

ITEM # _____

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

SUBJECT: E.E. Williamson Road (1665); Small Scale Land Use Amendment from Suburban Estates to Office and Rezone from A-1 (Agriculture District) to OP (Office Professional District) (Matt Arena, applicant)

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

AUTHORIZED BY: Matthew West **CONTACT:** Tina Deater **EXT** 7440

Agenda Date <u>05/04/05</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 APPROVAL of the request for a Small Scale Land Use Amendment from Suburban Estates to Office and Rezone from A-1 (Agriculture District) to OP (Office Professional District), subject to the attached development order, on approximately 1.67 acres, located on the south side of E.E. Williamson Road, across from Sunshine Tree Boulevard (Matt Arena, applicant); or
2. Recommend DENIAL of the request for a Small Scale Land Use Amendment from Suburban Estates to Office and Rezone from A-1 (Agriculture District) to OP (Office Professional District) on approximately 1.67 acres, located on the south side of E.E. Williamson Road, across from Sunshine Tree Boulevard (Matt Arena, applicant); or
3. CONTINUE the public hearing until a time and date certain.

District 3 – Commissioner Van Der Weide

Tina Deater, Senior Planner

BACKGROUND:

The applicant, Matt Arena, proposes to convert the existing gym located on the south side of E.E. Williamson Road (1665), across from Sunshine Tree Boulevard into an office. The proposal includes a Small Scale Land Use Amendment from Suburban Estates to Office and a rezone from A-1 to OP.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request for a Small Scale Land Use Amendment from Suburban Estates to Office and Rezone from A-1 (Agriculture District) to OP (Office

Reviewed by: _____
Co Atty: <u>KR</u>
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2005-04,</u> <u>01-05SS.01</u>

Professional District), subject to the attached development order, on approximately 1.67 acres, located on the south side of E.E. Williamson Road, across from Sunshine Tree Boulevard.

ATTACHMENTS:

**DEVELOPMENT ORDER
REZONE ORDINANCE
LUA ORDINANCE
ZONING AND FLU MAP
AERIAL MAP**

***E.E. Williamson Road (1665)
 Small Scale Land Use Amendment and
 Rezone Staff Report***

Suburban Estates to Office		Amendment (Z2005-04, 01-05SS.01)
REQUEST		
APPLICANT	Matt Arena	
PLAN AMENDMENT	Suburban Estates to Office	
REZONING	A-1 (Agriculture District) to OP (Office Professional District)	
APPROXIMATE GROSS ACRES	1.67	
LOCATION	The south side of E.E. Williamson Road, across from Sunshine Tree Boulevard	
BCC DISTRICT	District 3 – Commissioner Van Der Weide	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION	Staff recommends APPROVAL of the requested Small Scale Land Use Amendment and rezone, subject to the attached development order.	

STAFF ANALYSIS

1. **Property Owner:** Matt Arena Studios, Inc.
2. **Tax Parcel Number:** 35-20-29-501-0000003B

SITE DESCRIPTION

Existing Land Uses:

(North)

	Suburban Estates Single-family <i>A-1</i>	Suburban Estates Aquatic Club <i>A-1</i>	Suburban Estates Aquatic Club <i>A-1</i>	
(West)	Suburban Estates Seminole County Trail, Retail Store <i>M-1 and A-1</i>	Suburban Estates (SUBJECT PROPERTY) Gym <i>A-1</i>	Suburban Estates Aquatic Club <i>A-1</i>	(East)
	Suburban Estates Seminole County Trail <i>A-1</i>	Suburban Estates Vacant <i>A-1</i>	Suburban Estates Cell tower, Interstate 4 <i>A-1</i>	

(South)

***Bold** text depicts future land use designation, plain text depicts the existing use, and *italicized* text depicts zoning district. See enclosed future land use and zoning map for more details.

COMPREHENSIVE PLAN CONSISTENCY

1. 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 Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

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

The subject property will use the existing access off E.E. Williamson Road. E.E. Williamson Road is classified as a Major Collector and has an adopted level of service of "E" and is currently operating at a level of service "C". The change in use from a gym to an office will result in a decrease from 220 to 106 Average Daily Trips (ADTs).

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:**

The proposed office will utilize a septic system for sewer services. Water services are provided by Utilities, Inc.

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 Seminole County EMS/Fire Station #15. Response time is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

2. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 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).*

A review of the availability of public facilities to serve this property indicates that there would be adequate facilities to serve this area, or that such facilities could be made available, 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...(Policy FLU 1.2 and 1.3).*

Based on a preliminary analysis, staff has identified no concerns regarding environmental regulation compliance.

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).*

Based on a preliminary analysis, staff has identified no concerns regarding endangered and threatened wildlife.

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

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

Based upon an initial evaluation, the proposed Office land use, with the attendant OP zoning, would be compatible with surrounding development. The Vision 2020 Comprehensive Plan states that Office land use should be located along collector and arterial roadways and can serve as an effective transitional use between higher intensity non-residential uses and residential uses. In this case, an aquatic center is located immediately to the north and east, a retail store to the west and residential uses to the south and southwest. The subject

property is currently being used as a recreational gym and the traffic impacts will decrease if the use is changed to office.

Other applicable plan policies include, but are not limited to:

FLU 2.1 Subdivision Standards.
FLU 5.5: Water and Sewer Service Expansion
Office Future Land Use Definition

B. Concurrency Review - Application to New Development: *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities 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. The applicant has elected to defer concurrency review and the site must demonstrate concurrency compliance at the time of final engineering.

4. SCHOOL IMPACTS – The proposed project will not impact the school system.

Intergovernmental Notice

In 1997, Seminole County entered into an Intergovernmental Planning Coordination Agreement with the School Board and the Cities of Altamonte Springs, Casselberry, Lake Mary, Oviedo, Sanford and Winter Springs. The proposed rezone and land use amendment will not affect any of the agencies covered under this planning agreement.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request for a Small Scale Land Use Amendment from Suburban Estates to Office and Rezone from A-1 (Agriculture District) to OP (Office Professional District), subject to the attached development order, on approximately 1.67 acres, located on the south side of E.E. Williamson Road, across from Sunshine Tree Boulevard.

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On June 14, 2005, 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: Matt Arena Studios, Inc.

Project Name: E.E. Williamson Road (1665) Office

Requested Development Approval: Rezone from A-1 (Agriculture District) to OP (Office Professional District)

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: Tina Deater, Senior Planner
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. All development shall comply with the site plan attached as Exhibit B.
- b. Maximum building area for office use is 9,957 square feet. Any increase in building area over 9,957 square feet shall require review and approval by the Planning and Zoning Commission and Board of County Commissioners.

(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: _____
Carlton Henley, Chairman
Chairman, Board of County Commissioners

EXHIBIT A

LEG E 208.71 FT OF W 258.71 FT OF S 108.71 FT OF LOT 3 & W 50 FT OF LOT 3 &
(LESS RD) N 100 FT OF 233.71 FT OF W 258.71 FT OF LOT 10 DES PINAR ACRES PB 12
PG 52

GRAPHIC SCALE

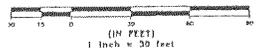
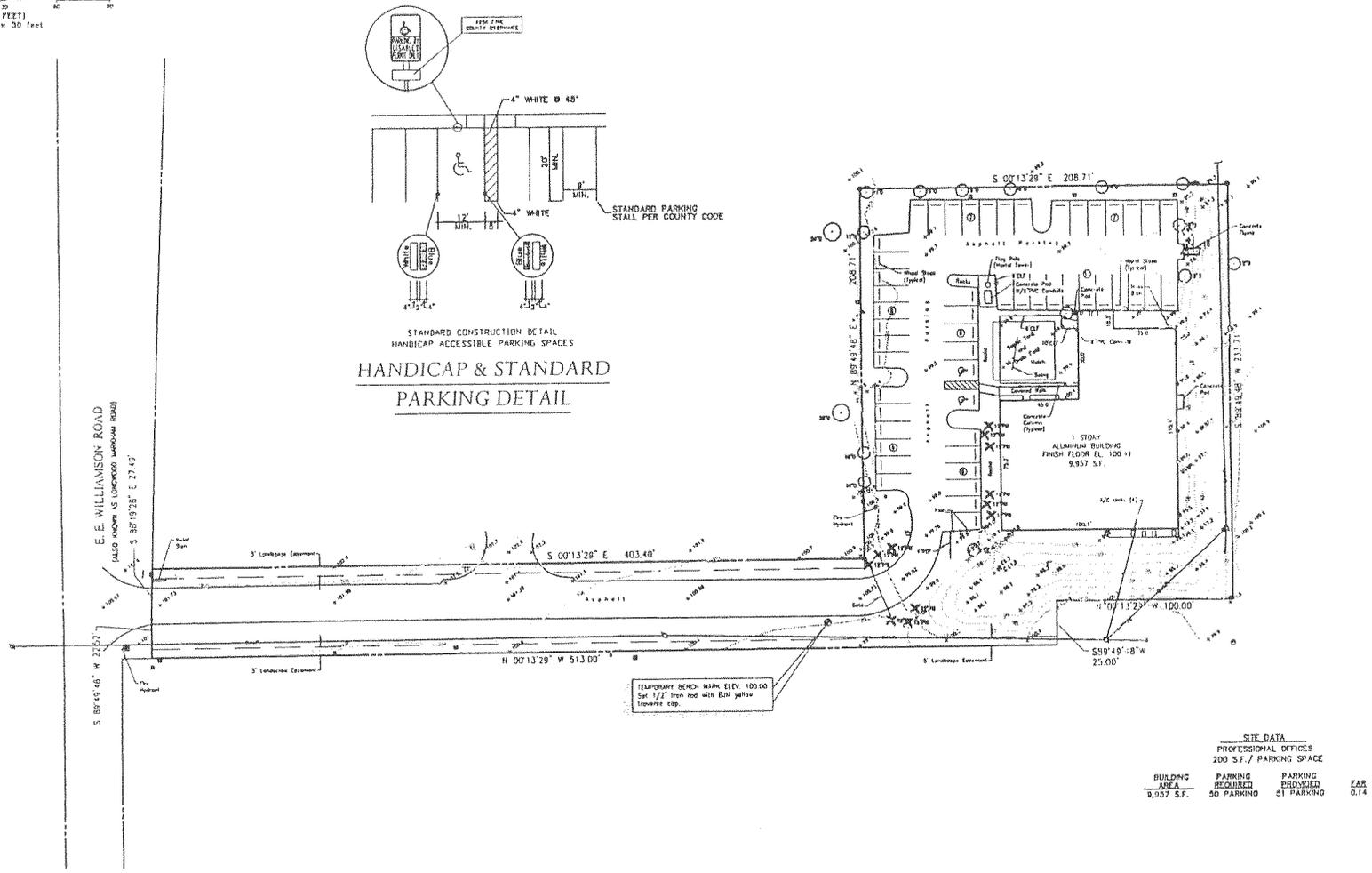


EXHIBIT B



SITE DATA
PROFESSIONAL OFFICES
200 S.F. / PARKING SPACE

BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED	FAIR
9,937 S.F.	50 PARKING	51 PARKING	0.14

LEGEND:

- | | | | |
|-----|--------------------------|---|---------------------|
| — | FENCE | □ | IRRIGATION VALVE |
| ⊗ | NATURAL GROUND ELEVATION | ⊕ | SIGN |
| --- | EXISTING CONTOUR LINE | ⊕ | WOOD FENCE |
| ⊕ | TELEPHONE RISER | ⊕ | OVERHEAD POWER LINE |
| ⊕ | WATER VALVE | ⊕ | CHAIN LINK FENCE |
| ⊕ | ROOF DRAIN | ⊕ | OAK TREE |
| ⊕ | ELECTRICAL BOX | ⊕ | PINE TREE |
| ⊕ | LIGHT POLE | ⊕ | PALM TREE |
| ⊕ | POWER POLE | | |
| ⊕ | TRAFFIC BOX | | |

SURVEYOR'S NOTES:

- VERTICAL DATUM BASED ON AN ASSUMED ELEVATION OF 100.00
- NO EXCAVATION OR VERIFICATION OF UNDERGROUND UTILITIES HAS BEEN PERFORMED BY UNDERSIGNED SURVEYOR.

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF THE EAST 333.71 FEET OF THE WEST 258.1 FEET OF LOT 10, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 52 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND THE SOUTH 100.71 FEET OF THE EAST 333.71 FEET OF THE WEST 258.71 FEET OF LOT 3, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 52 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH THE WEST 50 FEET OF LOT 3, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 52 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ADDITIONAL RIGHT OF WAY FOR E.E. WILLIAMSON ROAD, CONTAINING 1.85 ACRES MORE OR LESS.

PROJECT NUMBER	05009
DATE	4.8.05
SCALE	1" = 30'
SHT.	1
OF 1	

REZONING, SITE PLAN

GERRY SCHEIDT PROPERTY
4 CTRN 33, TOWNSHIP 30S, RANGE 20E, SEMINOLE COUNTY, FLORIDA

SUBMIT TECH. SCR. IN

DRAWN BY SCR. IN

CHECKED BY BOB. IN

APPROVED BY PLAN. IN

FIELD RECORDS

REVISIONS

DATE

REVISIONS

DATE

BIM ASSOCIATES, INC.
BIRMINGHAM, ALABAMA 35203
1000 1/2 AVENUE SOUTH, SUITE 100, BIRMINGHAM, ALABAMA 35203
PHONE: 205-948-1111 FAX: 205-948-1112

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM A-1 (AGRICULTURE DISTRICT) TO OP (OFFICE PROFESSIONAL DISTRICT); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; 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, "E.E. Williamson Road (1665) SSLUA and 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 A-1 to OP:

Lengthy Legal Description Attached As Exhibit A

Section 3. 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 4. 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 filing this order by the Department and recording of Development Order #05-22000002 in the official land records of Seminole County and also upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the Plan amendment set forth herein shall be thirty-one (31) days after the date of enactment by the Board of County Commissioners or, if challenged within thirty (30) days of enactment, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendment is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. Any development orders, development permits, or land use dependent on an amendment shall take effect on the same date that the amendment becomes effective. If a final order of noncompliance is issued by the Administration Commission, the affected amendment may nevertheless be made effective by the Board of County Commissioners adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local

Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 14th day of June, 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton Henley, Chairman

EXHIBIT A

LEG E 208.71 FT OF W 258.71 FT OF S 108.71 FT OF LOT 3 & W 50 FT OF LOT 3 &
(LESS RD) N 100 FT OF E 233.71 FT OF W 258.71 FT OF LOT 10 DES PINAR ACRES PB
12 PG 52

AN ORDINANCE AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN BY VIRTUE OF A SMALL SCALE DEVELOPMENT AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION ASSIGNED TO CERTAIN PROPERTIES FROM SUBURBAN ESTATES TO OFFICE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM THE SEMINOLE COUNTY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2001-21 which adopted the Vision 2020 Seminole County Comprehensive Plan ("the Plan"); and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to a Small Scale Development Amendment; and

WHEREAS, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Land Planning Agency held a Public Hearing, with all required public notice, on May 4, 2005, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners held a Public Hearing on June 14, 2005, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Land Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is internally consistent, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, the State Comprehensive Plan, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council, based upon the "E.E. Williamson Road (1665) Small Scale Land Use Amendment and Rezone Staff Report."

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

Section 1. RECITALS/LEGISLATIVE FINDINGS:

- (a) The above recitals are true and correct in form and include legislative findings which are a material part of this Ordinance.
- (b) The Board of County Commissioners 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. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:

- (a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2001-21, as previously amended, is hereby further amended by

amending the future land use designation assigned to the property which is depicted on the Future Land Use Map and further described below:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

<u>Amendment Number</u>	<u>Amendment</u>
01.05SS.01	Amendment Suburban Estates to Office

(b) The associated rezoning request was completed by means of Ordinance Number 2005-____.

Section 3. SEVERABILITY:

If any provision of this Ordinance or the application 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 4. EXCLUSION FROM COUNTY CODE/CODIFICATION:

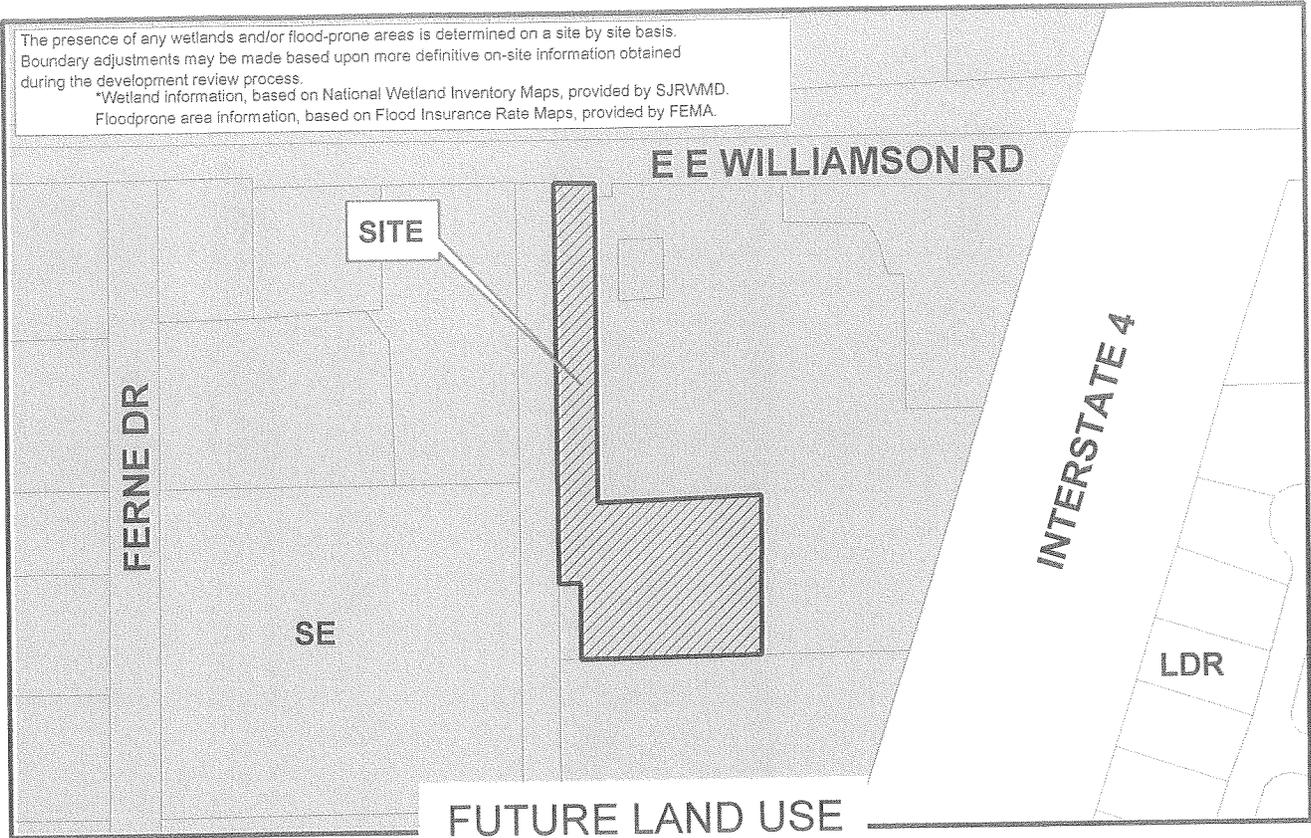
(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

EXHIBIT A

LEG E 208.71 FT OF W 258.71 FT OF S 108.71 FT OF LOT 3 & W 50 FT OF LOT 3 &
(LESS RD) N 100 FT OF E 233.71 FT OF W 258.71 FT OF LOT 10 DES PINAR
ACRES PB 12 PG 52

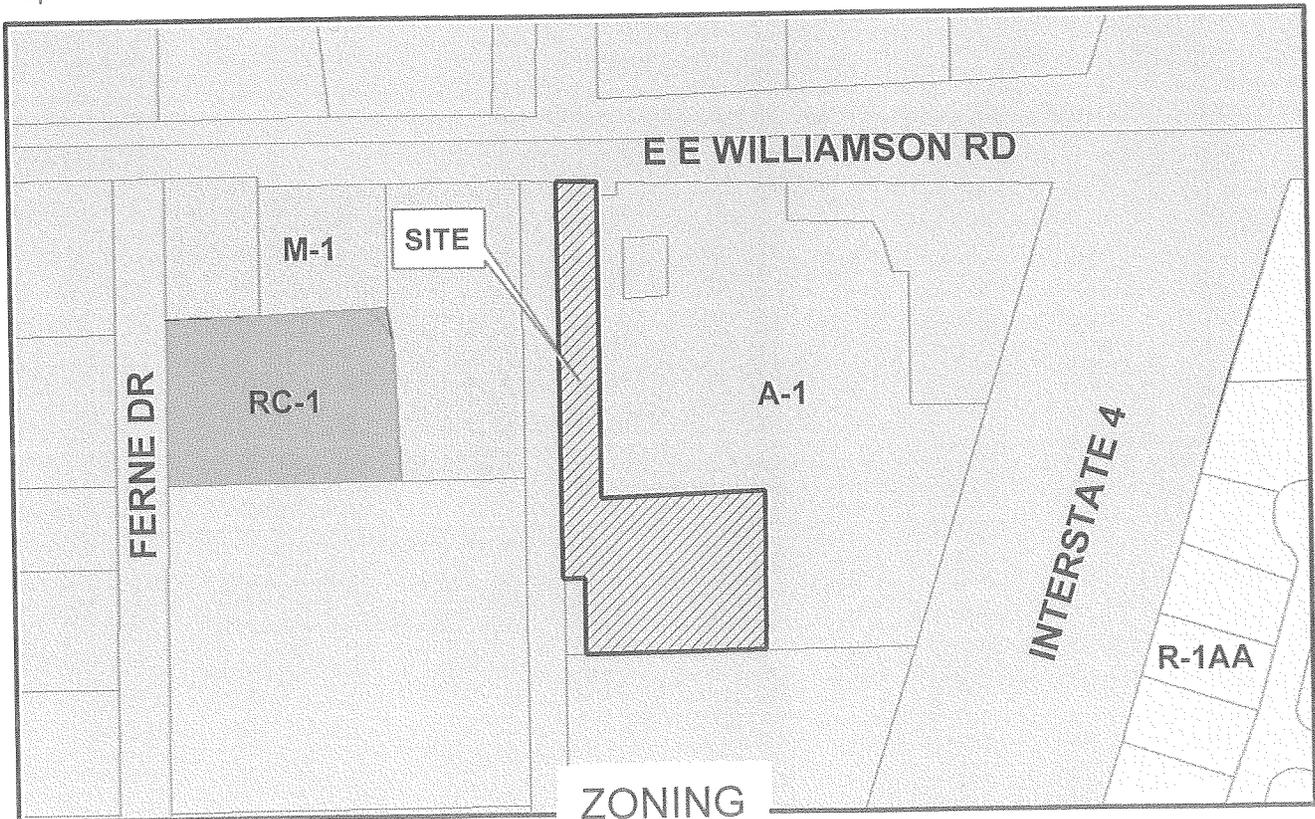
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.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



Site
 Municipality
 SE
 LDR
 CONS

Applicant: Mathew P. Arena
 Physical STR: 35-20-29-501-0000-003B
 Gross Acres: 1.67 +/- BCC District: 3
 Existing Use: Tourist Attraction and Entertainment
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	01-05SS.01	SE	OFF
Zoning	Z2005-004	A-1	OP



A-1
 RC-1
 R-1AA
 M-1
 FP-1
 W-1



Amendment No: 01-05SS.01
 From: SE To: OFF
 Rezone No: Z2005-004
 From: A-1 To: OP

- Parcel
- Subject Property



January 2004 Color Aerials

