

ITEM # _____

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

SUBJECT: Champion Steel PCD rezone from A-1 (Agriculture) to PCD (Planned Commercial Development)

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

AUTHORIZED BY: Alison Stettner **CONTACT:** Austin Watkins **EXT** 7440

Agenda Date 12/10/2008 **Regular** **Work Session** **Briefing**
Special Hearing – 6:00 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

1. **RECOMMEND APPROVAL** of a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development), for 9.47 ± acres, located on the west side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue, and recommend approval of the attached Preliminary Site Plan and Development Order, based on staff findings (Ellison Marsil, applicant); or
2. **RECOMMEND DENIAL** of a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development), for 9.47 ± acres, located on the west side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue (Ellison Marsil, applicant); or
3. **CONTINUE** the public hearing until a time and date certain.

District 5 – Commissioner Carey

Austin Watkins, Senior Planner

BACKGROUND:

The applicant is requesting a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development) to develop a four-building steel manufacturing complex. The applicant is proposing a total of 106,200 square feet of manufacturing uses and 8,675 square feet of associated office uses. The proposed uses are those uses allowed

Reviewed by: KFT
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. Z2008-30

within the M-1A (Very Light Industrial) zoning classification and outside storage with the following exclusions: laundry and dry cleaning, post offices, restaurants, out-patient medical clinics, public and private utility plants, and stations and distribution offices. The outside storage must be screened from adjacent properties and public right-of-ways.

The assigned Future Land Use (FLU) designation of the property is HIP-AP (Higher Intensity Planned – Airport). The proposed PCD zoning classification is an allowable zoning classification in the HIP-AP FLU. Further, the HIP-AP FLU allows for industrial parks and office complexes, which is consistent with the requested uses and Preliminary Site Plan.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development), for 9.47 ± acres, located on the west side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue, and recommend approval of the attached Preliminary Site Plan and Development Order.

Attachments:

Staff Analysis
Location Map
Zoning and Future Land Use Map
Aerial Map
Preliminary Site Plan
Approval Development Order
Rezone Ordinance
Denial Development Order
Ownership Disclosure Form

Champion Steel PCD Rezone Rezone from A-1 to PCD	
APPLICANT	Ellison Marsil
PROPERTY OWNER	Ray and Ethel Thomas
REQUEST	Rezone from A-1 (Agriculture) to PCD (Planned Commercial Development)
PROPERTY SIZE	9.47 ± acres
HEARING DATE (S)	P&Z: December 10, 2008 BCC: January 27, 2009
PARCEL ID (S)	03-20-31-501-0C00-0050
LOCATION	West side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue
FUTURE LAND USE	HIP-AP (Higher Intensity Planned – Airport)
ZONING	A-1 (Agriculture)
FILE NUMBER	Z2008-30
COMMISSION DISTRICT	#5 – Carey

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 PCD (Planned Commercial Development):

DISTRICT REGULATIONS	Existing Zoning (A-1)
Minimum Lot Size	43,560 square feet
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 (PCD)
Minimum Lot Size	N/A
Minimum House Size	N/A
Minimum Width at Building Line	N/A
North Setback	N/A
South Setback	20 feet
East Setback	37.8 feet
West Setback	67.5 feet
Maximum Building Height	35 feet

COMPATIBILITY WITH SURROUNDING PROPERTIES

The area of Richmond Avenue and East Lake Mary Boulevard is in close proximity to the Orlando/Sanford International Airport and has been assigned the Future Land Use Designation of Higher Intensity Planned Development – Airport (HIP-AP). The HIP-AP Future Land Use Designation has been implemented to encourage and foster growth for airport support uses such as retail, industrial, and office. In the recent years this area has been transitioning from agricultural and residential uses to more intense industrial and office uses which are more compatible and consistent with the existing Future Land Use Designation on the property. Some examples of recent rezone applications in this area are Kentucky Street PCD, Moores Station Road PCD, MGM Industrial Park and the Laura Avenue Rezone, which all allowed for similar industrial uses.

This site is surrounded by vacant parcels and single-family homes on one acre and larger lots. All the surrounding properties have the A-1 zoning district and the HIP-AP Future Land Use Designation. Due to the size of this property and its proximity to major thoroughfares and the Orlando/Sanford International Airport, the proposed development of a manufacturing complex is consistent with the intent of the HIP-AP Future Land Use. The proposed use of this site allows for a mixture of compatible manufacturing, office and warehouse uses allowing for the growth of an employment center. Staff finds the requested rezone is compatible with the surrounding uses and existing development patterns of the area.

SITE ANALYSIS:

Floodplain Impacts:

Based on FIRM map with an effective date of 2007, 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 no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may 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.

Utilities:

The site is located in the City of Sanford water and sewer utility service area. The project will be required to hook-up to public water and sewer. There is a 12-inch water main on the west side of Lake Mary Blvd and an existing sewer stub-out on the east side of Lake Mary Blvd.

Transportation / Traffic:

The property proposes access onto Richmond Avenue, which is classified as a local road. Richmond Avenue does not have improvements programmed in the County 5-year Capital Improvement Program. The applicant will be required to improve Richmond Avenue to County Standards.

Drainage:

The proposed project is located within the Lake Jesup Drainage Basin and does not have limited downstream capacity. The site will have to be designed to not exceed the pre-development rate of discharge for the 25-year, 24-hour storm event.

Buffers and Sidewalks:

There is not an existing sidewalk along Richmond Avenue. The development will be required to construct a 5' side walk along the frontage of Richmond Avenue. The following buffers are proposed:

East: 25' containing 66 understory trees and 209 shrubs

West: 10' containing 16 canopy trees, 32 understory trees, 272 shrubs and a 6' opaque fence (chain link with inserts)

South: 15' containing 71 understory trees and 208 shrubs

North: No buffer proposed

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

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). These policies are proposed to be adopted at the December 9, 2008 Board of County Commissioners Meeting:

- Policy FLU 2.10: Determination of Compatibility in PUD Zoning Classifications
- Policy FLU 5.5: Higher Intensity Planned Development Purpose
- Policy FLU 5.7: Higher Intensity Planned Development – Airport Permitted Uses and Location Standards

INTERGOVERNMENTAL NOTIFICATION:

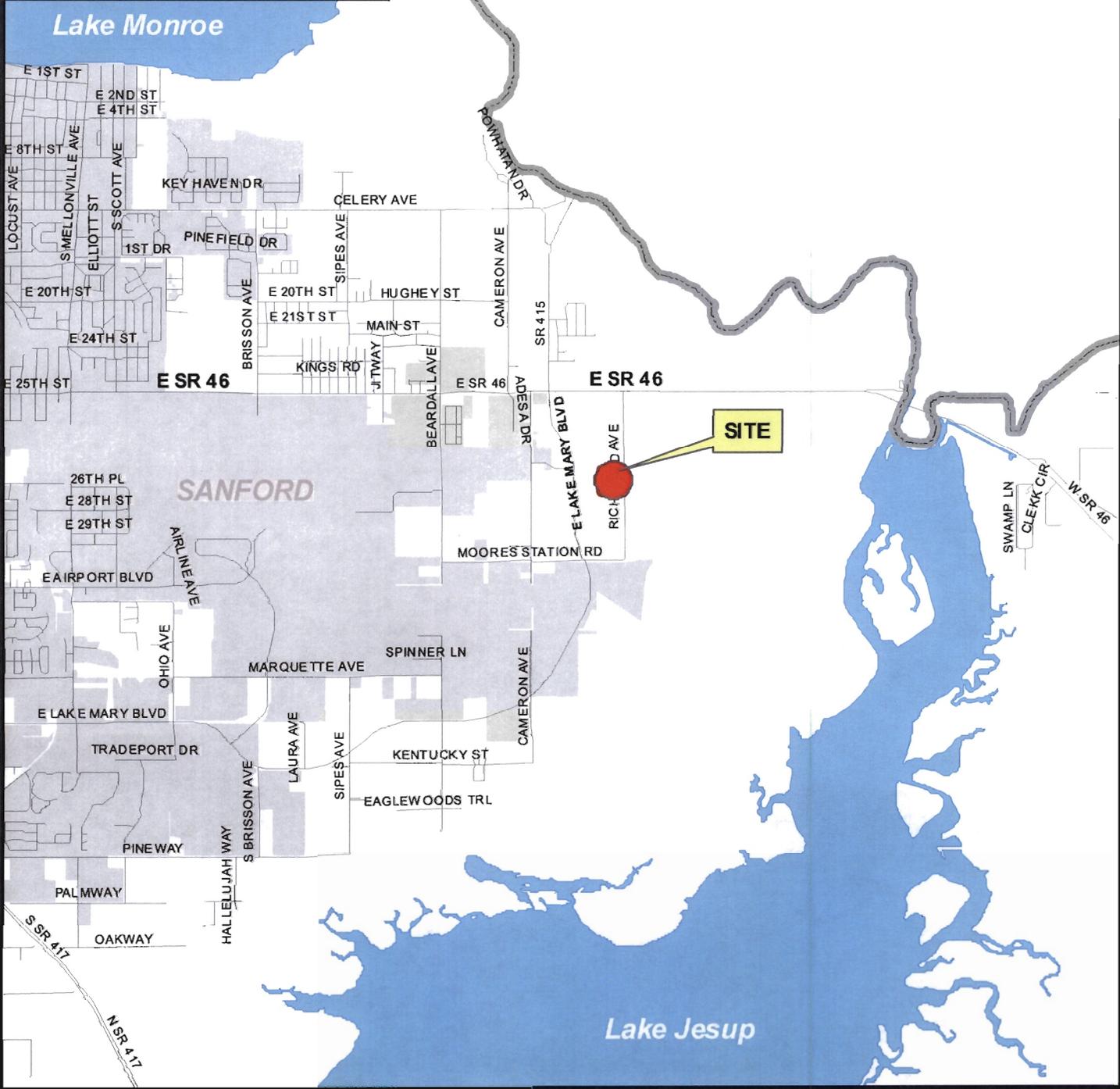
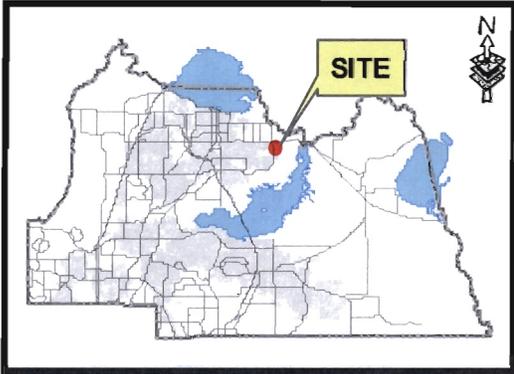
No intergovernmental notices were required.

LETTERS OF SUPPORT OR OPPOSITION:

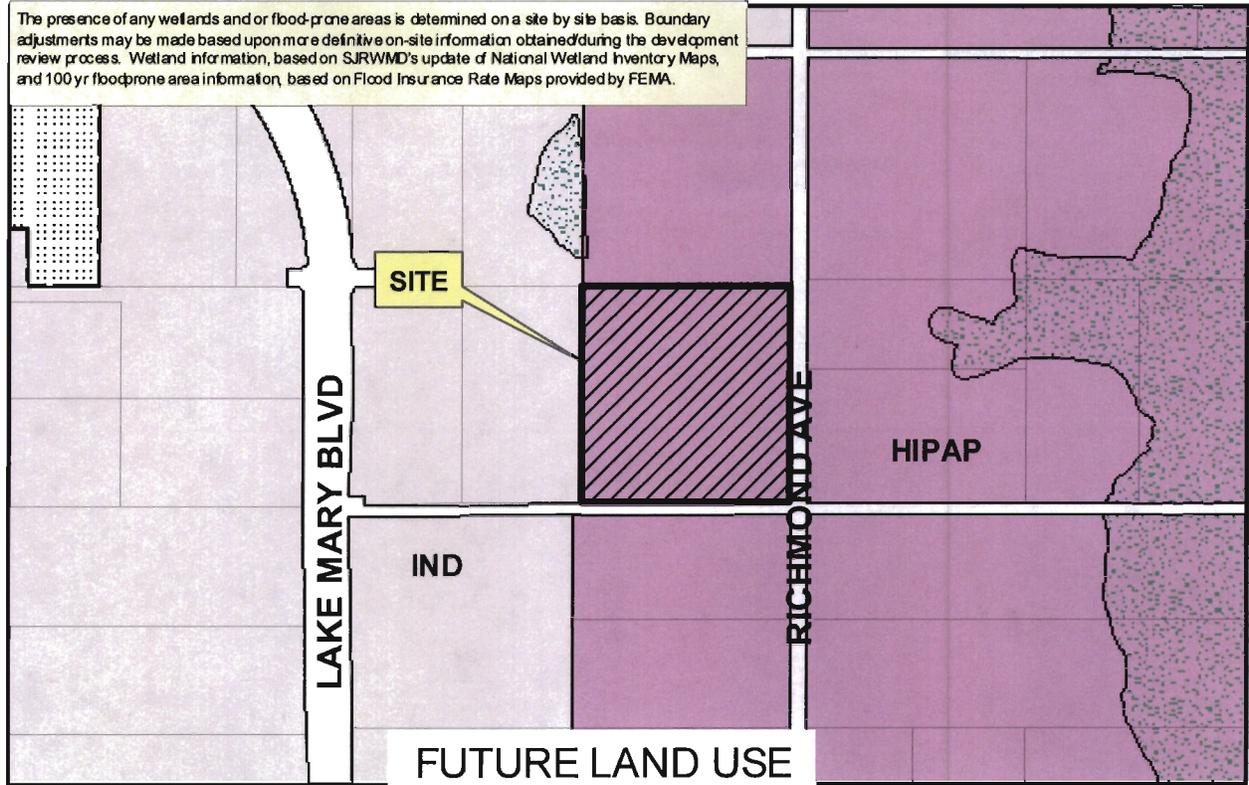
At this time, Staff has received no letters of support or opposition.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of a rezone from A-1 (Agriculture) to PCD (Planned Commercial Development), for 9.47 ± acres, located on the west side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue, and recommend approval of the attached Preliminary Site Plan and 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.



IND
 HIPAP
 Site
 CONS

Applicant:	Ellison Marcil			
Physical STR:	03-20-31-501-0C00-0050			
Gross Acres:	9.47 +/-	BCC District:	5	
Existing Use:	Residential			
Special Notes:				

	Amend/ Rezone#	From	To
FLU	-	-	-
Zoning	Z2008-030	A-1	PCD



A-1
 FP-1
 W-1



Rezone No: Z2008-030
From: A-1 To: PCD

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

CANYON POINT

STATE ROAD 415
(LAKE MARY BOULEVARD)

25

LOT 4

A-1
HIPAP

LOT 3

15

A-1
HIPAP

25

LOT 7

A-1
HIPAP

LOT 2

A-1
HIPAP

25

35

N 85°49'02" W (M) 639.82' (P)
N 86°47'57" W (C) 639.50'

N 86°47'57" W (C) 25.00' (P)
N 88°47'52" W (M) 24.62'

RICHMOND AVENUE (50' R/W)

A-1
HIPAP

PER PLANS FOR MCM CONSTRUCTION PRODUCTS LLC
BY JHR CONSULTANTS, INC.

PROJECT DATA:

Total Lot Area	412,475 Sq. Ft.	9,489 Acres
M/o Dedicated R/W	402,773 Sq. Ft.	9,246 Acres
Dedicated for R/W	9,702 Sq. Ft.	0.223 Acres
PHASE I		
Building Coverage (FAIR)	55,675 Sq. Ft.	1.38%
Concrete Pavement	24,319 Sq. Ft.	6.0%
Alternative Pavement	67,957 Sq. Ft.	16.9%
Green Areas	4,812 Sq. Ft.	1.0%
Removed Sidewalks	211,596 Sq. Ft.	52.5%
PHASE II (Quantities reflect some removal)		
Building Coverage	25,000 Sq. Ft.	6.2%
Concrete Pavement	23,336 Sq. Ft.	6.1%
Alternative Pavement	23,603 Sq. Ft.	6.3%
Green Areas	1,600 Sq. Ft.	0.4%
Removed Sidewalks	-1,600 Sq. Ft.	-0.4%
PHASE III		
Building Coverage	34,200 Sq. Ft.	8.5%
Concrete Pavement	35,520 Sq. Ft.	9.2%
Alternative Pavement	35,680 Sq. Ft.	9.2%
Sidewalks	8,200 Sq. Ft.	2.0%
TOTALS		
Building Coverage (FAIR)	402,773 Sq. Ft.	100.0%
Concrete Pavement	114,875 Sq. Ft.	28.5%
Alternative Pavement	124,273 Sq. Ft.	31.2%
Green Areas	123,282 Sq. Ft.	31.2%
Retention Areas	40,414 Sq. Ft.	10.0%
Green Areas	83,859 Sq. Ft.	22.2%

LEGEND:

- PROPOSED ELEVATIONS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE BOUNDARY
- DRAINAGE FLOW
- SILT FENCE
- EXISTING FENCE
- TRAFFIC FLOW
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER MAIN
- PROPOSED WATER MAIN W/ SIZE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SOIL BORING
- ZONING CLASSIFICATION
- FUTURE LAND USE
- SOILS TYPE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING TOE OF SLOPE
- EXISTING TOP OF BANK
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- WETLAND DELINEATION FLAG

LANDSCAPE BUFFERS:

- EAST BUFFER - 25' Width x 645 Feet Length
(1-1/2" Col 6' High) ((645/100) x 2.25 x 5) - 10% = 66
- WEST BUFFER - 10' Width x 645 Feet Length
(3' High) ((645/100) x 2.25 x 18) - 10% = 209
- SOUTH BUFFER - 15' width x 825 Feet Length (15' R/W Dedication)
(1-1/2" Col 6' High) ((825/100) x 2.25 x 5) = 71
- NORTH BUFFER - 35' On Center - 825/5 = 208

BUILDING SETBACKS

GEOGRAPHICAL LOCATION	REQUIRED	PROPOSED
NORTH	25.0'	20.0'
SOUTH	25.0'	75.0'
EAST	65.0' (37.8' TO PORTE-COCHERE)	65.0'
WEST	10.0'	67.5'

PROPOSED USES:

ALL USES LISTED WITHIN THE M-1A VERT LIGHT INDUSTRIAL DESIGNATION WITH THE FOLLOWING EXCEPTIONS: FROM (1) POST OFFICES, (2) RESTAURANTS, (3) OUT-PATIENT MEDICAL CLINICS, (4) PUBLIC & PRIVATE UTILITY PLANTS, STATIONS & DISTRIBUTION OFFICES, AND ALLOWING BUT MODIFYING ITEM (5) TO ALLOW FOR OUTSIDE STORAGE AS LONG AS ITEMS ARE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC ROADWAYS.

PCD PRELIMINARY SITE PLAN FOR CHAMPION STEEL

2880 RICHMOND AVENUE SEASCALE COUNTY, FLORIDA
DATE: MAY 15, 2008 | PLAN SCALE: 1"=50' | SHEET: C-2

REVISIONS

DATE	BY	REVISIONS
5-20-08	JHR	FOR SEASCALE COUNTY PER COMMENTS OF MAY 15, 2008
5-20-08	JHR	FOR SEASCALE COUNTY PER COMMENTS OF OCTOBER 24, 2008

PROPOSED SETBACKS

GEOGRAPHICAL LOCATION	REQUIRED	PROPOSED
NORTH	25.0'	20.0'
SOUTH	25.0'	75.0'
EAST	65.0' (37.8' TO PORTE-COCHERE)	65.0'
WEST	10.0'	67.5'

CIVIL SOLUTIONS INCORPORATED ENGINEERING

604-CW ASPENYORK AVENUE, DELAND, FLORIDA 32720
PHONE: (386) 740-1444 FAX: (386) 944-8847 COLA: 0000



SEMINOLE COUNTY DEVELOPMENT ORDER

On January 27, 2009, 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): Ray and Ethel Thomas
113 W. Chipola Avenue Apt # 1110
DeLand, Florida 32720

Project Name: Champion Steel PCD 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
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 114,875 square feet. (106,200 square feet of manufacturing / 8,675 square feet of office)

B. Permitted Uses: M-1A (Very Light Industrial) zoning classification and outside storage with the following excluded uses:

1. Post Office
2. Restaurants
3. Out-patient medical clinics
4. Launderettes and laundromats
5. Self-service laundries
6. Dry cleaning
7. Public and private utility plants
8. Stations and distribution offices

The outside storage must be screened from adjacent properties and public right-of-ways

C. The setbacks shall be as follows:

North: 20'
South: 75'
East: 37.8'
West: 67.5'

D. The buffers shall be as follows:

The buffers shall meet the following criteria:

East: 25' containing 66 understory trees and 209 shrubs (36" in height)

West: 10' containing 16 canopy trees, 32 understory trees, 272 shrubs (36" in height) and a 6' opaque fence (chain link with inserts)

South: 15' containing 71 understory trees and 208 shrubs (36" in height)

North: No buffer proposed

- E. This site development plan shall include such amenities as a mulch path around the retention pond, benches and a bicycle rack, as depicted on the Preliminary Master Plan attached as Exhibit B. These open space amenities can be substituted at time of Final Master Plan for equivalent amenities, if determined appropriate, by the Planning Manager.
- F. 25% usable open space shall be provided on the subject property.
- G. The retention pond shall be amenitized.
- H. The maximum allowable building height is 35'.
- I. Development shall comply with the Preliminary Site Plan attached as Exhibit "B".
- J. The project shall provide no less than 389 parking stalls. Each and all phases must meet the parking requirements, as determined by the Seminole County Land Development Code.

(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.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Bob Dallari, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Ethel M. Thomas, on behalf of itself and its heirs, 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.

Witness

Ethel M. Thomas

Printed Name

Witness

Printed Name

STATE OF FLORIDA)
)
COUNTY OF)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Ethel M. Thomas, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT "A"

Legal Description

Lots 5 & 6, Block "C", Brown's Subdivision of Beck Hammock, A Subdivision, according to the Plat in Plat Book 1, Page 83, of the Public Records of Seminole County, Florida.

EXHIBIT "B"
Preliminary Site Plan

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) 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 "Champion Steel PCD Rezone", dated January 27, 2008.

(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):

LEGAL DESCRIPTION

Lots 5 & 6, Block "C", Brown's Subdivision of Beck Hammock, A Subdivision, according to the Plat in Plat Book 1, Page 83, of the Public Records of Seminole County, Florida.

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 # 08-20500004 in the Official Land Records of Seminole County.

ENACTED this 27th day of January 2008.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Bob Dallari, Chairman

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 27, 2009, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

Property Owner(s): Ray and Ethel Thomas

Project Name: Champion Steel PCD Rezone

Requested Development Approval: Rezone from A-1 (Agriculture) to PCD (Planned Commercial Development).

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

After fully considering staff analysis titled "Champion Steel PCD Rezone" and all evidence submitted at the public hearing on January 27, 2009, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested rezone from A-1 (Agriculture) to PCD (Planned Commercial Development) 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: _____
Bob Dallari, Chairman

FILE # Z2008-30

DEVELOPMENT ORDER # 08-20500004

EXHIBIT "A"

Lots 5 & 6, Block "C", Brown's Subdivision of Beck Hammock, A Subdivision, according to the Plat in Plat Book 1, Page 83, of the Public Records of Seminole County, Florida.

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: <u>Ray Thomas</u>	Name: _____
Address: <u>113 W. Chipola Ave. Apt 1110</u>	Address: _____
Phone #: <u>386-740-7250</u>	Phone #: _____

Name: <u>Ethel Thomas</u>	Name: _____
Address: <u>113 W. Chipola Ave. Apt 1110</u>	Address: _____
Phone #: <u>386-740-7250</u>	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____	Name of Partnership: _____
Principal: _____	Principal: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee:	Contract Vendee:
Name: <u>Ellison Marsil</u>	Name: _____
Address: <u>PO Box 3478 DeLand, FL 32721</u>	Address: _____

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

9/10/08
Date

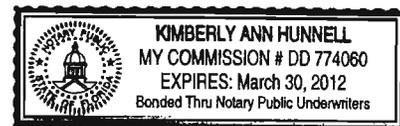
[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Volusia

Sworn to (or affirmed) and subscribed before me this 10th day of Sept., 2008 by Ellison Marsil

Kimberly Ann Hunnell Kimberly A. Hunnell
Signature of Notary Public Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____