

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

SUBJECT: Cathcart Office/Warehouse Rezone from A-1 to PCD.

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

AUTHORIZED BY: Alison Stettner **CONTACT:** Ian Sikonia EXT. 7398

Agenda Date 3/5/2008 **Regular** **Work Session** **Briefing**
Special Hearing – 6:00 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

1. **RECOMMEND APPROVAL** of the request for a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development) on 1.9± acres, located 1000 feet west of the intersection of Mikler Road and SR 426, and recommend approval of the attached Preliminary Site Plan, subject to the conditions in the attached Development Order, per staff findings; (Jack Reynolds, applicant); or
2. **RECOMMEND DENIAL** of the request for a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 1.9± acres, located 1000 feet west of the intersection of Mikler Road and SR 426; (Jack Reynolds, applicant); or
3. **CONTINUE** until a time and date certain.

District #1 – Dallari

Ian Sikonia, Senior Planner

BACKGROUND:

The applicant, Jack Reynolds is requesting a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development) in order to develop an office/warehouse complex consisting of four buildings. The Future Land Use designation on the subject property is Industrial, which allows the requested zoning district.

The proposed Preliminary Site Plan indicates that the project will contain a total of 17,568 square feet, divided between four buildings. Office uses are limited to 5,920 square feet and warehouse uses are limited to 11,648 square feet. The applicant is proposing uses from the OP (Office), C-3 (Retail Commercial & Wholesale), and M-1A (Very

Reviewed by:
Co Atty: KPT
DFS: _____
OTHER: _____
DCM: _____
CM: _____

File No. Z2007-81

Light Industrial) zoning districts. These uses are included in the attached Approval Development Order.

STAFF RECOMMENDATION:

Staff recommends approval of the request for a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development) on 1.9± acres, located 1000 feet west of the intersection of Mikler Road and SR 426, and recommend approval of the attached Preliminary Site Plan, subject to the conditions in the attached Development Order.

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)

**Cathcart Florida Office/Warehouse
Rezone from A-1 to PCD**

APPLICANT	Jack Reynolds	
PROPERTY OWNER	Cathcart Florida-Mikler	
REQUEST	Rezone from A-1 (Agriculture) to PCD (Planned Commercial Development).	
PROPERTY SIZE	1.9 ± acres	
HEARING DATE (S)	P&Z: March 5, 2008	BCC: April 22, 2008
PARCEL ID	29-21-31-300-0100-0000	
LOCATION	Located 1000 feet west of the intersection of Mikler Road and SR 426.	
FUTURE LAND USE	Industrial (IND)	
ZONING	A-1 (Agriculture)	
FILE NUMBER	Z2007-81	
COMMISSION DISTRICT	#1 – Dallari	

PROPOSED DEVELOPMENT:

The applicant is proposing a 17,568 square foot office/warehouse complex.

ANALYSIS OVERVIEW:

ZONING REQUEST

The applicant, Jack Reynolds is requesting a rezone in order to develop a 17,568 square foot office/warehouse complex. The Future Land Use designation of the subject property is Industrial (IND), which allows for the requested PCD zoning district. 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):

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Zoning (PCD)
Minimum Lot Size	43,560 sq. ft.	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:

Zoning District	Permitted Uses	Special Exception
A-1 (existing)	<p>Citrus or other fruit crops cultivation, production, and horticulture, Truck farms, Plant nurseries and greenhouses not involved with retail sales to the general public, Poultry and livestock production, excluding commercial swine raising, except as otherwise provided within the district, Grazing and pasturing of animals, Home occupations and home offices, Roadside stands for the sale of fruits, vegetables, and similar products produced on the premises, provided such stand is placed no closer than twenty-five (25) feet to a property line, Government-owned or government-operated building or use, excluding public utility and service structures public, Public and private elementary schools, Fish hatcheries or fish pools, when approved in accordance with all applicable federal, state, and County regulations and laws, Publicly owned and/or controlled parks and recreation areas, Bait production, Stables, barns, sheds, silos, granaries, windmills, and related agricultural structures, Dairies, Apiculture, Silviculture including timber production, Single-family dwelling and customary accessory uses including one (1) guesthouse or cottage, Neighborhood recreation areas, when approved as part of a subdivision plat, Churches and structures appurtenant thereto, Community residential homes (group homes and foster care facilities) housing six (6) or fewer permanent unrelated residents, One (1) boat dock and one (1) associated boathouse per lot.</p>	<p>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 when such facilities and homes are approved and licensed by the State of Florida, Public and private nursery schools, kindergartens, middle schools, high schools and colleges, Temporary asphalt plants for purpose of specific public road construction, Sawmills, Public utility and service structures, Fraternal clubs when chartered with the State, Country and golf clubs, fishing clubs, fishing camps, marinas, gun clubs, or similar enterprises or clubs making use of land with nominal impacts to natural resources, as determined by the Planning Manager, Privately owned and operated recreational facilities open to the paying public, such as, athletic fields, stadiums, racetracks, and speedways if the use is located along a major roadway or has immediate accessibility thereto, Golf driving ranges, Riding stables, provided that no structure housing animals is located nearer than one hundred (100) feet from a property line, Airplane landing fields and helicopter ports with accessory facilities for private or public use, Commercial raising of swine (other than for family use), Sewage disposal plants, water plants, and sanitary landfill operations, Off-street parking lots. When approved, said parking lots shall:</p> <p>(A) Be provided with a durable, dust-free surface which is properly drained; and</p> <p>(B) Be adequately buffered from adjacent properties and roadways by a landscape screen, Farmworker housing; either single family or multifamily dwellings, where land use is for bona fide agriculture uses; provided further that such structures house only those persons and their immediate family or households, employed in carrying out such bona fide agricultural use. Mobile homes may be permitted in lieu of tenant dwellings, provided, however, that approval for mobile homes shall be limited to a time period not exceeding two (2) years after review and finding that the land is used for bona fide agricultural uses, "Bona fide agriculture uses," as used in this subsection, shall be determined by reference to the following criteria:</p> <p>(i) Whether the parcel or its adjacent lands are being actually utilized in agricultural pursuits by the same owner; and (ii) Whether the requested tenant dwelling or mobile home serve a purpose directly related to the agricultural laborers or employees and/or other agricultural purposes, A mobile home may be permitted as a Special Exception on a lot or parcel of record subject to the following requirements:</p> <p>(A) Only one (1) single-family mobile home may be permitted.</p> <p>(B) It shall bear the Florida Standards Seal or acceptable equivalent.</p> <p>(C) It shall be subject to all applicable regulations of the zoning classification (i.e., setbacks, land uses.)</p> <p>(D) Where installation of a septic tank is proposed, an acceptable percolation and depth-of-water-table test shall be submitted at the time of application.</p> <p>(E) If the proposed site is known to be flood prone, an acceptable plan shall be submitted at time of application which details steps to prevent hazard to health and property.</p> <p>(F) An approved single-family mobile home shall be firmly anchored in accordance with all applicable codes and shall have skirting installed to screen the underside of the structure, Retail nurseries where the products for sale are grown on site of sale, Organizations involved in either the slaughter of livestock, meat cutting, and/or processing operations, but that do not engage in retail sales, Community residential homes housing more than six (6) permanent unrelated residents (including group homes and foster care facilities), provided that the location does not create a over-concentration of such homes or substantially alter the nature and character of the area, all as defined in Section 419.001(3)(c), Florida Statutes (2001).</p> <p>(22) Landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm, Communication towers, Disposal of tree cuttings or similar organic materials by burning in which materials have been transported to the property, Bed and Breakfast establishments which are not located within a platted subdivision.</p>
PCD (proposed)	All permitted uses in the OP, M-1A, and C-3 zoning districts.	No Special Exception Uses Allowed

COMPATIBILITY WITH SURROUNDING PROPERTIES

Mikler Road from SR 426 to SR 417 is a transitioning area from single-family uses to industrial and commercial uses. There have been several rezones in this area such as Mikler Road Commerce Center PCD, Big Boys Storage PCD, and the Magnolia Corporate Center PCD which allow for similar industrial and office uses. The property is surrounded on all sides by the Industrial Future Land Use Designation. To the west of the property is the C-3 zoning district, to the north and east is the PCD zoning district, and to the south is the A-1 zoning district. The PCD to the east allows for industrial, warehouse, and commercial type uses. The property to the west is the C-3 zoning district which allows for industrial type uses however the property is currently vacant.

The area abutting SR 426 currently allows for commercial uses which buffers the internal lots of Mikler Road to develop as more intense industrial sites. This allows for this area to be developed as an industrial center which won't adversely affect the existing residents on the east side of SR 426. The proposed use of this site allows for a mixture of compatible industrial, warehouse, and office uses allowing for the growth of an industrial employment center. Staff finds the requested rezone is compatible with the surrounding uses and existing development patterns of the area.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FIRM map with an effective date of 2007, there appears to be no floodplains on the subject property.

Drainage:

The proposed project is located within the Howell Creek Drainage Basin, and does not have limited downstream capacity. The site will have to be designed to meet the pre-development Rate for the 25-year, 24-hour storm event.

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 are not 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)(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 Seminole County utility service area, and will be required to connect to public utilities. There is an 8-inch water main on the north side of Mikler Road and an 8-inch force main on the south side of Mikler Road. The subject property is in the ten year master plan for reclaimed water. A separate reclaimed water utility system is required. This system will be charged by a temporary jumper from the potable water main and must be connected to reclaimed water when it becomes available. This reclaimed water system and future connection needs to be shown on the plans (provide a stub-out with a valve in the right-of way).

Transportation / Traffic:

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

Buffers and Sidewalks:

The development will not be required to construct a side walk because there is no existing sidewalk on Mikler Road.

The following proposed buffers are contained in the attached Development Order:

West;	5'
North;	10'
South;	5'

Parking and Buffer areas shall be landscaped in accordance with the provisions of the Section 30.1230, "Landscaping of Parking Areas" of the Seminole County Land Development Code. The required number of plantings in the proposed buffers shall consist of a screen of landscaping, composed of natural and/or man-made materials, arranged or planted in the designated landscape buffer in order that a height of at least three feet shall be attained within one year after planting and shall screen a minimum of

seventy five percent of the parking areas to that height. The required number of trees will consist of four canopy trees for every one hundred linear feet.

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 located within any special 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 POT | 4.5: Potable Water Connection |
| Policy PUB | 2.1: Public Safety Level-of-Service |
| Policy SAN | 4.4: Sanitary Sewer Connection |

INTERGOVERNMENTAL NOTIFICATION:

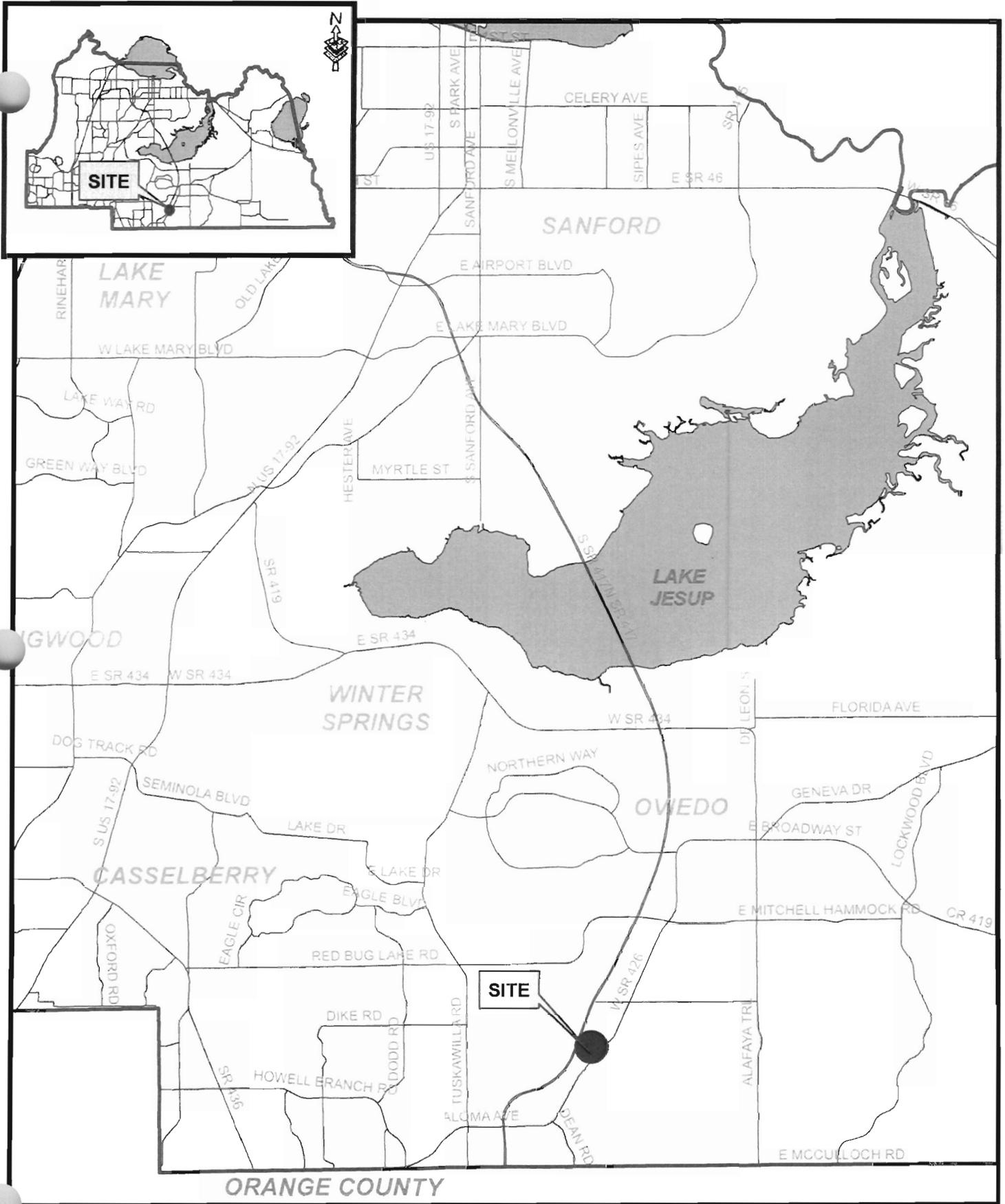
Intergovernmental notices were not required due to this property not being located near or adjacent to any municipality.

LETTERS OF SUPPORT OR OPPOSITION:

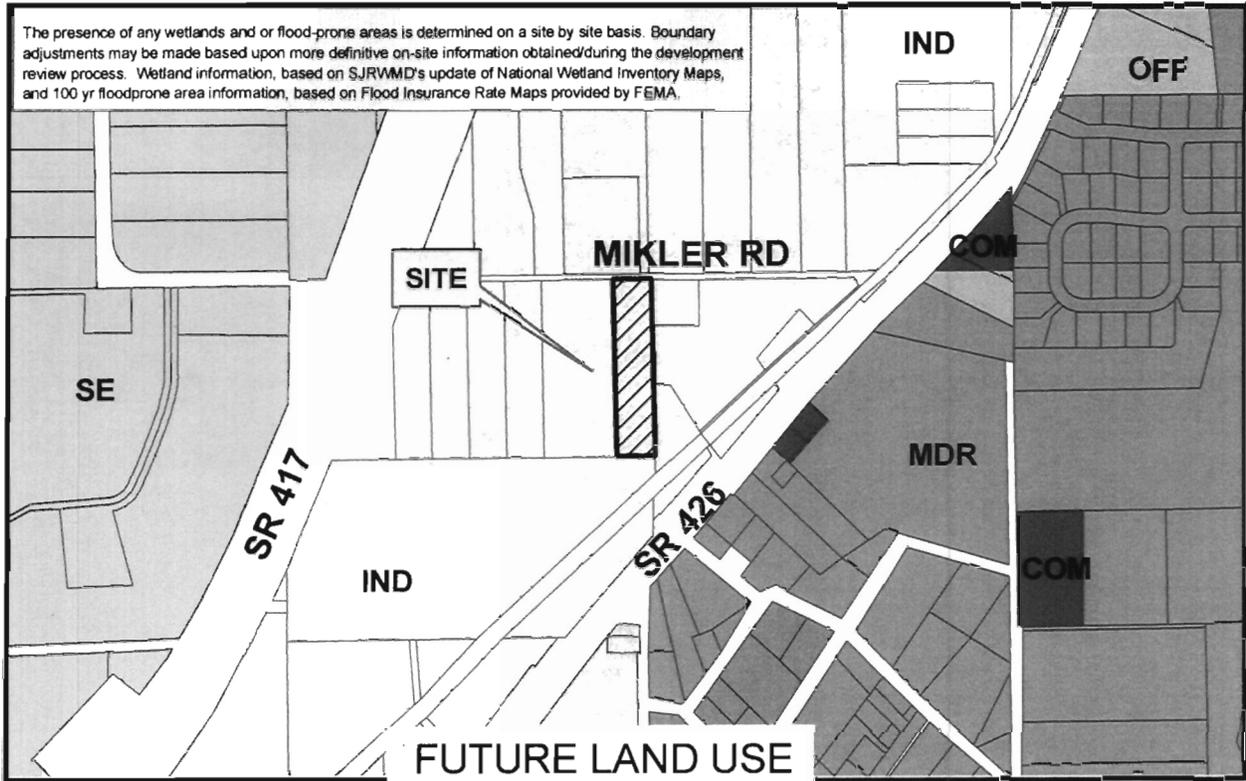
Staff has not received letters of support or opposition.

STAFF RECOMMENDATION:

Staff recommends approval of the request for a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development) on 1.9± acres, located 1000 feet west of the intersection of Mikler Road and SR 426, and recommend approval of the attached Preliminary Site Plan, subject to the conditions in the attached Development Order.

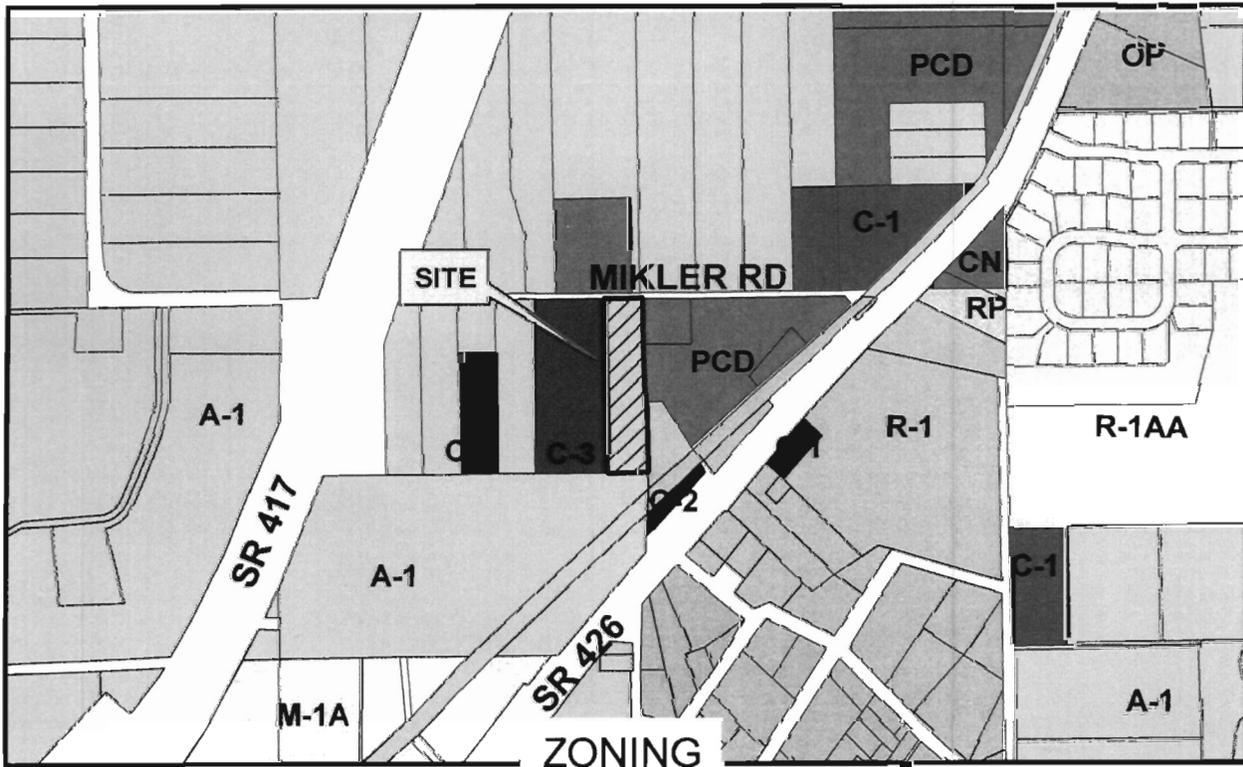


The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps,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



MDR
 OFF
 SE
 COM
 IND
 Site
 CONS
 Municipality

Applicant:	Jack Reynolds	Amend/Rezone#		From	To
Physical STR:	29-21-31-300-0100-0000	FLU	-	-	-
Gross Acres:	1.90 +/-	Zoning	Z2007-081	A-1	PCD
Existing Use:	residential	BCC District:	1		
Special Notes:					



A-1
 R-1
 R-1AA
 RP
 CN
 C-1
 C-2
 C-3

M-1
 PCD
 FP-1
 W-1



Rezone No: Z2007-081
From: A-1 To: PCD

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 22, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

FINDINGS OF FACT

Property Owner: Cathcart Florida-Mikler
P.O. Box 195788
Winter Springs, FL 32719

Project Name: Cathcart Office/Warehouse 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:
Ian Sikonia, Senior Planner
1101 East First Street
Sanford, Florida 32771

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. All development shall comply with the Preliminary Master Plan attached as Exhibit B.
- b. The allowable permitted uses for this site shall be in accordance with the OP, C-3, and M-1A zoning district. Prohibited Uses shall include churches, day care facilities, theaters, multi-family housing, communication towers, truck terminals, parking garages, and alcohol sales.
- c. Retail sales shall be ancillary to the office/warehouse uses.
- d. Maximum allowable building height shall be 35 feet.
- e. Building setbacks shall be as follows;
 - Front: 25'
 - Side: 10'
 - Rear: 10'
- f. Buffer yards shall be as follows;
 - Front (North): 10'
 - Side (West & East): 5'
 - Rear (South): 10'
- f. The existing southernmost building shall only be used as a storage facility. Any use other than storage shall not be permitted out of that structure.
- g. There shall be a minimum of 42 parking spaces provided on-site.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said

property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Brenda Carey
Chairman, Board of County Commissioners

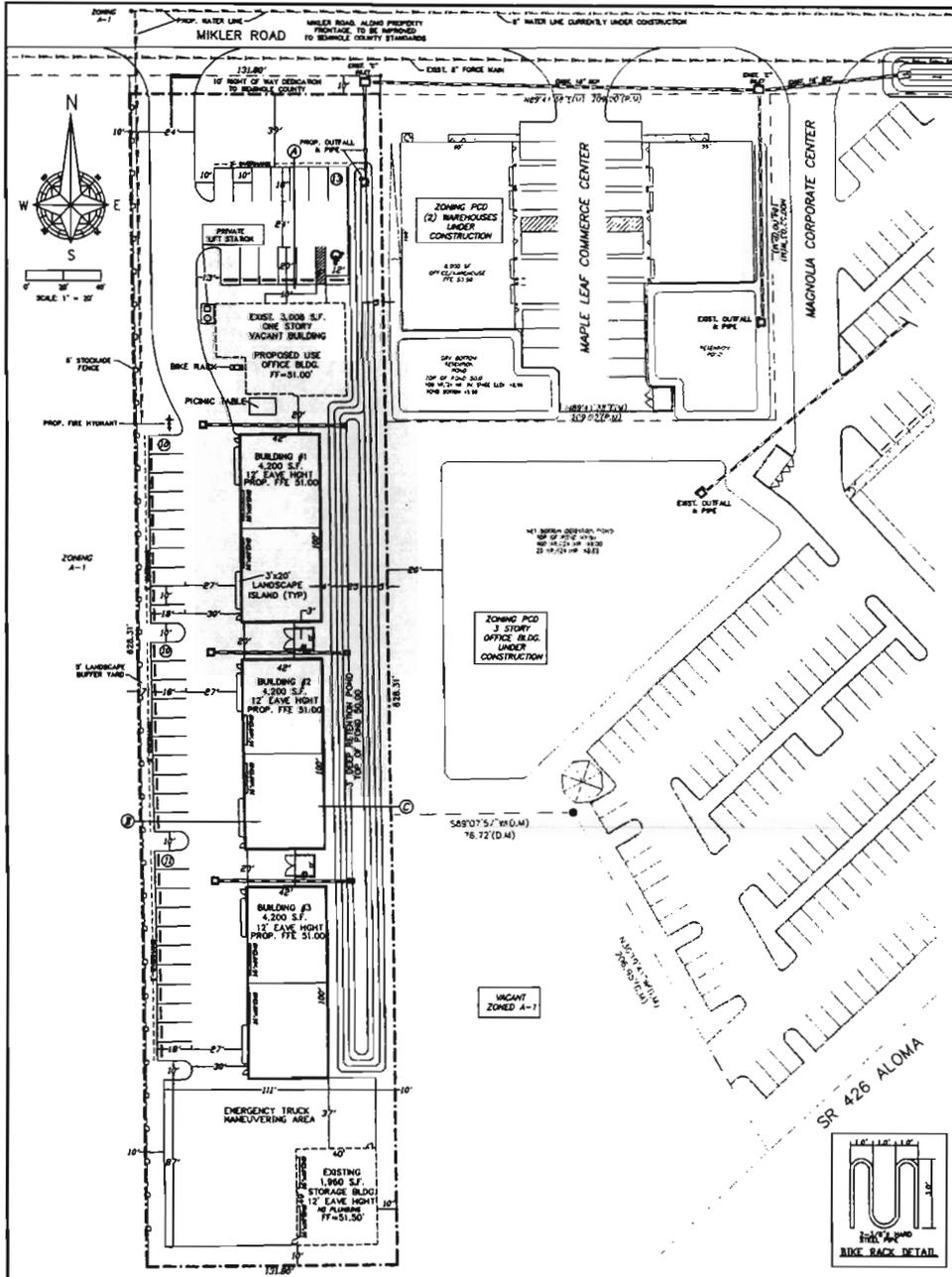
EXHIBIT A

THE EAST 131.80 FEET OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; (LESS THE NORTH 35' FOR ROAD RIGHT-OF-WAY.)

CONTAINS 1.9005 ACRES OR 82,787 SQUARE FEET MORE OR LESS.

EXHIBIT B

(See Attached Pages)



GENERAL NOTES

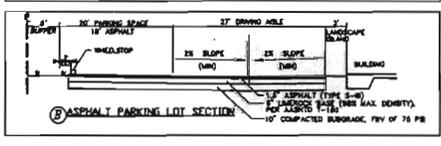
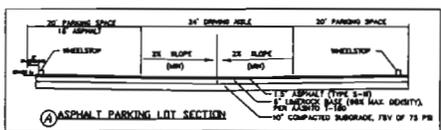
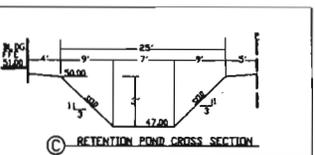
- CURRENT ZONING A-1, PROPOSED ZONING PCD, FLD NO.
- ALL EXTERIOR EQUIPMENT, WHETHER GROUND OR ROOF MOUNTED, WILL BE SCREENED FROM OFF SITE VIEWS.
- 30' STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
- STOP BAR SHALL BE 24" WIDE, WHITE THERMOPLASTIC AND LOCATED AS SHOWN ON SITE PLAN.
- ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM STREET.
- INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE, §10.09, PARAGRAPH D.
- POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMITS.
- NO CONSTRUCTION CAN OCCUR UNTIL THE APPLICANT HAS HAD A PRE-CONSTRUCTION CONFERENCE WITH SEMINOLE CO.
- ALL WORK IN THE RIGHT OF WAY WILL BE REPAIRED OR REPLACED IF DAMAGED DURING CONSTRUCTION.
- LOW INTENSITY, INDIRECT LIGHTING SHALL BE UTILIZED TO PREVENT GLARE.
- MULTI-TENANT BUILDINGS.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- POTABLE WATER AND SANITARY SEWER ARE SUPPLIED BY SEMINOLE CO.
- SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPT.

SITE STATISTICAL DATA

DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	82,787	1.90	100.0%
EXIST. BLDG. AREA	4,968	0.11	6.02%
PROP. BLDG. AREA	12,600	0.29	15.22%
PAVEMENT AREA	34,400	0.79	41.55%
IMPERVIOUS AREA	51,968	1.19	62.77%
OPEN AREA	30,819	0.71	37.23%

PARKING CALCS

42 PARKING SPACES (REQUIRED)
44 PARKING SPACES (PROVIDED)



PCD DEVELOPER COMMITMENT AGREEMENT

- STATEMENT OF BASIC FACTS**
 - Total area: 1.90 acres
 - Zoning: Planned Commercial Development
 - Allowable area of development: 1.90 acres
 - The development approval sought is consistent with the Seminole County comprehensive plan and will be developed consistent with any in compliance with 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 commitment run with, follow and perpetually burden the afore described property.
- LAND USE BREAKDOWN**

LAND USE	AREA	% OF SITE
Pavement and Existing & Proposed Building Areas	51,968 s.f./ 1.19 ac	62.77%
Open Space	30,819 s.f./ 0.71 ac	37.23%
- OPEN SPACE AREAS**

Category	Area	% of Site
Total Developable Area	82,787 s.f./ 1.90 ac	100%
Total Land Area	82,787 s.f./ 1.90 ac	100%
- MAINTENANCE OF THE OPEN SPACE shall be funded by the Owner.**

Category	Area	% of Site
Total Land Area	1.90 acres	
Required Open Space	25.0%/0.475 acres	
Open Space Provided	37.23%/0.71 acres	
- BUILDING SETBACKS**

Direction	Setback
Front	25'
Side	10'
Rear	10'
Maximum roof height	<35'

PERMITTED USES
All uses permitted in M-1-A (VERY LIGHT INDUSTRIAL), OR (OFFICE DISTRICT) AND C-3 (GENERAL COMMERCIAL AND WHOLESALE DISTRICT)

PROHIBITED USES
Churches, Day Care Facilities, Theaters, Multi-family Housing, Communication Towers, Truck Terminals & parking garages, Adult book stores, Alcoholic sales and adult entertainment.

LANDSCAPE & BUFFER CRITERIA
Parking areas shall be landscaped in accordance with the provisions of the Section 30.1230, "Landscaping of Parking Area" of the Seminole County Land Development Code.

PARKING REQUIREMENTS
1. Parking spaces shall be 10'x20' and 10'x16' w/ 2' overlap
2. Parking calculations shall be based on:
1 parking space per 200 sq. ft. of office/retail
1 parking space per 1000 sq. ft. of warehouse
5,920 sq. ft. office/200 = 30
11,848 s.f. of warehouse/1000 = 12
Total spaces required = 42 spaces
Total spaces provided = 44.0 spaces

WATER, SEWER AND STORMWATER
WATER: Water services shall be provided by Seminole Co. Public Utilities design of water lines and fire hydrants shall conform to all Seminole Co. and Florida Department of Environmental Protection.
SANITARY SEWER: Sanitary sewer shall be provided by Seminole County via proposed private lift station.
STORMWATER: Stormwater drainage and stormwater management shall be provided by on-site retention pond. The system will be reviewed and approved by Seminole County and St. Johns River Water Management District.

FIRE PROTECTION: Fire protection shall be provided by Seminole Co. Fire flow will be a minimum of 1250 gpm w/ 20 psi. Fire hydrants shall be located according to Seminole Co. Fire Loss management regulations.

11. PHASING
Proposed development shall be developed in single phase.

12. STANDARD COMMITMENTS

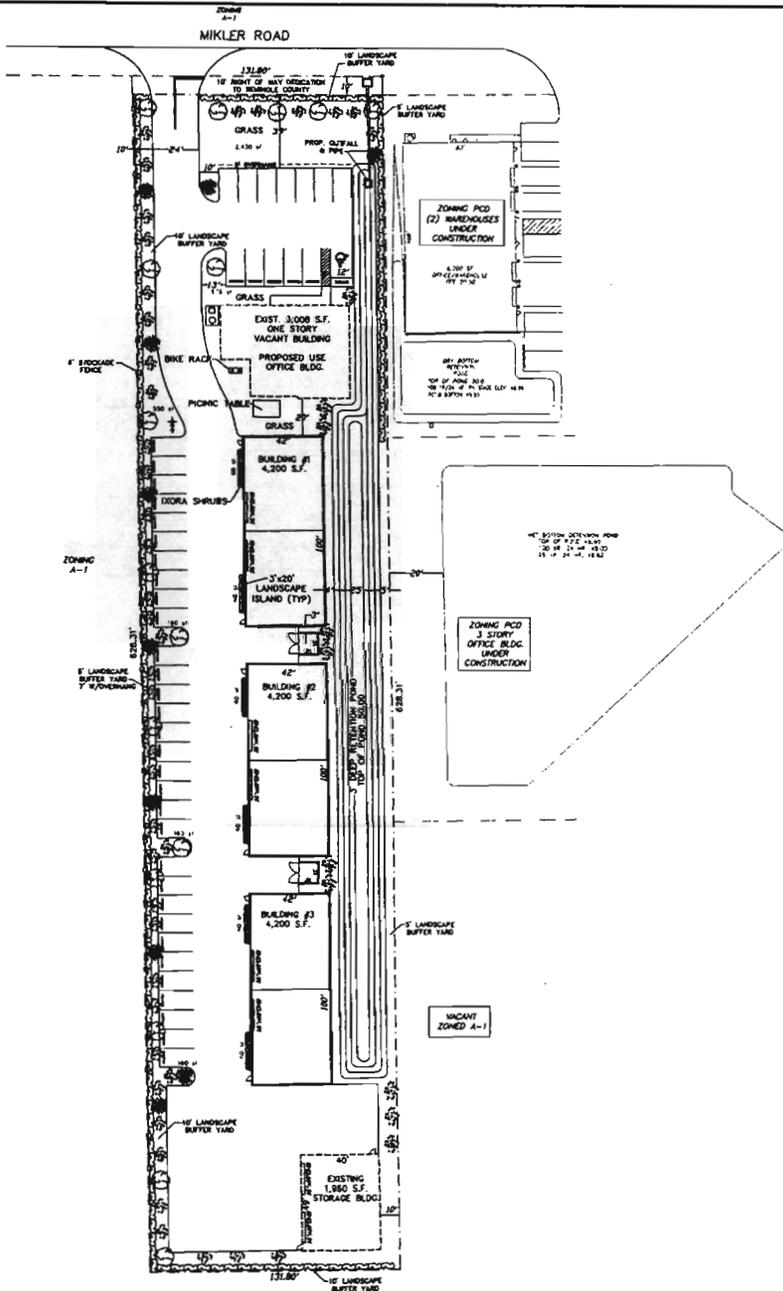
- Unless specifically addressed otherwise herein, all development shall fully comply with all the codes and ordinances, including impact fees, ordinances, in effect in Seminole County at the time of permit issuance. The conditions upon this development approval and commitments made as to this development approval have been accepted by and agreed to by the owners of the property.
- The DCA touches and concerns the aforesaid property, and the conditions, commitments and provisions of the DCA shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon all property unless released in whole or part by action of Seminole Co. by virtue of a document of equal dignity herewith. The owners of said property have expressly consented and agreed to this provision and all other terms and provisions of the DCA.
- The terms and provisions of the DCA are not severable, and in the event any portion of this DCA shall be found to be invalid or Repeal, then the entire DCA shall be null and void.
- Building permits shall be issued upon site plan and building plan approval. Contractor and owner assume responsibility to provide sanitary sewer and potable water to site prior to Certificate of Occupancy.

SEMINOLE COUNTY DEVELOPMENT DEPARTMENT

AMERICAN CIVIL ENGINEERING CO.

CATHCART FLORIDA-MIKLER ROAD
PRELIMINARY SITE PLAN
2570 MIKLER ROAD
OMEDO, FLORIDA

DATE: 11/15/00
SCALE: 1" = 20'
PROJECT NO: 00-0000
SHEET NO: 3 OF 4



NORTH BUFFER YARD

ADJACENT LAND USE: PUBLIC STREET
 ADJACENT LUR RATING: N/A
 REQUIRED BUILDING SETBACK: 25'
 REQUIRED OPACITY: 0.10
 PLANT UNIT PROPOSED: C

PLANT TYPE	BUFFER YARD LENGTH (100ths)	LINEAR FEET PER 100 L.F.	PLANT UNITS PER 100 L.F.	# OF PLANTS/UNIT	TOTAL PLANTS REQUIRED
CANOPY TREES	100'	1.08	0.95	5	5
UNDERSTORY	100'	1.08	0.95	5	5
SHRUBS	100'	1.08	0.95	16	16

* LESS 24' DRIVEWAY
 ** TREES ARE COUNTED TWICE AT PROPERTY CORNERS

SOUTH BUFFER YARD

ADJACENT LAND USE: LIGHT INDUSTRIAL
 ADJACENT LUR RATING: VB
 REQUIRED BUILDING SETBACK: 10'
 REQUIRED OPACITY: 0.10
 PLANT UNIT PROPOSED: B

PLANT TYPE	BUFFER YARD LENGTH (100ths)	LINEAR FEET PER 100 L.F.	PLANT UNITS PER 100 L.F.	# OF PLANTS/UNIT	TOTAL PLANTS REQUIRED
CANOPY TREES	132'	1.32	0.95	1	1
UNDERSTORY	132'	1.32	0.95	2	3
SHRUBS	132'	1.32	0.95	17	21

** TREES ARE COUNTED TWICE AT PROPERTY CORNERS

WEST BUFFER YARD

ADJACENT LAND USE: SF RESIDENTIAL IN HP
 ADJACENT LUR RATING: 1
 REQUIRED BUILDING SETBACK: 10'
 REQUIRED OPACITY: 0.30
 PLANT UNIT PROPOSED: B

PLANT TYPE	BUFFER YARD LENGTH (100ths)	LINEAR FEET PER 100 L.F.	PLANT UNITS PER 100 L.F.	# OF PLANTS/UNIT	TOTAL PLANTS REQUIRED
CANOPY TREES	828	8.28	2.6	1	16
UNDERSTORY	828	8.28	2.6	2	33
SHRUBS	828	8.28	2.6	17	278

5' WIDE BUFFER YARD PER EXISTING LDC
 ** TREES ARE COUNTED TWICE AT PROPERTY CORNERS

EAST BUFFER YARD

ADJACENT LAND USE: HEAVY COMMERCIAL
 ADJACENT LUR RATING: VB
 REQUIRED BUILDING SETBACK: 10'
 REQUIRED OPACITY: 0.10
 PLANT UNIT PROPOSED: B

PLANT TYPE	BUFFER YARD LENGTH (100ths)	LINEAR FEET PER 100 L.F.	PLANT UNITS PER 100 L.F.	# OF PLANTS/UNIT	TOTAL PLANTS REQUIRED
CANOPY TREES	184'	1.84	0.95	1	2
UNDERSTORY	184'	1.84	0.95	2	3
SHRUBS	184'	1.84	0.95	17	30

5' WIDE BUFFER YARD PER EXISTING LDC
 ** TREES ARE COUNTED TWICE AT PROPERTY CORNERS



- LANDSCAPE LEGEND**
- (345) VIBURNUM HEDGE (30" HGT.)
LOW WATER USE, (VIBURNUM OBOVATUM)
 - (50) IXORA SHRUBS (30" O/C, 24" HGT.)
LOW WATER USE, (IXORA COCCINEA)
 - (18) LIVE OAK (QUERCUS VIRGINIANA) 2.5" CALIPER @ DBH
MEASURED @ 1' ABOVE GROUND AND 8' HIGH (LOW WATER USE)
 - (52) GRAPE MYRTLE (LAGERSTROEMIA INDICA)
12" HIGH AT PLANTING, 8' SPREAD @ CLEAR, MULTI TRUNK
MEDIUM WATER USE
 - (10) SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) 2.5" CALIPER @ DBH
MEASURED @ 1' ABOVE GROUND AND 8' HIGH (LOW WATER USE)

INTERIOR LANDSCAPING

10% OF PAYMENT SHALL BE INTERIOR LANDSCAPING
 34,400 (10%) = 3,440 SF OF INTERIOR LANDSCAPING REQUIRED
 4,893+ SF OF INTERIOR LANDSCAPING PROVIDED

- LANDSCAPING GENERAL NOTES:**
- ALL LANDSCAPE AREAS TO BE COVERED W/ AN AUTOMATIC SPRINKLER SYSTEM.
 - ALL LANDSCAPED AREAS TO BE SOODED (ST. AUGUSTINE) AND MULCHED (2" MIN.) PER SOLIC SEC. 30.1228 (g).
 - PRIOR TO REMOVAL OF ANY TREES, PROTECTIVE TREE BARRIERS SHALL BE INSTALLED AND INSPECTED BY SEMINOLE COUNTY.
 - ALL PROPOSED PLANTS WILL BE FLORIDA #1 GRADE OR BETTER ACCORDING TO THE SOLIC SEC. 30.1228 (e).
 - ALL DISTURBED AREAS W/1 SEM. CO. R/W SHALL BE SOODED.
 - IF THE EXISTING PLANT MATERIAL DOES NOT MEET MIN. CODE REQUIREMENT SUPPLEMENTING THE PLANT MATERIAL TO MEET CODE WILL BE DONE.
 - IF THE EXISTING LANDSCAPING DOES NOT MEET CODE REQUIREMENT AT THE TIME OF THE FINAL INSPECTION, SUPPLEMENTING WILL BE REQUIRED PRIOR TO C. O.
 - THE SIGHT TRIANGLE SHALL BE CLEAR OF ANY OBSTRUCTIONS.
 - NO TREES W/ A TRUNK DIAM. GREATER THAN 4" AT MATURITY OR SHRUBS HIGHER THAN 2.5' SHALL BE PERMITTED W/IN THE IDENTIFIED CLEAR SIGHT TRIANGLE.
 - ANY TREES PERMITTED TO REMAIN W/IN THE IDENTIFIED CLEAR SIGHT TRIANGLE MUST BE TRIMMED UP TO A HEIGHT OF 8' LAW FOOT REGULATIONS.

Seminole County
 Approved for Installation

This document is subject to specific amendments by the Seminole County Land Development Code and any amendments thereto. It is the responsibility of the user to verify the applicability of the document to their project. The user is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The user is responsible for ensuring that all work is completed in accordance with the applicable codes and regulations. The user is responsible for ensuring that all work is completed in accordance with the applicable codes and regulations. The user is responsible for ensuring that all work is completed in accordance with the applicable codes and regulations.

DATE: 4/1/2024

SCALE: 1" = 20'

AMERICAN CIVIL ENGINEERING CO.

CATHCART FLORIDA-MIKLER ROAD
 PRELIMINARY LANDSCAPE PLAN
 2570 MIKLER ROAD
 DWEDDO, FLORIDA

NO.	DATE	DESCRIPTION
1	4/1/2024	PRELIMINARY LANDSCAPE PLAN
2	4/1/2024	PRELIMINARY LANDSCAPE PLAN
3	4/1/2024	PRELIMINARY LANDSCAPE PLAN
4	4/1/2024	PRELIMINARY LANDSCAPE PLAN

DATE: 4/1/2024

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) THE PCD (PLANNED COMMERCIAL 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 "Cathcart Office/Warehouse 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 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 upon filing a copy of this Ordinance with the Department and recording of Development Order 07-20500007.

ENACTED this 22nd day of April 2008.
BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Brenda Carey
Chairman

EXHIBIT A
LEGAL DESCRIPTION

THE EAST 131.80 FEET OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SW
 $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE
COUNTY, FLORIDA; (LESS THE NORTH 35' FOR ROAD RIGHT-OF-WAY.)

CONTAINS 1.9005 ACRES OR 82,787 SQUARE FEET MORE OR LESS.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On April 22, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

FINDINGS OF FACT

Property Owner: Cathcart Florida-Mikler
P.O. Box 195788
Winter Springs, FL 32719

Project Name: Cathcart Office/Warehouse Rezone

Requested Development Approval:

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

The Board of County Commissioners has determined that the request for a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "Cathcart Office/Warehouse rezone from A-1 (Agriculture) to PUD (Planned Unit Development)" and all evidence submitted at the public hearing on April 22, 2008, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested development approval 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: _____
Brenda Carey, Chairman

EXHIBIT A

THE EAST 131.80 FEET OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; (LESS THE NORTH 35' FOR ROAD RIGHT-OF-WAY.)

CONTAINS 1.9005 ACRES OR 82,787 SQUARE FEET MORE OR LESS.