

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

**SUBJECT:** Buck Creek Plantation Small Scale Land Use Amendment from LDR to PD and Rezone from A-1 to PUD.

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

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

**Agenda Date** 3/4/2009 **Regular**  **Work Session**  **Briefing**   
**Special Hearing – 6:00**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

1. **RECOMMEND APPROVAL** of the request for a Small Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) and rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 5.3± acres, located on the south side of CR 419 approximately ¼ mile east of the intersection of Willingham Road and CR 419, and recommend approval of the attached Preliminary Master Plan, subject to the conditions in the attached Development Order, per staff findings; (Dave Axel, applicant); or
2. **RECOMMEND DENIAL** of the request for a Small Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) and rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 5.3± acres, located on the south side of CR 419 approximately ¼ mile east of the intersection of Willingham Road and CR 419; (Dave Axel, applicant); or
3. **CONTINUE** until a time and date certain.

District #1 – Dallari

Ian Sikonia, Senior Planner

**BACKGROUND:**

The applicant, Dave Axel, is requesting a Rezone and Small Scale Land Use Amendment in order to construct a 36,000 square foot residential office development. Since this parcel is regulated under the Econlockhatchee River Protection Area Overlay standards the proposed permitted uses are split by the 1,100 setback regarding residential and commercial uses. Within the 1,100 foot Econlockhatchee River Corridor Protection Zone the requested rezone

Reviewed by: \_\_\_\_\_  
Co Atty: RFT  
DFS: \_\_\_\_\_  
OTHER: \_\_\_\_\_  
DCM: \_\_\_\_\_  
CM: \_\_\_\_\_  
File No. Z2007-73

will allow all RP zoning uses and special uses, except communication towers. Outside the 1,100 foot Econlockhatchee River Corridor Protection Zone all C-1 zoning uses will be permitted except funeral homes, laundromats, and communication towers. This property was originally a part of the Seminole County/City of Oviedo Joint Planning Agreement which targeted this parcel as neighborhood office. This parcel was subsequently removed from that agreement on March 7, 2008 at the Board of County Commissioners hearing.

This project is located in an area which has a mixture of single-family home subdivisions and a few small commercial centers. This site is surrounded by two church sites and a residential subdivision to the south. Due to the surrounding areas non-residential uses and existing wetlands, the applicant is requesting waivers from the active/passive buffer and setback requirements of the Land Development Code. The applicant is also requesting a waiver from the parking code standards to reduce the size of 65 spaces, in order to save 5 large trees on the northwest portion of the property.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the request for a Small Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) and rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 5.3± acres, located on the south side of CR 419 approximately ¼ mile east of the intersection of Willingham Road and CR 419, and recommend approval of the attached Preliminary Master Plan, subject to the conditions in the attached Development Order.

#### Attachments:

Location Map  
Zoning and Future Land Use Map  
Aerial Map  
Pictometry Photo  
Preliminary Master Plan  
Development Order  
Justification Statement Provided by Applicant  
Reduced Parking Space Size Letter Provided by Applicant  
Rezone Ordinance  
Land Use Ordinance  
Denial Development Order (applicable if the request is denied)  
Ownership Disclosure Form

<b>Buck Creek Plantation Small Scale Land Use Amendment from LDR to PD Rezone from A-1 to PUD</b>	
<b>APPLICANT</b>	Dave Axel
<b>PROPERTY OWNER</b>	Buck Creek Plantation, LLC
<b>REQUEST</b>	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).
<b>PROPERTY SIZE</b>	5.3 ± acres
<b>HEARING DATE (S)</b>	P&Z: March 4, 2009      BCC: April 28, 2009
<b>PARCEL ID</b>	24-21-31-300-0020-0000
<b>LOCATION</b>	Located on the south side of CR 419 approximately ¼ mile east of the intersection of Willingham Road and CR 419.
<b>FUTURE LAND USE</b>	LDR (Low Density Residential)
<b>ZONING</b>	A-1 (Agriculture)
<b>FILE NUMBER</b>	Z2007-73
<b>COMMISSION DISTRICT</b>	1 - Dallari

**PROPOSED DEVELOPMENT:**

The applicant is proposing a 36,000 square foot residential office development consisting of six buildings.

**ANALYSIS OVERVIEW:**

**ZONING REQUEST**

The applicant, Dave Axel is requesting a rezone and small scale land use amendment in order to develop a 36,000 square foot residential office development. The following table depicts the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested district of PUD (Planned Unit Development):

<b>DISTRICT REGULATIONS</b>	<b>Existing Zoning (A-1)</b>	<b>Proposed Zoning (PUD)</b>
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	10 feet
Side Yard Setback	10 feet	10 feet (East) 20 feet (West)
(Street) Side Yard Setback	50 feet	N/A
Rear Yard Setback	30 feet	100 feet
Maximum Building Height	35 feet	35 feet

## **PERMITTED USES**

All RP zoning uses and special uses, except communication towers, within the 1,100 foot Econlockhatchee River Corridor Protection Zone and all C-1 zoning uses except funeral homes, laundromats, and communication towers outside the 1,100 foot Econlockhatchee River Corridor Protection Zone.

These proposed RP and C-1 zoning uses only apply to the proposed uses on the subject site. In no way do the standard regulations of the RP or C-1 districts apply to this site since the proposed zoning request is for PUD which is a negotiable zoning district. These uses will all be regulated by the 1,100 foot setback line drawn on the Preliminary Master Plan. Questions related to uses surrounding the 1,100 foot setback line in this approval and development process shall be resolved by the Planning Manager.

## **COMPATIBILITY WITH SURROUNDING PROPERTIES**

The area on the south side of CR 419 is a mixture of single-family residential homes and few small commercial and office sites. This property is surrounded on three sides by the municipal boundary of the City of Oviedo. The properties to the east and west are church sites and the property to the south is the Riverside at Twin Rivers residential subdivision. The subject site is located between the City of Oviedo and Chulouta along CR 419. The property is located near the Seminole County Rural Area and the trend of development of the area is single-family homes on quarter acre or smaller lots. Neighborhood office and light commercial uses will better serve the residents of the area by reducing trip lengths to get goods and services. This project will also allow for small employment centers to grow thereby reducing commuting time.

The applicant has also designed this project to not only accommodate vehicular traffic, but also bicycle and pedestrian due to the proximity of the Riverside and Sanctuary subdivisions. The proposed uses of this site allows for a better mixture of compatible low density residential and non residential uses in the area. Staff finds that the requested rezone and land use amendment are compatible with the surrounding uses and existing development patterns of the area.

## **CONSISTENCY WITH THE 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. 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 an area which is comprised of single-family homes and few low intensity commercial developments. The trend of development of this area started in the early 1990's when a majority of the surrounding residential subdivisions were constructed. The most recent construction of single family homes occurred in 2006 and is located directly north of the subject site. Since this property was previously designated as neighborhood office in the joint planning agreement this site development will bring about a better mixture of uses to an area, which is mainly comprised of residential subdivisions. Staff finds that the character of the area has changed enough to warrant a land use change from Low Density Residential to Planned Development.

**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.

The subject property is located within the Econlockhatchee River Protection Overlay 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 proposed uses of the PUD are compatible with the surrounding area due to the numerous residential subdivisions adjacent to the subject property. The proposed office and light commercial uses will decrease the length of trips for the citizens of the community to get goods and services. The proposed uses will bring about a more balanced mixture of uses due to the overwhelmingly residential development character of the area. The site is also designed to provide for multi modal options by providing internal and external sidewalk connections and bicycle parking.

**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's development plan is not proposing or considering any of the above stated elements which would further the public interest, however they are providing transportation alternatives through the use of sidewalk connections and a bicycle rack.

**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, 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, 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 2: 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 subject property is a transitional parcel between lower density residential development to the south. The proposed Planned Development FLU designation and the PUD Preliminary Master Plan and associated Development Order provides for sensitive site design as required by the Comprehensive Plan.

## **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 Big Econlockhatchee 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 mean annual and 25-year, 24-hour storm events.

#### *Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, there appears to be 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.

The following table depicts the impacts the proposed development has on public facilities:

<b>Public Facility</b>	<b>Existing Future Land Use (LDR)*</b>	<b>Proposed Land Use (PD) Calculated as General Office**</b>	<b>Net Impact</b>
Water (GPD)	7,350	12,600	+5,250
Sewer (GPD)	6,300	9,450	+3,150
Traffic (ADT)	201	1020	+819

\*LDR calculated as 21 single family detached homes.

\*\*PD calculated as 36,000 S.F. of General Commercial

*Utilities:*

The site is located in the City of Oviedo water utility service area, and the Utilities Inc. sanitary sewer utility service area. Oviedo has a water main on the south side of W. SR 419 and Utilities Inc. has a force main on the south side of W. SR 419.

*Transportation / Traffic:*

The property proposes access onto C.R. 419, which is classified as Major Arterial roadway. C.R. 419 has road widening improvements programmed in the County 5-year Capital Improvement Program. The improvements (from two to four lanes) will start at Snow Hill Road to the Orange County Line. Approximate time line for construction is scheduled for April 2010.

*Buffers and Sidewalks:*

There is an existing 5-foot sidewalk along CR 419. The applicant has also provided sidewalks connections to the external sidewalk and has designed an internal sidewalk system to allow for walkability.

The applicant is requesting a waiver from the standards of the Active/Passive Buffer and Setback Design Standards per Section 30.1232 of the Land Development Code for the north, south, and west buffers.

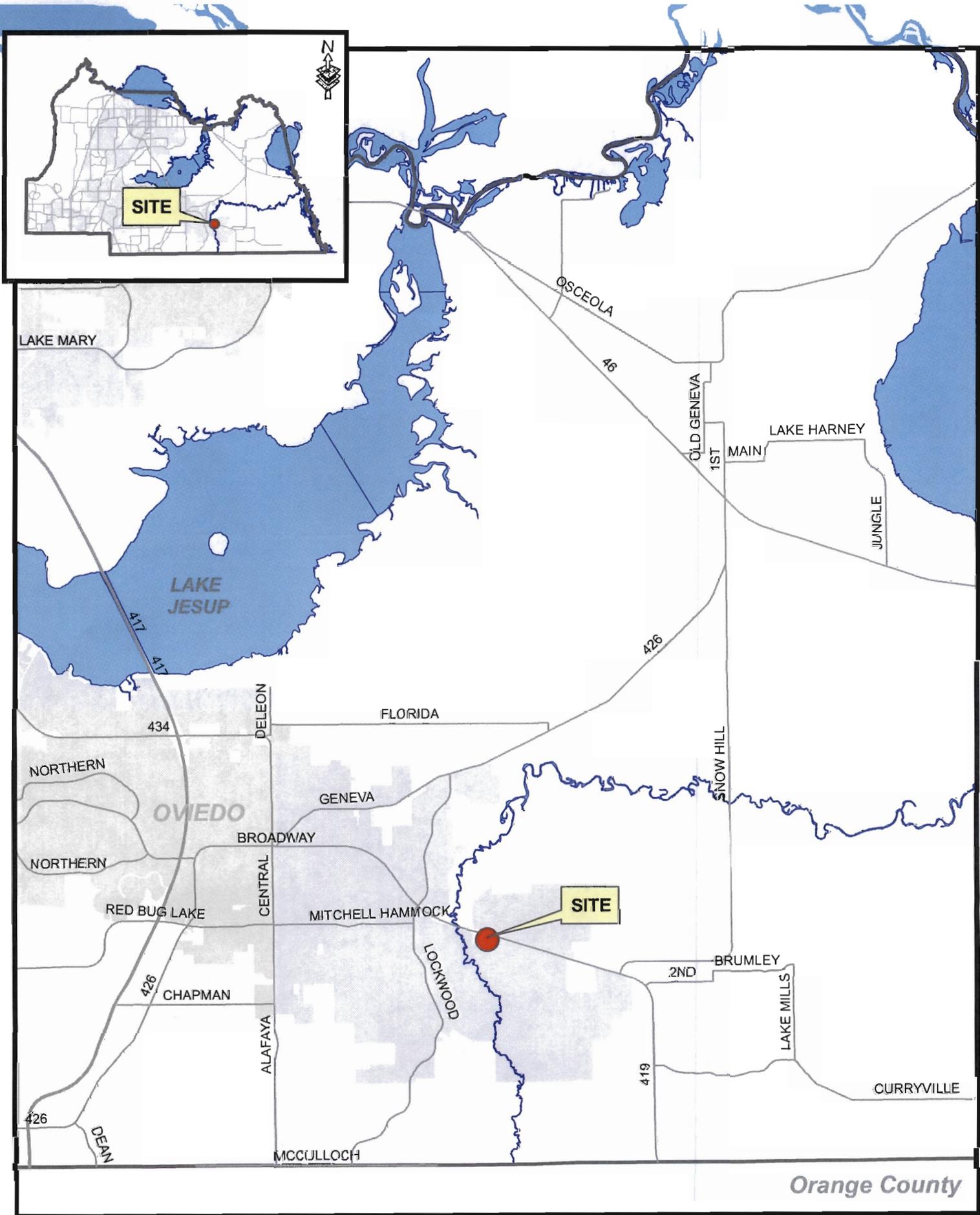
The Active/Passive requirements of the Land Development Code for commercial uses are as follows:

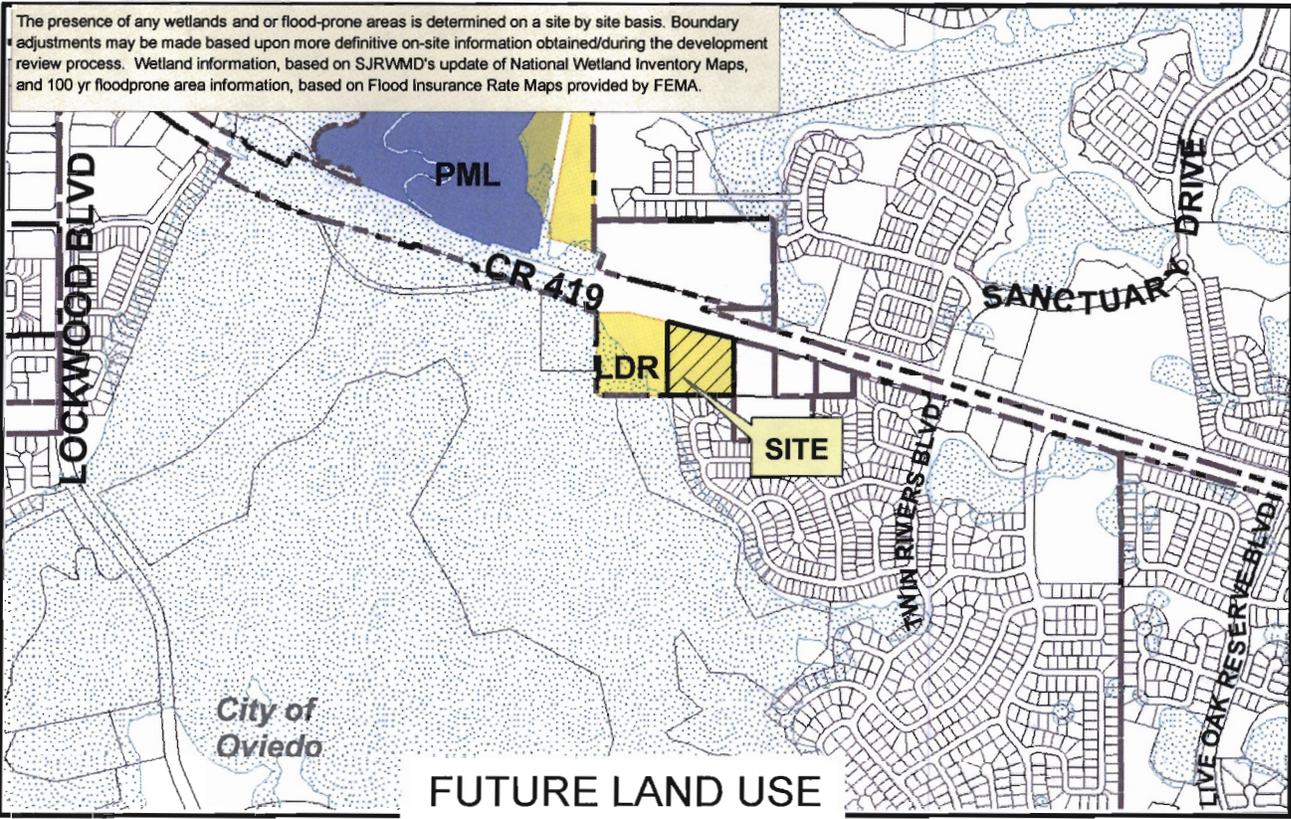
<b>Building Setbacks</b>	<b>Required</b>	<b>Proposed</b>
Side (East)	50' active / 25' passive	10'
Side (West)	50' active / 25' passive	20'
Rear (South)	50' active / 25' passive	100'

<b>Buffer Width</b>	<b>Required</b>	<b>Proposed</b>
Side (East)	25' active / 15 passive	7' minimum / 10' average
Side (West)	25' active / 15 passive	10' minimum / except at the joint use driveway

The reduced buffers are acceptable to staff because the adjacent properties to the east and west are churches, which are non-residential in nature. The applicant is also requesting a waiver from the wall requirement along the southern property boundary which abuts a residential subdivision. Staff feels that since the stormwater retention pond in the southern portion of the property is 100 feet in width it would provide a sufficient buffer distance from the adjacent residential subdivision. The applicant will also be providing the required active buffer landscape requirement of 8 canopy trees per 100 linear feet along the southern property line. Staff feels the reduced buffers are compatible with the trend of the development and will not adversely affect the surrounding neighbors.



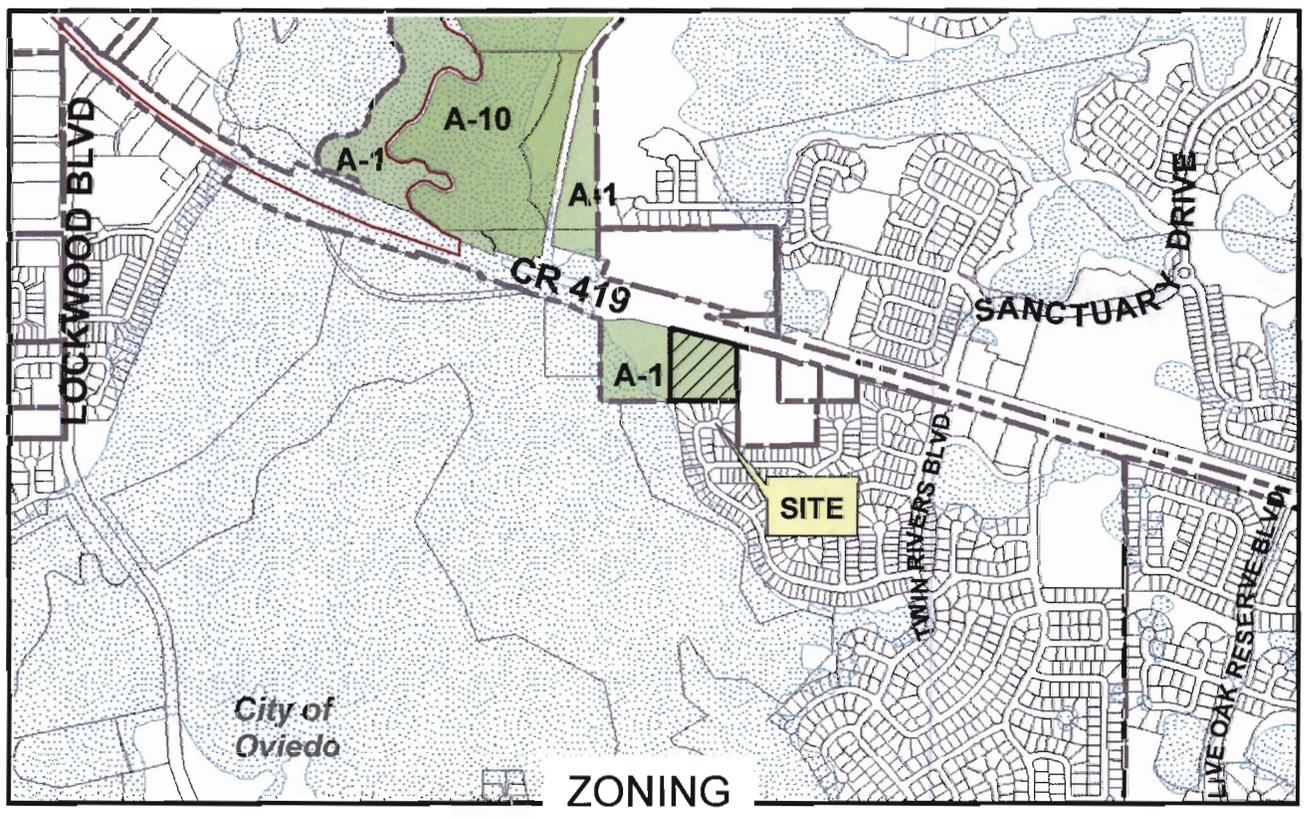




Site
  LDR
  PML
  CONS
 ..... Municipality

Applicant: Dave Axel  
 Physical STR: 24-21-31-300-0020-0000  
 Gross Acres: 5.3 +/- BCC District: 1  
 Existing Use: Nursery - vacant  
 Special Notes: \_\_\_\_\_

	Amend/ Rezone#	From	To
FLU	11-07SS-01	LDR	PD
Zoning	Z2007-073	A-1	PUD



A-1
  A-10
  CONS

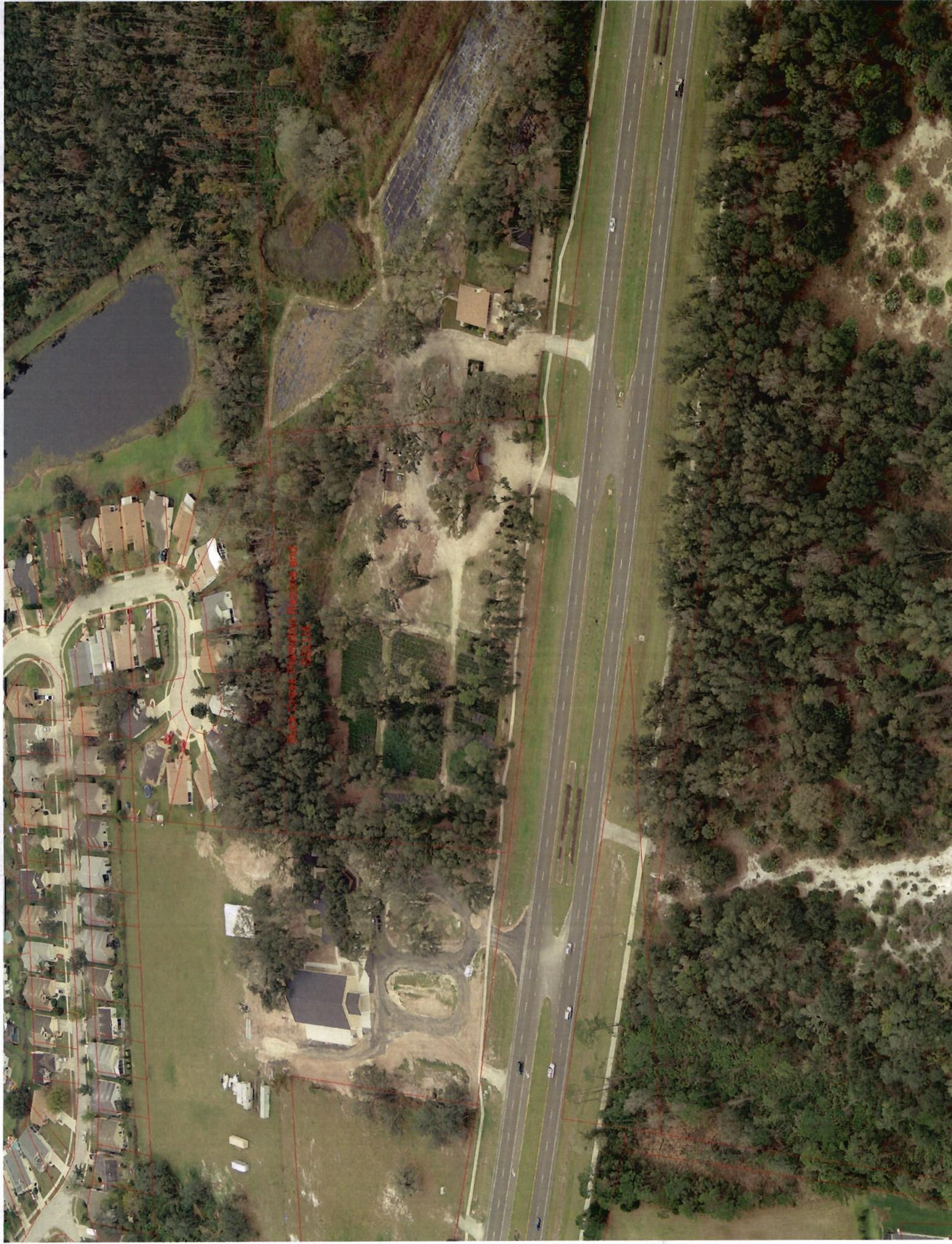


Rezone No: Z2007-073  
From: A-1 To: PUD  
FLU No: 11-07SS.01  
From: LDR To: PD

-  Parcel
-  Subject Property



Winter 2007 Color Aerials



Blue Creek Subdivision Phase 2 and 3



## SEMINOLE COUNTY DEVELOPMENT ORDER

On April 28, 2009, Seminole County issued this 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.)

### FINDINGS OF FACT

**Property Owner:** Buck Creek Plantation, LLC  
505 S. Stone Street  
Oviedo, FL 32765

**Project Name:** Buck Creek Plantation

**Requested Development Approval:** 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 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

## 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. Development shall comply with the Preliminary Master Plan attached as Exhibit B.
- B. The project shall have a maximum allowable building square footage of 36,000 square feet.
- C. Permitted Uses: All RP zoning uses and special uses, except Communication Towers, within the 1,100 foot Econlockhatchee River Corridor Protection Zone and all C-1 zoning uses except funeral homes, laundromats, and communication towers outside the 1,100 foot Econlockhatchee River Corridor Protection Zone. Questions related to uses surrounding the 1,100 foot setback line shall be resolved by the Planning Manager.
- D. The maximum allowable building height is 35'.
- E. The setbacks shall be as follows:
  - North: 10'
  - South: 100'
  - East: 10'
  - West: 20'
- F. The buffers shall be as follows:
  - North: 5' minimum / 10' average landscape buffer containing 4 canopy trees per 100 linear feet and a 3' continuous hedge in accordance with the standards of the Land Development Code.
  - South: 25' landscape buffer containing 8 canopy trees per 100 linear feet.
  - East: 7' minimum / 10' average in width landscape buffer containing a screen of landscaping, composed of natural and/or planted material, arranged or planted so that a height of at least three feet shall be attained within one year after planting, so as to screen a minimum of seventy-five percent of the parking area and buildings, to that height, as viewed from the adjacent property. One tree shall be planted for each twenty-five linear feet or fraction thereof.
  - West: 7' minimum / 10' average in width landscape buffer (except where the common driveway is located on the property line) containing a screen of landscaping, composed of natural and/or planted material, arranged or

planted so that a height of at least three feet shall be attained within one year after planting, so as to screen a minimum of seventy-five percent of the parking area and buildings, to that height, as viewed from the adjacent property. One tree shall be planted for each twenty-five linear feet or fraction thereof.

- G. 25% usable open space shall be provided on the subject property.
- H. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- I. The development shall provide a minimum of 180 parking spaces, 65 of which may be reduced in size to 9' in width.
- J. The applicant shall provide architectural renderings at time of Final Master Plan.
- K. Stamped concrete or decorative paving will be provided for pedestrian walkways.
- L. Bicycle and pedestrian linkage interconnectivity plan shall be submitted at time of Final Master Plan.

(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, Jack Campell, Buck Creek Plantation, LLC, the owner of the aforescribed property in this Development Order, 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  
Print Name \_\_\_\_\_

\_\_\_\_\_  
Jack Campell, Manager

\_\_\_\_\_  
Witness  
Print Name \_\_\_\_\_

**STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, Jack Campell, Buck Creek Plantation, LLC, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**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**

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE WEST 2/5, LESS THE EAST 326 FEET.

**Exhibit B**

**Preliminary Master Plan**

(See Attached Pages)



**SMALL-SCALE FUTURE LAND USE AMENDMENT &  
REZONING AMENDMENT JUSTIFICATION STATEMENT**

**Buck Creek Plantation PUD**

Parcel ID Number: 24-21-31-300-0020-0000

**INTRODUCTION**

This application is for a small-scale future land use map amendment (SSFLUA) and associated rezoning amendments to respectively change the future land use (FLU) designation of the 5.31 acre subject property from Low Density Residential (LDR) to Planned Development (PD), and to rezone the property from A-1 to PUD, said PUD allowing, as provided for on the accompanying Master PUD Plan, Permitted Uses and Special Uses of the Residential Professional (RP) district within the 1,100 foot Econlockhatchee River Corridor Protection Zone and Permitted Uses of the Retail Commercial district (C-1) outside the 1,100 foot Econlockhatchee River Corridor Protection Zone. With the following Project Justification Narrative, we submit the request is consistent with the Seminole County Vision 2020 Comprehensive Plan and compatible with the surrounding development patterns.

**PROPERTY AND SURROUNDING LAND USE DESCRIPTION**

**Table 1  
Surrounding FLU & Zoning**

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Current use</b>
North (note1)	CM (Oviedo)	C-1 (Oviedo)	vacant and CR-419 right of way
South	PUD (Oviedo)	PUD (Oviedo)	Riverside Section of Twin Rivers, SFR
East	LDR (Oviedo)	PLI (Oviedo)	Hope Community Church
West	LDR	A-1	Diocese of Orlando

Note1: Ordinance 1448 Ordinance 1449 were approved by the Oviedo City Council on 05-JAN-2009 changing the future land use designation of approximately 9.73 acres due north of the subject property from Rural (RL) to Commercial (CM) and changing the zoning from Agriculture (A) to Commercial (C-1).

**GENERAL INFORMATION**

The property is located to the south of and adjacent to County Road 419, also know as Chuluota Road. It has 473.68' of road frontage on CR419, which is a heavily traveled 4 lane divided local collector road.

**ACREAGE**

The property consists of 5.31 acres.

**CURRENT USE, ZONING and LAND USE**

The property is currently vacant and unimproved with the exception of an existing wholesale nursery operation with no sales on site. The property is zoned A-1 and has a LDR future land use

## **DEVELOPMENT TRENDS**

The surrounding area has been developed from a rural community to a typical suburban community for the past two decades. Recent development has accelerated this trend. As the large single family PUDs have approached build out the development of support services has accelerated.

The properties to the immediate east and west have both been converted from Single Family uses and developed for Church uses. The property to the north, across CR419, while currently unimproved, is owned by a church. The current owner, on 05-JAN-2009 obtained approval from the City of Oviedo for a plan amendment and rezone to the easternmost 9.73 acres of the site to City of Oviedo C-1. Several large tracts in the immediate area have been developed in recent years as large planned developments, including the Twin Rivers, The Sanctuary and Live Oak Reserve. Twin Rivers has commercial components to the east and west of the subject property. The Sanctuary development has mixed use component to the northeast of the subject property presently improved with a drive through bank, day care and office building. A tract east of Hope Community Church was recently annexed into the City of Oviedo and rezoned to O-C, office commercial.

## **PROPOSED USE**

The property is intended to be developed for RP and C-1 uses, with the current preliminary site plan oriented toward medical and professional office space that would also be suitable for light retails uses outside the 1,100 foot Econlockhatchee River Corridor Protection Zone.

## **RELATIONSHIP TO THE GOALS, OBJECTIVES AND POLICIES OF THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN**

### **Introduction:**

As the proposed SSFLUA and rezone deal primarily with issues relating to the Future Land Use Element of the Comprehensive Plan, the relationship of the proposal to the applicable goals, objectives and policies of that element will be covered first, followed by the relationship to the Economic Element. The Comprehensive Plan language will be outlined in standard type, and the analysis of consistency will be italicized.

### **APPLICABLE FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES**

*There are two goals of the FLU element that are most applicable as follows:*

- Creation of favorable economic conditions
- Maintenance of established residential neighborhoods

*The purpose of the proposed SSFLUA and rezone is to provide for the continued growth of a successful Seminole County based business and provide the resultant employment opportunities to the citizens of Seminole County. The application also complies with the specific FLU Policies outlined herein below that provide for the maintenance of the residential neighborhood.*

## **OBJECTIVE FLU 2 PROTECTION OF RESIDENTIAL NEIGHBORHOODS**

### **Policy FLU 2.1 Subdivision Standards**

The County shall maintain the viability of established and future residential neighborhoods by continuing to enforce Land Development Code provisions relating to:

- Development within flood prone areas;
- Building setbacks and heights;
- Roadway buffers;
- Landscaping;
- Tree preservation;
- Signage;
- On-site traffic circulation and parking;
- Drainage and storm water management;
- Fences, walls and entrance features; and
- Maintenance and use of common open space areas through homeowners associations.

*The proposed preliminary site plan will comply with all aspects of the Seminole County Land Development Code, including the above stated provisions, as permitted by the Planned Commercial Development zoning designation.*

### **POLICY FLU 2.2 REGULATION OF ACTIVE USES**

The County shall continue to enforce Land Development Code standards relating to active uses such as parking, loading, refuse containers, signs, lights, balconies, and storage areas to minimize impacts upon and intrusion into residential areas.

*The Master PUD plan complies with Sec. 30.1232. Active/passive buffer setback design standards of the Seminole County Land Development Code where it is adjacent to current residential uses.*

### **POLICY FLU 2.5 TRANSITIONAL LAND USES**

The County shall evaluate Plan amendments to ensure transitional land uses are provided as a buffer between residential and nonresidential land 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.

*The Appropriate Transitional Land Uses table does not specifically have Planned Development Land Use but the accompanying text is specific:*

This table is to be used as a general guide in evaluation compatibility between proposed and adjacent uses. A transitional land use which functions as: (1) a transition through space by a gradual increase in development intensity between land uses

*With regard to the proposed uses within the Planned Development, i.e., Neighborhood Commercial, the Transitional Land Use table specifies that such uses, when adjacent to LDR uses :*

Can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (.e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require a MRO, MROC, MROCI, TI, PUD or PUD zoning to address these issues.

*The proposed preliminary site plan provides a substantial buffer that satisfies the active passive buffer requirements of the Seminole County Land Development Code along its southern boundary where the property is adjacent to single family homes in the Riverside Section of the Twin Rivers PUD. Placement of the storm water ponds to the south provides additional buffers to the homes. Due to the foregoing it is clear the SSFLUA application and concurrent rezone to PUD satisfy Policy FLU 2.5*

### **POLICY FLU 2.11 Determination of Compatibility in the Planned Unit Development and Planned Commercial Development Zoning Classifications**

The County shall consider uses or structures proposed within the Planned Unit Development (PUD) and Planned Commercial Development (PUD) zoning classifications on a case-by-case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of development standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PUD or PUD zoning classification.

*The Preliminary Master Plan is included in this concurrent SSFLUA and rezoning request to demonstrate buffering, setbacks, density, and ensure compatibility with adjacent uses. Specific development standards will be established in the Final Master Plan to achieve compatibility with surrounding development.*

### **OBJECTIVE FLU 6 PUBLIC FACILITIES AND SERVICES**

The County shall require that all development be consistent with the approved Capital Improvements Element or facility and service plans in order to discourage urban sprawl, meet adopted level of service standards and thereby minimize attendant public costs through the implementation of the following policies:

#### **Policy FLU 6.1 Development Orders, Permits and Agreements**

The County shall ensure that all development orders, permits and agreements are consistent with the adopted level of service standards and provisions of the Capital Improvements Element and the appropriate facility element as well as all other provisions of this Plan.

*A Development Order that outlines the future development parameters of the site and developer obligations will be drafted between the property owner and Seminole County to implement the proposed PUD zoning.*

#### **Policy FLU 6.2 Concurrency Requirements**

The County shall ensure that all development orders, permits and agreements are subject to the adopted Concurrency Management System standards and provisions to ensure that facilities and services

needed to serve the development are available at the adopted level of service consistent with the Implementation Element of this Plan.

*A Concurrency Deferral Affidavit was filed with the SSFLUA and rezone application. Any impact issues will be addressed in the Development Order.*

**Policy FLU 6.3      Infrastructure and Phasing Requirements**

The County shall require that all development provide services and facilities or phase the development as a condition of approval if development needs precede adopted service and facility plans and Capital Improvements Program and adopted levels of service can be maintained.

**Policy FLU 6.4      Priority for Water and Sewer Services**

The County shall evaluate the impact on delivering adequate service to residents within the established service area prior to the expansion of potable water or sewer service area outside the adopted service area boundaries. The County will not expand a service area if the adopted level of service cannot be maintained.

*Development of the site will comply with the services and facilities requirements.*

**Policy FLU 6.5      Private Investment Above Land Development Code Regulations**

The County shall require private investment in infrastructure improvements above and beyond Land Development Code requirements (e.g., feeder roads, aerial fire apparatus, right-of-way, signalization, access improvements, transit facilities, storm water, etc.) where improvements are needed to accommodate the development and to minimize attendant public costs associated with growth.

*The developer will comply with this policy and address these issues as necessary in the Development Order with the County.*

**DEFINITIONS OF FUTURE LAND USE DESIGNATIONS**

**PLANNED DEVELOPMENT LAND USE AND PURPOSE**

This land use provides for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond land development code requirements reduce public investment in provision of services, to encourage flexible and creative site design and provide sites for schools, recreation and other public facilities which provide benefit to the community.

PUD (Planned Unit Development) and PUD (Planned Commercial Development) zonings within the Planned Development Land use designation must be accompanied by a site/master plan as set forth in the Land Development Code. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses.

*A PUD rezoning application and a Master Plan application are being submitted concurrent with this SSFLUA application. The Master Plan addresses the aforementioned concerns and, therefore, complies with the Seminole County Land Development Code.*

## **APPLICABLE ECONOMIC ELEMENT GOALS, OBJECTIVES AND POLICIES**

### **OBJECTIVE ECM 3 CONTINUE TO SHIFT PROPERTY TAX DEPENDENCE FROM RESIDENTIAL TO NON-RESIDENTIAL PROPERTIES**

#### **POLICY ECM 3.1 Tax Base Shift**

The County shall continue to take actions to increase the non residential tax base and reduce dependency on homeowners for local revenues by implementing economic strategies.

*and*

#### **POLICY ECM 3.2 Balance of Residential and Employment Opportunities**

The County shall continue to monitor the balance of residential and employment opportunities in order to maintain equilibrium between the tax bases.

*This SSFLUA will add 36,000 square feet of professional office and neighborhood commercial uses in an area that has seen significant increases in residential development.*

### **OBJECTIVE ECM 4 TARGET AREAS, INDUSTRIES AND OCCUPATIONS**

#### **POLICY ECM 4.4 Target Occupations**

The County shall continue to diversify its tax base by promoting advanced technology industries which provide quality occupations and above average wages for its residents.

*The preliminary PUD plan is purposefully laid out to be attractive to medical and other professionals who tend to have a much higher wage base than the typical strip retail development prevalent in the area.*

### **OBJECTIVE ECM 6 SUPPORT SMALL BUSINES AND EXISTING BUSINESS AND TOURISM**

The County shall create an economic environment that promotes the formation and expansion of small businesses which provide diverse job opportunities and help to define the image of Seminole County and the region.

*The SSFLUA will provide relocation and expansion opportunities to the contract purchaser, Central Florida Eye Care as well as other similar businesses. Nearby strip retail development, while suitable for start up medical and professional firms, do not lend themselves well to expansion of such businesses and the attendant employment growth.*

## **JUSTIFICATION STATEMENT – SSFLUA AND REZONING**

The subject property is best suited for the proposed uses due to its location and surrounding land use patterns. Amending the future land use designation from low density residential to planned development with a rezoning to planned commercial development will permit diversification of the tax base and expansion of employment opportunities while still providing for sufficient protections to surrounding residential uses.

## **CONCLUSION**

The requested SSFLUA and zoning amendments are well supported by the policies described within the Seminole County Vision 2020 Comprehensive Plan. The County has a desire to “promote the formation and expansion of small businesses” and at the same time “provide for the maintenance of the residential neighborhood.” The market area surrounding the subject property has a demonstrated demand for the uses proposed.

**Christensen & Associates**  
Civil Engineering

230 Geneva Drive  
Oviedo  
Florida  
32765

407-365-6262  
Fax 407-365-8221  
oviedoecivil.com

February 12, 2009

Alison C. Stettner, AICP, Planning Manager  
Seminole County Services Building  
1101 East First Street  
Sanford, FL 32771

**Subject: Buck Creek Plantation - Preliminary PUD Master Plan  
Seminole County Project # 07-22000012  
Request for Reduced size parking spaces**

Dear Ms. Stettner:

Pursuant to County code requirements, we are hereby requesting approval to reduce the parking space size for the above project. The project site has several mature live oaks at the northeast corner of the property. We have worked with the adjacent property owner to our west and with County staff to create a joint access driveway to serve both properties that intentionally winds around and protects these oak trees, creating a beautiful entrance and protecting an asset for both the property owners and the community. We have designed the site to provide green space around each tree, to enhance each tree's viability and survival. The trees will beautify the approach to the Econlockhatchee River, and continue to provide habitat for wildlife in and under the trees.

In order to protect these trees, provide appropriate access geometry, and sufficient parking for the proposed uses, we are requesting approval to reduce the parking space size for a portion of the site parking. We are proposing to provide 65 nine-foot wide spaces for the site, 36% of the required 180 parking spaces. County code permits up to 50% of the spaces to be reduced size.

The trees that will be saved on the Buck Creek Property are

54" Live Oak (*Quercus virginiana*)  
44" Live Oak (*Quercus virginiana*)  
40" Live Oak (*Quercus virginiana*)  
34" Live Oak (*Quercus virginiana*)  
32" Live Oak (*Quercus virginiana*)

In addition, the alignment was established to avoid a 36" oak tree in the W CR 419 ROW and a 56" live oak on the church property to the west as shown on the attached sketch.

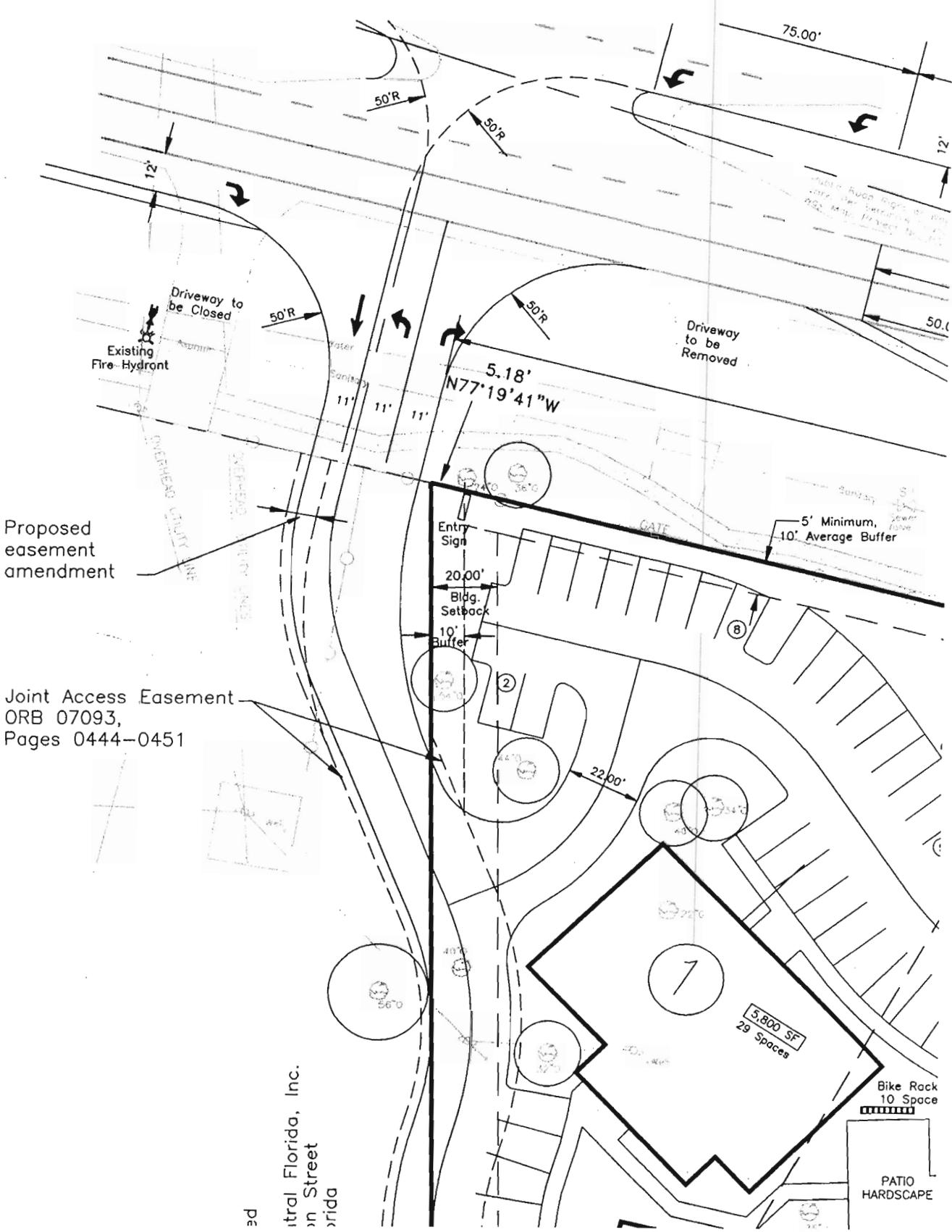
We appreciate your consideration of this request. Please contact me if you have any questions.

Sincerely,



Rachel R. Christensen, PE

Cc: David E. Axel, David Fisher



Proposed easement amendment

Joint Access Easement  
ORB 07093,  
Pages 0444-0451

Central Florida, Inc.  
on Street  
orida

5,800 SF  
29 Spaces

Bike Rack  
10 Space

PATIO  
HARDSCAPE

5.18'  
N77°19'41"W

20.00'  
Bldg.  
Setback

10'  
Buffer

22.00'

75.00'

12'

50.0'

12'

OVERHEAD UTILITY LINES

56°

2

7

5' Minimum,  
10' Average Buffer

GATE

8

9

50'R

50'R

50'R

50'R

Existing Fire Hydrant

Driveway to be Closed

Driveway to be Removed

Entry Sign

10' Buffer

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 PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Buck Creek Plantation Rezone and Small Scale Land Use Amendment, dated April 28, 2009.

(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. 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 # 07-22000012 in the Official Land Records of Seminole County.

ENACTED this 28th day of April 2009.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Bob Dallari, Chairman

**EXHIBIT A**

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE WEST 2/5, LESS THE EAST 326 FEET.

**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 (LDR) TO PLANNED DEVELOPMENT (PD); 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, on March 4, 2009, 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 April 28, 2009, 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:

(b) The associated rezoning request was completed by means of Ordinance Number 08-\_\_\_\_\_.

(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.

(d) Future Land Use Amendment:

<b>Ord. Exh.</b>	<b>Name</b>	<b>Amendment Number</b>	<b>Land Use Change From – To</b>	<b>LPA Hearing Date</b>	<b>BCC Hearing Dates</b>
A	Buck Creek Plantation Small Scale Land Use Amendment & Rezone	01-07SS.01	Low Density Residential (LDR) to Planned Development (PD) containing a maximum of 36,000 square feet of residential office use	3/04/09	4/28/09

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 28th day of April, 2009.

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

By: \_\_\_\_\_  
Bob Dallari  
Chairman

APPENDIX A

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE WEST 2/5, LESS THE EAST 326 FEET.

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On April 28, 2009, 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:** Buck Creek Plantation, LLC  
505 S. Stone St.  
Oviedo, FL 32765

**Project Name:** Buck Creek Plantation

**Requested Development Approval:**

Small Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) and rezone from A-1 (Agriculture) to PUD (Planned Unit Development).

The Board of County Commissioners has determined that the request for a Small Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) and rezone from A-1 (Agriculture) to PUD (Planned Unit Development).

After fully considering staff analysis titled "Buck Creek Plantation" and all evidence submitted at the public hearing on April 28, 2009, 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: \_\_\_\_\_  
Bob Dallari, Chairman

FILE # Z2007-73

DEVELOPMENT ORDER # 07-22000012

**EXHIBIT A**

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE WEST 2/5, LESS THE EAST 326 FEET.

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: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____
 Name: _____	 Name: _____
 Address: _____	 Address: _____
 Phone #: _____	 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.

<p style="text-align: center;"><i>Buck Creek</i></p> <p>Name of Corporation: <u>Plantation LLC</u></p> <p><i>Mgr</i> Officers: <u>Jack Campbell</u></p> <p>Address: <u>505 S Stone St. Oviedo</u></p> <p><i>Mgr</i> Directors: <u>Christopher Anderson</u></p> <p>Address: <u>505 S Stone St Oviedo</u></p> <p><i>Mgr</i> Shareholders: <u>Kenneth Jacobs Sr.</u></p> <p>Address: <u>662 Lake Mills Rd</u> <u>Chuluota</u></p>	<p>Name of Corporation: _____</p> <p>Officers: _____</p> <p>Address: _____</p> <p>Directors: _____</p> <p>Address: _____</p> <p>Shareholders: _____</p> <p>Address: _____</p>
--	---

(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: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ 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.

Oct. 16, 2008  
Date

JACK R CAMPBELL  
Owner, Agent, Applicant Signature  
JACK R Campbell

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 16 day of Oct., 2008 by JACK CAMPBELL

Kiersten Walker  
Signature of Notary Public

Print, Type or Stamp Name of Notary Public  
**KIERSTEN WALKER**  
MY COMMISSION # DD728024  
EXPIRES October 23, 2011  
FloridaNotaryService.com  
(407) 398-0153

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

**For Use by Planning & Development Staff**  
Date: \_\_\_\_\_ Application Number: \_\_\_\_\_