

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

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

**SUBJECT:** S.R. 46 High School Rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions)

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

**AUTHORIZED BY:** April Boswell AB **CONTACT:** Austin Watkins AMW **EXT.** 7440

<b>Agenda Date</b> <u>2/7/2007</u>	<b>Regular</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Special Hearing – 6:00</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input checked="" type="checkbox"/>	

**MOTION/RECOMMENDATION:**

- RECOMMEND APPROVAL** of the request to rezone 70.19 ± acres, located northwest of the intersection of S.R. 46 and Brisson Avenue, from A-1 (Agriculture) to PLI (Public Lands and Institutions), based on staff findings, (Cindy Jordan, applicant); or
- RECOMMEND DENIAL** of the request to rezone 70.19 ± acres, located northwest of the intersection of S.R. 46 and Brisson Avenue, from A-1 (Agriculture) to PLI (Public Lands and Institutions), (Cindy Jordan, applicant); or
- CONTINUE** the item to a time and date certain.

District # 5 – Commissioner Carey

Austin Watkins, Planner

**BACKGROUND:**

Cindy Jordan, authorized representative of the Seminole County School Board is requesting to rezone 70.19 ± acres, located northwest of the intersection of S.R. 46 and Brisson Avenue, from A-1 (Agriculture) to PLI (Public Lands and Institutions) for the future construction of a public high school. The Future Land Use designation of the subject property is Commercial (COM) and Low Density Residential (LDR), which allows the requested zoning district.

<b>Reviewed by:</b> _____
<b>Co Atty:</b> <u>ICF</u>
<b>DFS:</b> _____
<b>OTHER:</b> <u>AB</u>
<b>DCM:</b> _____
<b>CM:</b> _____
<b>File No.</b> <u>Z2006-87</u>

The Seminole County School Board is exempt from local building codes and regulations. However, the proposed site must be developed in accordance with Florida Statutes, Chapter 1013 (Educational Facilities) and the Florida Building Code, Section 423 (State Requirements for Educational Facilities). Setbacks, bufferyards, sidewalks, and all site plan related issues will be addressed at the time of site plan approval.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request to rezone 70.19 ± acres, located northwest of the intersection of S.R. 46 and Brisson Avenue, from A-1 (Agriculture) to PLI (Public Lands and Institutions), based on staff findings.

Attachments:

Location Map  
Zoning & Future Land Use Map  
Aerial Map  
Denial Development Order (applicable if the request is denied)  
Rezone Ordinance  
Sanford Airport Authority Letter  
2001 Noise Contour Map  
2009 Noise Contour Map  
2020 Noise Contour Map  
Aircraft Flight Tracks – Recommended Departure Tracks Map  
Aircraft Flight Tracks – Primary Training Activity Map

## S.R. 46 High School

### Rezone from A-1 to PLI

<b>APPLICANT</b>	Cindy Jordan, Seminole County School Board	
<b>PROPERTY OWNER</b>	Stanley H. Sandefur, Trustee	
<b>REQUEST</b>	Rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions)	
<b>PROPERTY SIZE</b>	70.19 ± acres	
<b>HEARING DATE (S)</b>	P&Z: February 7, 2007	BCC: March 27, 2007
<b>PARCEL ID(S)</b>	32-19-31-300-024A-0000 32-19-31-504-0G00-0010 32-19-31-504-0G00-0190 32-19-31-504-0G00-0200 32-19-31-504-0G00-0210 32-19-31-504-0H00-0010 32-19-31-504-0H00-0050	
<b>LOCATION</b>	Northwest of the intersection of S.R. 46 and Brisson Avenue.	
<b>FUTURE LAND USE</b>	Commercial and Low Density Residential	
<b>ZONING</b>	A-1 (Agricultural) district	
<b>FILE NUMBER</b>	Z2006-87	
<b>COMMISSION DISTRICT</b>	#5 – Carey	

#### PROPOSED DEVELOPMENT:

The applicant is proposing the future construction of a public high school on the subject property. High Schools are a special exception in the A-1 zoning district, however, special exceptions expire one (1) year after approval. Public high schools are a permitted use in the PLI zoning district. The proposed development is not currently in the Seminole County's School Board 5 year Capital Improvement Plan.

#### ANALYSIS OVERVIEW:

##### ZONING REQUEST

The following table depicts the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested PLI (Public Lands and Institutions) district:

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Zoning (PLI)
Minimum Lot Size	43,560	Not Applicable
Minimum House Size	Not Applicable	Not Applicable
Minimum Width at Building Line	150 feet	Not Applicable
Front Yard Setback	50 feet	25 feet
Side Yard Setback	10 feet	25 feet
(Street) Side Yard Setback	50 feet	25 feet
Rear Yard Setback	30 feet	25 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)	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.	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.	1-Acre
PLI (proposed)	Public lands, buildings and institutions, and major public and quasi-public institutional uses, which include, but are not limited to: public parks, parkways, reserves, golf courses, playgrounds, playfields, zoos, arboretums, museums, historic and cultural activities, water conservation and flood-control installations, schools, colleges and universities, children's homes, convalescent homes, homes for the aged, correctional institutions, rehabilitation centers, public housing, utilities installation, communications towers, and offices and other similar or related facilities.	Special Exceptions for public lands, buildings and institutions, and major public and quasi-public institutional uses, which include: public cemeteries, airports, sewerage and water supply installations, landfills, hospitals, solid waste transfer and recovery stations, warehouses, storage facilities, and disposal of materials by burning or on land.	N/A

## COMPATIBILITY WITH SURROUNDING PROPERTIES

The surrounding area has Low Density Residential and Commercial Future Land Use designations. The subject property is surrounded by low density residential developments to the east, west (City of Sanford), and north. Adjacent to the northern property line is an existing County owned borrow pit. South of the subject property is the Orlando Sanford International Airport and southeast of the subject property adjacent to the site is an existing church, the Outreach Deliverance Center. An existing school, Midway Elementary is located approximately 1500 feet east of the subject property. Additionally, an elementary and middle school site were included in the approved Cameron Heights Planned Unit Development which is approximately 5000 feet east of the subject property.

The 2001 Noise Contour Maps show a small portion of the southeastern property located within the 65 DNL Noise Contour. According to the 2009 Noise Contour Maps, the Orlando Sanford International Airport predicts that the 65 DNL Noise Contour Line will move southward affecting only a very small portion of the

southeastern section of the property. By 2020 the 65 DNL Noise Contour Line is predicted to be located approximately 450 feet south of S.R. 46, no longer affecting the subject property.

The proposed use of a public high school will provide a compatible transition of use from the existing airport to the south, up to the current and future residential development to the north. The PLI zoning district is an allowable zoning classification within the surrounding Low Density Residential, Medium Density Residential, and Commercial Future Land Use designations. The proposed use of a public high school is consistent with the character of the area due to the existing and proposed schools and the current and future residential and commercial development.

### **SITE ANALYSIS:**

#### **ENVIRONMENTAL IMPACTS**

##### *Floodplain Impacts:*

Based on FIRM map 12117C0065E, with an effective date of April 17, 1995, there appears to be 35 ± acres of 100 year floodplain on the subject property. Compliance with Land Development Code regulations concerning floodplains will be required at the time of site plan approval.

##### *Wetland Impacts:*

Based on preliminary aerial photos and a County wetland map analysis, there appears to be wetlands on the subject property. Compliance with Land Development Code regulations concerning wetlands will be required at the time of site plan approval.

##### *Endangered and Threatened Wildlife:*

Based on a preliminary analysis, there are endangered and threatened wildlife on the subject property. A listed species survey will be required prior to site plan approval.

##### *Utilities:*

The site is located in the City of Sanford utility service area, and will be required to connect to public utilities. There is an 8-inch water main on the south side of E S.R. 46 and a 6-inch force main on the south side of E S.R. 46. The subject property is not in the ten year master plan for reclaimed water. An alternative source for irrigation water, such as a shallow well, will be required until reclaimed water becomes available.

*Transportation / Traffic:*

The property proposes access onto S.R. 46, which is classified as an arterial road. Currently, this section of S.R. 46 operates above capacity and is scheduled for the initial stages of design for widening between Mellonville Avenue and S.R. 415 by the Florida Department of Transportation. However, this project is not yet funded.

*Drainage:*

The proposed project is located within the Midway Drainage Basin, and has limited downstream capacity. Based on a preliminary review, the site may have to be designed to hold the 100 year / 24 hour event (total retention) as well as compensate for any floodplain impacts.

*Airport Noise Compatibility:*

The Orlando Sanford International Airport's FAR Part 150 Study (Airport Noise Compatibility) has found that educational facilities are a compatible land use within the 55-65 DNL. Further, the Federal Aviation Authority has found that educational facilities are a compatible land use in areas below 65 DNL.

The 2001 Existing Noise Contour map identified that the southeast portion of the subject property is located within the 65 DNL Noise Contour Line. Further, the 2009 Future Noise Contour map identified that a small portion of the southeast corner of the subject property is located within the 65 DNL Noise Contour Line. However, the 2020 Future Noise Contour map identified that no area of the subject property is within the 65 DNL Noise Contour Line and that the 65 DNL Noise Contour Line is predicted to move southward approximately 450 feet south of S.R. 46.

The Aircraft Flight Tracks – Recommended Departure Track map shows no direct flight plan over the subject property. However, the Aircraft Flight Tracks – Primary Training Activity map indicates that the subject property is located within the ILS Training Corridor and will experience occasional overfly activity.

**APPLICABLE POLICIES:**

**FISCAL IMPACT ANALYSIS**

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

**SPECIAL DISTRICTS**

The subject property is located within the Airports Overlay. The proposed use is consistent with the regulations set forth in the Airports Overlay.

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

The County's Comprehensive Plan is designed to preserve and enhance the public health, safety and welfare through the management of growth, provision of adequate public services and the protection of natural resources.

The proposed project is consistent with the following list of policies (there may be other provisions of the Comprehensive Plan that apply that are not included in this list):

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  
Policy TRA 5.13: Orlando Sanford International Airport Area  
Policy FLU 7.4: School Sites  
Policy FLU 9.1: Orlando Sanford International Airport

### **INTERGOVERNMENTAL NOTIFICATION:**

An intergovernmental notice was sent to the City of Sanford and Sanford Airport Authority on December 11, 2006. The Sanford Airport Authority issued a letter of no objection on January 2, 2007.

### **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 70.19 ± acres, located northwest of the intersection of S.R. 46 and Brisson Avenue, from A-1 (Agriculture) to PLI (Public Lands and Institutions).

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On March 27, 2007, Seminole County issued this Denial Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

**Property Owner(s):** Stanley H. Sandefur, Trustee

**Project Name:** S.R. 46 High School Rezone

**Requested Development Approval:** The applicant is requesting to rezone 70.19 ± acres, located on the north side of S.R. 46 and the west side of Birsson Avenue, from A-1 (Agriculture) to PLI (Public Lands and Institutions), for the future construction of a public high school.

The Board of County Commissioners has determined that the rezone request from A-1 (Agriculture) to PLI (Public Land and Institutions) is not compatible with the surrounding area to the south and could not be supported.

After fully considering staff analysis titled "S.R. 46 High School Rezone" and all evidence submitted at the public hearing on March 27, 2007, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions) should be denied.

**ORDER****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

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

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Carlton D. Henley, Chairman

**EXHIBIT "A"**Description Parcel 1:

Commencing at the South 1/4 corner of Section 32, Township 19 South, Range 31 East, Seminole County, Florida, run North along the East line of the Southwest 1/4 of said Section 32, 326.00 feet; thence North 89°36'24" West 25.00 feet for a Point of Beginning; thence North 89°36'24" West, 1,302.26 feet along the North Right of Way line of Spruce Street as recorded in the PLAT OF SANFORD GROVE, A REPLAT OF SECTION 1, as recorded in Plat Book 4, Page 21, of the Public Records of Seminole County, Florida; thence South 00°04'47" West 296.00 feet to the North right of way line of Highway 46; thence North 89°36'24" West along said Right of Way 381.31 feet; thence North 00°23'36" East 5.00 feet; thence North 89°36'24" West 600 feet; thence North 00°23'36" East 5.00 feet; thence North 89°36'24" West 347.08 feet to the West line of the Southwest 1/4 of Section 32, Township 19 South, Range 31 East, Seminole County, Florida; thence North 00°09'32" East 1534.80 feet along said West line of Southwest 1/4; thence South 89°34'59" East 2,626.74 feet; thence South along the West Right of Way of Brisson Avenue 1,247.74 feet to the Point of Beginning, LESS the North 331.81 feet thereof.

Parcel 2:

Lots 1 through 11 and Lots 14 through 20 Block "H"; and Lots 1 through 22, Block G, REPLAT OF SECTION NO.1, SANFORD GROVE, according to the Plat recorded in Plat Book 4, Page 21, of the Public Records of Seminole County, Florida. Subject to a right of way over the South 100.00 feet of said plat.

TOGETHER WITH that drainage retention easement in favor of Stanley H. Sandefur, Trustee as recorded in Official Records Book 3896, Page 1602, Public Records of Seminole County, Florida.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE PLI (PUBLIC LANDS AND INSTITUTIONS) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; 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 "S.R. 46 High School Rezone", dated March 27, 2007.

(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) to PLI (Public Lands and Institutions):

**SEE ATTACHED EXHIBIT A**

**Section 3. 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 upon filing a copy of this Ordinance with the Florida Department of State by the Clerk of the Board of County Commissioners.

ENACTED this 27th day of March 2007.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton D. Henley  
Chairman

## EXHIBIT A LEGAL DESCRIPTION

### Description Parcel 1:

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### Parcel 2:

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TOGETHER WITH that drainage retention easement in favor of Stanley H. Sandefur, Trustee as recorded in Official Records Book 3896, Page 1602, Public Records of Seminole County, Florida.



January 2, 2007

Austin Watkins, Planner  
Seminole County Planning Division  
1101 E. 1<sup>st</sup> Street  
Sanford, FL 32771

Dear Mr. Watkins:

Thank you for your recent e-mail concerning the proposed rezoning of a parcel of land north of route 46, from A-1 (Agriculture) to PLI (Public Lands and Institutions), north of the Orlando Sanford International Airport to construct a high school. From the airport's perspective, the proposed future high school will be a welcome addition to the local community.

Specifically, the Federal Aviation Administration has established guidance on vertical construction within close proximity of airports. At the proposed site, the limiting construction height would be about 150 ft. AGL or about 205 ft. MSL. This limiting construction height is based on Federal Aviation Regulation (FAR) Part 77. In addition, there are height restrictions near final approach and departure corridors that serve the Airport's runways. These restrictions are described in the FAA's terminal area procedures guidance. The proposed high school would be well clear of those terminal area limitations. Therefore, with respect to construction height, the proposed high school does not present any problem.

The proposed high school site is, however, relatively close to the airport and will experience aircraft over flight based on its proximity and aircraft generated noise from aircraft using the field. Your noise consultant will be able to better explain the FAA's noise metric, but simply put, the FAA uses decibels in the form of DNL, or a day/night weighted average to describe noise around the airport. As mentioned above, the proposed site will experience occasional over flight, but noise should not be a factor. Seminole County does require residential land developers and owners to sign a simple aviation easement acknowledging the presence of the airport. A similar document might be required in your case.

Thank you for the opportunity to comment on your e-mail, and I wish you success in your development. Should you need any additional information on this subject please do not hesitate to contact me at 407 585-4002.

Sincerely,

Larry A. Dale  
President & CEO

SANFORD AIRPORT  
AUTHORITY  
Board of Directors

\* \* \* \* \*

G. Geoffrey Longstaff  
*Chairman*

Clyde H. Robertson, Jr.  
*Vice Chairman*

Whitey Eckstein  
*Secretary/Treasurer*

Tim Donihi  
*Board Member*

Col. Charles H. Gibson  
*Board Member*

William R. Miller  
*Board Member*

Brindley B. Pieters  
*Board Member*

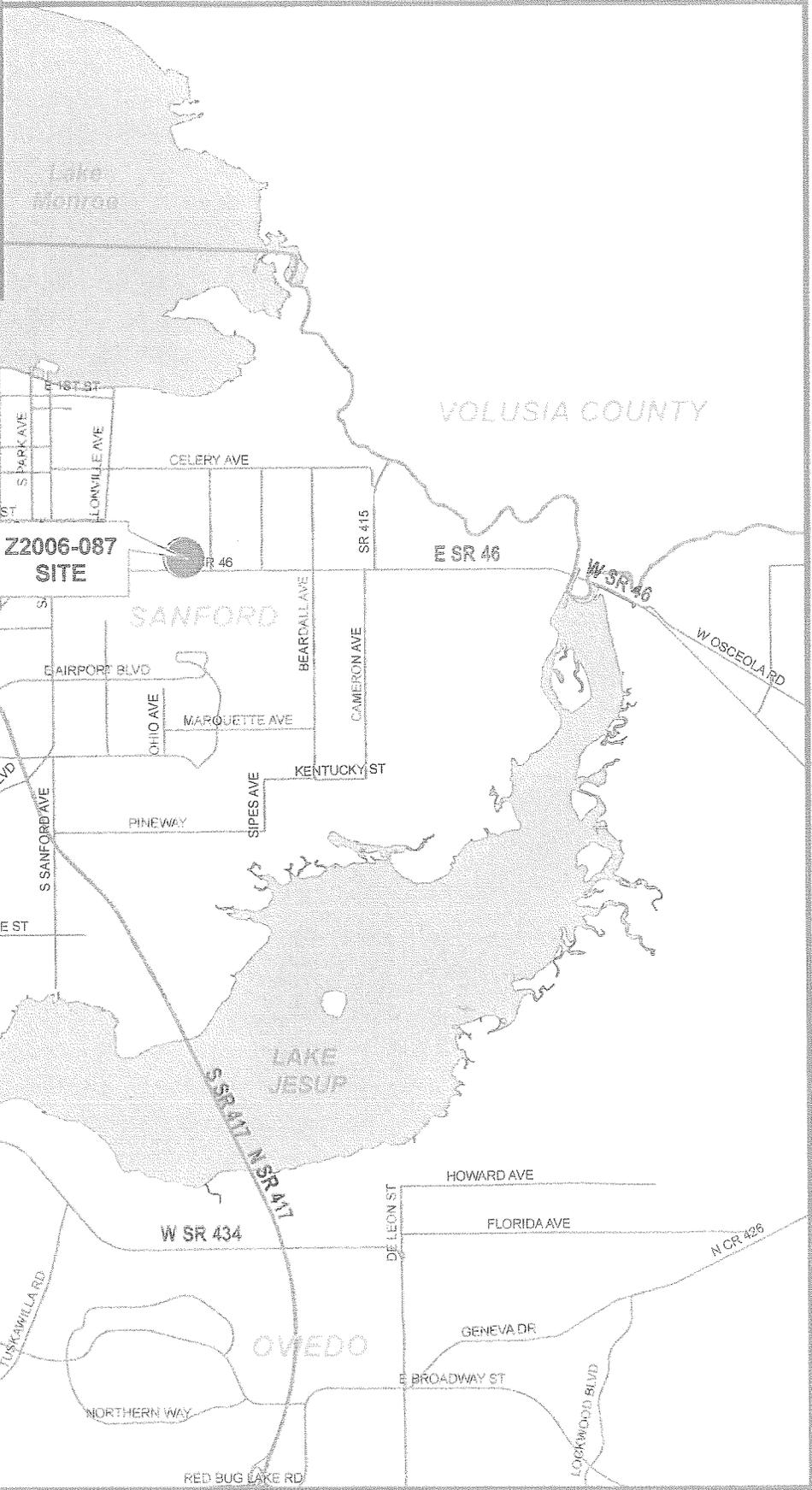
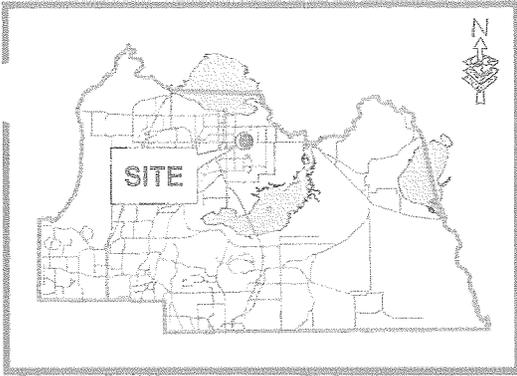
John A. Williams  
*Board Member*

A.K. Shoemaker  
*Chairman Emeritus*

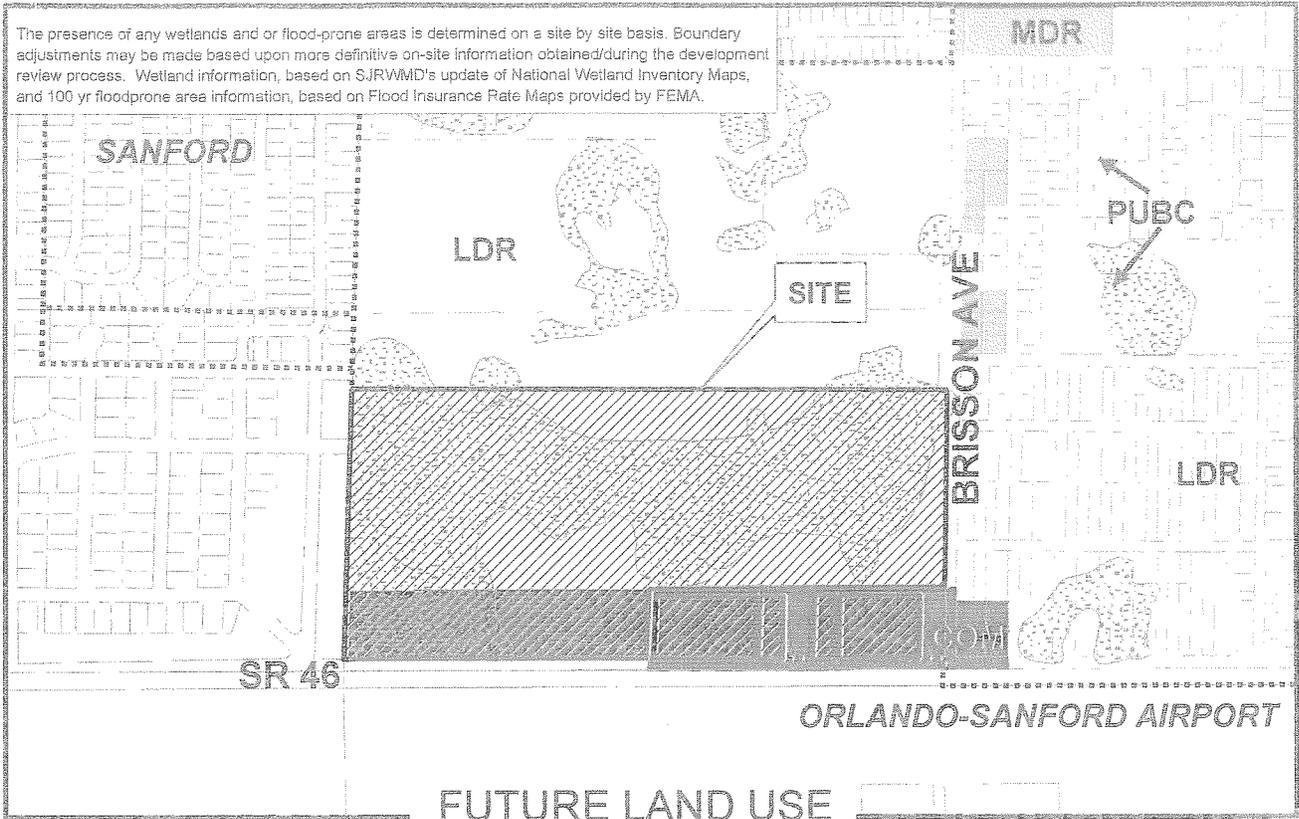
Kenneth W. Wright  
*Airport Counsel*

Larry A. Dale, C.M.  
*President & CEO*

\* \* \* \* \*



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.

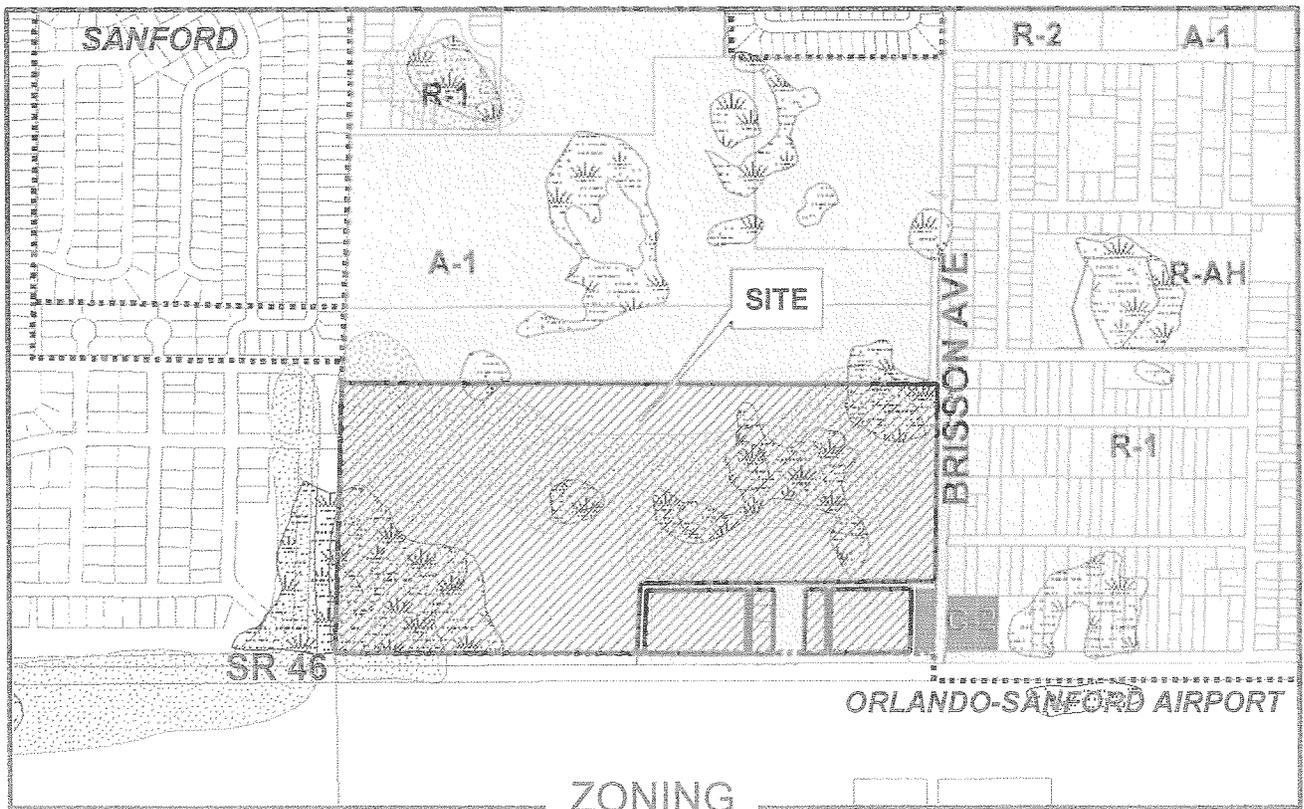


**FUTURE LAND USE**

LDR    MDR    COM    PUBC    Site    Municipality    CONS

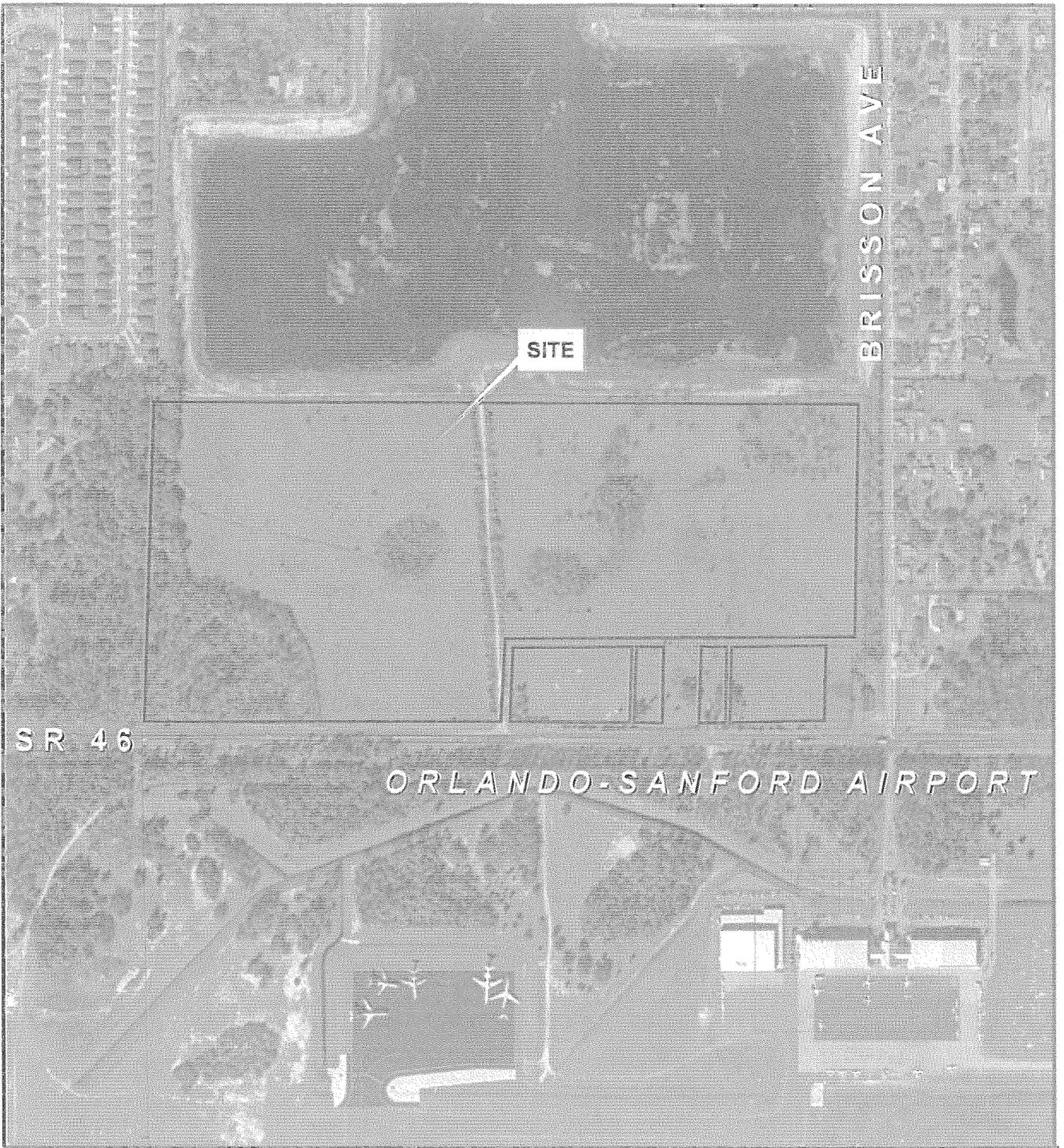
Applicant: Cindy Jordan, SC School Board  
 Physical STR: 32-19-31  
 Gross Acres: 70.19 +/-      BCC District: 5  
 Existing Use: Vacant  
 Special Notes: None

	Amend/Rezone#	From	To
FLU	n/a	--	--
Zoning	Z2006-087	A-1	PLI



**ZONING**

A-1    R-1    R-2    R-AH    C-2    FP-1    W-1



SITE

BRISSON AVE

SR 46

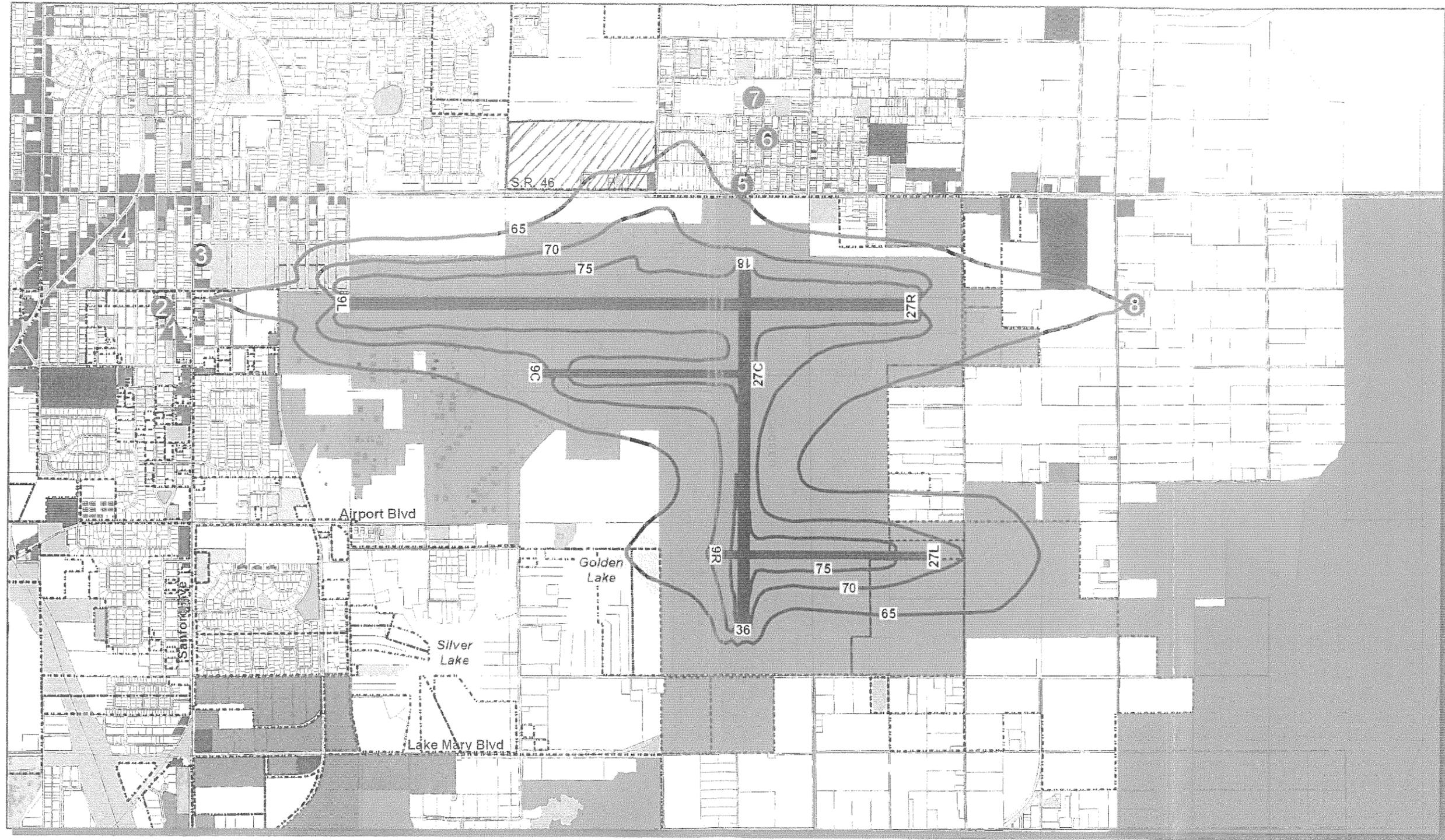
ORLANDO-SANFORD AIRPORT

Rezone No: Z2006-087  
From: A-1 To: PLI

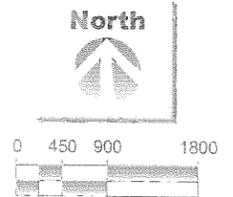
-  Parcel
-  Subject Property



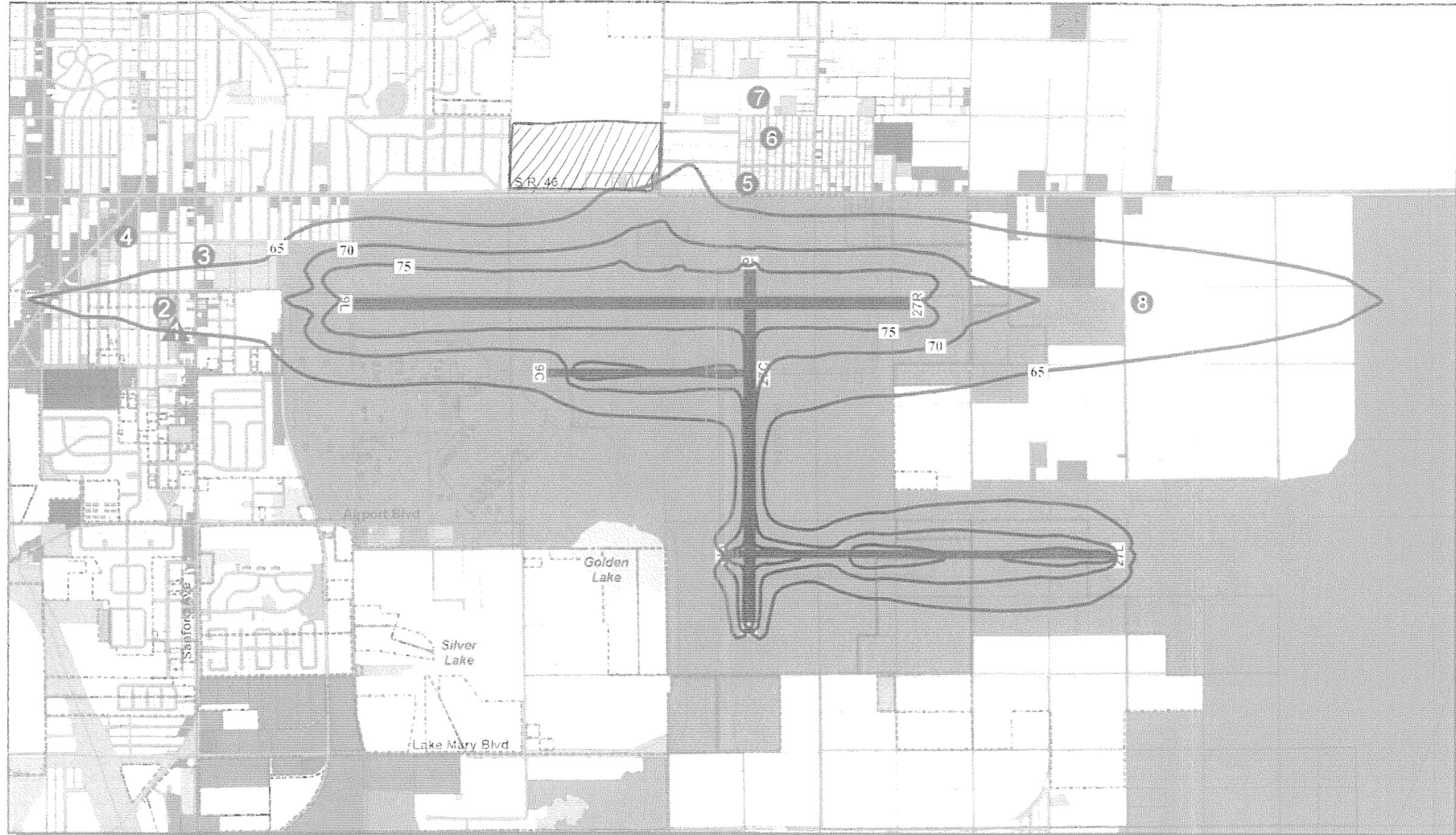
Winter 2006 Color Aerials



- |                    |               |                           |               |
|--------------------|---------------|---------------------------|---------------|
| Agriculture        | Commercial    | Single Family Residential | City Boundary |
| Parks / Recreation | Industrial    | Multi Family Residential  | Church        |
| Conservation       | Institutional | Public Use Facility       | School        |
| Water              | Vacant        | Airport Property          |               |

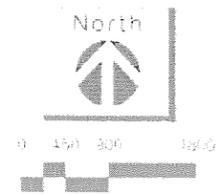


As Prepared By:  
Environmental Science Associates  
for the 2001 FAR Part 150 Study

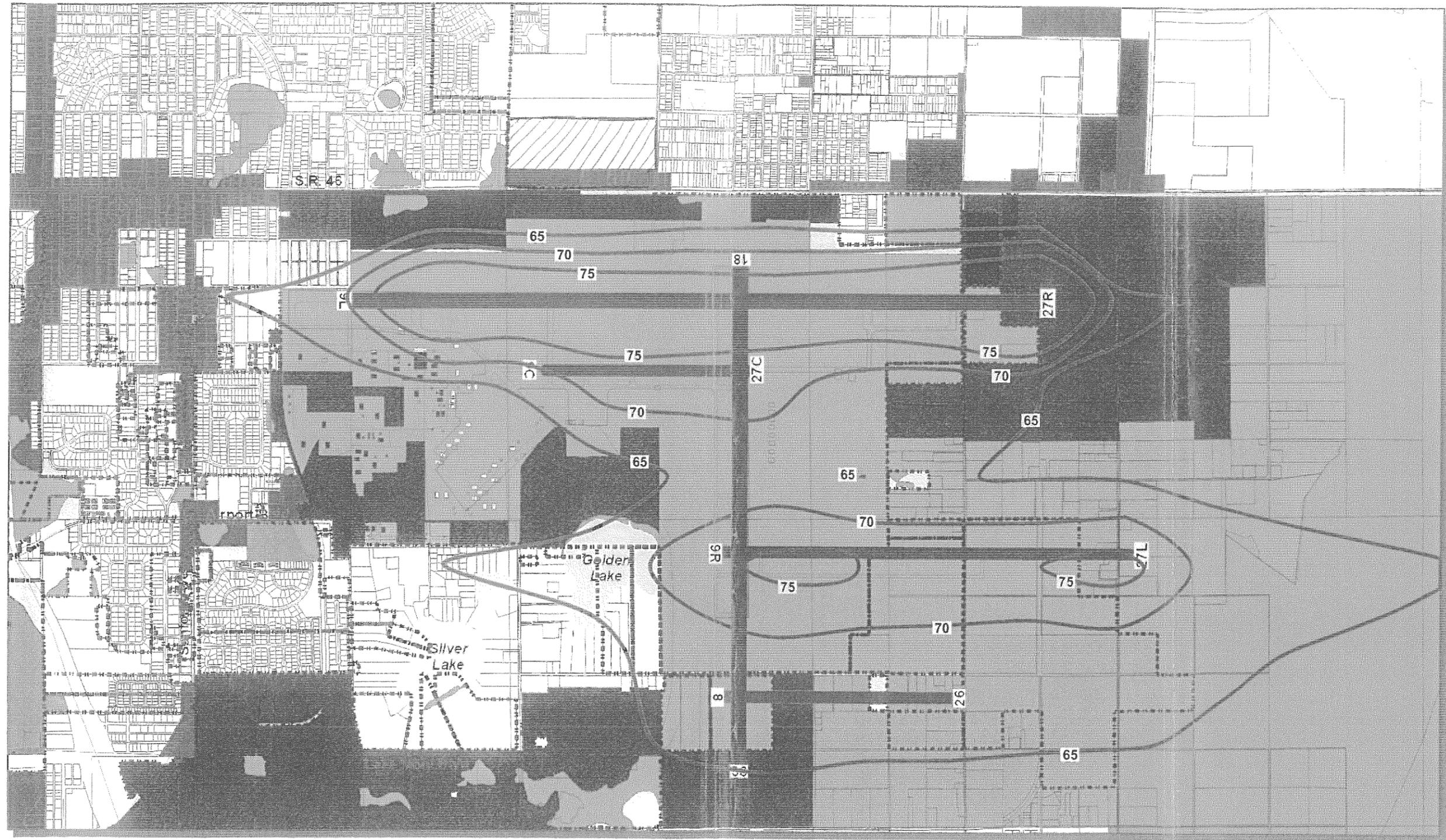


Source: Orlando Sanford International Airport  
 2004 Noise Exposure Maps Update, June 6, 2005  
 Prepared by ESA

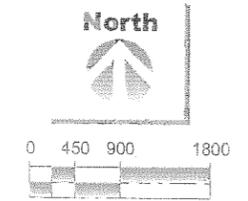
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|--------------------|---------------|---------------------------|---------------|
| Agriculture        | Commercial    | Single Family Residential | City Boundary |
| Parks / Recreation | Industrial    | Multi Family Residential  | Church        |
| Conservation       | Institutional | Public Use Facility       | School        |
| Water              | Vacant        | Airport Property*         | DNL Contours  |



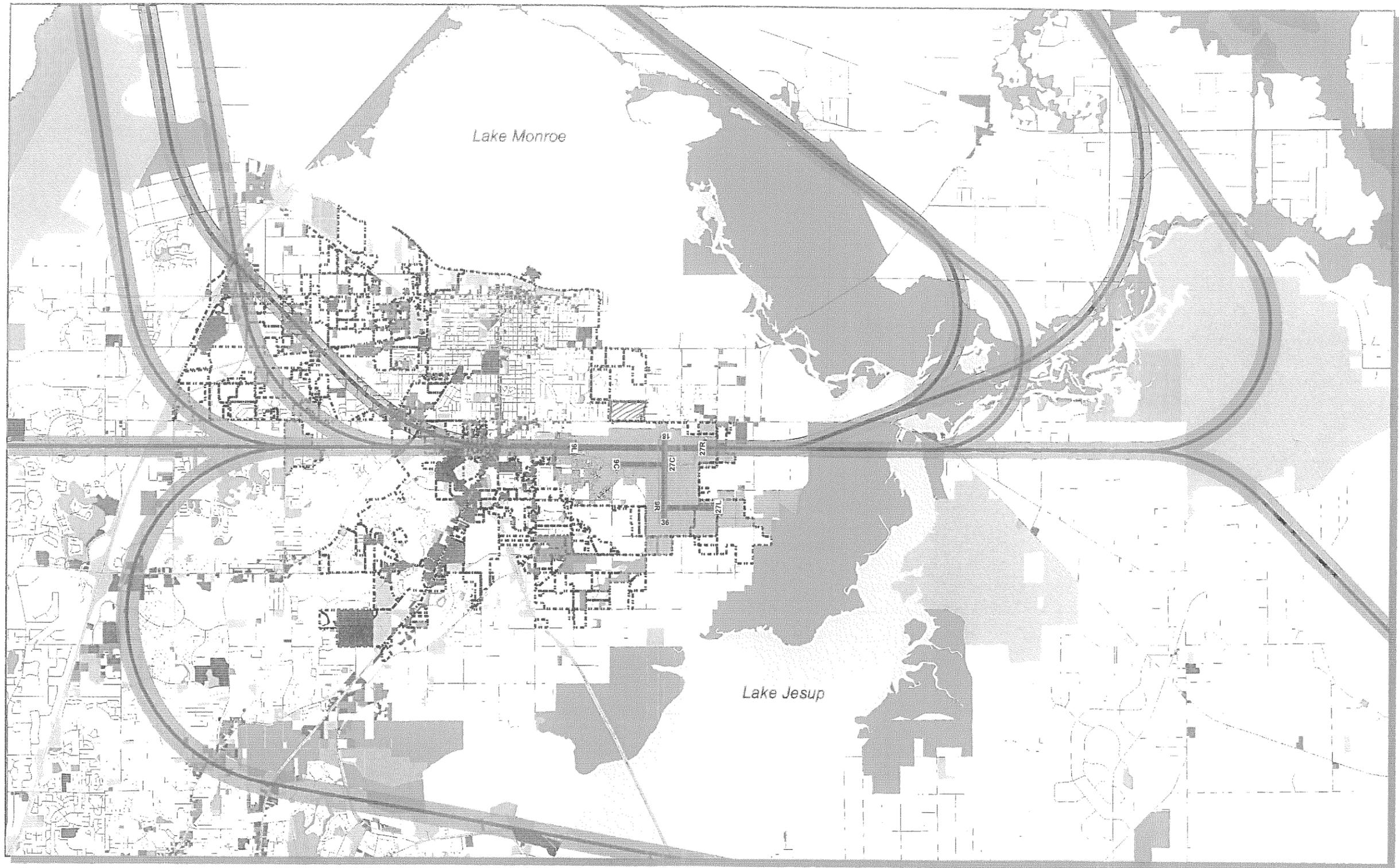
\* Future airport property includes parcels scheduled for acquisition



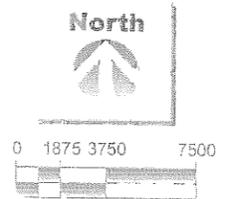
- |                             |                                |                           |               |
|-----------------------------|--------------------------------|---------------------------|---------------|
| Suburban Estates            | Commercial                     | Single Family Residential | City Boundary |
| Preservation                | Industrial                     | Multi Family Residential  |               |
| High Density Residential    | Higher Intensity Planned (HIP) | Public Use Facility       |               |
| Airport Industry / Commerce |                                | Airport Property          |               |



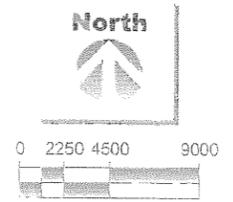
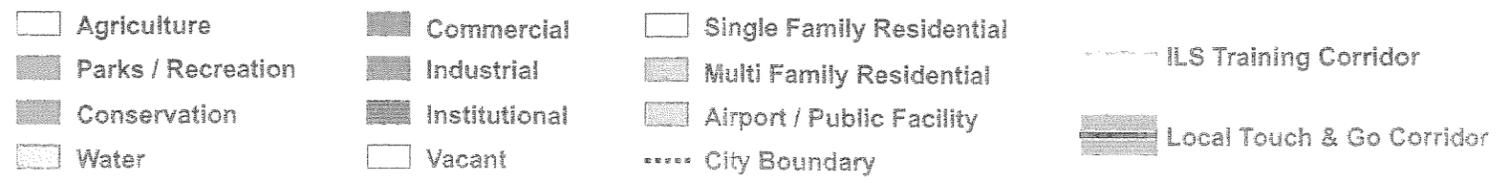
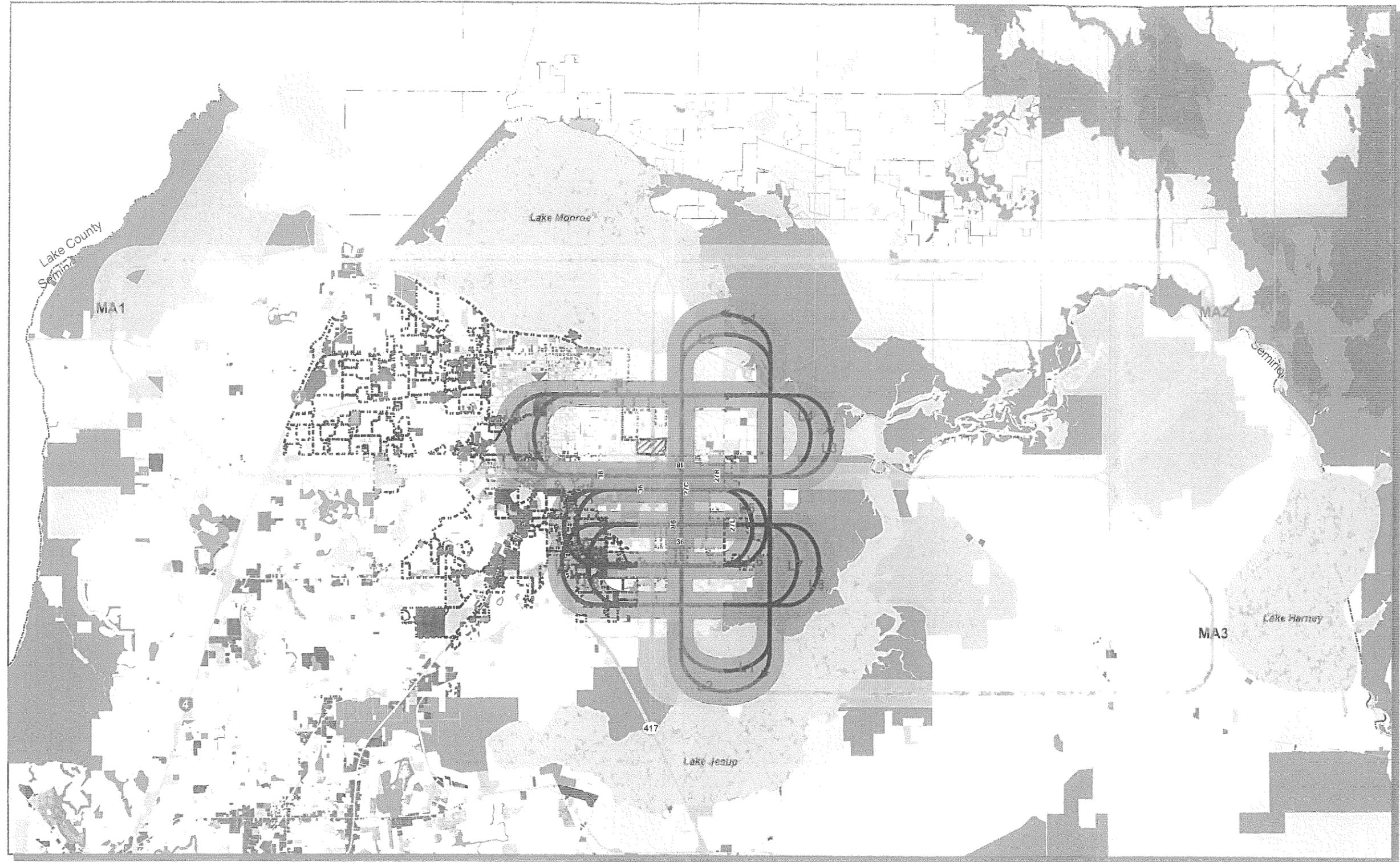
Future Land Use Provided by:  
Environmental Science Associates  
and Seminole County



- |                    |               |                           |  |
|--------------------|---------------|---------------------------|--|
| Agriculture        | Commercial    | Single Family Residential | Existing Departure Corridor              |
| Parks / Recreation | Industrial    | Multi Family Residential  | Proposed Departure Corridor Modification |
| Conservation       | Institutional | Airport / Public Facility |  |
| Water              | Vacant        | City Boundary             |  |



As Prepared By:  
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for the 2001 FAR Part 150 Study



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