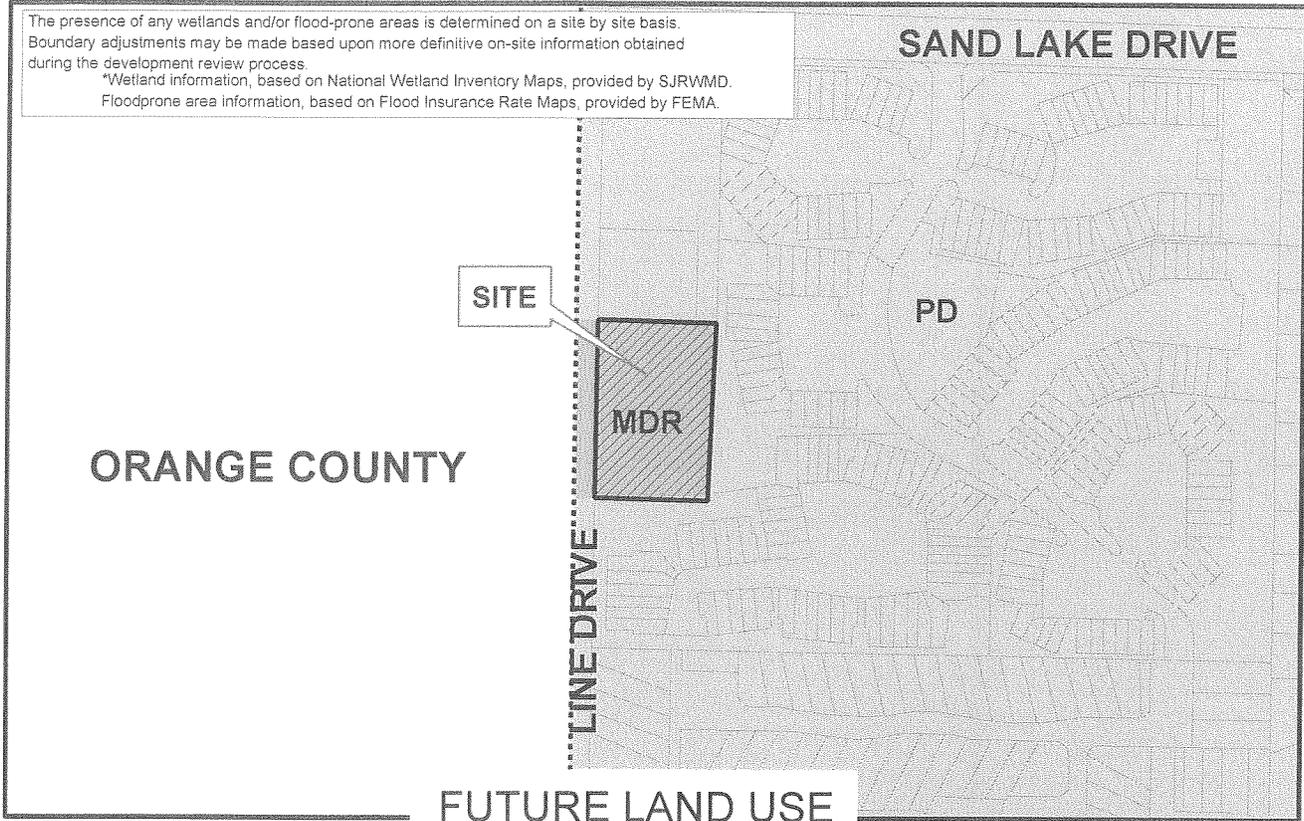


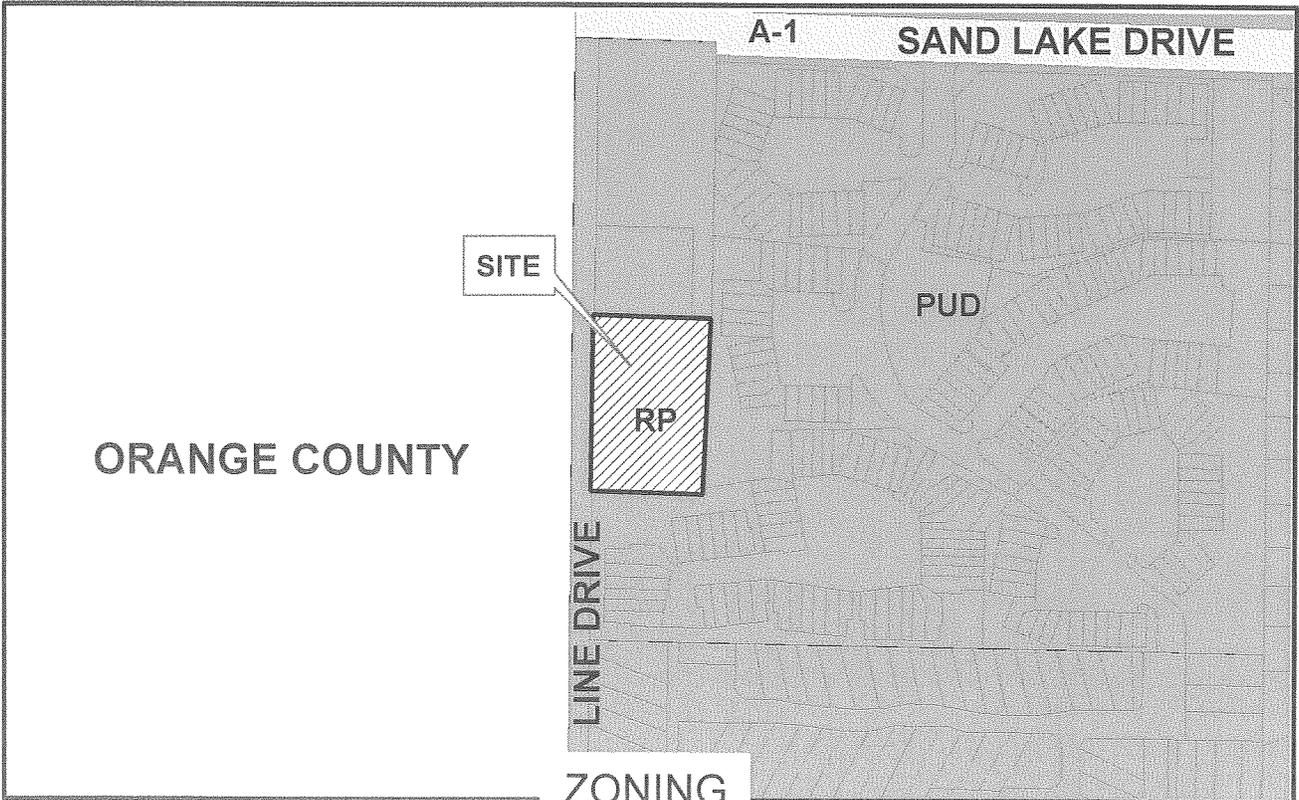
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis.
 Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



Site
 County Line
 MDR
 PD

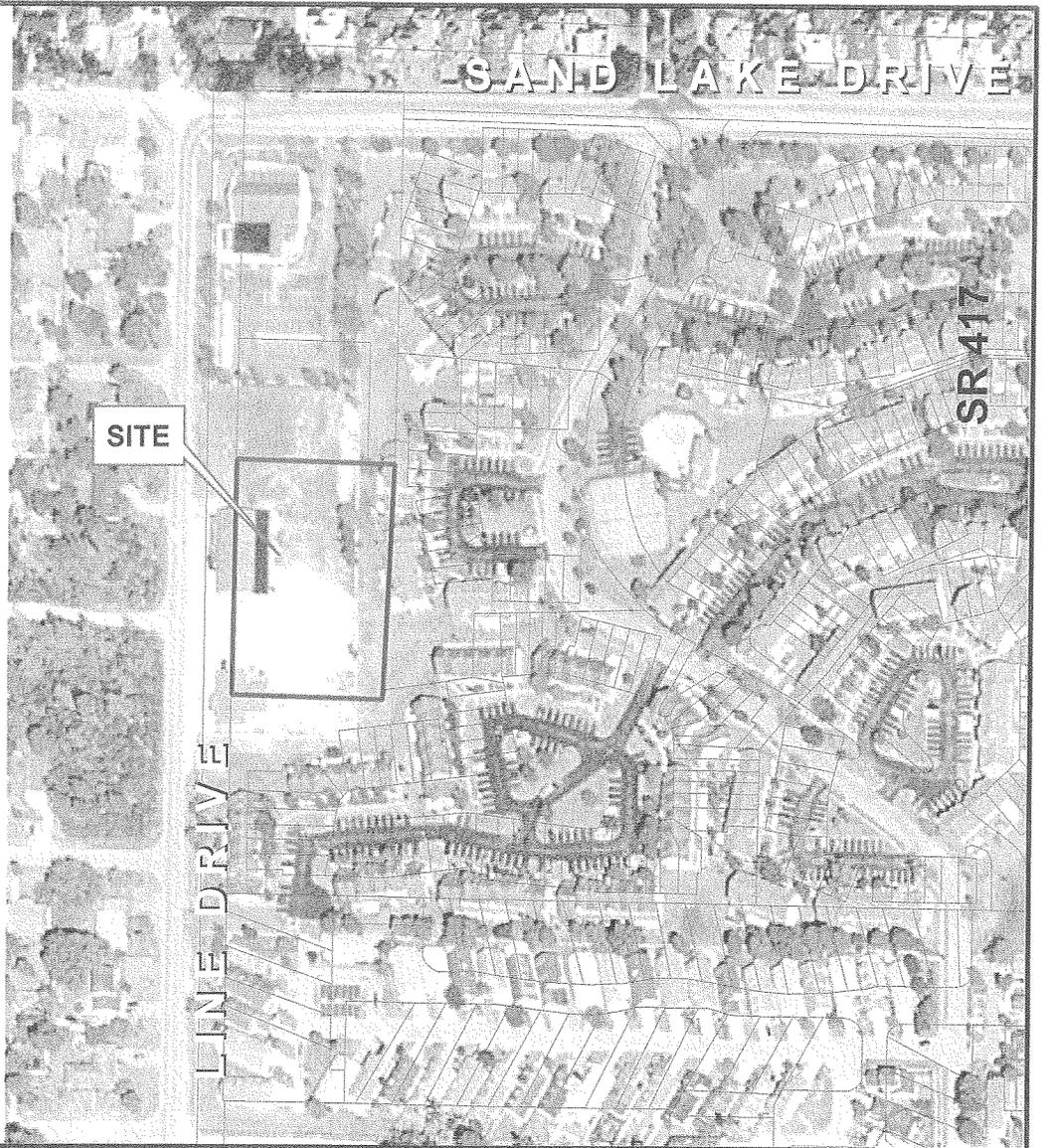
Applicant: Sutherland Management
 Physical STR: 07-21-29-300-019A-0000
 Gross Acres: +/- 1.38 BCC District: 3
 Existing Use: Warehouse and Office Building
 Special Notes: None

	Amend/Rezoning#	From	To
FLU	--	--	--
Zoning	Z2004-046	RP	RP



Site
 County Line
 A-1
 RP
 PUD

ORANGE
COUNTY

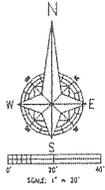


Rezone No: Z2004-046
From: RP To: RP

-  Parcel
-  Subject Property

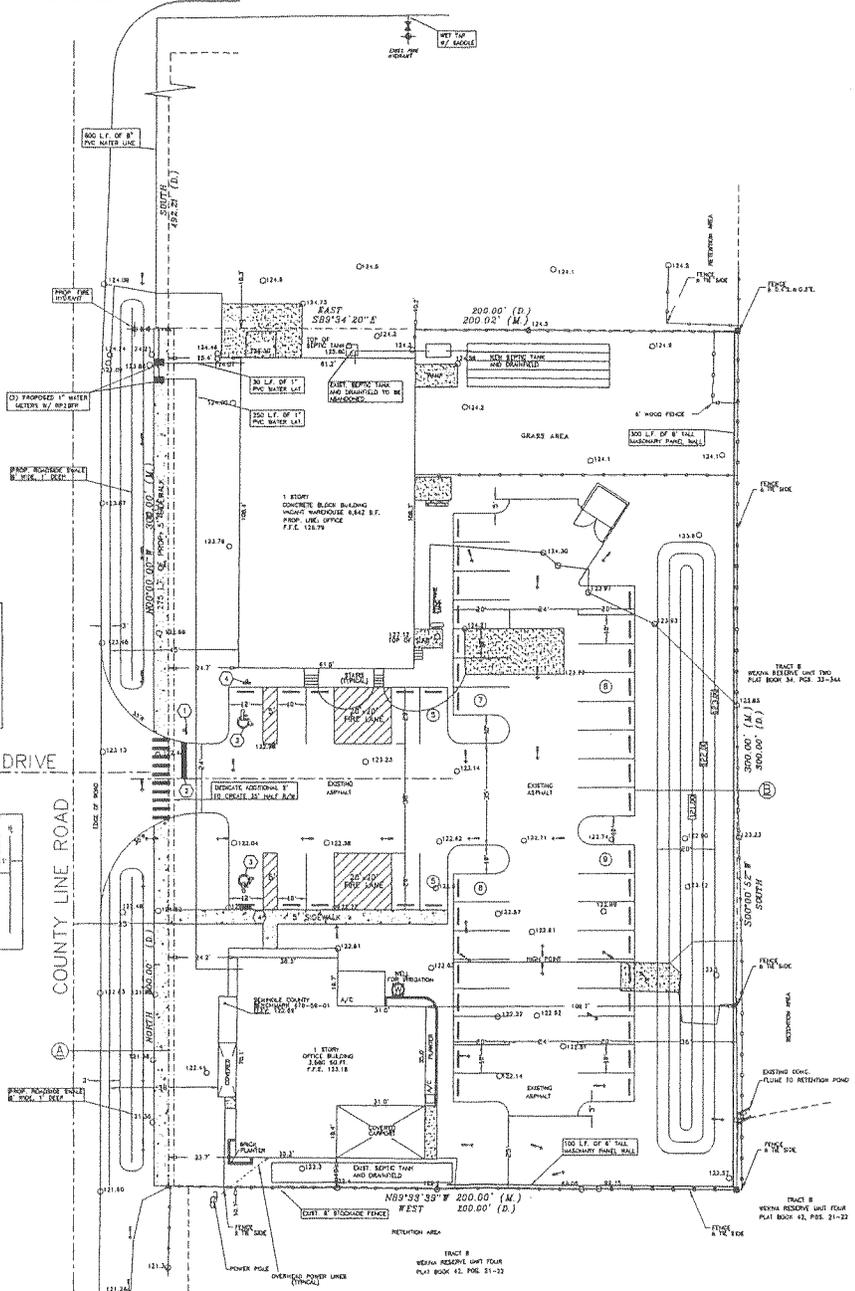
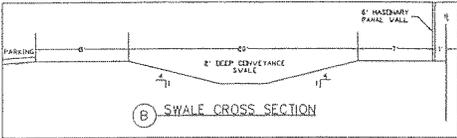
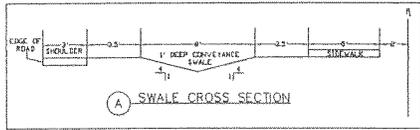


February 1999 Color Aerials



SITE STATISTICAL DATA			
DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	60,000	1.38	100.00%
EXIST. BLDG. AREA	10,202	0.23	17.00%
EXIST. PAVEMENT AREA*	19,160	0.44	31.94%
PROP. PAVEMENT AREA	650	0.01	1.08%
IMPERVIOUS AREA	30,012	0.69	50.02%
LANDSCAPE AREA	29,988	0.69	49.98%

* PAVEMENT TO BE REMOVED (ON SITE) 16,450 SQ FT (27.42%)
 PAVEMENT TO BE REMOVED (OFF SITE) 4,363 SQ FT
 ← EXISTING STORMWATER FLOW PATTERNS



- GENERAL NOTES**
1. ALL LANDSCAPE AREAS TO BE SOODED.
 2. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM.
 3. 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
 4. HANDICAP SYMBOL SHALL BE WHITE THERMOPLASTIC.
 5. ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM R/W.
 6. INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE 816.09, PARAGRAPH D.
 7. POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
 8. CONTRACTOR TO VERIFY LOCATION OF ALL EXIST. UTILITIES.
 9. ALL UTILITIES SHALL BE UNDERGROUND.
 10. RESTRICT BUSINESS HOURS TO 7 A.M. - 9 P.M.

- SCOPE OF WORK**
- 1) REMOVE ASPHALT AND LIME ROCK SURBASE.
 - 2) ADD 1" PAVEMENT TOPPING LAYER AS SHOWN ON SHEET 5.
 - 3) CONSTRUCT SWALES ONSITE AND OFFSITE.
 - 4) CONSTRUCT SIDEWALK ALONG RIGHT OF WAY.
 - 5) ADD LANDSCAPING AND IRRIGATION SYSTEM.

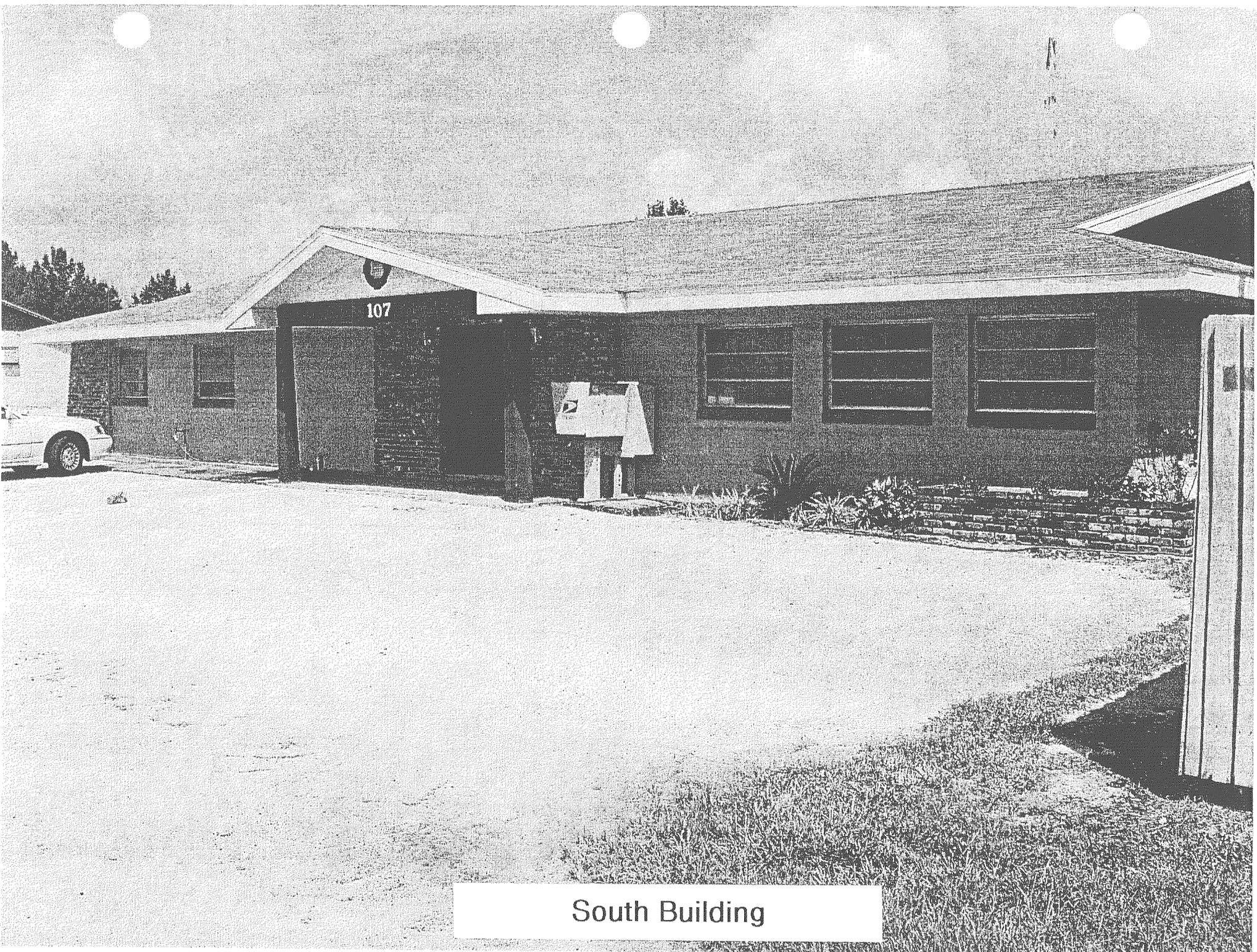
PARKING CALCULATIONS
 10,202 SQ. FT. OFFICE 10,202/250 = 41 SPACES REQUIRED
 42 SPACES PROVIDED

- SIGN LEGEND**
- ① STOP SIGN (30" HIGH INTENSITY)
 - ② STOP BAR (24" WIDE WHITE THERMOPLASTIC)
 - ③ HANDICAP SYMBOL (WHITE THERMOPLASTIC)
 - ④ HANDICAP SIGN

DATE	DRAWN BY	CHECKED	SCALE	PROJECT NO.	SHEET NO.
<p>AMERICAN CIVIL ENGINEERING CO.</p> <p>107 LINE DRIVE APOPKA, FLORIDA</p>					
<p>SUTHERLAND MANAGEMENT SITE PLAN</p>					
<p>107 LINE DRIVE APOPKA, FLORIDA</p>					
<p>TRACER A. SECTION P.S. 200.00' (D.) 200.00' (D.)</p>					
<p>FOR FILE - SUTHERLAND</p>					
<p>JOB # 61200</p>					
<p>DATE: 5 OF 6</p>					



North Building



South Building

LINE DRIVE / SUTHERLAND MGMT. REZONE

REQUEST INFORMATION	
APPLICANT	Sonny Sutherland
PROPERTY OWNER	Estate of H.S. Musselwhite
REQUEST	Rezone from RP to RP
HEARING DATE (S)	P&Z: October 6, 2004 BCC: November 9, 2004
PARCEL NUMBERS	07-21-29-300-019A-0000
LOCATION	East side of Line Drive, 500' south of Sand Lake Road
FUTURE LAND USE	Medium Density Residential (MDR)
FILE NUMBER	Z2004-046
COMMISSION DISTRICT	3 – Van Der Weide

OVERVIEW

Zoning Request: The applicant wishes to renovate and make use of two existing buildings on the site of a former agricultural use now surrounded by more intensive development. The property was rezoned to RP, permitting office uses, in 1985 with a site plan showing minimal technical detail. The plan now under consideration addresses all current Code requirements, including parking, landscaping, access control, and stormwater retention. The south building on the site, 3,560 square feet in size, has been in use for some years as the business office of a utility company. Meanwhile, the 6,642 square foot north building is still configured as a warehouse, a use which does not conform to the current zoning of the property. The applicant's plan is to remodel this building for office use, for a total of 10,202 square feet of office floor area on the property.

The applicant is proposing to remove a total of 15,930 square feet of pavement, making it possible to provide effective buffering from residential uses to the east and south. Also, a continuous strip of pavement adjacent to the Line Drive frontage would be reduced to a 30-foot curb cut, meeting modern criteria for vehicular access. The proposed entrance would line up with Ramsey Drive, an existing road opposite the site in Orange County on the west side of Line Drive.

As the property is in a high recharge area, the Code makes additional provisions for reducing impervious surface area. Permitted parking space dimensions (excluding handicapped) are 9' x 18' rather than the normal 10' x 20.' At least 10 percent of required spaces are to be unpaved, as are all spaces in excess of the Code requirement. Also, maximum impervious surface area is 65 percent rather than the standard 75 percent.

The subject property is in an appropriate location for offices, and should function effectively for that use with improvements as required by the Land Development Code. Additionally, the use is supported by the Vision 2020 Plan.

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

	Existing Zoning	Future Land Use	Existing Use
North	PUD	PD	vacant
South	PUD	PD	residential
East	PUD	PD	residential
West	Orange Co.	Orange Co.	vacant/residential

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 amendment is consistent with the adopted future land use designations 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 Plan.
3. The site is within the Seminole County water service area. Sewage disposal will be by septic systems as approved by the Seminole County Health Department.

Compliance with Environmental Regulations: At this time there are no environmental concerns relating to the site.

Compatibility with surrounding development: Adjoining properties to the east and south are part of the Stockbridge PUD, developed as townhouse units in the Wekiva Reserve Subdivision. Also, the neighboring site to the north is the subject of an application to establish office uses in that location. With appropriate buffering and setbacks, the request is compatible with surrounding development.

STAFF RECOMMENDATIONS:

Staff recommends APPROVAL of the request subject to the submitted site plan and the following conditions:

- a. Permitted and special exception uses shall be in accordance with the provisions of the RP district.
- b. A 6-foot brick or masonry wall shall be provided along the south and east property lines.
- c. A 25-foot landscaped buffer shall be provided on the east and south, with encroachment permitted for existing structures. Any new structures shall meet the active-passive setback requirements of the Land Development Code.

- d. Retention ponds adjacent to the east and south property lines may encroach into required buffers by up to 50% of the minimum width of the buffers, provided that the facility is designed to be dry within 24 hours of a 25-year storm event and does not require fencing.
- e. Required landscaping on the east and south shall be 8 canopy trees per 100 linear feet, with trees measuring at least 3 inches in diameter at 1 foot above ground level.
- f. Pavement removal shall include the sub-base under existing asphalt areas. These materials shall be replaced with clean fill.
- g. Business hours shall be restricted to 7 a.m. – 9 p.m. Monday through Friday.
- h. Pedestrian connections shall be provided from both buildings to public sidewalks along Line Drive.
- i. Retention pond(s) shall be amenitized per Section 30.1344 of the Land Development Code if counted toward required open space.
- j. Outdoor lighting on the east shall be limited to motion-sensitive security lighting.
- k. Mechanical units shall be screened from view from Line Drive and adjoining residential properties.
- l. Prior to occupancy of the north building, the applicant shall make architectural enhancements to include removal of roll-up doors and installation of windows on the east and west sides of the building. Elevations shall be presented to the Board of County Commissioners for approval.

FILE # Z2004-046

DEVELOPMENT ORDER #4-20000014

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On November 9, 2004, 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: ESTATE OF H.S. MUSSELWHITE
WILLIAM A. WALKER II and GREGORY MUSSELWHITE
CO-PERSONAL REPRESENTATIVES

Project Name: LINE DRIVE / SUTHERLAND MANAGEMENT REZONE

Requested Development Approval: Rezone from RP to RP

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: JEFF HOPPER
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 and special exception uses shall be in accordance with the provisions of the RP district.
- b. A 6-foot brick or masonry wall shall be provided along the south and east property lines.
- c. A 25-foot landscaped buffer shall be provided on the east and south, with encroachment permitted for existing structures. Any new structures shall meet the active-passive setback requirements of the Land Development Code.
- d. Retention ponds adjacent to the east and south property lines may encroach into required buffers by up to 50% of the minimum width of the buffers, provided that the facility is designed to be dry within 24 hours of a 25-year storm event and does not require fencing.
- e. Required landscaping on the east and south shall be 8 canopy trees per 100 linear feet, with trees measuring at least 3 inches in diameter at 1 foot above ground level.
- f. Pavement removal shall include the sub-base under existing asphalt areas. These materials shall be replaced with clean fill.
- g. Business hours shall be restricted to 7 a.m. – 9 p.m. Monday through Friday.
- h. Pedestrian connections shall be provided from both buildings to public sidewalks along Line Drive.
- i. Retention pond(s) shall be amenitized per Section 30.1344 of the Land Development Code if counted toward required open space.
- j. Outdoor lighting on the east shall be limited to motion-sensitive security lighting.
- k. Mechanical units shall be screened from view from Line Drive and adjoining residential properties.
- l. Prior to occupancy of the north building, the applicant shall make architectural enhancements to include removal of roll-up doors and installation of windows on the east and west sides of the building. Elevations shall be presented to the Board of County Commissioners for approval.

(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: _____
Chairman
Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, WILLIAM A. WALKER II, on behalf of himself and his 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

Print Name

William A. Walker II
Co-Representative of the
Estate of H.S. Musselwhite

Witness

Print Name

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 WILLIAM A. WALKER II, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, GREGORY MUSSELWHITE, on behalf of himself and his 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

Print Name

Gregory Musselwhite
Co-Representative of the
Estate of H.S. Musselwhite

Witness

Print Name

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 GREGORY MUSSELWHITE, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

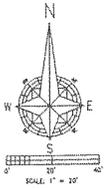
EXHIBIT A

Project Legal Description:

BEGINNING 492.21 FEET SOUTH OF THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF COUNTY LINE ROAD AND THE SOUTH RIGHT OF WAY OF SAND LAKE ROAD, RUN EAST 200 FEET, SOUTH 300 FEET, RUN WEST 200 FEET, RUN NORTH 300 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

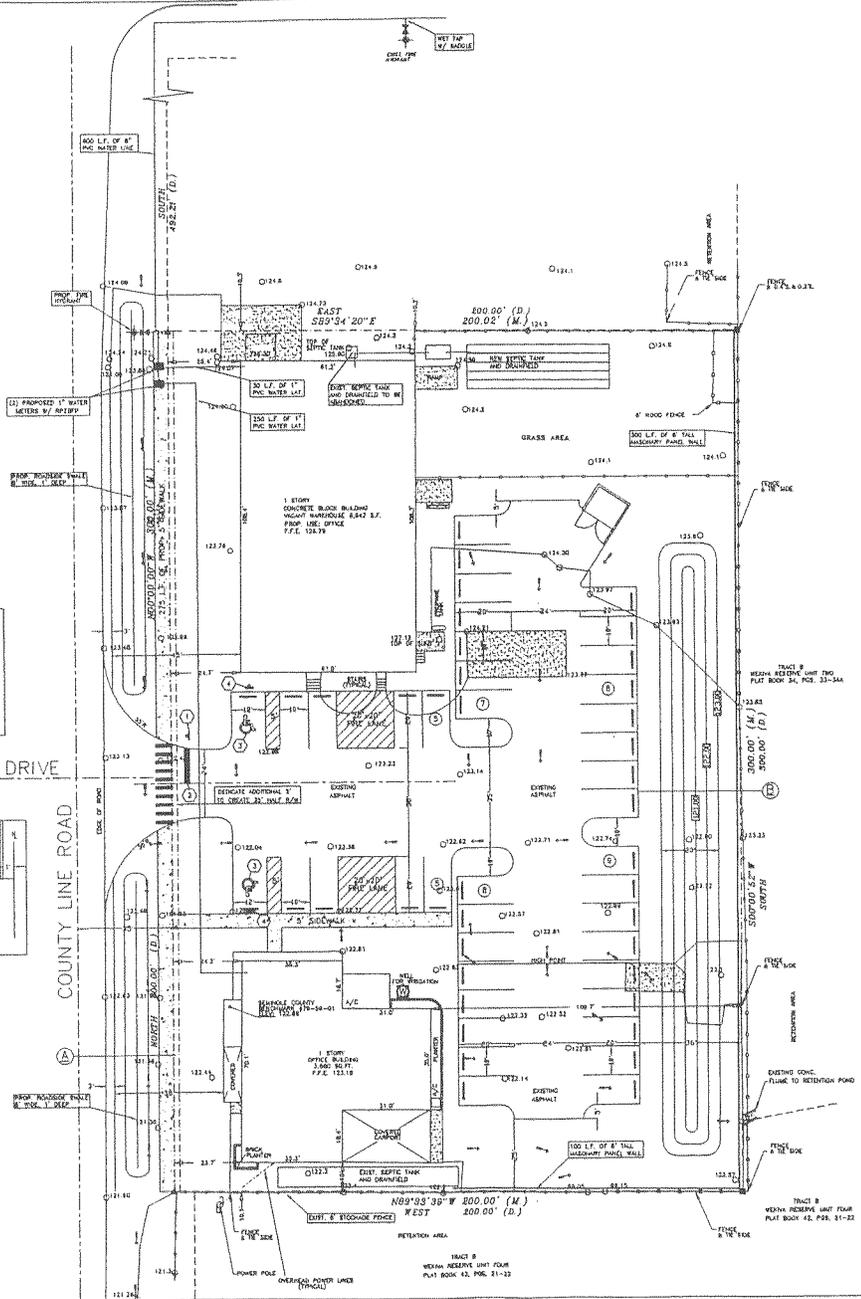
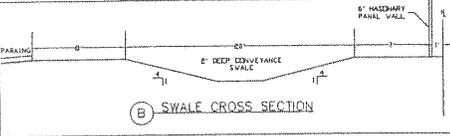
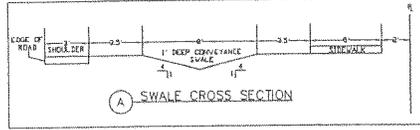
Site Plan



SITE STATISTICAL DATA			
DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	60,000	1.38	100.00%
EXIST. BLDG. AREA	10,202	0.23	17.00%
EXIST. PAVEMENT AREA*	19,160	0.44	31.94%
PROP. PAVEMENT AREA	650	0.01	1.08%
IMPERVIOUS AREA	30,012	0.69	50.02%
LANDSCAPE AREA	29,988	0.60	49.98%

* PAVEMENT TO BE REMOVED (ON SITE) 18,450 SQ. FT. (27.42%)
 PAVEMENT TO BE REMOVED (OFF SITE) 4,383 SQ. FT.

== EXISTING STORMWATER FLOW PATTERNS



- GENERAL NOTES**
1. ALL LANDSCAPE AREAS TO BE SODDED.
 2. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM.
 3. 30\"/>

- SCOPE OF WORK**
- 1) REMOVE ASPHALT AND LIME ROCK SUBBASE
 - 2) ADD 1\"/>

PARKING CALCULATIONS
 10,202 SQ. FT. OFFICE 10,202/250 = 41 SPACES REQUIRED
 42 SPACES PROVIDED

- SIGN LEGEND**
- ① STOP SIGN (30\"/>

	AMERICAN CIVIL ENGINEERING CO.
SUTHERLAND MANAGEMENT SITE PLAN	
107 E. LINE DRIVE APOPKA, FLORIDA	
TRACT B, WEDRA RESERVE UNIT FOUR PLAT BOOK 42, PAGE 21-22	
FILE NAME: SUTHERLAND	
JOB # 6426	
SHEET 5 OF 6	

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE RP (RESIDENTIAL-PROFESSIONAL) ZONING CLASSIFICATION THE RP (RESIDENTIAL-PROFESSIONAL) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Line Drive / Sutherland Management Rezone."

(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 RP (Residential-Professional) to RP (Residential-Professional):

LEGAL DESCRIPTION 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. This Ordinance shall become effective upon the date of filing by the Department and recording of Development Order #4-20000014 in the official land records of Seminole County.

ENACTED this 9th day of November, 2004.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____

Chairman

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING 492.21 FEET SOUTH OF THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF COUNTY LINE ROAD AND THE SOUTH RIGHT OF WAY OF SAND LAKE ROAD, RUN EAST 200 FEET, SOUTH 300 FEET, RUN WEST 200 FEET, RUN NORTH 300 FEET TO THE POINT OF BEGINNING.