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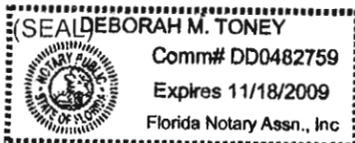
Before the undersigned authority personally appeared Tamela Vargas, who on oath says that he/she is the Legal Advertising Representative of Orlando Sentinel, a daily newspaper published at Altamonte Springs in Seminole County, Florida; that the attached copy of advertisement, being a Public Hearing in the matter of Aug. 5 In the Seminole Court, was published in said newspaper in the issue; of 7/23/09

Affiant further says that the said Orlando Sentinel is a newspaper published at Altamonte Springs, in said Seminole County, Florida, and that the said newspaper has heretofore been continuously published in said Seminole County, Florida, each Week Day and has been entered as second-class mail matter at the post office in Altamonte Springs in said Seminole County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Tamela Vargas

The foregoing instrument was acknowledge before me this 23 day of July 2009 by Tamela Vargas, who is personally known to me and who did take an oath.

[Signature]



Order# 1003743

FILED
MAY 27 2009
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SEMINOLE CO. FLA.
BY
D.C.

SEMINOLE COUNTY LAND
PLANNING AGENCY/PLANNING
AND ZONING COMMISSION
NOTICE OF PUBLIC HEARINGS
TO BE HELD AUGUST 5, 2009
AT 7:00 PM

Notice is hereby given that the Seminole County Land Planning Agency/Planning and Zoning Commission (LPA/P&Z) will conduct public hearings as noted above, or as soon thereafter as possible, in the County Services Building, 1101 East First Street, Sanford, Florida, Room 1028 (Board Chambers). The purpose of this hearing is to receive public input and to make recommendations to the Board of County Commissioners (BCC) on the following items described below:

CJAM Office Small Scale Land Use Amendment and Rezone, Jack Reynolds, applicant; .51 ± acres; Small Scale Land Use Amendment from High Density Residential (HDR) to Office (OFF) and Rezone from R-3 (Multi-Family Dwelling) to PUD (Planned Unit Development); located at the intersection of CR 419 and W 7th Street. (22008-10 / 0855.09)

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 R-3 (MULTI-FAMILY RESIDENTIAL) ZONING CLASSIFICATION, THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION, PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 08-44, 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 HIGH DENSITY RESIDENTIAL TO OFFICE PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

District 1 - Dollari
Joy Williams, Planner

S.R. 426 Small Scale Land Use Amendment and Rezone; Rashid H. Jambaba, applicant; .97 ± acres; Small Scale Land Use Amendment from LDR (Low Density Residential) to OFF (Office) and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development); located in the northeast section of the intersection of S.R. 426 and Red Bug Road. (22008-66)

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 A1 (AGRICULTURE) ZONING CLASSIFICATION, THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION, PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 08-44, 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 OFFICE (OFF), PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

District 1 - Dollari
Ian Sikonia, Senior Planner

Proposed Amendment to the Land Development Code to address public schools in the County's Concurrency Management regulations.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, FLORIDA; AMENDING CHAPTER 2, SECTION 2.3 BY ADDING DEFINITIONS FOR CONCURRENCY SERVICE AREA (CSA), EDUCATIONAL FACILITY, FLORIDA INVENTORY OF SCHOOL HOUSES (FISH), PERMANENT SCHOOL CAPACITY, PERMANENT STUDENT STATION, PROPORTIONATE SHARE MITIGATION, SCHOOL CAPACITY AVAILABILITY, LETTER OF DETERMINATION (SALD), SCHOOL IMPACT ANALYSIS (SIA), AND STUDENT STATION; AMENDING CHAPTER 10 TO REVISE SECTION 10.2 THROUGH 10.8 WITH CLARIFICATIONS AND UPDATES TO GENERAL CONCURRENCY REQUIREMENTS; AND ADDING SECTION 10.10 UNIFORM SCHOOL CONCURRENCY PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

District - Countywide
Jeffrey Hopper
Senior Planner

Proposed Amendment to the Land Development Code to permit manufactured homes in the East Rural Area, and to permit off-site directional signage for agricultural uses in the East Rural Area.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, FLORIDA; AMENDING CHAPTER 2, SECTION 2.3 BY ADDING A DEFINITION FOR ACCESSORY DWELLING UNIT AND AMENDING DEFINITIONS FOR MOBILE HOME AND MANUFACTURED HOUSING; AMENDING SECTION 30.45 TO CLARIFY TIME LIMIT PROVISIONS FOR SPECIAL EXCEPTIONS; AMENDING SECTION 30.102 TO ALLOW MANUFACTURED HOMES AND AGRICULTURAL USES AS PERMITTED USES IN THE A-3, A-5, AND A-10 ZONING CLASSIFICATIONS; ALSO AMENDING SECTION 30.102 TO ADD VARIOUS USES PREVIOUSLY CLASSIFIED AS SPECIAL EXCEPTIONS; AMENDING SECTION 30.104 TO DELETE MOBILE AND MANUFACTURED HOMES AS A SPECIAL EXCEPTION USE IN SAID DISTRICTS; ALSO AMENDING SECTION 30.104(d) TO ADD ADULT CONGREGATE LIVING FACILITIES AND SEWAGE AND WATER TREATMENT PLANTS AS SPECIAL EXCEPTIONS AND DELETING OTHER USES; AMENDING SECTION 30.108 TO ADD APPEARANCE REQUIREMENTS FOR MANUFACTURED HOMES IN THE A-3, A-5, AND A-10

ZONING DISTRICTS; AND AMENDING PART 65, CHAPTER 30, TO CREATE SECTION 30.125 TO PERMIT AGRICULTURE RELATED SIGNAGE IN RURAL AREAS; PROVIDING FOR SEVERABILITY AND NON SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

District - Countywide
Jeffrey Hopper
Senior Planner

CATIONS; ALSO AMENDING SECTION 30.102 TO ADD VARIOUS USES PREVIOUSLY CLASSIFIED AS SPECIAL EXCEPTIONS; AMENDING 30.106 TO DELETE MOBILE AND MANUFACTURED HOMES AS A SPECIAL EXCEPTION USE IN SAID DISTRICTS; ALSO AMENDING SECTION 30.104(b) TO ADD ADULT CONGREGATE LIVING FACILITIES AND SEWAGE AND WATER TREATMENT PLANTS AS SPECIAL EXCEPTIONS AND DELETING OTHER USES; AMENDING SECTION 30.108 TO ADD APPEARANCE REQUIREMENTS FOR MANUFACTURED HOMES IN THE A-3, A-5, AND A-10

ZONING DISTRICTS; AND AMENDING PART 69, CHAPTER 30, TO CREATE SECTION 30.155 TO PERMIT AGRICULTURE-RELATED SIGNAGE IN RURAL AREAS; PROVIDING FOR SEVERABILITY AND NON SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

District - Countywide
Jeffrey Hopper,
Senior Planner

Proposed Amendment to the Land Development Code to create a "Mixed Development" zoning classification and a "Planned Development" zoning classification.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, FLORIDA; AMENDING CHAPTER 2, SECTION 2.3 BY ADDING DEFINITIONS FOR AREA MEDIAN INCOME, INFILL DEVELOPMENT, MIXED DEVELOPMENT, REDEVELOPMENT, WORKFORCE HOUSING, AND ZERO LOT LINE HOUSE; DELETING THE DEFINITIONS FOR PASSIVE EDGE AND PRELIMINARY MASTER PLAN; AMENDING CHAPTER 2, SECTION 2.3 BY REVISING DEFINITIONS FOR FINAL DEVELOPMENT ORDER, FINAL MASTER PLAN, GROSS ACREAGE, PLANNED UNIT DEVELOPMENT, AND PRELIMINARY DEVELOPMENT ORDER TO CORRECT TERMINOLOGY RELATED TO ADOPTION OF A "PLANNED DEVELOPMENT" DISTRICT; AMENDING CHAPTER 30 ZONING REGULATIONS, SECTION 30.2 TO DELETE A REFERENCE TO THE PCD DISTRICT, REPLACE A REFERENCE TO "PUD" WITH "PD", ADD A REFERENCE TO MIXED DEVELOPMENT DISTRICT (MXD) AND CLARIFY ALLOWABLE ZONING DISTRICTS; AMENDING SECTION 30.22(a) TO REPLACE A REFERENCE TO "PUD" WITH "PD" AND ADD A REFERENCE TO MIXED DEVELOPMENT DISTRICT (MXD); AMENDING SECTION 30.22(b) TO ADD MIXED DEVELOPMENT DISTRICT (MXD) AND PLANNED DEVELOPMENT DISTRICT (PD); AMENDING SECTION 30.24(b) TO DELETE REFERENCES TO ACTIVE/PASSIVE BUFFERS AND ADD A REFERENCE TO PART 67, CHAPTER 30; AMENDING SECTION 30.247 TO DELETE LANDSCAPING AND BUFFER REQUIREMENTS IN R-3 AND R-3A AND ADD A REFERENCE TO PART 67, CHAPTER 30; REPEALING SECTION 30.267, "SETBACK AND BUFFER REQUIREMENTS ADJACENT TO RESIDENTIAL" IN R-4; AMENDING SECTION 30.268 TO DELETE LANDSCAPING AND BUFFER REQUIREMENTS IN R-4 AND ADD A REFERENCE TO PART 67, CHAPTER 30; AMENDING SECTIONS 30.441-30.454 TO RE-NAME THE "PLANNED UNIT DEVELOPMENT" DISTRICT AS "PLANNED DEVELOPMENT" DISTRICT, REVISING ALLOWABLE USES AND REVIEW/APPROVAL PROCESSES FOR SUCH DEVELOPMENTS; REPEALING SECTIONS 30.461-30.468, "PLANNED COMMERCIAL DEVELOPMENT" DISTRICT; AMENDING SECTION 30.546 TO DELETE REFERENCES TO SETBACKS AND ACTIVE/PASSIVE BUFFERS IN UC DISTRICT, AND ADD A REFERENCE TO PART 67, CHAPTER 30; AMENDING SECTION 30.666 TO DELETE RESIDENTIAL SETBACK STANDARDS IN OP; ADDING A REFERENCE TO PART 67, CHAPTER 30; AMENDING SECTIONS 30.703, 30.706, 30.708, 30.724, 30.728, 30.729, 30.747, 30.748, 30.767, 30.768, 30.769, 30.786, 30.867, 30.868, 30.907, 30.1076, AND 30.1144 TO DELETE REFERENCES TO ACTIVE/PASSIVE BUFFERS, ADDING REFERENCES TO PART 67, CHAPTER 30; AMENDING SECTION 30.710, 30.720, 30.749, 30.769, 30.868, 30.867 TO DELETE A REFERENCE TO SECTION 1226, AND ADD A REFERENCE TO PART 67, CHAPTER 30; CREATING PART 43, SECTIONS 30.801-30.807, "MXD MIXED DEVELOPMENT DISTRICT"; AMENDING SECTION 30.907(a) TO DELETE A REFERENCE TO THE LANDSCAPE REQUIREMENTS OF SECTIONS 30.1226-30.1231 AND ADD A REFERENCE TO PART 67, CHAPTER 30; DELETING SECTION 30.907(f); AMENDING SECTION 30.1204(b), 30.1222(c), 30.1354, 30.1363(g), 30.1364(a)(3), 30.43(i)(6) (e)(v) TO REVISE "PLANNED UNIT DEVELOPMENT", "PUD" OR "PLANNED COMMERCIAL DEVELOPMENT", "PCD" REFERENCES TO "PLANNED DEVELOPMENT" OR "PD"; AMENDING SECTION 30.1221 TO RENUMBER THE EXISTING SECTION AS PARAGRAPH (a), ADDING A SECTION (b) TO ADDRESS MOTORCYCLE PARKING; REPEALING SECTIONS 30.1226-30.1232; CREATING SECTION 30.1235, "ALTERNATIVE PARKING PLAN OPTIONS"; CREATING SECTION 30.1236, "BICYCLE PARKING"; CREATING PART 67, "LANDSCAPING, SCREENING AND BUFFERING", SECTIONS 30.1281-30.1300; AMENDING SECTION 30.1344 TO REVISE NAME TO "OPEN SPACE"; DELETING CURRENT REGULATIONS AND CREATING NEW PARAGRAPHS (a) THROUGH (g); REPEALING PART 74, SECTIONS 30.1501-30.1510; CREATING PART 75, CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN, SECTIONS 30.1601-30.1609; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

District - Countywide
Jeffrey Hopper,
Senior Planner

Interested parties are encouraged to appear at these hearings and present written input regarding the above referenced items or submit written comments to plandesk@seminolecountyfl.gov at the Seminole County Planning Division, 1101 East First Street, Sanford, FL 32771, Room 2201, telephone 407-665-7371; FAX 407-665-7385. This hearing may be continued from time to time as found necessary. Additional information regarding these items is available for public review at the address above between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. For more information, agendas for LPA/P&Z hearings are located on the County's website at www.seminolecountyfl.gov prior to the scheduled hearing. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Human Resources Department ADA Coordinator 48 hours in advance of this hearing at 407-665-7941. Persons are advised that if they decide to appeal any decisions made at these hearings, they will need a record of the proceedings, and for such purpose they may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Florida Statutes, Section 286.0105).

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA