

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

**SUBJECT:** Cameron Heights PUD – 2006, Large Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD); and rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); (Robert Zlatkiss, applicant).

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

**AUTHORIZED BY:** Tony Walter **CONTACT:** Tony Walter<sup>TW</sup> **EXT.** 7375

**Agenda Date** 01/11/06 **Regular**  **Work Session**  **Briefing**   
**Special Hearing – 6:00**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

1. Recommend TRANSMITTAL of the requested Large Scale Land Use Amendment and rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD); and from A-1 (Agriculture District) to PUD (Planned Unit Development District) per the attached staff report, preliminary master plan and development order, (Robert Zlatkiss, applicant); or
2. Recommend DENIAL of the requested Large Scale Land Use Amendment and rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD); and from A-1 (Agriculture District) to PUD (Planned Unit Development District) per the attached staff report, preliminary master plan and development order, (Robert Zlatkiss, applicant); or
3. CONTINUE the item to a time and date certain.

District 5 – Commissioner Carey

Tony Walter, Planning Manager

**BACKGROUND:**

The applicant requests a Large Scale Land Use Amendment and rezoning of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street from Suburban Estates (SE) to Planned Development and from A-1 (Agriculture District) to PUD (Planned Unit Development District). The proposed

<p><b>Reviewed by:</b> _____  <b>Co Atty:</b> <u>KU</u>  <b>DFS:</b> _____  <b>OTHER:</b> _____  <b>DCM:</b> _____  <b>CM:</b> _____</p> <p><b>File No. <u>Z2005-064</u></b></p>
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use is for 44 single-family homes at a maximum density of 4.0 dwelling units per net buildable acre.

The applicant proposes to develop this site in conjunction with the existing Cameron Heights PUD approved by the Board on May 10, 2005. The site is south of Tract D of the existing Cameron Heights PUD which is approved for 3.5 single-family dwelling units per net buildable acre and north of Tract E which is approved for 4.0 single-family dwelling units per net buildable acre. The site is also east of the elementary school site currently being developed by Seminole County Public Schools.

**STAFF RECOMMENDATION:**

Staff recommends TRANSMITAL of the requested Large Scale Land Use Amendment and rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall and Hughey Streets, from Suburban Estates (SE) to Planned Development (PD); and from A-1 (Agriculture District) to PUD (Planned Unit Development District) per the attached staff report, preliminary master plan and development order.

**ATTACHMENTS:**

Staff report  
Location Map  
Future Land Use/Zoning Maps  
Aerial Photograph of site  
Preliminary Master Plan  
Draft Development Order

CAMERON HEIGHTS – 2006 Large Scale Land Use Amendment from SE to PD Rezone from A-1 to PUD	
APPLICANT	Robert Zlatkiss
PROPERTY OWNER	G.H. & Fat M.H. Mawji Hussein
REQUEST	Large Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District)
PROPERTY SIZE	13.51 ± acres
HEARING DATE (S)	P&Z: January 11, 2006   BCC: February 28, 2006
PARCEL ID	33-19-31-300-015B-0000
LOCATION	Northeast corner of the intersection of Beardall Avenue and Hughey Street
FUTURE LAND USE	Suburban Estates (SE)
ZONING	A-1 (Agriculture District)
FILE NUMBER	Z2005-064
COMMISSION DISTRICT	#5 – Carey

**Proposed Development:**

The applicant is proposing to develop 44 single-family dwelling units at a net density of 4.0 dwelling units per net buildable acre.

**ANALYSIS OVERVIEW:**

**ZONING REQUEST**

The applicant, Robert Zlatkiss, requests a Large Scale Land Use Amendment and rezoning of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street from Suburban Estates (SE) to Planned Development and from A-1 (Agriculture District) to PUD (Planned Unit Development District):

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Zoning (PUD)
Minimum Lot Size	43,560 square feet	5,000 square feet
Minimum House Size	N/A	1,500 square feet
Minimum Width at Building Line	150 feet	50 feet
Front Yard Setback	50 feet	20 feet
Side Yard Setback	10 feet	5 feet
(Street) Side Yard Setback	50 feet	20 feet
Rear Yard Setback	30 feet	20 feet
Maximum Building Height	35 feet	35 feet

**PERMITTED & SPECIAL EXCEPTION USES**

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Zoning District	Permitted uses	Special Exception	Minimum Lot Size
A-1 (existing)	Agricultural uses such as citrus or other fruit crops cultivation, production and horticulture, truck farms, plant nurseries and greenhouses not involved with retail sales to the general public, silva culture, public and private elementary schools, publicly owned and/or controlled parks and recreation areas, bait production, stables, barns, single-family dwelling and customary accessory uses including one (1) guesthouse or cottage, docks and boathouses, churches and structures appurtenant thereto, community residential homes (group homes and foster care facilities) housing six (6) or fewer permanent unrelated residents.	Special Exception such as cemeteries and mausoleums, kennels including the commercial raising or breeding of dogs, hospitals, sanitariums and convalescent homes, veterinary clinics and assisted living facilities and group homes, public and private nursery schools, kindergartens, middle schools, high schools and colleges, public utility and service structures, fishing camps, marinas, gun clubs, or similar enterprises or clubs making use of land with nominal impacts to natural resources, privately owned and operated recreational facilities open to the paying public, such as athletic fields, stadium, racetracks, and speedways, golf driving ranges, riding stables, water plants, and sanitary landfill operations, off-street parking lots, farm worker housing, mobile homes, retail nurseries, landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm, communication towers, bed and breakfast establishments.	43,560 square feet
PUD (proposed)	Detached single-family dwelling units, home occupations and home offices	N/A	5,000 square feet

**COMPATIBILITY WITH SURROUNDING PROPERTIES**

The Future Land Use designations, zoning districts and existing uses for the subject and abutting properties are as follows:

(North)

	<b>IND</b> Vacant <i>M-1</i> (8.8 acre tract)	<b>PD</b> Vacant <i>PUD</i> (6,600 sq. ft. lots)	<b>PD</b> Vacant <i>PUD</i> (6,600 sq. ft. lots)	
(West)	<b>PD</b> Vacant <i>PUD</i> ( 30.0 acre school site)	<b>SE</b> Vacant <b>A-1</b>	<b>IND</b> Open storage <i>M-1</i> (5.0 acres)	(East)
	<b>PD</b> Vacant <i>PUD</i> (5,000 sq. ft. lots)	<b>PD</b> Vacant <i>PUD</i> (5,000 sq. ft. lots)	<b>PD</b> Vacant <i>PUD</i> (5,000 sq. ft. lots)	

(South)

\* **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

**SITE ANALYSIS:**

**ENVIRONMENTAL IMPACTS**

*Floodplain Impacts:*

Based on FIRM map number 540, it appears that none of the site is within the 100-year floodplain. Compliance with the Land Development Code regarding floodprone areas is required prior to the issuance of any building permits.

*Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, it appears none of the site contains wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.

*Endangered and Threatened Wildlife:*

A threatened and endangered study and species of special concern survey will be required prior to final engineering approval.

**PUBLIC FACILITY IMPACTS**

Rule 9J-5.0055(3) (c), Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has submitted for Concurrency review. The results are not available at this time however; the applicant is required to have the concurrency completed prior to subdivision approval.

The following table depicts the impacts the proposed development has on public facilities:

Public Facility	Existing Zoning (A-1)	Proposed Development* PUD	Net Impact
Water (GPD)	4,550	15,400	10,850
Sewer (GPD)	3,900	13,200	9,300
Traffic (ADT)	124	421	297
Schools			
Elementary	3	11	8
Middle	1	5	4
High	1	5	4

\* Proposed PUD development is based on 44 dwelling units as requested by the applicant.

*Utilities:*

The site is located in the service area of the City of Sanford and will be required to connect to public utilities. A letter of capacity and intent from the City of Sanford for water, wastewater and reclaimed water service is required at the time of Concurrency review, and approval of the proposed water service utility plan is required prior to the approval of final engineering plans.

*Transportation / Traffic:*

The property will access Beardall Avenue, which is classified as a substandard local road. Staff determined that the applicant must dedicate a 40-foot half right-of-way along the property frontage on Beardall.

*School Impacts:*

Based on the formulas provided by the Seminole County School District, the proposed zone change will generate approximately 21 school age children. This subject site is currently zoned for, and will affect, the following schools:

Schools Impacted	Proposed Impact	Current Capacity	05/06 Enrollment	Percent Capacity
NE Cluster Elementary*	11	2,467	2,020	81.9%
Millennium Middle	5	1,964	2,094	107%
Seminole High	5	3,404	3,052	89.7%

\*Pine Crest, Hamilton and Midway Elementary Schools.

*Public Safety:*

The nearest response unit to the subject property is Station # 41, which is located at ½ mile west of the intersection of SR 46 and Beardall Avenue. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is 2.0 minutes. The County level-of-service standard for response time is 5 minutes per Policy PUB 2.1 of the Comprehensive Plan.

*Drainage:*

The proposed project is located within the Lake Monroe drainage basin. This will be further evaluated in more detail prior to Final Master Plan approval.

*Parks, Recreation and Open Space:*

The applicant is proposing to provide 3.38 acres (25.0%) of open space which is the minimum open space required in the PUD zoning district. Stormwater management ponds may be used as open space provided they meet the requirements in the Land Development Code Sec. 30.1344, Open Space Ratios and Design Guidelines.

**APPLICABLE POLICIES:**

**FISCAL IMPACT ANALYSIS**

This project does not warrant running the County Fiscal Impact Analysis Model.

**SPECIAL DISTRICTS**

The subject property is within the Orlando Sanford International Airport aviation easement area and an aviation easement is required for new construction.

## **COMPREHENSIVE PLAN (VISION 2020)**

The following policies are applicable with the proposed project:

Policy FLU 2.5: Transitional Land Uses

Policy FLU 2.11: Determination of Compatibility in PUD and PCD Zoning Classifications

Policy FLU 9.1: Orlando Sanford International Airport

Policy POT 4.5 Potable Water Connection

Policy SAN 4.4: Sanitary Sewer Connection

Policy PUB 2.1 Public Safety Level-of-Service

### **INTERGOVERNMENTAL NOTIFICATION:**

Intergovernmental notices were sent to the City of Sanford and the Seminole County School District on December 28, 2005. To date, no comments have been received.

### **LETTERS OF SUPPORT OR OPPOSITION:**

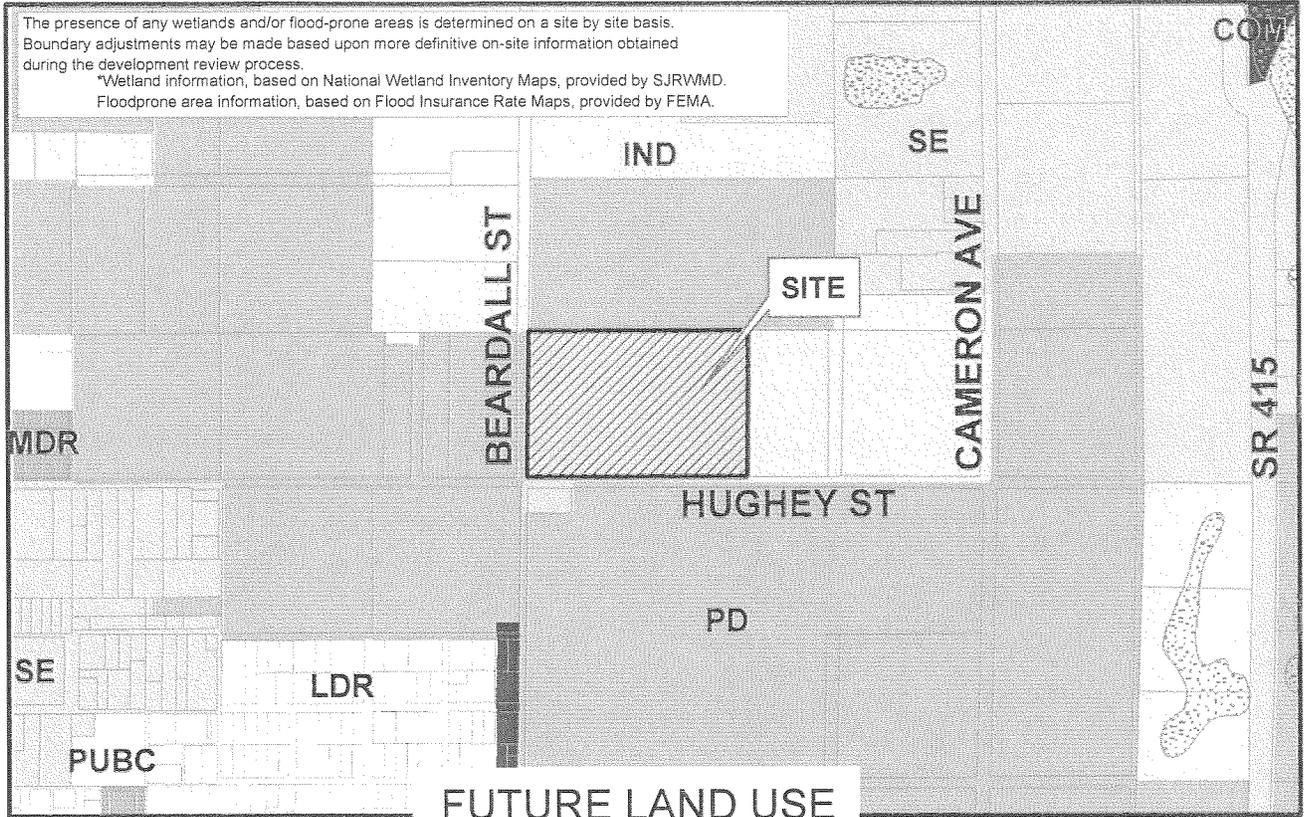
At this time, Staff has received no letters of support or opposition.

### **STAFF RECOMMENDATION:**

Staff recommends TRANSMITTAL of the requested Large Scale Land Use Amendment and rezone of 13.51 acres, located on the northeast corner of the intersection of Beardall Avenue and Hughey Street, from Suburban Estates (SE) to Planned Development (PD); and from A-1 (Agriculture District) to PUD (Planned Unit Development District) per the attached staff report, preliminary master plan and development order.



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.

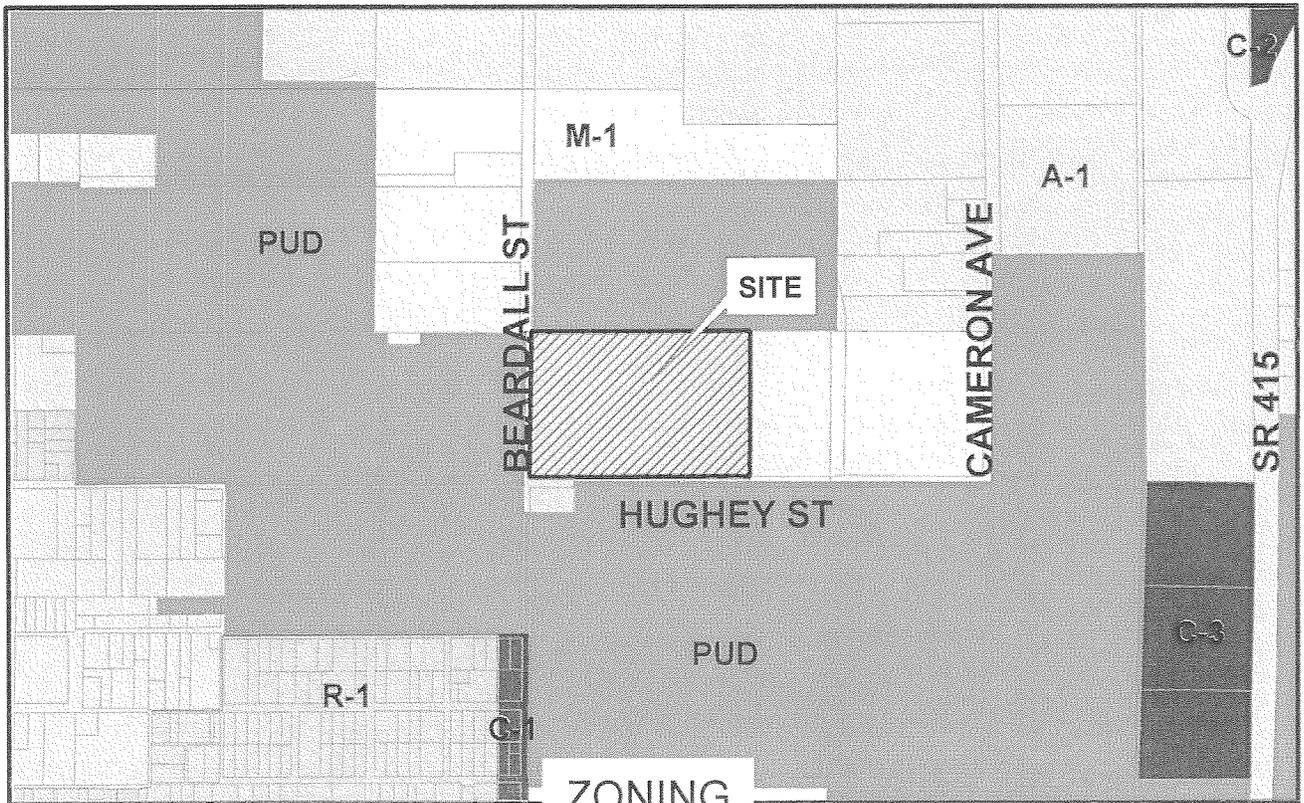


**FUTURE LAND USE**

Site  
  Municipality  
  LDR  
  MDR  
  COM  
  SE  
  PD  
  IND  
 PUBC  
 CONS

Applicant: Robert Zlatkiss  
 Physical STR: 33-19-31-300-015B-0000  
 Gross Acres: 13.96+/-      BCC District: 5  
 Existing Use: Agricultural  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	06S.FLU04	SE	PD
Zoning	Z2005-064	A-1	PUD



**ZONING**

A-1  
 R-1  
 C-1  
 C-2  
 C-3  
 M-1  
 PUD  
 FP-1  
 W-1



BEARDALL ST

HUGHEY ST

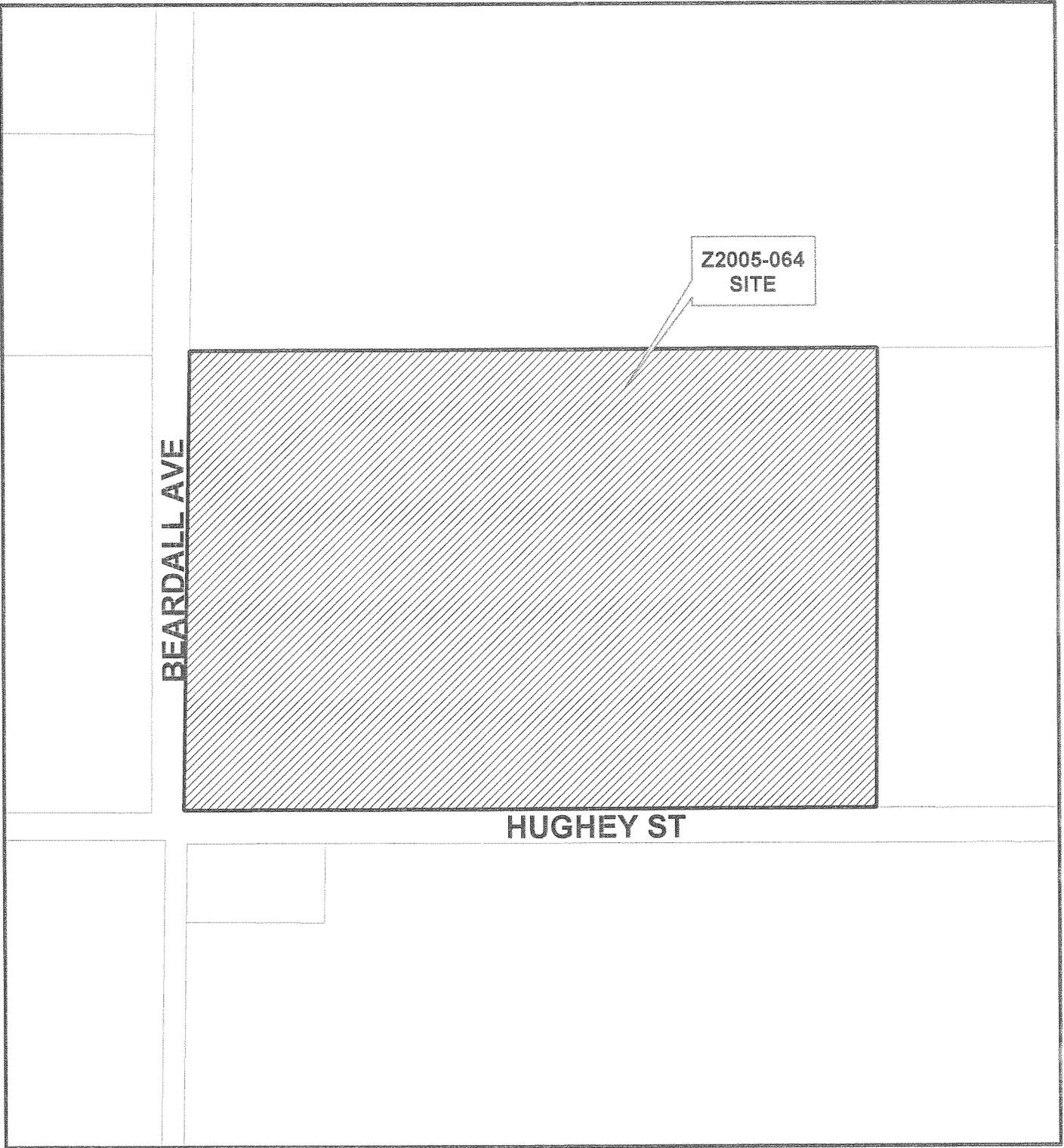
Z2005-064  
SITE

Land Use No: 06S.FLU04  
From: SE To: PUD  
Rezone No: Z2005-064  
From: A-1 To: PD

-  Parcel
-  Subject Property



January 2004 Color Aerials



**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On \_\_\_\_\_ 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

**FINDINGS OF FACT**

**Property Owner:** G.H. and FAT M.H. Mawji Hussein

**Project Name:** CAMERON HEIGHTS – 2006 PUD

**Requested Development Approval:** Large Scale Land Use Amendment from Suburban Estates (SE), to Planned Development (PD); and rezone from Agriculture (A-1), to Planned Unit Development (PUD).

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 afordescribed property.

Prepared by: TONY WALTER  
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:

Single Family Tract

- a. Density shall not exceed 4 units per net buildable acre.
- b. Building setbacks shall be as follows:

<i>Residential Units</i>	
Front	20' from R/W
Side	5'
side street	20'
Rear	20'

<i>Accessory Buildings less than 200 s.f.</i>	
Side	5'
side street	20'
Rear	5'

<i>Pools and Screen Enclosures</i>		
	Screen Enclosure	Pool
Front	20'	22'
Side	5'	7'
side street	20	22'
Rear	5'	7'

- c. Where adjacent to properties in M-1 zoning or the Industrial future land use designation, single family development shall be separated from such properties by an active buffer per the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- d. Maximum building height shall be 35 feet.
- e. Lots shall be no less than 50 feet in width and 5,000 square feet in size. Corner lots shall be at least 5,750 square feet in size.
- f. Permitted uses shall be single family homes, home occupations, and home offices.

- g. Minimum house size shall be 1,500 sq.ft. of living space.
- h. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- i. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- j. Adjacent to other properties in commercial or industrial zoning and/or future land use, including those within the PUD having designated uses of commercial and/or industrial, the developer shall provide a 6-foot PVC fence and a 15-foot buffer containing 4 canopy trees and 8 understory trees per 100 linear feet.
- k. All landscape buffers and common areas shall be maintained by a homeowners association.
- l. Subdivision plats establishing residential lots within the limits of the subject property shall include a note (font size twelve point or larger) stating the following:

*This property is located in proximity to an airport noise zone. The properties delineated on this plat are subject to aircraft noise that may be objectionable.*

- m. The sale of each residential lot shall include a deed containing the following language in bold type face:

**NOTICE OF AIRPORT NOISE**

***This property is located in proximity to an airport noise zone. Residents will be subject to aircraft noise that may be objectionable.***

In addition, the developer voluntarily agrees that an aviation easement, in a form acceptable to the Sanford Airport Authority, shall be recorded before issuance of a County building permit for any residential development. The aviation easement shall apply to all property upon which any residential use is to be constructed.

- n. The developer shall obtain concurrency approval for the PUD, or any phase thereof.
- o. Central potable water and sewer service shall be required for all development within the project.
- p. Cameron Ave. shall be a through road and shall be constructed to County standards between SR 46 and Celery Ave.
- q. The developer shall dedicate sufficient property to create 40-foot half rights-of-way for Beardall Avenues.
- r. Turn lanes shall be provided where subdivision entrances access Beardall Ave., and at the Beardall intersections of Celery Ave. and SR 46.
- s. The developer shall be financially responsible for any traffic lights warranted by the project.
- t. Prior to Final Master Plan approval, the developer shall re-evaluate the current basin study to verify the capacity of the downstream system to handle stormwater from the project.

(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.

(6) This Development Order shall control in the event of any conflict between the terms and conditions of the Development Order and the terms, conditions, or notes of any site plan or master site plan.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Carlton D. Henley, Chairman  
Board of County Commissioners





EXHIBIT A

LEG SEC 33 TWP 19S RGE 31E W 954 FT OF S  $\frac{1}{2}$  OF SW  $\frac{1}{4}$  (LESS W 25 FT AND S 25 FT FOR ROADS)

**Legal Description**

LEG SEC 33 TWP 19S RGE 31E W 954 FT OF S  
 1/2 OF SW 1/4 OF NE 1/4 (LESS W 25 FT AND S 25 FT  
 FOR ROADS)

# Cameron Heights PD Addition

## Planned Unit Development

### Preliminary Master Plan

Seminole County, Florida

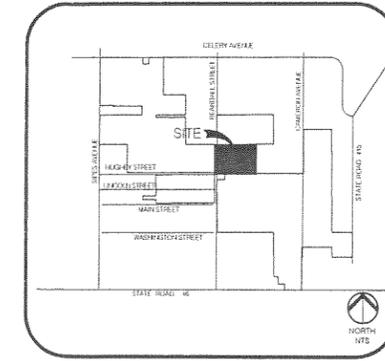
October, 2005

Prepared for:

American Land Development

3911 Orange Lake Drive

Orlando, FL 32817



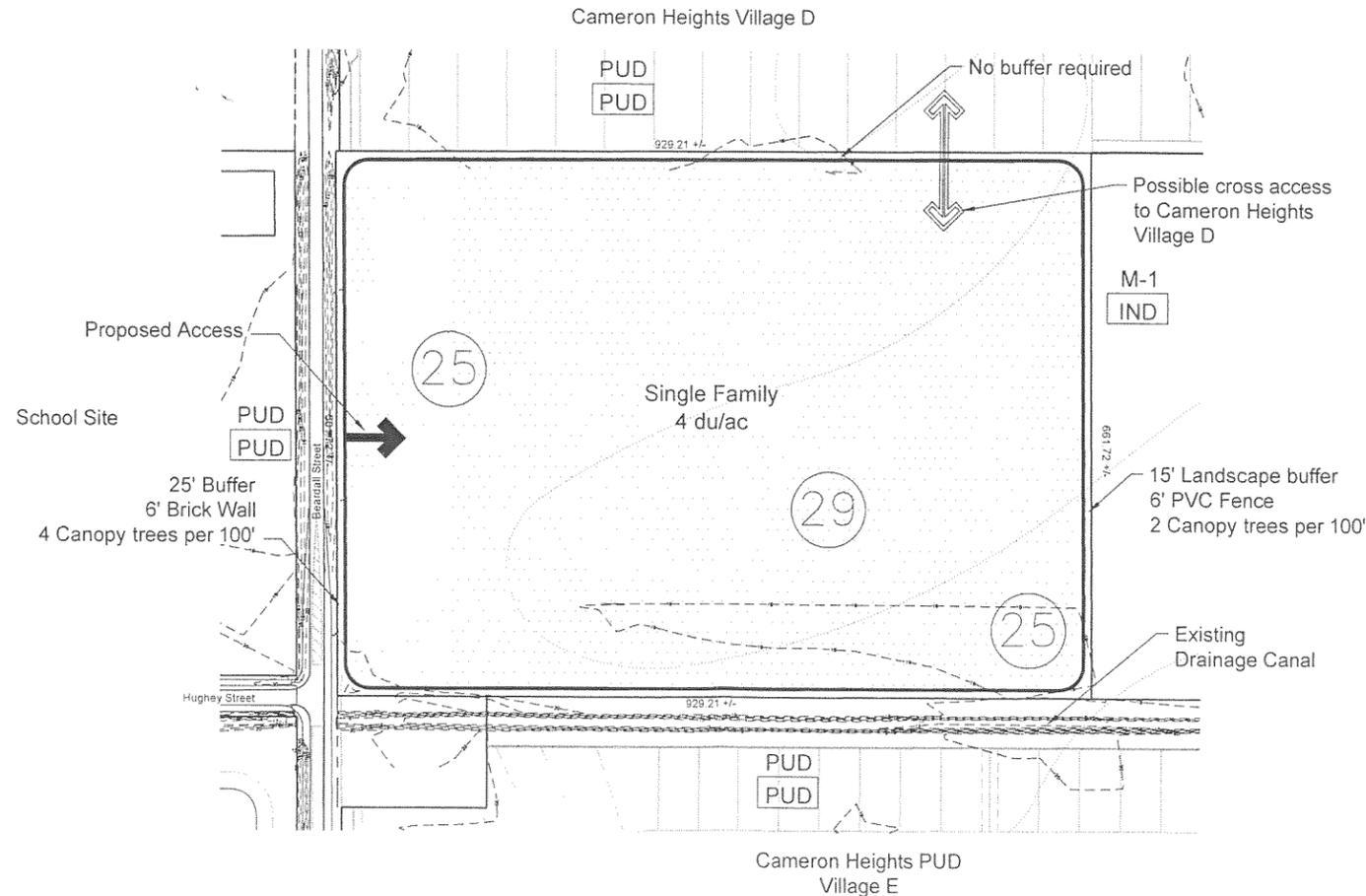
Location Map

Site Data	
Total land area	13.51 Ac
Public rights of way	2.43 Ac
Net Buildable Acres	11.08 Ac
Total Units	44 Units
Proposed Density	4.00 DU/Ac
Current Zoning	A-1
Current Landuse	Suburban Estates
Proposed Zoning	PD
Proposed Landuse	PD
Required Openspace	3.38 Ac (25%)
Provided Openspace	3.38 Ac
Max. Building Ht.	32 2-Story
Projected potable water use (350 gpd.)	15,509 gpd.
Projected sanitary sewer use (300 gpd.)	13,294 gpd.
Projected trips	440 ADT
Typ Lot Size	50'x100' (5,000 sq ft)
Min Living Area	1,500 sq ft
Setbacks:	
Front	20'
Rear	20'
Side	5'

Net Buildable Acreage Calculation	
Gross Site Area	13.51 acres
External R/W Deductions	- 0.00 acres
Nonresidential Open Space	- 0.00 acres
Wetlands	- 0.00 acres
Flood Prone Areas	- 0.00 acres
Public Road R/W (10% estimated)	- 2.43 acres
Private Road R/W	- 0.00 acres
Driveway Areas	- 0.00 acres
Lanes	- 0.00 acres
Transmission Line Easements	- 0.00 acres
Net Buildable Area	= 11.08 acres

Open Space Calculation	
Gross Site Area	13.51 acres
Required External R/W Deductions	- 0.00 acres
Public or Private R/W	- 2.43 acres
Driveway Areas for Non-Recreational Uses	- 0.00 acres
Planting and Paved Areas	- 0.00 acres
Unless associated with a Recreational Amenity	
Residential Loss (if planted)	- 7.48 acres
Residential Building Footprints (if planted)	- 0.00 acres
Outcrops	- 0.00 acres
Retention (if not amortized per LDC)	- 0.00 acres
Utility Tracts/Facilities	- 0.00 acres
Upland Common Areas Less Than 15' in Width (Unless developed with pedestrian, bicycle or horse trails)	- 0.00 acres
Required Buffer Areas	- 0.22 acres
Transmission Line Easements (not containing rec. amenities)	- 0.00 acres
Required "Usable" Open Space	= 3.38 acres
Provided "Usable" Open Space	= 3.38 acres



**Notes:**

- The site will be developed in one phases
- All common areas will be owned and maintained by a homeowner's association.
- Roadways will be dedicated to the public. The developer reserves the rights to gate this project and make the roads private provided the roadways will be designed to county standards
- Water and sewer service will be provided by the city of Sanford. A conceptual master utility plan will be submitted with the Final Master plan
- Buffers will be provided consistent with the active passive buffer requirements.
- The 100 year flood plain does not encumber the property.
- Topography shown on the plan is based upon USGS maps.
- Soil delineations shown on the plan are based upon the SCS maps.
- This Property may be included into the Cameron Heights P.D subject to approval by the Board of County Commissioners.

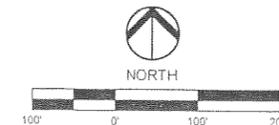
**Developer/Applicant**  
 American Land Development  
 3911 Orange Lake Drive  
 Orlando, FL 32814  
 (407) 810 6318  
 Contact: Mr. Robert Zlatkiss

**Engineer**  
 Madden Engineering  
 431 E. Horatio Ave., Suite 260  
 Maitland, FL 32751  
 Phone (407) 629-8330  
 Contact: Mr. David Glunt

**Planner**  
 Daly Design Group, Inc  
 604 Courtland St. Ste. 202  
 Orlando, FL 32804  
 (407) 740-7373  
 Contact: Mr. Thomas Daly

**Soils Legend**

- (25) Pineda fine sand
- (29) St. Johns and EauGallie fine sands

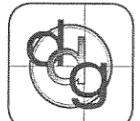


DEC 20 2005

daly design group inc.  
 Land Planning, Landscape Architecture, Project Management, Development Consulting  
 604 Courtland St., Ste. 202 Orlando, FL 32804 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION
1	12/20/05	revised title heading

Preliminary Master Plan  
 Cameron Heights PD Addition  
 Seminole County, Florida



PROJECT NO.  
 2442-2  
 SCALE  
 1"=100'  
 DATE  
 10.11.05  
 SHEET  
 PMP 101