Mile
- *Referenced to the National Geodetic Vertical Datum of 1929

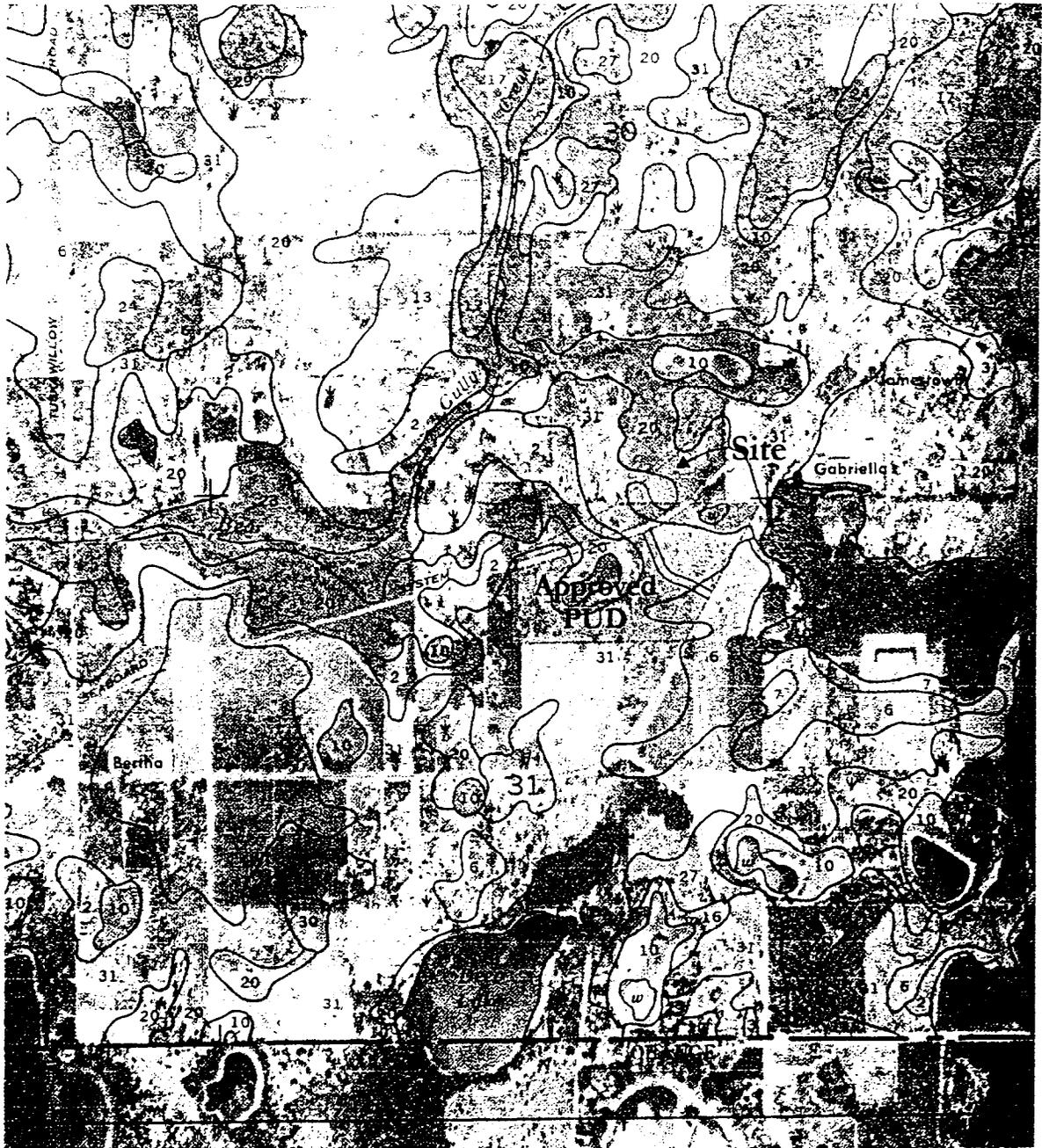
**HARLING
LOCKLIN
& ASSO.**

Loma Vista

FIRM Covers & Legend
Panels 12117C0210 E, 12119C0165 E
& 12117C0230 E

Job number: 9717
Date: 10/11/01
Comp-rg2

Prepared by:
Harling Locklin & Associates Inc.
850 Courtland Street
Orlando, Florida 32804
Ph: 407-429-1461, Fax: 407-429-2855



**HARLING
LOCKLIN
& ASSOCIATES INC.**

Loma Vista

Soils Map

Job number: 9717

Date: 10/11/01

Comp-rg

Prepared by:
Harling Locklin & Associates Inc.
850 Courtland Street
Orlando, Florida 32804
Ph: 407-429-1041 Fax: 407-429-2855

TABLE 13: ENGINEERING INDEX PROPERTIES

The symbol "<" means less than; ">" means more than. Absence of an entry indicates that data were not estimated.

Map Symbol and Soil Name	Depth (In)	USDA Texture	Classification		Frag-ment >3 inches	Percentage Passing				Liquid Limit (Pct)	Plasticity Index
			Unified	ASSHTO		4	10	40	200		
20 Myakka Eau Gallie	6-28	Fine sand, sand	SP, SP-SM	A-3	0	100	100	85-100	2-10	—	NP
	28-45	Sand, fine sand, loamy fine sand	SM, SP-SM	A-3, A-2-4	0	100	100	85-100	5-20	—	NP
	45-80	Sand, fine sand	SP, SP-SM	A-3	0	100	100	85-100	2-8	—	NP
	0-18	Fine sand	SP, SP-SM	A-3	0	100	100	80-98	2-5	—	NP
	10-30	Sand, fine sand	SP-SM, SM	A-3, A-2-4	0	100	100	80-98	5-20	—	NP
	30-41	Sand, fine sand	SP, SP-SM	A-3, A-2-4	0	100	100	80-98	2-12	—	NP
	41-60	Sandy loam, fine sandy loam, sandy clay loam	SM, SM-SC, SC	A-2-4, A-2-6	0	100	100	80-98	20-35	<40	NP-20
	60-80	Sand, loamy sand, loamy fine sand	SP-SM, SM	A-3, A-2-4	0	100	100	80-98	5-25	—	NP
31 Tavares fillhopper	0-6	Fine sand	SP, SP-SM	A-3	0	100	95-100	85-100	2-10	—	NP
	6-10	Sand, fine sand	SP, SP-SM	A-3	0	100	95-100	85-100	2-10	—	NP
	0-45	Fine sand	SP-SM, SM	A-3, A-2-4	0	100	97-100	75-95	5-20	—	NP
	45-80	Sandy loam, fine sandy loam, sandy clay loam	SM, SM-SC, SC	A-3, A-2-4	0	100	97-100	75-95	18-40	<28	NP-10

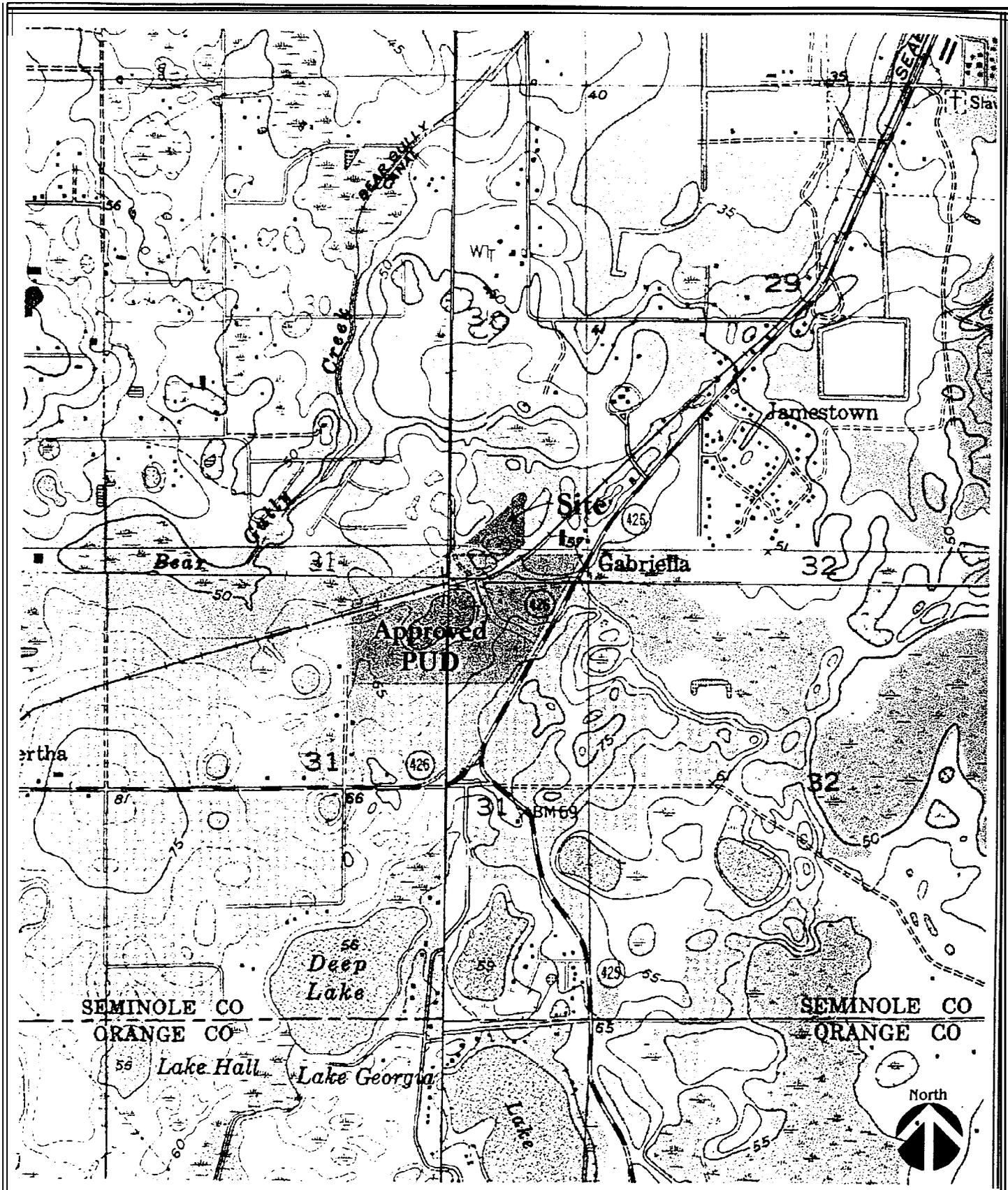
**HARLING
LOCKLIN
& ASSOCIATES INC.**

Loma Vista

Engineering Index Properties
Soils: 20 & 31

Job number: 9717
Date: 10/11/01
Comp-rz

Prepared by:
Harling Locklin & Associates Inc.
850 Courtland Street
Orlando, Florida 32804
Ph: 407-629-1061 Fax: 407-629-2855



**HARLING
LOCKLIN
& ASSOCIATES INC.**

Loma Vista
 •
 Quadrangle: Oviedo
 Section 30, Township 21, Range 31

Job number: 9717
 Date: 10/11/01
 Comp-rg
 Prepared by:
 Harling Locklin & Associates Inc.
 850 Courtland Street
 Orlando, Florida 32804
 Ph: 407-429-1061 Fax: 407-429-2855

Parcel Number and Legal Description

**Parcel Numbers &
Legal Description**

W 1/2 of SE 1/4 of SE 1/4, lying Southerly of expressway & northerly of railroad right-of-way.

Containing 4.07 acres more or less

Parcel Number: 30-21-31-300-0110-0000



SEMINOLE COUNTY

APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are not finalized values for tax purposes.

Parcel Id	30-21-3 1-3 00-0000	Tax District	11-TX DISCOUNTY
Owner	CLAYTON IN&V	Use	10-VAC GENERAL COMMERCIAL
Own/Addr	CWC INV LTD	Exemptions	
Address	611 NW YMOR	City, State, Zip Code	WINTER PARK FL 32789
Property Address			

VALUE SUMMARY	
Value Method	Market
Number of Buildings	1
Depreciated Bldg Value	\$0
Depreciated EXFT Value	\$0
Land Value (Market)	\$69,391
Land Value Ag	\$0
Just/Market Value	\$69,391
Assessed Value (SOH)	\$69,391
Exempt Value	\$0
Taxable Value	\$69,391

SALES INFORMATION						
Deed	Date	Book	Page	Amount	Vac/Imp	
QUIT CLAIM DEED	02/2000	03921	1098	\$494,800	Vacant	

SPECIAL WARRANT	12/1999	0377	1377	\$1,466,400	Vacant
QUIT CLAIM DEED	01/1991	02266	1805	\$100	Improved
WARRANTY DEED	12/1988	02024	0243	\$266,700	Improved
WARRANTY DEED	10/1981	01603	0509	\$100	Improved

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION	
LEG SEC 321 STRWG IE 3 11/2 OF 1/4 OF 1/4 LYING SLY OF EXPR & SSWAY	NLY OF RR

LAND INFORMATION				
Land Assess Metho	Depth	Land Units	Unit Price	Land Value
SQUARE FEET	100	154,202	69,391	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1954	6	2,482	1,712	CONC BLOCK	\$0	\$0
	Appendage/ Sqft			OPEN PORCH FINISHED				
	Appendage I Sqft			UTILITY UNFINISHED				
	Appendage/ Sqft			ENCLOSED UNFINISHED / 120				
	Appendage/ Sqft			OPEN PORCH UNFINISHED				
	Appendage I Sqft			CARPORT UNFINISHED				

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