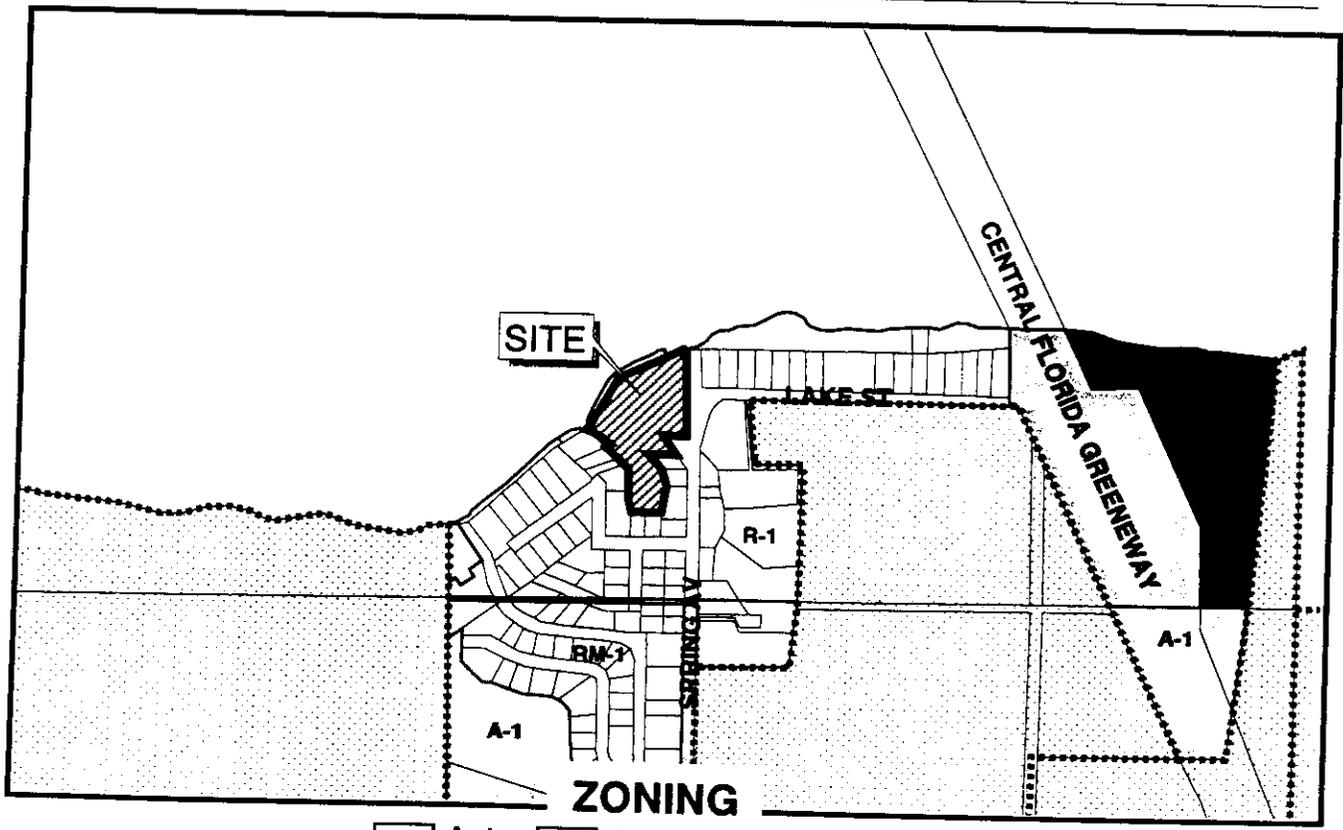


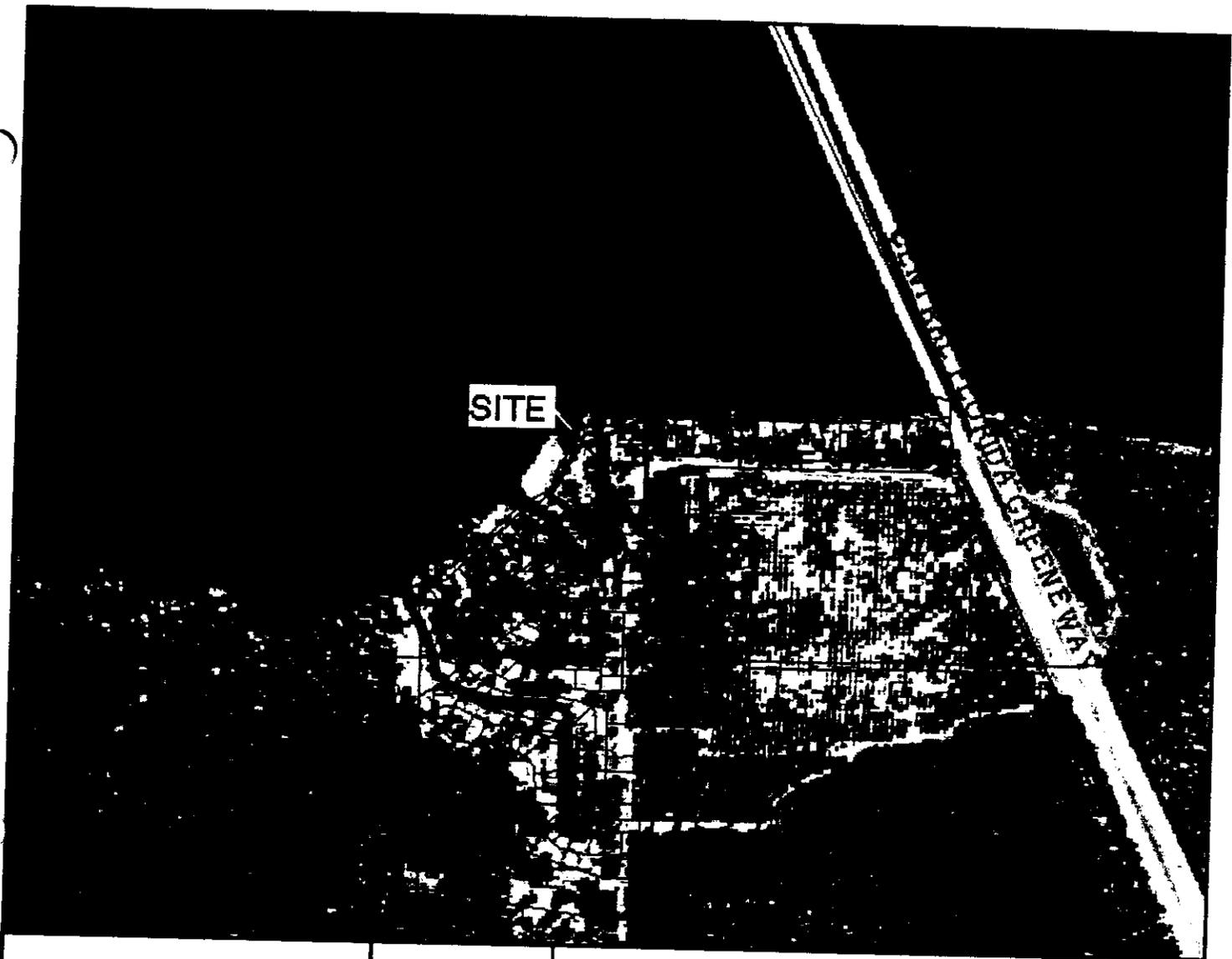
Site
 Municipality
 LDR
 WATER
 R5
 SE
 PUBO

Applicant: Spring Avenue - BCC Property
 Physical STR: 32-20-31-503-0200-001A
 Gross Acres: 3.31 BCC District: 2
 Existing Use: Vacant
 Special Notes: _____

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2002-006	R-1	PLI



A-1
 RM-1
 R-1
 PLI



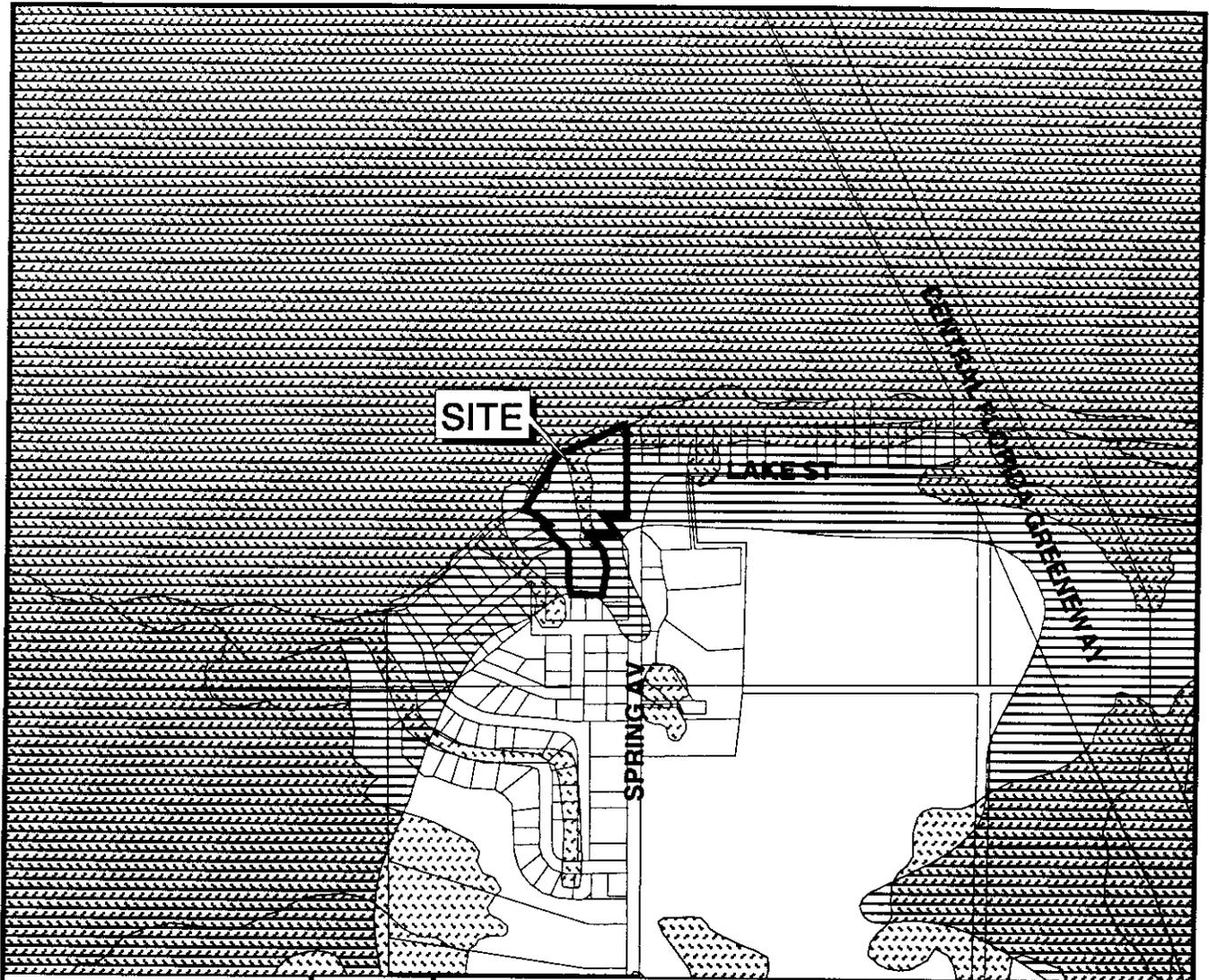
Rezone No. Z2002-006
From: R-1 To: PLI

- Subject Property
- Parcelbase



February 1999 Color Aerials

CONSERVATION



Rezoning Z2002-006
 From: R-1 To: PLI
 [Diagonal Hatching] Subject Property
 [Solid Line] Municipality
 [Thick Black Line] Flood
 [Wavy Pattern] Wetlands



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.*

Spring Avenue – BCC Property

REQUEST INFORMATION	
APPLICANT	Seminole County BCC - Parks and Recreation Division
PROPERTY OWNER	Seminole County BCC - Parks and Recreation Division
REQUEST	Rezone from R-1 (Single-Family Dwelling) to PLI (Public Lands and Institutions)
HEARING DATE (S)	P&Z: April 3, 2002 BCC: April 23, 2002
SEC/TWP/RNG	32-20-31-503-0200-001A
LOCATION	The west side of Spring Avenue, north of SR 434, on the shore of Lake Jesup
FUTURE LAND USE	Low Density Residential
FILE NUMBER	Z2002-006
COMMISSION DISTRICT	#2, Morris

OVERVIEW

Zoning Request: The applicant is requesting to rezone approximately 3.31 acres of property to facilitate the creation of a county park. Access to the site is via Spring Avenue. The subject property is flanked by narrow water bodies on both sides, and has frontage on Lake Jesup. The Public Lands and Institutions zoning district is more appropriate for the intended use of a public park than the current zoning which requires a Special Exception for public parks. The site is currently vacant but was previously utilized as a fish camp.

Existing Land Uses: The existing zoning designations and land uses are as follows:

Direction	Existing Zoning	Future Land Use	Existing Use
North	Lake Jesup	Lake Jesup	Lake Jesup
South	R-1	LDR	Single-Family
East	R-1	LDR	Spring Ave./Single-Family
West	R-1	LDR	Single-Family

For more detailed information regarding zoning and land use, please refer to the attached map.

SITE ANALYSIS

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. The proposed zoning is consistent with the adopted future land use designation 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 Vision 2020 Comprehensive Plan.

Compliance with Environmental Regulations: The site lies within the 100 year flood zone and contains wetlands.

Compatibility with surrounding development: The area has a LDR land use designation. The proposed PLI zoning classification is compatible with the LDR land use designation.

STAFF FINDINGS

Staff recommends that the proposed PLI zoning is:

1. Consistent with policies of the Seminole County Vision 2020 Comprehensive Plan related to the Low Density Residential land use designation; and
2. Consistent with the standards and intent of the Public Lands and Institutions zoning classification.

STAFF RECOMMENDATION

Staff recommends approval of the requested PLI zoning classification.

JAN. 9, 2001

Senior Planner, Kathy Fall, addressed the Board to present request for Board approval of the conceptual design for Hiley's property on Lake Jesup. She briefly reviewed the three concepts provided by consultant Herbert Halback, Inc. and advised that the majority of the community supports Concept #1, which provides a neighborhood park with fishing opportunities.

Commissioner Morris complimented staff on their work with the community. He recommended Concept #1.

Motion by Commissioner Morris, seconded by Commissioner Maloy to approve Conceptual Design Plan #1, a passive neighborhood park and lake overlook for the Hiley's Property (Lake Jesup).

Districts 1, 2, 3, 4 and 5 voted AYE.

Commissioner Morris left the meeting at this time.



Wrmablack@aol.com

03/19/02 08:27 PM

To: plandesk@co.seminole.fl.us
cc: chudson@co.seminole.fl.us
Subject: Zoning Change for Spring Ave. - BCC Property

The Notice of Public Hearing contains no information to properly inform the residents adjoining the proposed Park site. Will it be open 24 hrs, 7 days a week? My concerns, living across from the site are:

1. Noise, trash, fires
2. People walking around the spring(though on public waterway access) are in essence in my back yard.
3. Increased traffic
4. Increased boating
5. Speeding boats or airboats or jet skis chasing all forms of wildlife away
6. Crime, drugs, dealing, drinking - will this be monitored by law enforcement? They don't patrol our neighborhood now.
7. Destruction of fish and wildlife (We have Bald Eagles, Owls, Pileated Woodpeckers, Turkeys, Deer, Racoons, Opossum, Alligators, Great White and Blue Heron, etc., the primary reason we and our neighbors moved here in the first place)

We canoe Lake Jessup often, always bringing back a canoe load of cans, bottles and trash, which will increase 1,000-fold. It breaks our heart that the birds and other wildlife will be chased away, all for the sake of noise and trash. Our very small and unique neighborhood will never be the same.

We vote against the rezoning. We appreciate your consideration for our concerns.

William & Mary Ann Black
2030 Nancy Dr.
Oviedo, FL 32765
(407) 359-7163

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE R-1 (SINGLE-FAMILY DWELLING) ZONING CLASSIFICATION THE PLI (PUBLIC LANDS AND INSTITUTIONS) ZONING CLASSIFICATIONS; 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 documents titled "Spring Avenue – BCC Property".

(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. REZONINGS. The zoning classification assigned to the following described property is changed from R-1 (Single-Family Dwelling) to PLI (Public Lands and Institutions):

SEE ATTACHED 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 be effective on the recording date this ordinance in the Official Land Records of Seminole County.

ENACTED this 23rd day of APRIL 2002

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

EXHIBIT A
LEGAL DESCRIPTION

Lots 1 and 2 (LESS part of Lot 1 Southwest of Extension Northwest of Easterly line of Lot 14 and part of Lot 1, West of canal and Northerly of Extension of Northerly line of Lot 14). Block 2, MINERAL SPRINGS PARK, according to the plat thereof, as recorded in Plat Book 7, page(s) 60, of the Public Records of Seminole County, Florida.