

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone 1.08 ± acres, located on the north side of Narcissus Ave east of Elder Road North, from A-1 (Agriculture) to PCD (Planned Commercial Development) to allow a 12,000 sq. ft. two-story office building, subject to the attached Preliminary Site Plan and Development Order.

Attachments:

Staff Report
Location Map
Zoning & Future Land Use Map
Aerial Map
Site Plan
Rezone Ordinance
Development Order

Narcissus Ave Rezone Rezone from A-1 to PCD

APPLICANT	Rambhai Patel	
PROPERTY OWNER	Rambhai Patel	
REQUEST	Rezone from A-1 (Agriculture) to PCD (Planned Commercial Development)	
PROPERTY SIZE	1.08 ± acres	
HEARING DATE (S)	P&Z: July 12, 2006	BCC: August 22, 2006
PARCEL ID	16-19-30-5AC-0000-00F3	
LOCATION	North side of Narcissus Ave east of Elder Road North	
FUTURE LAND USE	HIPTI (Higher Intensity Planned-Target Industry)	
ZONING	A-1 (Agriculture)	
FILE NUMBER	Z2006-27	
COMMISSION DISTRICT	#5 – Carey	

Proposed Development:

The applicant is proposing to develop a 12,000 sq. ft. two-story office building.

ANALYSIS OVERVIEW:

ZONING REQUEST

The applicant is requesting to rezone 1.08 ± acres, located on the north side of Narcissus Ave east of Elder Road North, from A-1 (Agriculture) to PCD (Planned Commercial Development) to allow a 12,000 sq. ft. two-story office building. The Future Land Use for the subject site is Higher Intensity Planned-Target Industry (HIPTI).

The following table depicts the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested zoning district of PCD (Planned Commercial Development).

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Zoning (PCD)
Minimum Lot Size	43,560 square feet	N/A
Minimum House Size	N/A	N/A
Minimum Width at Building Line	150 feet	N/A
Front Yard Setback	50 feet	25 feet
Side Yard Setback	10 feet	*0 feet (East)/25 feet (West)
(Street) Side Yard Setback	50 feet	N/A
Rear Yard Setback	30 feet	10 feet
Maximum Building Height	35 feet	35 feet

* UNLESS SIDE LINE ABUTS PROPERTY ASSIGNED A RESIDENTIAL ZONING CLASSIFICATION OR LAND USE DESIGNATION.

PERMITTED & SPECIAL EXCEPTION USES:

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

Uses	A-1 (existing)	PCD (proposed)
Permitted Uses	Single-family detached, 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.	Allowable uses within the PCD will be those associated with general and professional office. Examples: General office, such as dental clinics and laboratories, medical clinics and laboratories, insurance, real estate, architects, engineering, attorneys, accounting, auditing and bookkeeping services, finance offices, and other similar professional business services.
Special Exception Uses	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.	No special exception uses shall be allowed.
Minimum Lot Size	1-Acre	N/A

COMPATIBILITY WITH SURROUNDING PROPERTIES:

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

(North)

	HIPTI Vacant <i>A-1</i>	HIPTI Vacant <i>A-1</i>	HIPTI Vacant <i>A-1</i>	
(West)	HIPTI Non-Profit Organization PLI	HIPTI Vacant <i>A-1</i>	HIPTI Single-Family <i>A-1</i> (<i>< 1 acre</i>)	(East)
	HIPTI Apartment Complex <i>PUD</i>	HIPTI Apartment Complex <i>PUD</i>	HIPTI Apartment Complex <i>PUD</i>	

(South)

Example:

Future Land Use Existing Use <i>Existing Zoning</i> (Lot Sizes)

* **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 12117C0030E, the site is not within a floodplain.

Wetland Impacts:

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

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there appear to be no endangered and threatened wildlife on the subject property. A Threatened and Endangered (T&E) Study along with a species of special concern survey will be required prior to final engineering 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 applicant is required to undergo Concurrency Review prior to final engineering approval.

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

Public Facility	Existing Zoning (A-1)	Proposed Development (PCD)*	Net Impact
Water (GPD)	350	1,200	850
Sewer (GPD)	300	1,200	900
Traffic (ADT)	10	119	109

* The Proposed Development is based on a two-story 12,000 sq. ft. office building.

Utilities:

The site is located in the Seminole County Northwest Utility Service Area and will be required to connect to public utilities. There is an 8-inch water main and 4-inch force main currently under construction, located approximately 150 feet to the west on Narcissus Ave. This project is located within the ten year master plan for reclaimed water, therefore, an irrigation system must be connected to reclaimed water when it becomes available.

Water capacity for new development is limited in the Northwest Service Area. Available capacity for this project will be determined during the Concurrency process.

Transportation / Traffic:

The property access is from Narcissus Avenue, which is classified as a local roadway. Narcissus Avenue is not currently programmed to be improved according to the County 5-year Capital Improvement Program. However, through prior development approvals Narcissus Avenue is currently under construction and being brought up to county roadway standards. Dedication of additional right-of-way may be required to accommodate off-site improvements.

School Impacts:

The proposed request will not have any impact to schools.

Public Safety:

The nearest response unit to the subject property is Station # 34, which is located at 4905 West SR 46. At this time there is capacity to handle the service demands of the area. The County level-of-service standard for average response time is 5 minutes per

Policy PUB 2.1 of the Comprehensive Plan. The first response agreement between the County and the City of Sanford will allow this project to be in compliance with the standard public safety response time.

Drainage:

The site is within the Lake Monroe Drainage Basin. On preliminary review, it appears this site does not have a positive, legal outfall and will be required to retain the entire 25 year/24 hour storm event on-site. A detailed drainage analysis will be required at final engineering.

Parks, Recreation and Open Space:

In accordance with Section 30.468 (d) of the Land Development Code, the applicant will be required to provide twenty-five (25) percent of the site in common open space. The location of and the amenities associated with the open space will be determined at the time of Final Site Plan Approval.

Buffers and Sidewalks:

The following buffering standards contained in the attached Development Order will apply:

- a. Front (South): 10' landscape buffer
- b. Side (East): 5' landscape buffer
- c. Side (West): 15' landscape buffer with canopy trees and a six-foot tall masonry wall
- d. Rear (North): 10' landscape buffer

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS:

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

SPECIAL DISTRICTS:

The subject property is not located within any special district or overlay.

COMPREHENSIVE PLAN (VISION 2020):

The following policies are applicable with the proposed project:

Policy FLU 2.11: Determination of Compatibility in PUD and PCD Zoning Classifications
Policy FLU 5.9: HIP-TI Permitted Uses and Locational Standards
Policy CIE 3.2: Application to New Development
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:

An intergovernmental notice to the City of Sanford was sent out on June 14, 2006.

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 1.08 ± acres, located on the north side of Narcissus Ave east of Elder Road North, from A-1 (Agriculture) to PCD (Planned Commercial Development) to allow a 12,000 sq. ft. two-story office building, subject to the attached Preliminary Site Plan and Development Order.



SCALE: 1"=20'
SCALE FOR 24"x36" SHEET

LEGEND

- PROPERTY LINE
- [Hatched Box] PAVED SURFACE
- [Dotted Box] CONCRETE SURFACE
- ③ PARKING SPACE COUNT
- ⊗ CANOPY TREE
- COMBINATION OF DOG WOOD, CAMPHOR, LIGUSTRUM, MAGNOLIA, OAK, AND SIMILAR.
- DETAILED PLANTING & SPECS TO BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL

LANDSCAPING CODE CALCULATIONS:

STREETSCAPE BUFFER (SOUTH):
 WIDTH OF BUFFER = 10'
 LENGTH OF BUFFER = 150 LF
 CANOPY TREES REQUIRED = 4 PER 100 LF (6 TREES)
 TREES PROVIDED = 6

AGRICULTURE NEIGHBORING PROPERTY (EAST):
 WIDTH OF BUFFER = 5'
 LENGTH OF BUFFER = 316 LF
 CANOPY TREES REQUIRED = 1 PER 25 LF (13 TREES)
 TREES PROVIDED = 13

AGRICULTURE NEIGHBORING PROPERTY (NORTH):
 WIDTH OF BUFFER = 5'
 LENGTH OF BUFFER = 150 LF
 CANOPY TREES REQUIRED = 1 PER 25 LF (6 TREES)
 TREES PROVIDED = 6

PUBLIC LANDS NEIGHBORING PROPERTY (WEST):
 WIDTH OF BUFFER = 15'
 LENGTH OF BUFFER = 316 LF
 CANOPY TREES REQUIRED = 1 PER 25 LF (13 TREES)
 TREES PROVIDED = 13

INTERIOR LANDSCAPING BETWEEN BUILDING AND PARKING:
 WIDTH OF BUFFER = 10'
 LENGTH OF BUFFER = N/A
 CANOPY TREES REQUIRED = N/A
 TREES PROVIDED = N/A

INTERIOR LANDSCAPING IN PARKING AREA (PA):
 SIZE OF PA = 22,350 SF
 REQUIRED INTERIOR GREENSPACE = 10% OF PA (2,316 SF)
 INTERIOR GREENSPACE PROVIDED = 2,400 SF
 CANOPY TREES REQUIRED = 1 PER 200 SF OF REQ'D INTERIOR LANDSCAPING (12 TREES)
 TREES PROVIDED IN PA = 12

FIRE NOTES:

FIRE SPRINKLED BUILDINGS

A) AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.

B) THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.

C) NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.

D) THE FIRE DEPARTMENT CONNECTION SHALL BE WITH-IN 200 FEET OF THE FIRE HYDRANT.

E) ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 PIPE.

F) THE ONLY VALVE ALLOWED IN THE FOC LINE IS A CHECK VALVE.

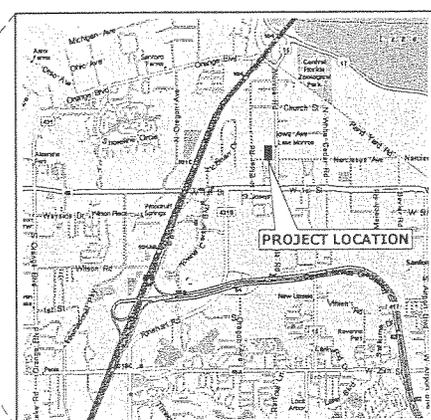
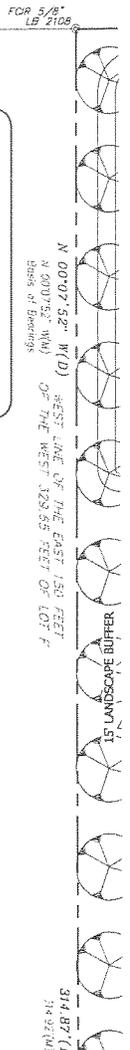
G) ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.

A SEPARATE PERMIT SHALL BE REQUIRED TO INSTALL THE FIRE LINE.

FLU:
 HIPTI (HIGH INTENSIVELY PD, TARGET INDUSTRY)

ZONING:
 PLI PUBLIC LANDS AND INSTITUTIONS

ACCESS NOTE:
 NARCISSUS AVENUE SHALL BE PAVED TO COUNTY STANDARDS FROM C-15 TO THE END OF PROPERTY FRONTAGE.



LOCATION MAP
 SECTION 27, TWP. 19 S., RGE. 30 E.

PROPERTY APPRAISER ID NUMBER _____

SEMINOLE COUNTY
 APPROVED FOR CONSTRUCTION

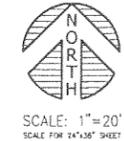
THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

APPROVED

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE _____

REVISION		REVISED PER SEMINOLE COUNTY DRG COMMENTS	
NO.	DATE	APPROVED	
1	6-8-08		
DESIGNED BY: MF		DRAWN BY: DEC	
CHECKED BY: SLS		NOT VALID UNLESS SIGNED AND EMPLOYER SEALLED	
PICKETT ENGINEERING, INC. ENGINEERING, PLANNING & PERMITTING			
FLCA #26247 475 S. FIRST AVE., BARTOW, FL. 33830 PHONE: (863) 533-9095 FAX: (863) 534-1464			
AUTOMATED CONSULTING SERVICES SEMINOLE COUNTY OFFICE BUILDING			
PRELIMINARY SITE PLAN			
PROJECT NO.	SHEET		
361	1 OF 1		



LEGEND

- PROPERTY LINE
- [Hatched Box] PAVED SURFACE
- [Dotted Box] CONCRETE SURFACE
- ③ PARKING SPACE COUNT
- [Tree Symbol] CANOPY TREE
- COMBINATION OF DOG WOOD, CAMPHOR, LIGUSTRUM, MAGNOLIA, OAK, AND SIMILAR.
- DETAILED PLANTING & SPECS TO BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL

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 LENGTH OF BUFFER = 150 LF
 CANOPY TREES REQUIRED = 4 PER 100 LF (6 TREES)
 TREES PROVIDED = 6

AGRICULTURE NEIGHBORING PROPERTY (EAST):
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 LENGTH OF BUFFER = 315 LF
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 REQUIRED INTERIOR GREENSPACE = 10% OF PA (2,235 SF)
 INTERIOR GREENSPACE PROVIDED = 2,400 SF
 CANOPY TREES REQUIRED = 1 PER 200 SF OF REQ'D INTERIOR LANDSCAPING (12 TREES)
 TREES PROVIDED IN PA = 12

SITE DATA

PROPERTY LOCATION INFORMATION:
 LOCATED ~300' WEST OF MONROE ROAD, AND NORTH OF NARCISSUS AVENUE
 PARCEL ID: 16-19-30-5AC-0000-00F3

LAND USE:
 EXISTING ZONING: A-1 (AGRICULTURE)
 VACANT RESIDENTIAL
 PROPOSED ZONING: PCD (PLANNED COMMERCIAL DEVELOPMENT)
 FUTURE LAND USE: HIPTI (HIGH INTENSITY PD, TARGET INDUSTRY)

DEVELOPMENT STATISTICS:
 TOTAL SITE AREA: 47,228 S.F. or 1.08 ACRES 100%
REQUIRED:
 MIN. OPEN SPACE: 11,807 S.F. or 0.27 ACRES 25.00%
 MAX. FAR: 0.36 35.00%
PROVIDED:
 OPEN SPACE: 16,943 S.F. or 0.39 ACRES 36.00%
 TOTAL FAR: 0.25 25.00%
 SWM AREA: 5,200 S.F. or 0.12 ACRES 11.00%

LANDSCAPE BUFFERS:
 SOUTH: 10'
 NORTH: 5'
 EAST: 5'
 WEST: 15'

BUILDING SETBACKS:
 SOUTH: 25'
 NORTH: 10'
 EAST: 0'
 WEST: 25'
 MAX BUILDING HEIGHT: 35'

PARKING STATISTICS:
 PARKING REQ'D: 1 SPACE / 200 S.F. OF OFFICE FLOOR AREA
 1 / 200 x 12,000 S.F. = 60 SPACES REQ'D
 PARKING PROVIDED: 60 SPACES + 2 H.C. SPACES
 62 SPACES TOTAL

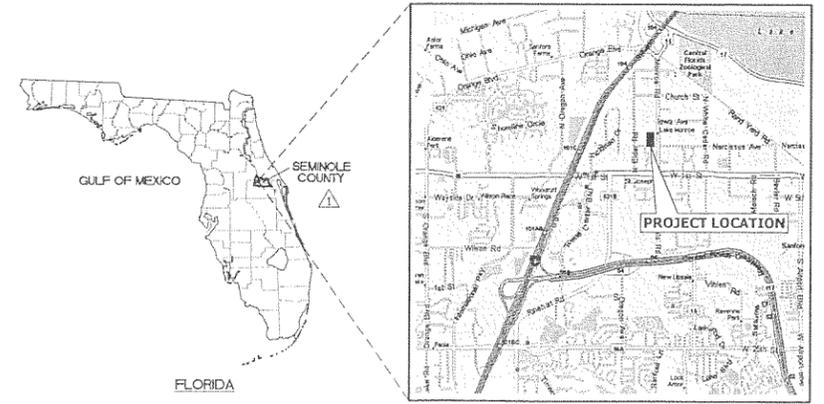
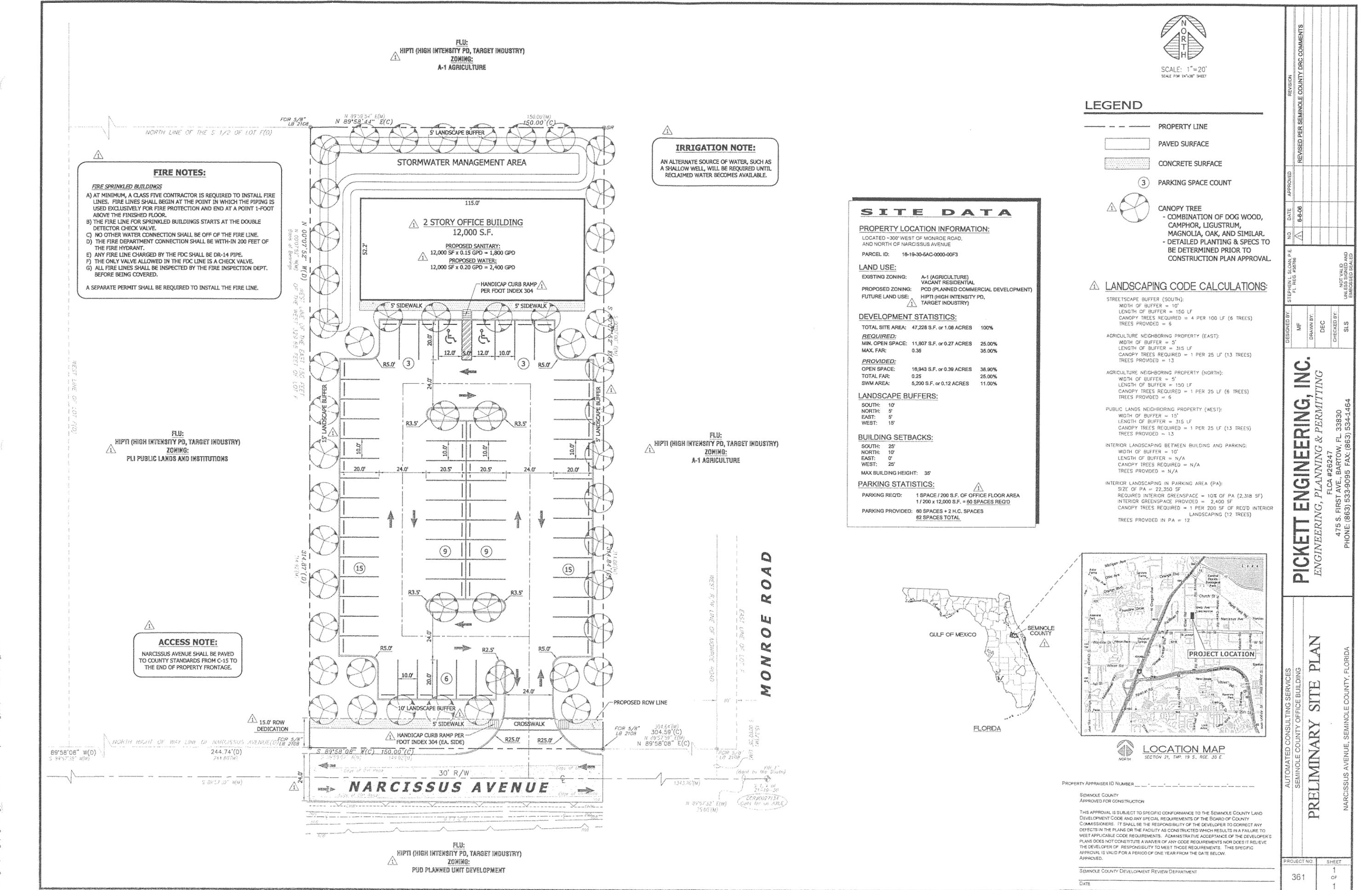
IRRIGATION NOTE:
 AN ALTERNATE SOURCE OF WATER, SUCH AS A SHALLOW WELL, WILL BE REQUIRED UNTIL RECLAIMED WATER BECOMES AVAILABLE.

FLU:
 HIPTI (HIGH INTENSITY PD, TARGET INDUSTRY)
 ZONING:
 A-1 AGRICULTURE

FIRE NOTES:
FIRE SPRINKLED BUILDINGS
 A) AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.
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 F) THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
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 A SEPARATE PERMIT SHALL BE REQUIRED TO INSTALL THE FIRE LINE.

FLU:
 HIPTI (HIGH INTENSITY PD, TARGET INDUSTRY)
 ZONING:
 PLI PUBLIC LANDS AND INSTITUTIONS

ACCESS NOTE:
 NARCISSUS AVENUE SHALL BE PAVED TO COUNTY STANDARDS FROM C-15 TO THE END OF PROPERTY FRONTAGE.



LOCATION MAP
 SECTION 21, TWP. 19 S., RGE. 30 E.

PROPERTY APPRAISER ID NUMBER _____

SEMINOLE COUNTY
 APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW APPROVED.

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT
 DATE _____

DESIGNED BY: STEPHEN L. SUZAN P.E. FL REG #8786
 DRAWN BY: MF
 CHECKED BY: SLS
 DATE: 08-06
 REVISION PER SEMINOLE COUNTY DRG COMMENTS

PICKETT ENGINEERING, INC.
 ENGINEERING, PLANNING & PERMITTING
 FLCA #26247
 475 S. FIRST AVE., BARTOW, FL 33830
 PHONE: (863) 533-9095 FAX: (863) 534-1464

PRELIMINARY SITE PLAN

PROJECT NO: 361
 SHEET: 1 OF 1

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 A-1 (AGRICULTURE) DISTRICT THE PCD (PLANNED COMMERCIAL DEVELOPMENT) DISTRICT ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR EXCLUSION FROM CODIFICATION; 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 "Narcissus Ave Rezone to 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 A-1 (Agriculture) district to PCD (Planned Commercial Development) district:

SEE ATTACHED EXHIBIT A

Section 3. EXCLUSION FROM CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order # 06-22000003 in the Official Land Records of Seminole County.

ENACTED this 22nd day of August 2006.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

**EXHIBIT A
LEGAL DESCRIPTION**

LEG E 150 FT OF W 329.65 FT OF S 1/2 OF LOT F ST JOSEPHS PB 1 PG 114.

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On August 22, 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Exhibit A

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

FINDINGS OF FACT

Property Owner: Rambhai Patel

Project Name: Narcissus Ave Rezone

Requested Development Approval: Rezoning from A-1 (Agriculture) district to PCD (Planned Commercial Development) district

The Development Approval sought is consistent with the Seminole County Vision 2020 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: Benjamin Dunn, 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. The development shall comply with the site plan attached as Exhibit B.
 - b. The allowable uses within the PCD will be those associated with general and professional office (Uses listed below). No special exception uses shall be allowed.
 - General office, such as dental clinics and laboratories, medical clinics and laboratories, insurance, real estate, architects, engineering, attorneys, accounting, auditing and bookkeeping services, finance offices, and other similar professional business services.
 - c. The following building setbacks and buffering standards shall apply:
 - Front (South): 25' building setback and 10' landscape buffer
 - Side (East): 0' building setback and 5' landscape buffer
 - Side (West): 25' building setback and 15' landscape buffer with a six foot tall masonry wall
 - Rear (North): 10' building setback and 5' landscape buffer
 - d. All outdoor lighting is subject to the Seminole County Land Development Code Section 30.1234.
 - e. The developer shall amenitize retention areas to be counted toward open space requirements per Section 30.1344 of the Land Development Code.
 - f. Narcissus Avenue shall be paved to County standards from C-15 to the end of property frontage.
- (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.

FILE # Z2006-027

DEVELOPMENT ORDER # 06-22000003

(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

OWNER'S CONSENT AND COVENANT

FILE # Z2006-027

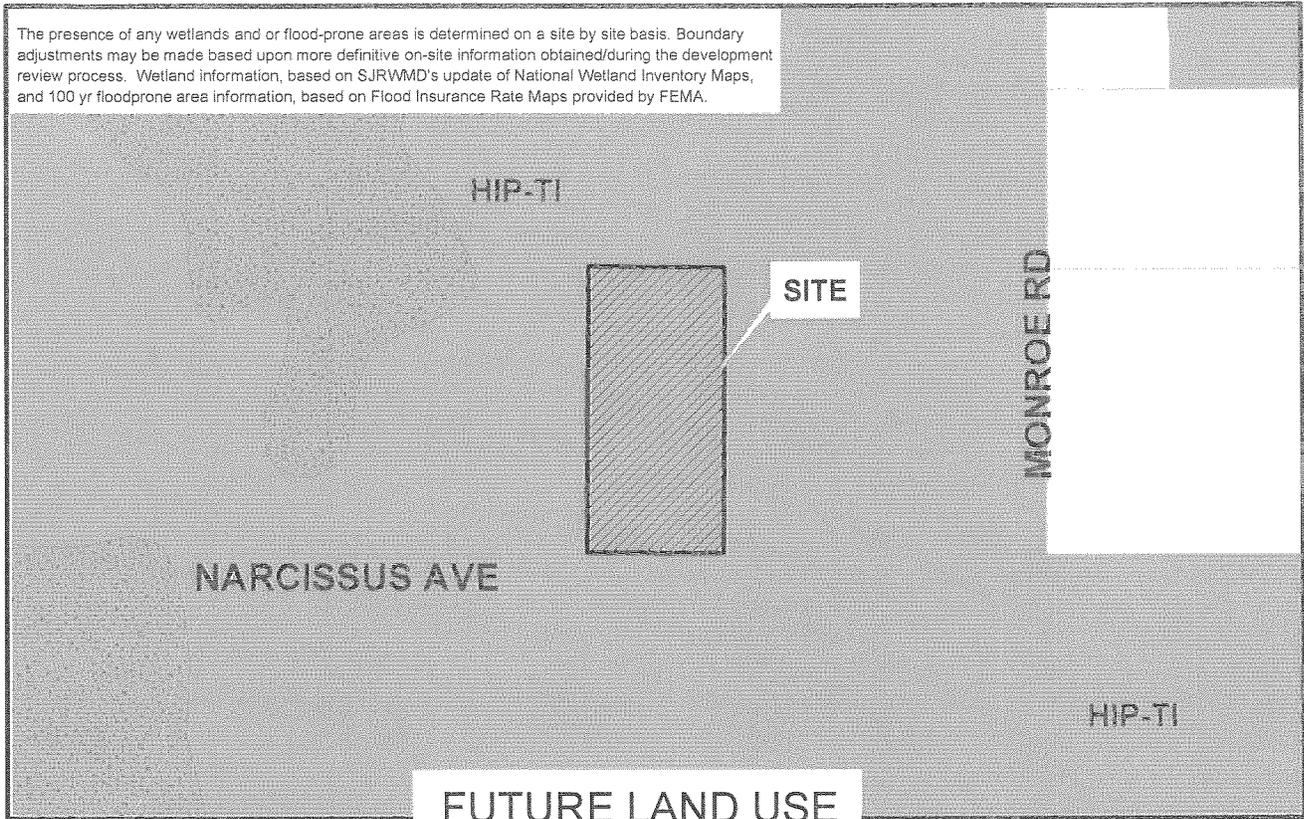
DEVELOPMENT ORDER # 06-22000003

EXHIBIT A

LEGAL DESCRIPTION

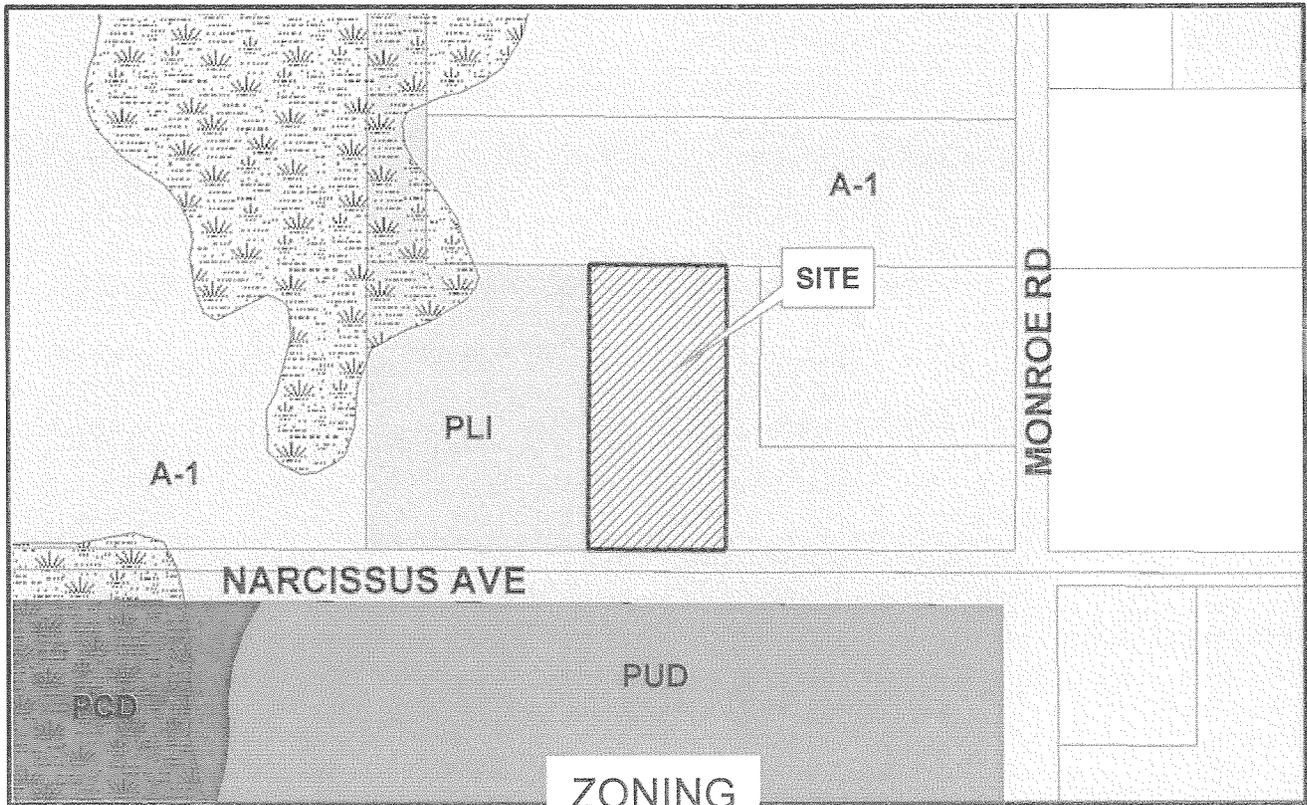
LEG E 150 FT OF W 329.65 FT OF S 1/2 OF LOT F ST JOSEPHS PB 1 PG 114.

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 SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.



Applicant: Max Frei
 Physical STR: 16-19-30-5AC-0000-00F3
 Gross Acres: 1.06 BCC District: 5
 Existing Use: Vacant Res.
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2006-027	A-1	PCD





NARCISSUS AVE

MONROE RD

SITE

Rezone No: Z2006-027
From: A-1 To: PCD

-  Parcel
-  Subject Property



Winter 2006 Color Aerials