

ITEM # _____

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

SUBJECT: Obeda Property Small Scale Land Use Amendment and Rezone

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

AUTHORIZED BY: Tina Williamson **CONTACT:** Austin Watkins **EXT.** 7440

| | | | |
|------------------------------|---|---|-----------------------------------|
| Agenda Date <u>7/11/2007</u> | Regular <input type="checkbox"/> | Work Session <input type="checkbox"/> | Briefing <input type="checkbox"/> |
| | Special Hearing – 6:00 <input type="checkbox"/> | Public Hearing – 7:00 <input checked="" type="checkbox"/> | |

MOTION/RECOMMENDATION:

1. **RECOMMEND APPROVAL** of a Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) and a Rezone from A-1 (Agriculture) to PUD (Planned Unit Development), for 1.46 ± acres located at the southeast corner of State Road 426 and East Red Bug Road, and recommend approval of the attached Preliminary Master Plan and Development Order, based on staff findings (Obeda Property / Mike Dowd, applicant); or
2. **RECOMMEND DENIAL** of a Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) and a Rezone from A-1 (Agriculture) to PUD (Planned Unit Development), for 1.46 ± acres located at the southeast corner of State Road 426 and East Red Bug Road, and recommend approval of the attached Preliminary Master Plan and Development Order (Obeda Property / Mike Dowd, applicant); or
3. **CONTINUE** the public hearing until a time and date certain.

District 1 – Commissioner Dallari

Austin Watkins, Planner

BACKGROUND:

The applicant, Mike Dowd, is requesting a Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development). The applicant is proposing a commercial

| | |
|--------------|-----------------|
| Reviewed by: | _____ |
| Co Atty: | <u>KFT</u> |
| DFS: | _____ |
| OTHER: | _____ |
| DCM: | _____ |
| CM: | _____ |
| File No. | <u>Z2007-28</u> |

development with OP (Office) and CN (Restricted Neighborhood Commercial) uses plus amusement and recreation within an enclosed building, bakeries where all goods are sold on premise as retail, banks, churches, day nurseries, kindergartens, furniture stores, hardware stores, pet stores, quick print shop, restaurants without drive-in, and above-office/retail flats. The Board of Adjustment may consider the following special exception for approval: public utility structures, quarters in conjunction with a commercial use to be occupied by the owner or the operator of the business, hospitals, nursing homes, and all communication towers upon separate application for a special exception by the applicant. The applicant is proposing a maximum building square footage of 15,000 square feet.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of a Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development), for 1.46 ± acres located at the southeast corner of State Road 426 and East Red Bug Road, and recommends approval of the attached Preliminary Master Plan and Development Order.

Attachments:

- Location Map
- Zoning and Future Land Use Map
- Aerial Map
- Preliminary Master Plan
- Development Order
- Ordinance
- Denial Development Order
- Applicant's Small Scale LUA Justification Statement

Obeda Property SSLUA and Rezone

SSLUA from LDR to PD and Rezone from A-1 to PUD

| | | |
|----------------------------|---|----------------------|
| APPLICANT | Mike Dowd, Charter One Realty | |
| PROPERTY OWNER | Marian K. Obeda | |
| REQUEST | Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) and a Rezone from A-1 (Agriculture) to PUD (Planned Unit Development) | |
| PROPERTY SIZE | 1.46 ± acres | |
| HEARING DATE (S) | P&Z: July 11, 2007 | BCC: August 14, 2007 |
| PARCEL ID | 20-21-31-501-0000-0050 | |
| LOCATION | Southeast corner of State Road 426 and East Red Bug Road | |
| FUTURE LAND USE | LDR (Low Density Residential) | |
| ZONING | A-1 (Agriculture) | |
| FILE NUMBER | Z2007-28 | |
| COMMISSION DISTRICT | #1 – Dallari | |

CONSISTENCY WITH THE VISION 2020 COMPREHENSIVE PLAN:

FLU Element Plan Amendment Review Criteria:

The Future Land Use Element in the Comprehensive Plan lays out certain criteria that proposed future land use amendments must be evaluated against. Because this is a small area Future Land Use amendment with localized impacts, an individual site compatibility analysis is required utilizing the following criteria:

A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.

Staff Evaluation

The subject property is located in a transitioning area. While Low Density Residential is the predominant Future Land Use designation on the east side of State Road 426, the land use and zoning is transitioning to a more commercial form along the entire length of State Road 426. North of the subject property, the City of Oviedo has transmitted a Large Scale Land Use Amendment to the Florida Department of Community Affairs for a multi-use project, including 55,300 square feet of retail, 129,700 square feet of office and 70 townhome units. On the west side of State Road 426 are large tracts of property with Commercial Future Land Use designations.

B. Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.

C. Whether the site will be able to comply with flood prone regulations, wetland regulations and all other adopted development regulations.

D. Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).

Staff Evaluation

The development will have to undergo Concurrency Review prior to Final Engineering approval and must meet all Concurrency standards in order to proceed.

The site will have to comply with all Land Development Regulations regarding development in and around wetland and floodplain areas at the time of Final Engineering. However, there appears to be no wetlands or flood prone areas on the subject property

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

E. Whether the proposed use is compatible with surrounding development in terms of community impacts and adopted design standards of the Land Development Code.

Staff Evaluation

The subject property is adjacent to Low Density Residential FLU to the north, east and south. However, Staff finds that the proposed Preliminary Master Plan demonstrates a compatible transition between Low Density Residential FLU and the proposed uses. The applicant is proposing a 50' building setback and 15' landscaped buffer containing a 6' masonry wall and 8 canopy and 4 sub-canopy trees every 100' feet for the eastern and southern property boundaries. A 25' building setback and 15' landscaped buffer including a 3' hedge, 8 canopy and 4 sub-canopy trees every 100' is proposed for the northern property boundaries. Further, the uses proposed by the applicant are consistent with the Neighborhood Commercial definition in the Seminole County Comprehensive Plan, which allows for less intensive uses and impacts.

F. Whether the proposed use furthers the public interest by providing:

- 1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site**
- 2. Dedications or contributions in excess of Land Development Code requirements**
- 3. Affordable housing**
- 4. Economic development**

5. Reduction in transportation impacts on area-wide roads

6. Mass transit

Staff Evaluation

The applicant is not proposing any additional facility improvements above and beyond requirements of the Seminole County Land Development Code. The applicant is proposing buffering standards that are in excess of the Seminole County Land Development Code requirements. The applicant's proposal does not consider affordable housing, economic development, mass transit, nor reduction in transportation impacts.

G. Whether the proposed land use designation is consistent with any other applicable Plan policies, the Strategic Regional Policy Plan and the State Comprehensive Plan.

The following are other applicable Vision 2020 Policies and Exhibits and staff's evaluation:

Policy FLU 2.5: Transitional Land Uses

The County shall evaluate Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between varying intensities of residential uses and in managing redevelopment of areas no longer appropriate as viable residential areas. *Exhibit FLU: Appropriate Transitional Land Uses* is to be used in determining appropriate transitional uses.

Staff Evaluation

Exhibit FLU: Appropriate Transitional Land Uses in the Future Land Use Element is used as a guide in evaluating compatibility between proposed and adjacent land uses. The proposed Future Land Use designation on the subject property is PD (Planned Development). Planned Development FLU limits the subject property to the uses approved at the time of approval, any additional uses require a land use amendment from PD to PD. The applicant proposes a development that adheres to the definition of Neighborhood Commercial, as defined by the Seminole County Comprehensive Plan. Neighborhood Commercial may be a compatible FLU designation adjacent to Low Density Residential FLU if sensitive site design standards are utilized, per *Exhibit FLU: Appropriate Transitional Lands Uses*.

Staff finds that the applicant's proposal provides buffering and uses that create a sensitive site design.

ANALYSIS OVERVIEW:

ZONING REQUEST

The following tables depict the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested district of PUD (Planned Unit Development):

| DISTRICT REGULATIONS | Existing Zoning (A-1) |
|--------------------------------|------------------------------|
| Minimum Lot Size | 1-acre |
| Minimum House Size | N/A |
| Minimum Width at Building Line | 150 feet |
| Front Yard Setback | 50 feet |
| Side Yard Setback | 10 feet |
| (Street) Side Yard Setback | 50 feet |
| Rear Yard Setback | 30 feet |
| Maximum Building Height | 35 feet |

| DISTRICT REGULATIONS | Proposed Zoning (PUD) |
|--------------------------------------|------------------------------|
| Minimum Lot Size | N/A |
| Minimum House Size | N/A |
| Minimum Width at Building Line | N/A |
| North Setback from property boundary | 25 feet |
| South Setback from property boundary | 50 feet |
| East Setback from property boundary | 50 feet |
| West Setback from property boundary | 25 feet |
| Maximum Building Height | 35 feet |

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) | PUD (proposed) |
|------------------------|---|--|
| Permitted Uses | 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 including one (1) guesthouse or cottage, docks and boathouses, churches, community residential homes (group homes and foster care facilities) housing six (6) or fewer permanent unrelated residents. | OP (Office) and CN (Restricted Neighborhood Commercial) uses plus amusement and recreation within an enclosed building, bakeries where all goods are sold on premise as retail, banks, churches, day nurseries, kindergartens, furniture stores, hardware stores, pet stores, quick print shop, restaurants without drive-in, and above-office/retail flats. |
| Special Exception Uses | 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 | Alcoholic beverage establishments, public utility structures, living quarters in conjunction with a commercial use to be occupied by the owner or operator, nursing homes, and communication towers. |

| Uses | A-1 (existing) | PUD (proposed) |
|------------------|--|----------------|
| | 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. | |
| Minimum Lot Size | 1-Acre | N/A |

COMPATIBILITY WITH SURROUNDING PROPERTIES

Staff has reviewed the proposed Small Scale Land Use Amendment and rezone and determined that the buffers and uses proposed are consistent with the trend of development and compatible with surrounding properties.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FIRM map 12117C0165E, with an effective date of April 17, 1995, as well as preliminary DFIRMs, the entire site lies in floodzone "X", outside the 100 year floodplain.

Wetland Impacts:

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

Endangered and Threatened Wildlife:

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

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3), 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. The applicant will be 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 Future Land Use (LDR) | Proposed Land Use (PD) Calculated as general retail | Net Impact |
|-----------------|--------------------------------|---|------------|
| Water (GPD) | 350 | 5,250 | 4,900 |
| Sewer (GPD) | 300 | 3,937 | 3,637 |
| Traffic (ADT) | 10 | 579 | 69 |

Utilities:

The site is located in the Southeast Seminole County utility service area, and will be required to connect to public utilities. There is a 12-inch water main on the west side of W State Road 426 and a 12-inch force main on the east side of W. State Road 426. The subject property is 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 State Road 426, which is classified as an Arterial Road. State Road 426 is currently operating at a level-of-service "B" and does not have improvements programmed in the FDOT 5-year Work Program.

Public Safety:

The County Level-Of-Service standard for fire protection and rescue, per Policy PUB 2.1 of the Comprehensive Plan, is 5 minutes average response time. The nearest response unit to the subject property is Station #46, which is located at 300 Alexandria Boulevard. Based on an average of two minutes per mile, the average response time to the subject property is less than 5 minutes.

Drainage:

The proposed project is located within the Howell Creek Drainage Basin, and discharges to the FDOT drainage system. The site will have to be designed to connect to FDOT or hold the 100-year, 24-hour storm onsite.

Buffers and Sidewalks:

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

- a. North: 15' buffer containing a 3' hedge, 8 canopy and 4 sub- canopy trees per 100'
- b. South: 15' buffer containing a 6' masonry wall, 8 canopy and 4 sub-canopy trees per 100'
- c. East: 15' buffer containing a 6' masonry wall, 8 canopy and 4 sub-canopy trees per 100'
- d. West: 15' buffer containing 4 canopy trees per 100'

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 Overlay Districts.

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 FLU 2.3: Roadway Compatibility
- Policy FLU 2.4: Neighborhood Commercial Uses
- Policy FLU 2.5: Transitional Land Uses
- Policy FLU 2.11: Determination of Compatibility in the Planned Unit Development Zoning Classification
- Policy FLU 12.4: Relationship of Land Use to Zoning Classifications
- Policy FLU 12.5: Evaluation Criteria of Property Rights Assertions
- 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:

No intergovernmental notices were required.

LETTERS OF SUPPORT OR OPPOSITION:

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of a Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development), for 1.46 ± acres located at the southeast corner of State Road 426 and East Red Bug Road, and recommends approval of the attached Preliminary Master Plan and Development Order.

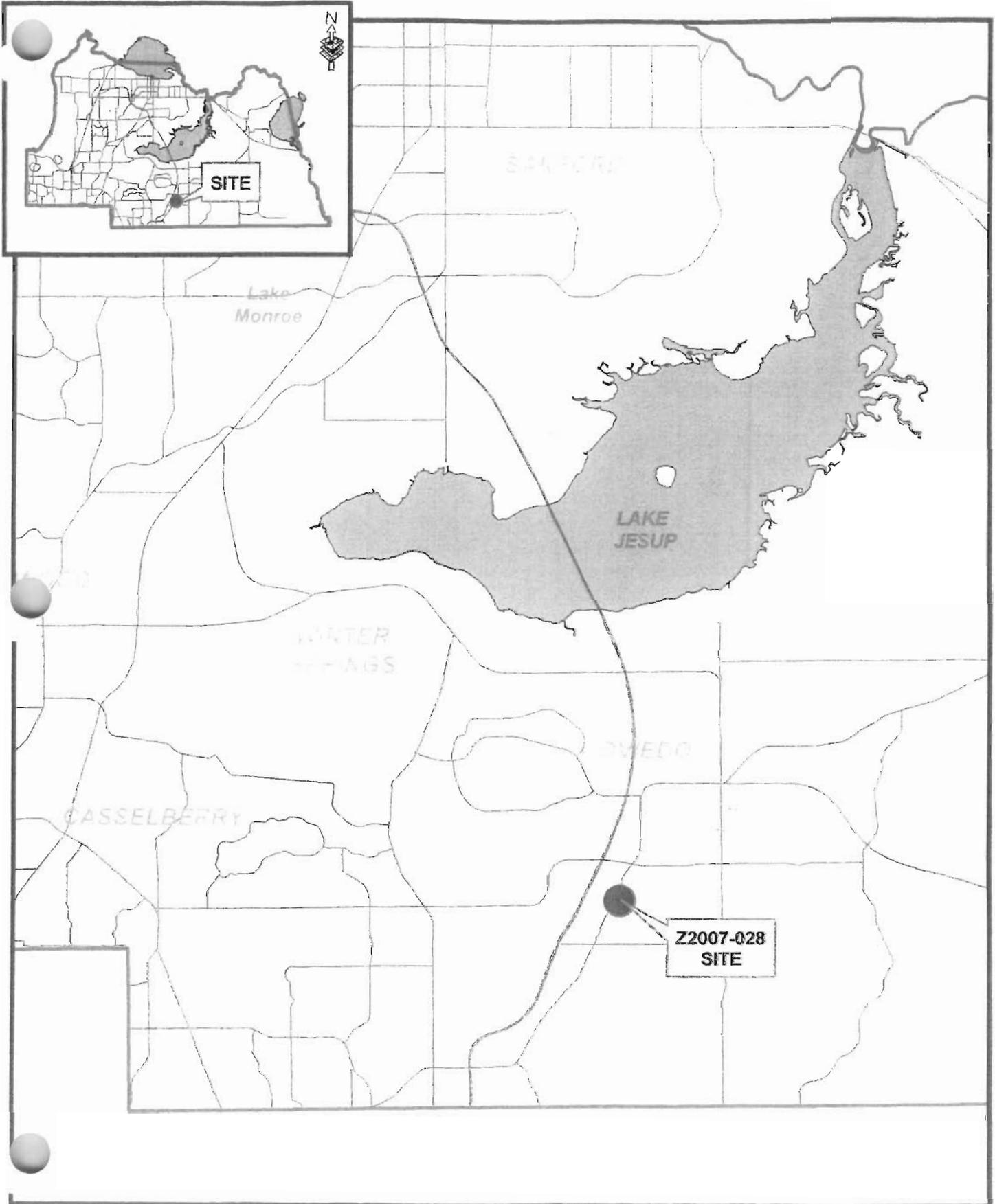
NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (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 project shall have a maximum allowable building square footage of 15,000 square feet.
 - B. Permitted Uses: OP (Office) and CN (Restricted Neighborhood Commercial) uses plus amusement and recreation within an enclosed building, bakeries where all goods are sold on premise as retail, banks, churches, day nurseries, kindergartens, furniture stores, hardware stores, pet stores, quick print shop, restaurants without drive-in, and above-office/retail flats.
 - C. The following Special Exceptions shall be available subject to approval by the Board of Adjustment: public utility structures, quarters in conjunction with a commercial use to be occupied by the owner or the operator of the business, hospitals, nursing homes, and all communication towers.
 - D. Lighting shall not exceed 16' in height and shall be in the shoe-box cut-off style with no more than 0.25 footcandles of spillage on adjacent properties.
 - E. The setbacks shall be as follows:
 - North: 25'
 - South: 50'
 - East: 50'
 - West: 25'
 - F. The buffers shall be as follows:
 - North: 15' buffer containing a 3' hedge, 8 canopy and 4 sub-canopy trees per 100'
 - South: 15' buffer containing a 6' masonry wall, 8 canopy and 4 sub-canopy trees per 100'
 - East: 15' buffer containing a 6' masonry wall, 8 canopy and 4 sub-canopy trees per 100'
 - West: 15' buffer containing 4 canopy trees per 100'
 - G. Parking areas shall comply with the Lake Mary Boulevard Gateway Corridor Overlay District standards.
 - H. The developer shall pave E. Red Bug Road along the frontage of their property in accordance with the Seminole County Land Development Code.

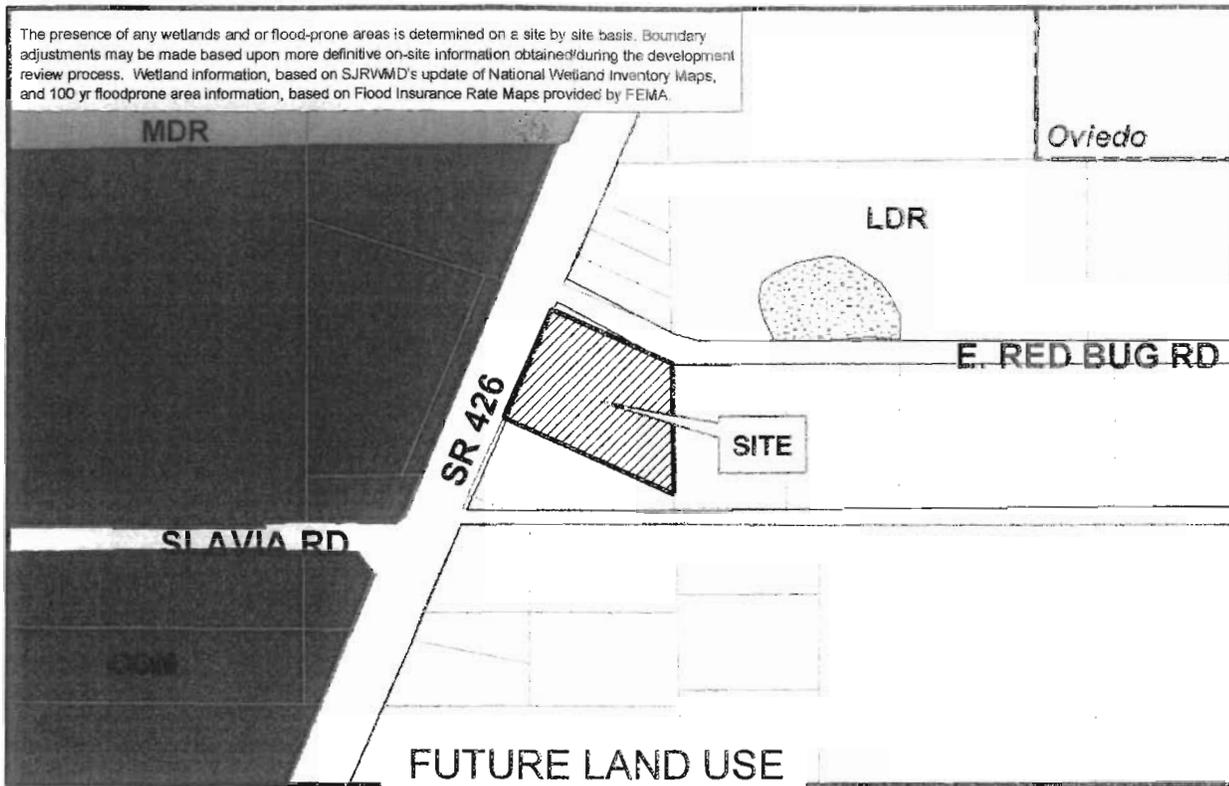
- I. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- J. 25% usable open space shall be provided.
- K. The maximum allowable building height is 35'.
- L. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.
- M. Development shall comply with the Preliminary Master Plan attached as Exhibit "B".

**SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS**

By: _____
Carlton D. Henley, Chairman



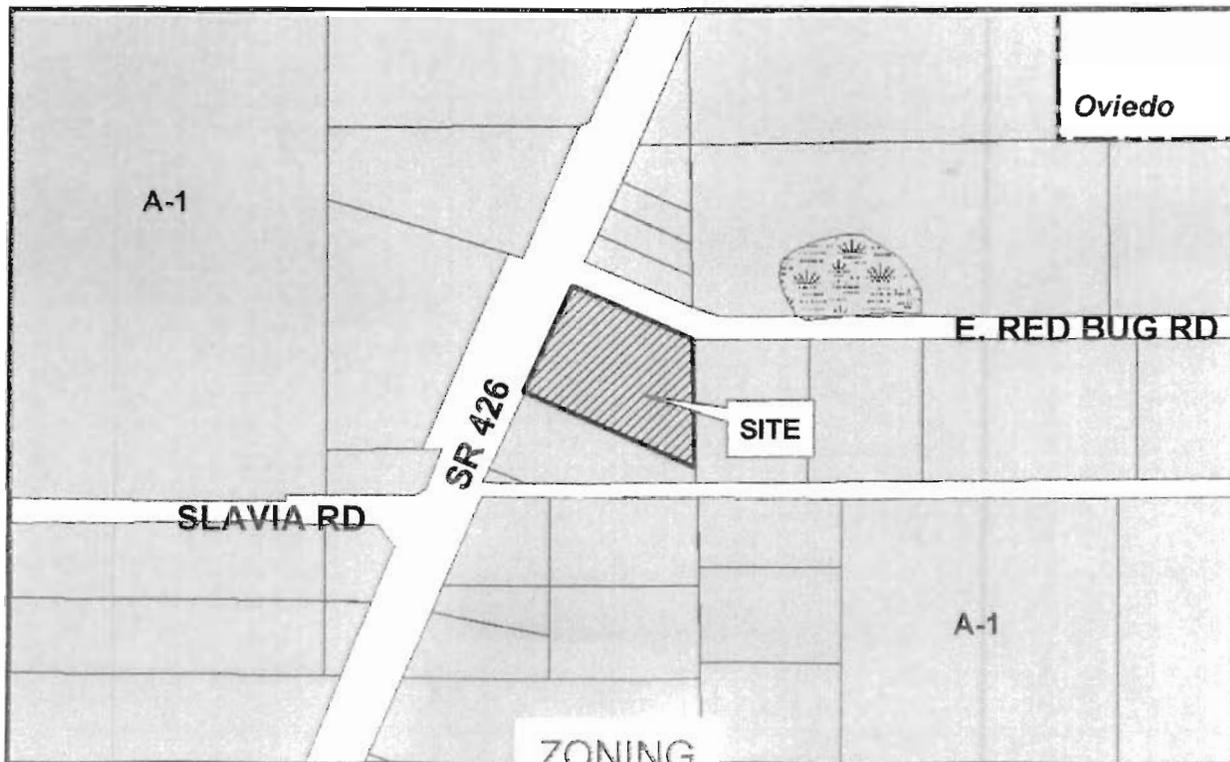
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr flood-prone area information, based on Flood Insurance Rate Maps provided by FEMA.



LDR MDR COM Site Municipality CONS

Applicant: Obeda/W. S.R. 426 rezone
 Physical STR: 20-21-31-501-0000-0050
 Gross Acres: 1.44 +/- BCC District: 1
 Existing Use: Residential
 Special Notes: None

| | Amend/ Rezone# | From | To |
|--------|-------------------|------|-----|
| FLU | 07-07SS01 | LDR | PD |
| Zoning | Z2007-028 | A-1 | PUD |



A-1 FP-1 W-1



FLU No: 07-07SS.01
From: LDR To: PD
Rezone No: Z2007-028
From: A-1 To: PUD

- Parcel
- Subject Property



Winter 2006 Color Aerials

SEMINOLE COUNTY DEVELOPMENT ORDER

On August 14, 2007, Seminole County issued this Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

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

FINDINGS OF FACT

Property Owner(s): Marian K. Obeda

Project Name: Obeda Property PUD

Requested Development Approval: Rezone from A-1 (Agriculture) to PUD (Planned Unit Development).

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: Austin Watkins
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 project shall have a maximum allowable building square footage of 15,000 square feet.
 - B. Permitted Uses: OP (Office) and CN (Restricted Neighborhood Commercial) uses plus amusement and recreation within an enclosed building, bakeries where all goods are sold on premise as retail, banks, churches, day nurseries, kindergartens, furniture stores, hardware stores, pet stores, quick print shop, restaurants without drive-in, and above-office/retail flats.
 - C. The following Special Exceptions shall be subject to approval by the Board of Adjustment: public utility structures, quarters in conjunction with a commercial use to be occupied by the owner or the operator of the business, hospitals, nursing homes, and all communication towers.
 - D. Lighting shall not exceed 16' in height and shall be in the shoe-box cut-off style with no more than 0.25 footcandles of spillage on adjacent properties.
 - E. The setbacks shall be as follows:
 - North: 25'
 - South: 50'
 - East: 50'
 - West: 25'
 - F. The buffers shall be as follows:
 - North: 15' buffer containing a 3' hedge, 8 canopy and 4 sub- canopy trees per 100'
 - South: 15' buffer containing a 6' masonry wall, 8 canopy and 4 sub-canopy trees per 100'
 - East: 15' buffer containing a 6' masonry wall, 8 canopy and 4 sub-canopy trees per 100'
 - West: 15' buffer containing 4 canopy trees per 100'
 - G. Parking areas shall comply with the Lake Mary Boulevard Gateway Corridor Overlay District standards.
 - H. The developer shall pave E. Red Bug Road along the frontage of their property in accordance with the Seminole County Land Development Code.

- I. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- J. 25% usable open space shall be provided on the subject property.
- K. The maximum allowable building height is 35'.
- L. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.
- M. Development shall comply with the Preliminary Master Plan attached as Exhibit "B".

**SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS**

By: _____
Carlton D. Henley, Chairman

OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, Marian K. Obeda, on behalf of itself and its heirs agents, 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 Commitment Agreement.

WITNESSES:

OWNER:

Print Name: _____

Marian K. Obeda

Print Name: _____

Marian K. Obeda

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2007, by _____, as _____, who is personally known to me or who has produced _____ as identification.

Notary Public

(Name of Notary, typed, printed or stamped)
My Commission Expires:

EXHIBIT "A"

Legal Description

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO., AS
RECORDED IN DEED BOOK 157, PAGE 163 OF THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA.

EXHIBIT "B"
Preliminary Master Plan

DEVELOPMENT NOTES:

- The allowable uses on the site shall be any uses allowed in Seminole County's Neighborhood Commercial (NC) and Office (O) in addition, the following uses shall also be allowed on this site: Amusement and commercial recreation within an enclosed building; bakeries; where all goods are sold on premises at retail; banks (with drive through); churches; day nurseries; kindergartens; furniture stores; hardware stores; pet stores; quick print shops; restaurants, but not drive-in; above-office or above-store flats, office flats above commercial/retail uses.
- The Board of Zoning Adjustment may permit any of the following uses upon making the findings of fact required by section 30.43(b)(2) of the Seminole County Land Development Code: Alcoholic beverage establishment; Public Utility Structures; living quarters, in conjunction with a commercial use, to be occupied by the owner or operator of the business or employee, hospitals and nursing homes; all communication towers which are not permitted uses.
- The maximum building height shall be 35 ft.
- There are no flood prone areas on this site. The entire site is located in Zone X of Map Number 1217C0165 E.
- There are no wetlands on this site.
- There will be a minimum of 25% usable open space provided on this property.
- There are no proposed Right-of-Ways with this project.
- There are no recreation facilities proposed with this development.
- Sanitary sewer service will be provided by Seminole County. The project will have a private lift station and connect to the 12-inch force main on the east side of SR 426.
- Water services will be provided by Seminole County. The project will connect to the 8-inch stubout on the north side of E. Red Bug Road. This line will provide adequate fire protection to the proposed development.
- Storm drainage treatment will be provided on site.
- The common areas and facilities on the site will be maintained by a legal entity.
- The proposed landscape buffers will be as shown.

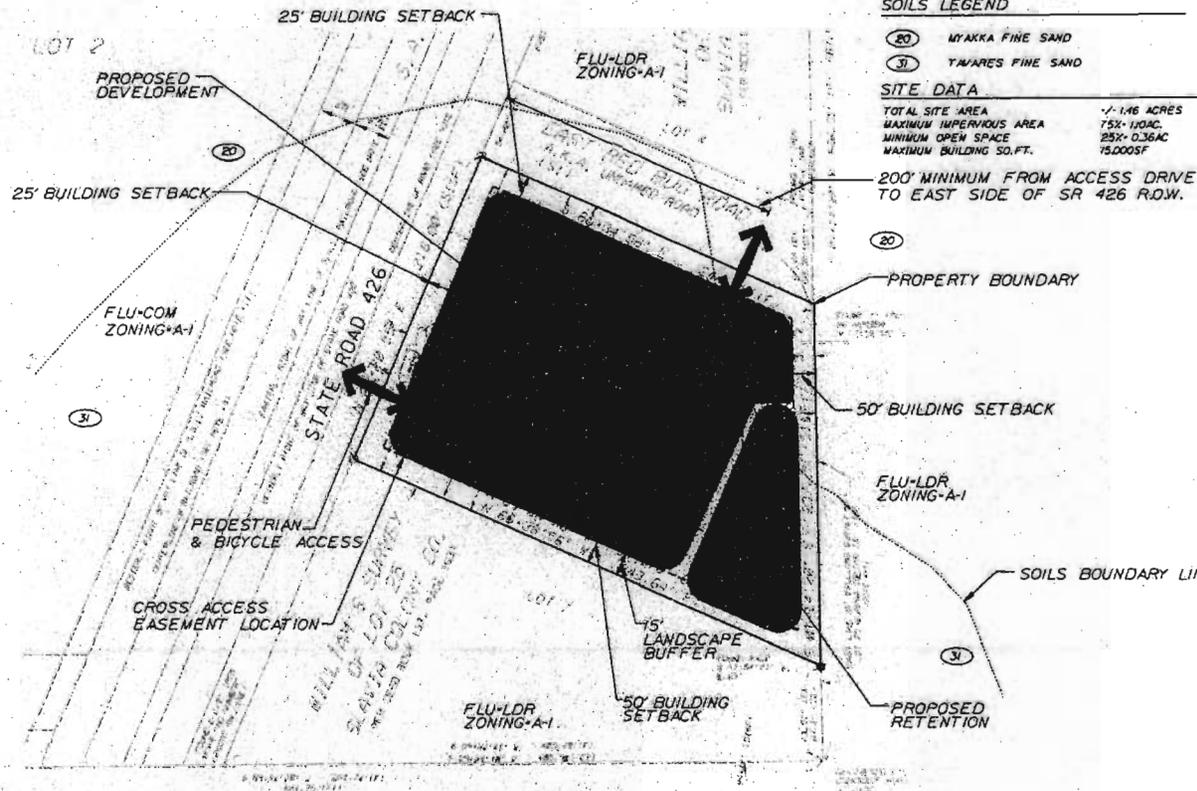
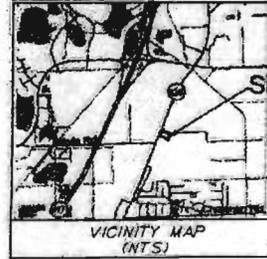
LEGAL DESCRIPTION

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO. AS RECORDED IN DEED BOOK 157, PAGE 163 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- Bearings are based on East line of Williams Survey of Lot 25 being N 01°14'20" W, per D.D.T. right of way plans referenced hereon.
- Vertical Datum is based on W.A.
- The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
- No underground installations, foundation footings, or improvements have been located, except as noted.
- There may be additional restrictions that are not recorded on this survey that may or may not be found in the public records of this county.
- There may be evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- This Survey was prepared for the identities named hereon and is nontransferable.
- Improvements within their specific easements have not been located as a part of this survey.
- Per Department of Transportation right of way plans for State Road No. 426, Section No. 77060-2518, with last revision date 1/29/99, prepared by Consult-Tech Engineering, Inc. and with W.P.J. No. 5117672, Sheets 17 and 18.
- Based on the National Flood Insurance Program "FIRM" Map Community - Panel Number 120209 0165 E Dated April 17, 1995 the above described Property is located in Zone "X". Areas determined to be outside the 500 year flood plain.
- The following documents were utilized for the depiction of the width of S.A.L. Railroad right of way:
Williams Survey of Lot 25, Slavia Colony Co., Ovelo, Fla., circa 1927
Jakubcirt's Plat, Plat Book 13, Page 53, circa 1959
R.H. Norton's Survey of Lot 24, circa 1973
- The boundary on this survey is based in the preponderance of evidence (monuments depicted hereon) as relating to the FDOT Right of Way maps. (see note 9).
- This boundary should not be utilized for subdividing per F.S. 177 requirements without additional verification.

- See Site Data table for additional development data.
- Landscape buffering to be applied to the site as follows: North property line: 3' hedge, 8 canopy and 4 sub-canopy trees every 100 linear feet. East property line: 6' masonry wall, 8 canopy and 4 sub-canopy trees every 100 linear feet. South property line: 6' masonry wall, 8 canopy and 4 sub-canopy trees every 100 linear feet, and West property line: 4 canopy trees every 100 linear feet.
- The storm water pond will be amenitized per SCLDC Section 30J3-44e(3)(k)(3).
- Proposed project impacts: Traffic: 655 ADT, 75 PM Peak ITE Trip generation: 7th edition code B(4) Sewer: 3,000 gpd/0.25 gpd/sf Water: 3,750 gpd/0.25 gpd/sf
- This project will include a separate reclaimed water system.



| REVISES | | | | CONTRACTOR "AS-BUILTS" | | APPROVAL DATE | | SEMINOLE COUNTY | | FLORIDA | |
|---------|----|-------------|------|------------------------|-------------|---------------|------|-----------------|------|---------|------|
| DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION | DATE | DATE | DATE | DATE | DATE | DATE |
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BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
 PRELIMINARY MASTER PLAN
 OBEDA PROPERTY

SEMINOLE COUNTY FLORIDA
PRELIMINARY MASTER PLAN
 OBEDA PROPERTY

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR 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 "Obeda Property Small Scale Land Use Amendment and Rezone."

(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 PUD (Planned Unit Development):

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 upon the date of filing with the Department and recording of Development Order #07-22000005.

ENACTED this 14th day of August 2007.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

EXHIBIT "A"
LEGAL DESCRIPTION:

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO., AS RECORDED
IN DEED BOOK 157, PAGE 163 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY,
FLORIDA.

AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 91-13, AS PREVIOUSLY AMENDED, KNOWN AS THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN BY VIRTUE OF SMALL SCALE DEVELOPMENT AMENDMENT (LEGAL DESCRIPTION IS SET FORTH AS AN APPENDIX TO THIS ORDINANCE); CHANGING THE FUTURE LAND USE DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM LOW DENSITY RESIDENTIAL TO PLANNED DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM THE SEMINOLE COUNTY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 91-13 which adopted the 1991 Seminole County Comprehensive Plan ("the Plan"), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to a Small Scale Development Amendment; and

WHEREAS, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Local Planning Agency held a Public Hearing, with all required public notice, July 11, 2007 for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners held a Public Hearing on August 14, 2007, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is internally consistent, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, the State Comprehensive Plan, and the Comprehensive Regional Policy Plan of the East Central Florida Regional Planning Council.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. RECITALS/LEGISLATIVE FINDINGS:

- (a) The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.
- (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. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:

- (a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 91-13, as previously amended, is hereby further amended by amending the future

land use designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Appendix "A" to this Ordinance:

Amendment Appendix "A"

- (b) The associated rezoning request was completed by means of Ordinance Number 07-22000005.
- (c) The development of the property is subject to the development intensities and standards permitted by the overlay Conservation land use designation, Code requirements and other requirements of law.

Section 3. SEVERABILITY:

If any provision of this Ordinance or the application 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. EXCLUSION FROM COUNTY CODE/CODIFICATION:

- (a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.
- (b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 5. EFFECTIVE DATE:

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State and the Florida Department of Community Affairs by the Clerk of the Board of County Commissioners in accordance with Section 125.66 and 163.3187, Florida Statutes.

(b) This ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth herein shall be thirty-one (31) days after the date of adoption by the Board of County Commissioners or, if challenged within thirty (30) days of adoption, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendment is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier.

No development orders, development permits, or land use dependent on an amendment may be issued or commence before an amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, the affected amendment may nevertheless be made effective by the Board of County Commissioners adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 14th day of August, 2007.

**BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA**

By: _____

Carlton D. Henley, Chairman

APPENDIX A
Legal Description

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO., AS RECORDED
IN DEED BOOK 157, PAGE 163 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY,
FLORIDA.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 14, 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): Marian K. Obeda

Project Name: Obeda Property PUD

Requested Development Approval: The applicant is requesting a Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) and a rezone for 1.46 ± acres located at the southeast corner of SR 426 and East Red Bug Road, from A-1 (Agriculture) to PUD (Planned Unit Development).

The Board of County Commissioners has determined that the requested Small Scale Land Use Amendment to PD (Planned Development) and associated rezone to PUD (Planned Unit Development) is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "Obeda Property Small Scale Land Use Amendment and Rezone" and all evidence submitted at the public hearing on August 14, 2007, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested Small Scale Land Use Amendment to PD and rezone to PUD 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"

Legal Description

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO., AS RECORDED IN DEED BOOK 157, PAGE 163 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Obeda Property

Small Scale Comprehensive Plan Amendment – LDR to PD

Justification Statement

This justification statement has been prepared as a supplement to the application to change the Future Land Use on the Obeda property from Low Density Residential (LDR) to Planned Development (PD). There are several sections of Seminole County's Vision 2020 Comprehensive Plan that support the proposed change.

1. Issue FLU 4 of the Comprehensive Plan indicates that Rule 9J-5.006, FAC requires plans of the local government's contain specific provisions to discourage urban sprawl. Urban sprawl is then further defined as scattered, poorly planned development occurring at the urban fringe and rural areas, which frequently invades land important for natural resource protection.
 - a. **The proposed change of the FLU to PD on the subject property will not encourage urban sprawl. The property is located in an urban area, with large tracts of COM directly across the street. The subject property is not located on the urban fringe.**
2. Objective 5.3 of the Comprehensive Plan addresses the designation of additional strip commercial development by requiring that commercial and retail:
 - A. Be located adjacent to collector and arterial roadway intersections to maintain road capacity and not set a precedent for further strip development
 - a. **The subject property is located on Aloma Avenue (SR 426) which is designated an Urban Principal Arterial by the FDOT, and less than 250 feet from the intersection with Slavia Road, which has a Collector designation by Seminole County. This location is consistent with the criteria of the Comprehensive Plan.**
 - B. Located where commercial uses are the predominant existing use along the roadway in both directions from the site and, therefore, the proposed commercial development represents infill development.
 - a. **As mentioned above, there is a large tract of land located directly across from the property that currently has the designation of COM with an active nursery on this site. To the north of the property, located approximately 660 feet away, are the City limits of Oviedo. There is currently an application pending for the property just inside of the City limits that would allow for a mix of uses, including commercial along SR 426. In addition, the area to the north is developed currently as a commercial area, with several retail developments on and around SR 426. To the South of the property is a scattering of uses along SR 426, including a large multi-use church facility, multiple office uses, an industrial facility and residential lots.**
 - C. Located within a mixed-use planned development to provide convenient retail service for residents and reduce residential traffic on area roadways.
 - a. **While this parcel is not part of a planned development, there is sufficient residential located directly to the east of the property that would be served by the COM uses.**
 - D. Located adjacent to residential areas only where compatibility with the residential area can be maintained in order to preserve neighborhood viability and community character.
 - a. **The compatibility of the proposed development to the surrounding residential area will be maintained primarily through the use of adequate buffering. Buffering standards set by the County will be in place, as well as tree preservation/mitigation and landscaping.**

3. The Comprehensive Plan also provides criteria for the standards of review. These criteria are listed with an evaluation of this property.
 - A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.
 - a. **The surrounding area is clearly in a transition to an urban area. The property fronts on SR 426, which is a four lane divided highway with commercial and industrial uses along the corridor. As discussed above is the proximity to the City of Oviedo City limits and the commercial development in that area. Also of note is the large COM designation across the street from this property.**
 - B. Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.
 - a. **The property fronts onto SR 426, which has adequate traffic capacity for this development. In addition, there are sewer and water facilities located adjacent to the property that will be used to service the development.**
 - C. Whether the site is suitable for the proposed use and will be able to comply with flood prone regulations, wetland regulations and all other adopted development regulations.
 - a. **The site is suitable for the proposed development. The site will likely be designed for a small neighborhood commercial center or a bank and there is adequate land for these uses. The property is not flood prone and there are no wetlands on the site.**
 - D. Whether the proposal adheres to other special provisions of law (e.g. Wekiva River Protection Act).
 - a. **There are no other provisions of law that affect the subject property or the proposal.**
 - E. Whether the proposed use is compatible with surrounding development in terms of community impacts and adopted design standards of the Land Development Code.
 - a. **The proposed use is compatible with the surrounding use. The property is located along a four lane divided State road. As detailed above, the proposed uses will be buffered according to County Standards, the property is located immediately adjacent to COM designation, the property is within 250 feet of the intersection of collector and arterial roads and there is intensive commercial use proposed less than 660 feet to the north.**
 - F. Whether the proposed use furthers the public interest by providing:
 1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site;
 - a. **The development of the site will have minimal impact on the facilities in the area.**
 2. Dedications or contributions in excess of Land Development Code requirements;
 - a. **This development does not propose any dedications or contributions in excess of the land development code requirements. However, the overall size of the property (approx. 1.46 Ac) does not warrant itself to dedications or contributions.**
 3. Affordable housing;
 - a. **No housing is proposed with this development.**

4. Economic Development;
 - a. **The project will provide for economic development in the area. One of the targeted end users of the site is a bank or financial institution, which is one of the targeted institutions of the Comprehensive Plan.**
5. Reduction on transportation impacts on area wide roads;
 - a. **The proposed development will have minimal impact on the surrounding roads. The residents to the east will have access to the site with minimal use of the primary road in the area. In addition, SR 426 is a four lane road with adequate capacity for this development.**
6. Mass Transit;
 - a. **The proposed development neither impacts nor provides for mass transit.**
7. Whether the proposed land use designation is consistent with any other applicable Plan policies, the Strategic regional Policy Plan and the State Comprehensive Plan;
 - a. **The details given above describe the consistency with the other plan policies.**

In summary, the surrounding area is clearly in transition. The property fronts SR 426, which is a four lane, divided highway with commercial and industrial uses along the corridor. The site is near the limits of the City of Oviedo and the commercial development in that area. There are several pending applications in this same area to provide further commercial uses. There is a large COM designation directly across the street from this property with active commercial uses. Finally, one of the targeted end users of the site is a bank or financial institution, which is one of the targeted institutions of the Comprehensive Plan.

DEVELOPMENT NOTES:

- The allowable uses on the site shall be any uses allowed in Seminole County's Neighborhood Commercial (CN) and Office (OP). In addition, the following uses shall also be allowed on this site: Amusement and commercial recreation within an enclosed building; bakeries; where all goods are sold on premises; at retail; banks (with drive through); churches; day nurseries; kindergartens; furniture stores; hardware stores; pet stores; quick print shops; restaurants, but not drive-in; above-office or above-store flats; office flats above commercial/retail uses.
- The Board of Zoning Adjustment may permit any of the following uses upon making the findings of fact required by section 30.43(b)(2) of the Seminole County Land Development Code: Alcoholic beverage establishment; Public Utility Structures; living quarters; in conjunction with a commercial use, to be occupied by the owner or operator of the business or employee; hospitals and nursing homes; all communication towers which are not permitted uses.
- The maximum building height shall be 35 ft.
- There are no flood prone areas on this site. The entire site is located in Zone X of Map Number 1217C0165 E.
- There are no wetlands on this site.
- There will be a minimum of 25% usable open space provided on this property.
- There are no proposed Right-of-Ways with this project.
- There are no recreation facilities proposed with this development.
- Sanitary sewer service will be provided by Seminole County. The project will have a private lift station and connect to the 12-inch force main on the east side of SR 426.
- Water service will be provided by Seminole County. The project will connect to the 8-inch stubout on the north side of E. Red Bug Road. This line will provide adequate fire protection to the proposed development.
- Storm drainage treatment will be provided on site.
- The common areas and facilities on the site will be maintained by a legal entity.
- The proposed landscape buffers will be as shown.

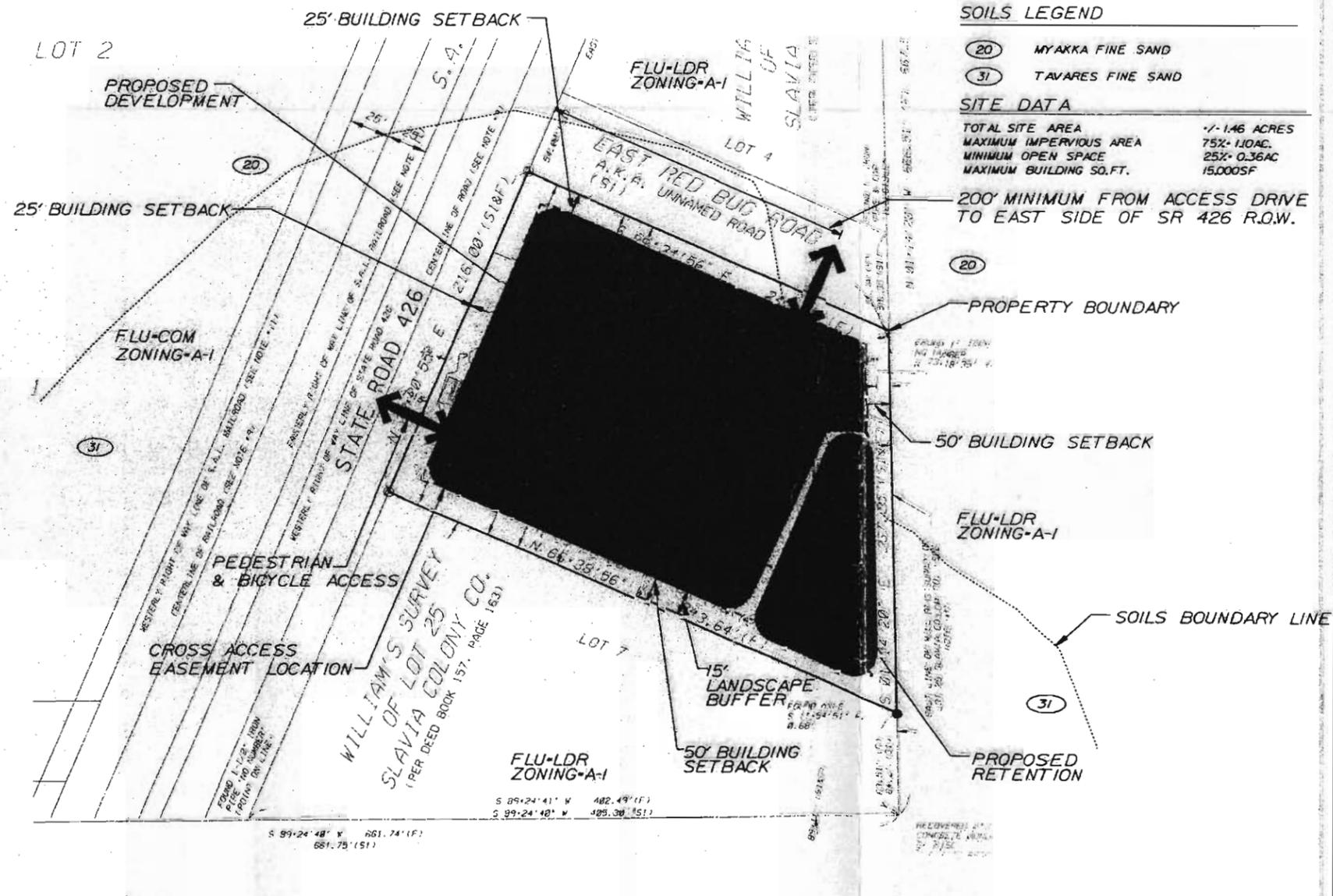
LEGAL DESCRIPTION

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO. AS RECORDED IN DEED BOOK 157, PAGE 163 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S REPORT

- Bearings are based on East line of Williams Survey of Lot 25 being N 01°14'20" W, per D.O.T. right of way plans referenced herein.
- Vertical Datum is based on N/A
- The Surveyor has not abstracted the lands shown herein for easements and/or rights of way of record.
- No underground installations, foundation footings, or improvements have been located except as noted.
- There may be additional restrictions that are not recorded on this survey that may or may not be found in the public records of this county.
- There may be evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- This Survey was prepared for the identities named herein and is "nontransferable".
- Improvements within their specific easements have not been located as a part of this survey.
- Per Department of Transportation right of way plans for State Road No. 426, Section No. 77060-2518, with last revision date 1/29/99, prepared by Consul-Tech Engineering, Inc. and with W.P.J. No. 5117672, Sheets 17 and 18.
- Based on the National Flood Insurance Program "FIRM" Map Community - Panel Number 120289 0165 E Dated April 17, 1995, the above described Property is located in Zone "X". Areas determined to be outside the 500 year flood plain.
- The following documents were utilized for the depiction of the width of S.A.L. Railroad right of way:
 Williams Survey of Lot 25, Slavia Colony Co., Oviedo, Fla., circa 1927
 Jakubcin's Plat, Plat Book 13, Page 53, circa 1959
 R.H. Norton's Survey of Lot 24, circa 1973
- The boundary on this survey is based in the preponderance of evidence (monuments depicted herein) as relating to the FDOT Right of Way maps (see note 9).
- This boundary should not be utilized for subdividing per F.S. 177 requirements without additional verification.

- See Site Data table for additional development data.
- Landscape buffering to be applied to the site as follows: North property line: 3' hedge, 8 canopy and 4 sub-canopy trees every 100 linear feet; East property line: 6' masonry wall, 8 canopy and 4 sub-canopy trees every 100 linear feet; South property line: 6' masonry wall, 8 canopy and 4 sub-canopy trees every 100 linear feet; and West property line: 4 canopy trees every 100 linear feet.
- The storm water pond will be amortized per SCLDC Section 30J344(e)(3)(X)(3).
- Proposed project impacts: Traffic: 655 ADT, 75 PM Peak (ITE trip generation 7th edition, code 814) Sewer: 3,000 gpd (0.2 gpd/sf) Water: 3,750 gpd (0.25 gpd/sf)
- This project will include a separate reclaimed water system.



SOILS LEGEND

- (20) MYAKKA FINE SAND
- (31) TAVARES FINE SAND

SITE DATA

| | |
|-------------------------|-------------|
| TOTAL SITE AREA | 7.146 ACRES |
| MAXIMUM IMPERVIOUS AREA | 75% 1.10AC |
| MINIMUM OPEN SPACE | 25% 0.36AC |
| MAXIMUM BUILDING SQ.FT. | 15,000SF |

200' MINIMUM FROM ACCESS DRIVE TO EAST SIDE OF SR 426 R.O.W.

| REVISIONS | | CONTRACTOR "AS-BUILTS" | | APPROVAL | | SEMINOLE COUNTY | | FLORIDA | |
|-----------|----|------------------------|----|----------|------|-----------------|------|---------|------|
| DATE | BY | DATE | BY | DATE | DATE | DATE | DATE | DATE | DATE |
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BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
 ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

PRELIMINARY MASTER PLAN
 OBEDA PROPERTY

DATE: 06-06-07
 DESIGNED: CJS
 CHECKED: SB
 SCALE: 1"=40'
 PROJECT NO.: 02083
 FILE NAME: 0208PRE.DGN
 SHEET: 1 OF 1