

ITEM # _____

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

SUBJECT: Wekiva Springs Road Rezone OP (Office) to PCD (Planned Commercial Development)

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Tony Walter CONTACT: Michael Rumer EXT. 7431

Agenda Date <u>04/05/06</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 a request to rezone 4.5± acres from OP (Office) to PCD (Planned Commercial Development), located on the west side of Wekiva Springs Road and the east side of E. Lake Brantley Road, subject to the attached Preliminary Site Plan and Development Order, based on staff findings, (Associated Design & Construction, applicant); or
2. Recommend DENIAL of a request to rezone 4.5± acres from OP (Office) to PCD (Planned Commercial Development), located on the west side of Wekiva Springs Road and the east side of E. Lake Brantley Road, Associated Design & Construction, applicant; or
3. CONTINUE the item to a time and date certain.

District 3 – Commissioner Van Der Weide

Michael Rumer, Senior Planner

BACKGROUND:

The applicant, Associated Design & Construction, is requesting to rezone 4.5± acres from OP (Office) to PCD (Planned Commercial Development). The subject property is located on the west side of Wekiva Springs Road and the east side of E. Lake Brantley Road. The requested zoning would allow CN (Restricted Neighborhood Commercial) uses on the subject site. The Future Land Use designation of the subject site is COM (Commercial), which is consistent with the requested zoning district.

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2005-66</u>

The proposed Preliminary Site Plan indicates that the site will contain a total of 18,175 square feet of CN (Restricted Neighborhood Commercial) uses. Building A will contain 6,925 square feet and Building B will consist of 11,250 square feet. Access will be off both E. Lake Brantley Drive and Wekiva Springs Road.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of a request to rezone 4.5± acres from OP (Office) to PCD (Planned Commercial Development), located on the west side of Wekiva Springs Road and the east side of E. Lake Brantley Road, subject to the attached Preliminary Site Plan and Development Order.

ATTACHMENTS:

Staff Analysis
Location Map
FLU/Zoning Map
Aerial Photo
Site Plan
Development Order
Ordinance

Wekiva Springs Road Rezone - PCD
Rezone from OP to PCD (Z2005-066)

APPLICANT	Associated Design and Construction	
PROPERTY OWNER	S& B LLC	
REQUEST	Rezone from OP (Office) to PCD (Planned Commercial Development)	
PROPERTY SIZE	4.5± acres	
HEARING DATE (S)	P&Z: April 5, 2006	BCC: May 23, 2006
PARCEL ID	04-21-29-300-003A-0000, 04-21-29-300-0030-0000	
LOCATION	West side of Wekiva Springs Road and the east side of E. Lake Brantley Road	
FUTURE LAND USE	COM (Commercial)	
ZONING	OP (Office)	
FILE NUMBER	Z2005-066	
COMMISSION DISTRICT	#3 – Van Der Weide	

Proposed Development:

The applicant is proposing to develop the site into two office buildings totaling 18,175 square feet with CN (Restricted Neighborhood Commercial) uses.

ANALYSIS OVERVIEW:

HISTORICAL ANALYSIS

The subject property was rezoned to OP (Office) in 1983 with a condition that the building shown on the site plan was not to exceed one story in height. The applicant is proposing a one and two story office building for this site. Staff supports the proposed two story office building, because a 74 unit two story townhome development was constructed on the adjacent parcel to the south in 2004.

ZONING REQUEST

The applicant, Associated Design and Construction, is requesting to rezone 4.5 ± acres from OP (Office) to PCD (Planned Commercial Development). The subject property is located on the west side of Wekiva Springs Road and the east side of E. Lake Brantley Road. The Future Land Use designation of the subject property is COM (Commercial), which permits a maximum floor area ration (FAR) of 0.35. The following table depicts the minimum regulations for the current zoning district of OP (Office) and the requested district of PCD (Planned Commercial Development):

DISTRICT REGULATIONS	Existing Zoning (OP)	Proposed Zoning (PCD)
Minimum Lot Size	15,000 square feet	Site Plan Required
Minimum House Size	N/A	N/A
Minimum Width at Building Line	100 feet	N/A
Front Yard Setback	25 feet	25 feet
Side Yard Setback	0 feet	25 feet
(Street) Side Yard Setback	25 feet	25 feet
Rear Yard Setback	10 feet	N/A (Site has two front setbacks and two side setbacks)
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
OP (existing)	Dental and medical clinics, dental and medical laboratories. General office buildings. Insurance, real estate, architects, engineering, attorneys, and other professional business services. Accounting, auditing and bookkeeping services, finance offices. Telephone business offices and exchanges, post offices, public parks, public, private and parochial schools, playgrounds, fire stations, and administrative public buildings. Churches and attendant educational buildings. Day care facilities, kindergartens. Public and private elementary schools, middle schools and high schools. Adult living facilities and community residential homes (group homes and foster care facilities) housing more than six (6) permanent unrelated residents.	Single-family dwelling unit in connection with a permitted use provided said use is occupied only by the owner or operator of the business. When permitted, the residence shall be either above the office or attached to the rear; no detached residence shall be permitted and no residence shall occupy ground-floor frontage. Accessory parking for passenger vehicles when intended for a permitted adjacent commercial use. A parking lot operated as a commercial enterprise shall not be permitted. Public utility and service structures. Banks, savings and loan and similar financial institutions, and drive-in teller facilities, when located on a roadway having a right-of-way width of not less than eighty (80) feet. Private vocational, business, and professional schools which do not have an industrial character. Location on a roadway having a right-of-way width of not less than eighty (80) feet shall be required. Hospitals and nursing homes. Location on a roadway having a right-of-way width of not less than eighty (80) feet shall be required. Nonresidential, nonprofit clubs, lodges and fraternal organizations when located on a roadway having a right-of-way width of not less than eighty (80) feet. Funeral homes when located on a roadway having a right-of-way width of not less than eighty (80) feet. Communication towers.	15,000 sq. ft.

Zoning District	Permitted Uses	Special Exception	Minimum Lot Size
PCD (CN Proposed Uses)	Artist studios, Barber and beauty shops, Book, stationery, and newsstands, Clinics, except animal, Confectionery and ice cream stores, Dance and music studios, Drug and sundry stores, Fire stations, Florist and gift shops, Hobby and craft shops, Interior decorating and draperies, Jewelry stores, Laundry and cleaning pick-up stations, Libraries, Locksmiths, Luggage shops, Office, business, and professional, Photographic studios, Physical fitness studio, Retail paints and wallpaper stores, Post offices, Retail sporting goods, Public and private schools, Shoe repair shops, Tailoring shops, Tobacco shops, Toy stores, Watch and clock repair, Wearing apparel stores.	Communication towers, Parking of semi-tractor trailers and cargo trailer boxes in rural areas for the sale of feed, hay, or other agricultural products when such products are offered for retail sale from said trailer and when the trailer is located outside of the urban/rural boundary. Trailers must be mobile and used on an interim basis until exchanged for a like trailer.	Site Plan Required

COMPATIBILITY WITH SURROUNDING PROPERTIES

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

(North)

	HDR E. Lake Brantley Dr. / Single-Family <i>R-3</i>	COM Office Condominium <i>OP</i>	PD Wekiva Springs Road / Three-Story Office <i>PUD</i>	
(West)	HDR E. Lake Brantley Dr. / Single-Family <i>R-3</i>	COM Vacant <i>OP</i>	PD Wekiva Springs Road / Three-Story Office <i>PUD</i>	(East)
	HDR E. Lake Brantley Dr. / Single-Family <i>R-3</i>	PD 2-Story Town Homes <i>PUD</i>	PD Wekiva Springs Road / Three-Story Office <i>PUD</i>	

(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 12117C0110E, there appears to be no floodplains on the subject property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on preliminary analysis, there are no endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final site plan approval.

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3) (c) 1-2, Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to defer Concurrency Review at this time and therefore, has submitted an Affidavit of Concurrency Review Deferral.

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

Public Facility	Existing Zoning (OP)**	Proposed Development*	Net Impact
Water (GPD)	1900	1817.5	-82.5
Sewer (GPD)	1900	1817.5	-82.5
Traffic (ADT)	188	180	-8
Schools			
Elementary	0	0	0
Middle	0	0	0
High	0	0	0

* Proposed development of an 18,175 square-foot office space.

** Existing approved development of a 19,000 square-foot office space.

Utilities:

The site is located in the service area of Seminole County. There is a an 8-inch water main on the east side of Lake Brantley Road, and an 8-inch force main in the middle of Wekiva Springs Road. Approval of the proposed water service utility plan is required prior to the approval of final engineering plans. No reclaim water service is available to this parcel.

Transportation / Traffic:

The property accesses Wekiva Springs Road, which is classified as a four-lane undivided major collector road. Wekiva Springs Road is currently operating at a level-of-service "D". Wekiva Springs Road is not currently programmed to be improved according to the County 5-year Capital Improvement Program. A second access off of E. Lake Brantley Drive is proposed. The access meets the 200-foot separation requirement from the access to the north and the applicant will be dedicating an additional seven (7) feet of right-of-way along the property frontage on East Lake Brantley Drive. Lake Brantley Drive is currently operating at a level-of-service "A" and was recently improved under the County 5-year Capital Improvement Program.

School Impacts:

The proposed project will not generate any school impacts.

Public Safety:

The nearest response unit to the subject property is Station # 16, which is located at 930 Wekiva Springs Road. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is 2 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 Little Wekiva Drainage Basin. There is a drainage agreement with HighCroft PUD to the south to share use of two existing stormwater ponds. Since there is positive outfall from the subject property, the drainage plan must meet the 25 year/24 hour storm event.

Parks, Recreation and Open Space:

The applicant is proposing to provide 65% of open space which results in 114,432 square feet. The required open space is 35%, or 60,984 square feet.

Buffers and Sidewalks:

The Preliminary Site Plan meets all Active/passive setback and buffer requirements. At time of development, a 5-foot sidewalk is required to be installed along the property frontage on Wekiva Springs Road.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS

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

SPECIAL DISTRICTS

The subject property is not within a special district.

COMPREHENSIVE PLAN (VISION 2020)

The following policies are applicable with the proposed project:

- 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 not sent; the subject property is not within or directly adjacent to any local municipality and will not impact schools.

LETTERS OF SUPPORT OR OPPOSITION:

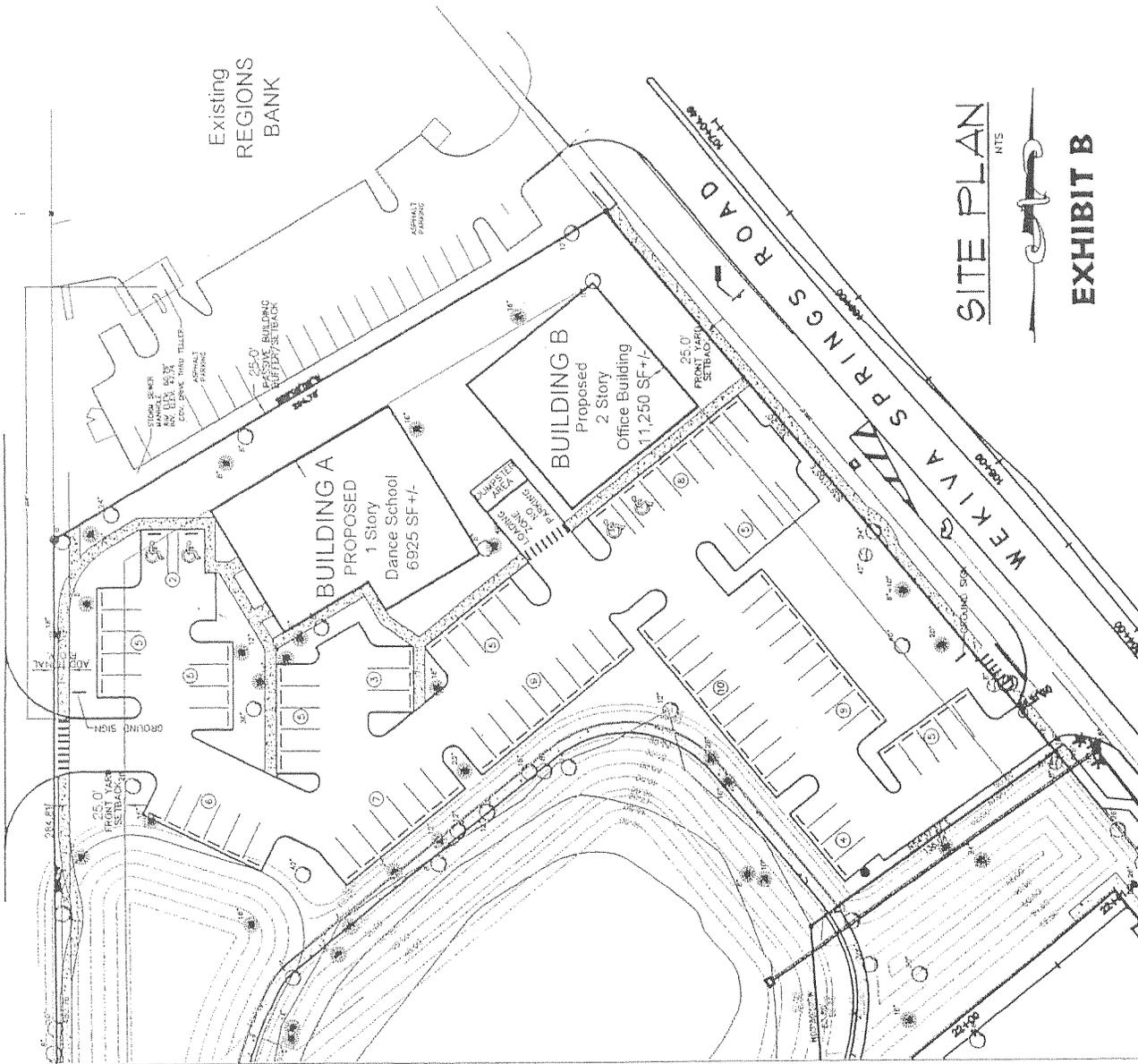
At this time, Staff has received no letters of support or opposition.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of a request to rezone 4.5± acres from OP (Office) to PCD (Planned Commercial Development), located on the west side of Wekiva Springs Road and the east side of E. Lake Brantley Road, subject to the attached Preliminary Site Plan and Development Order.

EAST LAKE BRANTLEY DRIVE

Existing
REGIONS
BANK



SITE PLAN
NTS

EXHIBIT B

Wekiva Springs Road, PCD

WEKIVA SPRINGS ROAD, LONGWOOD, FL 32779

SITE DATA	
EXISTING ZONING:	CP
FUTURE LAND USE DESIGNATION:	CH
PROPOSED ZONING:	PCD
CURRENT USE:	VACANT

REQUIRED SET BACK	
FRONT	25'
SIDE	0'
REAR	10'

LANDSCAPE BUFFER	
PASSIVE BUFFER	25'
PASSIVE LANDSCAPE BUFFER TO MEET THE BUFFER SETBACK DESIGN STANDARDS.	

PARKING DATA	
BUILDING "A" - DANCE SCHOOL (< 10,000)	REQUIRED: PROVIDED
39 REQUIRED (1 SPACE PER 200 SF)	39 (INCLUDING 2 H.C. SPACE)

BUILDING "B" OFFICE BUILDING (> 10,000)	REQUIRED: PROVIDED
45 REQUIRED (1 SPACE PER 250 SF)	45 (INCLUDING 2 H.C. SPACE)

HEIGHT OF BUILDINGS	
PROPOSED RIDGE HEIGHT:	NOT TO EXCEED 35 FEET

OUTDOOR LIGHTING
PHOTOMETRIC PLAN TO BE SUBMITTED WITH BUILDING PLANS BY PROFESSIONAL ELECTRICAL ENGINEER CONSULTANT TO ENSURE ALL COMPLIANCE WITH ORDINANCES AND CODE.

LEGAL DESCRIPTION (COMMERCIAL TRACT)

FROM THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE N88°40'34"W A DISTANCE OF 386.40 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE, RUN THENCE N00°02'34"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 28.08 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A", OF GOLF VIEW ESTATES SECTION OF MEREDITH MAJOR UNIT 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, ON PAGE 20, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN THENCE N00°02'34"E ALONG THE EAST RIGHT OF WAY LINE OF SAID EAST LAKE BRANTLEY DRIVE A DISTANCE OF 710.19 FEET TO A POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S75°52'46"E, 88.55 FEET; THENCE S10°16'10"E, 74.95 FEET; THENCE S18°40'50"E, 84.02 FEET; THENCE S22°48'22"E, 53.73 FEET; THENCE S13°41'19"E, 33.40 FEET; THENCE S51°21'22"E, 28.16 FEET; THENCE S81°53'24"E, 43.37 FEET; THENCE S76°28'56"E, 41.94 FEET; THENCE S89°58'07"E, 36.12 FEET; THENCE N48°12'31"E, 51.36 FEET; THENCE N64°08'27"E, 74.23 FEET; THENCE N34°25'43"W, 108.07 FEET; THENCE N17°40'03"W, 31.29 FEET; THENCE N26°42'19"E, 54.25 FEET; THENCE N48°21'05"E, 81.70 FEET; THENCE N03°30'52"W, 83.80 FEET; THENCE N64°37'37"E, 126.04 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE WEKIVA SPRINGS ROAD, THENCE N39°11'05"W ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID WEKIVA SPRINGS ROAD A DISTANCE OF 323.20 FEET TO THE SOUTHEAST CORNER OF WEKIVA POINT EXECUTIVE CENTER, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 58, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN S09°08'58"W ALONG SOUTH LINE OF SAID WEKIVA POINT EXECUTIVE CENTER, A DISTANCE OF 294.78 FEET TO THE SOUTHWEST CORNER OF SAID WEKIVA POINT EXECUTIVE CENTER, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE, THENCE RUN S00°22'34"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 284.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.451 ACRES, MORE OR LESS.

PARCEL ID#	
04-21-29-300-0030-0050	
04-21-29-300-003A-0000	

SITE OF PROPERTY	
TOTAL AREA:	(4 ACRES) 174,240 S.F. +/-
BUILDING AREA FOR SCHOOL:	6,925 S.F.
BUILDING AREA FOR PROF. OFFICE:	11,250 S.F.
PAVED & SIDEWALK AREA:	41,633 SF +/-
TOTAL IMPERVIOUS AREA:	(34%) 59,860 SF +/-
OPEN SPACE:	(65%) 114,452 SF +/-

PROPOSED USES FOR THE PCD
BUILDING "A": SINGLE STORY - DANCE SCHOOL
BUILDING "B": TWO STORY - PROFESSIONAL OFFICE

BONYADI ARCHITECT
1000 W. UNIVERSITY BLVD., SUITE 100
LONGWOOD, FL 32779
TEL: 407.321.1111
WWW.BONYADIARCHITECT.COM

A NEW SITE PLAN
WEKIVA SPRINGS ROAD, PCD
LONGWOOD, FL 32779

REVISIONS	DATE
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**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On May 23, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

EXHIBIT A LEGAL DESCRIPTION

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

FINDINGS OF FACT

Property Owner: S & B LLC

Project Name: Wekiva Springs Road PCD

Requested Development Approval: Rezoning from OP (Office) zoning classification to PCD (Planned Commercial Development) zoning classification.

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: Michael Rumer, 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. Allowable uses shall be those described in the CN Zoning District.
- b. All development shall comply with the site plan attached as Exhibit B.
- c. The maximum building height shall be 35 feet.
- d. A 25' front yard building setback and 5' minimum, 10' average wide landscape buffer shall apply adjacent to Wekiva Springs Road.
- e. A 70' front yard building setback and 5' minimum, 10' average wide landscape buffer shall apply adjacent to E. Lake Brantley Drive.
- f. A 25' side yard (north) building setback shall apply.
- g. A minimum of thirty-five (35) percent open space shall be provided on site.
- h. The developer shall construct a 5' sidewalk along the property frontage on Wekiva Springs Road.
- i. Maximum building area for office use is 18,175 square feet and shall be limited as follows:

<i>Building</i>	<i>Office</i>
A	6,925 sq.ft.
B	11,250 sq.ft.

Any increase in building area over 18,175 square feet shall require review by the Planning and Zoning Commission and approval by the 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 D. Henley, Chairman
Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, S&B LLC, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Shea Madell
Registered Agent

Print Name

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 Shameen Khoury who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A LEGAL DESCRIPTION

FROM THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE N89°48'34"W A DISTANCE OF 586.40 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE, RUN THENCE N00°02'34"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 28.06 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A", OF GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, ON PAGE 20, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN THENCE N00°02'34"E ALONG THE EAST RIGHT OF WAY LINE OF SAID EAST LAKE BRANTLEY DRIVE A DISTANCE OF 710.19 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S75°52'46"E, 86.55 FEET; THENCE S10°16'10"E, 74.95 FEET; THENCE S18°40'50"E, 84.62 FEET; THENCE S22°48'22"E, 53.73 FEET; THENCE S13°41'19"E, 33.40 FEET; THENCE S51°21'22"E, 26.16 FEET; THENCE S61°53'24"E, 43.37 FEET; THENCE S75°28'56"E, 41.94 FEET; THENCE S85°26'07"E, 36.12 FEET; THENCE N49°12'31"E, 51.35 FEET; THENCE N06°08'27"E, 74.23 FEET; THENCE N34°25'43"W, 108.07 FEET; THENCE N17°40'03"W, 31.29 FEET; THENCE N26°42'19"E, 54.25 FEET; THENCE N48°21'05"E, 81.70 FEET; THENCE N03°30'52"W, 83.80 FEET; THENCE N54°37'37"E, 138.04 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE WEKIVA SPRINGS ROAD, THENCE N39°11'05"W ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID WEKIVA SPRINGS ROAD A DISTANCE OF 323.20 FEET TO THE SOUTHEAST CORNER OF WEKIVA POINT EXECUTIVE CENTER, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 58, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S59°08'58"W, ALONG SOUTH LINE OF SAID WEKIVA POINT EXECUTIVE CENTER, A DISTANCE OF 294.78 FEET TO THE SOUTHWEST CORNER OF SAID WEKIVA POINT EXECUTIVE CENTER, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE; THENCE RUN S00°02'34"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 284.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.451 ACRES, MORE OR LESS

2006-

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE OP (OFFICE) ZONING CLASSIFICATION THE PCD (PLANNED COMMERCIAL DEVELOPMENT) ZONING CLASSIFICATION; 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 "Wekiva Springs Road PCD".

(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 OP (Office) to PCD (Planned Commercial Development):

FROM THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE N89°48'34"W A DISTANCE OF 586.40 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE, RUN THENCE N00°02'34"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 28.06 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A", OF GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, ON PAGE 20, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN THENCE N00°02'34"E ALONG THE EAST RIGHT OF WAY LINE OF SAID EAST LAKE BRANTLEY DRIVE A DISTANCE OF 710.19 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S75°52'46"E, 86.55 FEET; THENCE S10°16'10"E, 74.95 FEET; THENCE S18°40'50"E, 84.62 FEET; THENCE S22°48'22"E, 53.73 FEET; THENCE S13°41'19"E, 33.40 FEET; THENCE S51°21'22"E, 26.16 FEET; THENCE S61°53'24"E, 43.37 FEET; THENCE S75°28'56"E, 41.94 FEET; THENCE S85°26'07"E, 36.12 FEET; THENCE N49°12'31"E, 51.35 FEET; THENCE N06°08'27"E, 74.23 FEET; THENCE N34°25'43"W, 108.07 FEET; THENCE N17°40'03"W, 31.29 FEET; THENCE N26°42'19"E, 54.25 FEET; THENCE N48°21'05"E, 81.70 FEET; THENCE N03°30'52"W, 83.80 FEET; THENCE N54°37'37"E,

138.04 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE WEKIVA SPRINGS ROAD, THENCE N39°11'05"W ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID WEKIVA SPRINGS ROAD A DISTANCE OF 323.20 FEET TO THE SOUTHEAST CORNER OF WEKIVA POINT EXECUTIVE CENTER, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 58, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S59°08'58"W, ALONG SOUTH LINE OF SAID WEKIVA POINT EXECUTIVE CENTER, A DISTANCE OF 294.78 FEET TO THE SOUTHWEST CORNER OF SAID WEKIVA POINT EXECUTIVE CENTER, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE; THENCE RUN S00°02'34"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 284.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.451 ACRES, MORE OR LESS

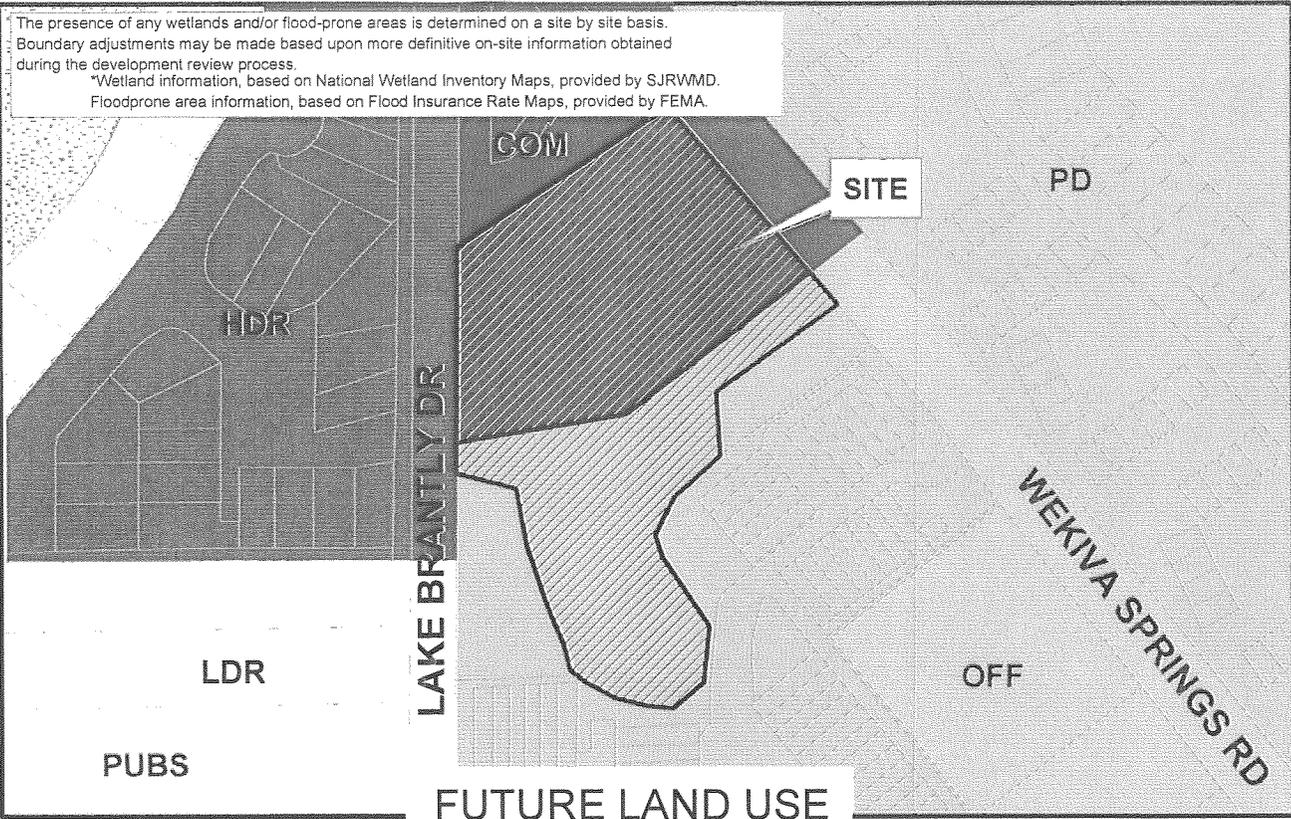
Section 3. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect 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, and this Ordinance shall be effective on the recording date of the Development Order #Z2005-066 in the Official Land Records of Seminole County.

ENACTED this 23rd day of May, 2006.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

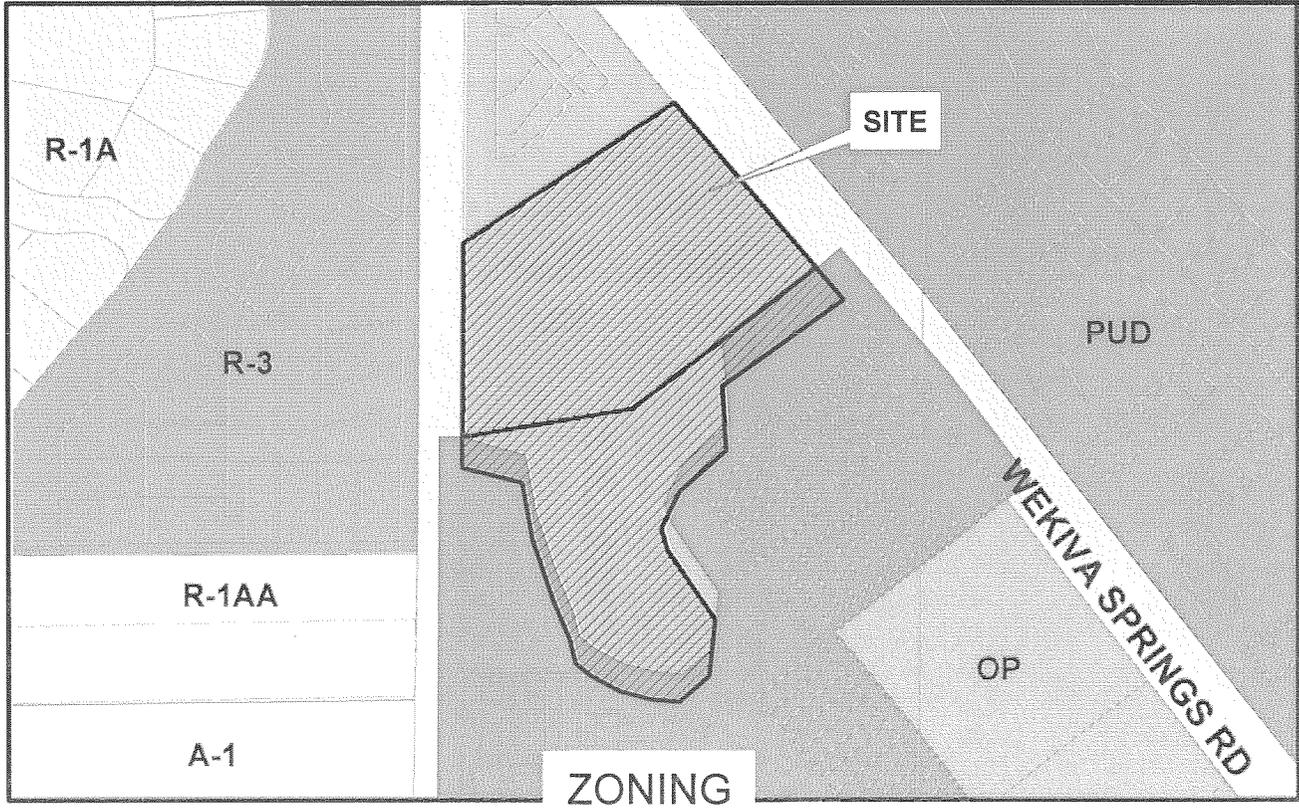
By: _____
Carlton D. Henley
Chairman



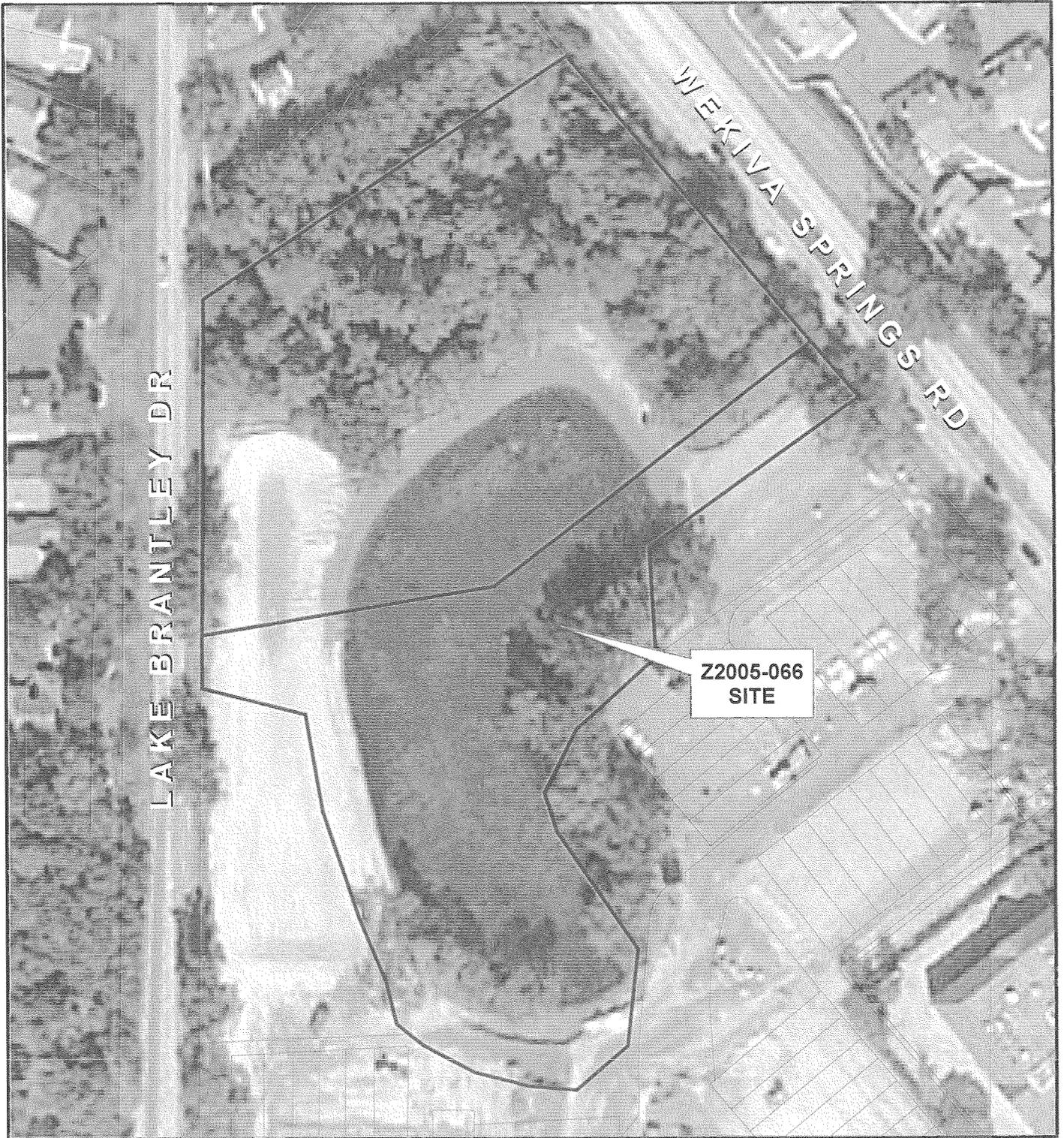
Site
 Municipality
 LDR
 HDR
 PD
 PUBS
 CONS

Applicant: Robert Rhouny, Assoc. Design and Const.
 Physical STR: 04-21-29-300-003A & 0030-0000
 Gross Acres: 4.89 +/- BCC District: 3
 Existing Use: Vacant
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-066	OP	PCD



A-1
 R-1A
 R-1AA
 R-3
 OP
 PUD
 FP-1
 W-1



Rezone No: Z2005-066

From: OP To: PCD

 Parcel

 Subject Property



January 2004 Color Aerials