

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

SUBJECT: Celery Avenue Administrative Large Scale Land Use Amendment

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Matthew West **EXT.** 7353
MW

Agenda Date <u>02/18/04</u> Regular <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Special Hearing – 6:00 <input type="checkbox"/> Public Hearing – 7:00 <input checked="" type="checkbox"/>

MOTION/RECOMMENDATION:

1. Recommend that the Board of County Commissioners TRANSMIT the request for an administrative comprehensive plan amendment from Suburban Estates to Low Density Residential and Mixed Development for approximately 549 acres to the Florida Department of Community Affairs for review and comment, located on the north and south sides of Celery Avenue; or
2. Recommend that the Board of County Commissioners DENY the request for an administrative comprehensive plan amendment from Suburban Estates to Low Density Residential and Mixed Development for approximately 549 acres, located on the north and south side of Celery Avenue;
3. Recommend a continuance until a date certain.

District 5, McLain

Matthew West AICP, Planning Manager

BACKGROUND:

In April 2001, the Board of County Commissioners directed Planning Staff to process two administrative land use amendments for the Celery Avenue Corridor Area. The first area, known as Section One, comprising approximately 455 acres, is an administrative land use amendment request from Suburban Estates to Low Density Residential. The remaining 93.6 acres, known as Section Two, is an administrative land use amendment request from Suburban Estates to Mixed Development.

During the Fall, 2001 Large Scale Land Use Amendment Cycle, Planning Staff processed an administrative land use amendment, but the Board of County Commissioners chose not to transmit the request to the Department of Community Affairs for review. Since that time, the City of Sanford has approved two single family residential subdivisions, which will permit up to 600 new homes in the

Reviewed by: Co Atty: _____ DFS: _____ OTHER: _____ DCM: _____ CM: _____
File No. Z2002-01702F.ADM01

area. Also another 73 acres has annexed into the City less than two months ago which was originally proposed as a single family development exceeding 5 dwelling units per net buildable acre. Additionally, the City of Sanford has planned over \$45 million in sewer and potable water upgrades and improvements and anticipates installing a new lift station to expand capacity in the Celery Avenue Corridor area. This application has been continued forward several more amendment cycles in anticipation of the City of Sanford, Seminole County and the Celery Avenue property owners:

1. Finalizing a zoning overlay ordinance for the corridor; and
2. Drafting a Joint Planning Agreement which will limit densities along the corridor and determine the timing of the transfer of Celery Avenue to the City of Sanford for maintenance and other responsibilities; and
3. Evaluating the need to improve and/or widen Celery Avenue based on the projected buildout of the corridor based upon the densities set forth in the Joint Planning Agreement.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Low Density Residential for review per the *Proposed Land Use Amendment Map*. However, Planning Staff does not recommend adoption of the Low Density Residential land use until a Joint Planning Agreement (JPA) acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Low Density Residential land use, as proposed would be:

1. Consistent with Vision 2020 Plan polices related to the Low Density Residential land use designation; and
2. Consistent with adjacent Suburban Estates land use; and
3. Appropriate transitional use at this location; and
4. Consistent with the development trends for the development of single family residential subdivisions along the Celery Avenue Corridor within the City of Sanford; and
5. The proposed Low Density Residential land use represents an orderly progression from developed areas in the west to the east; and
6. Consistent with Vision 2020 Plan policies identified at this time.

Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Mixed Development for review per the *Proposed Land Use Amendment Map*. However, Planning Staff does not recommend adoption of the Mixed Development land use until a Joint Planning Agreement acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Mixed Development land use, as proposed would be:

1. Consistent with Vision 2020 Plan policies related to the Mixed Use Development land use designation; and

2. Consistent with adjacent Suburban Estates, Low Density Residential, and Industrial land uses; and
3. Appropriate transitional use at this location; and
4. Consistent with all other Vision 2020 Plan policies identified at this time.

ENCLOSURES:

MAPS AND AERIALS

- Proposed Land Use Amendment Map and Aerial
- Staff Proposed Changes Map and Aerial
- Proposed Celery Avenue Corridor Overlay Zoning Map
- SR 415 PD&E Study Road Way Plan Segment A
- SR 415 PD&E Study Road Way Plan Segment A&B
- SR 415 PD&E Study Road Way Plan Segment B

TABLES

- Celery Avenue Area 1 Parcel IDs and Property Owners
- Celery Avenue Area 2 Parcel IDs and Property Owners

AGREEMENT/ORDINANCE

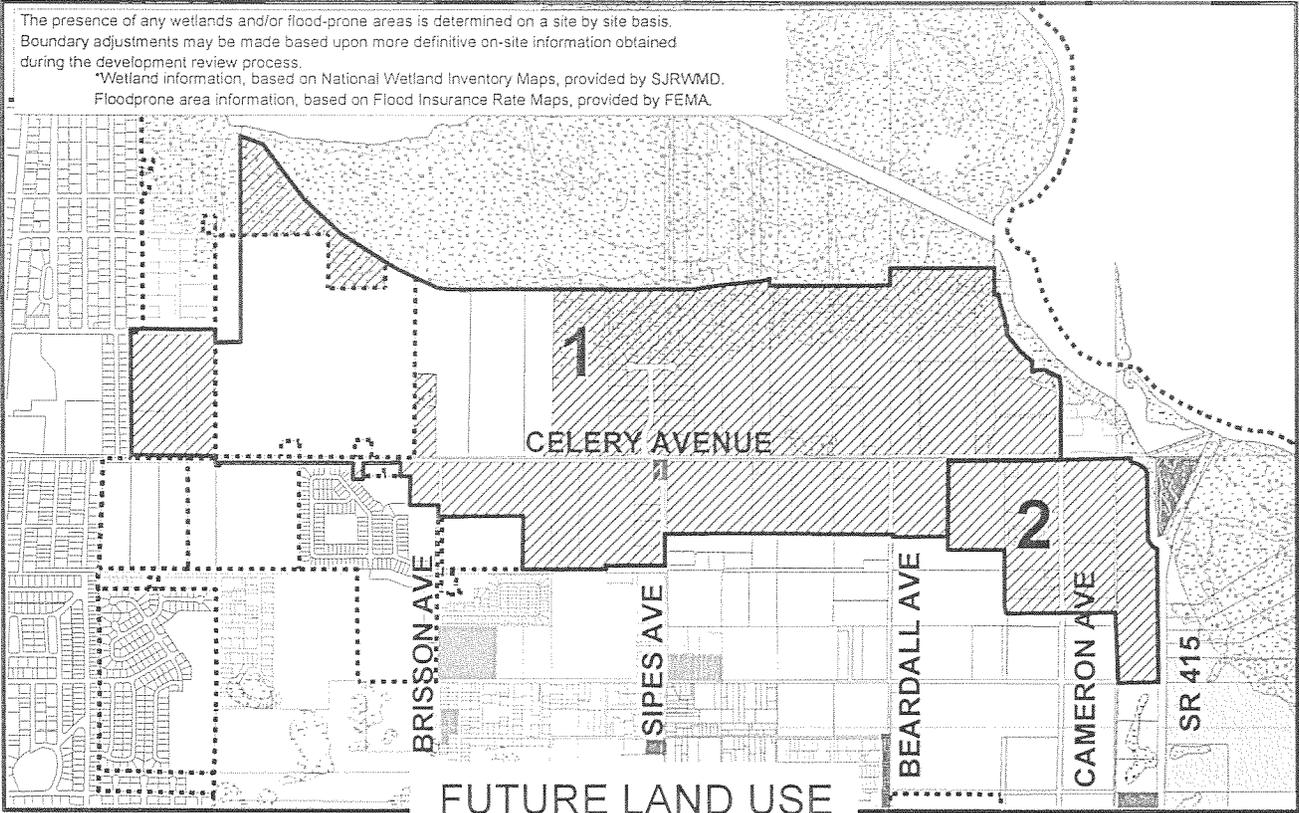
- Draft Seminole County and City of Sanford Joint Planning Agreement (JPA)
- Draft Celery Avenue Corridor Overlay Zoning District Standards

OTHER MATERIALS

- Comparison of Overlay Standards and Community Comment on Standards
- Community and Staff Comments on the JPA and Overlay Standards

PROPOSED LAND USE AMENDMENT

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.

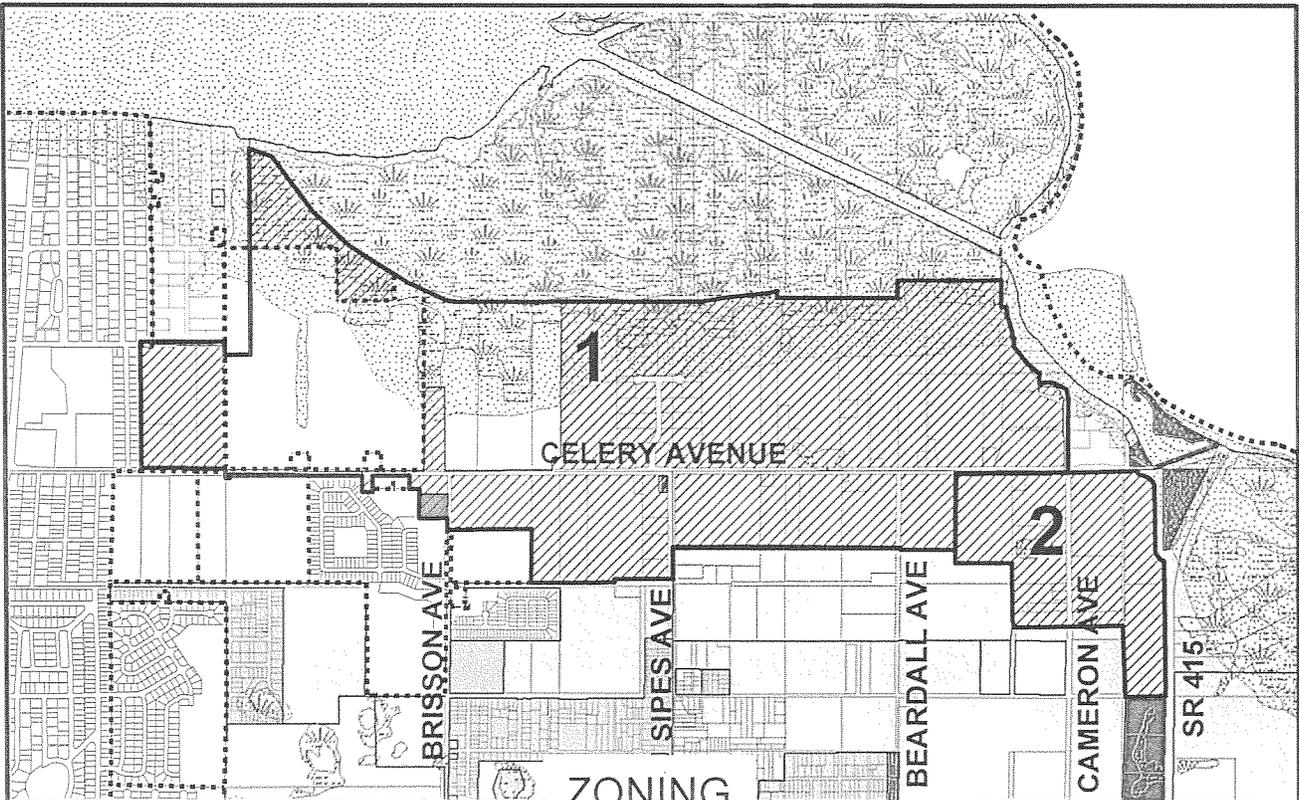


FUTURE LAND USE

Site
 Municipality
 IND
 PD
 COM
 LDR
 PUB
 SE
 MDR
 CONS

Applicant: Seminole County BCC
 Physical STR: 27, 28, 29, 30, 32, & 33-19-31
 Gross Acres: +/- 618 BCC District: 5
 Existing Use: Cropland and Orchard/Groves
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	02S.ADM01	SE	LDR/MXD
Zoning	--	--	--



ZONING

A-1
 C-1
 C-3
 R-1
 R-1A
 C-2
 R-1AA
 R-2
 R-AH
 M-1

W-1
 FP-1

PROPOSED LAND USE AMENDMENT



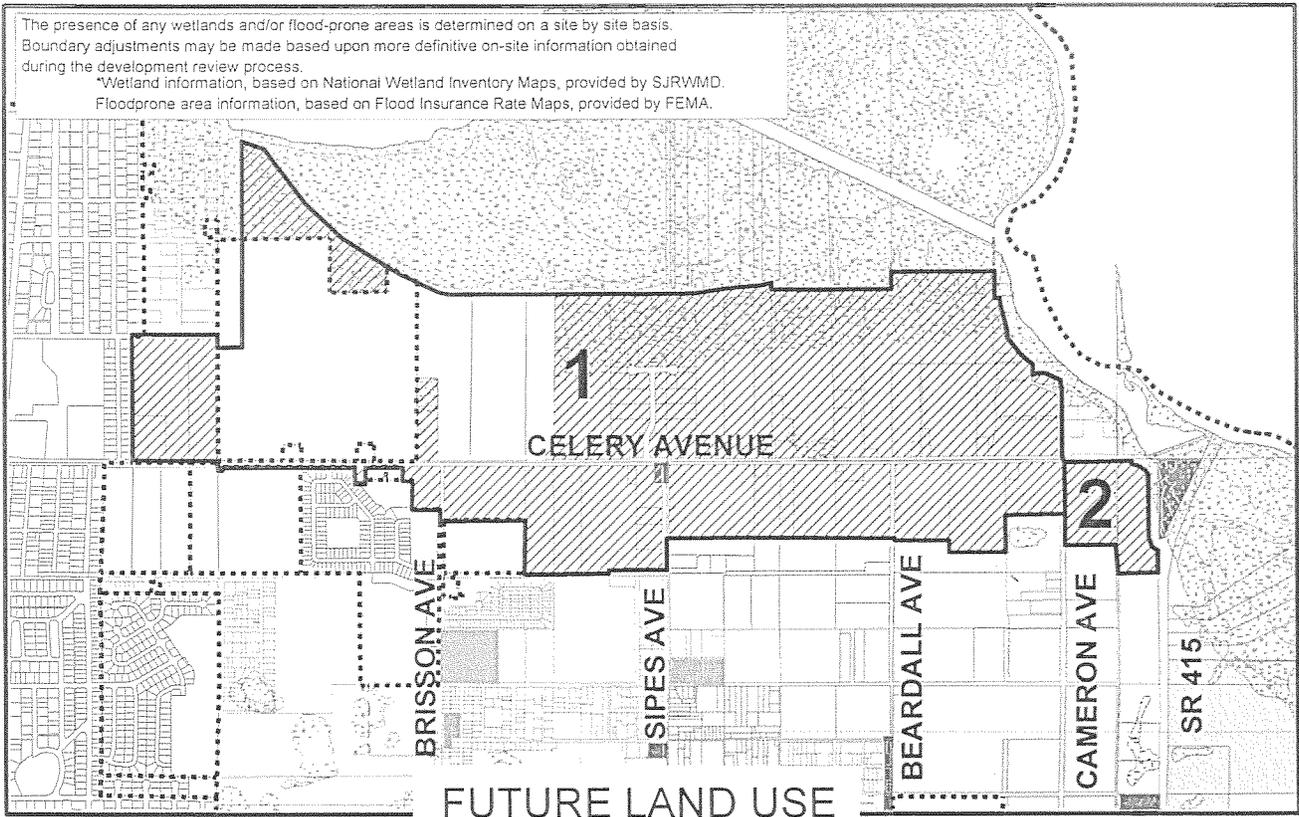
Amendment No. 02S.ADM01
From: SE To: LDR/MXD

-  Parcel
-  Subject Property



February 1999 Color Aerials

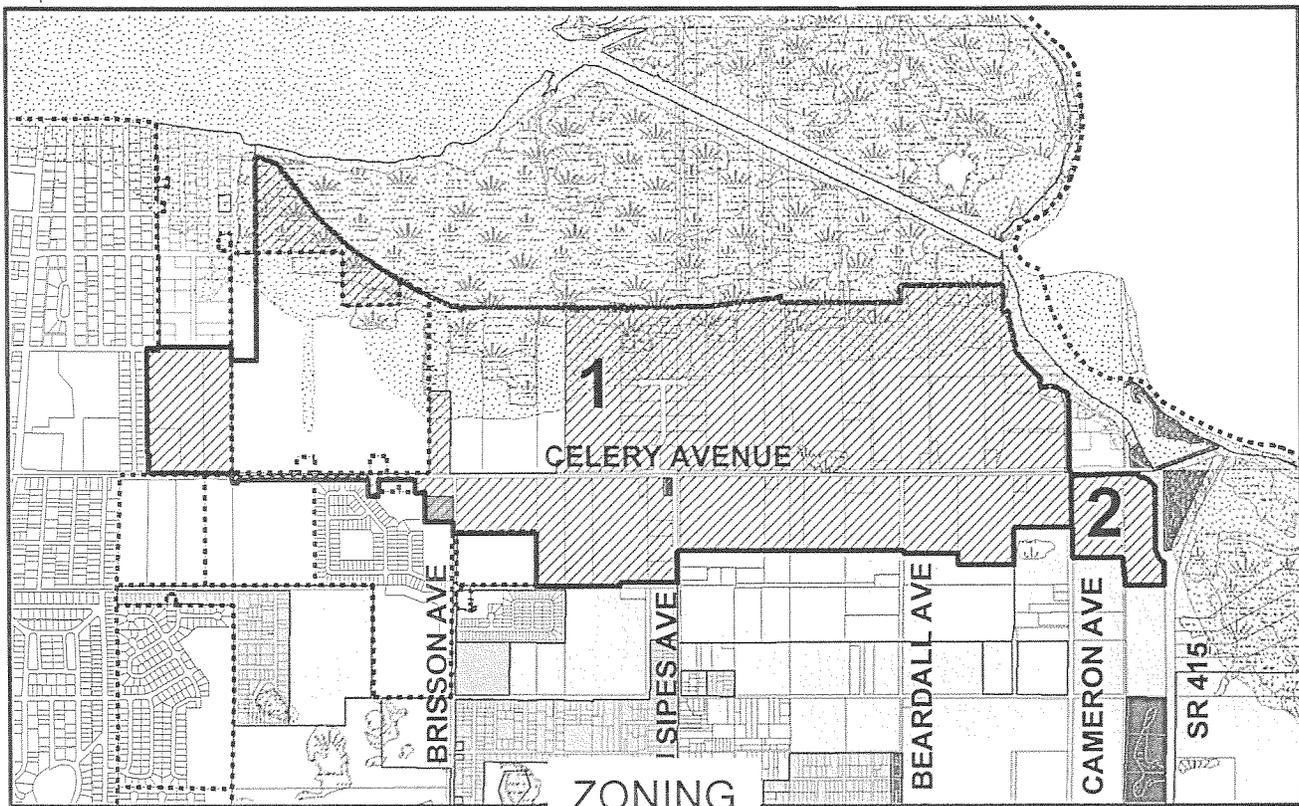
STAFF PROPOSED CHANGES



Site
 Municipality
 IND
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 LDR
 PUB
 SE
 MDR
 CONS

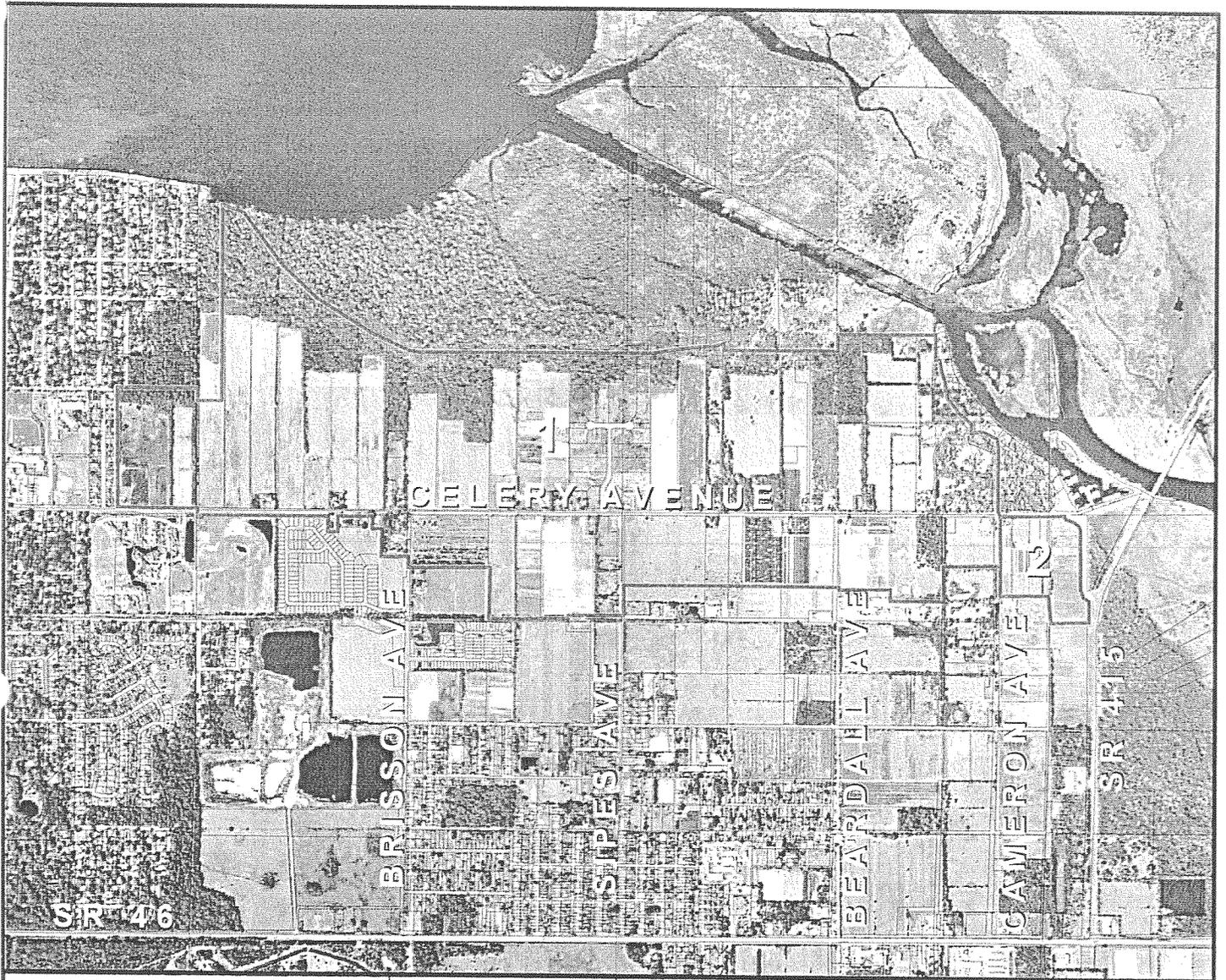
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 Special Notes: None

	Amend/ Rezone#	From	To
FLU	02S.ADM01	SE	LDR/MXD
Zoning	--	--	--



A-1
 C-1
 C-3
 R-1
 R-1A
 C-2
 R-1AA
 R-2
 R-AH
 M-1
 W-1
 FP-1

STAFF PROPOSED CHANGES



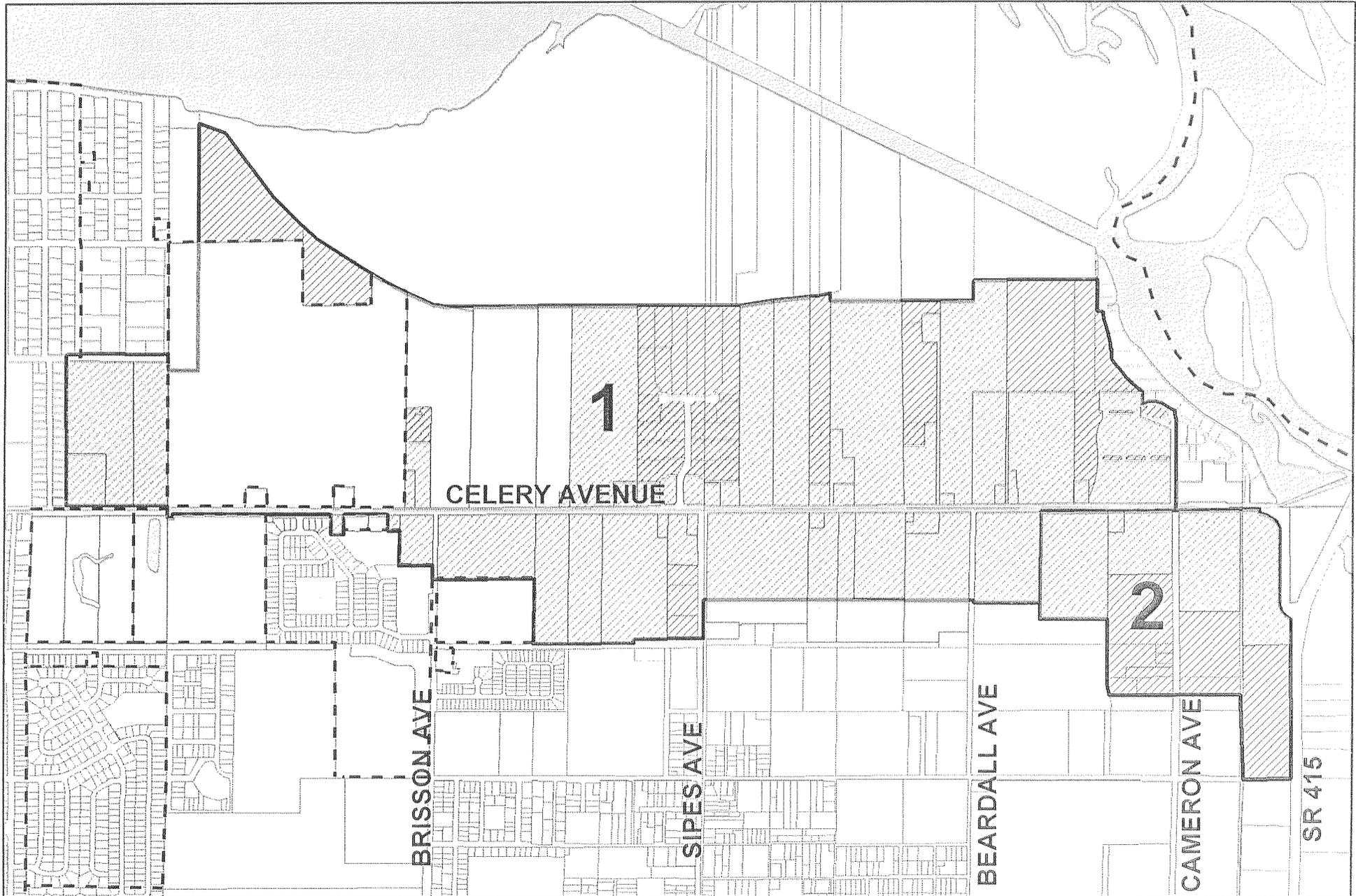
Amendment No. 02S.ADM01
From: SE To: LDR/MXD

-  Parcel
-  Subject Property



February 1999 Color Aerials

PROPOSED CELERY AVENUE CORRIDOR OVERLAY ZONING



EXECUTIVE SUMMARY

Suburban Estates to Low Density Residential and Mixed Development		Amendment O1F.ADM01
REQUEST		
APPLICANT	Seminole County	
PLAN AMENDMENT	Suburban Estates (SE) to Low Density Residential (LDR) and Suburban Estates (SE) to Mixed Development (MXD)	
REZONING	N/A	
APPROXIMATE GROSS ACRES	548.79 acres	
LOCATION	Administrative Large Scale Comprehensive Plan Amendment from Suburban Estates (SE) to Low Density Residential (LDR) within Section One (1), located on the north and south sides of Celery Avenue from the Sanford City Limits on the west to a point west of Cameron Avenue and Section two (2), from Suburban Estates (SE) to MXD (Mixed Development) located south of Celery Avenue between Chickasaw Drive and a point 700 feet west of Cameron Avenue.	
SPECIAL ISSUES	The subject areas were reviewed by the Planning Division as part of the Celery Avenue/SR 415 Area Study.	
BOARD DISTRICT	#5 – McLain	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION February 18, 2004	<p>PLAN AMENDMENT:</p> <p>Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Low Density Residential for review per the <i>Proposed Land Use Amendment Map</i>. However, Planning Staff does not recommend adoption of the Low Density Residential land use until a Joint Planning Agreement acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Low Density Residential land use, as proposed would be:</p> <ol style="list-style-type: none"> 1. Consistent with <u>Vision 2020 Plan</u> polices related to the Low Density Residential land use designation; and 	

	<ol style="list-style-type: none"> 2. Consistent with adjacent Suburban Estates land use; and 3. Appropriate transitional use at this location; and 4. Consistent with the development trends for the development of single family residential subdivisions along the Celery Avenue Corridor within the City of Sanford; and 5. The proposed Low Density Residential land use represents an orderly progression from developed areas in the west to the east; and 6. Consistent with <u>Vision 2020 Plan</u> policies identified at this time. <p>Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Mixed Development for review per the <i>Proposed Land Use Amendment Map</i>. However, Planning Staff does not recommend adoption of the Mixed Development land use until a Joint Planning Agreement acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Mixed Development land use, as proposed would be:</p> <ol style="list-style-type: none"> 1. Consistent with <u>Vision 2020 Plan</u> policies related to the Mixed Use Development land use designation; and 2. Consistent with adjacent Suburban Estates, Low Density Residential, and Industrial land uses; and 3. Appropriate transitional use at this location; and 4. Consistent with all other <u>Vision 2020 Plan</u> policies identified at this time.
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STAFF ANALYSIS

Suburban Estates to Low Density Residential and Mixed Development	Amendment O1F.ADM01
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1. Property Owner(s): Please see the Celery Avenue Area 1 and Celery Avenue Area 2 tables.

2. **Tax Parcel Number(s)**: Please see the Celery Avenue Area 1 and Celery Avenue Area 2 tables.
3. **Applicant's Statement**: Administrative land use amendment to the Seminole County Comprehensive Plan to change approximately 455 acres from Suburban Estates (SE) to Low Density Residential (LDR) for properties located within Section One (1), located on the north and south sides of Celery Avenue from the Sanford City Limits on the west to a point west of Cameron Avenue **and** Section two (2), from Suburban Estates (SE) to MXD (Mixed Development) located south of Celery Avenue between Chickasaw Drive and a point 700 feet west of Cameron Avenue.

Based upon the proposed development program of limiting the residential development densities per the attached Joint Planning Agreement (JPA), the project area could potentially develop with as many 730 additional single family residences. The subject area is within the draft Seminole County/City of Sanford Joint Planning Agreement, which has identified the area for future annexation into the City of Sanford as Low Density Residential with a maximum density of 4 dwelling units per acre west of the Institute of Food and Agricultural Science (IFAS) experimental station and 2.5 dwelling units per acre from the IFAS property east. Urban services are available from the City of Sanford and the proposed land uses (LDR) Low Density Residential and (MXD) Mixed Development are compatible uses with the existing and proposed development patterns.

4. **Development Trends**: The area primarily consists of large acre tracts developed with single family residential dwelling units with some agricultural uses along Celery Avenue. South of the subject area there are a number of parcels that are designated as Industrial.

SITE DESCRIPTION

1. EXISTING AND PERMITTED USES:

- a. The existing land use (SE) would permit the development of agricultural or residential uses (at a maximum net density of 1 dwelling unit/acre) on the site.
- b. The proposed land use (LDR) as limited by the draft JPA could potentially permit the development of an additional 730 residential dwelling units above what is projected for the current land use scenario of Suburban Estates.
- c. The proposed land use (MXD) could potentially permit the development of mixed use developments that have both residential and non-residential components. Within the Mixed Development land use classification, residential projects would be limited to single family homes based on the draft JPA which limits said area to 3 dwelling units per net buildable acre.

Existing Land Uses:

For Section One (1), Suburban Estates (SE) to Low Density Residential (LDR):

Location	Future Land Use*	Zoning*	Existing Use
Site	Suburban Estates	A-1 and OP	Vacant, single family residential, various agricultural uses, and radio station
North	Suburban Estates	A-1	Vacant lots some consisting of farm land and heavy vegetation
South	Industrial, Low Density Residential; Within the City of Sanford – Low and High Density Residential and Commercial	M-1, A-1, R-AH; Within the City of Sanford – Planned Development and Agriculture	Vacant, single family residential, various agricultural uses, and some isolated Industrial uses
East	Suburban Estates, and Low Density Residential	A-1 and R-1AA	Vacant and single-family residential
West	Low Density Residential for both the City of Sanford and Seminole County	R-1AA; City of Sanford – SR-1AA	Single-family Residential

For Section Two (2), Suburban Estates (SE) to Mixed Development (MXD):

Location	Future Land Use*	Zoning*	Existing Use
Site	Suburban Estates	A-1	Vacant, single family residential, and agricultural uses
North	Suburban Estates and Low Density Residential	A-1 and R-1AA	Vacant and single family residential
South	Industrial	A-1	Vacant and agricultural uses
East	Suburban Estates	A-1	Vacant
West	Suburban Estates and Industrial	A-1 and M-1	Single-family, vacant, and agricultural uses

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

BACKGROUND INFORMATION

On April 24, 2001, the Board of County Commissioners directed Planning Staff to process two administrative land use amendments within the Celery Avenue/SR 415 Study Area. The BCC also directed Planning Staff to update the JPA with the City of Sanford regarding the future land uses in the area. The Commission seemed to reach consensus that Low Density Residential as limited by the JPA would not be objectionable along both sides of Celery Avenue with mixed use permitted at the east-end near the marina and along SR 415 as long as water, sewer and road infrastructure could support the additional density and an overlay zoning district would be adopted by the City and the County to provide uniform development standards.

Under the 1991 Joint Planning Agreement between the City of Sanford and Seminole County, the area within the Celery Avenue Study area was identified for potential annexation into the City as Low Density Residential. The City of Sanford has made a verbal commitment to annex and process future land use amendments in accordance with the draft JPA along Celery Avenue corridor. Also, improvements to Celery Avenue are included in the One-Cent Sales Tax referendum. Please see the attached memorandum from Jerry McCollum, County Engineer.

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 effect 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 Seminole County Comprehensive Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan.

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 Traffic Circulation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

Access to the subject area is primarily along Celery Avenue. The road is substandard concerning pavement width, shoulders and drainage and would need to be improved to County standards prior to any new development. Access may also be gained to individual parcels within the subject area via Beardall, Sipes, Brisson, and Cameron Avenues, which all are considered substandard roads. Policy 2.6.3 of the Seminole County Comprehensive Plan states that the County shall require that all development provide services and facilities or phase development as a condition of approval if development needs precede adopted service and facility plans.

A traffic analysis for the Celery Avenue area was prepared. Celery Avenue is currently operating at a LOS "A". With the development scenario described in this staff report, Celery Avenue will continue

to operate at LOS "A" through 2020. By the projected year of 2020, SR 46 is assumed to be a four lane road and operating at an acceptable level of service.

B. Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area

Maps: *Potable Water (POT) Element Exhibit 1 and Sanitary Sewer (SAN) Element Exhibit 1 are the water and sewer service area maps for Seminole County.*

The subject area is within the City of Sanford water and sewer service area. The City of Sanford anticipates installing a new lift station to expand capacity in that area. In addition, the new sewage treatment plant south of the Airport will be completed in the next two years. At that time Celery Avenue will be accommodated by the new treatment facility. In the meantime, the new lift station will allow adequate sewage treatment for existing and currently proposed development on Celery Ave.

The City of Sanford further states that the existing water lines are adequate for the existing and proposed development on Celery Avenue. Development beyond what is currently proposed may warrant additional water capacity and future needs would be assessed concurrent with future development proposals.

To ensure that no development is prematurely approved without adequate urban facilities, Planning Staff is including within the JPA requirements that any development which exceeds 1 dwelling unit per net buildable acre must utilize central water and sewer facilities.

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 2.1).*

The property is served by the Seminole County EMS/Fire Rescue Fire Station (Station # 41) and by the City of Sanford EMS/Fire Rescue Fire Station (Station #31). Response time to the site is less than 5 minutes, which meets the County's average response time standard.

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 Comprehensive 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 2.4).*

Although the existing roadways are substandard, a review of the availability of public facilities to serve these properties indicates that there would be adequate capacity to serve this area, and that the proposed Plan amendment would create no adverse impacts to public facilities.

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...(Future Land Use Policies 1.2 and 1.3).*

According to the County's Geographic Information Systems (GIS) data approximately twenty-seven percent (27%) of the subject area is considered wetlands and/or floodprone. Prior to the approval of any rezoning actions for the area, field verification by the St. Johns River Water Management District will be required to determine if the wetlands are classified as jurisdictional. If these areas are classified as jurisdictional wetlands, they may not be counted towards the net acreage for development. Per the Seminole County Land Development Code the Wetlands Overlay Classification (W-1) shall apply to wetlands which are one half (1/2) acre in size or larger, have a direct hydrologic connection to a one half (1/2) acre or larger, or their adjacent areas. Additionally, the Comprehensive Plan, Vision 2020, states that the ability of urban wetlands to retain their pre-development hydrology/hydro-period shall be maintained and not compromised by development activities. (Conservation Policy 7.7)

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).*

Prior to submission of final engineering plans for development within the subject area, a survey of threatened and endangered and species of special concern will be required to determine the presence of any endangered or threatened wildlife. If any listed species are found to be potentially impacted by proposed development, permits from the appropriate agencies will be required.

4. DEVELOPMENT POLICIES - Additional criteria and standards are also included in the Plan that describes 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 Seminole County Comprehensive 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, both Low Density Residential and Mixed 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 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... Table 2.1 is to be used in determining appropriate transitional uses. (Future Land Use Policy 2.5)*

FLU Exhibit-2 of the Future Land Use Element indicates that Low Density Residential is an appropriate transitional land use adjacent to Suburban Estates land use. Furthermore, FLU Exhibit-5 of the Future Land Use Element identifies the zoning districts permitted within the Low Density Residential Land Use Classification. With the exception of the A-1, RC-1, and PLI zoning classifications, the remainder of the zoning classifications are identified as residential zoning districts per Section 30.22 of the Seminole County Land Development Code. According to the current County Landscaping Code, if residential property is developed adjacent to the industrial properties to the south of Celery Avenue, the residential project shall provide an active/passive buffer to mitigate any existing or future impacts from industrial uses.

However, FLU Exhibit-2 is silent to the appropriateness of Mixed Development adjacent to other land use classifications. Planning Staff believes that development within the Mixed Development land use classification shall be reviewed on a case by case basis to determine the appropriateness of the transitioning and compatibility of uses adjacent to the Low Density Residential, Industrial, and Suburban Estates land uses.

2. **MIXED DEVELOPMENT (MXD):** *This land use provides for a mix of uses within a development site or within a multiple parcel area to encourage flexible and creative design, to protect established residential neighborhoods from adverse impacts from nonresidential development and to reduce the cost of public infrastructure. The Mixed Development designation allows for a transition of uses from parcel to parcel to protect residential uses from adverse impacts of nonresidential uses. (Vision 2020 Comprehensive Plan – Definition of Mixed Development)*

Both land use amendment areas are located within the 1991 Joint Planning Agreement between Seminole County and the City of Sanford, which was identified as developing as intense as the City's Low Density Residential classification of six (6) dwelling units per acre. The City of Sanford has indicated to Seminole County that they anticipate that the Celery Avenue area will be developed with upscale single-family residential neighborhoods not exceeding those densities set forth in the draft JPA.

During the SR 415/Celery Avenue Study, it was identified that as the development pressures increase in the area, there may be a need for additional neighborhood commercial uses to support the community. Therefore, Planning Staff identified those properties adjacent to Cameron Avenue and Celery Avenue, Section Two (2), as an area that could support some

neighborhood commercial uses. It was felt by Planning Staff that through sensitive site design, limitation of uses and the area's close proximity to SR 415, a minor arterial road, and Celery Avenue, a collector road, some commercialization at these intersections would not set a precedent for strip development.

Other applicable plan policies include:

Consistency with Future Land Use Element: Conservation Easements Policy 1.4
Consistency with Future Land Use Element: Historic and Archaeological Resources Policy 1.9
Consistency with Future Land Use Element: Wetland Preservation Policy 1.3
Infrastructure and Phasing Requirements: Future Land Use Policy 6.3
Consistency with Future Land Use Element: Relationship of Land Use to Zoning Classifications Policy 12.4
Consistency with Wetlands Regulation: Conservation Element Policy 3.4
Consistency with the Flood Prone Overlay Zoning District: Conservation Element Policy 3.5
Consistency with Conservation Easements: Conservation Element Policy 3.9
Consistency with Agency Regulation Coordination: Conservation Element Policy 3.10
Extension of Service to New Development: Potable Water Policy 4.5
Extension of Service to New Development: Sanitary Sewer Policy 4.4
Land Use and Design Coordination: Transportation Policy 2.2
Access Management: Transportation 16.15
Consistency of Future Land Use and Design Elements: Transportation 8.1
Rights of way and building setback policies, Regulations: Transportation 11.1
Consistency with the Dedication of Rights-of-Way: Transportation 11.2
Review of Development Proposals: Transportation 11.7

C. **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 land (Intergovernmental Coordination Policy 2.9). 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 3.3).*

The Seminole County Comprehensive 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. Staff has notified the School Board about this administrative amendment. Staff has worked with representatives of the School Board and has invited them to community meetings and sought their input regarding the JPA and the proposed overlay standards.

MISCELLANEOUS INFORMATION

The IFAS property: The Midway Basin Study, in which the subject area is located, has been identified as having multiple deficiencies along Celery Avenue, which causes road and property flooding. The County has submitted applications to the St. Johns River Water Management District to permit the construction of master stormwater facilities on the Institute of Food and Agricultural Science (IFAS) property, located North and south side of Celery Avenue, between Brisson and Sipes Avenue, east of Sanford. The use of the 65-acre site would reduce the number of acres for future single-family residential development. By acquiring this property by lease, the County could construct a regional pond facility to address a number of these deficiencies. In addition, the pond could be designed as a stormwater park with recreational facilities. The permit application is pending approval. The IFAS site is being cleaned up by the Department of Environmental Protection. At this time this is no money allocated to construct the stormwater facilities. Also, the Seminole County School Board has been negotiating with the County to locate an elementary school on a portion of this site.

The draft Joint Planning Agreement between the City of Sanford and Seminole County: The most recent draft of the document is attached. This document has been reviewed and commented upon by many parties including County and City staff, property owners along Celery Avenue and the Sustainable Communities Advisory Council. The JPA should be approved and executed by the City of Sanford prior to adoption of the proposed administrative future land use amendments by Seminole County. There should be ample time between transmittal of the amendment and the adoption hearing tentatively scheduled for June 8, 2004, for these events to take place. County staff intends to have the JPA scheduled for BCC action on the same date as the land use amendment adoption hearing.

The draft Celery Avenue Corridor Overlay Zoning Standards: The most recent draft of the document is attached. This document has been reviewed and commented upon by many parties including County and City staff, the Seminole County School Board and property owners along Celery Avenue. The overlay should be adopted by the City of Sanford prior to adoption of the proposed administrative future land use amendments by Seminole County. There should be ample time between transmittal of the amendment and the adoption hearing tentatively scheduled for June 8, 2004, for these events to take place. County staff intends to have the JPA and the overlay ordinance scheduled for BCC action on the same date as the land use amendment adoption hearing.

Status of recreational trail in the Celery Avenue Corridor: To date there is no funding allocated for a recreational trail along Celery Avenue. Although the Greenways and Trails Master Plan shows a minor trail running along this alignment, there is no committed funding to design or build such a facility. If the Commission does not wish to construct a trail facility in this corridor in the near future, it is recommended that all reference to the trail be deleted from the JPA and the overlay ordinance.

Future Improvements to Celery Avenue: The attached memorandum from the County Engineer summarizes the condition of and the proposed improvements to Celery Avenue. In a nutshell, based on the development scenario contained in this staff report and the densities proposed in the JPA, Celery Avenue will not need to be four-laned. Each development that

occurs will have to improve that portion of the road and right of way that it fronts along Celery Avenue.

STAFF RECOMMENDATION
February 18, 2004

Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Low Density Residential for review per the *Proposed Land Use Amendment Map*. However, Planning Staff does not recommend adoption of the Low Density Residential land use until a Joint Planning Agreement (JPA) acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Low Density Residential land use, as proposed would be:

1. Consistent with Vision 2020 Plan polices related to the Low Density Residential land use designation; and
2. Consistent with adjacent Suburban Estates land use; and
3. Appropriate transitional use at this location; and
4. Consistent with the development trends for the development of single family residential subdivisions along the Celery Avenue Corridor within the City of Sanford; and
5. The proposed Low Density Residential land use represents an orderly progression from developed areas in the west to the east; and
6. Consistent with Vision 2020 Plan policies identified at this time.

Planning Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Mixed Development for review per the *Proposed Land Use Amendment Map*. However, Planning Staff does not recommend adoption of the Mixed Development land use until a Joint Planning Agreement acceptable to the County Commission is approved and executed by the City of Sanford and a zoning overlay ordinance for the Celery Avenue corridor acceptable to the County Commission is adopted by the City Commission of Sanford, with findings that the Mixed Development land use, as proposed would be:

1. Consistent with Vision 2020 Plan policies related to the Mixed Use Development land use designation; and
2. Consistent with adjacent Suburban Estates, Low Density Residential, and Industrial land uses; and
3. Appropriate transitional use at this location; and
4. Consistent with all other Vision 2020 Plan policies identified at this time.

Celery Avenue Area 1

29193130001100000	FAMILY OF FRIENDS INC THE		2340 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
2919315LK00000040	JONES ELMORE JR & CARLA R		121 SALEM ST	ALTAMONTE SPRINGS	FL	32701	LEG LOT 4
2919315LK00000140	DIXON RICHARD W		5816 GAMBLE DR	ORLANDO	FL	32808	LEG LOT 14
2919315LK00000030	MASON PERRY & DARLENE		6066 SABAL HAMMOCK	DAYTONA BEACH	FL	32128	LEG LOT 3
2919315LK00000150	MARCUM JEFFREY C & PAMELA A		PO BOX 1223	WINTER PARK	FL	32790	LEG LOT 15
29193130001200000	FAMILY OF FRIENDS INC THE		2340 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
2919315LK00000160	MARCUM JEFFREY C & PAMELA A		606 FISHER RD	WINTER SPRINGS	FL	32708	LEG LOT 16
2919315LK00000020	PARMAR MANSUKHLAL D & HANSABEN		341 CASSELLGROVE CV	CASSELBERRY	FL	32707	LEG LOT 2
291931300012A0000	GODDARD SIIVI		4200 W SR 46	GENEVA	FL	32732	LEG SEC 29 TWP 19S RGE 31E
2919315LK00000010	BRAZEE GUY W & THERESA C		PO BOX 433	OSTEEN	FL	32764	LEG LOT 1
2919315LK00000170	MARCUM JEFFREY & PAMELA		PO BOX 1223	WINTER PARK	FL	32790	LEG LOT 17
29193130001800000	MIZZELL BECKY		PO BOX 2446	SANFORD	FL	32772	LEG SEC 29 TWP 19S RGE 31E
291931300022A0000	BRUCKER LARRY D & FAYE M		2800 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
29193130000900000	VUILLEMOT LAURA L &	REEVES DANIEL J	2200 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
29193130000700000	D R HORTON INC	STE 102	6250 HAZELTINE NATIONAL DR	ORLANDO	FL	32801	LEG SEC 29 TWP 19S RGE 31E
29193130001600000	BENAVIDES REYNALDO & JOYCE		2650 CELERY AVE	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
30193152300000060	LEFFLER KENNETH M TRUSTEE	FBO	1400 WINDSOR AVE	LONGWOOD	FL	32750	LEG LOTS 6 14 15 & 16
30193152300000080	LEFFLER KENNETH M TRUSTEE	FBO	1400 WINDSOR AVE	LONGWOOD	FL	32750	LOT 8
30193152300000320	BUSH ELIZABETH L		2005 S OAK AVE	SANFORD	FL	32771	LEG LOT 32
30193152300000240	BUSH ELIZABETH L		2005 S OAK AVE	SANFORD	FL	32771	LEG LOT 24
30193152600000150	DANIELS JOHN F JR TRUSTEE &	DANIELS JEANETTE M TRUSTEE	PO BOX 300	SANFORD	FL	32772	LEG LOTS 15 16 19 + 20 (LESS W
30193152600000170	BUSH ELIZABETH L TRUSTEE	FBO	2005 S OAK AVE	SANFORD	FL	32771	LEG LOTS 17 + 18
30193152700000010	CARRIERO MARGARET A &	CARRIERO RITA	1701 E 8TH ST	SANFORD	FL	32771	LEG LOTS 1 + 2
30193152700000030	BROWN HENRY R & RUTH J		807 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 3
30193152700000040	CENTER FOR AFFORDABLE HOUSING	INC THE	2524 S PARK DR	SANFORD	FL	32773	LEG LOT 4
30193152700000050	WILCOX EDWARD L		901 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 5
30193152700000060	WEATHERSPOON LEISA M		903 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 6
30193152700000070	NIELSEN BRIAN J		715 MALLARD DR	SANFORD	FL	32771	LEG LOT 7
30193152700000080	BURK DALE E & MARY F		2400 MALAYA CT	PUNTA GORDA	FL	33983	LEG LOT 8
30193152700000090	NADEAU HENRY L &	NADEAU ROSE M C HEIRS ET AL	14 GEORGE AVE	PEABODY	MA	01960	LEG LOT 9
30193152700000100	PARSONS TIFFANY A		1003 SCOTT AVE S	SANFORD	FL	32771	LEG LOT 10
30193152700000130	TURNER JESSE L & GLADYS S		1101 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 13
30193152600000190	J & V COMMUNICATIONS INC		222 HAZARD ST	ORLANDO	FL	32804	LEG S 500 FT OF W 65.8 FT OF
30193152700000140	MORAN WAYNE N & NANCY K		1103 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 14
30193152700000150	CHESSER RICHARD L & MARY H		1105 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 15
30193152700000160	LEWIS SCOTT M & JACQUELINE		1107 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 16
30193152700000170	WARREN ROBIE A		1201 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 17
30193152700000180	JONES DAVID SR		1203 S SCOTT AVE	SANFORD	FL	32771	LEG LOT 18
30193152600000210	TROUTMAN KENNETH & KIMBERLY		1205 S SCOTT AVE	SANFORD	FL	32771	LEG S 95 FT OF E 135 FT OF LOT
31193130000200000	NEW TRIBES MISSION INC		1000 E 1ST ST	SANFORD	FL	32771	LEG SEC 31 TWP 19S RGE 31E
33193130001100000	HOOPS ALLEN R & BRENDA L		3991 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
331931300011A0000	HOOPS ALLEN R & BRENDA L		3991 CELERY AVE	SANFORD	FL	32771	LEG 1 AC HOMESTEAD LOCATED IN

Celery Avenue Area 1

33193130001200000	POULSEN CARL P		3779 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130001300000	UNIROYAL CHEMICAL COMPANY INC		ONE AMERICAN LN (TAX DEPT)	GREENWICH	CT	06831	LEG SEC 33 TWP 19S RGE 31E
33193130001700000	MERIWETHER FARMS INC		826 E 20TH ST	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130002900000	CULLUM JERRY W		PO BOX 15073	ATLANTA	GA	30333	LEG SEC 33 TWP 19S RGE 31E
33193130001600000	MERIWETHER WALTER H JR & VICKI		3471 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
331931300016A0000	MERIWETHER WALTER H JR & VICKI		3471 CELERY AVE	SANFORD	FL	32771	LEG .46 AC HOMESTEAD LOCATED IN
33193130002500000	MERIWETHER FARMS INC		826 E 20TH ST	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130002300000	RUSSELL JOHN F & JIMYE K		PO BOX 1447	SANFORD	FL	32772	LEG SEC 33 TWP 19S RGE 31E
33193130002700000	RUSSELL JOHN F & JIMYE K		PO BOX 1447	SANFORD	FL	32772	LEG SEC 33 TWP 19S RGE 31E
33193130002600000	MURRAY JAMES E & NELL		3301 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
32193130000100000	MERIWETHER FRANCIS T	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LEG SEC 32 TWP 19S RGE 31E
321931300003A0000	ROSIER JACK A		4850 HESTER AVE	SANFORD	FL	32773	LEG SEC 32 TWP 19S RGE 31E
32193130000200000	METTS CARSWELL & JOSEPHINE		215 E ESTHER ST	ORLANDO	FL	32806	LEG SEC 32 TWP 19S RGE 31E
32193130000700000	LAKRAJ AMARNAUTH & MOHINI		14754 BURNTWOOD CIR	ORLANDO	FL	32826	LEG SEC 32 TWP 19S RGE 31E
32193130000800000	TIITF/DEPT OF EDUCATION	AGRI EXP STATION	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	LEG SEC 32 TWP 19S RGE 31E
32193130000900000	VICTORY DELIVERANCE CENTER INC		2008 SIPES AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
32193130001400000	MIRO INC		535 JULIE LN	WINTER SPRINGS	FL	32708	LEG SEC 32 TWP 19S RGE 31E
32193130001500000	RIPLEY JOHN A JR		2341 CELERY AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
321931300016A0000	GREEN DAVID H & MARY JO		2273 CELERY AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
32193130002200000	NEW TRIBES MISSION INC		1000 E 1ST ST	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
32193130001900000	BRUMLEY STANLEY L & JAN B		2804 BETH DR	BILLINGS	MT	59102	LEG SEC 32 TWP 19S RGE 31E
32193130002000000	VAWTER WILLIAM O		2201 CELERY AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
3219315150C000000	CELERY LAKES HOMEOWNERS ASSN	INC	411 CENTRAL PARK DR	SANFORD	FL	32771	TRACT C
321931300018B0000	WYMAN FIELDS FOUNDATION INC		104 RHODEN LN	WINTER SPRINGS	FL	32708	SEC 32 TWP 19S RGE 31E
32193130000300000	SCHEUERING JAMES C & MARY E		1500 SIPES AVE	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
321931300013A0000	SPIRIT OF TRUST WORSHIP	MINISTRIES INC	1402 W 16TH ST	SANFORD	FL	32771	SEC 32 TWP 19S RGE 31E
321931300004A0000	RIVERS EUGENE		212 YALE DR	SANFORD	FL	32771	LEG SEC 32 TWP 19S RGE 31E
32193130000400000	SCHWARTZ HENRY L		1660 SIPES AVE	SANFORD	FL	32771	SEC 32 TWP 19S RGE 31E
32193130007100000	CSX TRANSPORTATION INC	TX DEPT (J910)	500 WATER ST	JACKSONVILLE	FL	32202	LEG SEC 32 TWP 19S RGE 31E

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27193150100001030	LEFFLER PRISCILLA H		4001 CHICKASAW DR	SANFORD	FL	32771	LEG ALL LOTS 103 + 108 + W 40
2919315LK00000040	JONES ELMORE JR & CARLA R		121 SALEM ST	ALTAMONTE SPRINGS	FL	32701	LEG LOT 4
281931300013A0000	MC LAIN DARYL G & BARBARA A		PO BOX 905	SANFORD	FL	32772	1 AC HX LOCATED IN
281931300013B0000	MC LAIN DARYL G & BARBARA A		PO BOX 905	SANFORD	FL	32772	SEC 28 TWP 19S RGE 31E
2919315LK00000030	MASON PERRY & DARLENE		6066 SABAL HAMMOCK	DAYTONA BEACH	FL	32128	LEG LOT 3
27193150100000980	WARGO ROBERT G		1355 CAMERON AVE	SANFORD	FL	32771	LOTS 98 & 99 & N 1/2 OF VACD ST ADJ
2719315010P050000	INDIAN MOUND VILLAGE INC						LEG PARK BET LOTS 49-52 & 60-63
2719315010P030000	INDIAN MOUND VILLAGE INC						LEG PARK BET LOTS 42-44 & 53-55
2719315010P040000	INDIAN MOUND VILLAGE INC						LEG PARK BET LOTS 45-48 & 56-59
2919315LK00000020	PARMAR MANSUKHLAL D & HANSABEN		341 CASSELLGROVE CV	CASSELBERRY	FL	32707	LEG LOT 2
27193150100000760	SMITH TOMMIE C		PO BOX 187	LESLIE	GA	31764	LEG LOTS 76 TO 86 & S 1/2 OF VACD
27193150100000940	SMITH ARCHIE B JR		1375 CAMERON AVE	SANFORD	FL	32771	LEG LOTS 94 95 96 + 97 & N 1/2
28193130001600000	BURD JAMES & DIANNE		3670 CELERY AVE	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
27193150100000300	TYRE ANTOINETTE E		10 STANDING ROCK RD	SENOIA	GA	30276	LEG BEG 25 FT W OF SW COR LOT
281931300017A0000	TYRE ANTOINETTE E		10 STANDING ROCK RD	SENOIA	GA	30276	LEG SEC 28 TWP 19S RGE 31E
281931300009B0000	AINSWORTH WILLARD S SR &	SUSANNA J	2860 CAMERON AVE	SANFORD	FL	32773	LEG SEC 28 TWP 19S RGE 31E
281931300009D0000	AINSWORTH WILLARD S SR &	SUSANNA J	2860 CAMERON AVE	SANFORD	FL	32773	LEG SEC 28 TWP 19S RGE 31E
281931300015A0000	BURD JAMES & DIANNE		3670 CELERY AVE	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130001400000	BENAVIDES RAQUEL		3530 CELERY AVE	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130001200000	MC CORKLE JAMES P & MINNIE		3300 CELERY AVE	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130000300000	DALE LARRY A TRUSTEE	FBO	3400 CELERY AVE	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300003E0000	DALE LARRY A & STEPHANIE A		3400 CELERY AVE	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300003C0000	DALE LARRY A & STEPHANIE A		3400 CELERY AVE	SANFORD	FL	32771	1 AC HX LOCATED IN
29193130000100000	PAULUCCI JENO F &	PAULUCCI LOIS M CO TRS	201 W 1ST ST	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
29193130000200000	PAULUCCI JENO F &	PAULUCCI LOIS M CO TRS	201 W 1ST ST	SANFORD	FL	32771	LEG SEC 29 TWP 19S RGE 31E
29193130001300000	LEFFLER KENNETH M		1400 WINDSOR AVE	LONGWOOD	FL	32750	LEG SEC 29 TWP 19S RGE 31E
29193130000800000	D R HORTON INC	STE 102	6250 HAZELTINE NATIONAL DR	ORLANDO	FL	32801	LEG SEC 29 TWP 19S RGE 31E
291931300013A0000	LEGACY INV LLC		160 INTERNATIONAL PKWY STE 250	LAKE MARY	FL	32746	LEG SEC 29 TWP 19S RGE 31E
2919315LK0A0000000	SANFORD TRAILS EST HOMEOWNERS	ASSN INC	629 MAITLAND AVE	ALTAMONTE SPRINGS	FL	32701	LEG TRACTS A & D
29193130001700000	TIITF/DEPT OF EDUCATION U OF F	AGRI EXP STATION	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	LEG SEC 29 TWP 19S RGE 31E
29193130002200000	REFERENCE ONLY						LEG ASS'D W/29-19-31-5LK-0000-0110
291931300022B0000	SULLIVAN TYRAN SR &	LANSQUIT JO ANNE	4024 WATCH HILL RD	ORLANDO	FL	32808	LEG SEC 29 TWP 19S RGE 31E
29193130001500000	LEGACY INV LLC		160 INTERNATIONAL PKWY STE 250	LAKE MARY	FL	32746	LEG SEC 29 TWP 19S RGE 31E
29193130001400000	LEGACY INV LLC		160 INTERNATIONAL PKWY STE 250	LAKE MARY	FL	32746	LEG SEC 29 TWP 19S RGE 31E
291931300001B0000	CHAPPELL MARY W HEIRS						LEG SEC 29 TWP 19S RGE 31E
2919315LK00000090	FULLER DIANE M &	PAZDUR DAVID J	PO BOX 836	SANFORD	FL	32772	LEG LOT 9
2919315LK00000100	DIAMONDBACK LAND CO &	V J OLENO PTNR	411 W CENTRAL PKWY	ALTAMONTE SPRINGS	FL	32714	LEG LOT 10
2919315LK00000110	HARRIS CHARLES J		1806 LINCOLN AVE	SANFORD	FL	32771	LEG LOT 11
2919315LK0C0000000	SEMINOLE B C C	COUNTY SERVICES BLDG	1101 E 1ST ST	SANFORD	FL	32771	LEG TRACT C
2919315LK00000050	CALDWELL ROBERT H JR & VERA A		2781 BIT-N-BRIDAL	SANFORD	FL	32771	LEG LOT 5
2919315LK00000130	DIXON RICHARD		5816 GAMBLE DR	ORLANDO	FL	32808	LEG LOT 13
2919315LK00000120	KINKOFF DANIEL & DOROTHY		2751 BIT N BRIDAL PL	SANFORD	FL	32771	LEG LOT 12

Celery Avenue Area 1

PARCEL	OWNER	ADD1	ADD2	CITY	STATE	ZIP	LEG1
28193130006B0000	NOURACHI DAVID & CHAE DARREN	O & BAKER JULIE	217 RIVER VILLAGE DR	DEBARY	FL	32713	LEG SEC 28 TWP 19S RGE 31E
2819313000600000	NOURACHI DAVID & CHAE DARREN	O & BAKER JULIE	217 RIVER VILLAGE DR	DEBARY	FL	32713	LEG SEC 28 TWP 19S RGE 31E
28193130006A0000	WOODALL CAROL M TR	FBO	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	SEC 28 TWP 19S RGE 31E
2819313000400000	MIRO INC		535 JULIE LN	WINTER SPRINGS	FL	32708	LEG SEC 28 TWP 19S RGE 31E
2819313000500000	MERIWETHER WALTER H &	HELEN L	826 E 20TH ST	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
281931300012A0000	CARLTON HUGH		4955 S SANFORD AVE	SANFORD	FL	32773	LEG SEC 28 TWP 19S RGE 31E
281931300003B0000	MC LAIN DARYL G & BARBARA A		PO BOX 905	SANFORD	FL	32772	SEC 28 TWP 19S RGE 31E
2819313000100000	MERIWETHER WALTER H & HELEN L	CO TRS ET AL	826 E 20TH ST	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130002100000	ROSEMOND SALLY H TRUSTEE		941 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300022B0000	GARAPIC MAX J & VIVIENNE P		895 POWHATAN DR	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130002000000	MERIWEATHER WILLIAM &	WOODALL CAROL M ET AL	1201 SW 21ST CT	FT LAUDERDALE	FL	33115	LEG SEC 28 TWP 19S RGE 31E
28193130001900000	MERIWETHER FRANCIS T	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LEG SEC 28 TWP 19S RGE 31E
28193130001800000	FLOWERS CLYDE R &	LINDSEY IRIS G F	6833 CLARCONA OCOEE RD	ORLANDO	FL	32810	LEG SEC 28 TWP 19S RGE 31E
281931300022C0000	HUNT JOSEPH F & IRIS C		901 POWHATAN DR	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130001100000	MIRO INC		535 JULIE LN	WINTER SPRINGS	FL	32708	LEG SEC 28 TWP 19S RGE 31E
281931300022A0000	ANDRES CHRISTA L &	WILHELM ULRIKE E	911 POWHATAN DR	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
28193130001000000	MIRO INC		535 JULIE LN	WINTER SPRINGS	FL	32708	LEG SEC 28 TWP 19S RGE 31E
2919315LK00000070	ROTHROCK DEBORAH P		2790 BIT-N-BRIDAL PL	SANFORD	FL	32771	LEG LOT 7
2919315LK00000080	MIZZELL BECKY		2790 CELERY AVE	SANFORD	FL	32771	LEG LOT 8
28193130002200000	SCHULMAN BETH A & FREDDY D		921 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300003D0000	MCLAIN DARYL G & BARBARA A		P O BOX 905	SANFORD	FL	32772	SEC 28 TWP 91S RGE 21E
28193130001300000	MC LAIN DARYL G & BARBARA A		PO BOX 905	SANFORD	FL	32772	SEC 28 TWP 19S RGE 31E
28193130002300000	ROSEMOND ROBERT M & SALLY H		941 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
281931300024A0000	MC INTOSH MARY B		951 POWHATAN DR	SANFORD	FL	32771	LEG SEC 28 TWP 19S RGE 31E
281931300024B0000	RUSSELL JOHN F & JIMYE K		950 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
28193130002400000	RUSSELL CATHERINE		961 POWHATAN DR	SANFORD	FL	32771	SEC 28 TWP 19S RGE 31E
28193130002500000	RUSSELL EDGAR E &	RUSSELL ANGELA V TRS FBO	386 VALDEZ AVE	GOLETA	CA	93117	LEG SEC 28 TWP 19S RGE 31E
27193150100000130	CORDNER JOHN A &	COUFER SANDRA K	1141 STOWE DR	SANFORD	FL	32771	PT OF LOTS 13 14 & 15 DESC AS BEG
27193150100000110	JOHNSON CLARA		1131 STOWE DR	SANFORD	FL	32771	LEG LOTS 11 + 12 + VACD ALLEY
27193150100000040	MERIWETHER WILWHELMINA C HEIRS	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LOTS 4 TO 10 & 31 TO 75 & VACD ST
27193150100000010	MERIWEATHER WILLIAM &	WOODALL CAROL M ET AL	1201 SW 21ST CT	FT LAUDERDALE	FL	33115	LOTS 1 TO 3 & 17 TO 30 & VACD
28193130001700000	MERIWETHER FRANCES T	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LEG SEC 28 TWP 19S RGE 31E
281931300015B0000	WHITNER JOSEPH N						SEC 28 TWP 19S RGE 31E
28193130001500000	MERIWETHER FRANCIS T	C/O CAROL WOODALL	3831 S ATLANTIC AVE APT 306	DAYTONA BEACH	FL	32127	LEG SEC 28 TWP 19S RGE 31E
27193150100000140	VON BAMPUS RAY E & KELI S		1151 STOWE DR	SANFORD	FL	32771	PT OF LOTS 14 & 15 DESC AS BEG
2919315LK0B0000000	SEMINOLE B C C		1101 E 1ST ST	SANFORD	FL	32771	LEG TRACT B
2919315LK000000060	MILLS JOHN P & DEBORAH J		2791 BIT N BRIDAL PL	SANFORD	FL	32771	LEG LOT 6
2919315LK000000050	CALDWELL ROBERT H JR & VERA A		2781 BIT-N-BRIDAL	SANFORD	FL	32771	LEG LOT 5
2719315010P000000	INDIAN MOUND VILLAGE INC						LEG POW-WOW PARK
2719315010P020000	INDIAN MOUND VILLAGE INC						LEG PARK BET LOTS 6-9 & 32-35
2719315010P060000	INDIAN MOUND VILLAGE INC						LEG PARK SE OF POW-WOW PK & W OF

Celery Avenue Area 2

PARCEL	OWNER	ADD1	ADD2	CITY	STATE	ZIP	LEG1
34193130000100000	SMITH TOMMY C		PO BOX 187	LESLIE	GA	31764	SEC 34 TWP 19S RGE 31E
341931300001A0000	WILKE JEAN E & WILKE JOAN M &	WILKE BERNARD A	PO BOX 1646	SANFORD	FL	32772	SEC 34 TWP 19S RGE 31E
341931300002A0000	DEN HARTOG MARILYN S TRUSTEE		991 WILLOW VIEW CT	HOLLAND	MI	49424	LEG SEC 34 TWP 19S RGE 31E
33193130000100000	ANDRES CHRISTA L TRUSTEE	FBO	911 POWHATAN DR	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130001100000	HOOPS ALLEN R & BRENDA L		3991 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
331931300011A0000	HOOPS ALLEN R & BRENDA L		3991 CELERY AVE	SANFORD	FL	32771	LEG 1 AC H OMESTEAD LOCATED IN
33193130001200000	POULSEN CARL P		3779 CELERY AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130001000000	MC INTOSH KENNETH W & MARY B		951 POWHATAN DR	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130001400000	T & W REALTY CORP LC		1683 BEARDALL AVE STE 117	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
331931300004E0000	CHURCH FIRST PENTECOSTAL OF	SANFORD INC	203 E 16TH ST	SANFORD	FL	32771	SEC 33 TWP 19S RGE 31E
33193130000900000	DESIN MARIO S		PO BOX 418	OSTEEN	FL	32764	LEG SEC 33 TWP 19S RGE 31E
331931300007C0000	DESIN GEORGE W		1740 CAMERON AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
33193130001500000	MANJIKIAN SEROP H & SONA H &	MANJIKIAN ARA S	95 WHITE ST	BELMONT	MA	02478	LEG SEC 33 TWP 19S RGE 31E
33193130000800000	DESIN GEORGE W		1740 CAMERON AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
331931300007B0000	DONALDSON REBECCA		1760 CAMERON AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E
331931300007A0000	LEES STEPHEN B & PATSY L		1341 NORTHSHORE DR	SYRACUSE	IN	46567	SEC 33 TWP 19S RGE 31E
331931300004F0000	STENSTROM CAROLYN P SUCC TR	FBO	PO BOX 665	SANFORD	FL	32772	SEC 33 TWP 19S RGE 31E
33193130000700000	LEES STEPHEN B & PATSY L		1341 NORTHSHORE DR	SYRACUSE	IN	46567	SEC 33 TWP 19S RGE 31E
33193130000600000	ALLIGOOD KEN W & PATRICIA A		1850 CAMERON AVE	SANFORD	FL	32771	LEG SEC 33 TWP 19S RGE 31E