

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

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

**SUBJECT:** Devlen Office Rezone from A-1 to PCD

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

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

**Agenda Date** 10/3/2007 **Regular**  **Work Session**  **Briefing**   
**Special Hearing – 6:00**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

1. **RECOMMEND APPROVAL** of the request to rezone 1.26 ± acres located at 4021 Church Street, from A-1 (Agriculture) to PCD (Planned Commercial Development) and recommend approval of the Preliminary Site Plan and Development Order, based on staff findings, (Ronald Devlen, applicant); or
2. **RECOMMEND DENIAL** of the request to rezone 1.26 ± acres located at 4021 Church Street, from A-1 (Agriculture) to PCD (Planned Commercial Development), (Ronald Devlen, applicant); or
3. **CONTINUE** until a time and date certain.

District #5 – Carey

Austin Watkins, Senior Planner

**BACKGROUND:**

The applicant, Ronald Devlen is requesting a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development) in order to develop a 3,715 square foot office building. The applicant is requesting all uses allowed in the OP (Office) zoning classification. The Future Land Use designation of the subject property is Higher Intensity Planned – Target Industry.

The applicant's proposed use is an engineering office, which is consistent with the Seminole County Comprehensive Plan, FLU Exhibit-23, Target Industry Uses.

Reviewed by: \_\_\_\_\_  
Co Atty: WET  
DFS: \_\_\_\_\_  
OTHER: \_\_\_\_\_  
DCM: \_\_\_\_\_  
CM: \_\_\_\_\_  
File No. Z2007-19

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request to rezone 1.26 ± acres located at 4021 Church Street, from A-1 (Agriculture) to PCD (Planned Commercial Development), and recommends approval of the Preliminary Site Plan and Development Order, based on staff findings.

Attachments:

Location Map

Zoning and Future Land Use Map

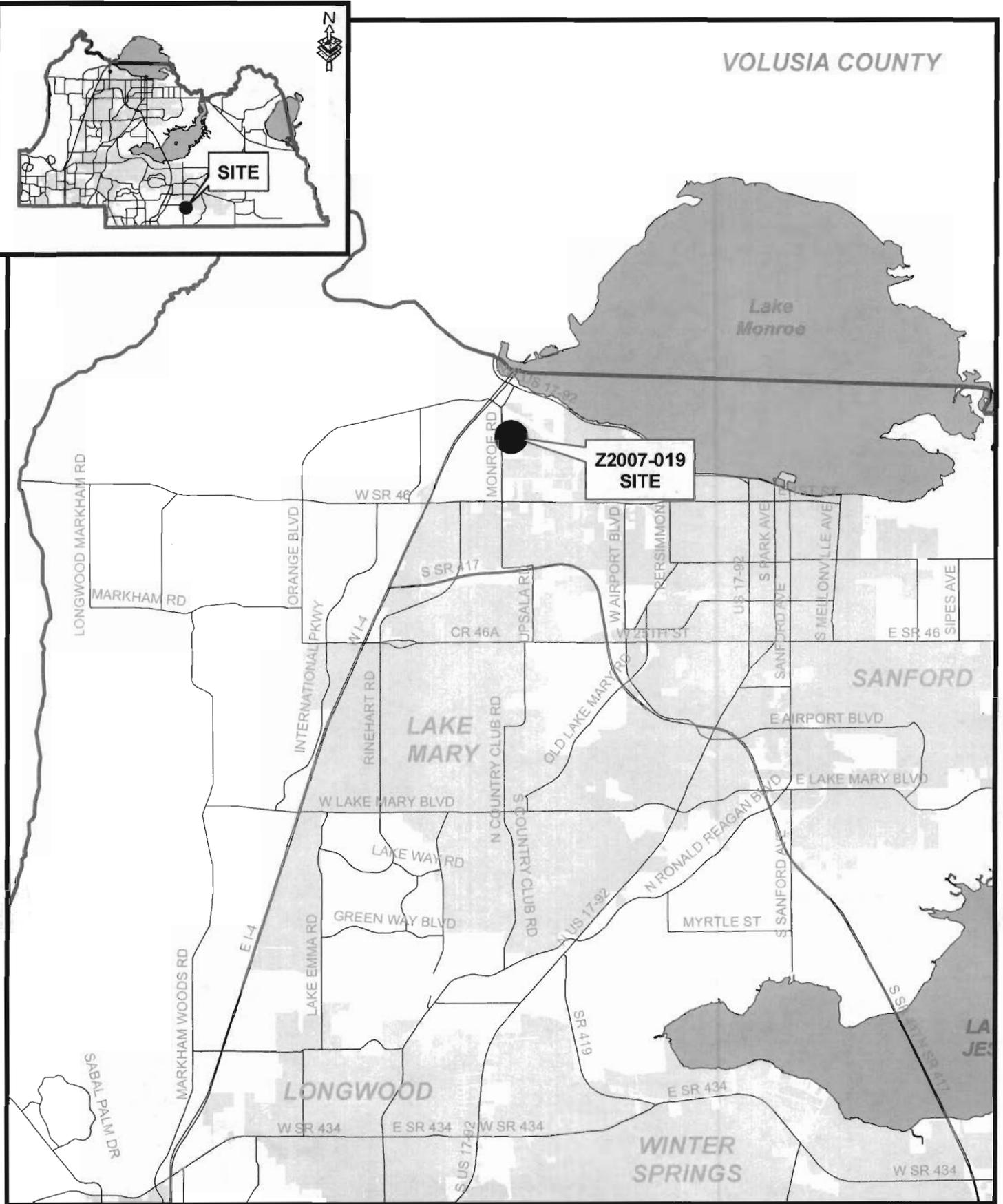
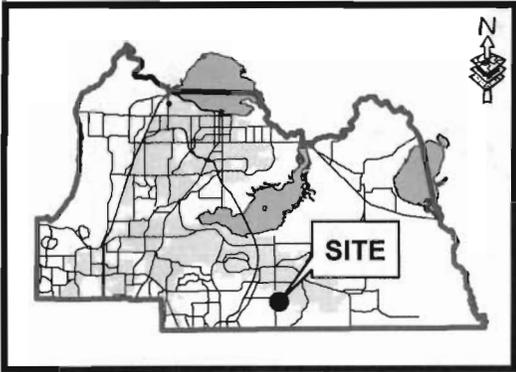
Aerial Map

Preliminary Site Plan

Development Order

Rezone Ordinance

Denial Development Order (applicable if the request is denied)





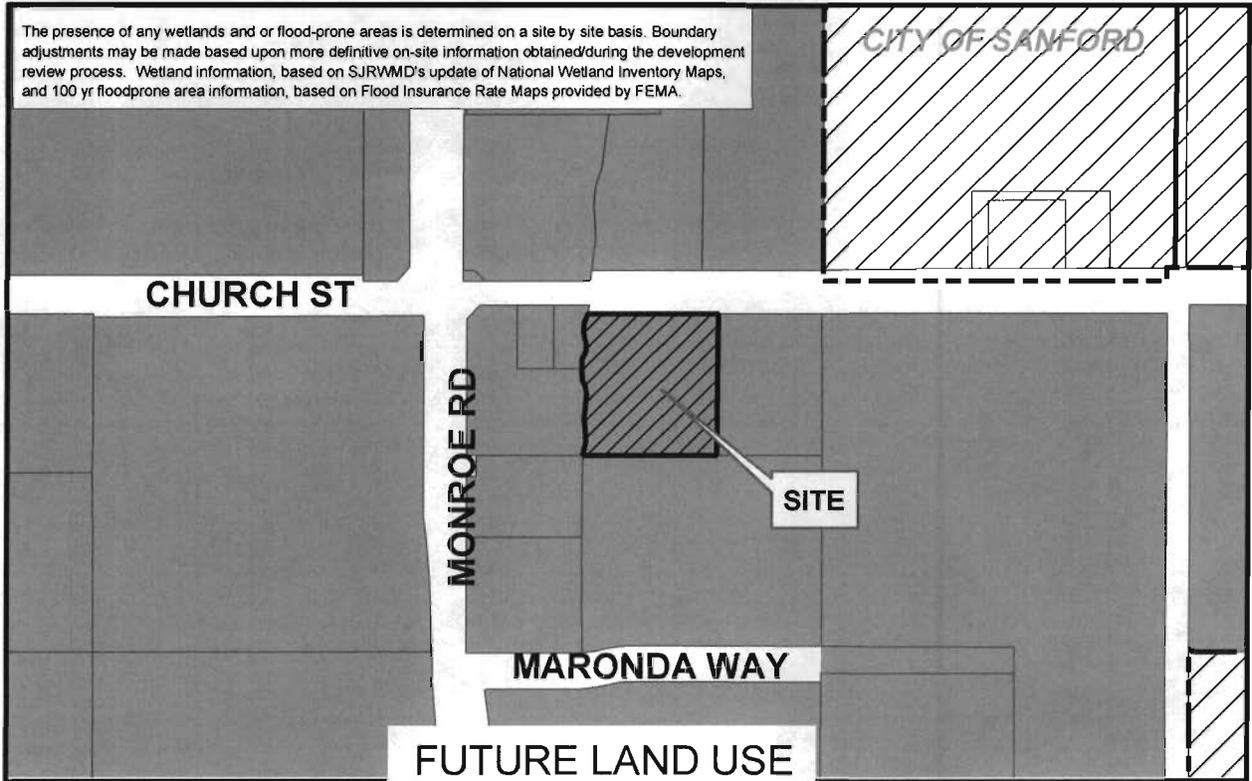
Rezone No: Z2007-019  
From: A-1 To: PCD

- Parcel
- Subject Property



Winter 2006 Color Aerials

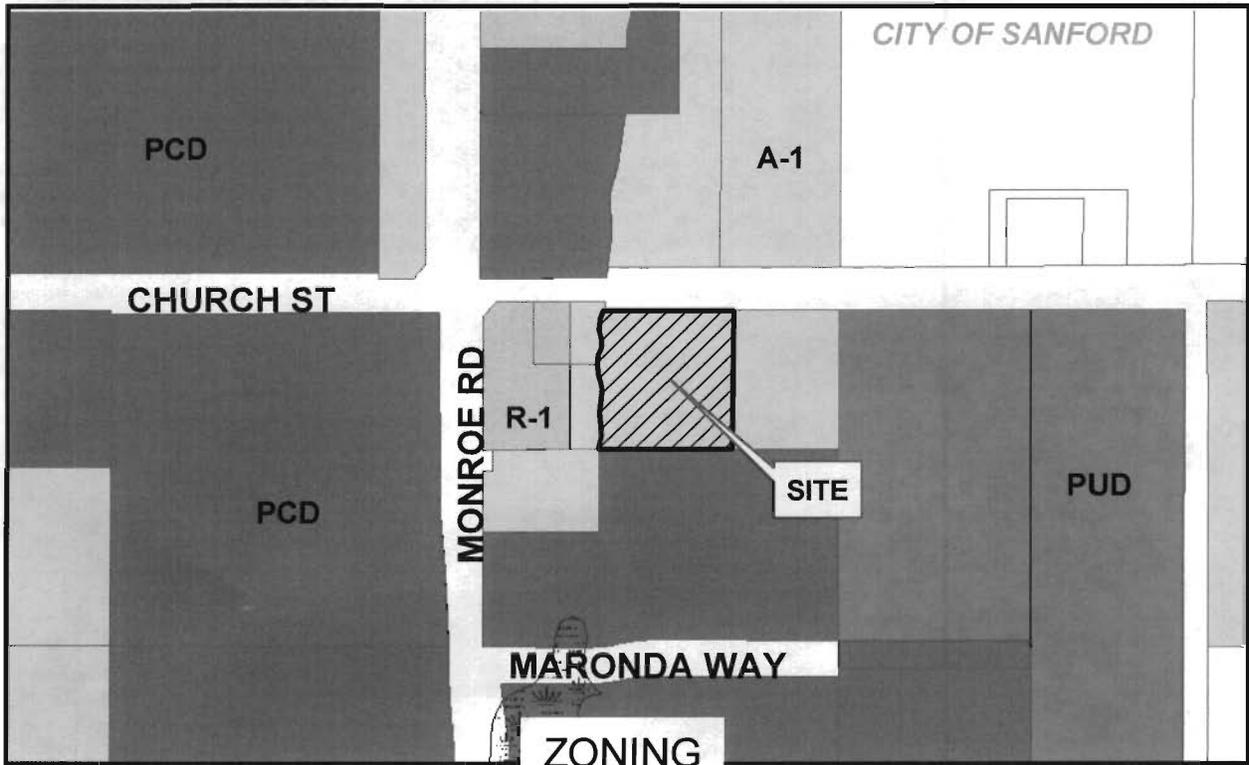
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps,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



■ HIPTI   ■ Site   ■ CONS   - - - - Municipality

Applicant: Ronald Devlen  
 Physical STR: 21-19-30-505-0000-0040  
 Gross Acres: 1.43 +/-   BCC District: 5  
 Existing Use: Vacant Agricultural  
 Special Notes: \_\_\_\_\_

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2007-019	A-1	PCD



■ Site   ■ A-1   ■ R-1   ■ PCD   ■ PUD   ■ FP-1   ■ W-1

<b>Devlen Office Rezone Rezone from A-1 to PCD</b>	
<b>APPLICANT</b>	Ronald Devlen
<b>PROPERTY OWNER</b>	Kimberley and Ronald Devlen
<b>REQUEST</b>	Rezone from A-1 (Agriculture) to PCD (Planned Commercial Development)
<b>PROPERTY SIZE</b>	1.26 ± acres
<b>HEARING DATE (S)</b>	P&Z: October 3, 2007      BCC: November 13, 2007
<b>PARCEL ID</b>	21-19-30-505-0000-0040
<b>LOCATION</b>	4021 Church Street
<b>FUTURE LAND USE</b>	HIP-TI (Higher Intensity Planned – Target Industry)
<b>ZONING</b>	A-1 (Agriculture)
<b>FILE NUMBER</b>	Z2007-19
<b>COMMISSION DISTRICT</b>	#5 – Carey

**PROPOSED DEVELOPMENT:**

The applicant is proposing a 3,715 square foot office building to be utilized as an engineering office.

**ANALYSIS OVERVIEW:**

**ZONING REQUEST**

The applicant, Ronald Devlen, is requesting to rezone 1.26 ± acres from A-1 (Agriculture) to PCD (Planned Commercial Development). The subject property is located at 4021 Church Street. The Future Land Use designation of the subject property is HIP-TI (Higher Intensity Planned – Target Industry), which includes uses such as office, manufacturing, High Tech, distributing and financial services detailed in FLU Exhibit 23 of the Vision 2020 Comprehensive Plan. The following table depicts the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested district of PCD (Planned Commercial Development):

<b>DISTRICT REGULATIONS</b>	<b>Existing Zoning (A-1)</b>	<b>Proposed Zoning (PCD)</b>
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	10 feet
(Street) Side Yard Setback	50 feet	N/A
Rear Yard Setback	30 feet	10 feet
Maximum Building Height	35 feet	35 feet

**PERMITTED & SPECIAL EXCEPTION USES**

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

<b>Zoning District</b>	<b>Permitted Uses</b>	<b>Special Exception</b>	<b>Minimum Lot Size</b>
<p>A-1 (existing)</p>	<p>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.</p>	<p>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.</p>	<p>1 acre</p>
<p>PCD (proposed)</p>	<p>Allowable uses shall be those described in the OP Zoning District.</p>		<p>N/A</p>

## **COMPATIBILITY WITH SURROUNDING PROPERTIES**

The subject property is located in an area that is transitioning towards industrial and office uses. South and east of the property is the Maronda Systems PCD, which includes office and industrial uses. West of the property (Monroe Road) is the Monroe Commerce Center PCD, which allows for office and industrial uses. East of the property is the Cox Lumber Yard, which encompasses industrial uses. The proposed use of a professional office is compatible with the surrounding uses and development patterns.

## **SITE ANALYSIS:**

### **ENVIRONMENTAL IMPACTS**

#### *Floodplain Impacts:*

Based on FIRM map with an effective date of 1995, there appears to be no floodplains on the subject property.

#### *Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, there appears to be .08 ± acres of wetlands on the subject property.

### **PUBLIC FACILITY IMPACTS**

Rule 9J-5.0055(3)(c); Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has submitted an application for Full Concurrency Review. Concurrency Management has determined that water and sewer facility capacity is available for the proposed property subject to execution of a Utility Agreement and payment of fees. Concurrency Management further determined that sufficient roadway capacity is available based upon Concurrency Management System Net Available Capacity.

#### *Utilities:*

The site is located in the City of Sanford's utility service area. However, the City of Sanford has no utilities in the area. Connection to the Northeast Seminole County utility services will be required after approval from the City of Sanford to allow Seminole County to provide utilities. There is a 10-inch water main on the east side of Monroe Rd and a 4-inch force main on the west side of Monroe Rd. The subject property is in the ten year master plan for reclaimed water. A temporary jumper from the potable water main will be required until reclaimed water becomes available.

*Transportation / Traffic:*

The property proposes access onto Church Street, which is classified as a local road. Church Street is currently operating at a level-of-service "A" and does not have improvements programmed in the County 5-year Capital Improvement Program.

Church Street is owned by the City of Sanford.

*Buffers and Sidewalks:*

There is not an existing 5-foot sidewalk along Church Street. The applicant will be required to build a 5-foot sidewalk along Church Street. The applicant is proposing the following buffers:

North: 15' landscape buffer containing 2 canopy and 4 subcanopy trees across the total length of the property line

South: 10' undisturbed buffer

East: 10' landscape buffer containing 5 subcanopy trees across the total length of the property line

West: Existing wetland and 25' wetland buffer

**APPLICABLE POLICIES:**

**Fiscal Impact Analysis**

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

**Special Districts**

The subject property is not located within any special or overlays 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     2.11: Determination of Compatibility in PUD and PCD Zoning Classifications
- Policy CIE:    3.2: Application to New Development
- Policy CON    3.6: Wetland/Flood Prone Regulations
- Policy ECM    4.1 Target Areas
- Policy ECM    4.3 Target Industries

Policy FLU 5.6: Higher Intensity Planned Development (HIP) Purpose  
Policy FLU 5.7 Higher Intensity Planned Development (HIP) General Uses and Intensities  
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:**

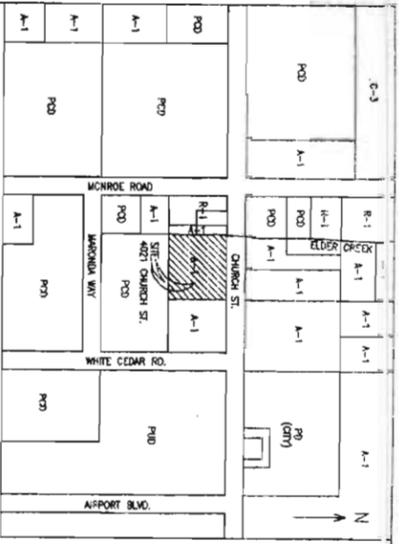
An intergovernmental notice to the City of Sanford was sent on September 17, 2007.

**LETTERS OF SUPPORT OR OPPOSITION:**

Staff has not received letters of support or opposition.

**STAFF RECOMMENDATION:**

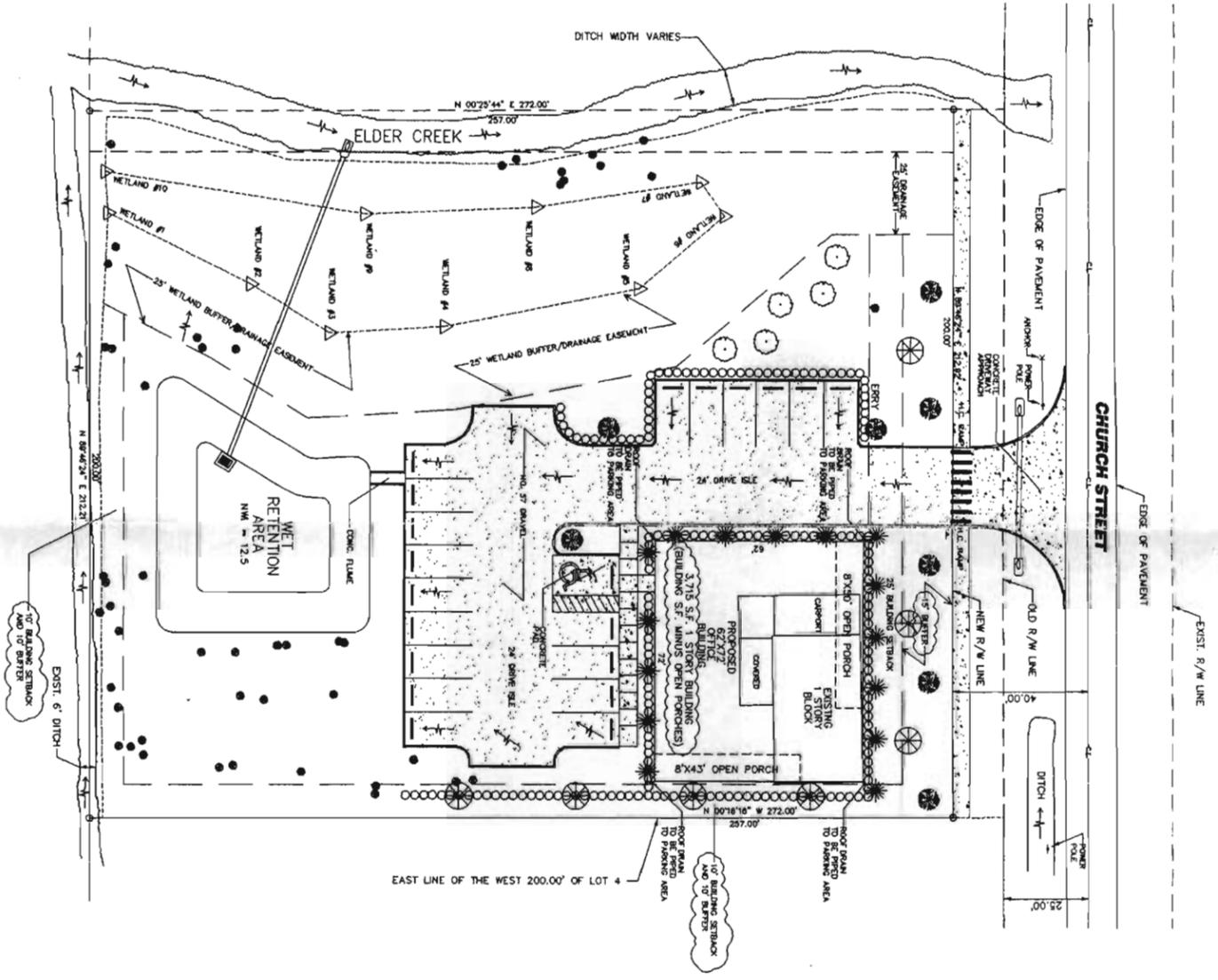
Staff recommends APPROVAL of the request to rezone 1.26 ± acres located at 4021 Church Street, from A-1 (Agriculture) to PCD (Planned Commercial Development), and recommends approval of the Preliminary Site Plan and Development Order, based on staff findings.



SEC. 21 TRP. 19 REG. 30  
 TAX ID. NO. 16-19-30-505-0000-0040  
 SEMINOLE CO. FLORIDA  
 LOCATION & ZONING MAP  
 N.T.S.

**LEGAL DESCRIPTION**  
 SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA  
 REAL PROPERTY ASSUMING:  
 LOT 4 (LESS 7.0000' & 1/2" OF LOT 3 E. OF C.T. CANAL (LESS 15 FT FOR RD))  
 ADJACENT TO RD 500 FT & 1/2" OF RD 80

- LANDSCAPING LEGEND:**
- 8 PROPOSED - LIVE OAK (GROUP) SPREAD (TRP)
  - 5 PROPOSED - BIRD CRESS (GROUP)
  - 7 PROPOSED - WETLAND WILLOW (LANDSCAPE)
  - 15 PROPOSED - OPEN PINE (LANDSCAPE)
  - 181 PROPOSED - JARDINIERE & 20' O.C. 30' HIGH W/ PLANTING, WATER ZONE III



**PROJECT DATA:**

1. SITE AREA	34,911 S.F. (1.14 AC)	(100%)
2. NET SITE AREA	46,882 S.F. (1.14 AC)	(134%)
3. TOTAL AREA	81,794 S.F. (1.88 AC)	(234%)
4. CONCRETE AREA	1,237 S.F. (0.028 AC)	(3.5%)
5. WETLAND AREA	13,017 S.F. (0.317 AC)	(37.2%)
6. WETLAND BUFFER AREA	3,300 S.F. (0.075 AC)	(9.4%)
7. TOTAL WETLANDS AREA	16,317 S.F. (0.372 AC)	(46.6%)
8. TOTAL WETLAND BUFFER AREA	3,300 S.F. (0.075 AC)	(9.4%)
9. TOTAL WETLANDS & BUFFER AREA	19,617 S.F. (0.447 AC)	(56.0%)
10. TOTAL WETLANDS & BUFFER AREA (NET)	16,317 S.F. (0.372 AC)	(46.6%)
11. TOTAL PROJECT AREA	100,000 S.F. (2.28 AC)	(286%)

- PROJECT SUMMARY:**
1. REQUEST TO RE-ZONE APPROX. 1.56 AC FROM A-1 TO P-1 FOR OFFICE BUILDING.
  2. APPLICANT: RONALD DOWLEN, OWNER, 1127 S. BIRCHWOOD COURT, PALM BEACH, FL 33409.
  3. PROJECT NAME: DOWLEN OFFICE BUILDING.
  4. PROJECT ADDRESS: 4021 CHURCH STREET, SEMINOLE, FLORIDA.
  5. CONCRETE USE: 1,237 S.F.
  6. MAINTENANCE & LANDSCAPE TO BE BY OWNER.
  7. THE IMPROVEMENTS BY THESE ARE APPROVED AND SPONSORED BY THE CITY OF SEMINOLE.
  8. LANDSCAPING TO BE PERFORMED BY THE APPLICANT.
  9. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM CHURCH STREET AND SURROUNDING PROPERTIES.
  10. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM CHURCH STREET AND SURROUNDING PROPERTIES.
  11. BUILDING HEIGHT NOT TO EXCEED 35'.
  12. NO DRAINAGE IS PROPOSED DUE TO THE MINIMAL AMOUNT OF DRAINAGE ANTICIPATED. CHANGE CONTRACTORS TO BE COUNTY ISSUED CONTRACTORS FOR RESIDENTIAL USE.

- INTENDED USE OF DEVELOPMENT:**  
 THIS SPACE STORY BUILDING IS INTENDED TO BE USED FOR GENERAL OFFICE FOR DEVELOPING COMPANIES.
- PROPOSED BUILDING SETBACKS:**
- FRONT: 25 FEET
  - REAR: 10 FEET
  - SIDE: 10 FEET
- PROPOSED BUFFERS:**
- FRONT: 15 FEET LANDSCAPING IS PROPOSED WITHIN THIS BUFFER
  - REAR: 10 FEET LANDSCAPING IS PROPOSED WITHIN THIS BUFFER
  - SIDE: 10 FEET LANDSCAPING IS PROPOSED WITHIN THIS BUFFER

<p>PRELIMINARY SITE PLAN  <b>DEVLEN OFFICE BUILDING</b>          SEMINOLE CO., FLORIDA</p>	<p><b>AMERICAN CIVIL ENGINEERING CO.</b>          207 N. W. 30th St., Suite 211, Winter Springs, FL 32789          P.O. Box 2700, Tallahassee, FL 32302          TEL (407) 527-7700, FAX (407) 527-0227          C.A.No. 8728</p>	<p>NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO., ALL RIGHTS RESERVED. COPY RIGHT 2007.</p> <p>DESIGNED BY: JOHN CHERRY, P.E.          CHECKED BY: TOM S. HARRIS, P.E.          TITLE: PROJECT MANAGER          DATE: 8/25/07</p>	<p>8/25/07 SPECIFIED THAT IS BEING PROPOSED WITHIN BUFFERS</p> <p>8/25/07 CHANGED FRONT BUFFER TO 15'</p> <p>8/25/07 CHANGED REAR BUFFER TO 10'</p> <p>DATE: 8/25/07</p>	<p>CHECKED PROJECT NO. 030</p>
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## SEMINOLE COUNTY DEVELOPMENT ORDER

On November 13, 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):** Ronald and Kimberly Devlen

**Project Name:** Devlen Office Rezone

**Requested Development Approval:** Rezone from A-1 (Agriculture) to PCD (Planned Commercial 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, 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 project shall have a maximum allowable building square footage of 4,000 square feet.
- B. Permitted Uses: Those uses permitted in the OP (Office) zoning classification.
- C. Lighting shall not exceed 16' in height and shall be in the shoe-box cut-off style with no more than 0.50 footcandles of spillage on adjacent properties.
- D. The setbacks shall be as follows:
  - North: 25'
  - South: 10'
  - East: 10'
  - West: 10'
- E. The buffers shall be as follows:
  - North: 15' buffer containing a 2 canopy and 4 sub-canopy trees
  - South: 15' undisturbed buffer
  - East: 10' buffer containing 5 subcanopy trees
  - West: Existing wetland and 25' wetland buffer
- F. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- G. 25% open space shall be provided on the subject property.
- H. The maximum allowable building height is 35'.
- I. 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, Ronald Devlen, 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 Order.

WITNESSES:

OWNER:

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

Ronald Devlen

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

\_\_\_\_\_  
Ronald Devlen

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:

**OWNERS' CONSENT AND COVENANT**

COMES NOW, the owner, Kimberly Devlen, 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 Order.

WITNESSES:

OWNER:

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

Kimberly Devlen

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

\_\_\_\_\_  
Kimberly Devlen

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**

SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST; SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION:

LOT 4 (LESS E 200 FT) & THAT PT OF LOT 3 E OF C/L CANAL (LESS N 15 FT FOR RD) AMENDED PLAT MANN'S SUBD PB & PG 89

**EXHIBIT "B"**  
**Preliminary Master Plan**





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 PCD (PLANNED COMMERCIAL DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM 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 "Devlen Office Rezone", dated November 13, 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 PCD (Planned Commercial 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 on the recording date of the Development Order # 07-22000004 in the Official Land Records of Seminole County.

ENACTED this 13th day of November 2007.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST; SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION:

LOT 4 (LESS E 200 FT) & THAT PT OF LOT 3 E OF C/L CANAL (LESS N 15 FT FOR RD)  
AMENDED PLAT MANN'S SUBD PB & PG 89

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On November 13, 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):** Ronald and Kimberly Devlen

**Project Name:** Devlen Office Rezone

**Requested Development Approval:** The applicant is requesting a rezone for 1.26 ± acres located at 4021 Church Street, from A-1 (Agriculture) to PCD (Planned Commercial Development).

The Board of County Commissioners has determined that the requested rezone to PCD (Planned Commercial Development) is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "Devlen Office Rezone" and all evidence submitted at the public hearing on November 13, 2007, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested rezone to PCD 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**

SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST; SEMINOLE COUNTY,  
FLORIDA

REAL PROPERTY DESCRIPTION:

LOT 4 (LESS E 200 FT) & THAT PT OF LOT 3 E OF C/L CANAL (LESS N 15 FT FOR  
RD) AMENDED PLAT MANN'S SUBD PB & PG 89