

ITEM # \_\_\_\_\_

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

**SUBJECT:** Wekiva Springs Road Rezone OP (Office District) To OP (Office District)

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

**AUTHORIZED BY:** Tony Walter **CONTACT:** Michael Rumer EXT. 7387

**Agenda Date** 04/05/06 **Regular**  **Work Session**  **Briefing**   
**Special Hearing – 6:00**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL of a request to rezone 0.98 ± acres from OP (Office District) to OP (Office District), located at 357 Wekiva Springs Road, on the west side of Wekiva Springs Road and north of Springs Plaza, based on staff's findings, (Frank Ricci, applicant); or
2. Recommend DENIAL of a request to rezone 0.98 ± acres from OP (Office District) to OP (Office District), located at 357 Wekiva Springs Road, on the west side of Wekiva Springs Road and north of Springs Plaza, based on staff's findings, (Frank Ricci, 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, Frank Ricci, is requesting to rezone 0.98 ± acres from OP (Office District ) to OP (Office District). The subject property is located at 357 Wekiva Springs Road, on the west side of Wekiva Springs Road and north of Springs Plaza. The requested zoning would allow OP (Office) uses on the subject site.

Reviewed by:  
Co Atty: KPT  
DFS: \_\_\_\_\_  
OTHER: \_\_\_\_\_  
DCM: \_\_\_\_\_  
CM: \_\_\_\_\_

File No. Z2005-74

The Future Land Use designation of the subject site is OFF (Office), which is consistent with the requested zoning district. The applicant intends to rezone the property to OP in order to replace an existing one-story office building that was rezoned to OP in 1983. The site plan approved for the 1981 rezone consisted of eight total lots and multiple office buildings. A portion of the previous site was rezoned to PUD for a townhome development. Section 30.672 of the Land Development Code requires any substantial change to said site plan must be reviewed by the Planning and Zoning Commission and be approved by the Board of County Commissioners prior to any building permits.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request to rezone 0.98 ± acres from OP (Office) to OP (Office). The subject property is located at 357 Wekiva Springs Road, on the west side of Wekiva Springs Road and north of Springs Plaza.

**ATTACHMENTS:**

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

## Wekiva Springs Road (357) - OP Master Plan

Rezone from OP to OP

<b>APPLICANT</b>	Frank Ricci	
<b>PROPERTY OWNER</b>	Joseph Cannizzaro	
<b>REQUEST</b>	Rezone from OP (Office District) to OP (Office District)	
<b>PROPERTY SIZE</b>	0.98 ± acres	
<b>HEARING DATE (S)</b>	P&Z: April 5, 2006	BCC: May 23, 2006
<b>PARCEL ID</b>	03-21-29-300-008C-0000	
<b>LOCATION</b>	357 Wekiva Springs Road, West Side of Wekiva Springs Road, North of Springs Plaza	
<b>FUTURE LAND USE</b>	OFF (Office)	
<b>ZONING</b>	OP (Office District)	
<b>FILE NUMBER</b>	Z2005-074	
<b>COMMISSION DISTRICT</b>	#3 – Van Der Weide	

### Proposed Development:

The applicant is proposing to replace single-story office building with a two-story office building.

### ANALYSIS OVERVIEW:

#### ZONING REQUEST

The applicant, Frank Ricci, is requesting to rezone 0.98 ± acres from OP (Office District) to OP (Office District). The subject property is located at 357 Wekiva Springs Road, on the west side of Wekiva Springs Road and north of Springs Plaza. The Future Land Use designation of the subject property is OFF (Office), which permits a maximum floor area ratio (FAR) of 0.35. The following table depicts the minimum regulations for the current zoning district of OP (Office District) and the requested district of OP (Office District):

DISTRICT REGULATIONS	Existing Zoning (OP)	Proposed Zoning (OP)
Minimum Lot Size	15,000 square feet	15,000 square feet
Minimum House Size	N/A	N/A
Minimum Width at Building Line	100 feet	100 feet
Front Yard Setback	25 feet	25 feet
Side Yard Setback	0 feet	0 feet
(Street) Side Yard Setback	25 feet	25 feet
Rear Yard Setback	10 feet	10 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
<p>OP (existing)</p>	<p>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.</p>	<p>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.</p>	<p>15,000 sq. ft.</p>
<p>OP (proposed)</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>

**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>OFF</b> Office Building <i>OP</i>	<b>OFF</b> Office Building <i>OP</i>	<b>PD</b> Condominium <i>PUD</i>	
(West)	<b>OFF</b> Vacant Church Owned <i>OP</i>	<b>OFF</b> Office Building <i>OP</i>	<b>PD</b> Wekiva Springs Road / Three-Story Office <i>PUD</i>	(East)
	<b>OFF</b> Vacant Church Owned <i>OP</i>	<b>OFF</b> Single-Family Homestead <i>OP</i>	<b>PD</b> 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, the subject property contains no wetlands.

*Endangered and Threatened Wildlife:*

Based on the site’s current use as an office, there are no endangered and threatened wildlife on the subject property.

## 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 applied for concurrency review and the application is under review.

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

Public Facility	Existing Zoning (OP)	Proposed Development*	Net Impact
Water (GPD)	223	1020	797
Sewer (GPD)	223	1020	797
Traffic (ADT)	22	101	79
Schools			
Elementary	0	0	0
Middle	0	0	0
High	0	0	0

\* Proposed development of a 10,200 square foot doctors office

### *Utilities:*

The site is located in the service area of Seminole County. There is a 4-inch water main on the west side of Wekiva Springs Road. There is an 8-inch force main in the middle of Wekiva Springs Road. A letter of capacity and intent from Seminole County 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 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.

### *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. The development will be required to retain the pre-post volume difference for the 25 year/24 hour storm event. Additional retention may be required based on determination of outfall condition, which will need to be determined by an engineer and reviewed at final engineering.

**APPLICABLE POLICIES:**

**FISCAL IMPACT ANALYSIS**

This project does not warrant the running of 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:**

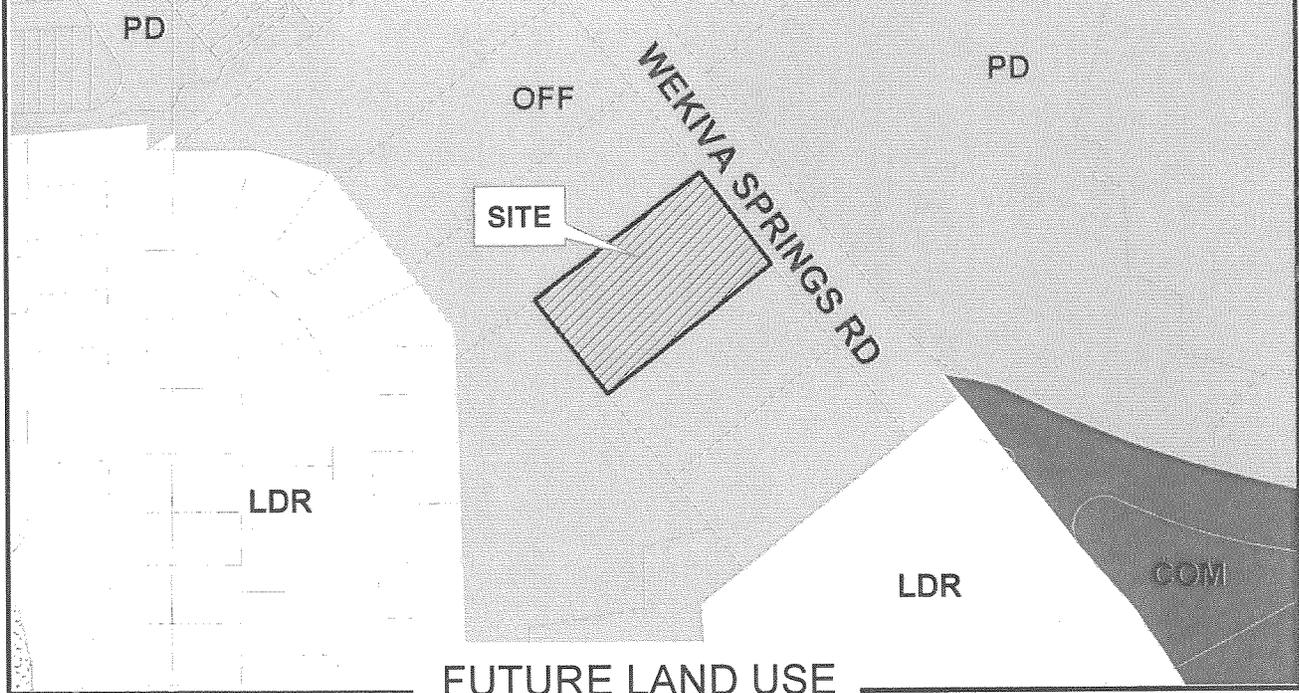
At this time, Staff has received no letters of support or opposition.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request to rezone 0.98 ± acres from OP (Office District) to OP (Office District). The subject property is located at 357 Wekiva Springs Road, on the west side of Wekiva Springs Road and north of Springs Plaza.



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.  
 Flood-prone area information, based on Flood Insurance Rate Maps, provided by FEMA.

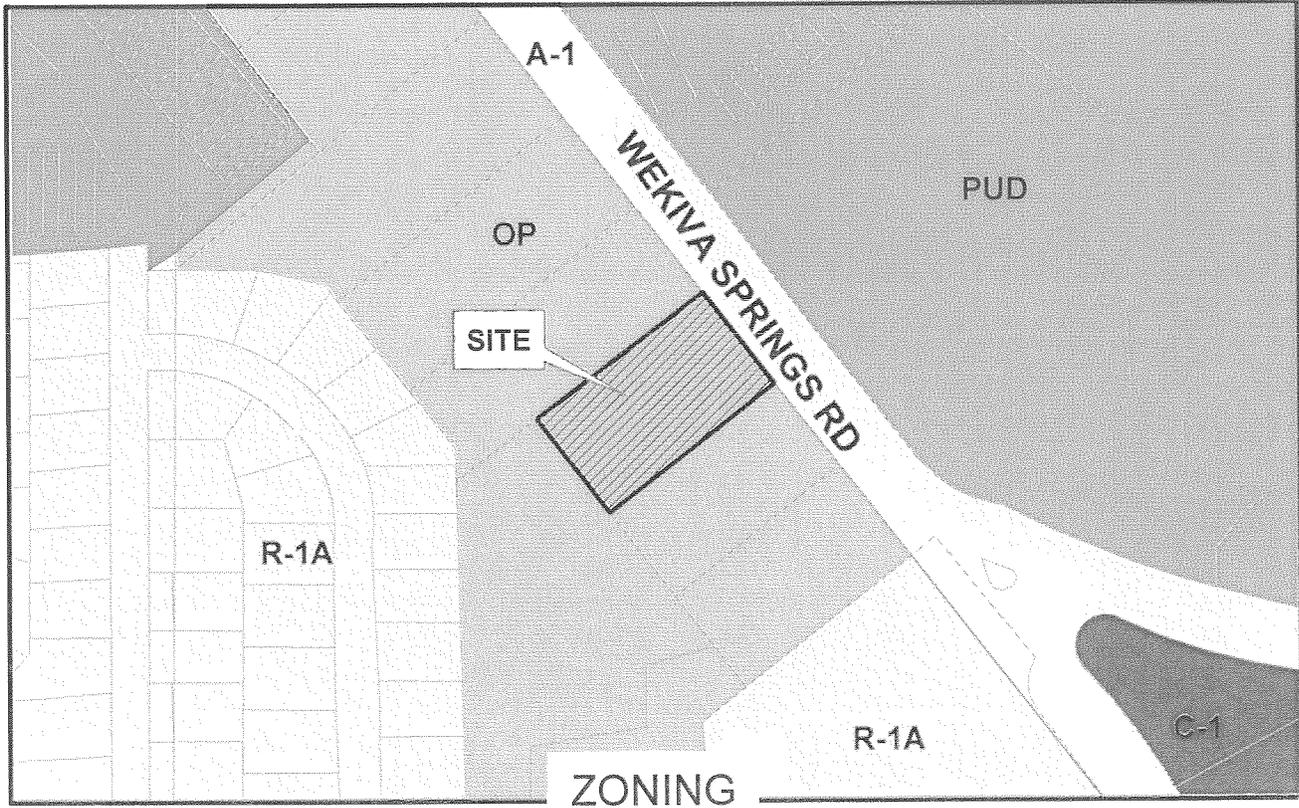


**FUTURE LAND USE**

Site 
  Municipality 
  LDR 
  OFF 
  COM 
  PD 
  CONS

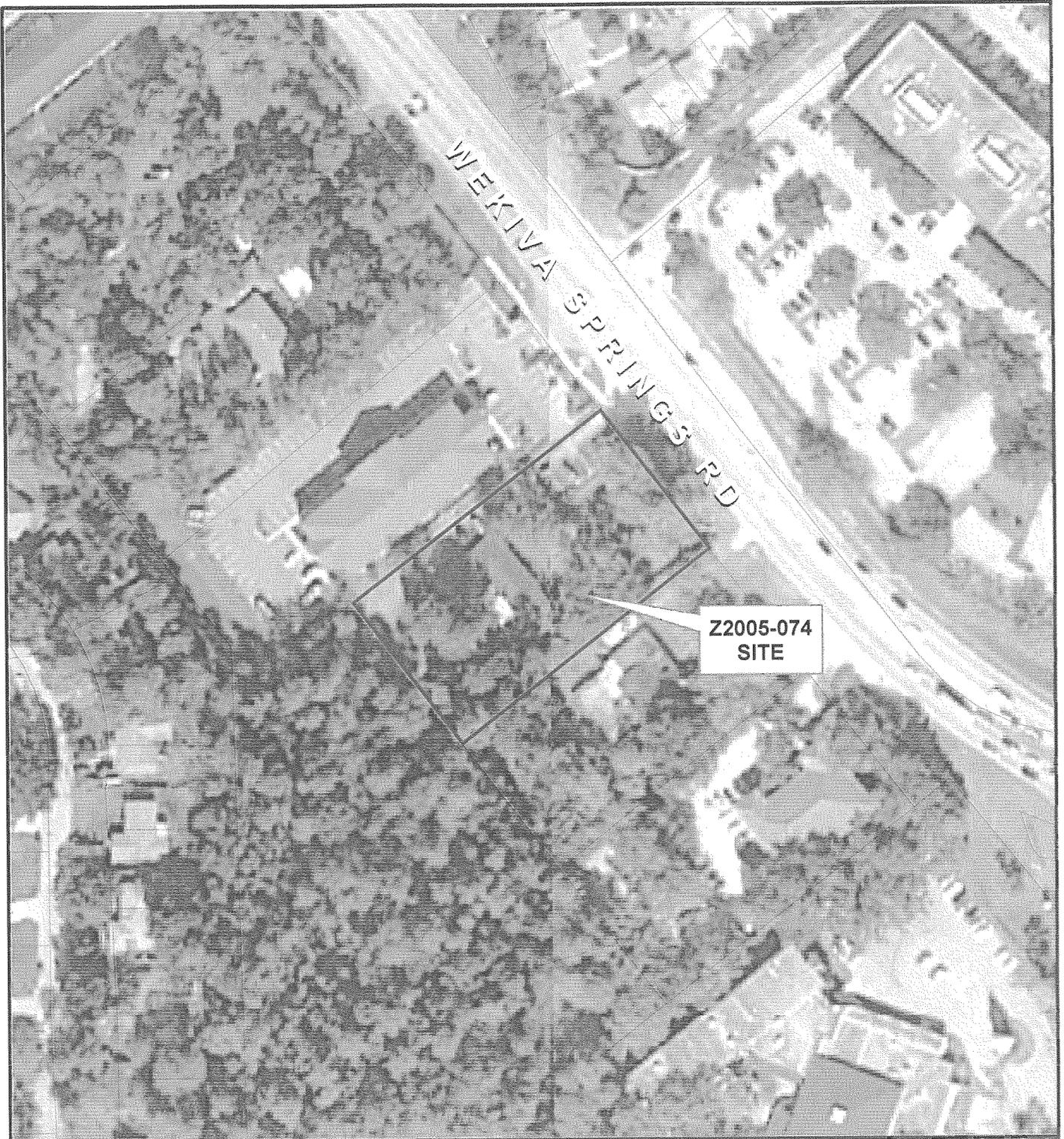
Applicant: Frank Ricci  
 Physical STR: 03-21-29-300-008C-0000  
 Gross Acres: .98 +/- BCC District: 3  
 Existing Use: Office Professional  
 Special Notes: Master Plan Final Approval

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-074	OP	OP



**ZONING**

A-1 
  OP 
  R-1A 
  C-1 
  PUD 
  FP-1 
  W-1



Rezone No: Z2005-074  
From: OP To: OP

-  Parcel
-  Subject Property



January 2004 Color Aerials

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

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

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE NORTH 89°48'34" WEST ALONG THE 1/4 SECTION LINE, 506.4 FEET TO THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE, RUN THENCE NORTH 00°02'34" EAST 1508.25 FEET MORE OR LESS TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE AND THE SOUTHERLY RIGHT OF WAY LINE OF WEKIVA SPRINGS ROAD, ACCORDING TO THE PLAT OF SAID ROADWAY RECORDED IN PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE SOUTH 39°11'05" EAST 2023.20 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT OF BEGINNING; THENCE RUN SOUTH 39°11'05" EAST 150 FEET; THENCE SOUTH 50°48'55" WEST 300 FEET, THENCE NORTH 39°11'05" WEST 150 FEET, THENCE NORTH 50°48'55" EAST 300 FEET TO THE POINT OF BEGINNING; LESS A RIGHT OF WAY 15 FEET IN WIDTH TO RIGHT ANGLES TO AND PARALLEL WITH ADJACENT TO THE WESTERLY RIGHT OF WAY LINE OF WEKIVA SPRINGS ROAD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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

**FINDINGS OF FACT**

**Property Owner:** Joseph & Carol Cannizzaro

**Project Name:** Wekiva Springs Road (357)

**Requested Development Approval:** Rezone from OP (Office District) to OP (Office 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: 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. All development shall comply with the site plan attached as Exhibit A.
- b. All outdoor lighting is subject to the Seminole County Land Development Code 30.1234.
- c. The applicant will make every effort with the site plan to save the 15" diameter oak tree located at the rear of the property and the 34" diameter oak tree located within the front boundary of the property.
- d. At final site plan approval, the developer will provide a landscaping plan that will provide additional plantings as necessary to ensure opacity and prevent the parking areas from being viewed by the neighboring single-family residential to the south, as determined by the Planning Manager.
- e. Maximum building area for office use is 18,175 square feet. 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, Joseph & Carol Cannizzaro, 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

\_\_\_\_\_  
Joseph Cannizzaro  
Property Owner

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Carol Cannizzaro  
Property Owner

\_\_\_\_\_  
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, Joseph & Carol Cannizzaro 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:

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 DISTRICT) ZONING CLASSIFICATION THE OP (OFFICE DISTRICT) 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 (357)".

(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 District) to OP (Office District):

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE NORTH 89°48'34" WEST ALONG THE 1/4 SECTION LINE, 506.4 FEET TO THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE, RUN THENCE NORTH 00°02'34" EAST 1508.25 FEET MORE OR LESS TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE AND THE SOUTHERLY RIGHT OF WAY LINE OF WEKIVA SPRINGS ROAD, ACCORDING TO THE PLAT OF SAID ROADWAY RECORDED IN PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE SOUTH 39°11'05" EAST 2023.20 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT OF BEGINNING; THENCE RUN SOUTH 39°11'05" EAST 150 FEET; THENCE SOUTH 50°48'55" WEST 300 FEET, THENCE NORTH 39°11'05" WEST 150 FEET, THENCE NORTH 50°48'55" EAST 300 FEET TO THE POINT OF BEGINNING: LESS A RIGHT OF WAY 15 FEET IN WIDTH TO RIGHT ANGLES TO AND PARALLEL WITH ADJACENT TO THE WESTERLY RIGHT OF WAY LINE OF WEKIVA SPRINGS ROAD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**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 #2005-074 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 DATA**

PROPERTY ADDRESS:	157 WEKIVA SPRINGS ROAD
PARCEL ID#:	03-21-29-300-008C-0000
TOTAL SITE AREA:	0.98 ACRES (42,750 SF)
EXISTING USE:	PROFESSIONAL OFFICE
PROPOSED USE:	PROFESSIONAL OFFICE
EXISTING ZONING:	OP-OFFICE/PROFESSIONAL
MAX BUILDING HEIGHT:	35'
PROPOSED BUILDING HEIGHT:	35'
PROPOSED BUILDING AREA (TWO-STORY):	10,200 SF
MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.):	0.35
PROPOSED FLOOR AREA RATIO (F.A.R.):	0.24
MINIMUM LOT SIZE:	15,000 SF
MINIMUM WIDTH AT BUILDING LINE:	100'
TOTAL ALLOWABLE IMPERVIOUS AREA:	70% - 29,925 SF
TOTAL IMPERVIOUS AREA:	60.2% - 25,736 SF
OPEN SPACE REQUIRED:	35% - 14,983 SF
OPEN SPACE PROVIDED:	39.8% - 17,014 SF

**PARKING DATA**

PARKING SPACES REQUIRED: (10,200 SF/200 SF)	51
REGULAR PARKING SPACES PROVIDED:	34
GRASS PARKING SPACES PROVIDED:	14
HANDICAP PARKING SPACES PROVIDED:	3
TOTAL PARKING SPACES PROVIDED:	51

**BUILDING SETBACKS**

	REQUIRED	PROVIDED
FRONT YARD SETBACK (WEKIVA SPRINGS RD.)	25 FT.	25 FT.
SIDE YARD SETBACK (E. PROPERTY LINE)	0 FT.	20 FT.
SIDE YARD SETBACK (W. PROPERTY LINE)	0 FT.	37 FT.
REAR YARD SETBACK	10 FT.	186.5 FT.

**LANDSCAPE BUFFERS**

	REQUIRED	PROVIDED
FRONT (WEKIVA SPRINGS RD.)	10 FT.	25 FT.
EAST PROPERTY LINE	5 FT.	20 FT.
WEST PROPERTY LINE	5 FT.	5 FT.
REAR PROPERTY LINE	5 FT.	5 FT.

**POTABLE WATER**  
PRELIMINARY ESTIMATE OF FLOW IS 2,000 GPD (ADF), 4,000 GPD (MDF) & 8,000 (PHF)

**WASTEWATER**  
PRELIMINARY ESTIMATE OF FLOW IS 2,000 GPD (ADF), 4,000 GPD (MDF) & 8,000 (PHF)

**RECLAIMED WATER**  
RECLAIMED WATER IS NOT PROVIDED.

**SOIL TYPES**  
BASED ON SOIL SURVEY OF SEMINOLE COUNTY, FLORIDA, SOIL TYPES ARE TAVARES-MULLHOPPER FINE SANDS, 0 TO 3 PERCENT SLOPES.

**DRAINAGE**  
STORMWATER RUNOFF FROM THE PROPOSED SITE WILL BE MANAGED THROUGH AN ON-SITE RETENTION POND. ALL DRAINAGE DESIGN WILL COMPLY WITH THE REQUIREMENTS OF THE SWRMND AND SEMINOLE COUNTY LAND DEVELOPMENT REGULATIONS.

**FIRE PROTECTION**  
BUILDING WILL BE FULLY SPRINKLED

**WETLANDS**  
NOT APPLICABLE.

**100-YEAR FLOOD PLAIN**  
THE PROPERTY SHOWN HERE LIES IN FLOOD ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. PER FIRM COMMUNITY PANEL NUMBER 12177C 0110 E, DATED APRIL 17, 1995.

**LANDSCAPING AND IRRIGATION**  
LANDSCAPING AND IRRIGATION WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT REGULATIONS AT TIME OF SITE PLAN AND ENGINEERING PLAN REVIEW.

**NATURAL VEGETATION AND LANDSCAPE**  
THE EXISTING SITE CURRENTLY CONSISTS OF A DOCTOR'S OFFICE AND ASSOCIATED PARKING.

**TRAFFIC AND TRIP GENERATION**  
PER I.T.E. LAND USE CODE 720 (MEDICAL/DENTAL OFFICES), DAILY TRIPS FOR THIS PROJECT WILL BE 202 VPD. AM PEAK HOUR VOLUMES ARE ESTIMATED AT 25 TRIPS (20 IN, 5 OUT). PM PEAK HOUR VOLUMES ARE ESTIMATED AT 38 TRIPS (10 IN, 28 OUT). A TRAFFIC STUDY WILL BE CONDUCTED AND SUBMITTED TO SEMINOLE COUNTY FOR A CONCURRENCY REVIEW.

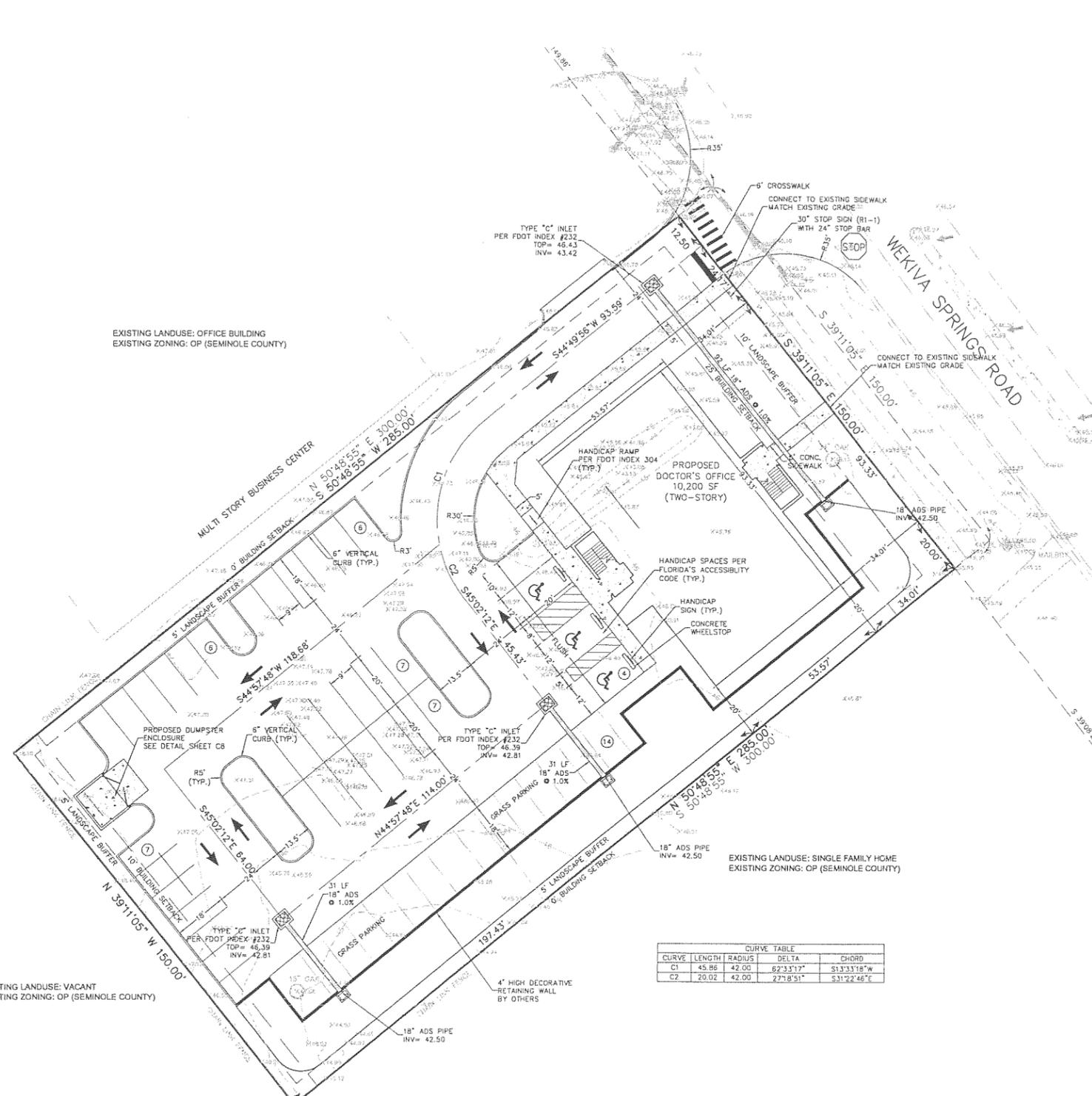
**SIGNAGE**  
SEPARATE PERMIT WILL BE OBTAINED FOR ALL PROJECT SIGNAGE. PROPOSED SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS SET FORTH BY SEMINOLE COUNTY.

**Owner:**  
JOSEPH CANNIZZARO, MD  
357 WEKIVA SPRINGS RD.  
LONGWOOD, FL 32779  
CONTACT: JOSEPH CANNIZZARO, MD  
PHONE No. (407) 852-1163

**Architect:**  
THOMAS MOORE, ARCHITECTS  
1468 WINSTON ROAD  
MAITLAND, FL 32751  
CONTACT: THOMAS MOORE  
PHONE NO. (407) 830-4518

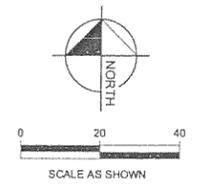
**Surveyor:**  
CUMMINS SURVEYING AND MAPPING, INC.  
2758 SUSANDAY DRIVE  
ORLANDO, FL 32812  
CONTACT: MICHAEL D. CUMMINS, JR.  
PHONE No. (407) 894-4254

**Soil Engineer:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
3660 MAGUIRE BLVD., SUITE 200  
ORLANDO, FL 32803  
CONTACT: CHAD S. LINN, P.E.  
PHONE No. (407) 898-1511  
FAX No. (407) 894-4791  
E-MAIL: chad.linn@kimley-horn.com



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	45.86	42.00	62°33'17"	S13°33'18"W
C2	20.02	42.00	27°18'51"	S31°22'46"E



**UTILITIES PROVIDERS:**

**ELECTRIC:**  
PROGRESS ENERGY  
1300 EXCHANGE PLACE  
LAKE MARY, FL 32746  
CONTACT PERSON: MICHELLE JOHNSON  
PHONE No. (407) 942-9357

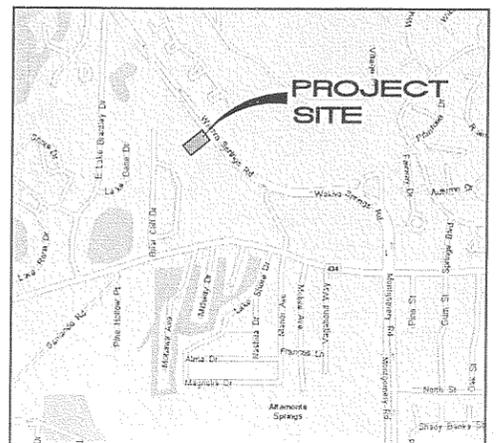
**WATER:**  
SEMINOLE COUNTY UTILITIES  
500 WEST LAKE MARY BLVD.  
SAFORD, FL 32773  
CONTACT PERSON: BECKY NOGGLE  
PHONE No. (407) 865-2143

**CABLE:**  
BRIGHT HOUSE NETWORKS  
844 MAGUIRE ROAD  
OCOCHEE, FL 34751  
CONTACT PERSON: MARVIN L. USRY, JR.  
PHONE No. (407) 532-8509

**WASTEWATER:**  
UTILITIES, INC.  
200 WEATHERSFIELD AVENUE  
ALTA MONTE SPRINGS, FL 32714  
CONTACT PERSON: SCOTT HAWS  
PHONE No. (407) 869-1919 X234

**TELEPHONE:**  
BELLSOUTH  
1778 PARK AVENUE NORTH, #200  
MAITLAND, FL 32751  
CONTACT PERSON: KARRIE A. SNYDER  
PHONE No. (407) 539-0644

**LEGAL DESCRIPTION:**  
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST; RUN THENCE NORTH 89°48'34" WEST ALONG THE 1/4 SECTION LINE, 506.4 FEET TO THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE; RUN THENCE NORTH 0°02'34" EAST 1508.25 FEET MORE OR LESS TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE AND THE SOUTHERLY RIGHT OF WAY LINE OF WEKIVA SPRINGS ROAD, ACCORDING TO THE PLAT OF SAID ROADWAY RECORDED IN PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN THENCE SOUTH 39°11'05" EAST 203.20 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT OF BEGINNING; THENCE RUN SOUTH 39°11'05" EAST 150 FEET; THENCE SOUTH 50°48'55" WEST 300 FEET; THENCE NORTH 39°11'05" WEST 150 FEET; THENCE NORTH 50°48'55" EAST 300 FEET TO THE POINT OF BEGINNING; LESS A RIGHT OF WAY 15 FEET IN WIDTH TO RIGHT ANGLES TO AND PARALLEL WITH ADJACENT TO THE WESTERLY RIGHT OF WAY LINE OF WEKIVA SPRINGS ROAD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



**VICINITY MAP**  
N.T.S.

Drawing name: C:\049412000\CANNIZZARO\CADD\CIVIL\MISC\MASTER PLAN - SEMINOLE COUNTY.dwg Layout11 Feb 21, 2006 11:46am by: Kerry Kates  
This document, together with the contents and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DATE	10/05
PROJECT NO.	049412000
SHEET NUMBER	MP-1
FLORIDA	
SEMINOLE COUNTY	
<b>CANNIZZARO</b>	
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
SCALE: AS NOTED	
DESIGNED BY:	CSL
DRAWN BY:	RYS
CHECKED BY:	JRJ
FLORIDA REGISTRATION NUMBER	57524
DESIGN ENGINEER:	CHAD S. LINN
DESIGNED BY:	CSL
DRAWN BY:	