

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

**SUBJECT:** Flowers Forever, rezoning from A-1 to PCD and preliminary PCD site plan for Sherri Fragomeni/ Fragomeni Engineering

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

**AUTHORIZED BY:** Matthew West **CONTACT:** Tony Matthews **EXT.** 7373

**Agenda Date** 11/06/02 **Regular** ☐ **Consent** ☐ **Work Session** ☐ **Briefing** ☐  
**Public Hearing – 1:30** ☐ **Public Hearing – 7:00** ☒

**MOTION/RECOMMENDATION:**

1. Recommend approval of the proposed rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District) and preliminary PCD site plan on approximately 2.5 acres located at the southwest corner of Monroe School Street and Elder Road, with staff findings and recommendation; or
2. Recommend denial of the proposed rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District) and preliminary PCD site plan on approximately 2.5 acres located at the southwest corner of Monroe School Street and Elder Road, with staff findings and recommendation; or
3. Continue the proposed rezoning to a date certain.

Commissioner District #5 (McLain)

(Tony Matthews, Principal Planner)

**BACKGROUND:**

The applicant, Sherri Fragomeni/Fragomeni Engineering, is requesting a rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District) and associated preliminary PCD site plan on approximately 2.5 acres located at the southwest corner of Monroe School Street and Elder Road (see attached site map and proposed PCD plan). The applicant is proposing a 15,000 square foot building (with proposed future addition of 6,000 square feet) for assembly and distribution of artificial flower arrangements.

**STAFF RECOMMENDATION:**

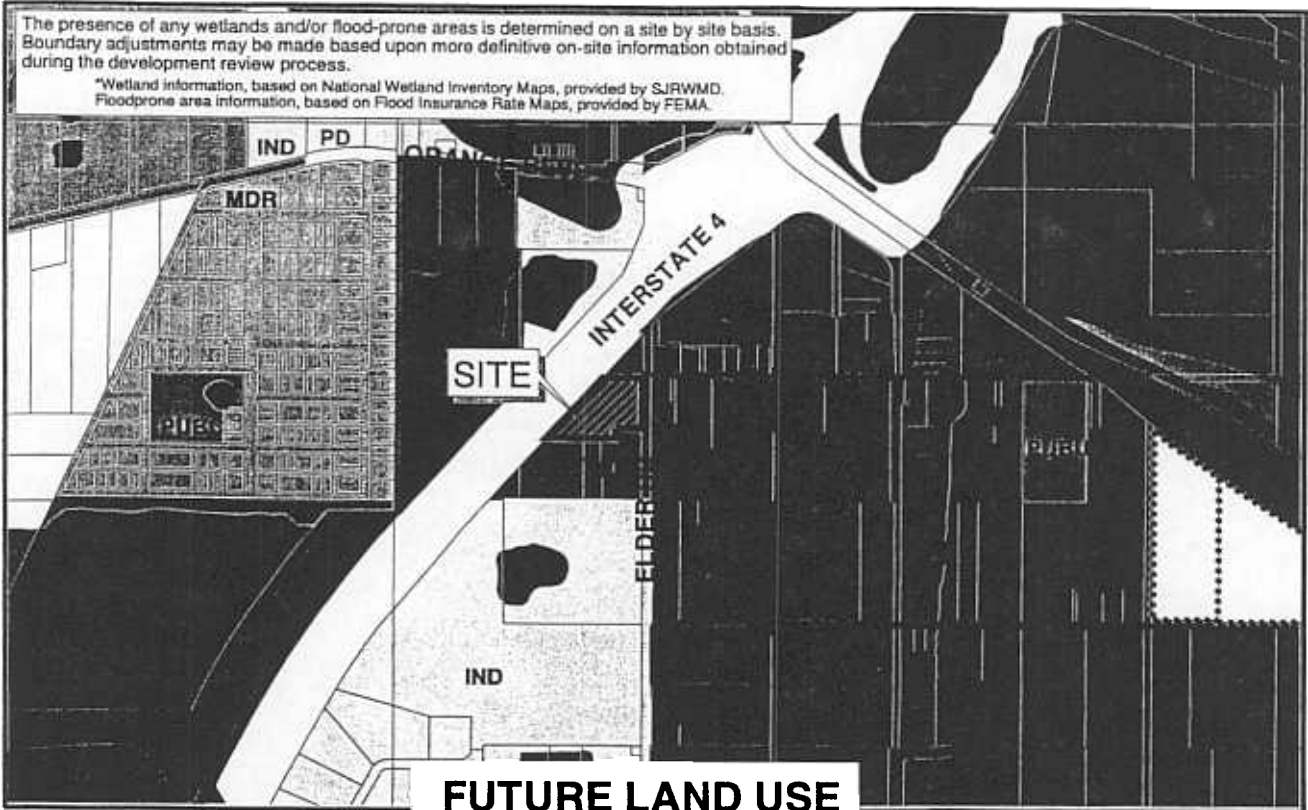
Recommend denial as the application is premature and that the applicant has not demonstrated that adequate road right-of-way is available to accommodate the necessary infrastructure, including paving, drainage and sidewalks to meet County standards, and provide access from the site to SR 46 or CR 15 to the site entrance.

**Attachments:** Staff report, preliminary PCD site plan and development order.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. <u>Z2002-026</u>

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 SE PD MDR PUBC IND HIP  
 PUBU CONS LDR

Applicant: Flowers Forever

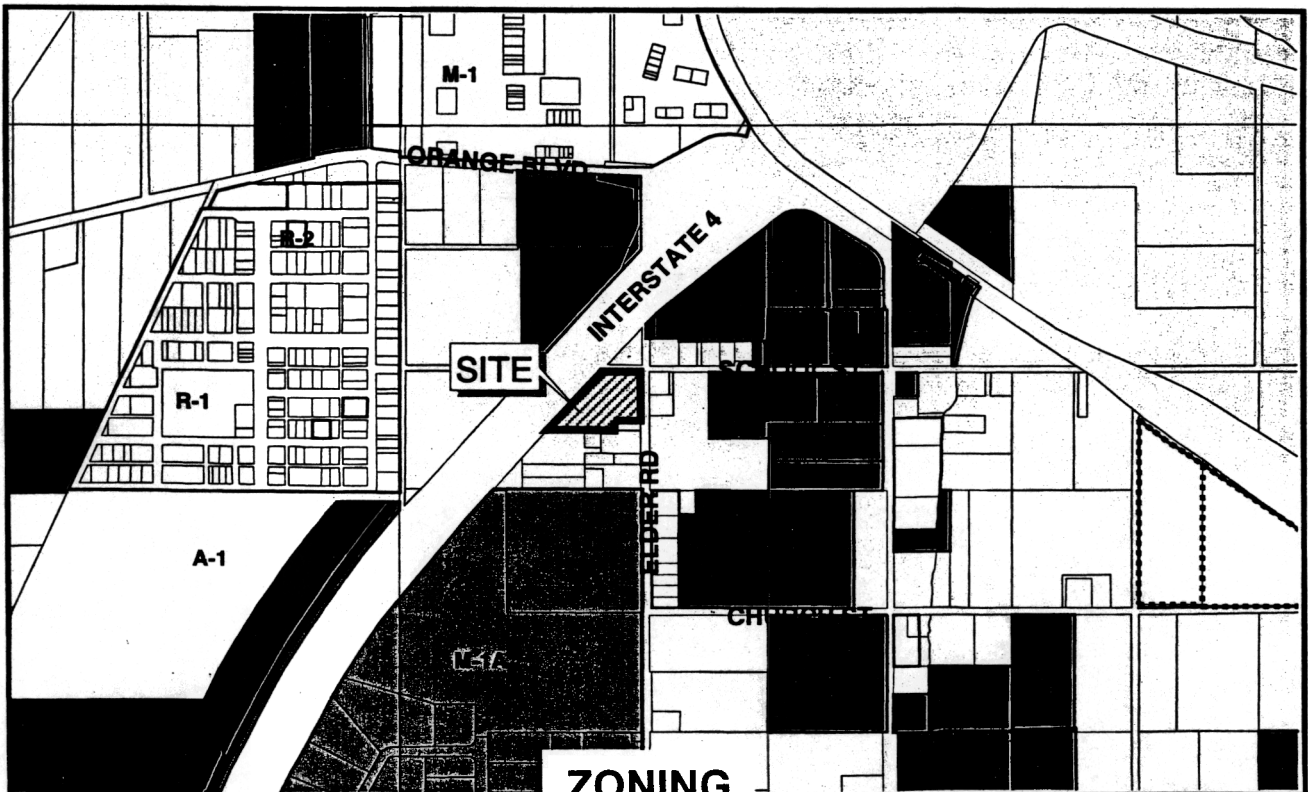
Physical STR: 16-19-30-5AC-0000-0300

Gross Acres: +/-2.5 BCC District: 5

Existing Use: Vacant

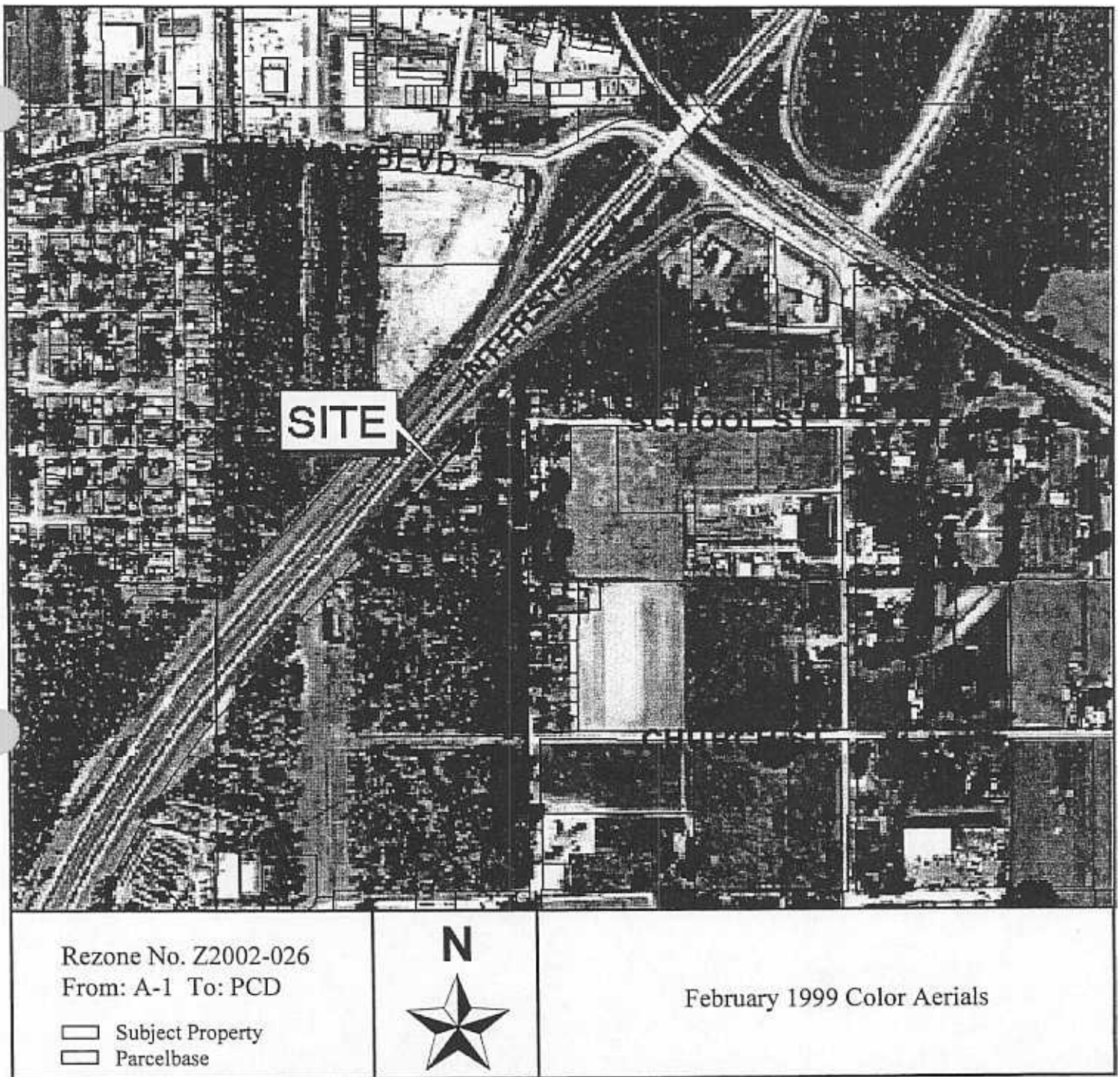
Special Notes: \_\_\_\_\_

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2002-026	A-1	PCD



## ZONING

A-1 C-1 C-2 C-3 R-1 R-2 PCD M-1 M-1A



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DEVELOPM

## SITE DATA

SETBACKS: FRONT - 25', NORTH SIDE - 25', WEST SIDE - 25', SOUTH SIDE - 0'  
 BUILDING HEIGHT: 35'  
 FUTURE TOWER ELEMENT HEIGHT: 35'  
 SQUARE FOOTAGE OF BUILDING - 15,000 S.F.  
 SQUARE FOOTAGE OF FUTURE BUILDING EXPANSION - 6,000 S.F.  
 30 % OPEN SPACE: INCLUDES COMBINATION OF GREEN SPACE, AND RETENTION POND AREAS.

EXISTING ZONING: A-1  
 PROPOSED ZONING: PCD (PLANNED COMMERCIAL DEVELOPMENT)  
 EXISTING LAND USE: VACANT AGRICULTURAL  
 PROPOSED LAND USE: COMMERICAL WAREHOUSE, ASSEMBLE ARTIFICIAL FLOWER ARRANGEMENTS.

SOILS TYPE: 13 - EAUGALLIE & IMMOKALEE  
 PER SOIL SURVEY OF SEMINOLE COUNTY, FLORIDA

### PROPOSED AREAS (ACREAGE):

ROADS: 0 ACRES  
 WETLANDS: 0 ACRES  
 OPEN SPACE: 0.756 ACRES MINIMUM (30%)  
 ACCEPTABLE USES PER PCD ZONING: 1.764 ACRES  
 TOTAL ACREAGE: 2.52 ACRES

### PROP. AREAS (ACREAGE):

BUILDINGS: 0.482 ACRES = 19.1%  
 PAVEMENT: 0.519 ACRES = 20.6%  
 SIDEWALKS: 0.025 ACRES = 1.0%  
 GREEN SPACE: 1.494 AC = 59.3%  
 TOTAL ACREAGE: 2.52 ACRES = 100%

### PARKING SPACES REQUIRED

1 SPACE/1000 S.F. \* 21000 S.F. = 21 SPACES  
 PLUS 1 SPACE/2 EMPLOYEES \* 10 EMPLOYEES = 5 SPACES  
 26 SPACES TOTAL

### PARKING SPACES PROVIDED

2 HANDICAPPED SPACES (12'X20')  
 26 SPACES (10'X20')  
 28 SPACES TOTAL

FEMA FLOOD ZONE: ZONE 'X' OUTSIDE THE 500 YEAR FLOOD ZONE  
 PER FEMA FLOOD MAP NO. 12117C0030 E DATED APRIL 17, 1995

POTABLE WATER: SEMINOLE COUNTY WATER AVAILABLE (EXIST. 12" WM  
 ON WEST SIDE OF ELDER ROAD)

SEWER: SEMINOLE COUNTY SEWER AVAILABLE (EXIST. 10" FORCE MAIN  
 ON WEST SIDE OF ELDER ROAD.)

STORMWATER: DISCHARGES TO EXIST. SWALE ON ELDER ROAD

FIRE PROTECTION: THE PROPOSED BUILDING WILL CONFORM WITH SEMINOLE  
 COUNTY FIRE PROTECTION CODES.

LANDSCAPE: LANDSCAPE BUFFERS AND LANDSCAPING ON SITE SHALL CONFORM  
 TO SEMINOLE COUNTY LAND DEVELOPMENT CODES.

NO WETLANDS ARE LOCATED ON THE SITE.

FRAGOMENI ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY  
 OF THE PROPERTY LINES SHOWN.

A LISTED SPECIES SURVEY REPORT IS REQUIRED PRIOR TO FINAL ENGINEERING APPROVAL.

### FIRE LOSS NOTES:

- THE LOCATION OF EVERY FIRE HYDRANT SHALL BE IDENTIFIED BY A BLUE REFLECTIVE MARKER.
- A FIRE FLOW TEST SHALL BE CONDUCTED.
- A 30'X20' FIRE LANE (NO PARKING OR STANDING FIRE LANE) SHALL BE PROVIDED AT ALL HYDRANTS.
- FIRE LANES WILL BE REQUIRED AROUND THE BUILDING TO MEET SEMINOLE COUNTY LDC.

### ZONING NOTES:

- PROPOSED SITE LIGHTING SHALL MEET SEMINOLE CO. LDC REQUIREMENTS. POLE LIGHTS SHOULD BE NO HIGHER THAN 20 FEET, INCLUDING FIXTURES, WHICH SHALL BE CUT OFF/SHOEBOX TYPE FIXTURES.
- THE EXISTING TREES ON SITE WILL BE RETAINED IN THE OPEN SPACE AND BUFFER AREAS SHOWN ON THE PLAN THAT ARE NOT BEING FILLED SIGNIFICANTLY.

### SIGNAGE NOTES:

- NO ADDITIONAL OUTDOOR ADVERTISING SIGNS (BILLBOARDS) WILL BE PLACED ON SITE.

### SITE ACCESS NOTES:

- PAVED ACCESS WILL BE PROVIDED TO THE SITE FROM MONROE ROAD VIA MONROE SCHOOL ROAD AND ELDER ROAD OR CHURCH STREET AND ELDER ROAD.

### ENGINEER:

FRAGOMENI ENGINEERING, INC.  
 4225 STONEWALL DRIVE  
 ORLANDO, FLORIDA 32812  
 (407) 816-7847

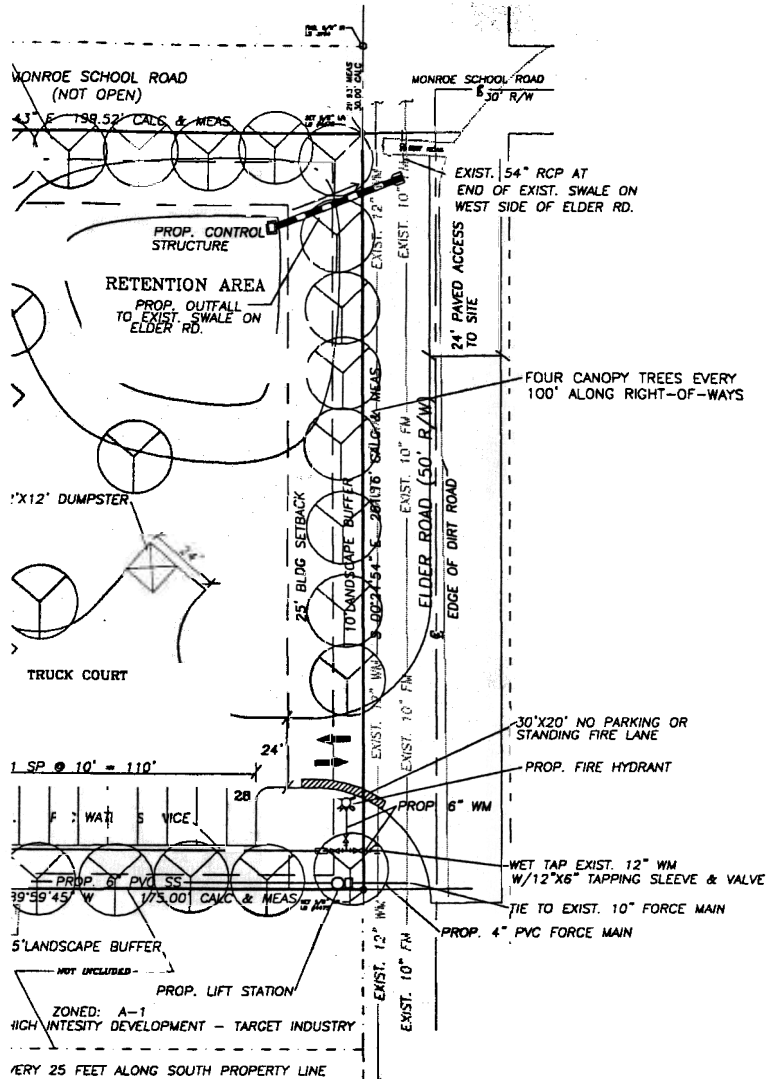
### OWNER:

FLOWERS FOREVER  
 711 ORANGE AVENUE  
 WINTER PARK, FLORIDA 32789  
 (407) 644-0079

### ARCHITECT:

ARCHITECTURAL RESOURCE GROUP, INC.  
 299 LORRAINE DR. - SUITE 2003  
 ALTAMONTE SPRINGS, FLORIDA 32714  
 (407) 774-6700

OUR CANOPY TREES EVERY 100' ALONG RIGHT-OF-WAYS.



### LEGEND



TREE SYMBOL



TRAFFIC FLOW ARROWS

MENT PLAN

JOB NO.	F1001	1	10/17/02	REVISED PLAN PER DRC COMMENTS.	SLF
DATE:	9/16/02	2	10/23/02	REVISED PLAN PER ADDITIONAL DRC COMMENTS.	SLF
DESIGNED BY:	SLF				
DRAWN BY:	SLF				
CHECKED BY:	SLF				
APPROVED BY:	SLF	NO.	DATE	REVISION	APPR

FILE: F1001SITE

SCALE: " = 30'

SHEET NO.

C-1

FLOWERS FOREVER		
<b>APPLICANT</b>	Sherri Fragomeni/Fragomeni Engineering	
<b>PROPERTY OWNER(S)</b>	Tara Bush, Flowers Forever	
<b>REQUEST</b>	Rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District) and preliminary PCD site plan	
<b>HEARING DATE(S)</b>	<b>LPA/P&amp;Z:</b> November 6, 2002	<b>BCC:</b> TBD
<b>SEC/TWP/RNG</b>	16-19-30-5AC-0000-0300	
<b>LOCATION</b>	Southwest corner of Monroe School Street and Elder Road	
<b>APPROXIMATE SIZE</b>	2.5 acres	
<b>FUTURE LAND USE DESIGNATION</b>	Higher Intensity Planned Development-Target Industry	
<b>ZONING CLASSIFICATION</b>	A-1 (Agriculture)	
<b>FILE NUMBER</b>	Z2002-026	
<b>COMMISSION DISTRICT</b>	#5 – McLain	

## OVERVIEW

### **Zoning Request:**

The applicant, Sherri Fragomeni/Fragomeni Engineering, is requesting a rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District) and preliminary PCD site plan on approximately 2.5 acres located at the southwest corner of Monroe School Street and Elder Road.

The applicant is proposing a 15,000 square foot building (with proposed future addition of 6,000 square feet) for assembly and distribution of artificial flower arrangements.

The Higher Intensity Planned Development-Target Intensity (HIP-TI) future land use designation allows for a range of residential and nonresidential uses to, among others, prevent urban sprawl or scattered development of higher intensity uses into adjacent residential areas and promote target business development in close proximity to the regional road network. PCDs provide for development conditions to address impacts on services and facilities and to ensure flexible and creative site design and compatibility with adjacent residential uses (FLU Policy 5.6 and 5.7).

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

Location	Existing Use	Future Land Use	Zoning
Site	Vacant and outdoor advertising sign	Higher Intensity Planned Development –Target Industry	A-1
North	Single family residential	Higher Intensity Planned Development –Target Industry	A-1
South	Single family residential/vacant	Higher Intensity Planned Development –Target Industry	A-1
East	Single family residential/vacant	Higher Intensity Planned Development –Target Industry	A-1
West	Interstate 4	NA	NA

Development trends are toward nonresidential uses along this area of CR 15, between SR 46 and Orange Boulevard.

## **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 final PCD site plan.

The proposed zoning is consistent with the adopted future land use designation of Higher Intensity Planned Development-Target Industry 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 applicant is proposing to access the site from Monroe School Road and Elder Road or Church Street and Elder Road. The applicant has not demonstrated that adequate road right-of-way is available to accommodate the necessary infrastructure, including paving, drainage and sidewalks to meet County standards and provide access from the site to SR 46 or CR 15.

Prior to development of the site, the applicant will be required to provide adequate right-of-way to accommodate the necessary infrastructure, including paving, drainage and sidewalks to meet County standards and provide access from the site to SR 46 or CR 15. Permanent access must be established at time of rezoning and preliminary PCD site plan approval by the Board of County Commissioners.

### **Water and Sewer:**

The site is served by Seminole County utilities.

### **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 site plan approval.

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

Legal description attached as Exhibit A.

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

**FINDINGS OF FACT**

**Property Owner(s):** Tara Bush  
711 Orange Avenue  
Winter Park, FL 32789

**Project Name:** Flowers Forever.

**Requested Development Approval:** Rezoning from the A-1 (Agriculture) zoning classification to the PCD (Planned Commercial Development District) zoning classification and approval of the associated PCD preliminary site plan attached as Exhibit B.

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: Tony Matthews  
1101 East First Street  
Sanford, Florida 32771



**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. Permitted uses within this PCD shall include the list of permitted and conditional uses within the C-3 (General Commercial and Wholesale District) zoning classification, except for the following uses, which shall be prohibited:
    1. Paint and body shops.
    2. Public and private schools.
    3. Service stations and gas pumps as an accessory use.
    4. Mechanical garages, bus, cab and truck repair and storage.
    5. Industrial, technical and trade schools.
  - B. Permitted and conditional uses within the C-2 (Retail Commercial District) shall be prohibited uses.
  - C. Development conditions shall include:
    1. Prior to final PCD site plan approval, the applicant will be required to provide adequate right-of-way to accommodate the necessary infrastructure, including paving, drainage and sidewalks to meet County standards and provide access from the site to SR 46 or CR 15. Permanent access must be established at time of rezoning and preliminary PCD site plan approval by the Board of County Commissioners.
    2. Lighting shall be cut-off/shoe box style with light poles not to exceed 16 feet in height and be setback a minimum of 50 feet from adjacent properties.
    3. Additional outdoor advertising signs shall be prohibited.
    4. Square footage shall be limited to 15,000 square feet with future addition not to exceed 6,000 square feet for a total of 21,000 square feet.
    5. The proposed tower element shall not exceed 35 feet without Board of Adjustment approval.
    6. Building setbacks shall be as follows: front – 25 feet; north side – 25 feet; west side – 25 feet; south side – 0 feet.
    7. Building height shall not exceed 35 feet.
    8. Landscaping shall include a minimum 10 foot landscape buffer with four (4) canopy trees per 100 lineal feet along property lines, except that the landscape buffer may be reduced to a minimum of five (5) feet along the south property line.
    9. A minimum of 25 percent open space shall be provided on site.
    10. Parking spaces shall include a minimum of one (1) space per 1,000 square feet of building, plus one (1) space for each two (2) employees on the largest shift. Parking ratio shall be established for the proposed use(s) at time of final PCD site plan approval.

11. Water and sewer service shall be provided by Seminole County utilities.
12. Development must meet all other applicable provisions of the Seminole County Comprehensive Plan (Vision 2020) and Land Development Code of Seminole County.
- (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

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**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, Tara Bush, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Tara Bush

\_\_\_\_\_  
Witness

**STATE OF FLORIDA            )**

**COUNTY OF SEMINOLE        )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

## EXHIBIT A

### Z2002-026 (A-1 to PCD zoning)

The North ½ of Lot 30 of Florida Land and Colonization Company, Limited, W. Beardall's Map of St. Joseph's according to the plat thereof as record in Plat Book 1, Page 114, of the Public Records of Seminole County, Florida, lying east of Interstate Highway 4, less begin at a point 275 feet south of the northeast corner of Lot 30, run east 175 feet, thence south 55 feet, thence east 175 feet, thence north 55 feet to the point of beginning and also less road right-of-way on north.

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