

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda

Wednesday, January 4, 2023

6:00 PM

**BCC Chambers
Room 1028**

Planning and Zoning Commission

CALL TO ORDER**Opening Statement****Staff Present****Accept Proof of Publication****Approval of Minutes****Public Participation****NEW BUSINESS****Technical Review Items:**

1. **Myrtle Preliminary Subdivision Plan-** Approve the Preliminary Subdivision Plan for Myrtle Subdivision containing twenty-one (21) lots on 14.27 acres zoned A-1 (Agriculture), located on the south side of Myrtle Street, approximately ¼ mile west of S. Sanford Avenue; (Dallas Austin- D.R. Horton, Applicant) District2 - Zembower (**Annie Sillaway, Project Manager**) [2022-7314](#)

Attachments: [MAP](#)
[PRELIMINARY MASTER PLAN](#)

Public Hearing Items:

2. **Towns at Greenleaf Small Scale Future Land Use Map** [2022-7437](#)

Amendment and Rezone - Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three (33) lot townhome subdivision on approximately 6.71 acres, located southwest of Slavia Road and west of State Road 426; (Z2022-25/07.22SS.04) (Henry Chirinos - Beazer Homes, Applicant) District1 - Dallari (**Annie Sillaway, Project Manager**)

Attachments: [LOCATION MAP](#)
[FLU ZONING MAP](#)
[AERIAL MAP](#)
[LUA STAFF REPORT.pdf](#)
[LAND USE ORDINANCE.pdf](#)
[REZONE ORDINANCE.pdf](#)
[DEVELOPMENT ORDER.pdf](#)
[DEVELOPMENT PLAN.pdf](#)
[SCHOOL IMPACT ANALYSIS](#)
[TRAFFIC ANALYSIS](#)
[UTILITY AVAILABILITY LETTER](#)
[ATTACHMENT A TEXT](#)
[ATTACHMENT A WORKSHEET.pdf](#)
[COMMUNITY MEETING MINUTES](#)
[COMMUNITY MEETING SIGN IN SHEET](#)
[OWNERSHIP DISCLOSURE.pdf](#)
[PLANNING AND ZONING MINUTES](#)
[DENIAL DEVELOPMENT ORDER.pdf](#)

3. **Food Fare Fern Park Special Exception** - Consider a Special Exception for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street; (BS2022-10) (Cory Sitler, Applicant) District4 - Lockhart (**Hilary Padin, Project Manager**) [2022-7424](#)

Attachments: [Site Map](#)
[Location Map](#)
[Zoning Map](#)
[Aerial Map](#)
[Narrative](#)
[Site Plan](#)
[Approval Development Order](#)
[Separations Form](#)
[Community Meeting Information](#)
[Denial Development Order](#)

4. **Overland Road Small Scale Future Land Use Map Amendment and Rezone** - Consider a Small-Scale Future Land Use Map Amendment from Commercial (COM) to Industrial (IND) and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail (U.S. 441) approximately 270 feet north of the Seminole/Orange County line. (Z2022-28/08.22SS.06) (Bryan Potts - Tannath Design, Applicant) District3 - Constantine (**Doug Robinson, Project Manager**) [2022-7444](#)

Attachments: [Site Location Map](#)
[FLU-Zoning Map](#)
[Aerial Map](#)
[Staff Summary Analysis - LUA](#)
[Future Land Use Ordinance](#)
[Attachment-A-Text](#)
[Attachment-A-Worksheet](#)
[Rezone Ordinance](#)
[Community Meeting Summary Letter](#)
[Utility Demand Letter](#)
[Denial Development Order](#)

CLOSING BUSINESS**Planning and Development Manager's Report****ADJOURNMENT**

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7219. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7775.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7314

Title:

Myrtle Preliminary Subdivision Plan- Approve the Preliminary Subdivision Plan for Myrtle Subdivision containing twenty-one (21) lots on 14.27 acres zoned A-1 (Agriculture), located on the south side of Myrtle Street, approximately ¼ mile west of S. Sanford Avenue; (Dallas Austin- D.R. Horton, Applicant) District2 - Zembower (**Annie Sillaway, Project Manager**)

Agenda Category:

Technical Review Items

Department/Division:

Development Services - Planning and Development

Authorized By:

Mary Moskowitz

Contact/Phone Number:

Annie Sillaway 407-665-7936

Background:

The Applicant is requesting approval of Myrtle Preliminary Subdivision Plan (PSP). The PSP proposes twenty-one (21) single family residential lots on 14.27 acres with a maximum density of two (2) dwelling units per net buildable acre and a minimum lot size of 5,500 square feet, in accordance with Seminole County Land Development Code (SCLDC) Sec. 30.481-Urban Conservation Village Design.

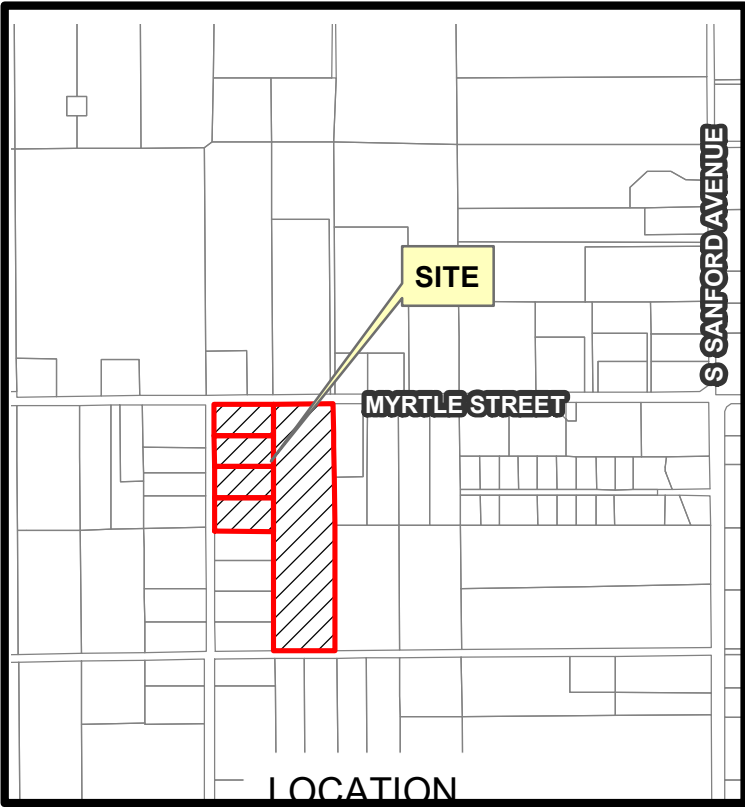
Per SCLDC Sec. 30.481-Urban Conservation Village Design, properties located within the overlay with a Suburban Estates Future Land Use designation may be developed as a single-family residential subdivision with a maximum density of two (2) dwelling units per net buildable acre as a cluster development under the specific design criteria of the overlay without the requirement of a Future Land Use Amendment or Rezone.

The PSP complies with all the conditions of SCLDC Sec. 30.481-Urban Conservation Village Design, the Myrtle Final Development Plan, Developer's Commitment Agreement, and Chapter 35 of the Seminole County Land Development Code.

All internal roads will be public, and utilities will be provided by Seminole County.

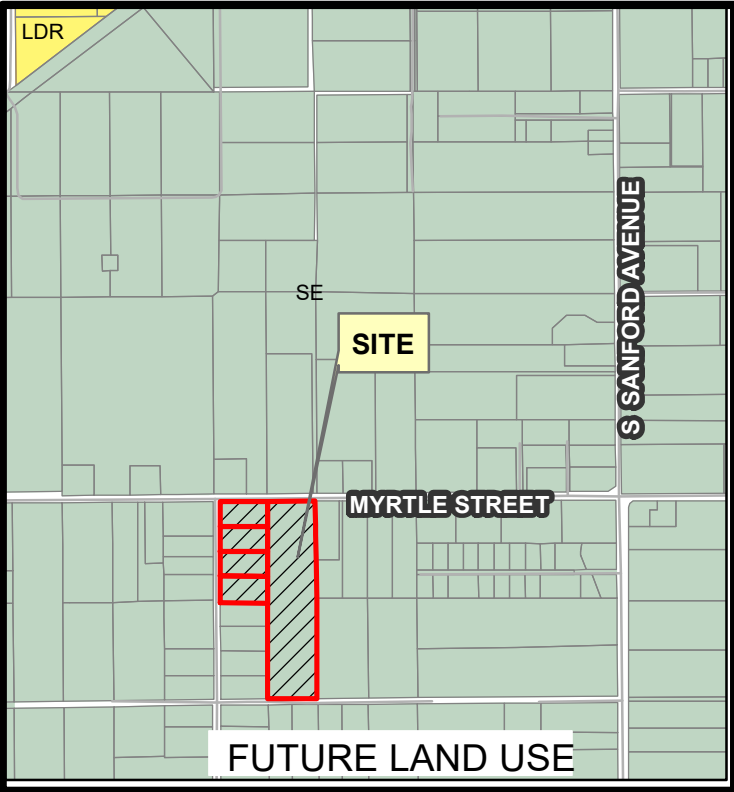
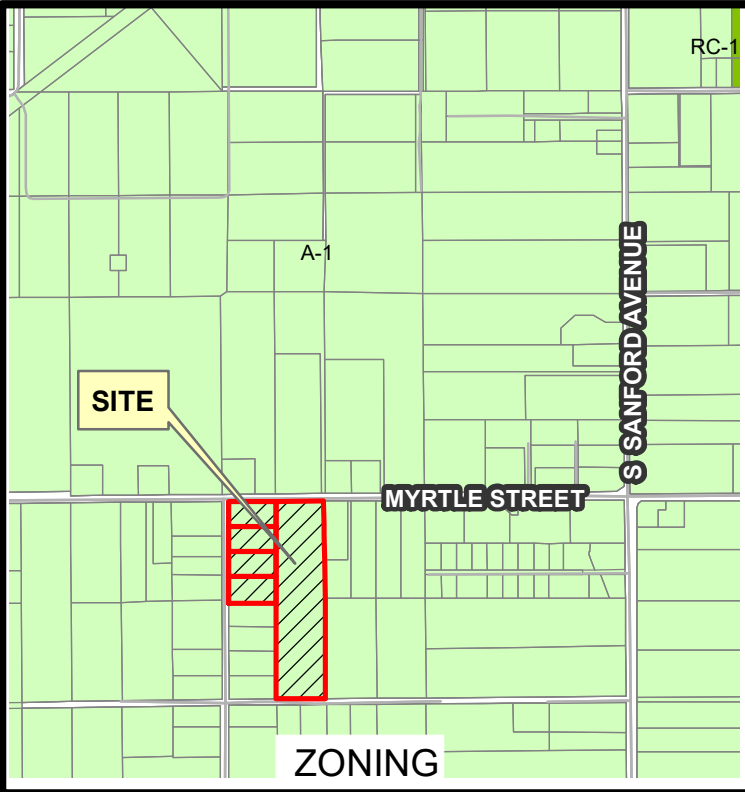
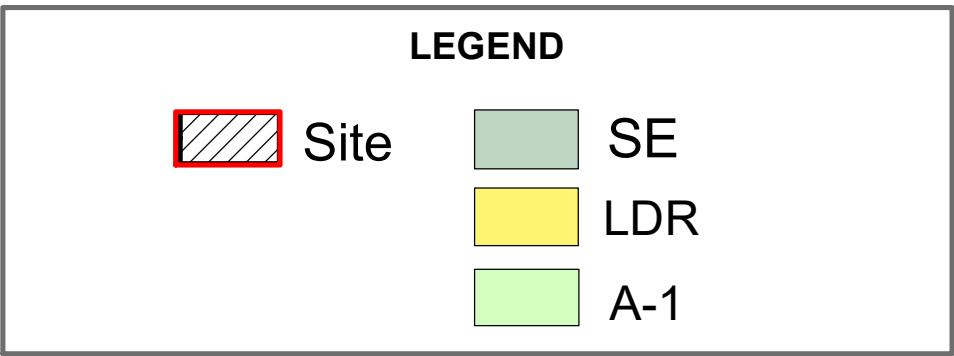
Staff Recommendation:

Staff recommends approval of the Preliminary Subdivision Plan for Myrtle Subdivision.



**MYRTLE
PRELIMINARY MASTER PLAN**

**SEMINOLE COUNTY
PLANNING & ZONING COMMISSION
JANUARY 4, 2023**



DENSITY AND OPEN SPACE

- REQUIRED OPEN SPACE IN ACCORDANCE WITH SEC. 30.484 REQUIRED GREENWAY = 5.26 ACRES
- PER OVERLAY REQUIREMENTS, A MINIMUM OF 50% OPEN SPACE WILL BE PROVIDED
10.51 ACRES = 5.26 ACRES
5.78(55%) ACRES PROVIDED
- DENSITY CALCULATIONS:
TOTAL AREA: 14.27 AC
WETLANDS: 3.76 AC
ROW DEDICATION: 0.28 AC (MYRTLE AVE AND LAKE AVE)
DEVELOPABLE ACRES: 10.51 AC
PROPOSED NET DENSITY = 2 DU/ACRE X 10.51 = 21 DWELLING UNITS
PROPOSED GROSS DENSITY = 21/10.51 = 2.00 DU/ACRE

SITE DATA:

TOTAL AREA: 14.27 ACRES
WETLANDS: 3.76 ACRES
ROW DEDICATION: 0.28 ACRES
TOTAL BUILDABLE: 10.51 ACRES
50% OPEN SPACE: 5.26 ACRES (5.78 AC. PROVIDED)
DENSITY: 21/10.51 = 2.00 DU/ACRE
PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
PARCEL ID: 23-20-30-5AQ-0000-011A
23-20-30-5AQ-0000-011B
23-20-30-5AQ-0000-0310
23-20-30-5AQ-0000-0320
23-20-30-5AQ-0000-0330

CURRENT ZONING: A-1
PROPOSED ZONING: A-1
CURRENT FLU: SE
PROPOSED FLU: SE
MINIMUM LOT WIDTHS: 50 FT
MINIMUM LOT DEPTHS: 110 FT
PROPOSED LOTS: 21 LOTS
PROPOSED DENSITY: 2.00 UNITS /ACRE
MINIMUM LOT AREA: 5,500 SF
LOT SIDE SETBACKS: 5 FT
LOT FRONT SETBACKS: 20 FT
LOT REAR SETBACK: 20 FT
STREET SIDE SETBACK: 15 FT
MAX BUILDING HEIGHT: 35 FT (2 STORIES)

PROJECT BOUNDARY SETBACKS:

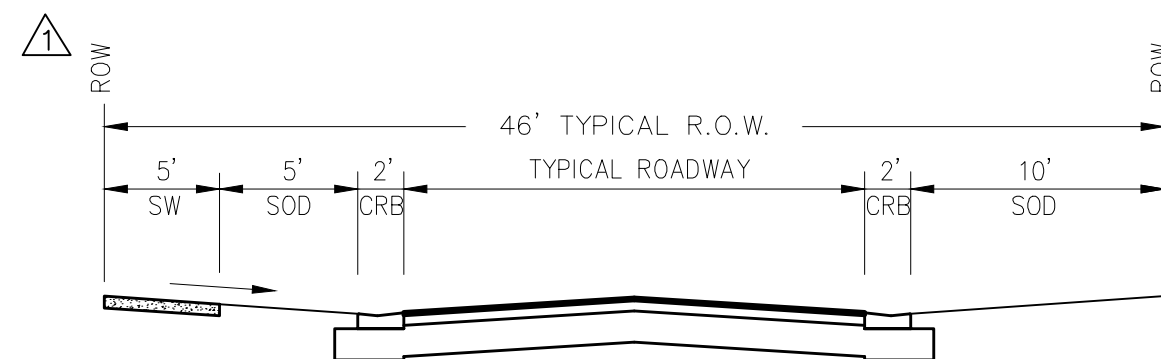
- RESIDENTIAL STRUCTURES MUST BE SETBACK 140' FROM CENTERLINE OF MYRTLE STREET AND 35' FROM ALL OTHER EXTERNAL PROJECT BOUNDARIES.
- ACCESSORY BUILDINGS LESS THAN 200 S.F. AND PRIVACY FENCES MUST BE SETBACK 120' FROM CENTERLINE OF MYRTLE STREET AND 15' FROM ALL OTHER EXTERNAL PROJECT BOUNDARIES.
- SWIMMING POOLS MUST BE SETBACK 130' FROM THE CENTERLINE OF MYRTLE STREET AND 25' FROM ALL OTHER EXTERNAL PROJECT BOUNDARIES.
- SWIMMING POOL SCREEN ENCLOSURES MUST BE SETBACK 125' FROM THE CENTERLINE OF MYRTLE STREET AND 20' FROM ALL OTHER EXTERNAL PROJECT BOUNDARIES.

SITE NOTES:

- PROJECT IS WITHIN THE JURISDICTION OF SEMINOLE COUNTY.
- PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE STORMWATER MANAGEMENT SYSTEM WILL WITH SEMINOLE COUNTY LDC AND SURVMO.
- WATER, SEWER AND REUSE WILL COMPLY WITH THE SEMINOLE COUNTY REQUIREMENTS.
- FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY.
- ROADS WILL BE PUBLIC.
- THE SITE IS LOCATED IN FEMA ZONE 'X'.
- A MANDATORY HOA SHALL BE CREATED.
- FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENT ARE HEREBY REQUIRED ON ALL LOTS FOR WATER SORTERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONERS UNITS SHALL NOT BE WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12" MINIMUM, AND MOUNTED TO THE STRUCTURE ON A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- ALL LEGAL INSTRUMENTS WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
- THE SOIL TYPE IS MMOKALLEE SAND FOR THE ENTIRE PARCEL.
- 25' UPLAND BUFFER = 9,995 S.F.
15' MIN./25' AVG. BUFFER PROVIDED = 10,517 S.F.
- BUFFERS WILL MEET THE REQUIREMENTS OF CHAPTER 30 PART 67 OF THE SEMINOLE COUNTY LDC AND PART 27 OF THE URBAN CONSERVATION VILLAGE DESIGN.
- MYRTLE STREET SHALL BE IMPROVED TO A COUNTY STANDARD 22' PAVEMENT WIDTH WEST TO THE NEAREST COUNTY STANDARD ROADWAY. DETAILS OF THIS WIDENING SHALL SHOWN AT FINAL ENGINEERING.
- A LEFT TURN LANE WILL BE REQUIRED AT THE PROJECT ENTRANCE. DETAILS OF THIS TURN LANE WILL BE SHOWN AT FINAL ENGINEERING. ADDITIONAL ROW MAY BE REQUIRED ABOVE AND BEYOND WHAT IS SHOWN ON THIS PLAN IN ORDER TO CONSTRUCT THE TURN LANE.
- TRACT PD-1(REQUIRED GREENWAY) WILL BE PLACED IN A CONSERVATION EASEMENT PER SEC.30.484 SEMINOLE COUNTY LDC.
- THE PROJECT WILL BE BUILT IN ONE PHASE.
- A 15' NATURAL GREENWAY BUFFER SHALL BE REQUIRED ON ALL PROPERTY BOUNDARIES EXCEPT FOR THE MYRTLE STREET FRONTAGE PER LDC SECTION 30.483(C).

FIRE NOTES:

- INFORMATION PERTAINING TO THE WATER SUPPLY FOR FIRE PROTECTION, SUCH AS, WATER MAIN SIZE, TYPE OF PIPING MATERIAL, HYDRANT SPACING, WATER PLANT PUMPING AND STORAGE CAPACITIES, AND FIRE FLOW CALCULATIONS SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING.
- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2018).
- THE FOLLOWING IS REQUIRED FOR ACCESS SIGNAGE FOR NEW CONSTRUCTION SITES:
A. SIGNAGE SHALL READ "FIRE DEPARTMENT ACCESS" AND SHALL INCLUDE SITE ADDRESS, OR RANGE OF ADDRESSES, FOR ALL COMMERCIAL SITES AND RESIDENTIAL MODEL HOMES.
B. SIZE: THE TWO-SIDED SIGN PLATE SHALL BE A MINIMUM OF 4X4 FEET
C. COLOR: THE SIGN SHALL HAVE A RED BACKGROUND WITH A WHITE LEGEND.
D. LETTERING FOR THE SIGN SHALL BE FOUR INCH.
E. ADDRESS ON SIGN SHALL BE TWO AND ONE HALF INCH.
F. LOCATION: SIGN SHALL BE INSTALLED AT EACH POINT OF ENTRY.
G. BOTTOM OF SIGN SHALL BE SIX FEET ABOVE GRADE ON POSTS.
- FIRE DEPARTMENT SIREN OPERATED SENSORS FOR ELECTRONICALLY OPERATED GATES SHALL BE PROVIDED. SIREN OPERATED SENSOR WITH A BATTERY BACK-UP AND AN APPROVED KEY SWITCH (OPEN ALL THE WAY TO 20 FEET FOR FIRE DEPARTMENT ACCESS) IN ACCORDANCE WITH NFPA 1, SECTION 18.2.2.2, 2012 EDITION.
- A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
- A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.



TYPICAL ROAD SECTION
N.T.S.

UTILITY CONTACTS:

WATER & WASTE WATER:

SEMINOLE COUNTY
BECKY NOGGLE
500 W. LAKE MARY BLVD.
SANFORD, FL 32773
PHONE: 407-665-2143

PHONE:

AT&T
132 COMMERCE WAY
SANFORD, FL 32771
PHONE: (407) 302-7611

GAS:

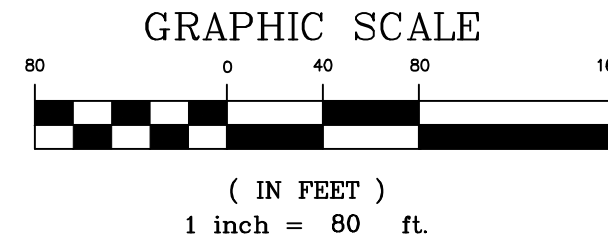
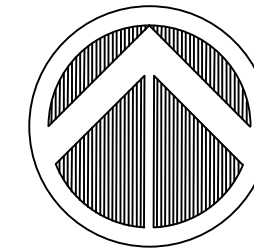
FLORIDA PUBLIC UTILITIES COMPANY
450 SOUTH HWY 17-92
DEBARY, FL 32713
PHONE: (863) 220-1510

CABLE:

SPECTRUM
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
PHONE: (407) 215-8955

ELECTRIC:

DUKE ENERGY
2801 W. S.R. 426
OWEDO, FL 32765
PHONE: (407) 359-4824



TRACT / LAND USE TABLE					
TRACT NAME	USE	OWNERSHIP	MAINTENANCE	ACRE	(%)
RW-1	RIGHT-OF-WAY	COUNTY	COUNTY	1.10	7.71%
RT-1	RIGHT-OF-WAY DEDICATION	COUNTY	COUNTY	0.28	1.96%
GW-1	GREENWAY	HOA	HOA	4.84	33.92%
PD-1	STORMWATER POND	HOA	HOA	0.94	6.59%
WD-1	WETLAND/CONSERVATION	HOA	HOA	3.76	26.35%
SINGLE-FAMILY LOTS:				3.35	23.47%
GROSS PROJECT AREA:				14.27	100.00%
OPEN SPACE REQUIRED = 50%				5.26 ACRES	
OPEN SPACE PROVIDED				5.78 ACRES	

TRAFFIC IMPACTS								
ITU CODE	LAND USE	# UNITS	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	21	9.53	200	0.97	21	13	8
PER ITE TRIP GENERATION MANUAL, 10TH EDITION								

RESIDENTIAL SCHOOL AGE CHILDREN

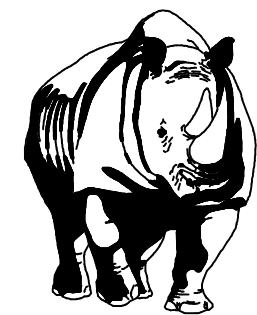
RESIDENTIAL USE SCHOOL AGE CHILDREN: (BASED ON SCALD LETTER DATED 5/9/22)
ELEMENTARY- 4 CHILDREN
MIDDLE- 2 CHILDREN
HIGH- 3 CHILDREN
TOTAL- 9 SCHOOL AGE CHILDREN

POTABLE WATER AND WASTEWATER CAPACITY:

RESIDENTIAL - 21 DU WATER CAPACITY:
21 DU X 350 GPD/DU = 7,350 GPD
WASTEWATER CAPACITY RANGE:
21 DU X 350 GPD/DU = 6,300 GPD

LEGEND:

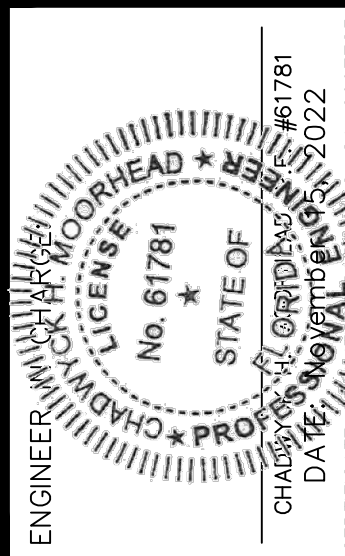
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	BOUNDARY / PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	DRAINAGE PIPE
	PROPOSED EASEMENT
	PROPOSED CONCRETE PAVEMENT
TYP	TYPICAL
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET



MADDEN
HOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

SITE PLAN
FOR
MYRTLE PMP / FMP
SEMINOLE COUNTY
FLORIDA

DR HORTON



NO.	DATE	REVISIONS
1	05/02/22	REVISED PER SEMINOLE COUNTY COMMENTS
2	07/14/22	REVISED PER SEMINOLE COUNTY COMMENTS
3	08/02/22	REVISED PER SEMINOLE COUNTY COMMENTS
4	11/08/22	REVISED PER SEMINOLE COUNTY COMMENTS
5	01/09/23	REVISED PER SEMINOLE COUNTY COMMENTS
6	03/09/23	REVISED PER SEMINOLE COUNTY COMMENTS
7	05/09/23	REVISED PER SEMINOLE COUNTY COMMENTS
8	07/09/23	REVISED PER SEMINOLE COUNTY COMMENTS
9	09/09/23	REVISED PER SEMINOLE COUNTY COMMENTS
10	11/09/23	REVISED PER SEMINOLE COUNTY COMMENTS
11	01/09/24	REVISED PER SEMINOLE COUNTY COMMENTS

JOB # 22002
DATE: 03/08/2022
SCALE: 1"=80'
DESIGNED BY: CHM
DRAWN BY: CHM
APPROVED BY: CHM

C002



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7437

Title:

Towns at Greenleaf Small Scale Future Land Use Map Amendment and Rezone -

Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three (33) lot townhome subdivision on approximately 6.71 acres, located southwest of Slavia Road and west of State Road 426; (Z2022-25/07.22SS.04) (Henry Chirinos - Beazer Homes, Applicant) District1 - Dallari (**Annie Sillaway, Project Manager**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services - Planning and Development

Authorized By:

Mary Moskowitz

Contact/Phone Number:

Annie Sillaway 407-665-7936

Motion/Recommendation:

1. Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and adopt the Ordinance and Development Order enacting a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for approximately 6.71 acres, located southwest of Slavia Road and west of State Road 426; or
2. Recommend the Board of County Commissioners deny the Ordinance enacting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and deny the Ordinance and Development Order enacting a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for approximately 6.71 acres, located southwest of Slavia Road and on the West side of State Road 426; or

3. Continue the request to a time and date certain.

Background:

The Applicant is requesting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) in order to develop the subject property as a thirty-three (33) lot townhome subdivision, for a maximum density of 7.86 dwelling units per net buildable acre. Each townhome dwelling unit will be a minimum of 1,200 square feet in size and twenty (20) feet wide.

As required by Sec. 30.250 of the Land Development Code of Seminole County (LDCSC), the Applicant has provided a Development Plan showing the layout of buildings, circulation, buffers, and parking for the townhome units.

The requested Medium Density Residential Future Land Use designation allows a maximum density of ten (10) dwelling units per net buildable acre and permits the requested R-3A zoning classification.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: State Road 426
 Future Land Use: Public, Quasi Public and Low Density Residential
 Zoning: A-1 (Agriculture) - St. Luke's Evangelical Lutheran Church Inc of Slavia

West: Future Land Use: Medium Density Residential
 Zoning: A-1 (Agriculture) - Vacant Land

North: Future Land Use: Commercial and Medium Density Residential
 Zoning: A-1 (Agriculture) - Single Family Residential Dwellings

South: Future Land Use: Medium Density Residential
 Zoning: R-3A (Multiple-Family Dwelling), A-1 (Agriculture)

On December 7, 2022, the Planning and Zoning Commission moved to table the request for the Towns at Greenleaf Rezone until the next regularly scheduled Planning and Zoning Commission Meeting on January 4, 2023. This would provide the applicant more time to research and be able to answer the following site concerns:

- 1.) Drainage concerns north of the property as well as the outfall concerns where drainage is flowing.

Applicant Response: The stormwater design shall meet Seminole County and SJRWMD requirements for a closed basin.

- 2.) Landscape Buffer Tract LB2 to the south should be either increased or a fence installed.

Applicant Response: The developer agrees to increase the landscape buffer along the southern portion of the site by five (5) feet from a fifteen (15) foot to a twenty (20) foot and will reduce the lot depth accordingly. The buffer details will comply with the Seminole County Land Development Code (SCLDC). The northern lots (1-13) of the proposed townhome development has reduced the lot size by five (5) feet to in order to maintain their landscape buffer requirements of fifteen (15) feet.

- 3.) No southbound deceleration lane is proposed.

Applicant Response: An access analysis was completed for the subject property by Traffic and Mobility Consultants and the report found that a right turn lane is not warranted with the proposed townhome development, operational improvements if required will be determined at Final Engineering, subject to FDOT permitting and approval.

Site Analysis

Tree Preservation:

Per Sec. 60.4 of the Land Development Code of Seminole County (LDCSC) a complete tree survey will be required at the time of Final Engineering.

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 the wetland survey provided by the Applicant, there are approximately 1.51 acres of wetlands on the subject property. The Applicant is not proposing any impacts to the wetland area. A fifteen (15) foot minimum, twenty-five (25) foot overall average upland

buffer must be provided from all approved jurisdictional wetland boundaries. Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers.

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 the approval of Final Engineering.

Utilities:

The site is located in Seminole County's utility service area and will be required to connect to public utilities. There is a twelve (12) inch water main on the west side of SR 426 and a sixteen (16) inch force main on the east side of SR 426. The subject property is not in the ten year master plan for reclaimed water. Water and sewer capacity is available to serve the proposed development.

Transportation/Traffic:

The property proposes access onto SR 426, which is classified as an urban minor arterial road. State Road 426 is currently operating at a level-of-service "B" or "C" depending on direction and time of day and does not have improvements programmed in the FDOT 5-year Work Program. A signal warrant analysis will be required at the time of Final Engineering. A traffic analysis will be required at Final Engineering which will determine if any operational improvements are needed. There is an existing deceleration lane for a left turn into the proposed development and an existing four (4) lane roadway (CR 426).

Sidewalks:

There is an existing sidewalk along SR 426.

Drainage:

The proposed project is located within the Howell Creek Drainage Basin and may have a constrained outfall with limited downstream capacity therefore, the site will be designed to meet the Seminole County and SJRWMD requirements for a closed basin and may have to hold up to the entire twenty-five (25) year, twenty-four (24) hour storm event volume onsite unless a viable legal outfall is determined. There is an existing twenty (20) foot non-exclusive drainage and irrigation easement partially located over the north portion of the property that is in favor of St. Luke's Church, that will remain and will not be negatively

impacted by the development.

Open Space:

Twenty-five (25) percent common usable open space will be provided on the subject property.

Buffer:

The Applicant proposes a fifteen (15) foot wide buffer on the north and east. The western portion will remain undisturbed. The applicant proposes to increase the southern landscape buffer from fifteen (15) feet to twenty (20) feet. Because the southern landscape buffer width (Tract LB2) is being increased from fifteen (15) feet to twenty (20) feet it created the need to create Tract LB3 along the eastern property line since that portion of the site only requires a fifteen (15) foot landscape buffer. Tract LB3 (Landscape Buffer) tract was added into the Tract table on the conceptual development plan. The detailed landscape buffers will meet the Seminole County Land Development Code (SCLDC).

Public School Capacity Determination:

Seminole County Public Schools provided a School Impact Analysis School Capacity Determination for the proposed project based on Concurrency Service Area (CSA) and Zoned Schools for the property. The analysis concluded that the students generated by the project at this time, may not be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned elementary and high schools. The elementary and high schools are currently over capacity. The analysis notes this is a nonbinding review, the numbers are for informational purposes and as indicated in the analysis may not represent future conditions when final approval requires a School Capacity Availability Letter of Determination (SCALD) reservation letter from the school board.

Community Meeting:

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedures, the Applicant conducted a community meeting on September 13, 2022.

Consistency with the Land Development Code

Per Sec. 30.241 of the Land Development Code of Seminole County (LDCSC), the requested R-3A zoning classification is composed of medium- to high-density residential

areas, plus open areas, where it is likely and desirable to extend such type of development. The district is situated where it is well serviced by public and commercial services with convenient access to thoroughfares or collector streets.

The subject site is surrounded by commercial and medium density residential future land use and will have direct access onto State Road 426 which is classified as a Minor Arterial roadway.

The R-3A zoning classification permits one (1), two (2), and three (3) story apartment buildings, townhomes, and condominiums. The subject zoning classification requires a minimum perimeter building setback of twenty-five (25) feet for one (1) story building, and thirty-five (35) feet for a two (2) story building. The development Plan proposes two (2) story townhomes with a thirty-five (35) foot setback.

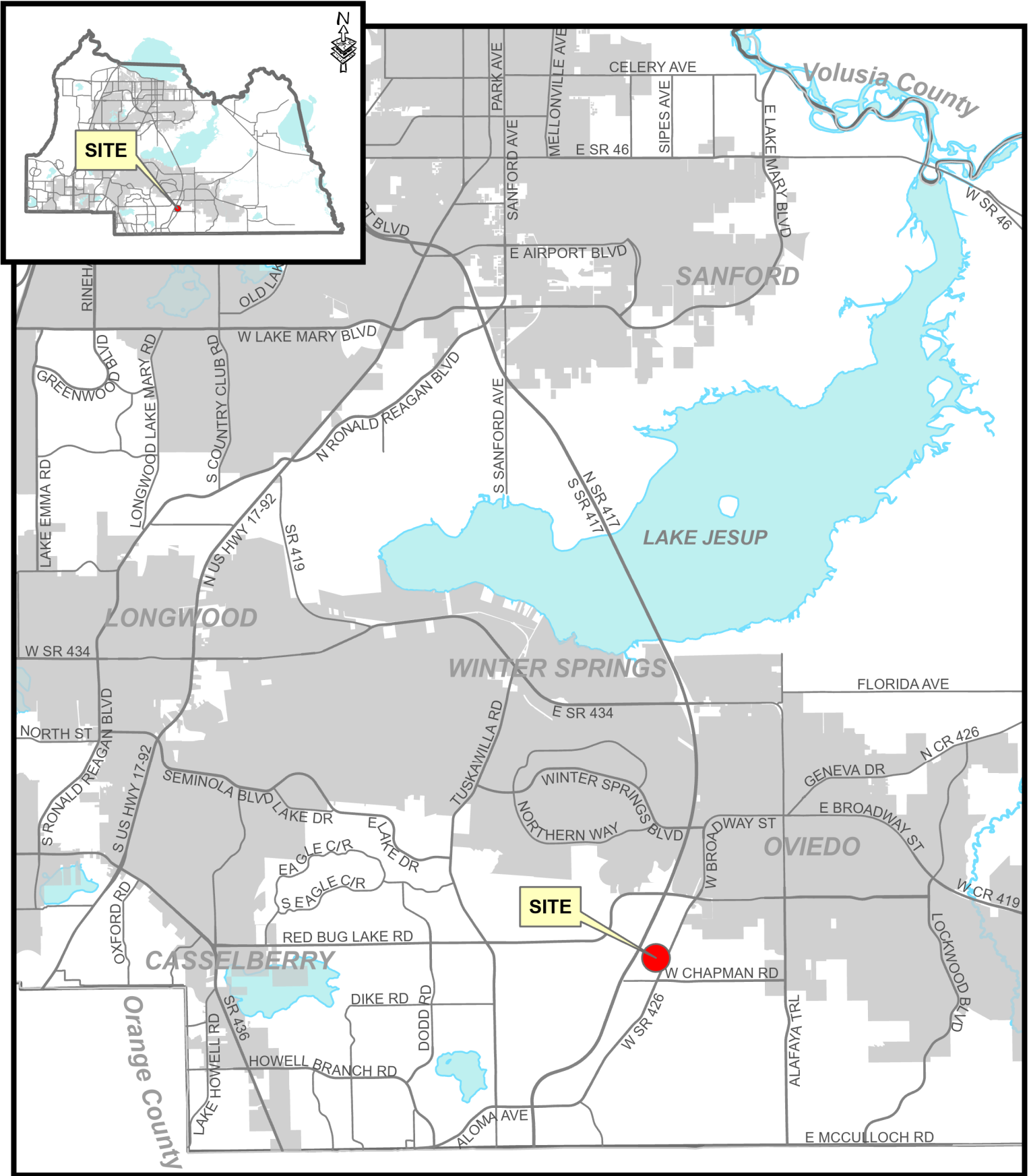
Consistency with the Comprehensive Plan

The purpose and intent of the proposed Medium Density Future Land Use is to provide for a range of residential uses at a maximum density of ten (10) dwelling units per net buildable acre. This land use should be located on, or in proximity to, collector or arterial roadways. This land use can serve effectively as a transitional use between more intense urban development and Low Density Residential.

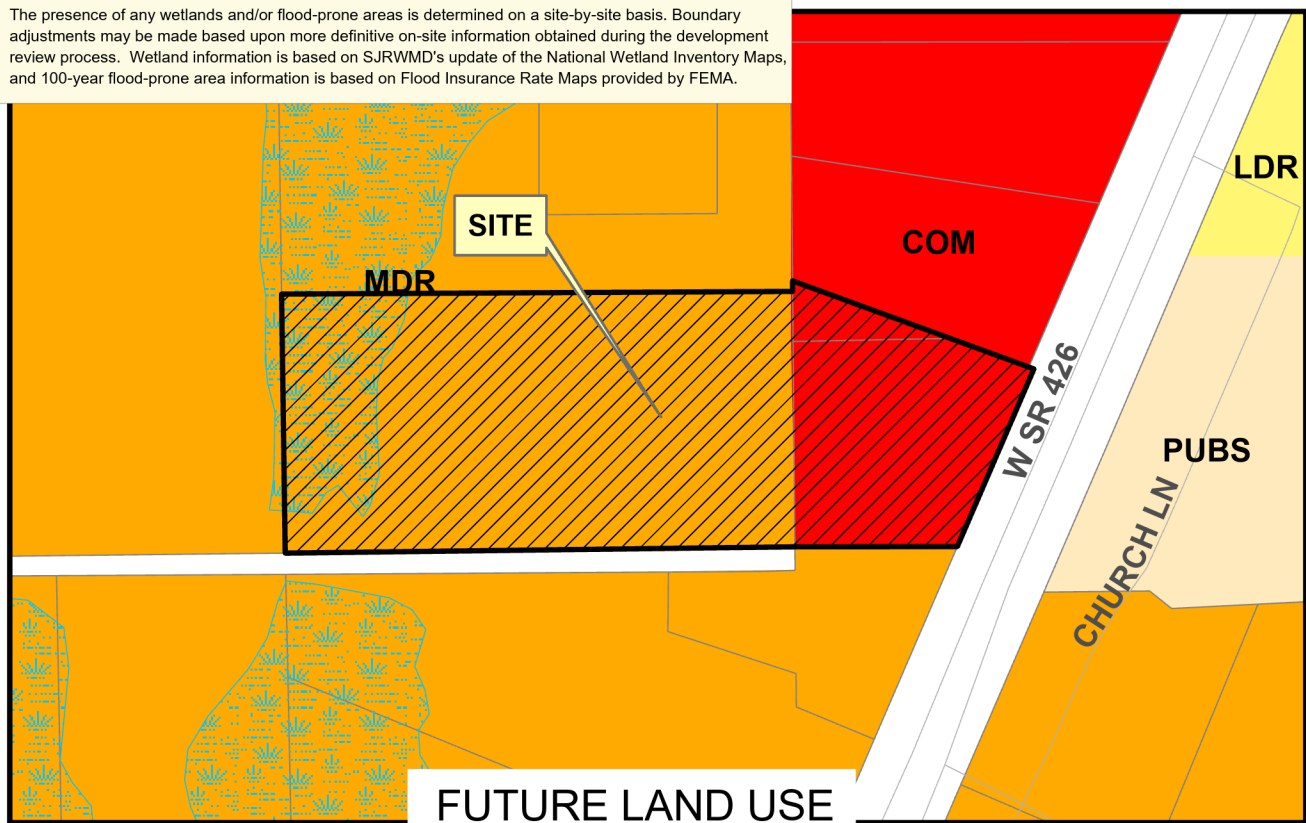
The proposed development of thirty-three (33) townhome units on 4.20 net buildable acres for a maximum density of 7.86 dwelling units per net buildable acre, is consistent with the Medium Density Residential Future Land Use designation.

Staff Recommendation:

Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three (33) lot townhome subdivision on approximately 6.71 acres, located southwest of Slavia Road and on the West of State Road 426.



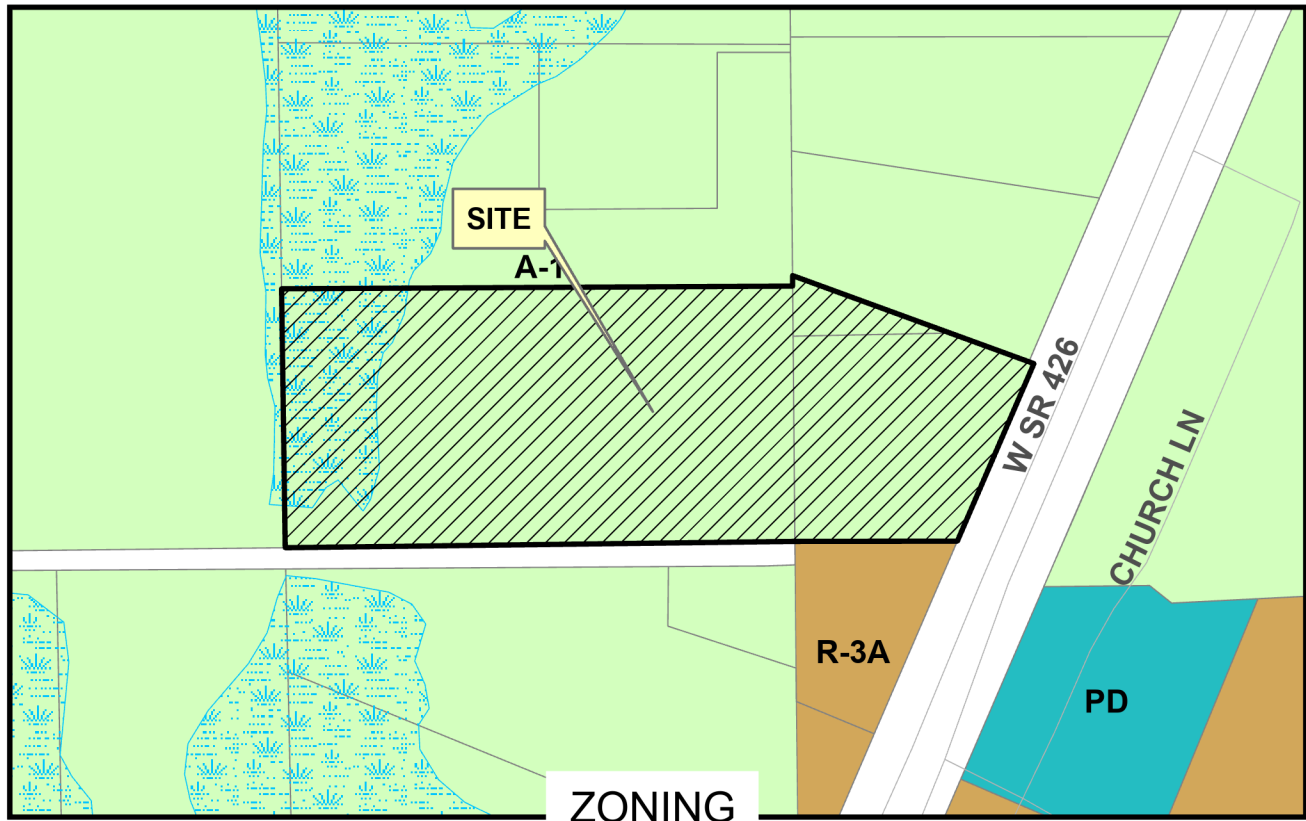
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
 CONS
 COM
 LDR
 MDR
 PUBS

Applicant: Henry Chirinos, P.E.
 Physical STR: 20-21-31
 Gross Acres: 6.9 +/- BCC District: 1
 Existing Use: vacant
 Special Notes:

	Amend/Rezone #	From	To
FLU	07.22SS.04	COM/MDR	MDR
Zoning	Z2022-025	A-1	R-3A



Date: 9/21/2022

Name Z2022-025

Site
 CONS
 A-1
 R-3A
 PD



FLU No: 07.22SS.04
From: COM/MDR To: MDR

Rezone No: Z2022-025
From: A-1 To: R-3A

 Parcels

 Site



Winter 2021 Color Aerials

Date: 9/22/2022

Name Z2022-025Aerial

Summary Information

Towns of Greenleaf Small Scale Future Land Use Amendment		
APPLICANT	Henry Chirinos, PE	
PROPERTY OWNER(S)	George P Kirk	
REQUEST	Amend the Future Land Use designation from COM to MDR	
PROPERTY SIZE	1.81 acres	
PROPERTY LOCATION	West side of SR 426, 0.2 mile south of Slavia Rd.	
PROPERTY TAX ID	20-21-31-300-0090-0000, 20-21-31-300-009A-0000	
AMENDMENT NUMBER	07.22SS.04	
COMMISSION DISTRICT	1 Dallari	
NEIGHBORHOOD MEETING DATE	September 13, 2022	
HEARING DATE(S)	P& Z: 12/7/2022 continued to 1/4/2023	BCC: 2/14/2023
EXISTING USE OF SUBJECT PROPERTY	20-21-31-300-009A-0000: Vacant 20-21-31-300-0090-0000: Single Family Residential	
EXISTING ZONING OF SUBJECT PROPERTY	A-1	
	EXISTING USE	FUTURE LAND USE DESIGNATION
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	Single Family Residential	COM
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	Church & School	PUBS
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	Single Family Residential	MDR
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Vacant	MDR

FUTURE LAND USE ELEMENT AMENDMENT REVIEW CRITERIA

The Future Land Use Element of the Comprehensive Plan establishes criteria to be used in the evaluation of proposed future land use amendments, consistent with requirements of State Law, and including individual site compatibility analysis. These criteria include:

A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.

Staff Findings

The character of the area has remained relatively consistent over the past ten years. There is a concentration of vacant and developed single-family residential and institutional uses along SR 426, which have been established since 2009. There is also a concentration of agricultural properties to the west of the subject parcels which have not undergone further development. Overall, the character of the area has been primarily institutional and residential and has not experienced significant change.

Nearby parcels to the north, currently in single family and agricultural use, have not yet developed to be consistent with the Commercial FLU designation. However, the proposed amendment to Medium Density Residential on the subject property will support multi-family development to the west in accordance with the County's future land use map.

B. Whether public facilities and services will be able to be available concurrent with the impacts of development at adopted levels of service, or whether approval of the proposal would create internal inconsistency within the Seminole County Comprehensive Plan by impacting adopted levels of service or other related Goals, Objectives and Policies, particularly those addressing capital improvement programs and fiscal feasibility.

Maximum permitted development within the portion of the subject property proposed for a Future Land Use Amendment is 18 dwelling units (10 dwelling units per net buildable acre). The following table provides adopted level of service standards for public services and facilities, and potential impacts of the proposed amendment.

Facility or Service Level of Service (LOS) And Provider	Potential Impact
Potable Water Facilities LOS: 250 gpd Provider: Seminole County	4,500 gal/day
Sanitary Sewer Facilities LOS: 215 gpd Provider: Seminole County	3,870 gal/day
Recreation LOS:	

Facility or Service Level of Service (LOS) And Provider	Potential Impact
3.6 total acres/1000 population 1.8 developed acres/1000 population Provider: Seminole County	0.17 total acres demand 0.08 developed acres demand
Solid Waste LOS: Seminole County Landfill LOS: 4.3 lbs./capita/day. Seminole County Transfer Station LOS: 4.0 lbs./capita/day	36.73 tons/year 0.09 tons/day
Schools	Elementary: 3 Middle: 2 High: 2
Transportation Impacts	The proposed amendment from COM to MDR is expected to have negligible impacts on traffic volumes in the area.

Staff Findings

The applicant provided a letter from Seminole County Environmental Services which indicates adequate utility capacity to serve the project. A capacity determination from Seminole County Public Schools indicates that the students generated by the development can be accommodated within existing and planned school facilities. Vehicle trips generated by the proposed MDR designation, as compared with the existing COM designation, are expected to have minimal impacts on adjacent roadways.

- C. Whether the site will be able to comply with flood prone regulations, wetland regulations (if subject property is located within the Environmentally Sensitive Lands Overlay), and all other adopted development policies and regulations.**

Staff Findings

Based on FIRM map with an effective date of 2007, there appear to be no floodplains on the subject property. The survey provided by the applicant does not indicate any wetlands on the parcels subject to a land use amendment. Any additional environmental issues that may arise during final development review will be addressed through existing regulations and processes.

- D. Whether the proposal adheres to other special provisions of law and the Seminole County Comprehensive Plan (e.g., the Wekiva River Protection Act, Seminole County Urban/Rural boundary, etc.)**

Staff Findings

The proposal is not in the East Rural Area, Wekiva River Protection Area, or other areas subject to special standards of review.

E. Whether the proposed Future Land Use is compatible with existing surrounding development and future land uses in accordance with *FLU Exhibit: Compatible Transitional Land Uses*.

Staff Findings

Existing development surrounding the subject parcels includes single family residential, institutional, and agricultural uses. However, there are extensive undeveloped properties to the west and south which are currently designated MDR. The proposed amendment would facilitate multi-family development on an existing MDR parcel which constitutes the bulk of the 6.7-acre development site. The County's adopted FLU map indicates that multi-family residential is a preferred use in the area.

F. Whether the proposed Future Land Use designation furthers the public interest by providing or enabling the provision of:

1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to PD Future Land Use);
2. Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);
3. A range of obtainable housing opportunities and choices, including affordable or workforce housing;
4. Economic development (enabling higher paying jobs);
5. Reduction in transportation impacts on areawide roads;
6. Mass transit and a variety of transportation choices; and
7. Whether the proposed Future Land Use designation is consistent with other applicable Seminole County Comprehensive Plan Goals, Objectives and Policies, and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Staff Findings

The proposal is for a townhome subdivision, a "missing middle" housing type in the range between traditional single family and high-density apartments. The medium density residential use may incur less transportation impacts than a commercial development under the existing future land use designation.

The proposal is consistent with Policy FLU 5.4 Water and Sewer Service Expansion because applicant has ensured adequate service is available. The amendment would also allow development of the townhome subdivision to take place towards the east of existing wetlands on parcel 20-21-31-300-002B-0000, which adheres to Policy FLU 1.17 Cluster Development. This in turn further preserves the environmentally sensitive characteristics of the existing wetlands.

The proposal adheres to Policy TRA 2.5.6 Discourage Direct Access, because it discourages the creation of individual lots and parcels that require direct access and connections to any county roadway with the exception of residential

subdivision streets. Finally, the proposal adheres to Policy CON 3.12 Central Florida Regional Growth Vision (How Shall We Grow?) through the preservation of open space.

AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the 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 Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map 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 January 4, 2023, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan Amendment set forth in this Ordinance; and

WHEREAS, the Board of County Commissioners held a public hearing on February 14, 2023, 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 in this Ordinance; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic 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:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit "A" to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Date
A	Towns at Greenleaf	07.22SS.04 (Z2022-25)	Medium Density Residential and Commercial to Medium Density Residential	1/4/2023	2/14/2023

(b) The associated rezoning request was completed by means of Ordinance Number 23-_____.

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 will 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 will 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 this 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 to reflect adopted amendments to the Plan.

Section 5. Effective Date:

(a) The County will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will 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 in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits

or land uses dependent upon this amendment may be issued or commence before it has become effective.

ENACTED this 14th day of February, 2023

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
Amy Lockhart, Chairman

EXHIBIT A
Amendment 07.22SS.04

LEGAL DESCRIPTION

The land referred to herein below Is situated in the County of SEMINOLE, State of Florida, and described as follows:

Parcel 1:

That part of Lot C described as follows, begin at the SW corner of South 132 of North 396 feet of W 1/2 of SW 1/4 of NE 1/4 of SE 1/4 of Section 20, Township 21 South, Range 31 East, run North on West line of said W 1/2 71.65 feet, thence S 69°02'01" E, 204.7 feet to the South line of said South 132 feet of North 396 feet, thence N 89°30'15" W 190.41 feet to point of beginning.

Parcel 2:

The West half of the SW 1/4 of the NE 1/4 of the SE 1/4 West of the S.A.L. Railway Co., Section 20, Township 21 South, Range 31 East, LESS the North 396 feet thereof, ALSO LESS that portion conveyed in Official Records Book 177, Page 173, AND ALSO LESS that portion conveyed In Official Records Book 1016, Page 988, of the Public Records of Seminole County, Florida.

AND

Begin at SW comer of W1/2 of SW 1/4 of NE 1/4 of SE 1/4, Section 20, Township 21 South, Range 31 East, Seminole County, Florida, Run East 213 feet to S.A.L. Railway right of way, N 23°27' E. 215.17 feet, West 300 feet, South 197.4 feet to beginning.

Parcels 1 and 2 AKA Begin at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; run North 00°35'37" West 335.9 feet; thence South 69°02'01" East 332.46 feet; thence South 23°25'18" West 236.4 feet; thence West 213.0 feet to the Point of Beginning.

Parcel 3

South 1/2 of South 1/2 of East 1/2 of NW 1/4 of SE 1/4, of Section 20, Township 21 South, Range 31 East, Seminole County, Florida.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE R-3A (MULTIPLE FAMILY DWELLING) 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 Towns at Greenleaf, dated February 14, 2023.

(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. REZONING. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to R-3A (Multiple Family Dwelling).

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will 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 will 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 will 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 will be effective upon the latter of: (i) filing this Ordinance with the Department of State; or (ii) the companion Future Land Use Amendment Ordinance No. 2023-__ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 14th day of February, 2023.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Amy Lockhart, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below Is situated in the County of SEMINOLE, State of Florida, and described as follows:

Parcel 1:

That part of Lot C described as follows, begin at the SW corner of South 132 of North 396 feet of W 1/2 of SW 1/4 of NE 1/4 of SE 1/4 of Section 20, Township 21 South, Range 31 East, run North on West line of said W 1/2 71.65 feet, thence S 69°02'01" E, 204.7 feet to the South line of said South 132 feet of North 396 feet, thence N 89°30'15" W 190.41 feet to point of beginning.

Parcel 2:

The West half of the SW 1/4 of the NE 1/4 of the SE 1/4 West of the S.A.L. Railway Co., Section 20, Township 21 South, Range 31 East, LESS the North 396 feet thereof, ALSO LESS that portion conveyed in Official Records Book 177, Page 173, AND ALSO LESS that portion conveyed In Official Records Book 1016, Page 988, of the Public Records of Seminole County, Florida.

AND

Begin at SW comer of W1/2 of SW 1/4 of NE 1/4 of SE 1/4, Section 20, Township 21 South, Range 31 East, Seminole County, Florida, Run East 213 feet to S.A.L. Railway right of way, N 23°27' E. 215.17 feet, West 300 feet, South 197.4 feet to beginning.

Parcels 1 and 2 AKA Begin at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; run North 00°35'37" West 335.9 feet; thence South 69°02'01" East 332.46 feet; thence South 23°25'18" West 236.4 feet; thence West 213.0 feet to the Point of Beginning.

Parcel 3

South 1/2 of South 1/2 of East 1/2 of NW 1/4 of SE 1/4, of Section 20, Township 21 South, Range 31 East, Seminole County. Florida.

SEMINOLE COUNTY DEVELOPMENT ORDER

On February 14, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

FINDINGS OF FACT

Property Owner: George P. Kirk

Project Name: Towns at Greenleaf

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three (33) lot townhome subdivision on approximately 6.71 acres, located southwest of Slavia Road and west of State Road 426.

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 development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Annie Sillaway, Senior Planner
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must 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, are as follows:
 - A. Development must comply with the Conceptual Development Plan attached as Exhibit (B).
 - B. Permitted Uses: Maximum of Thirty-three (33) Townhome Development and their customary accessory and personal services uses.
 - C. The project densities are as follows: Multi-family (Townhome): 7.86 dwelling units per net buildable acre.
 - D. Minimum housing size: 1,200 square feet.
 - E. The maximum allowable building heights are as follows: Townhomes (multi-family): Two (2) story, Thirty-five (35) feet.
 - F. The development must provide a minimum of Twenty-five (25) percent common usable open space. Landscape buffer shall not be counted toward the open space calculation.
 - G. The setbacks from the external property boundaries are as follows:
 - Front: Thirty-five (35) feet
 - Side: Thirty-five (35) feet
 - Rear: Thirty-five (35) feet

*A minimum three (3) foot side yard drainage easement shall be required on all lot lines between buildings; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.
 - H. The Landscape Buffers are as follows:
 - North (Side): Fifteen (15) foot width landscape buffer
 - South (Side): Twenty (20) foot width landscape buffer
 - East (Front): Fifteen (15) foot width landscape buffer
 - West (Rear): Zero (0) feet

The detailed landscape buffers will be required to follow the Seminole County Land Development Code (SCLDC).

- I. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- J. All project signage must comply with the Seminole County Land Development Code (SCLDC).
- K. A mandatory homeowner's association shall be created to manage all common areas and facilities.
- L. The stormwater design shall meet Seminole County and St. John River Water Management District requirements for a closed basin.
- M. A signal warrant analysis will be required at the time of Final Engineering. Signal installation and operational improvements if warranted are subject to FDOT permitting and approval and will be determined at Final Engineering.
- N. The existing structures on site will require a building permit to demolish before construction.
- O. The trail crossing shall be designed per the Seminole County Public Works Design Standards.
- P. The townhome development will be developed in one (1) phase.
- Q. All external landscape buffers around the north, south, and east portions of the site shall maintain their opacity. No planned improvements in this project scope are to encroach into the landscape buffers. If buffers are disturbed, supplemental landscaping will be planted to maintain consistency with the required buffers per the Seminole County Land Development Code (SCLDC), Chapter 30, Part 67.
- R. The wetland will be required to be placed in a conservation easement.
- S. **In the case of a conflict between the written conditions A through (R) in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through (R) will apply.**

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

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

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with Towns at Greenleaf (as referenced in Exhibit A), on February 14, 2023.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Amy Lockhart, Chairman

EXHIBIT A**Legal Description**

Parcel 1:

That part of Lot C described as follows, begin at the SW corner of South 132 of North 396 feet of W 1/2 of SW 1/4 of NE 1/4 of SE 1/4 of Section 20, Township 21 South, Range 31 East, run North on West line of said W 1/2 71.65 feet, thence S 69°02'01" E, 204.7 feet to the South line of said South 132 feet of North 396 feet, thence N 89°30'15" W 190.41 feet to point of beginning.

Parcel 2:

The West half of the SW 1/4 of the NE 1/4 of the SE 1/4 West of the S.A.L. Railway Co., Section 20, Township 21 South, Range 31 East, LESS the North 396 feet thereof, ALSO LESS that portion conveyed in Official Records Book 177, Page 173, AND ALSO LESS that portion conveyed in Official Records Book 1016, Page 988, of the Public Records of Seminole County, Florida.

AND

Begin at SW corner of W1/2 of SW 1/4 of NE 1/4 of SE 1/4, Section 20, Township 21 South, Range 31 East, Seminole County, Florida, Run East 213 feet to S.A.L. Railway right of way, N 23°27' E. 215.17 feet, West 300 feet, South 197.4 feet to beginning.

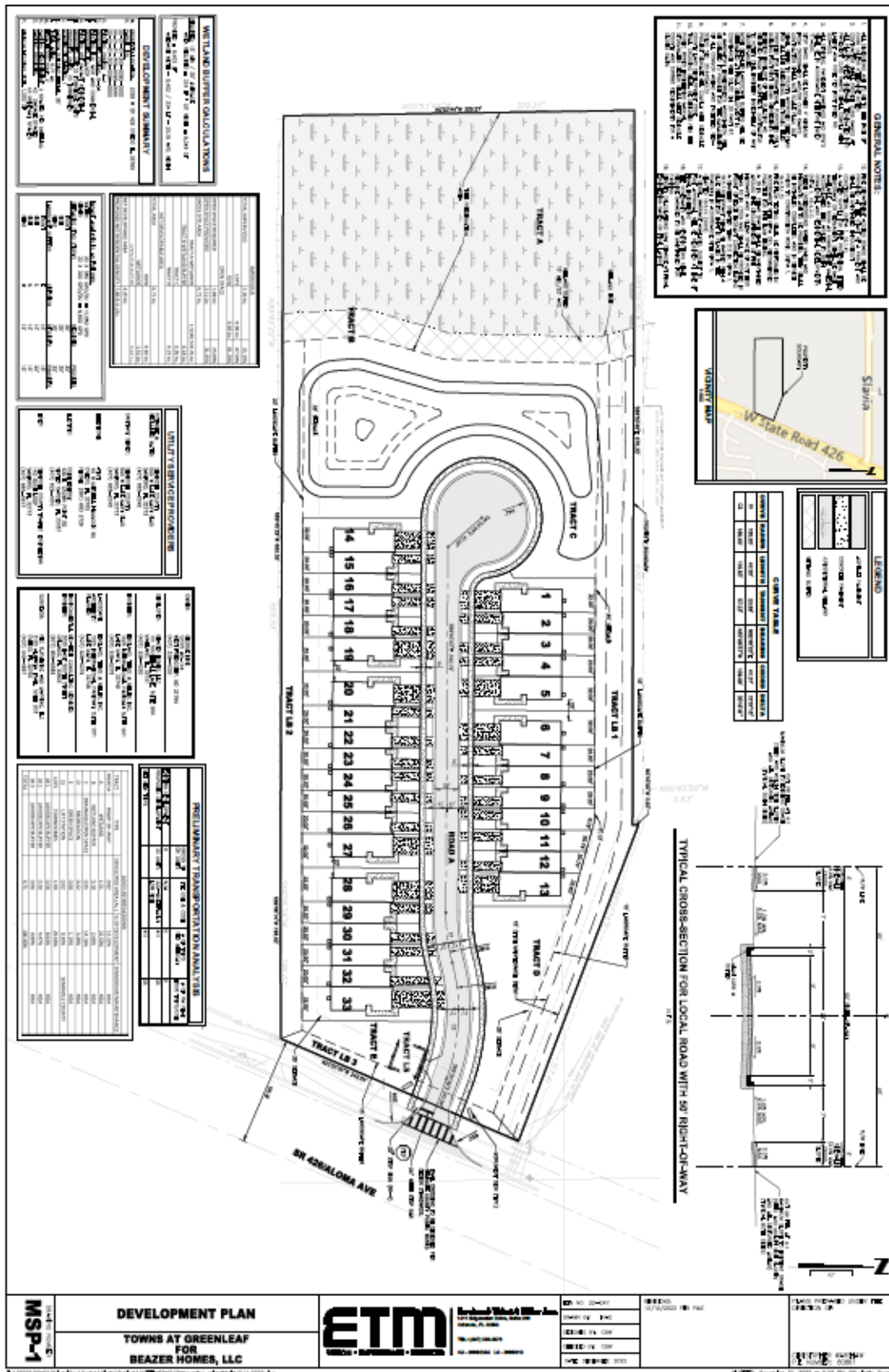
Parcels 1 and 2 AKA Begin at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; run North 00°35'37" West 335.9 feet; thence South 69°02'01" East 332.46 feet; thence South 23°25'18" West 236.4 feet; thence West 213.0 feet to the Point of Beginning.

Parcel 3

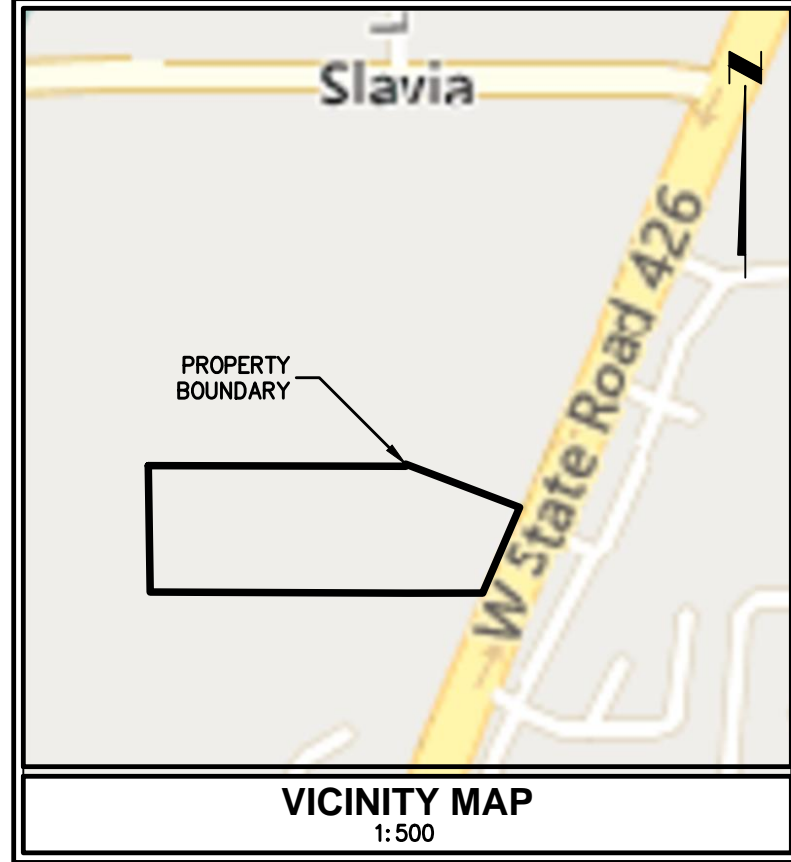
South 1/2 of South 1/2 of East 1/2 of NW 1/4 of SE 1/4, of Section 20, Township 21 South, Range 31 East, Seminole County, Florida.

EXHIBIT B

Conceptual Development Plan



- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMP SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
 - ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
 - STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMP.
 - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 - BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - MORE DETAILED LANDSCAPE BUFFERS WILL BE DETERMINED AT FINAL DEVELOPMENT IN COMPLIANCE WITH SCLDC CH. 30 PART 67.
 - A MANDATORY HOMEOWNER'S ASSOCIATION, WILL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREAS AND FACILITIES. PER-SCLDC SEC. 30.445(A)(3)
 - PROJECT SIGNAGE WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.
 - TRAIL CROSSING SHALL BE DESIGNED PER THE PUBLIC WORKS ENGINEERING MANUAL.
 - STORMWATER DESIGN SHALL MEET SEMINOLE COUNTY AND SURWMD REQUIREMENTS FOR A CLOSED BASIN.
 - FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4.)
 - A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1.)
 - WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3)
 - FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
 - A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.6)HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2018)
 - A SIGNAL WARRANT ANALYSIS, SUBJECT TO FDOT APPROVAL, WILL BE REQUIRED AT TIME OF FINAL ENGINEERING.
 - THE COVENANTS AND RESTRICTIONS SHALL REQUIRE GARAGES TO BE MAINTAINED FOR PARKING.
 - DENSITY CALCULATIONS MAY CHANGE AT FINAL ENGINEERING BASED ON FINAL LAYOUT.

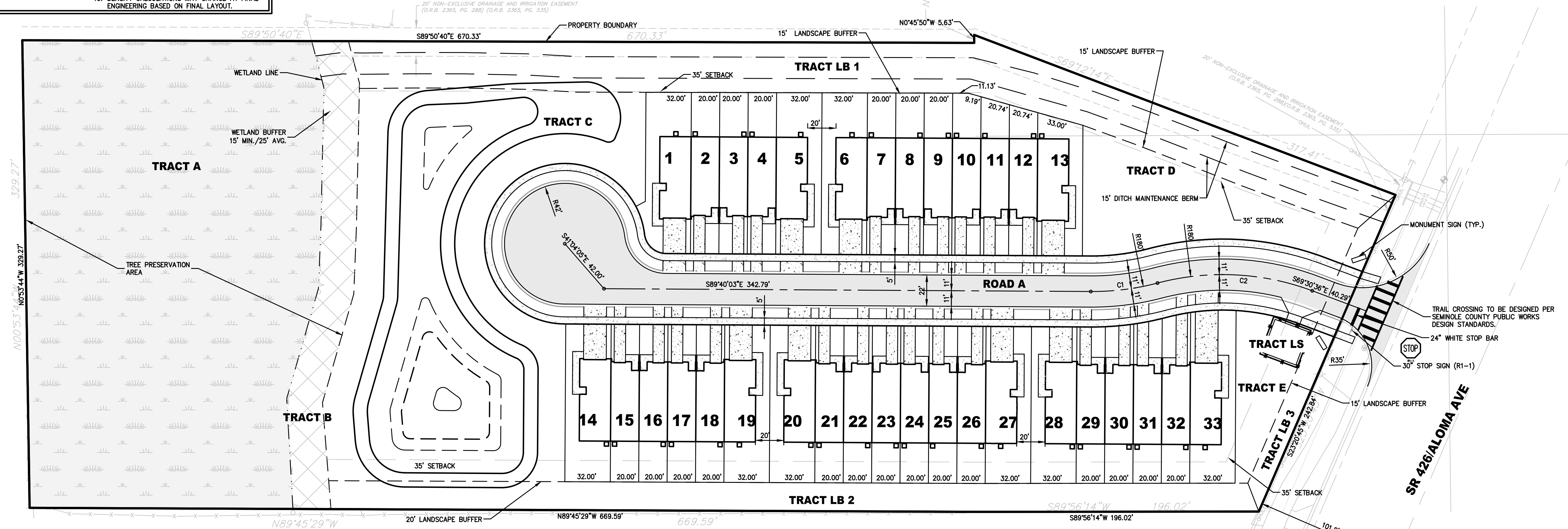
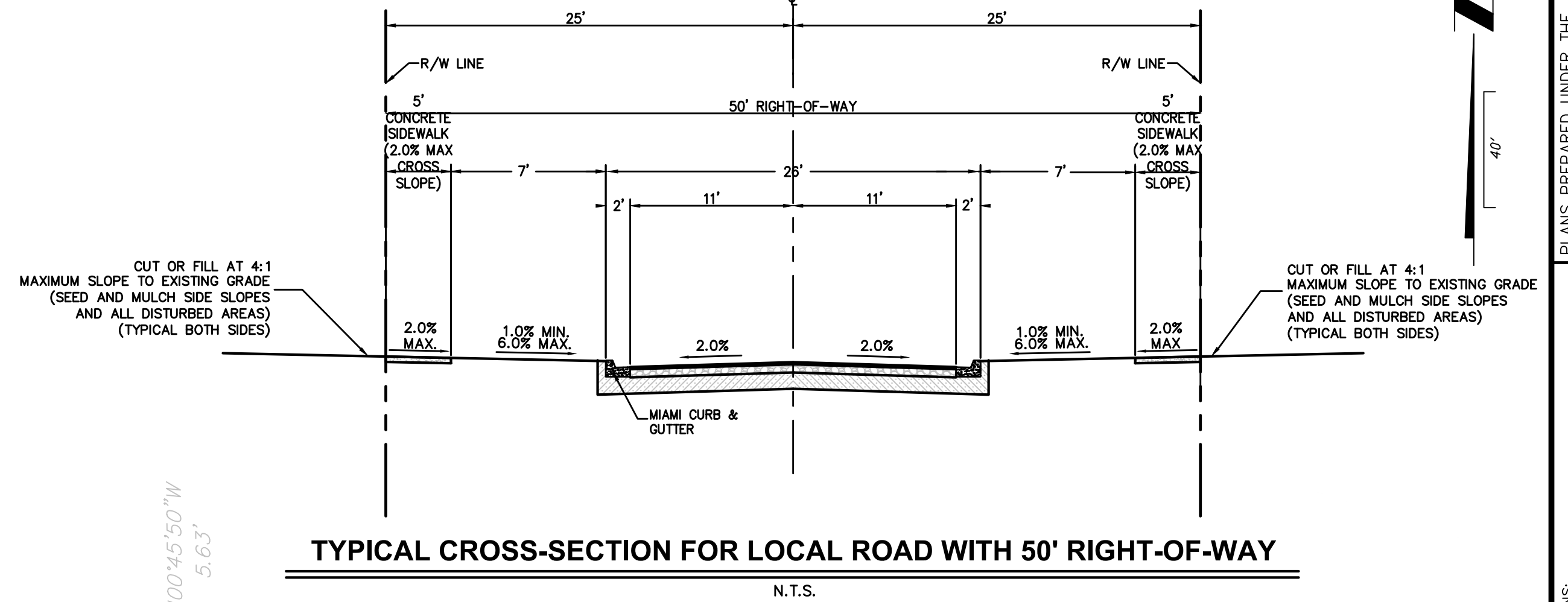


LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	JURISDICTIONAL WETLAND
	WETLAND BUFFER

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	180.00'	47.50'	23.89'	N82°46'20"E	47.37'	15°07'15"
C2	180.00'	110.83'	57.23'	N87°08'57"W	109.09'	35°16'41"



WETLAND BUFFER CALCULATIONS

REQUIRED: 15' MIN / 25' AVERAGE	AREA REQUIRED = 334 LF * 25' WIDTH = 8,349 SF
PROVIDED = 8,402 SF	AVERAGE WIDTH = 8,402 / 334 LF = 25.16 AVG. WIDTH

DEVELOPMENT SUMMARY

A. PROPERTY LOCATION: 2028 W SR 426 OVIEDO FL 32765
B. PARCEL IDS: 20-21-31-300-0090-0000, 20-21-31-300-0028-0000, 20-21-31-300-009A-0000
C. EXISTING ZONING: A-1
D. PROPOSED ZONING: R-3A
E. EXISTING FLOOD: MDR AND COMMERCIAL
F. PROPOSED FLOOD: MDR
G. EXISTING USE: VACANT RESIDENTIAL
H. PROPOSED USE: 33 TOWNHOME UNITS
I. PROPOSED UNITS: 33 TOWNHOMES
J. NUMBER OF PHASES: 1
K. TOTAL AREA: 6.71 Ac.
L. FEMA FLOOD ZONE: X
M. PARKING REQUIREMENT: 2 SPACES PER DWELLING
N. PARKING PROVIDED: 43 GARAGE SPACES, 43 DRIVEWAY SPACES
P. MINIMUM HOUSING SIZE: 1,200 SF

IMPERVIOUS		
TOTAL IMPERVIOUS	2.36 Ac.	35.10%
LOTS	0.96 Ac.	47.50%
R/W	0.69 Ac.	81.20%
OPEN SPACE		
OPEN SPACE REQUIRED	1.68 Ac.	25.00%
OPEN SPACE PROVIDED	2.11 Ac.	31.45%
GROSS SITE AREA	6.71 Ac.	
TRACT A WETLANDS	1.51X0.5=0.76 Ac.	
TRACT B WETLAND BUFFER	0.18 Ac.	
TRACT C	0.95 Ac.	
TRACT D	0.22 Ac.	
NET DEVELOPABLE AREA	6.71 Ac.	
TOTAL AREA	ROW 0.82 Ac.	
	WETLANDS 1.51 Ac.	
	WETLAND BUFFER 0.18 Ac.	
NET DEVELOPABLE AREA	4.20 Ac.	
PROPOSED NET RESIDENTIAL DENSITY	7.86 D.U./Ac.	

IMPACT ANALYSIS IS AS FOLLOWS:

WATER:	33 X 350	PD/DU = 11,550 GPD
SEWER:	33 X 300	GPD/DU = 9,900 GPD
SETBACKS (TWO STORY)		
FRONT	35'	35'
SIDE	35'	35'
REAR	35'	35'
LANDSCAPE BUFFERS		
FRONT	15'	15'
SIDE	15'	20'
SIDE	15'	15'
REAR	15'	15'

UTILITY SERVICE PROVIDERS

POTABLE & RECLAIMED WATER:	SEMINOLE COUNTY 500 W LAKE MARY BLVD SANFORD, FL 32773 (407) 665-2040
SANITARY SEWER:	SEMINOLE COUNTY 500 W LAKE MARY BLVD SANFORD, FL 32773 (407) 665-2040
TELEPHONE:	AT&T 45 W MITCHELL HAMMOCK RD OVIEDO, FL 32765 PHONE: (561) 683 2729
ELECTRIC:	DUKE ENERGY 425 E. GROWN POINT RD WINTER GARDEN, FL 33787 (407) 629-1010
FIBER:	SEMINOLE COUNTY TRAFFIC ENGINEERING 140 BUSH LOOP SANFORD, FL 32773 (407) 665-5677

OWNER:	GEORGE KIRK 12375 MD-144 WEST FRIENDSHIP, MD 21794 (407) 339-4030
DEVELOPER:	BEAZER HOMES, LLC 151 SOUTH HALL LANE, SUITE 200 MAITLAND, FL 32751 (407) 339-4030
ENGINEER:	ENGLAND, THIMS & MILLER, INC. 1525 INTERNATIONAL PARKWAY SUITE 1011 LAKE MARY, FL 32746 (407) 536-5379
LANDSCAPE ARCHITECT/PLANNER:	ENGLAND, THIMS & MILLER, INC. 3025 EAST SOUTH STREET ORLANDO, FL 32803 (877) 894-5969
ENVIRONMENTAL ENGINEER:	BIO-TECH CONSULTING SERVICES 3025 EAST SOUTH STREET ORLANDO, FL 32803 (877) 894-5969
SURVEYOR:	PEC SURVEYING AND MAPPING, LLC 2100 ALAYIA TRAIL, SUITE 203 OVIEDO, FL 32765 (407) 542-4967

PRELIMINARY TRANSPORTATION ANALYSIS

	GROSS SF OR UNITS	ITE USE & CODE	# OF TRIPS PER WEEKDAY	# OF PM PEAK HOUR TRIPS/USE
EXISTING DEVELOPMENT	0	N/A	0	0
PROPOSED DEVELOPMENT	33 UNITS	220-MULTIFAMILY LOW RISE	411	35
NET NEW TRIPS			411	35

LAND USE BREAKDOWN				
TRACT	TYPE	DEVELOPED AREA (Ac.)	% OF DEVELOPMENT	OWNERSHIP/MAINTENANCE
ROAD A	RIGHT-OF-WAY	0.82	12.22%	HOA
A	WETLAND	1.51	22.50%	HOA
B	WETLAND BUFFER	0.18	2.68%	HOA
C	DRAINAGE/OPEN SPACE	0.95	14.16%	HOA
D	RECREATION	0.22	3.28%	HOA
E	GREEN SPACE	0.08	1.19%	HOA
LS	LIFT STATION	0.02	0.30%	SEMINOLE COUNTY
LOTS	TOWNHOMES	1.99	29.66%	HOA
LB 1	LANDSCAPE BUFFER	0.58	8.64%	HOA
LB 2	LANDSCAPE BUFFER	0.30	4.47%	HOA
LB 3	LANDSCAPE BUFFER	0.06	0.89%	HOA
TOTAL		6.71	100.00%	

DEVELOPMENT PLAN

TOWNS AT GREENLEAF FOR BEAZER HOMES, LLC

MSP-1

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 22-047

DRAWN BY: KAG

DESIGNED BY: CBW

CHECKED BY: CBW

DATE: DECEMBER, 2022

12/12/2022 PER P&Z

England-Thims & Miller, Inc.

1525 International Parkway Suite 200

Orlando, FL 32804

TEL: (407) 536-5379

CA: 00002584 LC: 0000316

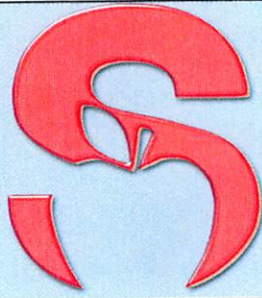
VISION • EXPERIENCE • RESULTS

DRAWING NUMBER

MSP-1

T: \\2022\\22-047 LandDev\\Design Plots\\Backup\\MSP1E-22-047-rezoning submittal-12.14.2022.dwg

98



**Seminole County Public Schools
School Impact Analysis
School Capacity Determination
(Non-Binding)**

5.31.22

To: Shelby Eldridge, England-Thims & Miller, Inc. * 407-768-3306 * eldridges@etminc.com
Rebecca Hammock, Seminole County * 407-665-7396 * Rhammock@seminolecountyfl.com

From: Jordan Smith, AICP, PP, Facilities Planner, Seminole County Public Schools

Date: May 26, 2022

RE: **Beazer 426 Townhomes (Seminole County)**

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the FLUM designation and/or zoning will generate school age children.

Description: Proposed Rezone from AG, Agriculture to R-3A, Residential and Future Land Use Amendment from COM, Commercial/MDR, Medium Density Residential to MDR, Medium Density Residential of +/-6.19 acres generally located ADJACENT TO 2028 W. SR 426 (for Find My School reference) within the jurisdiction of unincorporated Seminole County, Florida. The applicant is requesting a change to the zoning and future land use designations to allow a maximum of 32 Single-Family attached residential units, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 20-21-31-300-002B-0000, 20-21-31-300-009A-0000 and 20-21-31-300-0090-0000,

This review and evaluation is performed on proposed future land use changes, rezones and conditional uses, unplatted parcels, or projects that have not received final entitlement approval. This evaluation does not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirements effective as of January 1, 2008. Changes in enrollment, capacity, any newly platted developments, and any subsequent final development approvals may affect the provision of concurrent school facilities at the point of final subdivision approval, including the potential of not meeting statutory concurrency requirements based on future conditions.

Based on information received from the jurisdiction and the application for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

CSA Capacity

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	CSA E-2	CSA M-3	CSA H-3
CAPACITY	3,538	3,868	4,827
3-YEAR PROGRAM CAPACITY	-	-	-
ENROLLMENT	3,098	3,300	4,228
AVAILABLE CAPACITY	440	568	599
SCALD RESERVATIONS TO DATE	89	134	173
SIA - Beazer 426 Townhomes	3	2	2
REMAINING CAPACITY	✓ 348	✓ 432	✓ 424

Comments CSA Evaluation:

At this point, the students generated at the three CSA levels would be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed by interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.

Zoned School Enrollment: For informational purposes, the below table indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated **MAY NOT be able**

to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned elementary and high schools. Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

ZONED SCHOOL					
ELEMENTARY SCHOOLS	Evans	Carillon	Partin	Stenstrom	CSA E-2
CAPACITY	910	992	681	955	3,538
3-YEAR PROGRAM CAPACITY					-
ENROLLMENT	882	949	640	627	3,098
AVAILABLE CAPACITY	28	43	41	328	440
SCALD RESERVATIONS TO DATE	52	24	7	6	89
SIA - Beazer 426 Townhomes	3	-	-		3
REMAINING CAPACITY	⊗ (27) Ⓢ	19 Ⓢ	34 ✓	322 ✓	348
ZONED SCHOOL					
MIDDLE SCHOOLS	Tuskawilla	Indian Trails	South Seminole		CSA M-3
CAPACITY	1,250	1,404	1,214		3,868
3-YEAR PROGRAM CAPACITY					-
ENROLLMENT	1,100	1,215	985		3,300
AVAILABLE CAPACITY	150	189	229	-	568
SCALD RESERVATIONS TO DATE	59	17	58		134
SIA - Beazer 426 Townhomes	2	-			2
REMAINING CAPACITY	✓ 89 ✓	✓ 172 ✓	✓ 171	✓	432
ZONED SCHOOL					
HIGH SCHOOLS	Lake Howell	Winter Springs			CSA H-3
CAPACITY	2,348	2,479			4,827
3-YEAR PROGRAM CAPACITY					-
ENROLLMENT	2,239	1,989			4,228
AVAILABLE CAPACITY	109	490	-	-	599
SCALD RESERVATIONS TO DATE	141	32			173
SIA - Beazer 426 Townhomes	2	-			2
REMAINING CAPACITY	⊗ (34) ✓	458		✓	424

Terms and Definitions:

Capacity: The amount of satisfactory permanent student stations as calculated on the date of the second FDOE count in October of the current school year. The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. NOTE: Capacity is **ONLY** a measure of student stations, not of enrollment.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. **The CSA listed represents the area that the capacity is considered and student assignment may be in a CSA adjacent to the project.**

Enrollment: For the purposes of concurrency review, the enrollment level is established each year as per Public School Interlocal Agreement Section 12.4 A, which sets the level on the date of the second full time equivalent (FTE) survey for FDOE, generally taken in mid-October.

Programmed 3 Year Additions: New permanent school capacity within the CSA, which will be in place or under actual construction within the first three years of the current SCPS Capital Improvement Plan.

Remaining Capacity: The capacity available for future development after the addition of any programmed capacity and less the reserved capacity.

Reserved Capacity: The total number of student stations reserved in the respective CSA's that are assigned to projects via a SCALD certificate.

School Size: For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

School Attendance Zone: The established geographic area that identifies school assignments pursuant to Board Policy for each District school or region of schools, other than county wide magnet schools. Students shall attend the school(s) serving their residential or regional attendance zone unless otherwise permitted by Board Policy

Students Generated by Project: is determined by applying the current SCPS student generation rate (calculated in the 2017 Impact Fee Study) to the number and type of units proposed. The number of units is determined using information provided by the jurisdiction and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation. **Eventual Student assignment may not be to the school in closest proximity to the proposed residential development.**

Utilization: A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:
Elementary 95%, Middle 90%, High 95%



MEMORANDUM

June 2, 2022

Re: Beazer SR 426 Townhomes
Access Analysis
Seminole County, Florida
Project № 22120

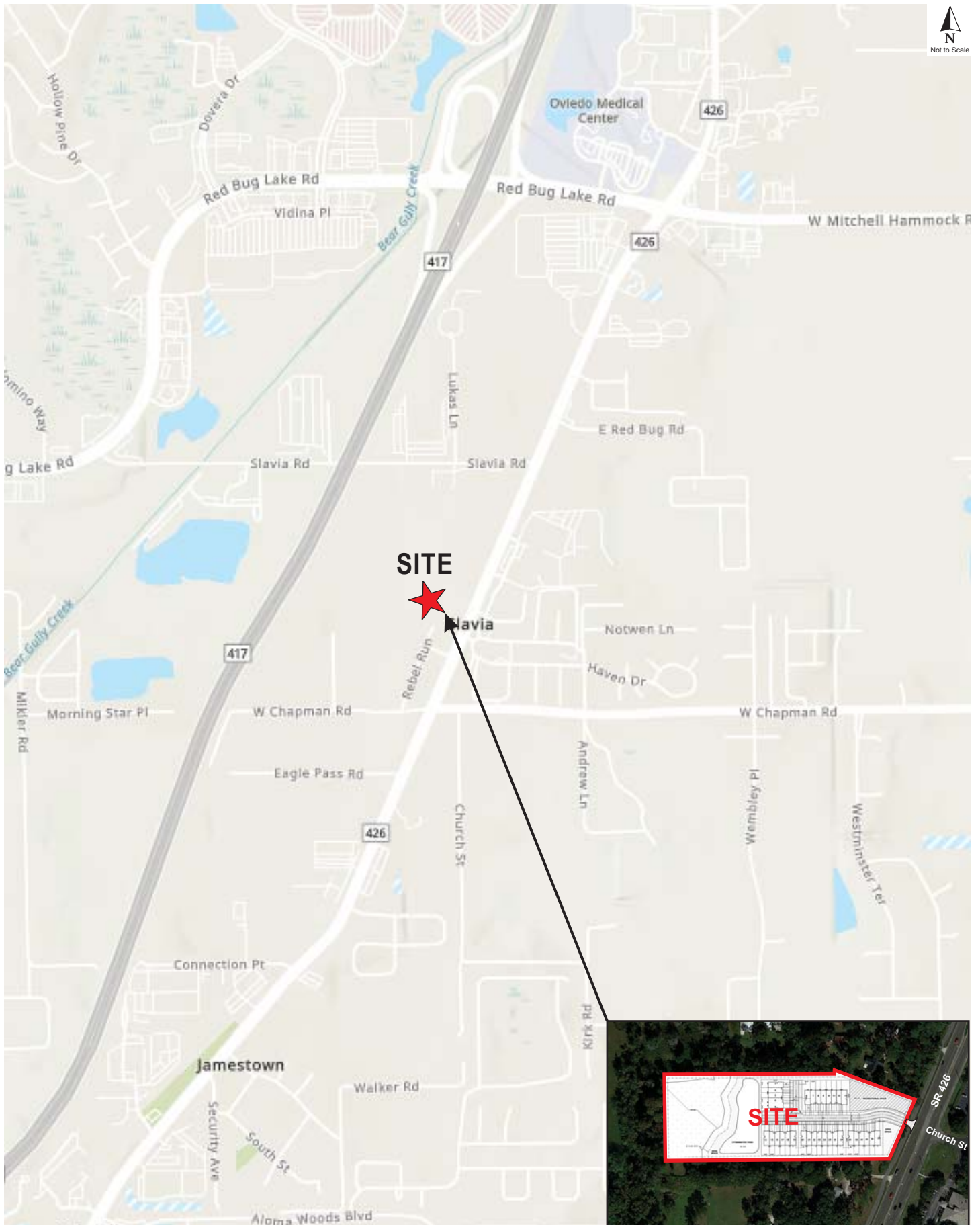
Introduction

The following access analysis was prepared to ensure the suitability of the proposed site access driveway to maintain level of service (LOS) standards on SR 426, and to determine the necessary off-site road improvements for the proposed Beazer SR 426 development.

The development consists of 33 townhome dwelling units. A copy of the preliminary site plan is provided in the **Attachments**. The ±6.91-acre site is located at 2028 W SR 426, in Seminole County, Florida, as depicted in **Figure 1**. Access to the site is proposed via one (1) full access driveway on SR 426, as shown on the site plan.

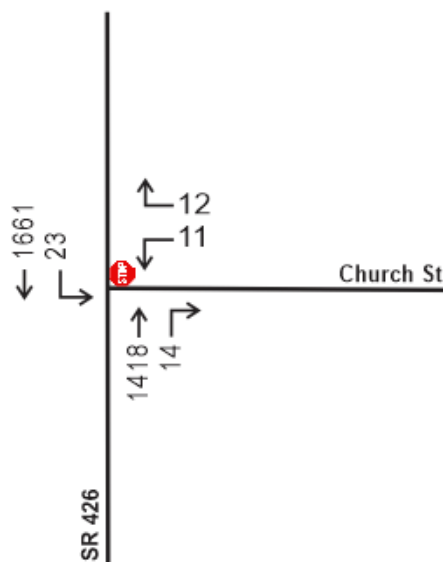
The analysis evaluates the capacity of the proposed driveway on SR 426 to accommodate the projected traffic for buildout traffic conditions. Additionally, the analysis evaluates the need for ingress turn lanes at the project driveway, including left and right turn lane warrants.

Data used in the analysis consisted of site plan/development information provided by the project engineers, PM peak hour intersection traffic volumes obtained by Traffic & Mobility Consultants LLC (TMC). Other pertinent traffic data was obtained from Seminole County, Florida Department of Transportation (FDOT), and the Institute of Transportation Engineers.



Existing Traffic

Existing turning movement volumes at the intersection of SR 426 and Church Street were collected during the PM peak hours on May 24, 2022. The intersection volumes were collected during the off-peak season. A seasonal adjustment factor of 1.04 was applied. The raw turning movement volumes and *Peak Season Factor Category Report* used in the analysis are included in the **Attachments**. The existing PM peak hour intersection volumes are displayed below.



Projected Traffic

A trip generation of the proposed development was calculated using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*. The resulting trip generation calculation is summarized in **Table 1**. Detailed ITE sheets are included in the **Attachments**.

Table 1
Trip Generation Analysis

ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
220	Multifamily Townhomes	33 DU	8.69	288	1.05	35	22	13

Trip Generation analysis based on ITE Trip Generation Manual, 11th Edition.

The proposed development is projected to generate 288 daily trips of which 35 trips occur during the PM peak hour.

Trip Distribution

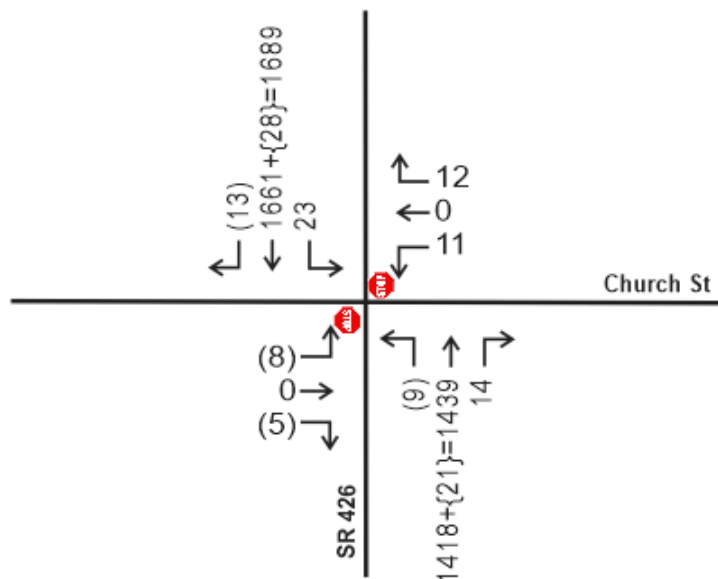
A trip distribution pattern was estimated based on existing travel patterns and knowledge of the local network. The estimated trip distribution was assigned to SR 426 as follows:

To/from north on SR 426 – 60%
To/from south on SR 426 – 40%

Intersection Analysis

A capacity analysis of the study intersection/project access on SR 426 was conducted using the methods of the *Highway Capacity Manual, 6th Edition (HCM)* as applied in the *Synchro* analytical tool utilizing the projected traffic volumes at the study driveway. The analysis was performed by adding existing traffic volumes, Seminole County's committed trips and the project trips at buildout to assess the net impact of the proposed development on the operation of the intersection.

PM peak hour committed trips were calculated by multiplying daily trips from the County database by K (0.09) and D (0.568). The results of the analysis of peak hour conditions are summarized in **Table 2**. The committed trip data obtained from Seminole County and the detailed background HCM analysis worksheets are provided in the **Attachments**. The projected PM peak hour intersection volumes are shown below.



Background+{Committed}+(Project)=Total

Table 2
Intersection Analysis

Intersection	Traffic Control	EB			WB			NB			SB		
		Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C
W. SR 426 & Church St/ Project Access	TWSC	53.6	F	0.16	35.6	E	0.14	15.7	C	0.03	13.7	B	0.06

Delays expressed in sec/veh

The analysis of intersection operations reveals that the intersection of SR 426 and Church Street/ Project Access Driveway is projected to experience slight delays on the eastbound left turn movement due to the traffic volumes on SR 426. It should be noted that the driveway is projected to operate within its capacity with a volume to capacity (V/C) ratio of 0.16.

Turn Lane Analysis

SR 426 is a 4-lane divided roadway with a posted speed limit of 45 mph. Based on FDOT guidance provided in Table 27 of the *Access Management Guidebook*, included in the **Attachments**, right turn deceleration lanes should be considered at driveways on multilane roadways where the right turn volumes exceed 80 to 125 vehicles per hour (vph). The projected southbound right turn volume is 13 vph; therefore, a right turn lane is not warranted or necessary to serve the proposed driveway.

The existing northbound left turn lane is approximately 330 feet long, which is adequate to serve the projected volume of 9 vph on the northbound left turn movement.

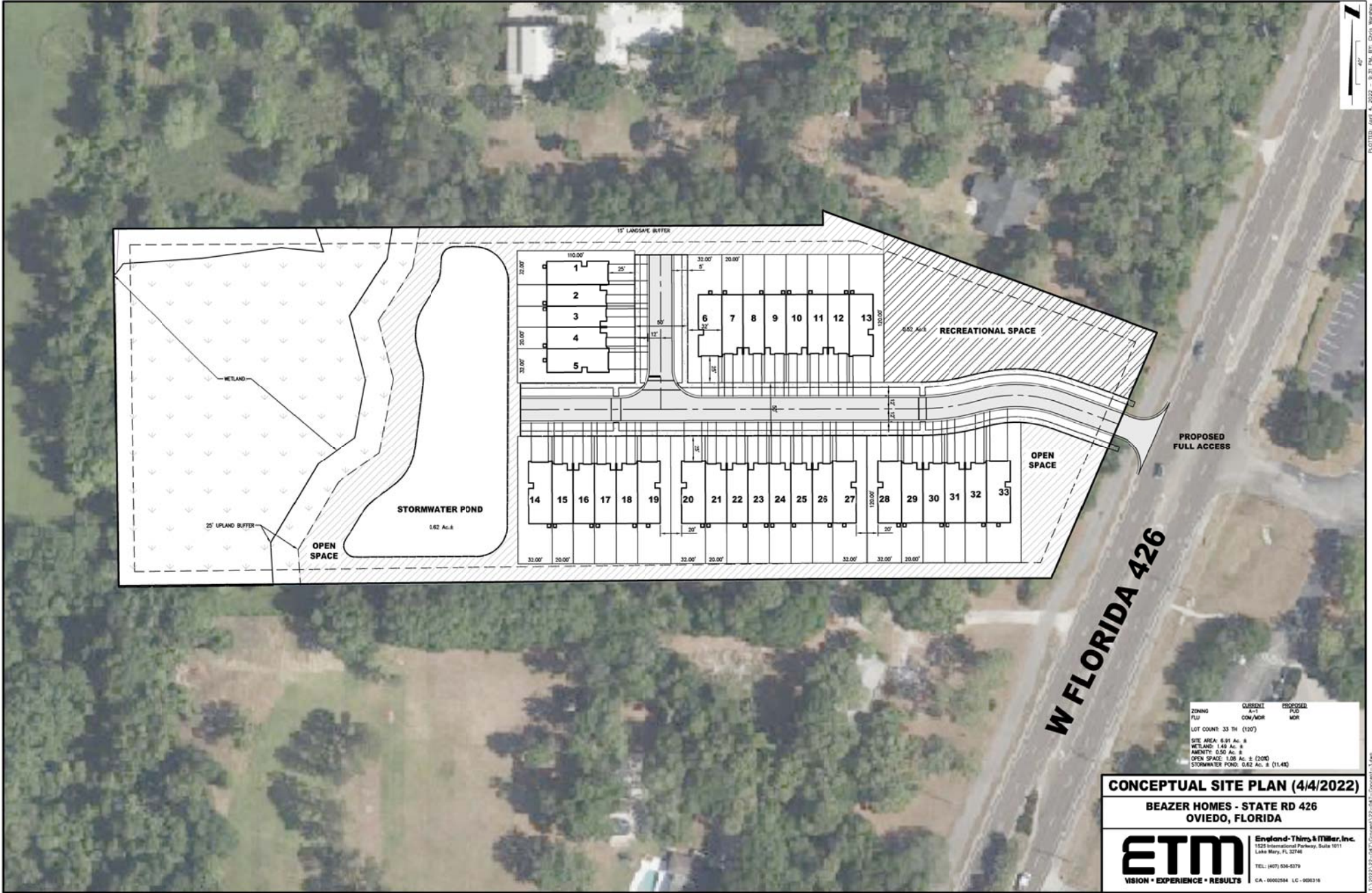
Conclusion

This analysis was performed to evaluate operation and suitability of the proposed Beazer SR 426 development access driveway on SR 426 in Seminole County, Florida.

The results of this traffic analysis are summarized as follows:

- The project is estimated to generate 288 daily trips of which 35 trips occur during the PM peak hour.
- The project access driveway is projected to operate at an adequate level of service (LOS) at project buildout.
- A southbound right turn lane is not warranted to serve the project driveway on SR 426.
- The existing 330-foot northbound left turn lane is adequate to serve the project driveway.
- The proposed driveway is projected to operate within its capacity with a V/C ratio of 0.16.

Attachments



TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

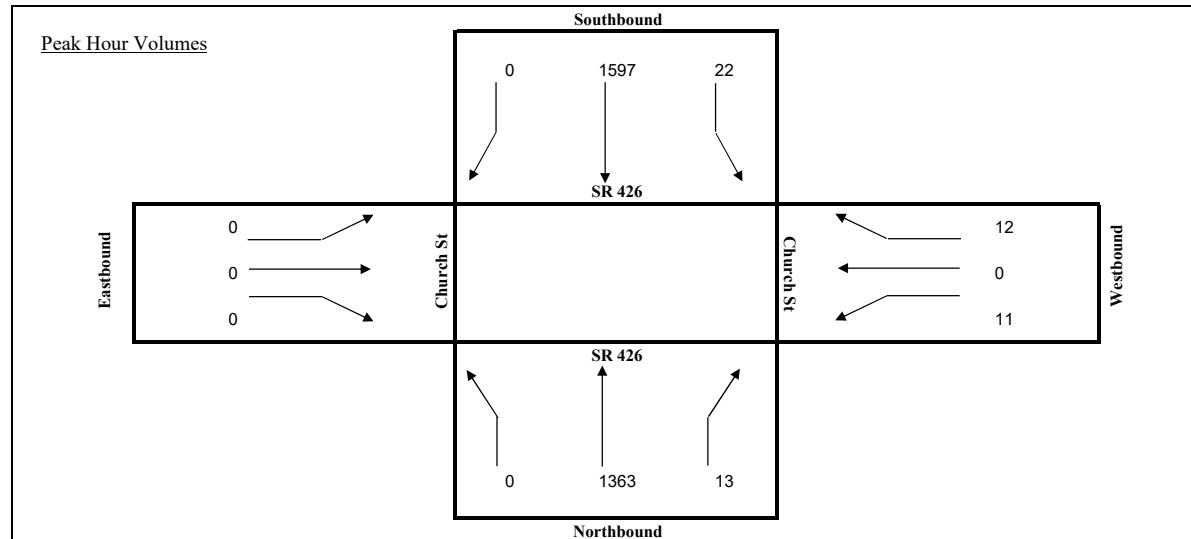
Intersection (N/S): SR 426

Intersection (E/W): Church St

Date: 5/24/2022

		SR 426			SR 426			Church St			Church St			TOTAL
Start	End	NB			SB			EB			WB			
		L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	0	296	1	3	303	0	0	0	0	3	0	3	609
4:15 PM	4:30 PM	0	281	3	10	315	0	0	0	0	3	0	1	613
4:30 PM	4:45 PM	0	300	4	15	355	0	0	0	0	3	0	7	684
4:45 PM	5:00 PM	0	327	5	9	389	0	0	0	0	7	0	4	741
5:00 PM	5:15 PM	0	352	5	7	414	0	0	0	0	3	0	3	784
5:15 PM	5:30 PM	0	340	2	4	412	0	0	0	0	1	0	3	762
5:30 PM	5:45 PM	0	344	1	2	382	0	0	0	0	0	0	2	731
5:45 PM	6:00 PM	0	322	2	3	361	0	0	0	0	1	0	1	690

Total for:	4:00 PM	5:00 PM	0	1204	13	37	1362	0	0	0	0	16	0	15	2647
Total for:	5:00 PM	6:00 PM	0	1358	10	16	1569	0	0	0	0	5	0	9	2967
Total Peak Hour:	4:45 PM	5:45 PM	0	1363	13	22	1597	0	0	0	0	11	0	12	3018
Overall PHF:	0.96														



2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 7700 SEMINOLE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.93 PSCF
* 1	01/01/2020 - 01/04/2020	0.99	1.06
* 2	01/05/2020 - 01/11/2020	0.94	1.01
* 3	01/12/2020 - 01/18/2020	0.90	0.97
* 4	01/19/2020 - 01/25/2020	0.89	0.96
* 5	01/26/2020 - 02/01/2020	0.88	0.95
* 6	02/02/2020 - 02/08/2020	0.86	0.92
* 7	02/09/2020 - 02/15/2020	0.85	0.91
* 8	02/16/2020 - 02/22/2020	0.88	0.95
* 9	02/23/2020 - 02/29/2020	0.92	0.99
*10	03/01/2020 - 03/07/2020	0.95	1.02
*11	03/08/2020 - 03/14/2020	0.98	1.05
*12	03/15/2020 - 03/21/2020	1.02	1.10
*13	03/22/2020 - 03/28/2020	1.08	1.16
14	03/29/2020 - 04/04/2020	1.15	1.24
15	04/05/2020 - 04/11/2020	1.22	1.31
16	04/12/2020 - 04/18/2020	1.29	1.39
17	04/19/2020 - 04/25/2020	1.23	1.32
18	04/26/2020 - 05/02/2020	1.17	1.26
19	05/03/2020 - 05/09/2020	1.12	1.20
20	05/10/2020 - 05/16/2020	1.06	1.14
21	05/17/2020 - 05/23/2020	1.05	1.13
22	05/24/2020 - 05/30/2020	1.04	1.12
23	05/31/2020 - 06/06/2020	1.03	1.11
24	06/07/2020 - 06/13/2020	1.02	1.10
25	06/14/2020 - 06/20/2020	1.01	1.09
26	06/21/2020 - 06/27/2020	1.01	1.09
27	06/28/2020 - 07/04/2020	1.02	1.10
28	07/05/2020 - 07/11/2020	1.03	1.11
29	07/12/2020 - 07/18/2020	1.04	1.12
30	07/19/2020 - 07/25/2020	1.03	1.11
31	07/26/2020 - 08/01/2020	1.03	1.11
32	08/02/2020 - 08/08/2020	1.03	1.11
33	08/09/2020 - 08/15/2020	1.03	1.11
34	08/16/2020 - 08/22/2020	1.02	1.10
35	08/23/2020 - 08/29/2020	1.02	1.10
36	08/30/2020 - 09/05/2020	1.02	1.10
37	09/06/2020 - 09/12/2020	1.02	1.10
38	09/13/2020 - 09/19/2020	1.02	1.10
39	09/20/2020 - 09/26/2020	1.01	1.09
40	09/27/2020 - 10/03/2020	1.00	1.08
41	10/04/2020 - 10/10/2020	0.98	1.05
42	10/11/2020 - 10/17/2020	0.97	1.04
43	10/18/2020 - 10/24/2020	0.98	1.05
44	10/25/2020 - 10/31/2020	0.98	1.05
45	11/01/2020 - 11/07/2020	0.99	1.06
46	11/08/2020 - 11/14/2020	0.99	1.06
47	11/15/2020 - 11/21/2020	1.00	1.08
48	11/22/2020 - 11/28/2020	0.99	1.06
49	11/29/2020 - 12/05/2020	0.99	1.06
50	12/06/2020 - 12/12/2020	0.99	1.06
51	12/13/2020 - 12/19/2020	0.99	1.06
52	12/20/2020 - 12/26/2020	0.94	1.01
53	12/27/2020 - 12/31/2020	0.90	0.97

* PEAK SEASON

27-FEB-2021 10:30:05

830UPD

5_7700_PKSEASON.TXT

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

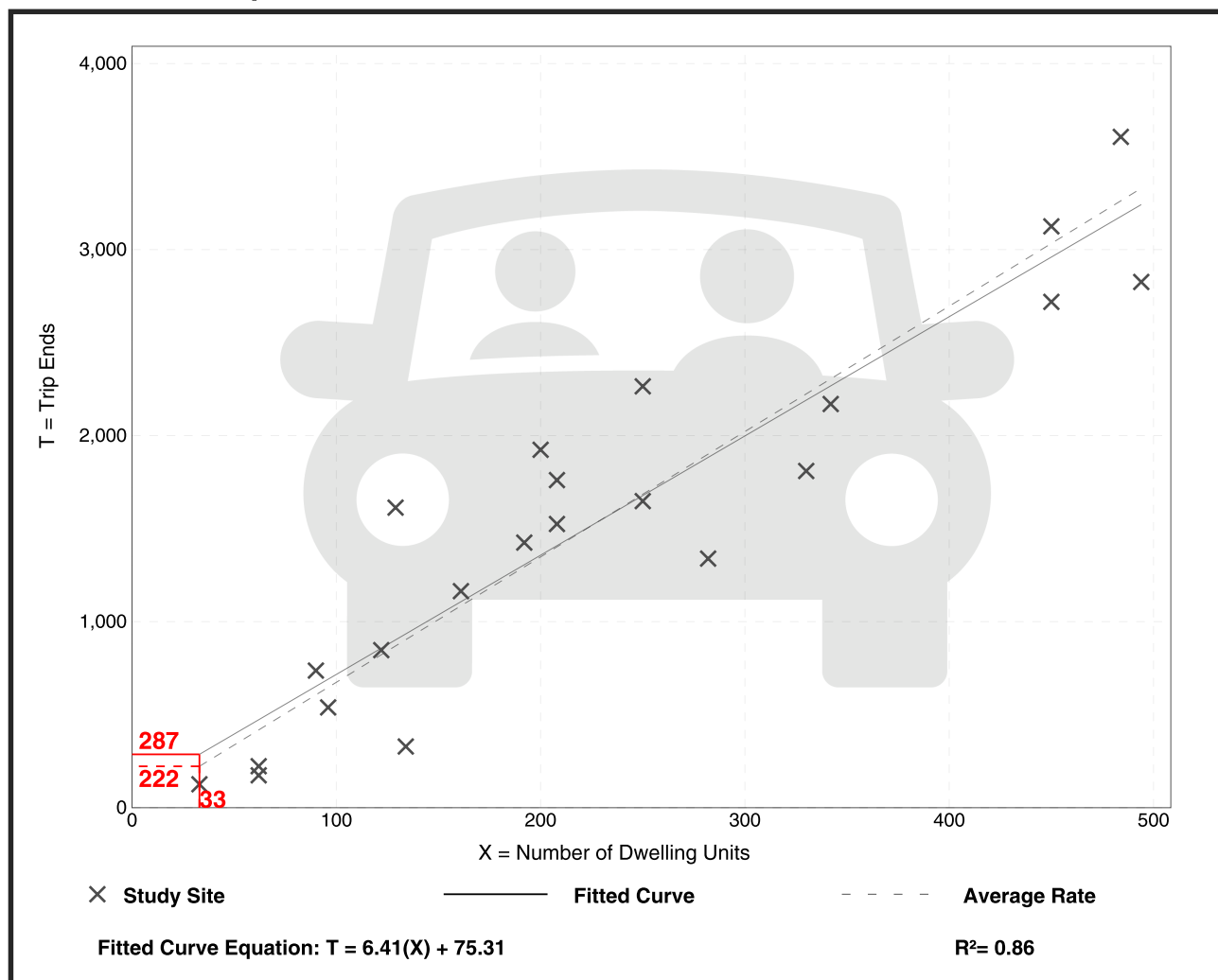
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

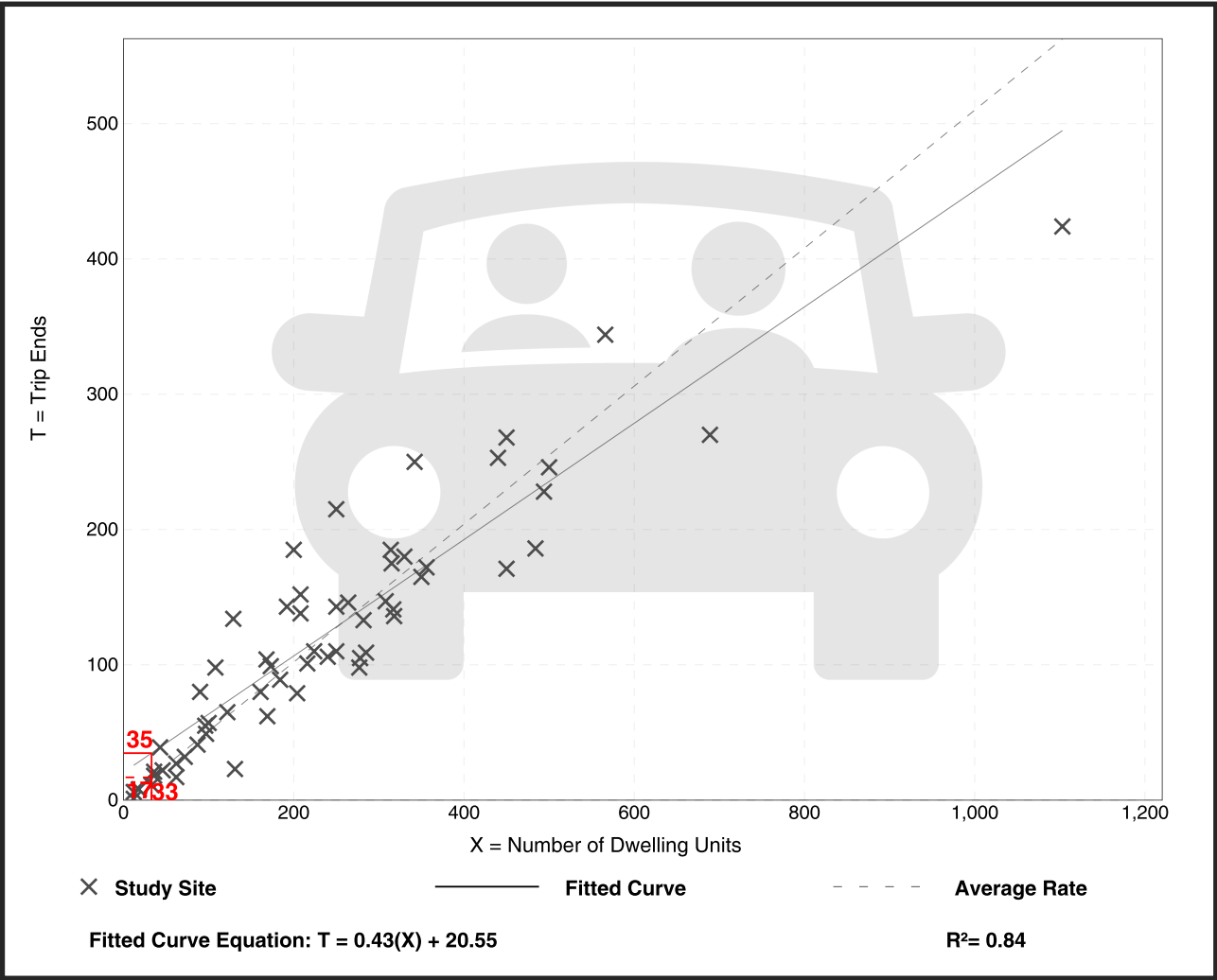
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting







Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation










HCM 2010 TWSC
4: SR 426 & Church St

Intersection								
Int Delay, s/veh	0.3							
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT	
Lane Configurations								
Traffic Vol, veh/h	11	12	0	1418	14	23	1661	
Future Vol, veh/h	11	12	0	1418	14	23	1661	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Free	Free	Free	Free	Free	
RT Channelized	-	None	-	-	None	-	None	
Storage Length	0	0	340	-	-	300	-	
Veh in Median Storage, #	2	-	-	0	-	-	0	
Grade, %	0	-	-	0	-	-	0	
Peak Hour Factor	96	96	96	96	96	96	96	
Heavy Vehicles, %	2	2	2	2	2	2	2	
Mvmt Flow	11	13	0	1477	15	24	1730	
Major/Minor	Minor1		Major1		Major2			
Conflicting Flow All	2398	746	1730	0	0	1492	0	
Stage 1	1485	-	-	-	-	-	-	
Stage 2	913	-	-	-	-	-	-	
Critical Hdwy	6.84	6.94	6.44	-	-	4.14	-	
Critical Hdwy Stg 1	5.84	-	-	-	-	-	-	
Critical Hdwy Stg 2	5.84	-	-	-	-	-	-	
Follow-up Hdwy	3.52	3.32	2.52	-	-	2.22	-	
Pot Cap-1 Maneuver	28	356	112	-	-	446	-	
Stage 1	174	-	-	-	-	-	-	
Stage 2	352	-	-	-	-	-	-	
Platoon blocked, %				-	-		-	
Mov Cap-1 Maneuver	26	356	112	-	-	446	-	
Mov Cap-2 Maneuver	146	-	-	-	-	-	-	
Stage 1	174	-	-	-	-	-	-	
Stage 2	333	-	-	-	-	-	-	
Approach	WB		NB		SB			
HCM Control Delay, s	23.2		0		0.2			
HCM LOS	C							
Minor Lane/Major Mvmt		NBU	NBT	NBRWBLn1WBLn2		SBL	SBT	
Capacity (veh/h)		112	-	-	146	356	446	-
HCM Lane V/C Ratio		-	-	-	0.078	0.035	0.054	-
HCM Control Delay (s)		0	-	-	31.7	15.5	13.5	-
HCM Lane LOS		A	-	-	D	C	B	-
HCM 95th %tile Q(veh)		0	-	-	0.3	0.1	0.2	-

<i>RKEY</i>	<i>Roadway Name</i>	<i>From</i>	<i>To</i>	
S1930	S.R. 419	U.S. 17-92	Edgemon Ave	
			Current Traffic Count	<u>17,937</u>
			Roadway Link Capacity	<u>19,360</u>
			Committed Trips	<u>0</u>
			Net Available Capacity	<u>1,423</u>
S2600	S.R. 426	Orange County Line	Hall Rd	
			Current Traffic Count	<u>32,309</u>
			Roadway Link Capacity	<u>48,000</u>
			Committed Trips	<u>0</u>
			Net Available Capacity	<u>15,691</u>
S2620	S.R. 426	Hall Rd	Tuskawilla Rd	
			Current Traffic Count	<u>40,087</u>
			Roadway Link Capacity	<u>48,000</u>
			Committed Trips	<u>0</u>
			Net Available Capacity	<u>7,913</u>
S2630	S.R. 426	Tuskawilla Rd	S.R. 417	
			Current Traffic Count	<u>53,653</u>
			Roadway Link Capacity	<u>60,000</u>
			Committed Trips	<u>169</u>
			Net Available Capacity	<u>6,178</u>
S2640	S.R. 426	S.R. 417	Dean Rd	
			Current Traffic Count	<u>38,224</u>
			Roadway Link Capacity	<u>48,000</u>
			Committed Trips	<u>699</u>
			Net Available Capacity	<u>9,077</u>
S2650	S.R. 426	Dean Rd	Chapman Rd	
			Current Traffic Count	<u>29,271</u>
			Roadway Link Capacity	<u>48,000</u>
			Committed Trips	<u>2,687</u>
			Net Available Capacity	<u>16,042</u>
S2660	S.R. 426	Chapman Rd	Red Bug Lake Rd	
			Current Traffic Count	<u>30,129</u>
			Roadway Link Capacity	<u>48,000</u>
			Committed Trips	<u>1,913</u>
			Net Available Capacity	<u>15,958</u>
S2670	S.R. 426	Red Bug Lake Rd	Winter Springs Blvd	
			Current Traffic Count	<u>25,602</u>
			Roadway Link Capacity	<u>48,000</u>
			Committed Trips	<u>235</u>
			Net Available Capacity	<u>22,163</u>
S2680	S.R. 426	Winter Springs Blvd	Lake Jessup Ave	
			Current Traffic Count	<u>20,773</u>
			Roadway Link Capacity	<u>48,000</u>
			Committed Trips	<u>0</u>
			Net Available Capacity	<u>27,227</u>

HCM 2010 TWSC
4: SR 426 & Project Access/Church St

Intersection													
Int Delay, s/veh	0.6												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Vol, veh/h	8	0	5	11	0	12	9	1439	14	23	1689	13	
Future Vol, veh/h	8	0	5	11	0	12	9	1439	14	23	1689	13	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	0	-	-	340	-	-	300	-	-	
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	96	92	96	92	96	96	96	96	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	9	0	5	11	0	13	10	1499	15	24	1759	14	
Major/Minor	Minor2		Minor1		Major1		Major2						
Conflicting Flow All	2584	3348	887	2455	3348	757	1773	0	0	1514	0	0	
Stage 1	1814	1814	-	1527	1527	-	-	-	-	-	-	-	
Stage 2	770	1534	-	928	1821	-	-	-	-	-	-	-	
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-	
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-	
Pot Cap-1 Maneuver	13	8	287	16	8	350	347	-	-	437	-	-	
Stage 1	81	128	-	123	178	-	-	-	-	-	-	-	
Stage 2	359	177	-	288	127	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	12	7	287	15	7	350	347	-	-	437	-	-	
Mov Cap-2 Maneuver	61	64	-	80	64	-	-	-	-	-	-	-	
Stage 1	79	121	-	119	173	-	-	-	-	-	-	-	
Stage 2	336	172	-	267	120	-	-	-	-	-	-	-	
Approach	EB		WB		NB		SB						
HCM Control Delay, s	53.6		35.6		0.1		0.2						
HCM LOS	F		E										
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1WBLn2	SBL	SBT	SBR						
Capacity (veh/h)	347	-	-	88	80	350	437	-					
HCM Lane V/C Ratio	0.028	-	-	0.161	0.143	0.036	0.055	-					
HCM Control Delay (s)	15.7	-	-	53.6	57.4	15.7	13.7	-					
HCM Lane LOS	C	-	-	F	F	C	B	-					
HCM 95th %tile Q(veh)	0.1	-	-	0.5	0.5	0.1	0.2	-					

7.2

WHEN SHOULD WE BUILD RIGHT TURN LANES?

Exhibit 44
Recommended Guidelines
for Exclusive Right Turn
Lanes to Unsignalized*
Driveway

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80-125 (see note 1)
Over 45 mph	35-55 (see note 2)

*May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

1. The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).
2. The lower threshold of 35 right turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).

Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.

Note on Traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.

ENVIRONMENTAL SERVICES DEPARTMENT



June 13, 2022

England-Thims & Miller, Inc
Mimi Torres, PLA

RE: SR 426 (20-21-31-300-002-B000)

Dear Ms. Torres:

Per your request, Seminole County Environmental Services is the potable water and sewer utility provider with adequate treatment plant capacity to serve the referenced parcel. Please be advised that all associated cost to provide utility service for the above mentioned parcels are the developer's responsibility, including but not limited to, utilities extensions, modifications and/or improvements necessary to meet the water and sewer development requirements, consistent with Comprehensive Plan Policy FLU 5.4 (d).

Water and Sewer service availability is guaranteed upon proper execution of the Conditional Utility Agreement for water and sewer service. Final confirmation of capacity availability is made only through the formal process of executing this Agreement.

Should you require any additional information, or have any additional questions, do not hesitate to contact me at (407) 665-2143.

Sincerely,

Becky Noggle
OSP Coordinator
Environmental Services

ATTACHMENT A - Text Section

Application For Future Land Use Map Amendment To The Seminole County Comprehensive Plan

*SEMINOLE COUNTY PLANNING AND DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FL 32771-1468
PHONE (407) 665-7445 - FAX (407) 665-7385*

SEMINOLE COUNTY LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION AND BOARD OF COUNTY COMMISSIONERS

Proposed amendments to the County's Future Land Use Map are reviewed against the goals, objectives and policies of the Seminole County Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan.

Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on state and regional resources, facilities and policies as well as upon specially designated areas within the County is included in this review.

The County also evaluates proposed amendments for consistency with the Central Florida Regional Growth Vision and the East Central Florida Regional Planning Council's Strategic Regional Policy Plan.

ATTACHMENT A SECTIONS :

1. A text section requiring the applicant to perform a preliminary evaluation of whether the amendment proposal meets certain standards set by the Comprehensive Plan. This section is a Microsoft Word document that can be downloaded, opened and directly filled-in. The document can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package. Applicant responses are used by the Project Manager in reviewing the proposed amendment.
2. A worksheet section requiring the applicant to perform a preliminary evaluation of whether current facility capacities can meet the demand of the proposed land use change. This section is an Adobe Acrobat PDF document which can be opened from the County web-site and filled-in on screen or can be downloaded, opened on a personal computer and filled-in. Once both documents are filled-in, they can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package.

NOTE: A MINIMUM OF THREE STEPS ARE INCLUDED IN THE AMENDMENT PROCESS:

1. Development Review Committee (DRC) Meeting – Review conducted by county staff to identify any potential internal plan conflict issues and provide recommendations. NOTE: This meeting may be waived under certain circumstances.
2. First Public Hearing – Review by the Planning and Zoning Commission, serving as the Local Planning Agency, to provide recommendations to the Board of County Commissioners.
3. Second Public Hearing –
 - a. For Small Scale Amendments (amendments affecting properties with fewer than 10 net buildable acres), the second public hearing is an adoption or denial hearing. The decision to amend the plan must be through adoption of an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing. Within 31 days of adoption of the ordinance, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.
 - b. For Large Scale Amendments (amendments affecting properties with 10 or more net buildable acres), the second public hearing is a transmittal hearing by the Board of County Commissioners. The decision must be by an affirmative vote of not less than the majority of the members of the governing board present at the hearing to transmit the proposed amendment to State and Regional Reviewing Agencies.
4. Third Public Hearing for Large Scale Amendments –
 - a. Within 180 days of receiving comments from State and Regional Reviewing Agencies, a third public hearing is held before the Board of County Commissioners to consider adoption, which must be through an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing.
 - b. The amendment must then be resubmitted to the State Land Planning Agency, which will notify the County as to whether the amendment package is complete.
 - c. Within 31 days of notification by the State Land Planning Agency of receipt of a complete amendment package, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.

Table Of Contents

STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS

1. Identification of Proposed Future Land Use Map Designation And Zoning Classification
2. Assessment of Consistency with Comprehensive Plan Goals, Objectives, and Policies
 - a. Demonstrate the Compatibility with Adjacent Land Uses
 - b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)
 - c. Demonstrate the Support and Furthering of County Comprehensive Plan Goals, Objectives and Policies
3. Assessment of Consistency with the Central Florida Regional Growth Vision
4. Assessment of Consistency with the East Central Florida Regional Planning Council's Strategic Regional Policy Plan
5. Completion of Data And Analysis Requirements:
 - a. Facility Capacity Impact Assessments
 - i. Utility Assessments
 - ii. School Board Assessment
 - iii. Transportation Assessment
 - b. Assessment of Need for Special Area Data and Analysis Evaluations

SPECIAL AREAS STANDARDS OF REVIEW – These Special Area evaluations apply only to the following:

1. An amendment to Planned Development (PD) FLU
2. An amendment seeking to
 - a. Change a future land use designation within the East Rural Area
 - b. Change the Urban/Rural Boundary
3. An amendment from Higher Intensity Planned Development (HIP) and/or Industrial (IND) FLU that reduces employment opportunities.
4. An amendment within the Wekiva River Protection Area
5. An amendment within the East Lake Sylvan Transitional Area
6. An amendment within the Econlockhatchee River Protection Area
7. An amendment within the Environmentally Sensitive Lands Overlay (ESLO)

Sources Of Information For Completing Attachment A

- “Attachment A - References” – This document includes objectives, policies and map exhibits that can be referenced when completing the Attachment A - Text Section. It can be downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>
- The County's Information Kiosk provides parcel information useful in completing Attachment A, including whether a parcel is within one or more Special Areas:
<http://gis2.seminolecountyfl.gov/InformationKiosk/>
- A fully searchable single copy of the Seminole County Comprehensive Plan, noted as “Entire Comprehensive Plan (17MB)”, as well as individual Elements and Element Exhibits, can be opened and/or downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/compplan.aspx>

STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS¹

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan.

All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

This application is divided into two documents – a text section and a worksheet section. Both are to be submitted with the application.

ALL APPLICABLE INFORMATION MUST BE PROVIDED INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT

1. OWNER/APPLICANT NAME: _____

2. PROJECT NAME: _____

3. IDENTIFICATION OF PARCELS PROPOSED FOR AMENDMENT AND FLU OF ADJACENT PARCELS

List the parcel number of each parcel proposed for amendment, use no hyphens, separate by semicolons.

Insert Parcel Identification Number(s) Here:

Note 1: If proposing an amendment to Planned Development (PD) land use, a concurrent rezoning application must also be submitted with this map amendment application and the Standards of Review for PD portion of this document must be completed.

Note 2: If proposing an amendment from Higher Intensity Planned Development (HIP) or Industrial (IND) to any land use allowing residential, a test of the change in the jobs to housing ratio must be calculated. (See item #3 in the Standards of Review section of this document.)

Complete the following identification of the future land use designation(s) of parcels adjacent to the proposed parcel or grouping of proposed parcels. Use either of the following sites:

- <http://gis2.seminolecountyfl.gov/InformationKiosk/>
- <http://www.scpafl.org/>

FLU Designation to the north of subject property(ies) _____

FLU Designation to the south of subject property(ies) _____

FLU Designation to the east of subject property(ies) _____

FLU Designation to the west of subject property(ies) _____

¹ Small Scale Amendment involves areas of 10 acres or fewer [Section 163.3187(1)(a), Florida Statutes 2012]. Large Scale Amendment involves areas of more than 10 acres [see Section 163.3184, FS for provisions regarding amendments].

4. ASSESSMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

a. Demonstrate the Compatibility with Adjacent Land Uses

Section 163.3177, Florida Statutes, requires local comprehensive plans to “provide for compatibility of adjacent land uses”. The Seminole County Comprehensive Plan contains many policies that focus on compatibility with surrounding future land uses, such as Policies FLU 2.4 through 2.6, Policy FLU 4.4 and Policy FLU 5.16, as well as an Exhibit (*Exhibit FLU Compatible Transitional Land Uses*).

Section 163.3164, Florida Statutes, and the Seminole County Comprehensive Plan define “compatibility” as:

“A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”

Applicant shall briefly explain how the amendment will be compatible with each of the adjacent land uses identified in the preceding Section 1, and may use the above cited policies and Exhibit, or other policies of the Seminole County Comprehensive Plan, in the explanation. (See: <http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>).

Begin narrative below and/or note attachments to reference:

b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)

Applicant shall describe how the character of the area surrounding the proposed amendment site has changed sufficiently to support the need for a different land use designation. Possible points may include, but not be limited to:

- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the proposed change in land use designation for the subject property (i.e., consistency with planned public facility improvements, support for major public facilities such as SunRail commuter rail or support for other Seminole County Comprehensive Plan goals, objectives and policies).

Begin narrative below and/or note attachments to reference:

c. Demonstrate the Support and Furthering of County Plan Goals, Objectives and Policies

In the following table, the Applicant shall check which of the following Seminole County Comprehensive Plan goals, objectives and policies will be supported and/or furthered by the proposed amendment.

The following objectives and policies can be use to demonstrate that the proposed amendment supports and furthers the Seminole County Comprehensive Plan. The full text of each objective and policy can be found in the downloadable document entitled: "Attachment A – Reference" located at:

<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>

<i>Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application</i>	CHECK IF 'YES'
Policy FLU 2.4 - Neighborhood Commercial Uses	
Policy FLU 2.5 - Transitional Land Uses in Urban Areas Not Approved for Mixed Development	
Policy FLU 2.7 - Location of Employment Uses, including Industrial Uses	
Objective FLU 4 - Redevelopment and Renewal of Blighted or Declining Areas	
Policy FLU 4.5 - Encourage Infill and Redevelopment of Existing Development Corridors and Centers	
Policy FLU 5.2 - Mixed Commercial/Residential Use Development	
Policy FLU 5.8 - North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards	
Policy FLU 5.15 - Mixed Use Developments (<i>Paragraph A, sections 1-6</i>)	
Policy FLU 11.1 - Recognition of East Rural Area	
Policy FLU 11.17 - Chuluota Nonresidential Design Standards	
Objective FLU 12 – Preservation of the Rural Character and Natural Resources of the Wekiva Protection Area	
Policy FLU 19.2 - Promote Economic Development in Target Areas through Urban Infill and Redevelopment (<i>Paragraph A</i>)	
Policy CON 3.12 - Central Florida Regional Growth Vision (How Shall We Grow?)	
Policy CON 7.3 - Future Land Use Designations	
Policy HSG 4.3 - Workforce Housing in Economic Development Target Areas	
Policy TRA 2.4.3 - Promote Infill Development	
Policy TRA 2.5.6 - Discourage Direct Access	
Policy TRA 3.2.2 - Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments	
<i>List here other Plan goals, objectives or policies felt to be applicable: (See: http://www.seminolecountyfl.gov/gm/planning/compplan.aspx):</i>	

5. ASSESSMENT OF CONSISTENCY WITH THE CENTRAL FLORIDA REGIONAL GROWTH VISION

Applicants shall identify one or more of the following six regional growth principles from the Central Florida Regional Growth Vision that are supported and/or furthered by this application.

(See: http://www.myregion.org/clientuploads/pdfs/HSWG_final.pdf)

<i>Regional Growth Principles From The Central Florida Regional Growth Vision</i>	CHECK IF 'YES'
PRESERVE open space, recreational areas, farmland, water resources, and regionally significant natural areas.	
PROVIDE a variety of transportation choices.	
FOSTER distinct, attractive, and safe places to live.	
ENCOURAGE a diverse, globally competitive economy.	
CREATE a range of obtainable housing opportunities and choices.	
BUILD communities with educational, health care, and cultural amenities.	

6. ASSESSMENT OF CONSISTENCY WITH THE EAST CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN

Applicants shall identify one or more of the following policies of East Central Florida Strategic Regional Policy Plan. Applicant may also identify other policies of the East Central Florida Strategic Regional Policy Plan and explain how the application supports and furthers those policies. (See: <http://www.ecfrpc.org/Document-Library/SRPP.aspx>)

<i>Policies Of The East Central Florida Strategic Regional Policy Plan Furthered Or Supported By The Application</i>	CHECK IF 'YES'
Policy 3.9 - Development should avoid or properly mitigate adverse impacts to listed species.	
Policy 3.10 - Wildlife management and conservation areas should be protected from encroachment.	
Policy 3.18 - Development in the 100 year floodplain should be discouraged.	
Policy 4.1 - Promote integrated land use and multi-modal transportation strategies that support diverse economic centers.	
Policy 4.3 - Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.	
Policy 4.6 - Promote and preserve agriculture as a viable land use and integral economic industry.	
Policy 4.9 - Support efforts to retain and maximize traditional industrial sectors.	
Policy 4.10 - Promote the development and attraction of high-wage, value-added, and export-oriented technology and manufacturing industries.	
Policy 4.18 - Support efforts that integrate mixed income housing into existing, expanding and emerging job centers.	
Policy 5.3 - Promote a multi-modal transportation system that provides for the safe, efficient and cost effective movement of people and goods.	
Policy 5.9 - Promote compact, mixed-use development that reduces vehicle miles traveled.	
Policy 5.11 - Encourage transit-oriented and transit-ready developments proximate to transit stations.	
Policy 9.2 - Protect groundwater recharge areas.	
Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.	
<i>List here other Policies of the East Central Florida Strategic Regional Policy Plan furthered or supported by the application:</i>	

7. COMPLETION OF DATA AND ANALYSIS REQUIREMENTS

This section of the application requires the applicant to assess a) whether there is sufficient facility capacity to serve the potential development under the changed land use, and b) whether the proposed land use amendment will impact a designated Special Area.

a. Facility Capacity Impact Assessments

i. Utility Worksheets

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted Level of Service of the serving jurisdiction or at the unit demand standard provided by a private facility.

The worksheets are provided in a separate Adobe PDF document that can be opened with Adobe Reader. Entries made will automatically calculate certain fields. Once all fields are filled in, the worksheets can be printed directly to PDF or printed out and scanned to PDF and submitted with the application. Complete all worksheets, entering zero units or zero square footage if not applicable.

- Basic Information Worksheet 1 – Calculate the maximum number of units and square feet allowable under the proposed FLU and used in the following worksheets. **If the amendment is to PD FLU, enter the total number of units and/or square feet at bottom of sheet.**
- Potable Water Worksheet 2 - Test of facility capacity availability. Requires the applicant to contact the appropriate water utility if applicable.
 - a. If using well water, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Sanitary Sewer Worksheet 3 - Test of facility capacity availability. Auto-calculation.
 - a. If using septic, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Solid Waste Disposal Worksheet 4 – Calculation of capacity demand. Auto-calculation. This worksheet is completed only if residential units are proposed, the LOS incorporating associated non-residential demand. If only non-residential development is proposed, the worksheet is not calculated.
- Recreation/Open Space Worksheet 5 - Calculation of capacity demand. Requires an estimate of developed and total recreation/open space acres need to accommodate the land use. This worksheet is completed only if residential units are proposed. If no residential development is proposed, the worksheet is not calculated.

Separate from this Attachment A are two additional facility capacity impact assessments that must be completed and submitted. :

ii. *School Board Assessment*

Applicants must contact the Seminole County School Board, Facilities Planning Office, for a review and analysis of the impact of the proposed amendment. Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis. A copy of the School Board's findings is to be included in the Board's agenda package.

iii. *Transportation Assessment*

Applicants must contact the Seminole County Planning and Development Division for guidance on the level of transportation assessment required. Contact Bill Wharton at 407-665-7398.

PLEASE NOTE: This worksheet analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

b. Assessment of Need for Special Area Data and Analysis Evaluations

Please check-off below those Special Areas identified at the Pre-Application Conference in which the parcel fall or would be affected by. Proceed to the Special Areas – Standards of Review on the next page and complete those topics which were checked off.

If you did not attend a Pre-Application Conference, call your Project Manager to confirm which Special Area(s) apply to your parcel(s).

<i>Is the amendment proposal for or involve one or more of the following?:</i>	Check if applicable:
1. An amendment from any FLU to Planned Development (PD) FLU	
2. An amendment seeking to:	
• Change a future land use designation within the East Rural Area	
• Change the Rural Charter Boundary	
• Change the Urban/Rural Boundary	
3. An amendment from Higher Intensity Planned Development and/or Industrial FLU that reduces previously projected employment opportunities	
4. An amendment within Wekiva River Protection Area	
5. An amendment within the East Lake Sylvan Transitional Area	
6. An amendment within the Econlockhatchee River Protection Area	
7. An amendment within or containing land affected by the Environmentally Sensitive Lands Overlay (ESLO)	

**SPECIAL AREAS
STANDARDS OF REVIEW**

NOTE:

*Complete only the following Special Area topics
which were checked off on the previous page in Section 5.b.*

1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to a Planned Development (PD) future land use designation, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled “Definitions of Future Land Use Designations and Overlays”.

Demonstrate Consistency with the Following Standards
<p>All Applications for future land use designation to PD must be accompanied by a complete rezoning application, including an associated master development plan identifying maximum density and/or intensity of proposed uses. (See <i>Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications</i> for applicable zoning districts).</p> <p>Master Development Plan demonstrating maximum density and/or intensity and rezoning application are attached?</p> <p style="text-align: right;">Yes ____ No ____</p> <p style="text-align: center;"><i>Note here any attachments to reference:</i></p>

2. Evaluation of Amendments within the East Rural Area, Including Amendments to the Urban/Rural Boundary

The County shall not consider amendments to parcels within the East Rural Area or to either the Rural Charter Boundary or the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following relevant information is provided .

NOTE: *The Board of County Commissioners shall transmit any required documentation and related support material to the State and Regional Reviewing agencies for review and comment prior to adoption.*

East Rural Area Future Land Use Map Amendment
<p>Demonstrate the need to amend the land use in the East Rural Area— <i>Respond to topics as applicable:</i></p> <p>(1) Provide data and analysis to document that additional urban land is needed to accommodate population projections; housing demand (in particular, for affordable, workforce or obtainable housing in proximity to employment opportunities); or to achieve economic development goals/employment projections of the Seminole County Comprehensive Plan because of the lack of suitable vacant or redevelopable land within the urban area; or</p> <p>(2) Provide data and analysis to document that additional urban land is required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>
<p>Demonstrate the availability of sufficient urban facilities and services to meet the service demands of the proposed development, and the orderly, efficient and cost effective provision of such services.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>

Document the protection of environmental and natural resources, including regionally significant natural areas. This documentation shall include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the East Rural Area. The analysis must describe how the amendment protects the wetlands/uplands systems, including:

- retaining the connectivity of wetlands
- retaining/improving the ecological quality of wetlands
- retaining the functional and structural values of wetlands in the Rural Area

Begin narrative below and/or note attachments to reference:

Demonstrate how the proposed amendment would be compatible with adjacent rural uses .

Begin narrative below and/or note attachments to reference:

Home Rule Charter Rural Boundary Map Amendment
<p>If proposing to amend the Seminole County Home Rule Charter Rural Boundary, provide a detailed parcel map and a legal description of the subject property in digital format.</p> <p>Provided? Yes ____ No ____</p>

Urban/Rural Boundary Map Amendment
<p>If proposing to amend the Seminole County Urban/Rural Boundary, provide a detailed parcel map.</p> <p>Provided? Yes ____ No ____</p>

3. Evaluation of Amendments from Higher Intensity Planned Development or Industrial FLU to a Residential FLU or to Planned Development FLU

This standard applies to a proposal for a future land use map amendment from an employment generating land use (Higher Intensity Planned Development or Industrial Future Land Use) to an exclusively residential land use designation. *(Note: a proposal for Planned Development (PD) future land use shall be considered "exclusively residential" if more than 90% of the proposed floor area within the development would be designated for residential use.)*

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance.

Demonstrate Consistency with the Following Standards		
Using statistics obtained from the Florida Bureau of Economic and Business Research (BEBR) and the formula shown below, calculate whether the proposed land use amendment would reduce the County's jobs to housing ratio below the minimum standard of 1.0 jobs per housing unit. <i>(Reference: Seminole County Comprehensive Plan, Future Land Use Element, Standards Of Review - Category II, Data and Analysis, Section F.)</i>		
$A/(B + C) = D$		
A.	Current total County employment*	<div>Divided by</div> <div>B + C</div>
B.	Total Housing Units*	
C.	Number of new units under the proposed future land use change	
D.	Total with amendment	
E.	Jobs-to-housing ratio	
<p><i>*Source: Florida Bureau of Economic and Business Research,-most recent year available</i></p>		

4. Plan Amendments Within The Wekiva River Protection Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 (if outside of the East Lake Sylvan Transition Area), and Policy FLU 12.8.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.</p> <p>Application includes rezoning application and Master Development Plan:</p> <p style="text-align: right;">Yes ____ No ____</p>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.</p> <p>Applicant is proposing an amendment to Suburban Estates or Recreation. If "Yes", begin narrative below and/or note attachments to reference:</p> <p style="text-align: right;">Yes ____ No ____</p>

**The proposal must conform to the Seminole County Comprehensive Plan and
to these requirements of Part II, Chapter 369, Florida Statutes:**

369.305 Review of local comprehensive plans, land development regulations, Wekiva River development permits, and amendments.—

(1) It is the intent of the Legislature that Orange, Lake, and Seminole Counties emphasize the Wekiva River Protection Area in their planning and regulation efforts. Therefore, each county's local comprehensive plan and land development regulations applicable to the Wekiva River Protection Area must meet the following criteria:

(a) Each county's local comprehensive plan must contain goals, policies, and objectives that result in the protection of the:

1. Water quantity, water quality, and hydrology of the Wekiva River System;
2. Wetlands associated with the Wekiva River System;
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System;
4. Habitat within the Wekiva River Protection Area of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code; and
5. Native vegetation within the Wekiva River Protection Area.

(b) The various land uses and densities and intensities of development permitted by the local comprehensive plan shall protect the resources enumerated in paragraph (a) and the rural character of the Wekiva River Protection Area. The plan must also include:

1. Provisions that ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density residential in nature, unless the development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. [373.415](#).

5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.

6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.

7. Provisions encouraging clustering of residential development if it promotes protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.

(c) The local comprehensive plan must require that the density or intensity of development permitted on parcels of property adjacent to the Wekiva River System be concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.

(d) The local comprehensive plan must require that parcels of land adjacent to the surface waters and watercourses of the Wekiva River System not be subdivided so as to interfere with the implementation of protection zones as established pursuant to s. [373.415](#), any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

Begin narrative below and/or note attachments to reference:

5. Plan Amendments within The East Lake Sylvan Transition Area

The East Lake Sylvan Transitional Area (see FLU Exhibit-4 East Lake Sylvan Transitional Area/School Site), established by Policy FLU 2.12 Recognition of the East Lake Sylvan Transitional Area, has been designated as appropriate for densities in excess of those allowed elsewhere in the Wekiva River Protection Area wherein the one dwelling unit per net buildable acre is the final development form. The Standards for Plan Amendments within the East Lake Sylvan Transitional Area allows for a maximum allowable residential density not to exceed 2.5 dwelling units per net buildable acre within the Planned Development (PD) Future Land Use designation and PD (Planned Development) zoning classification.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above. <i>(Begin narrative below and/or note attachments to reference):</i>
Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. <i>(Begin narrative below and/or note attachments to reference):</i>
The proposal must conform to the requirements of Part II, Chapter 369, Part II, Florida Statutes as noted above. <i>(Begin narrative below and/or note attachments to reference):</i>

6. Evaluation of Amendments Within The Econlockhatchee River Protection Area

The State Department of Environmental Protection has identified the Econlockhatchee River Protection Area as an “Outstanding Water”, based on authority given by Section 40C-41.063 (5), Florida Administrative Code. In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU-Special Area Boundaries*, an applicant must demonstrate that the Performance Standards contained in Policy FLU 1.10 are met

Demonstrate Consistency with the Following Standards
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the 550 development restriction zone, provide data to demonstrate that the subject property is large enough to meet this development restriction while complying with the requirements of the desired future land use and the requirements of the zoning district desired. <i>(Begin narrative below and/or note attachments to reference):</i></p>
<p>2. For property located within 1,100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted except as stated otherwise in Part 57, Econlockhatchee River Protection Overlay Standards Classification, of the Land Development Code of Seminole County.</p> <p>Does the amendment propose a residential land use designation? Yes ____ No ____</p>
<p>3. All lands within 2,000 feet of stream’s edge, and lands identified on <i>Exhibit FLU: Areas of Archaeological Potential</i>, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district, and preserve potentially significant archaeological features, or provide an archaeological survey (conducted by a state certified archaeologist) verifying that no significant resources are present. <i>(Begin narrative below and/or note attachments to reference):</i></p>

Demonstrate Consistency with the Following Standards

4. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.

Provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district while limiting fragmentation of forest habitats and/or additional river crossings in order to prevent disturbance of native habitats through .

Begin narrative below and/or note attachments to reference:

NOTE: *If any portion of the subject property is within the Environmentally Sensitive Lands Overlay, complete also the Evaluation of Amendments within the ESLO. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.*

7. Evaluation of Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

Demonstrate Consistency with the Following Standards

Provide data to verify that the subject property is large enough to meet the standards required by the proposed future land use and zoning district and also comply with the requirements of *Policy FLU 1.3 Wetlands Protection* and *Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility*, part D - Wetland Compatibility Criteria. These policies prohibit encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.

The ESLO is comprised of floodprone and wetlands that may exist in any combination on a parcel. These areas are graphically depicted on either of the following websites:

- http://www.seminolecountyfl.gov/is/pdf/Information_Kiosk_Help.pdf
- <http://www.scpafl.org/>

NOTE: If applicant is proposing Planned Development (PD) land use, the Master Development Plan must show location of protected environmentally sensitive areas.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Begin narrative below and/or note attachments to reference:

Seminole County
Facility Capacity Impact Assessment
Basic Information - Worksheet 1 of 5

Applicant Name:	Beazer Homes
Project Name:	Towns at Greenleaf
Contact Phone/Email:	407-242-0877/Henry.Chirinos@beazer.com
Date Completed:	07/01/2022

SECTION 1 - Proposed FUTURE LAND USE Evaluation (<i>Other than PD</i>)		
Items	Entries	Units
A. Enter proposed Future Land Use - Insert initials to right. <i>If proposed FLU is PD, skip this section and complete SECTION 2 at bottom of page.</i>	MDR	Any FLU except PD
B. Enter Max. Allowable Residential Dwelling Units/Acre under the proposed FLU	10	Whole # Units/Acre
C. Enter Max. Allowable Non-Residential FAR (floor area ratio) under proposed FLU	0%	Percent
D. Enter Gross Acres - NOTE: The gross acres are used to project the maximum potential development and may exceed final allowable net buildable acres.	6.71	Acres
E. RESIDENTIAL TEST FIGURE - Potential residential unit maximum*	67	Units Lines (B x D)
F. NON-RESIDENTIAL TEST FIGURE - Potential non-residential sq/ft max.*	0	Sq Ft (C x D x 43560)

* Test figures are used only to provide a preliminary calculation of projected facility demands.

SECTION 2 - Proposed PLANNED DEVELOPMENT (PD) Evaluation Only		
Items	Entries	Units
PD Proposed Future Land Use - (<i>If <u>other</u> than PD, complete SECTION 1 above.</i>)	PD	FLU
RESIDENTIAL TEST FIGURE - Enter proposed unit count*	0	Units
NON-RESIDENTIAL TEST FIGURE - Enter proposed square feet*	0	Square Feet

* Test figures are used only to provide a preliminary calculation of projected facility demands.

Facility Capacity Impact Assessment - Worksheet 2 of 5

Potable Water Facilities

Applicant Name	Project Name	Well? Check box, make no entries
Beazer Homes	Towns at Greenleaf	<input type="checkbox"/>
Enter Utility Name:	Seminole County Environmental Services	
Enter Utility Contacted Name:	Becky Noggle	
Enter Contact's Phone Number:	407-665-2143	


- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage or go to

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For well permitting, contact the Seminole County Building Division, 407-665-7050, and the Health Department, 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter <u>Available Capacity</u> provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	NOTE: In place of an <u>Available Capacity</u> figure, check here that a letter from the utility confirming ability to serve is attached.		Letter attached in place of demand calculations

POTABLE WATER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 350 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	67	350	0.023	(Test Figure x LOS per unit) / 1.0 mgd)

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non - residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	0		0.000	(Test Figure x LOS per unit) / 1.0 mgd)

4	Total Proposed Water Demand		0.023	Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity		-0.023	Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 3 of 5

Sanitary Sewer Facilities

Applicant Name	Project Name	Septic? Check box, make no entries
Beazer Homes	Towns at Greenleaf	<input type="checkbox"/>
Enter Utility Name:	Seminole County Environmental Services	
Enter Utility Contacted Name:	Becky Noggle	
Enter Contact's Phone Number:	407-665-2143	


- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage or go to

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For onsite sewage and disposal, contact the Seminole County Department of Health, Environmental Health: 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter <u>Available Capacity</u> provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	NOTE: In place of an <u>Available Capacity</u> figure, check here that a letter from the utility confirming ability to serve is attached.		Letter attached in place of demand calculations

SANITARY SEWER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 300 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	67	300	0.020	(Test Figure x LOS per unit) / 1.0 mgd

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non - residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	0		0.000	(Test Figure x LOS per unit) / 1.0 mgd

4	Total Proposed Sewer Demand	0.020	Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity	-0.020	Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 4 of 5

County-wide Solid Waste Facilities

NOTE: Residential unit count serves as an estimate for both residential and non-residential solid waste disposal demand. A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
Beazer Homes	Towns at Greenleaf

Residential Test Figure (WorkSheet 1)	Multiply	Persons per Household	Equals	Calculated Residential Population
67	x	2.6	=	174

FACILITY	Items	Entries	Notes/Units
Landfill	NOTE: A Level of Service (LOS) of 4.3 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is disposed of daily at the landfill. The remaining landfill capacity as of 2013 is: 20,202,000 tons.*		
1	Calculated Residential Population (from above)	174	Persons
2	Adopted LOS pounds per person per day	4.3	Lb/cap/day
3	Proposed Annual Landfill Demand	136.7	Tons (Lines 1 x 2 x 365)/2000

Transfer Station	NOTE: A Level of Service (LOS) of 4.0 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is processed daily through the transfer station. The transfer station capacity as of 2013 is: 2500 tons/day.*		
1	Calculated Residential Population (from above)	174	Persons
2	Adopted LOS pounds per person per day	4.0	Lb/cap/day
3	Proposed Daily Transfer Station Demand	0.348	Tons (Lines 1 x 2)/2000

* Based on information provided by the Seminole County Solid Waste Management Division in 2013. The County's remaining Landfill capacity and Transfer Station processing capacity is projected to be sufficient through 2060 and 2050 respectively at current growth rates and therefore the calculation of a deduction from the remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.

Facility Capacity Impact Assessment - Worksheet 5 of 5

County-wide Recreation and Open Space Facilities

NOTE: A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
Beazer Homes	Towns at Greenleaf

Residential Test Figure	Multiply	Persons per Household	Equals	Calculated Residential Population
67	x	2.6	=	174

RECREATION	Items	Entries	Notes/Units
Total Acres	NOTE: Level of Service (LOS) for total developed and passive recreation lands is 3.6 acres per 1000 population equating to .0036 acres per person. Remaining acreage: 1,394*		
1	Calculated Residential Population (from above) :	174	Persons
2	Adopted LOS acres per person	3.6	Acres/1000 Pop
3	Proposed Total Acres Demand	0.627	Acres (Lines 1 x 2)/1000

Developed Acres	NOTE: Level of Service (LOS) for developed recreation land is 1.8 acres per 1000 population equating to .0018 acres per person. Remaining Acreage: 178*		
1	Calculated Residential Population (from above) :	174	Persons
2	Adopted LOS acres per person	1.8	Acres/1000 Pop
3	Proposed Developed Acres Demand	0.314	Acres (Lines 1 x 2)/1000

* Based on 2010 adopted CIE Update. The County's remaining Total and Developed acreage is projected to be sufficient through 2030 at current growth rates and therefore the calculation of a deduction from remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.

Towns of Greenleaf Community Meeting

County Project Number 22-0000008

September 13, 2022, at 6:30 pm
Lutheran Haven Community Room
2041 W. SR 426, Oviedo, FL 32765

Meeting Minutes:

- I. Call to Order
 - a. The meeting was called to order at 6:35 pm with 16 members of the public in attendance.
- II. Presentation
 - a. Doug Kelly of England-Thims and Miller, Inc. provided an introduction to the project including the proposed rezoning change from Agriculture to R-3A, the future land use change of the parcels fronting SR 426 from Commercial to Medium Density Residential, and the proposed concept plan with 33 fee - simple townhomes. Mr. Kelly indicated that there would be no impact to the existing wetlands located to the rear (west-side) of the site. He also indicated that the site is entirely outside of the 100-year floodplain and no floodplain compensation would be required for the development.
 - b. Shelby Eldridge of England-Thims and Miller, Inc. provided a summary of the steps for the rezoning process and future land use amendment and where the project currently resided in the county's development review process. Ms. Eldridge briefly described the perimeter landscape buffer and after the ETM presentation, a question-and-answer session followed.
- III. Public Input
 - a. Phil Lukas
 - i. Phil Lukas of Lukas Nursery inquired to the proposed storm drainage of the property. Mr. Kelly and Ms. Eldridge responded that any stormwater must be retained on site and that the site is currently in the early stages of engineering design.
 - b. Robert Kingsland
 - i. Robert Kingsland inquired to the drainage easement that runs along the north property line of the subject property indicating that it currently is not properly maintained by the property owner, St. Luke's or the county and tends to back-up during heavily rain events. Mr. Kingland indicated that the drainage flow originates from the Lutheran Haven property and is piped under SR 426 continuing westward along the north property line of the subject site and the drainage ditch then turns north. Mr. Kingsland stated that Seminole Co. Public Works was aware of the issue. Mr. Kelly and Ms. Eldridge thanked him for his comment and indicated that they were aware of the existing easement and would make sure that ETM engineering staff were aware of the situation.
 - c. Judy Duda
 - i. Judy Duda commented on the poor drainage that currently exists from the neighboring Seminole Trail. Ms. Duda as well as several attendees also commented that SR 426 is currently a heavily travelled road particularly in the morning and between 4pm to 6pm. Several attendees indicated that they believe the traffic is affected by those travelling to/from the Master's Academy and the nearby school backing up in front of the subject property from Slavia Rd.
 - d. Several other attendees inquired about the following items:

- i. What will the units sale for? ETM staff indicated that the proposed townhome project would be developed as a market-rate fee simple project, the actual price-point has not been provided to ETM.
- ii. How tall are the buildings? ETM staff indicated that the units would be two-story.
- iii. Several residents inquired about the amount of fill that would be placed on the site. ETM staff stated that the site was in the early stage of design and that no significant fill would be brought on site. The low-lying area of the site is to the west where the wetlands are located, and the design of the site avoids wetland impacts.
- iv. Several homeowners asked if the project would be fenced? ETM responded that at this point in time, the site will not be enclosed with a perimeter wall or fence.
- v. Several residents living along the westside of SR 426 said that after the Seminole County Trail went in, their driveways started to pond at the R/W line after it would rain and that they had complained to the county.
- vi. One resident stated that most of the homes on the west side of SR 426 were on septic and (shallow) private wells. ETM staff indicated that the proposed project would connect to county central water and sewer which runs along SR 426 in front of the subject property.
- vii. ETM staff provided their contact information to the attendees that requested follow up information.

IV. Adjournment

- a. The meeting adjourned at 7:40 pm.

Attachments:

- 1) Display Exhibit: Illustrative Concept Plan

COMMUNITY MEETING SIGN-IN SHEET

[illegible]

THIS SECTION TO BE FILLED OUT BY ORGANIZER

List any observations and/or comments below.

COMMUNITY MEETING SIGN-IN SHEET

[illegible]

COMMUNITY MEETING SIGN-IN SHEET

MEETING INFORMATION	
MEETING TITLE	Community Meeting-Beazer SR 426 Townhomes
ORGANIZER	England-Thims & Miller, Doug Kelly
LOCATION	Lutheran Haven - 2041 W. SR 426, Oviedo, FL 32765
DATE	September 13th, 2022
TIME	6:30 pm - 7: 30 pm

[illegible]

<p align="center">THIS SECTION TO BE FILLED OUT BY ORGANIZER</p> <p align="center"><i>List any observations and/or comments below.</i></p>	

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☐ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☒ Other (describe):

Trust

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	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(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 and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: George Jakubcin Jr. Family Trust

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
<u>George Kirk</u>	<u>Trustee</u>	<u>12325 Frederick Rd West Friendship MD 2179</u>	
<u>Deborah Hennrichs</u>	<u>Beneficiary</u>	<u>16008 Dorman Rd Lithia, FL 33547</u>	
<u>George M Jakubcin</u>	<u>Beneficiary</u>	<u>475 Van Arsdale St Oviedo, FL 32765</u>	

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

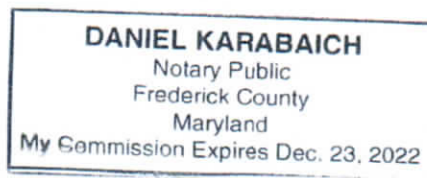
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are 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:

Date 7/14/2022

George Preston Kirk Trustee
Owner, Agent, Applicant Signature

Maryland
STATE OF FLORIDA
COUNTY OF SEMINOLE Howard

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2022, by George Preston Kirk, who is ☐ personally known to me, or ☒ has produced MD Drivers License as identification.



[Signature]
Signature of Notary Public

Daniel Karabaich
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, George Preston Kirk Trustee, the owner of record for the following described property (Tax/Parcel ID Number) 20-21-31-300-002B-0000, 20-21-31-300-009A-0000 hereby designates Henry Chirinos to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: N/A

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 7/7/2022

[Signature]
Property Owner's Signature

George Preston Kirk Trustee
Property Owner's Printed Name

STATE OF ~~FLORIDA~~ Maryland
COUNTY OF Howard

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of ~~Florida~~ Maryland to take acknowledgements, appeared George Preston Kirk (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced MD Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 7th day of July, 2022.

DANIEL KARABAICH
Notary Public
Frederick County
Maryland
My Commission Expires Dec. 23, 2022

[Signature]
Notary Public

**SEMINOLE COUNTY
LOCAL PLANNING AGENCY/
PLANNING AND ZONING COMMISSION
COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
BOARD CHAMBERS, ROOM 1028
MINUTES**

**WEDNESDAY, DECEMBER 7, 2022
6:00 PM**

Towns at Greenleaf Small Scale Future Land Use Map Amendment and Rezone – Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three (33) lot townhome subdivision on approximately 6.71 acres, located southwest of Slavia Road and west of State Road 426; (Z2022-25/07.22SS.04) (Henry Chirinos – Beazer Homes, Applicant) District1 - Dallari (**Annie Sillaway, Project Manager**).

Annie Sillaway, Senior Planner, presented this item as stated in the Staff Report. She further stated the Applicant is requesting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three lot townhome subdivision on approximately 6.71 acres, located southwest of Slavia Road and west of State Road 426. The proposed townhome subdivision is for a maximum density of 7.87 dwelling units per net buildable acre. Each town home dwelling unit will be a minimum of 1,200 square feet in size and a lot width of twenty feet. Ms. Sillaway stated that a memo was emailed, and a paper copy given to the Planning and Zoning Commission today, December 7, 2022, regarding small changes to the development plan. 1.) Net developable area went from 4.19 acres to 4.20 acres, 2.) Proposed Net Residential Density went down from 7.88 to 7.86 dwelling units per net buildable acre, 3) Road A – in the Land Use tract table was changed from Seminole County to HOA for ownership and maintenance, 4) A note was put on the plan stating, “Density calculations may change at Final Engineering based on the Final Layout”. As required by Sec.30.250 of the Land Development Code of Seminole County (LDCSC), the Applicant has provided a Development Plan showing the layout of buildings, circulation, buffers, and parking for the townhome units. The requested Medium Density Residential Future Land Use designation allows a maximum density of ten dwelling units per net buildable acre and permits the requested R-3A zoning classification. A tree preservation area is called out on the development plan located on the western portion of the subject site and the Applicant will be required at the time of Final Engineering to provide a tree survey. Also, along the west portion of the site, is approximately 1.51 acres of wetlands. The Applicant is not proposing any impacts to the wetland area and is showing a fifteen foot minimum, twenty five foot overall average wetland buffer. A Conservation easement dedicated to Seminole County will be

required over the wetlands and to indicate the required wetland buffers. Water and Sewer service within the Seminole County utility service area and is available to serve the proposed development. The property proposes access onto SR 426, which is classified as an urban minor arterial road. State Road 426 is currently operating at a level-of-service "B" or "C" depending on direction and time of day and does not have improvements programmed in the FDOT 5 Year Work Program. A Signal Warrant Analysis will be required at the time of Final Engineering. The proposed project is located within the Howell Creek Drainage Basin and may have a constrained outfall with limited downstream capacity therefore the site will have to be designed to hold up to the entire twenty five year, twenty four hour storm event with 8.6 inches of rainfall volume onsite unless a viable legal outfall is determined. The proposed development is providing the required twenty-five percent open space. The Applicant proposes a fifteen foot wide buffer on the north, south, east, excluding the west portion that will remain undisturbed. In compliance with Seminole County Land Development Code Sec. 30.49 – Community Meeting Procedures, the Applicant conducted a community meeting on September 13, 2022. Per Sec. 30.241 of the Land Development Code of Seminole County (LDCSC), the requested R-3A zoning classification is composed of medium to high density residential areas, plus open space, where it is likely and desirable to extend such type of development. The district is situated where it is well serviced by public and commercial services with convenient access to thoroughfares or collector streets. The R-3A zoning classification permits one, two- and three-story apartment buildings, townhomes, and condominiums. The subject zoning classification requires a minimum perimeter building setback of twenty five feet for one story buildings, and thirty five feet for two-story buildings. The Development Plan proposes two story townhomes with thirty five foot setbacks. Staff recommends the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three lot townhome subdivision on approximately 6.71 acres, located southwest of Slavia Road and on the West of State Road 426.

Chairman Smith asked Ms. Sillaway where the closest subdivision or any like development was located. Board discussion ensued.

Doug Kelly with England, Tims and Miller, for the Applicant was present and stated he agreed with Staff as presented.

The following individuals from the audience spoke regarding the project:

1. Robert Kingsland, Oviedo, stated he was neither opposed or in favor of the project and stated he owned twenty one acres after construction of SR 417 took four acres. He stated that beginning at Slavia Road, there is a series of ditches that was apart of the Slavia drainage district and an easement that runs along their north side that takes all of the water from St. Luke's Retirement Home, under Aloma Avenue and into a ditch. Seminole County has no jurisdiction over the ditch and are relying on private landowners to run the water up to a ninety degree turn and down to SR 417. Mr. Kingsland stated he would be happy to give Seminole County an easement if the County promises to maintain the easement.

2. Steven Lehenbauer, representing St. Luke's Lutheran Church and school, spoke regarding SR 426 traffic back up and the combined entrance near the Church's elderly home and school.

Doug Kelly with England, Tims and Miller, for the Applicant, stated he appreciated when individuals come to the community meetings so they are aware of any issues but is not aware of all of the issues that could potentially take place.

Chairman Smith stated that the drainage of the development was a major concern. Mr. Kelly stated the draining issue was brought up during the community meeting and his engineering manager on this project was updated on the drainage issue. The actual drainage ditch is immediately north of Towns of Greenleaf property and the developer is not allowed to do any type of temporary construction on the property line or into the other property adjacent to Towns of Greenleaf. Mr. Kelly stated he wanted to avoid any impact to the ditch because it isn't maintained. Additionally, there is no impact from his development to the wetland due to possible disturbance of the current water drainage flow. Mr. Kelly suggested that the county work with the property owner to the north of the development. Mr. Kelly stated he understood there is a regional trail and that is something that draws regional development. Regarding traffic concerns, Mr. Kelly stated that during 4:30 PM to 5:30 PM, SR 426 is congested. He stated that on a portion of the subject property is commercial zoning and an office or retail space could possibly be built and would increase the traffic as well. He stated the Applicant is only interested in rezoning for multi-family development however, if they sold part of the property the new developer would have to resubmit a plan to Planning and Zoning Commission. Mr. Kelly stated he did complete a traffic study and the results may be different from when the Lutheran Church completed their study years ago.

Commissioner Jerman asked Mr. Kelly if they had to retain a twenty four hour, twenty five year storm event regarding drainage. Mr. Kelly stated yes. Commissioner Jerman asked where the excess water drains to. Mr. Kelly stated that is the reason he is storing more volume on the site is to account for that. So, there is not an access of run-off from the site. Commissioner Jerman asked if the excess water was draining into the subject ditch at all. Mr. Kelly replied no.

Chairman Smith asked if stormwater was available down the SR 426 corridor. Mr. Kelly stated no, this development contains only one cul-de-sac, so he did not pursue DOT regarding their drainage system. Chairman Smith stated his question was is there stormwater available on SR 426. Mr. Kelly stated yes there is capacity in the system, but they are not going to use it.

Discussion ensued between the Board, Mr. Bill White, engineer for Seminole County, Mr. Kelly and Mr. Kingsman, regarding drainage.

Commissioner Jerman asked if Mr. Kelly was willing to increase his buffer on the south side of the property. Mr. Kelly stated he would have to defer that question to his client.

Discussion ensued between the Board.

Commissioner Jerman stated he would like to hear more information regarding the drainage, the traffic situation, and the buffer.

A motion was made by Commissioner Jerman, seconded by Commissioner Lawhun to table the request for rezone until the next regularly scheduled P&Z Meeting on January 4, 2023, in order to provide Mr. Kelly more time to research and be able to answer the above questions.

Ayes: (5) Chairman S. Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, and Commissioner Turnage

Absent: (2) Commissioner Grundorf and Commissioner T. Smith

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On February 14, 2023, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

Property Owner(s): George P. Kirk

Project Name: Towns at Greenleaf SSFLUMA and Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three (33) lot single family residential subdivision on approximately 6.71 acres, located southwest of Slavia Road and on the West of State Road 426.

Findings: After fully considering staff analysis titled "Towns at Greenleaf" and all evidence submitted at the public hearing on February 14, 2023, regarding this matter, the Board of County Commissioners has found, determined, and concluded that the requested rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

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: _____
Amy Lockhart, Chairman

EXHIBIT "A"

The land referred to herein below is situated in the County of SEMINOLE, State of Florida, and described as follows:

Parcel 1:

That part of Lot C described as follows, begin at the SW corner of South 132 of North 396 feet of W 1/2 of SW 1/4 of NE 1/4 of SE 1/4 of Section 20, Township 21 South, Range 31 East, run North on West line of said W 1/2 71.65 feet, thence S 69°02'01" E, 204.7 feet to the South line of said South 132 feet of North 396 feet, thence N 89°30'15" W 190.41 feet to point of beginning.

Parcel 2:

The West half of the SW 1/4 of the NE 1/4 of the SE 1/4 West of the S.A.L. Railway Co., Section 20, Township 21 South, Range 31 East, LESS the North 396 feet thereof, ALSO LESS that portion conveyed in Official Records Book 177, Page 173, AND ALSO LESS that portion conveyed in Official Records Book 1016, Page 988, of the Public Records of Seminole County, Florida.

AND

Begin at SW corner of W1/2 of SW 1/4 of NE 1/4 of SE 1/4, Section 20, Township 21 South, Range 31 East, Seminole County, Florida, Run East 213 feet to S.A.L. Railway right of way, N 23°27' E. 215.17 feet, West 300 feet, South 197.4 feet to beginning.

Parcels 1 and 2 AKA Begin at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; run North 00°35'37" West 335.9 feet; thence South 69°02'01" East 332.46 feet; thence South 23°25'18" West 236.4 feet; thence West 213.0 feet to the Point of Beginning.

Parcel 3

South 1/2 of South 1/2 of East 1/2 of NW 1/4 of SE 1/4, of Section 20, Township 21 South, Range 31 East, Seminole County, Florida.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7424

Title:

Food Fare Fern Park Special Exception - Consider a Special Exception for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street; (BS2022-10) (Cory Sitler, Applicant) District4 - Lockhart (**Hilary Padin, Project Manager**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services - Planning and Development

Authorized By:

Rebecca Hammock

Contact/Phone Number:

Hilary Padin - (407) 665-7331

Motion/Recommendation:

1. Recommend the Board of County Commissioners approve the Special Exception and associated Development Order for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street; or
2. Recommend the Board of County Commissioners deny the Special Exception and associated Development Order for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street; or
3. Continue the request to a time and date certain.

Background:

The Applicant requests to operate a permanent alcoholic beverage establishment at a food truck venue, where there will be beer and wine for sale for on-site consumption. A 1,250 square foot permanent bar and restroom structure with sixty-five (65) seats on the 0.81-acre site with six (6) food truck pads and an additional outdoor seating area for a total of 104 seats is proposed.

The food truck venue plans to operate between the hours of 11:00 am and 10:00 pm daily.

The Seminole County Land Development Code Sections 30.1353(b)(2) and (4) state that any establishment selling alcoholic beverages, either for on-premise or off-premise consumption, where the sale of alcoholic beverages is not incidental to other products offered for sale, must apply for and be granted a Special Exception if it maintains separation from churches, schools and residential properties. The proposed development meets all separation requirements.

Although the varying food trucks will provide food for its customers, there is no way to demonstrate that the alcohol sales will be incidental to the variable food truck revenues. With the only permanent structure on the property being the bar, a Special Exception has been deemed necessary.

In compliance with Seminole County Land Development Code Section 30.49 - Community Meeting Procedures, the Applicant conducted a community meeting on December 1, 2022.

Staff Findings:

As provided for in Section 30.41(e)(1) of the Land Development Code of Seminole County, the Board of County Commissioners, based on a recommendation from the Planning and Zoning Commission, has the power to hear and decide Special Exceptions it is specifically authorized to approve under the terms of the Land Development Code upon determination that the use requested:

IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

The alcoholic beverage establishment will be on the US Highway 17-92 corridor, where there are many restaurants and bars along with other intense commercial uses. Therefore, the proposed alcoholic beverage establishment would be in character with the existing uses and compatible with the trend of development of the area.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

The site fronts on a main thoroughfare and will contain its parking on site, as such, the alcoholic beverage establishment is not expected to have an unduly adverse effect on existing traffic patterns, movements, and volumes.

IS CONSISTENT WITH THE SEMINOLE COUNTY COMPREHENSIVE PLAN:

The subject property has a future land use designation of Mixed (MXD). Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this designation is to provide a mix of uses within a development site or within a multiple parcel area to encourage flexible and creative design, protect established residential neighborhoods from adverse impacts of nonresidential development and reduce the cost of public infrastructure. This property is located on US Highway 17-92, a principal arterial roadway, within the urban area of Seminole County, and does not infringe upon residential neighborhoods; and therefore, is consistent with the Seminole County Comprehensive Plan.

MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:

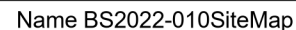
Based on the submitted Site Plan, the proposed use meets the minimum area and dimensional requirements of the C-2 (Retail Commercial) district.

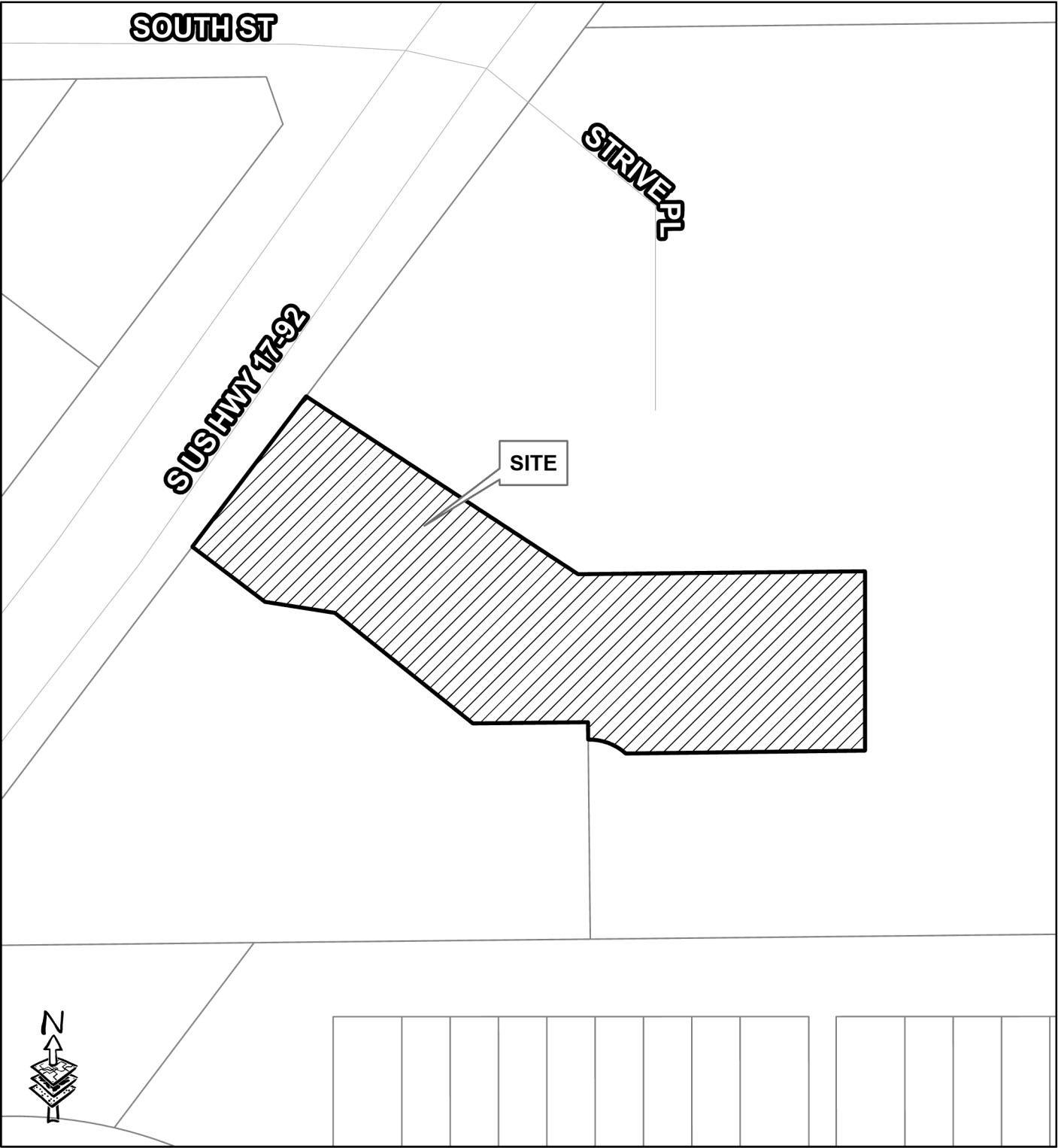
WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

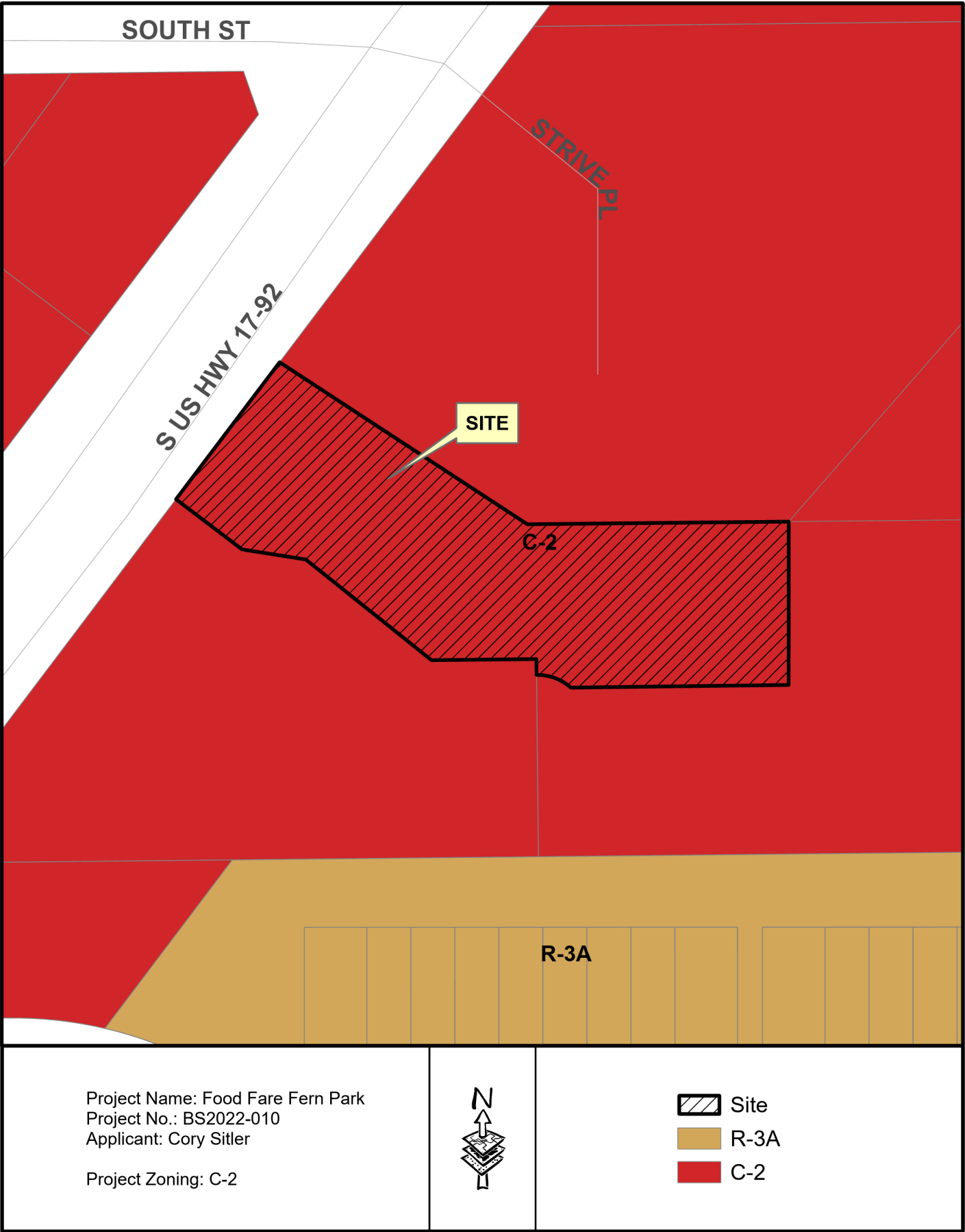
Within the C-2 (Retail Commercial) district, alcoholic beverage establishments are allowed with the granting of a Special Exception. Along the US Highway 17-92 corridor, there exists numerous commercial uses that serve the surrounding community and the establishment of an alcoholic beverage establishment within the corridor is not out of character. Therefore, the granting of the subject special exception will not adversely affect the public interest.

Staff Recommendation:

Recommend the Board of County Commissioners approve the Special Exception and associated Development Order for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street.







Date: 12/2/2022

Name BS2022-010Zoning



Winter 2021 Color Aerials

Project Name: Food Fare Fern Park
 Project No.: BS2022-010
 Applicant: Cory Sitler

Project Location:
 7341 S US Hwy 17-92
 Fern Park, FL 32730



Site

Date: 12/2/2022

Name BS2022-010Aerial



September 23, 2022

Hilary Padin
Planning & Development - Seminole County
1101 E. 1st Street
Sanford, FL 32771

**Re: Food Fare Fern Park – Special Exception
Project Narrative**

Dear Ms. Padin:

The Owner would like to request a Special Exception to allow for the purchase and sale of wine and beer at the Food Fare Fern Park project. The project will consist of multiple local food trucks, central outdoor seating area for visitors, and a 1,250-sf building with 65 seats, a bar and restroom. The hours of operation of the food truck park will be from 11:00am-10:00pm every day.

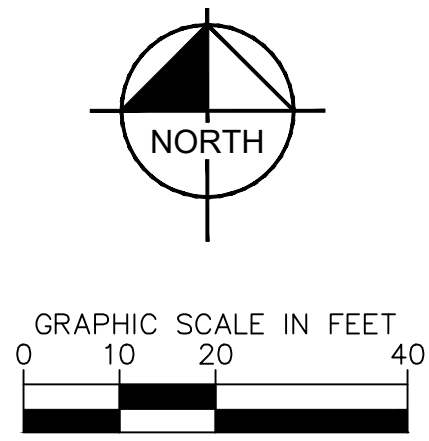
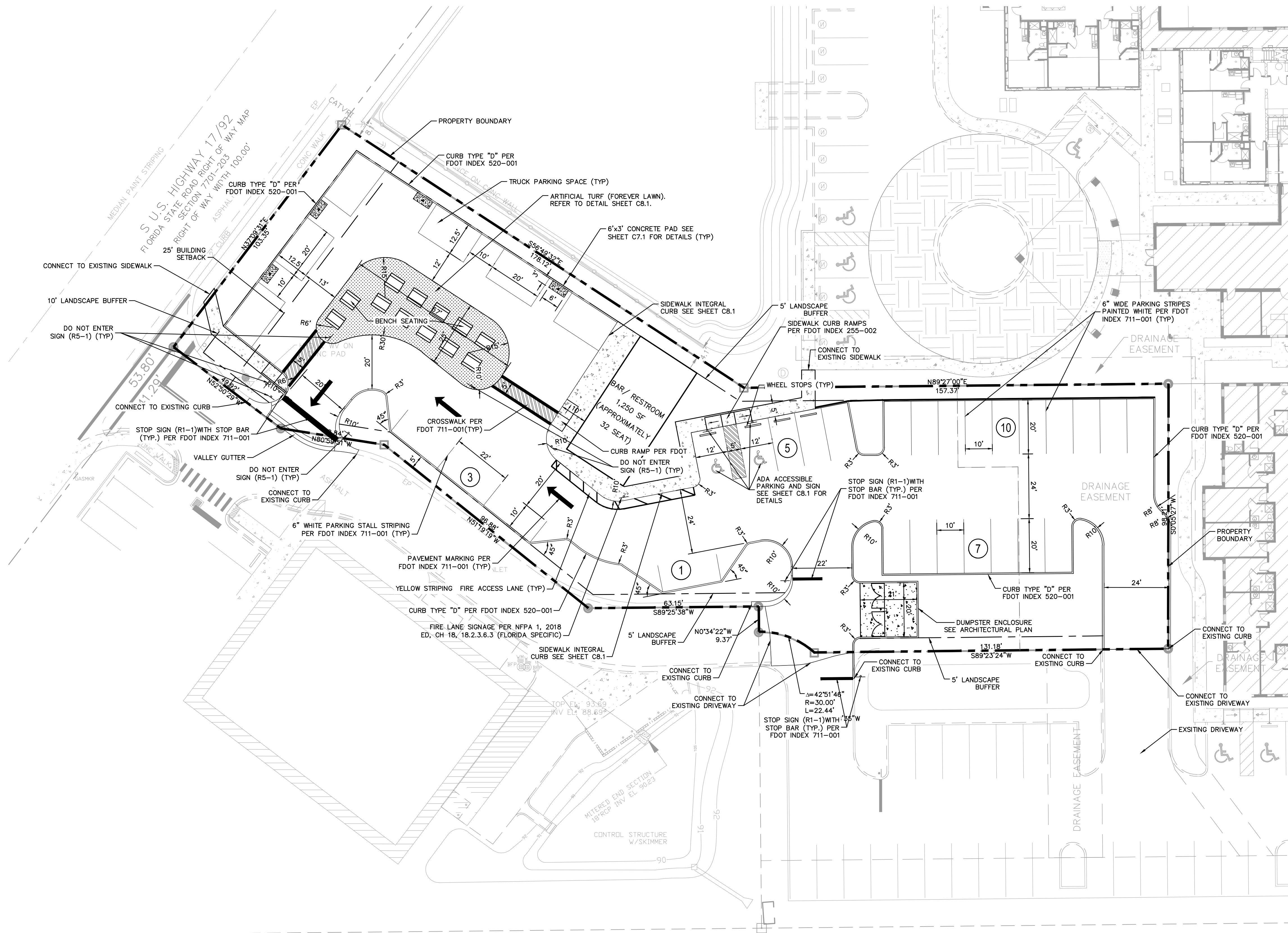
The project will provide a unique casual dining environment for the surrounding area and will be well integrated with the adjacent assisted living facility as both properties are under the same ownership. The project will also provide a regulated space for food truck owners to operate legally in Seminole County.

Please do not hesitate to reach out for any questions or additional information.







Very truly yours,

A handwritten signature in blue ink that reads "Cory Sitler".

Cory Sitler, P.E. - Project Manager



LEGEND

	PROPERTY BOUNDARY
	PARKING COUNT
	PROPOSED FENCE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	ARTIFICIAL TURF

OVERALL SITE DATA:

PROJECT AREA:
PARCEL ID:
PERMITTED USE:

PERMITTED USE:

HOURS OF OPERATION:

ZONING:
ZONING :
LAND USE :

ADJACENT LAND USE AND EXISTING ZONING:

NORTH : MXD / C-2
EAST : MXD / C-2
SOUTH : MXD / C-2
WEST : MXD / C-2

BUILDING HEIGHT:

BAR/RESTROOM	35 FT	10 FT
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BUILDING DATA:

TOTAL # OF STORIES : 1
GROSS AREA : 1,250 SF

<u>FOOD TRUCK DATA:</u>	
MAX. NUMBER OF FOOD TRUCKS ON-SITE	6 TRUCKS
MAX. ALLOWABLE HEIGHT OF FOOD TRUCK	14 FT
TRUCK PARKING PAD SIZE	20 FT X 13
MIN. FOOD TRUCK SEPARATION DISTANCE	10 FT

OPEN SPACE CALCULATIONS:	
MINIMUM OPEN SPACE REQUIRED PROVIDED OPEN SPACE	25.0% (0.21)
LANDSCAPE	22.9% (0.18)
SIDEWALK	4.05% (0.03)
OUTDOOR SEATING	5.68% (0.04)
TOTAL OPEN SPACE	32.7% (0.26)

<u>SITE AREA CALCULATIONS:</u>	
PROPOSED PERVIOUS AREA	0.186 AC (2%)
PROPOSED IMPERVIOUS AREA	
BUILDING	0.029 AC (3%)
PAVEMENT	0.518 AC (6%)
SIDEWALK	0.033 AC (4%)
ARTIFICIAL TURF	0.046 AC (5%)
TOTAL IMPERVIOUS	0.626 AC (7%)

FLOOR AREA RATIO (FAR):

COMMERCIAL MAXIMUM FAR OF 0.60

PARKING SPACE CALCULATIONS:

OUTDOOR SEATING PROVIDED:	12 SEATING BENCHES/ 72 SEATS TOTAL
INDOOR/BAR SEATING PROVIDED:	32 SEATS
PARKING SPACES REQUIRED:	1 SPACE/ 4 SEAT (104/ 4)
	26 REQUIRED SPACES

PARKING SPACES PROVIDED: 27 SPACES
25 STANDARD SPACES (10' x 20')
2 HANDICAP SPACES (12' x 20')

LANDSCAPE BUFFER / BUILDING SETBACKS:

	MIN. BUILDING SETBACKS	MIN. LANDSCAPE BUFFER
FRONT (S US HWY 17-92)	25 FT	15 FT
SIDE (NORTH)	0 FT	0 FT
SIDE (SOUTH)	0 FT	10 FT
REAR	10 FT	11 FT

WETLANDS:

THERE ARE NO JURIDictionAL WETLANDS ON THIS SITE.

ACCESS:

THERE IS ONE FULL ACCESS POINT ON S US HWY 17-92.

GENERAL NOTES

1. THE PROPERTY SHOWN HEREIN LIES IN FLOOD ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. PER FIRM PLAN NUMBER 121701065F, DATED SEPTEMBER 28, 2007, FLOOD ZONE "X" IS LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY. FLOOD PROTECTION SHALL BE PROVIDED ON-SITE ACCORDING TO SEMINOLE COUNTY AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
2. OUTDOOR IRRIGATION SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT REGULATIONS AT TIME OF SITE PLAN AND ENGINEERING PLAN REVIEW.
3. LIGHTING WILL COMPLY WITH SEMINOLE COUNTY'S LIGHTING CODE.
4. OUTDOOR LIGHTING SHALL BE PROVIDED. SEPARATE PERMITS AND REVIEW MUST MEET THE REQUIREMENTS OF SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1234 - OUTDOOR LIGHTING.
5. PUBLIC UTILITIES ARE AVAILABLE TO SERVE THIS DEVELOPMENT. SANITARY AND POTABLE WATER SHALL BE PROVIDED BY SEMINOLE COUNTY. SEWERAGE SHALL BE PROVIDED BY SEMINOLE COUNTY. TIE-IN LOCATIONS ARE SUBJECT TO MOVE DURING THE FINAL MASTER PLAN PROCESS. SERVICE LINES SHALL CONFORM TO SEMINOLE COUNTY DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
6. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY HLSM, LLC.
7. NO PARKING STRIPING AND SIGNAGE TO BE IN ACCORDANCE WITH SEMINOLE COUNTY PUBLIC SAFETY TECHNICAL STANDARDS. UNPARKED VEHICLES SHALL BE PROHIBITED. NO OTHER PARKING OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE DEPARTMENT ACCESS ROADS OR TO PROHIBIT THE OBSTRUCTION THEREOF OR BOTH.
8. DUMPSTER SHALL REQUIRE A SEPARATE PERMIT. DUMPSTER ENCLOSURE MUST MEET THE STANDARD OF SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1233 - MISCELLANEOUS DESIGN STANDARDS.

Property Appraiser ID Number(s):
19-21-30-530-0000-0020

Seminole County
Approved for construction

This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

Approved.

Seminole County Development Review Department:

Date: _____

**CALL 48 HOURS
BEFORE YOU DIG**

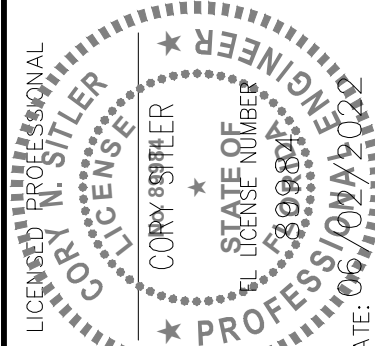
**IT'S THE LAW!
DIAL 811**

**Know what's below.
Call before you dig.**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT 149973006	DATE 08/31/2022	SCALE AS SHOWN	DESIGNED BY	CSS	JUL	CSS
			DRAWN BY			
			CHECKED BY			

SITE PLAN

FOOD FARE FOOD TRUCK PARK

SEMINOLE COUNTY

SHEET NUMBER
C4.0

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 14, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2
STRIVE AT FERN PARK
PLAT BOOK 83 PAGE 96

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: V3 FERN PARK OP, LLC
496 S. HUNT CLUB BLVD
APOPKA, FL 32703

Project Name: FOOD FARE FERN PARK - SPECIAL EXCEPTION

Requested Development:

A Special Exception for an alcoholic beverage establishment in the C-2 zoning district.

The findings reflected in the record of the February 14, 2023, Board of County Commissioners meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must 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, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this development approval are as follows:

- a. The Special Exception granted applies only to the alcoholic beverage establishment as depicted on the Site Plan.
- b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Site Plan, attached to the Development Order as Exhibit A.
- c. No building associated with the Special Exception may be increased more than ten (10) percent in size from the 1,250 square feet permanent structure, as is shown on the Site Plan, without Board approval.
- d. The seating shall be capped at 104 seats and may not be increased without Board approval.
- e. The use of the alcoholic beverage establishment must be in conjunction with the food truck use.
- f. Alcoholic beverages must not be sold, bartered, exchanged, or in any manner distributed between the hours of 2:00 am and 7:00 am, per Seminole County Code Section 15.17(a).
- g. Closing hours and procedures must comply with Seminole County Code Section 15.17(b).
- h. Prior to the issuance of development permits, a final Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
- i. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception is obtained within the one (1) year period. One (1) six (6) month extension may be granted.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will

perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

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

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

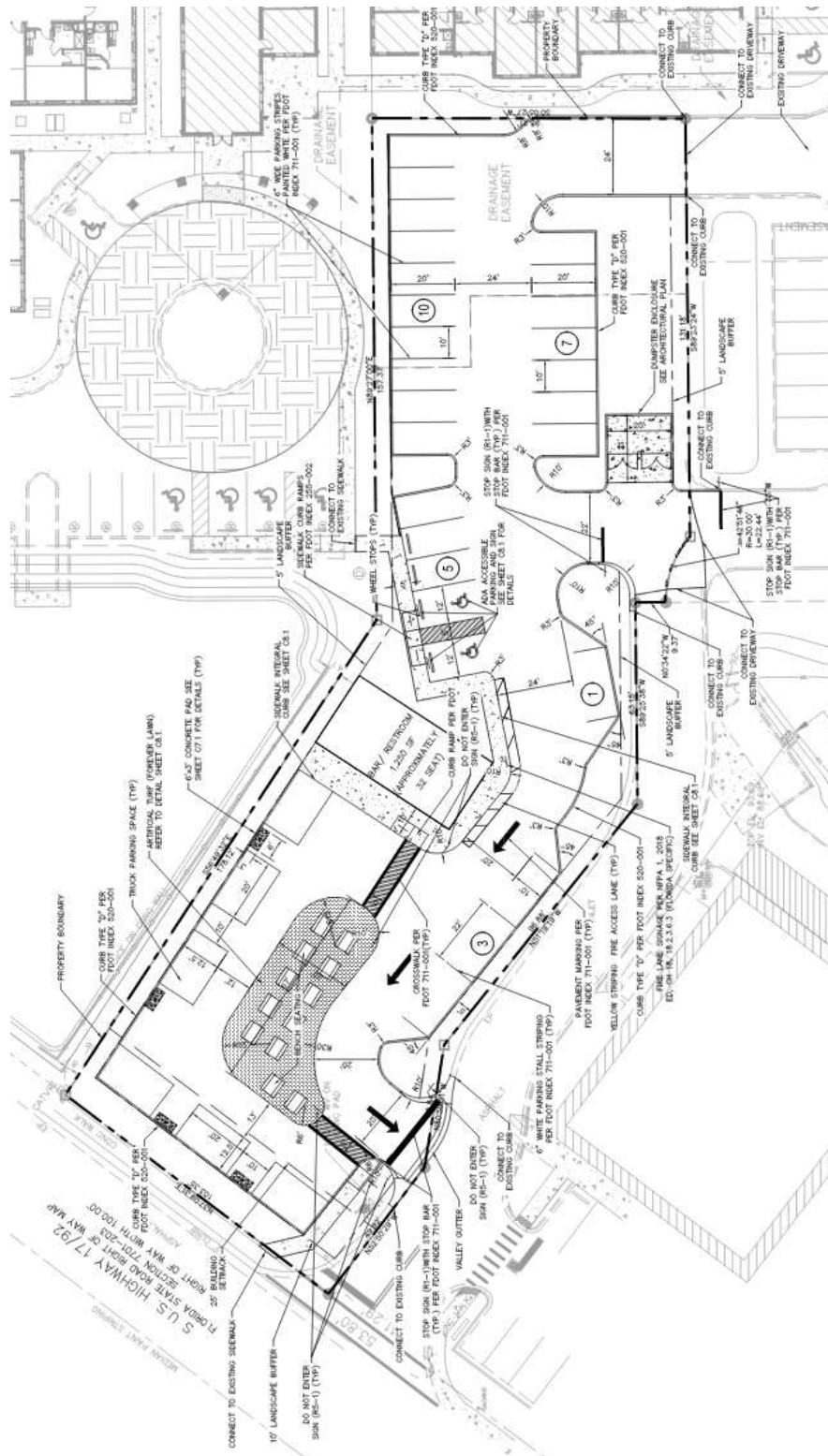
Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Amy Lockhart, Chairman

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A



Job Request David Johnson, CFA, ASA
PROPERTY APPRAISER
INFORMATION REQUEST FORM
SEMINOLE COUNTY, FLORIDA

✓
10 done

Sara Hunsinger
Special Projects Coordinator
407-665-7515

19-21-30-530-0000-0020

Date:	10/25/22
Customer:	John (Trey) Vick, III
Address:	7341 S US HWY 17-92 Fern Park, FL 32730
Phone:	(407) 848-1663

Job Specifics:

The closest church is 1,600 feet (measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the church), whose parcel I.D number is 19-21-30-503-0700-0100.

The closest school is 1,957 feet (measured air-line, as the crow flies, from lot line of establishment to lot line of school), whose parcel I.D number is 20-21-30-300-0020-0000.

The closest residential property is 1,003 feet (measured by shortest distance traveled by pedestrian from entrance of establishment to nearest property line of a residential zoning district or residential land use classification).

The closest residential property is 207 feet (measured by the closest vertical building extremity of the establishment to the nearest property line of a residential zoning district or residential land use classification).

* The measurements provided by the Property Appraiser's Office on this form are not survey accurate. The measurements are based on maps used for assessment purposes only.

Completed by: Sara Hunsinger
Seminole Public Works Specialist
Seminole County Property Appraiser
10/26/2022



November 16, 2022

Dear Property Owner:

Please be advised that this office has the privilege of representing the below-referenced Developer with regards to certain property located near you.

Project: Food Fare Fern Park

Developer: V3 Fern Park OP LLC

Location: 7341 S US HWY 17-92 Fern Park, FL 32730

Parcel ID: 19-21-30-530-0000-0020

The Developer is seeking approval from the Seminole County Board of County Commissioners to allow for the purchase and sale of wine and beer at the Food Fare Fern Park project. The project will consist of multiple local food trucks, central outdoor seating area for visitors, and a 1,250-sf building with 65 seats, a bar and restroom.

Meeting Details

Date & Time: 12/1 @ 6:00 p.m.

Location: Strive at Fern Park
7255 Strive Place Fern Park, FL 32730

Please do not hesitate to reach out for any questions or additional information.

Very truly yours,

A handwritten signature in blue ink that reads "Cory Sitler".

Cory Sitler, P.E. - Project Manager
Cory.sitler@kimley-horn.com

Food Fare Fern Park

COMMUNITY MEETING NOTES

Date: Thursday, December 1, 2022

Subject: **Food Fare Fern Park Community Meeting Notes**

Attendees:

- Keith Silverman – V3 Fern Park OP, LLC (Owner)
- Cory Sitler – Kimley-Horn & Associates (Engineer)
- Bruce Brunsford - Resident
- Bud & Andrea Brooks - Resident

Agenda:

- Proposed project includes a food truck park and bar/restroom
- Owner also owns adjacent Strive at Fern Park development
- Landscaping will be provided on all sides of the project per Seminole County code
- Stormwater will be treated and stored underground and will connect to Strive drainage system
- Resident concerns
 - There were concerns by both Mr. Brunsford and Mrs. Brooks about homeless congregating around the project. The Owner discussed that there will be on-site security and that there are existing fences between the Strive project and the adjacent Lake of the Woods development that would deter anyone from entering the residences. Mrs. Brooks mentioned that she has a much better sense of security since the construction of the Strive at Fern Park development due to increased lighting in the southern parking lot.
 - Mr. Brunsford raised a concern about the proposed landscaping along US 17-92 with potential conflicts to the overhead power lines. Cory Sitler explained that the project was meeting landscaping requirements per Seminole County code including the requirement of canopy trees along the property frontage.
- At the conclusion of the meeting, all residents commented that their concerns were met with the information discussed at the meeting

SIGN-IN SHEET

Community Meeting – Food Fare Fern Park (Seminole County, Florida)

Meeting Location: Strive at Fern Park
7255 Strive Place, Fern Park, FL 32730
December 1, 2022
6:00 p.m. Meeting

Name (PLEASE PRINT)	Mailing Address (PLEASE PRINT)	Email or Phone # (PLEASE PRINT)	Elected Official?
Bruce Brunsford	1541 East Blvd ³²⁷⁵¹ Maitland FL	ToolGuy1541@outlook.com	
Bud & Andrea Brooks	³²⁷³⁰ 1562 N Carolwood Blvd, Fern Park	budandtnc@yahoo.com	

Note: This is public record.

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On February 14, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2
STRIVE AT FERN PARK
PLAT BOOK 83 PAGE 96

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: V3 FERN PARK OP, LLC
496 S. HUNT CLUB BLVD
APOPKA, FL 32703

Project Name: FOOD FARE FERN PARK - SPECIAL EXCEPTION

Requested Development:

A Special Exception for an alcoholic beverage establishment in the C-2 zoning district.

The findings reflected in the record of the February 14, 2023, Board of County Commissioners meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The Board of County Commissioners concludes that the proposed use is inconsistent with development trends in the area, is detrimental to the character of the area, and would adversely affect the public interest; and therefore, should not be permitted.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Amy Lockhart, Chairman

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7444

Overland Road Small Scale Future Land Use Map Amendment and Rezone -

Consider a Small-Scale Future Land Use Map Amendment from Commercial (COM) to Industrial (IND) and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail (U.S. 441) approximately 270 feet north of the Seminole/Orange County line. (Z2022-28/08.22SS.06) (Bryan Potts - Tannath Design, Applicant) District3 - Constantine (**Doug Robinson, Project Manager**)

Development Services

Planning & Development Division

Mary Moskowitz

Doug Robinson - 407-665-7308

1. Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small-Scale Future Land Use Map Amendment from Commercial to Industrial and adopt the Ordinance enacting a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) for approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail and approximately 270 feet north of the Seminole County line; or
2. Recommend the Board of County Commissioners deny the proposed Ordinance enacting a Small-Scale Future Land Use Map Amendment from Commercial to Industrial and adopt the Ordinance enacting a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) for approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail and approximately 270 feet north of the Seminole County line; or
3. Continue the request to a time and date certain.

The Applicant is requesting a Small-Scale Future Land Use Map Amendment from Commercial (COM) to Industrial (IND) and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) to develop the subject property as a semi-trailer truck storage lot.

The requested Industrial Future Land Use designation allows a maximum floor area ratio (FAR) of 0.65.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: Future Land Use: Commercial
Zoning: C-2 (Retail Commercial)

West: Future Land Use: Orange County - Industrial
Zoning: Orange County, I-1/I-5 Industrial

North: Future Land Use: Commercial
Zoning: C-2 (Retail Commercial)

South: Future Land Use: Commercial
Zoning: C-2 (Retail Commercial)

Site Analysis

Tree Preservation:

Per Sec. 60.4 of the Land Development Code of Seminole County (LDCSC) a complete tree survey will be required at the time of Final Engineering.

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 a review of aerial photographs and wetland geographic information system data, there appear to be no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there appear to be no endangered and threatened wildlife on the subject property. In the event of discovering contrary evidence, a listed species survey will be required prior to the approval of Final Engineering.

The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).

Utilities:

The site is located within Seminole County's utility service area; however, Seminole County serves the area through an agreement with Orange County. The applicant is proposing a semi-trailer truck storage lot with no water or sewer on site. The applicant will be required to connect to water and sewer services if the proposed use changes. Seminole County is in the process of updating its agreement with Orange County. Once the agreement update is completed, water or sanitary sewer capacity would be available to serve the proposed development.

Transportation/Traffic/Transit:

The property proposes access onto Overland Road, which is a County maintained road and is classified as a local road.

Bus stops for LYNX Link 441, are located within 1,000 feet of the subject property, along Orange Blossom Trail (U.S. 441).

Sidewalks:

There are no existing sidewalks along Overland Road.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin and appears to have a constrained outfall with limited downstream capacity. The site may be required to hold additional retention at Final Engineering, unless the system model and design are shown to be sufficient with no adverse effects to downstream conveyance. The site is also in a high recharge area and will have to meet design requirements for high recharge areas during Final Engineering.

Open Space:

Open space will be determined during Site Plan review. Open space may require landscaped areas and buffers including parking lot landscaping in accordance with SCLDC Sec. 30. 1292.

Buffers:

Landscape buffer requirements will be determined during final site plan review.

Public School Capacity Determination:

The proposed use is commercial and will not impact school capacity.

Community Meeting:

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedures, the Applicant conducted a community meeting on December 8, 2022. The applicant was granted permission to conduct the meeting online virtually due to a lack of locations to meet in the vicinity of the proposed project. No participants attended the online virtual meeting.

Consistency with the Land Development Code

Per Sec. 30.241 of the Land Development Code of Seminole County (LDCSC), the requested C-3 zoning classification is composed of those lands and structures, which, by their use and location, are especially adapted to the business of wholesale distribution, storage and light manufacturing. The district is situated so that such lands have convenient access to major thoroughfares and railroads.

The subject site is surrounded by commercial and industrial uses and will have direct access onto Overland Road, which is classified as a local road.

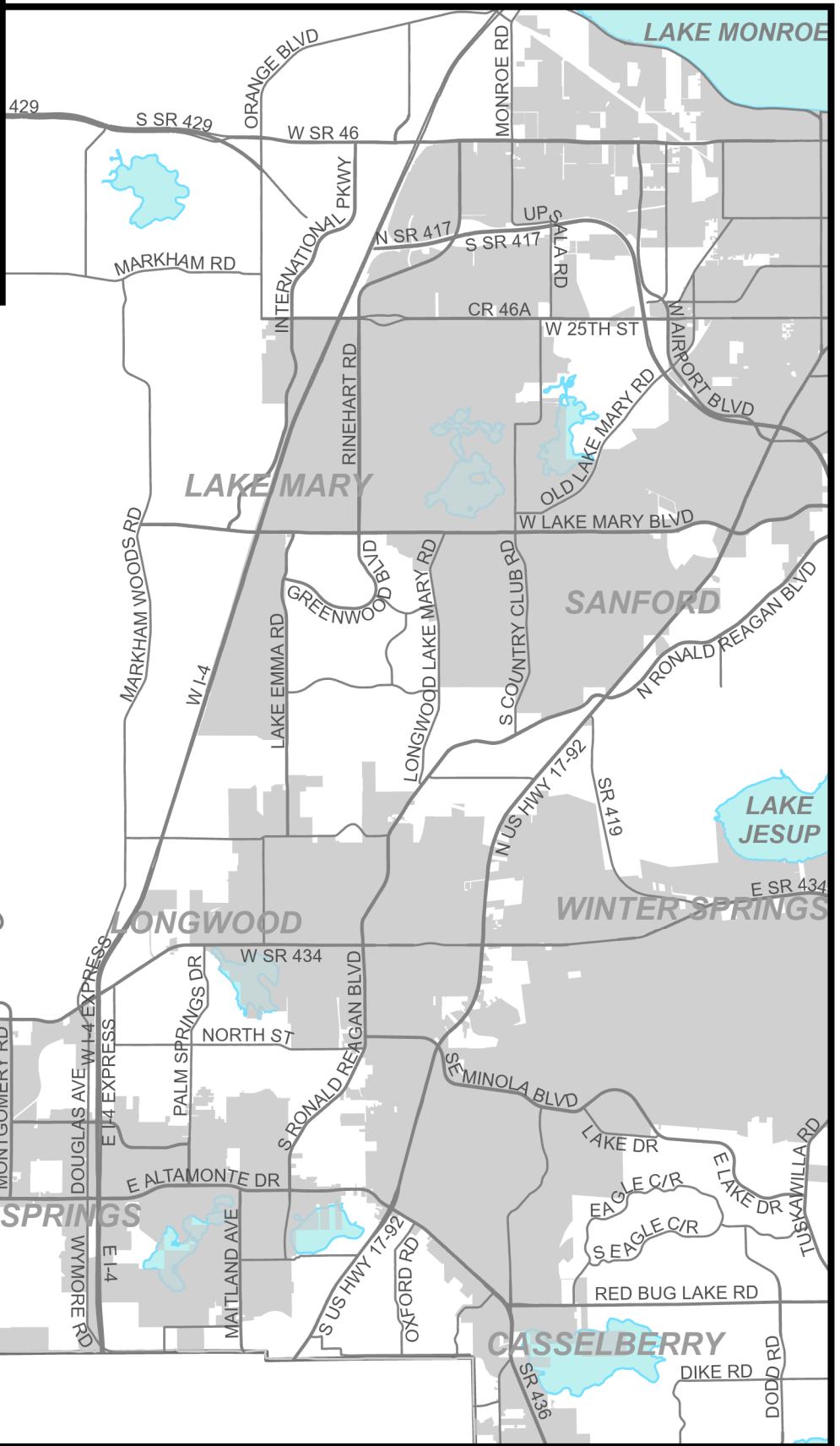
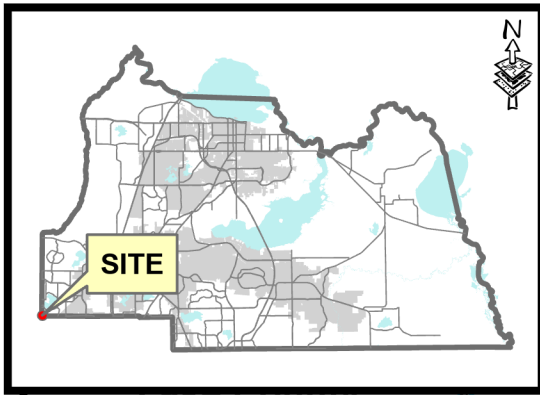
The C-3 zoning district permits wholesale distribution, storage, and light manufacturing. The subject zoning classification requires minimum setbacks of twenty-five (25) feet for front and side-street yards, zero (0) feet for side yards, and ten (10) feet for the rear setback.

Consistency with the Comprehensive Plan

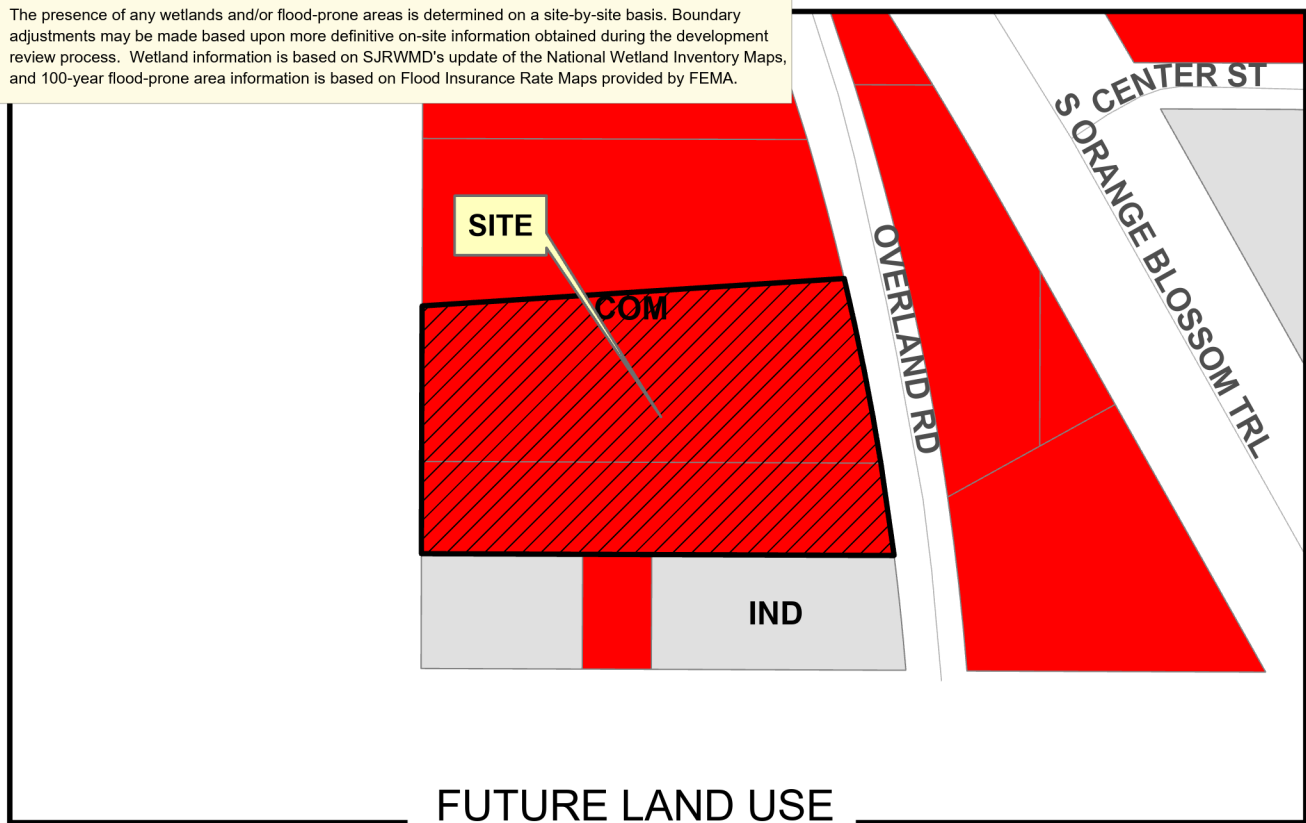
The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is a 0.65 floor area ratio (FAR).

The proposed semi-trailer truck storage lot use is consistent with the Industrial Future Land Use designation.

Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail and approximately 270 feet north of the Seminole County line.



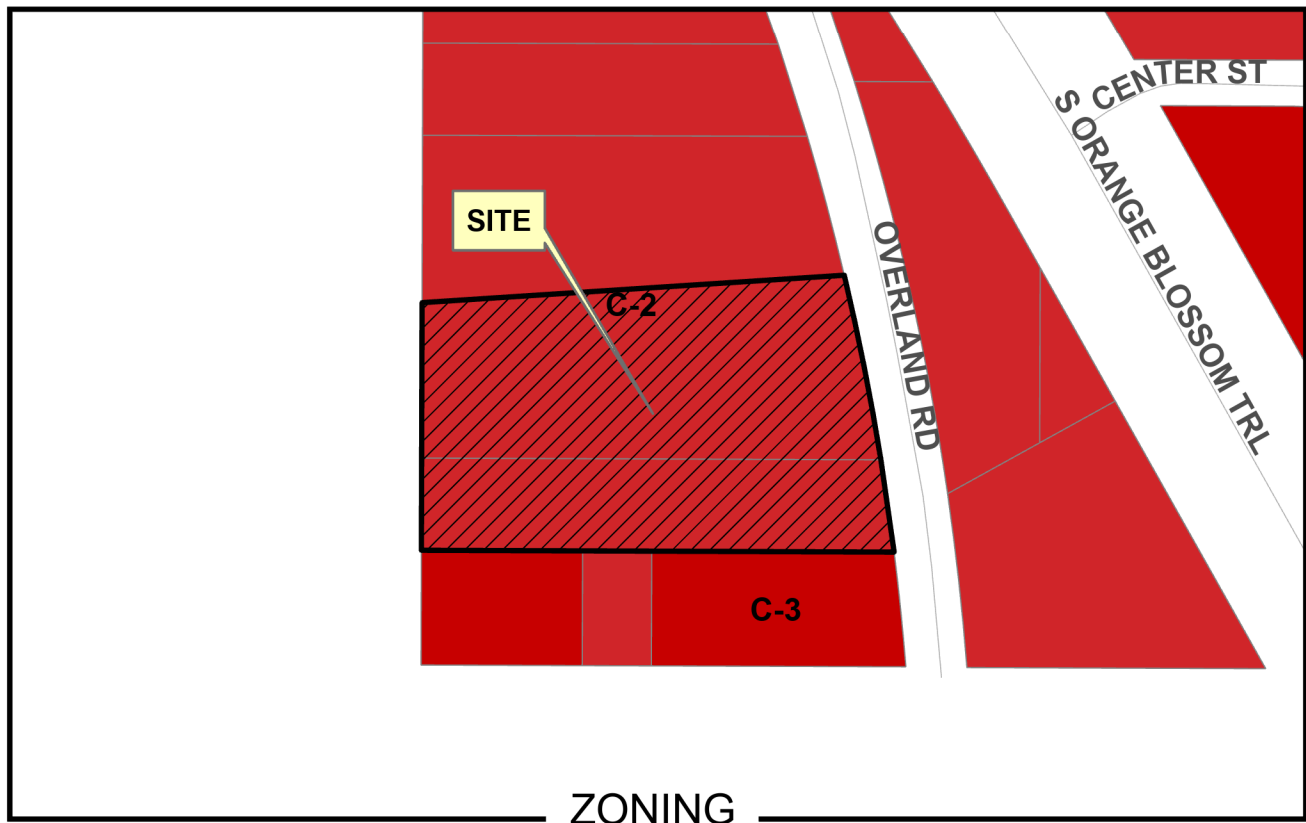
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
 COM
 IND

Applicant: Bryan Potts
 Physical STR: 19-21-29
 Gross Acres: 3.2 +/- BCC District: 3
 Existing Use: commercial
 Special Notes:

	Amend/Rezone #	From	To
FLU	08.22SS.06	COM	IND
Zoning	Z2022-028	C-2	C-3



Date: 12/5/2022

Name Z2022-028

Site
 C-2
 C-3



FLU No: 08.22SS.06
From: COM To: IND

Rezone No: Z2022-028
From: C-2 To: C-3

 Parcels

 Site



Winter 2021 Color Aerials

Date: 12/5/2022

Name Z2022-028Aerial

Summary Information Overland Road Scale Future Land Use Amendment and Rezone		
APPLICANT	Bryan Potts	
PROPERTY OWNER(S)	M&I Transport, Inc.	
REQUEST	Amend the Future Land Use designation from Commercial to Industrial	
PROPERTY SIZE	3.19	
PROPERTY LOCATION	9162 Overland Road, Apopka, FL 32703	
PROPERTY TAX ID	17-21-29-5BG-0000-028D, 17-21-29-5BG-0000-028E	
AMENDMENT NUMBER	08.22SS.06	
COMMISSION DISTRICT	3 Constantine	
NEIGHBORHOOD MEETING DATE(S)	12/8/22	
HEARING DATE(S)	P& Z January 4, 2023	BCC: February 14, 2023
EXISTING USE OF SUBJECT PROPERTY	C-2 (Retail Commercial)	
EXISTING ZONING OF SUBJECT PROPERTY	C-3 (General Commercial and Wholesale)	
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	EXISTING USE	FUTURE LAND USE DESIGNATION
	C-2 (Retail Commercial)	Commercial
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	C-2 (Retail Commercial)	Commercial
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	C-2 (Retail Commercial)/ C-3 (General Commercial & Wholesale)	Commercial
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Orange County, I-1/I-5 Industrial	Orange County - Industrial

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Future Land Use Element Amendment Review Criteria

The Future Land Use Element of the Comprehensive Plan establishes criteria to be used in the evaluation of proposed future land use amendments, consistent with requirements of State Law, and including individual site compatibility analysis. These criteria include:

- A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.**

Information Provided by Applicant

The area has been developed with an industrial feel, the adjacent south is C-3 Industrial, west is Industrial in Orange County, north is a used car lot. The area has become very industrial over time. This Land Use amendment will allow the parcel to develop in character with the area.

Staff Findings

The land use of the subject property will not have an impact on the character of the surrounding properties. The adjacent property to the south has an Industrial Future Land Use, with surrounding Commercial. The current zoning is primarily C-2 Retail Commercial district with outdoor storage and used car lots. There are a few existing single-family residences between and adjacent to existing industrial future land use designations and commercial properties. The nature of the area is increasingly industrial and commercial. The district is situated so that such lands have convenient access to major thoroughfares and railroads. The subject site is surrounded by commercial and industrial uses and will have direct access onto Overland Road, which is classified as a local road.

- B. Whether public facilities and services will be able to be available concurrent with the impacts of development at adopted levels of service, or whether approval of the proposal would create internal inconsistency within the Seminole County Comprehensive Plan by impacting adopted levels of service or other related Goals, Objectives and Policies, particularly those addressing capital improvement programs and fiscal feasibility.**

The potential maximum density/intensity of the application is 0.65 Floor Area Ratio with a maximum development potential of 90,322 SF. The following table provides adopted levels of service standards for public services and facilities, and potential impacts of the proposed amendment. Information in the "Potential Impact" section of the table was provided by the applicant.

Facility or Service Level of Service (LOS) And Provider	Potential Impact
Potable Water Facilities LOS: 0.1 gal/s.f./day Provider: Seminole County	9,032 gal/day
Sanitary Sewer Facilities LOS: 0.1 gal/s.f./day Provider: Seminole County/Orange County	9,032 gal/day
Recreation LOS: 1.6 total acres/1000 population 1.8 developed acres/1000 population Provider: Seminole County	N/A
Mass Transit LOS: 1.03 revenue miles/capita Provider: LYNX/Seminole County	Bus stops for LYNX Link 441, are located within 1,000 feet of the subject property, along Orange Blossom Trail (U.S. 441
Solid Waste LOS: Seminole County Landfill LOS: 4.2 lbs/capita/day. Seminole County Transfer Station LOS: 4.3 lbs/capita/day	N/A
Transportation LOS/Traffic Studies Seminole County	The property proposes access onto Overland Road, which is a County maintained road that is classified as local road.
Schools	N/A

Staff Findings

The site is located in Seminole County's utility service area; however, Seminole County serves the area through an agreement with Orange County. The applicant is proposing a truck storage use with no water or sewer on site. The applicant will not be required to connect to water and sewer services if the proposed use changes. Seminole County is in the process of updating its agreement with Orange County and does not currently have any water or sanitary sewer capacity available in this area to serve the proposed development.

- C. Whether the site will be able to comply with flood prone regulations, wetland regulations (if subject property is located within the Environmentally Sensitive Lands Overlay), and all other adopted development policies and regulations.**

Staff Findings

Per Sec. 60.4 of the Land Development Code of Seminole County (LDCSC) a complete tree survey will be required at the time of Final Engineering.

Based on FIRM map with an effective date of 2007, there appears to be no floodplains on the subject property. Based on a review of aerial photographs and wetland geographic information system data, there appear to be no wetlands on the subject property.

Based on a preliminary analysis, there appear to be no endangered and threatened wildlife on the subject property. In the event of discovering contrary evidence, a listed species survey will be required prior to the approval of Final Engineering.

- D. Whether the proposal adheres to other special provisions of law and the Seminole County Comprehensive Plan (e.g., the Wekiva River Protection Act, Seminole County Urban/Rural boundary, etc.)**

Staff Findings

The proposed project is located within the Little Wekiva Drainage Basin and the Wekiva Study Area. These areas have special protections for surface and groundwater resources. Staff found the site may be required to hold additional retention at Final Engineering unless the system model and design are shown to be sufficient with no adverse effects to downstream conveyance. The site is also in a high recharge area and will have to meet those requirements during Final Engineering.

The subject property is also within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).

- E. Whether the proposed Future Land Use is compatible with existing surrounding development and future land uses in accordance with *FLU Exhibit: Compatible Transitional Land Uses*.**

Staff Findings

The subject property is compatible with transitional land uses with adjacent commercial FLU properties.

- F. Whether the proposed Future Land Use designation furthers the public interest by providing or enabling the provision of:**

1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to PD Future Land Use);
2. Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);
3. A range of obtainable housing opportunities and choices, including affordable or workforce housing;
4. Economic development (enabling higher paying jobs);
5. Reduction in transportation impacts on areawide roads;
6. Mass transit and a variety of transportation choices; and
7. Whether the proposed Future Land Use designation is consistent with other applicable Seminole County Comprehensive Plan Goals, Objectives and Policies, and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Staff Findings

Policy FLU 2.7 - Location of Employment Uses, including Industrial Uses

The County shall ensure that future Plan amendments to land use designations intended to foster employment uses, including industrial uses, that are proposed adjacent to or in close proximity to areas intended for residential uses only shall be supportive of the character of the residential areas and shall be of sufficient size to allow such buffers as are necessary to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise that may result from the employment uses.

Policy TRA 2.4.3 - Promote Infill Development

To make the most efficient use of the existing transportation network, encourage multi-modal transportation and reduce greenhouse gas emissions within existing urban areas, and to discourage urban sprawl, the County shall enforce policies, performance frameworks and regulations that promote the redevelopment of neighborhoods and neighborhood scale nonresidential development consistent with the Future Land Use Element.

Regional Growth Principles From The Central Florida Regional Growth Vision

ENCOURAGE a diverse, globally competitive economy.

Policies of The East Central Florida Strategic Regional Policy Plan Furthered Or Supported By The Application

Policy 3.9 - Development should avoid or properly mitigate adverse impacts to listed species.

Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.

AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM COMMERCIAL TO INDUSTRIAL; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the 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 Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map 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 January 4, 2023, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan Amendment set forth in this Ordinance; and

WHEREAS, the Board of County Commissioners held a public hearing on February 14, 2023, 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 in this Ordinance; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic 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:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit "A" to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Date
A	Overland Road	08.22SS.06 (Z2022-028)	Commercial to Industrial	01/04/2023	02/14/2023

(b) The associated rezoning request was completed by means of Ordinance Number 22-28.

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 will 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 will 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 this 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 to reflect adopted amendments to the Plan.

Section 5. Effective Date:

(a) The County will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will 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 in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

ENACTED this 14th day of February, 2023

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
Amy Lockhart, Chairman

EXHIBIT A

Amendment 08.22SS.06

LEGAL DESCRIPTION

PARCEL: 17-21-29-5BG-0000-028E

HISTORIC LEGAL

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF HIGHWAY 441, IN THE WEST 1/2 OF LOTS 25 AND 28, MCNEIL'S ORANGE VILLA, SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

ALSO DESCRIBED AS:

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441); THE WEST 1/2 OF LOT 28, MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

PARCEL: 17-21-29-5BG-0000-028D

HISTORIC LEGAL:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF US. HIGHWAY 441, MCNEIL'S ORANGE VILLA

ALSO DESCRIBED AS:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441), MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ATTACHMENT A - Text Section

Application For Future Land Use Map Amendment To The Seminole County Comprehensive Plan

*SEMINOLE COUNTY PLANNING AND DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FL 32771-1468
PHONE (407) 665-7445 - FAX (407) 665-7385*

SEMINOLE COUNTY LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION AND BOARD OF COUNTY COMMISSIONERS

Proposed amendments to the County's Future Land Use Map are reviewed against the goals, objectives and policies of the Seminole County Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan.

Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on state and regional resources, facilities and policies as well as upon specially designated areas within the County is included in this review.

The County also evaluates proposed amendments for consistency with the Central Florida Regional Growth Vision and the East Central Florida Regional Planning Council's Strategic Regional Policy Plan.

ATTACHMENT A SECTIONS :

1. A text section requiring the applicant to perform a preliminary evaluation of whether the amendment proposal meets certain standards set by the Comprehensive Plan. This section is a Microsoft Word document that can be downloaded, opened and directly filled-in. The document can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package. Applicant responses are used by the Project Manager in reviewing the proposed amendment.
2. A worksheet section requiring the applicant to perform a preliminary evaluation of whether current facility capacities can meet the demand of the proposed land use change. This section is an Adobe Acrobat PDF document which can be opened from the County web-site and filled-in on screen or can be downloaded, opened on a personal computer and filled-in. Once both documents are filled-in, they can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package.

NOTE: A MINIMUM OF THREE STEPS ARE INCLUDED IN THE AMENDMENT PROCESS:

1. Development Review Committee (DRC) Meeting – Review conducted by county staff to identify any potential internal plan conflict issues and provide recommendations. NOTE: This meeting may be waived under certain circumstances.
2. First Public Hearing – Review by the Planning and Zoning Commission, serving as the Local Planning Agency, to provide recommendations to the Board of County Commissioners.
3. Second Public Hearing –
 - a. For Small Scale Amendments (amendments affecting properties with fewer than 10 net buildable acres), the second public hearing is an adoption or denial hearing. The decision to amend the plan must be through adoption of an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing. Within 31 days of adoption of the ordinance, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.
 - b. For Large Scale Amendments (amendments affecting properties with 10 or more net buildable acres), the second public hearing is a transmittal hearing by the Board of County Commissioners. The decision must be by an affirmative vote of not less than the majority of the members of the governing board present at the hearing to transmit the proposed amendment to State and Regional Reviewing Agencies.
4. Third Public Hearing for Large Scale Amendments –
 - a. Within 180 days of receiving comments from State and Regional Reviewing Agencies, a third public hearing is held before the Board of County Commissioners to consider adoption, which must be through an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing.
 - b. The amendment must then be resubmitted to the State Land Planning Agency, which will notify the County as to whether the amendment package is complete.
 - c. Within 31 days of notification by the State Land Planning Agency of receipt of a complete amendment package, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.

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SPECIAL AREAS STANDARDS OF REVIEW – These Special Area evaluations apply only to the following:

1. An amendment to Planned Development (PD) FLU
2. An amendment seeking to
 - a. Change a future land use designation within the East Rural Area
 - b. Change the Urban/Rural Boundary
3. An amendment from Higher Intensity Planned Development (HIP) and/or Industrial (IND) FLU that reduces employment opportunities.
4. An amendment within the Wekiva River Protection Area
5. An amendment within the East Lake Sylvan Transitional Area
6. An amendment within the Econlockhatchee River Protection Area
7. An amendment within the Environmentally Sensitive Lands Overlay (ESLO)

Sources Of Information For Completing Attachment A

- “Attachment A - References” – This document includes objectives, policies and map exhibits that can be referenced when completing the Attachment A - Text Section. It can be downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>
- The County's Information Kiosk provides parcel information useful in completing Attachment A, including whether a parcel is within one or more Special Areas:
<http://gis2.seminolecountyfl.gov/InformationKiosk/>
- A fully searchable single copy of the Seminole County Comprehensive Plan, noted as “Entire Comprehensive Plan (17MB)”, as well as individual Elements and Element Exhibits, can be opened and/or downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/compplan.aspx>

STANDARDS OF REVIEW

FOR ALL FUTURE LAND USE MAP AMENDMENTS¹

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan.

All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

This application is divided into two documents – a text section and a worksheet section. Both are to be submitted with the application.

**ALL APPLICABLE INFORMATION MUST BE PROVIDED
INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT**

1. OWNER/APPLICANT NAME: _____

- 2. PROJECT NAME:** _____

- ### 3. IDENTIFICATION OF PARCELS PROPOSED FOR AMENDMENT AND FLU OF ADJACENT PARCELS

List the parcel number of each parcel proposed for amendment, use no hyphens, separate by semicolons.

Insert Parcel Identification Number(s) Here:

Note 1: If proposing an amendment to Planned Development (PD) land use, a concurrent rezoning application must also be submitted with this map amendment application and the Standards of Review for PD portion of this document must be completed.

Note 2: If proposing an amendment from Higher Intensity Planned Development (HIP) or Industrial (IND) to any land use allowing residential, a test of the change in the jobs to housing ratio must be calculated. *(See item #3 in the Standards of Review section of this document.)*

Complete the following identification of the future land use designation(s) of parcels adjacent to the proposed parcel or grouping of proposed parcels. Use either of the following sites:

- <http://gis2.seminolecountyfl.gov/InformationKiosk/>
- <http://www.scpafl.org/>

FLU Designation to the north of subject property(ies) _____

FLU Designation to the south of subject property(ies)

FLU Designation to the east of subject property(ies)

FLU Designation to the west of subject property(ies)

¹ Small Scale Amendment involves areas of 10 acres or fewer [Section 163.3187(1)(a), Florida Statutes 2012]. Large Scale Amendment involves areas of more than 10 acres [see Section 163.3184, FS for provisions regarding amendments].

4. ASSESSMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

a. Demonstrate the Compatibility with Adjacent Land Uses

Section 163.3177, Florida Statutes, requires local comprehensive plans to “provide for compatibility of adjacent land uses”. The Seminole County Comprehensive Plan contains many policies that focus on compatibility with surrounding future land uses, such as Policies FLU 2.4 through 2.6, Policy FLU 4.4 and Policy FLU 5.16, as well as an Exhibit (*Exhibit FLU Compatible Transitional Land Uses*).

Section 163.3164, Florida Statutes, and the Seminole County Comprehensive Plan define “compatibility” as:

“A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”

Applicant shall briefly explain how the amendment will be compatible with each of the adjacent land uses identified in the preceding Section 1, and may use the above cited policies and Exhibit, or other policies of the Seminole County Comprehensive Plan, in the explanation. (See: <http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>).

Begin narrative below and/or note attachments to reference:

b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)

Applicant shall describe how the character of the area surrounding the proposed amendment site has changed sufficiently to support the need for a different land use designation. Possible points may include, but not be limited to:

- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the proposed change in land use designation for the subject property (i.e., consistency with planned public facility improvements, support for major public facilities such as SunRail commuter rail or support for other Seminole County Comprehensive Plan goals, objectives and policies).

Begin narrative below and/or note attachments to reference:

c. Demonstrate the Support and Furthering of County Plan Goals, Objectives and Policies

In the following table, the Applicant shall check which of the following Seminole County Comprehensive Plan goals, objectives and policies will be supported and/or furthered by the proposed amendment.

The following objectives and policies can be use to demonstrate that the proposed amendment supports and furthers the Seminole County Comprehensive Plan. The full text of each objective and policy can be found in the downloadable document entitled: "Attachment A – Reference" located at:

<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>

<i>Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application</i>	CHECK IF 'YES'
Policy FLU 2.4 - Neighborhood Commercial Uses	
Policy FLU 2.5 - Transitional Land Uses in Urban Areas Not Approved for Mixed Development	
Policy FLU 2.7 - Location of Employment Uses, including Industrial Uses	
Objective FLU 4 - Redevelopment and Renewal of Blighted or Declining Areas	
Policy FLU 4.5 - Encourage Infill and Redevelopment of Existing Development Corridors and Centers	
Policy FLU 5.2 - Mixed Commercial/Residential Use Development	
Policy FLU 5.8 - North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards	
Policy FLU 5.15 - Mixed Use Developments (<i>Paragraph A, sections 1-6</i>)	
Policy FLU 11.1 - Recognition of East Rural Area	
Policy FLU 11.17 - Chuluota Nonresidential Design Standards	
Objective FLU 12 – Preservation of the Rural Character and Natural Resources of the Wekiva Protection Area	
Policy FLU 19.2 - Promote Economic Development in Target Areas through Urban Infill and Redevelopment (<i>Paragraph A</i>)	
Policy CON 3.12 - Central Florida Regional Growth Vision (How Shall We Grow?)	
Policy CON 7.3 - Future Land Use Designations	
Policy HSG 4.3 - Workforce Housing in Economic Development Target Areas	
Policy TRA 2.4.3 - Promote Infill Development	
Policy TRA 2.5.6 - Discourage Direct Access	
Policy TRA 3.2.2 - Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments	
<i>List here other Plan goals, objectives or policies felt to be applicable: (See: http://www.seminolecountyfl.gov/gm/planning/compplan.aspx):</i>	

5. ASSESSMENT OF CONSISTENCY WITH THE CENTRAL FLORIDA REGIONAL GROWTH VISION

Applicants shall identify one or more of the following six regional growth principles from the Central Florida Regional Growth Vision that are supported and/or furthered by this application.

(See: http://www.myregion.org/clientuploads/pdfs/HSWG_final.pdf)

<i>Regional Growth Principles From The Central Florida Regional Growth Vision</i>	CHECK IF 'YES'
PRESERVE open space, recreational areas, farmland, water resources, and regionally significant natural areas.	
PROVIDE a variety of transportation choices.	
FOSTER distinct, attractive, and safe places to live.	
ENCOURAGE a diverse, globally competitive economy.	
CREATE a range of obtainable housing opportunities and choices.	
BUILD communities with educational, health care, and cultural amenities.	

6. ASSESSMENT OF CONSISTENCY WITH THE EAST CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN

Applicants shall identify one or more of the following policies of East Central Florida Strategic Regional Policy Plan. Applicant may also identify other policies of the East Central Florida Strategic Regional Policy Plan and explain how the application supports and furthers those policies. (See: <http://www.ecfrpc.org/Document-Library/SRPP.aspx>)

<i>Policies Of The East Central Florida Strategic Regional Policy Plan Furthered Or Supported By The Application</i>	CHECK IF 'YES'
Policy 3.9 - Development should avoid or properly mitigate adverse impacts to listed species.	
Policy 3.10 - Wildlife management and conservation areas should be protected from encroachment.	
Policy 3.18 - Development in the 100 year floodplain should be discouraged.	
Policy 4.1 - Promote integrated land use and multi-modal transportation strategies that support diverse economic centers.	
Policy 4.3 - Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.	
Policy 4.6 - Promote and preserve agriculture as a viable land use and integral economic industry.	
Policy 4.9 - Support efforts to retain and maximize traditional industrial sectors.	
Policy 4.10 - Promote the development and attraction of high-wage, value-added, and export-oriented technology and manufacturing industries.	
Policy 4.18 - Support efforts that integrate mixed income housing into existing, expanding and emerging job centers.	
Policy 5.3 - Promote a multi-modal transportation system that provides for the safe, efficient and cost effective movement of people and goods.	
Policy 5.9 - Promote compact, mixed-use development that reduces vehicle miles traveled.	
Policy 5.11 - Encourage transit-oriented and transit-ready developments proximate to transit stations.	
Policy 9.2 - Protect groundwater recharge areas.	
Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.	
<i>List here other Policies of the East Central Florida Strategic Regional Policy Plan furthered or supported by the application:</i>	

7. COMPLETION OF DATA AND ANALYSIS REQUIREMENTS

This section of the application requires the applicant to assess a) whether there is sufficient facility capacity to serve the potential development under the changed land use, and b) whether the proposed land use amendment will impact a designated Special Area.

a. Facility Capacity Impact Assessments

i. Utility Worksheets

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted Level of Service of the serving jurisdiction or at the unit demand standard provided by a private facility.

The worksheets are provided in a separate Adobe PDF document that can be opened with Adobe Reader. Entries made will automatically calculate certain fields. Once all fields are filled in, the worksheets can be printed directly to PDF or printed out and scanned to PDF and submitted with the application. Complete all worksheets, entering zero units or zero square footage if not applicable.

- Basic Information Worksheet 1 – Calculate the maximum number of units and square feet allowable under the proposed FLU and used in the following worksheets. **If the amendment is to PD FLU, enter the total number of units and/or square feet at bottom of sheet.**
- Potable Water Worksheet 2 - Test of facility capacity availability. Requires the applicant to contact the appropriate water utility if applicable.
 - a. If using well water, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Sanitary Sewer Worksheet 3 - Test of facility capacity availability. Auto-calculation.
 - a. If using septic, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Solid Waste Disposal Worksheet 4 – Calculation of capacity demand. Auto-calculation. This worksheet is completed only if residential units are proposed, the LOS incorporating associated non-residential demand. If only non-residential development is proposed, the worksheet is not calculated.
- Recreation/Open Space Worksheet 5 - Calculation of capacity demand. Requires an estimate of developed and total recreation/open space acres need to accommodate the land use. This worksheet is completed only if residential units are proposed. If no residential development is proposed, the worksheet is not calculated.

Separate from this Attachment A are two additional facility capacity impact assessments that must be completed and submitted. :

ii. School Board Assessment

Applicants must contact the Seminole County School Board, Facilities Planning Office, for a review and analysis of the impact of the proposed amendment. Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis. A copy of the School Board's findings is to be included in the Board's agenda package.

iii. Transportation Assessment

Applicants must contact the Seminole County Planning and Development Division for guidance on the level of transportation assessment required. Contact Bill Wharton at 407-665-7398.

PLEASE NOTE: This worksheet analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

b. Assessment of Need for Special Area Data and Analysis Evaluations

Please check-off below those Special Areas identified at the Pre-Application Conference in which the parcel fall or would be affected by. Proceed to the Special Areas – Standards of Review on the next page and complete those topics which were checked off.

If you did not attend a Pre-Application Conference, call your Project Manager to confirm which Special Area(s) apply to your parcel(s).

<i>Is the amendment proposal for or involve one or more of the following?:</i>	Check if applicable:
1. An amendment from any FLU to Planned Development (PD) FLU	
2. An amendment seeking to:	
• Change a future land use designation within the East Rural Area	
• Change the Rural Charter Boundary	
• Change the Urban/Rural Boundary	
3. An amendment from Higher Intensity Planned Development and/or Industrial FLU that reduces previously projected employment opportunities	
4. An amendment within Wekiva River Protection Area	
5. An amendment within the East Lake Sylvan Transitional Area	
6. An amendment within the Econlockhatchee River Protection Area	
7. An amendment within or containing land affected by the Environmentally Sensitive Lands Overlay (ESLO)	

SPECIAL AREAS STANDARDS OF REVIEW

NOTE:

***Complete only the following Special Area topics
which were checked off on the previous page in Section 5.b.***

1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to a Planned Development (PD) future land use designation, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled “Definitions of Future Land Use Designations and Overlays”.

Demonstrate Consistency with the Following Standards
<p>All Applications for future land use designation to PD must be accompanied by a complete rezoning application, including an associated master development plan identifying maximum density and/or intensity of proposed uses. (See <i>Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications</i> for applicable zoning districts).</p> <p>Master Development Plan demonstrating maximum density and/or intensity and rezoning application are attached?</p> <p style="text-align: right;">Yes ____ No ____</p> <p style="text-align: center;"><i>Note here any attachments to reference:</i></p>

2. Evaluation of Amendments within the East Rural Area, Including Amendments to the Urban/Rural Boundary

The County shall not consider amendments to parcels within the East Rural Area or to either the Rural Charter Boundary or the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following relevant information is provided .

NOTE: *The Board of County Commissioners shall transmit any required documentation and related support material to the State and Regional Reviewing agencies for review and comment prior to adoption.*

East Rural Area Future Land Use Map Amendment
<p>Demonstrate the need to amend the land use in the East Rural Area— <i>Respond to topics as applicable:</i></p> <p>(1) Provide data and analysis to document that additional urban land is needed to accommodate population projections; housing demand (in particular, for affordable, workforce or obtainable housing in proximity to employment opportunities); or to achieve economic development goals/employment projections of the Seminole County Comprehensive Plan because of the lack of suitable vacant or redevelopable land within the urban area; or</p> <p>(2) Provide data and analysis to document that additional urban land is required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>
<p>Demonstrate the availability of sufficient urban facilities and services to meet the service demands of the proposed development, and the orderly, efficient and cost effective provision of such services.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>

Document the protection of environmental and natural resources, including regionally significant natural areas. This documentation shall include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the East Rural Area. The analysis must describe how the amendment protects the wetlands/uplands systems, including:

- retaining the connectivity of wetlands
- retaining/improving the ecological quality of wetlands
- retaining the functional and structural values of wetlands in the Rural Area

Begin narrative below and/or note attachments to reference:

Demonstrate how the proposed amendment would be compatible with adjacent rural uses .

Begin narrative below and/or note attachments to reference:

Home Rule Charter Rural Boundary Map Amendment
<p>If proposing to amend the Seminole County Home Rule Charter Rural Boundary, provide a detailed parcel map and a legal description of the subject property in digital format.</p> <p>Provided? Yes ____ No ____</p>

Urban/Rural Boundary Map Amendment
<p>If proposing to amend the Seminole County Urban/Rural Boundary, provide a detailed parcel map.</p> <p>Provided? Yes ____ No ____</p>

3. Evaluation of Amendments from Higher Intensity Planned Development or Industrial FLU to a Residential FLU or to Planned Development FLU

This standard applies to a proposal for a future land use map amendment from an employment generating land use (Higher Intensity Planned Development or Industrial Future Land Use) to an exclusively residential land use designation. *(Note: a proposal for Planned Development (PD) future land use shall be considered "exclusively residential" if more than 90% of the proposed floor area within the development would be designated for residential use.)*

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance.

Demonstrate Consistency with the Following Standards		
Using statistics obtained from the Florida Bureau of Economic and Business Research (BEBR) and the formula shown below, calculate whether the proposed land use amendment would reduce the County's jobs to housing ratio below the minimum standard of 1.0 jobs per housing unit. <i>(Reference: Seminole County Comprehensive Plan, Future Land Use Element, Standards Of Review - Category II, Data and Analysis, Section F.)</i>		
$A/(B + C) = D$		
A.	Current total County employment*	Divided by
B.	Total Housing Units*	
C.	Number of new units under the proposed future land use change	
D.	Total with amendment	B + C
E.	Jobs-to-housing ratio	
*Source: Florida Bureau of Economic and Business Research,-most recent year available		

4. Plan Amendments Within The Wekiva River Protection Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 (if outside of the East Lake Sylvan Transition Area), and Policy FLU 12.8.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.</p> <p>Application includes rezoning application and Master Development Plan:</p> <p style="text-align: right;">Yes ____ No ____</p>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.</p> <p>Applicant is proposing an amendment to Suburban Estates or Recreation. If "Yes", begin narrative below and/or note attachments to reference:</p> <p style="text-align: right;">Yes ____ No ____</p>

**The proposal must conform to the Seminole County Comprehensive Plan and
to these requirements of Part II, Chapter 369, Florida Statutes:**

369.305 Review of local comprehensive plans, land development regulations, Wekiva River development permits, and amendments.—

(1) It is the intent of the Legislature that Orange, Lake, and Seminole Counties emphasize the Wekiva River Protection Area in their planning and regulation efforts. Therefore, each county's local comprehensive plan and land development regulations applicable to the Wekiva River Protection Area must meet the following criteria:

(a) Each county's local comprehensive plan must contain goals, policies, and objectives that result in the protection of the:

1. Water quantity, water quality, and hydrology of the Wekiva River System;
2. Wetlands associated with the Wekiva River System;
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System;
4. Habitat within the Wekiva River Protection Area of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code; and
5. Native vegetation within the Wekiva River Protection Area.

(b) The various land uses and densities and intensities of development permitted by the local comprehensive plan shall protect the resources enumerated in paragraph (a) and the rural character of the Wekiva River Protection Area. The plan must also include:

1. Provisions that ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density residential in nature, unless the development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. [373.415](#).

5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.

6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.

7. Provisions encouraging clustering of residential development if it promotes protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.

(c) The local comprehensive plan must require that the density or intensity of development permitted on parcels of property adjacent to the Wekiva River System be concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.

(d) The local comprehensive plan must require that parcels of land adjacent to the surface waters and watercourses of the Wekiva River System not be subdivided so as to interfere with the implementation of protection zones as established pursuant to s. [373.415](#), any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

Begin narrative below and/or note attachments to reference:

5. Plan Amendments within The East Lake Sylvan Transition Area

The East Lake Sylvan Transitional Area (see FLU Exhibit-4 East Lake Sylvan Transitional Area/School Site), established by Policy FLU 2.12 Recognition of the East Lake Sylvan Transitional Area, has been designated as appropriate for densities in excess of those allowed elsewhere in the Wekiva River Protection Area wherein the one dwelling unit per net buildable acre is the final development form. The Standards for Plan Amendments within the East Lake Sylvan Transitional Area allows for a maximum allowable residential density not to exceed 2.5 dwelling units per net buildable acre within the Planned Development (PD) Future Land Use designation and PD (Planned Development) zoning classification.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above. <i>(Begin narrative below and/or note attachments to reference):</i>
Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. <i>(Begin narrative below and/or note attachments to reference):</i>
The proposal must conform to the requirements of Part II, Chapter 369, Part II, Florida Statutes as noted above. <i>(Begin narrative below and/or note attachments to reference):</i>

6. Evaluation of Amendments Within The Econlockhatchee River Protection Area

The State Department of Environmental Protection has identified the Econlockhatchee River Protection Area as an “Outstanding Water”, based on authority given by Section 40C-41.063 (5), Florida Administrative Code. In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU-Special Area Boundaries*, an applicant must demonstrate that the Performance Standards contained in Policy FLU 1.10 are met

Demonstrate Consistency with the Following Standards
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the 550 development restriction zone, provide data to demonstrate that the subject property is large enough to meet this development restriction while complying with the requirements of the desired future land use and the requirements of the zoning district desired. <i>(Begin narrative below and/or note attachments to reference):</i></p>
<p>2. For property located within 1,100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted except as stated otherwise in Part 57, Econlockhatchee River Protection Overlay Standards Classification, of the Land Development Code of Seminole County.</p> <p>Does the amendment propose a residential land use designation? Yes ____ No ____</p>
<p>3. All lands within 2,000 feet of stream’s edge, and lands identified on <i>Exhibit FLU: Areas of Archaeological Potential</i>, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district, and preserve potentially significant archaeological features, or provide an archaeological survey (conducted by a state certified archaeologist) verifying that no significant resources are present. <i>(Begin narrative below and/or note attachments to reference):</i></p>

Demonstrate Consistency with the Following Standards

4. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.

Provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district while limiting fragmentation of forest habitats and/or additional river crossings in order to prevent disturbance of native habitats through .

Begin narrative below and/or note attachments to reference:

NOTE: *If any portion of the subject property is within the Environmentally Sensitive Lands Overlay, complete also the Evaluation of Amendments within the ESLO. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.*

7. Evaluation of Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

Demonstrate Consistency with the Following Standards

Provide data to verify that the subject property is large enough to meet the standards required by the proposed future land use and zoning district and also comply with the requirements of *Policy FLU 1.3 Wetlands Protection* and *Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility*, part D - Wetland Compatibility Criteria. These policies prohibit encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.

The ESLO is comprised of floodprone and wetlands that may exist in any combination on a parcel. These areas are graphically depicted on either of the following websites:

- http://www.seminolecountyfl.gov/is/pdf/Information_Kiosk_Help.pdf
- <http://www.scpafl.org/>

NOTE: If applicant is proposing Planned Development (PD) land use, the Master Development Plan must show location of protected environmentally sensitive areas.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Begin narrative below and/or note attachments to reference:

Seminole County
Facility Capacity Impact Assessment
Basic Information - Worksheet 1 of 5

Applicant Name:

Project Name:

Contact Phone/Email:

Date Completed:

SECTION 1 - Proposed FUTURE LAND USE Evaluation (Other than PD)

Items	Entries	Units
A. Enter proposed Future Land Use - Insert initials to right. <i>If proposed FLU is PD, skip this section and complete SECTION 2 at bottom of page.</i>		Any FLU except PD
B. Enter Max. Allowable Residential Dwelling Units/Acre under the proposed FLU		Whole # Units/Acre
C. Enter Max. Allowable Non-Residential FAR (floor area ratio) under proposed FLU		Percent
D. Enter Gross Acres - NOTE: The gross acres are used to project the maximum potential development and may exceed final allowable net buildable acres.		Acres
E. RESIDENTIAL TEST FIGURE - Potential residential unit maximum*		Units Lines (B x D)
F. NON-RESIDENTIAL TEST FIGURE - Potential non-residential sq/ft max.*		Sq Ft (C x D x 43560)

* Test figures are used only to provide a preliminary calculation of projected facility demands.

SECTION 2 - Proposed PLANNED DEVELOPMENT (PD) Evaluation Only

Items	Entries	Units
PD Proposed Future Land Use - (If <u>other</u> than PD, complete SECTION 1 above.)		FLU
RESIDENTIAL TEST FIGURE - Enter proposed unit count*		Units
NON-RESIDENTIAL TEST FIGURE - Enter proposed square feet*		Square Feet

* Test figures are used only to provide a preliminary calculation of projected facility demands.

Facility Capacity Impact Assessment - Worksheet 2 of 5

Potable Water Facilities

Applicant Name	Project Name	Well? Check b , make no entries
Enter Utility Name:		
Enter Utility Contacted Name:		
Enter Contact's Phone Number:		

- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage or go to

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For well permitting, contact the Seminole County Building Division, 407-665-7050, and the Health Department, 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter Available Capacity provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	NOTE: In place of an <u>Available Capacity</u> figure, check here that a letter from the utility confirming ability to serve is attached.		Letter attached in place of demand calculations

POTABLE WATER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 350 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2				(Test Figure x LOS per unit) / 1.0 mgd)

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non - residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3				(Test Figure x LOS per unit) / 1.0 mgd)

4	Total Proposed Water Demand		Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity		Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 3 of 5

Sanitary Sewer Facilities

Applicant Name	Project Name	Septic? Check b	, make no entries
Enter Utility Name:			
Enter Utility Contacted Name:			
Enter Contact's Phone Number:			

- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage **or go to**

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For onsite sewage and disposal, contact the Seminole County Department of Health, Environmental Health: 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter Available Capacity provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	NOTE: In place of an <u>Available Capacity</u> figure, check here that a letter from the utility confirming ability to serve is attached.		Letter attached in place of demand calculations

SANITARY SEWER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 300 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2				(Test Figure x LOS per unit) / 1.0 mgd)

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non - residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3				(Test Figure x LOS per unit) / 1.0 mgd)

4	Total Proposed Sewer Demand		Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity		Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 4 of 5

County-wide Solid Waste Facilities

NOTE: Residential unit count serves as an estimate for both residential and non-residential solid waste disposal demand. A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
-----------------------	---------------------

Residential Test Figure (WorkSheet 1)	Multiply	Persons per Household	Equals	Calculated Residential Population
	x		=	

FACILITY	Items	Entries	Notes/Units
Landfill	NOTE: A Level of Service (LOS) of 4.3 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is disposed of daily at the landfill. The remaining landfill capacity as of 2013 is: 20,202,000 tons. *		
1	Calculated Residential Population (from above)		Persons
2	Adopted LOS pounds per person per day		Lb/cap/day
3	Proposed Annual Landfill Demand		Tons (Lines 1 x 2 x 365)/2000

Transfer Station	NOTE: A Level of Service (LOS) of 4.0 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is processed daily through the transfer station. The transfer station capacity as of 2013 is: 2500 tons/day. *		
1	Calculated Residential Population (from above)		Persons
2	Adopted LOS pounds per person per day		Lb/cap/day
3	Proposed Daily Transfer Station Demand		Tons (Lines 1 x 2)/2000

* Based on information provided by the Seminole County Solid Waste Management Division in 2013. The County's remaining Landfill capacity and Transfer Station processing capacity is projected to be sufficient through 2060 and 2050 respectively at current growth rates and therefore the calculation of a deduction from the remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.

Facility Capacity Impact Assessment - Worksheet 5 of 5

County-wide Recreation and Open Space Facilities

NOTE: A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
----------------	--------------

Residential Test Figure	Multiply	Persons per Household	Equals	Calculated Residential Population
	x		=	

RECREATION	Items	Entries	Notes/Units
Total Acres	NOTE: Level of Service (LOS) for total developed and passive recreation lands is 3.6 acres per 1000 population equating to .0036 acres per person. Remaining acreage: 1,394*		
1	Calculated Residential Population (from above) :		Persons
2	Adopted LOS acres per person		Acres/1000 Pop
3	Proposed Total Acres Demand		Acres (Lines 1 x 2)/1000

Developed Acres	NOTE: Level of Service (LOS) for developed recreation land is 1.8 acres per 1000 population equating to .0018 acres per person. Remaining Acreage: 178*		
1	Calculated Residential Population (from above) :		Persons
2	Adopted LOS acres per person		Acres/1000 Pop
3	Proposed Developed Acres Demand		Acres (Lines 1 x 2)/1000

* Based on 2010 adopted CIE Update. The County's remaining Total and Developed acreage is projected to be sufficient through 2030 at current growth rates and therefore the calculation of a deduction from remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE C-2 (RETAIL COMMERCIAL) ZONING CLASSIFICATION TO THE C-3 (GENERAL COMMERCIAL & WHOLESALE) 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 Overland Road Small Scale Future Land Use Amendment and Rezone, dated February 14, 2023.

(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. REZONING. The zoning classification assigned to the following described property is changed from C-2 (Retail Commercial) to C-3 (General Commercial & Wholesale).

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will 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 will 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 will 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 will be effective upon the latter of: (i) filing this Ordinance with the Department of State; or (ii) the companion Future Land Use Amendment Ordinance No. 2023-_____ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 14th day of February, 2023.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Amy Lockhart, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL: 17-21-29-5BG-0000-028E

HISTORIC LEGAL

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF HIGHWAY 441, IN THE WEST 1/2 OF LOTS 25 AND 28, MCNEIL'S ORANGE VILLA, SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

ALSO DESCRIBED AS:

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441); THE WEST 1/2 OF LOT 28, MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

PARCEL: 17-21-29-5BG-0000-028D

HISTORIC LEGAL:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF US. HIGHWAY 441, MCNEIL'S ORANGE VILLA

ALSO DESCRIBED AS:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441), MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



Tannath Design, Inc.

2494 Rose Spring Dr.
Orlando, FL 32825
(407) 982-9878
www.tannathdesign.com

December 9, 2022

Doug Robinson
Seminole County
1101 E First Street
Sanford, FL 32771

Re: Land Use Amendment and Rezone
9162 Overland Road.
Parcel Number's: 17-21-29-5BG-0000-028D, -028E

Dear Mr. Robinson,

We held a Teams Community Meeting from 6-7PM on 12/08/2022.

A letter explaining what is being done with these parcels was sent via US Mail on November 23rd to the property owners list provided by the County. A copy of this letter is attached for your reference.

We received no calls or E-mails and no one showed up for the community Meeting.

To date we have had no other correspondence, either verbally or written with any other parties that received the letter.

If you have any questions, please do not hesitate to contact me.

Bryan Potts, P.E.
Tannath Design Inc.
2494 Rose Spring Drive
Orlando, FL 32825
(407) 982-9878
bpotts@tannathdesign.com



Tannath Design, Inc.

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December 9, 2022

Doug Robinson
Seminole County
1101 E First Street
Sanford, FL 32771

Re: Water Demand Letter
9162 Overland Road.
Parcel Number's: 17-21-29-5BG-0000-028D, -028E

Dear Mr. Robinson,

We propose to remove all existing structures from this property and utilize it as a Semi Parking Facility, there is no water or sewer demand, except possibly irrigation which will be provided via Well.

If you have any questions, please do not hesitate to contact me.

Bryan Potts, P.E.
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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On February 14, 2023, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

Property Owner(s): M&I TRANSPORT, INC.

Project Name: OVERLAND ROAD SSFLUA AND REZONE

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial & Wholesale) for two lots on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail (U.S. 441) and approximately 270 feet north of the Seminole County and Orange County line.

Findings: After fully considering staff analysis titled "Overland Road Small Scale Future Land Use Amendment and Rezone" and all evidence submitted at the public hearing on January 14, 2023 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from C-2 (Retail Commercial) to C-3 (General Commercial & Wholesale) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

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: _____
Amy Lockhart, Chairman

EXHIBIT "A"

The land referred to herein below is situated in the County of SEMINOLE, State of Florida, and described as follows:

PARCEL: 17-21-29-5BG-0000-028E

HISTORIC LEGAL

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF HIGHWAY 441, IN THE WEST 1/2 OF LOTS 25 AND 28, MCNEIL'S ORANGE VILLA, SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

ALSO DESCRIBED AS:

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441); THE WEST 1/2 OF LOT 28, MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

PARCEL: 17-21-29-5BG-0000-028D

HISTORIC LEGAL:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF US. HIGHWAY 441, MCNEIL'S ORANGE VILLA

ALSO DESCRIBED AS:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441), MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.