

**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 PD (PLANNED DEVELOPMENT) TO PD (PLANNED DEVELOPMENT); 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 herein relating to a Small Scale Future Land Use Map Amendment; and

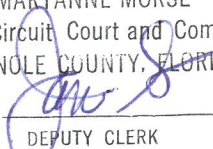
**WHEREAS**, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

**WHEREAS**, the Seminole County Local Planning Agency held a public hearing, with all required public notice on September 7, 2016, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

**WHEREAS**, the Board of County Commissioners held a public hearing on October 11, 2016, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

**WHEREAS**, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State

Z2016-009

CERTIFIED COPY  
MARYANNE MORSE  
Clerk of Circuit Court and Comptroller  
SEMINOLE COUNTY, FLORIDA  
BY   
DEPUTY CLERK

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	Buck Creek	02.16SS04 (Z2016-009)	Planned Development to Planned Development*	09/07/2016	10/11/2016

\* Maximum permitted development is 10 units per net buildable acre for residential uses, and .35 FAR for non-residential uses.

(b) The associated rezoning request was completed by means of Ordinance Number 16- 35.

**Section 3. Severability:**

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

**Section 4. Exclusion from County Code/Codification:**

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan to reflect adopted amendments to the Plan.

**Section 5. Effective Date:**

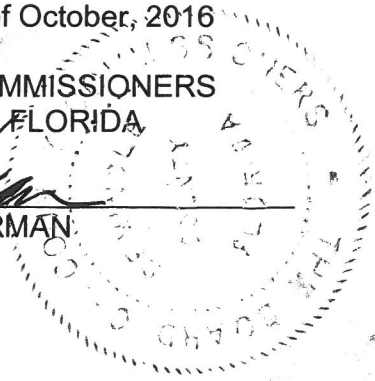
(a) The County shall provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth herein, if the amendment is not challenged in a timely manner, shall be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment shall 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 11th day of October, 2016

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

By:   
JOHN HORAN, CHAIRMAN



## **EXHIBIT A**

### **Amendment 02.16SS04**

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

**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 PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

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

**Section 1. LEGISLATIVE FINDINGS.**

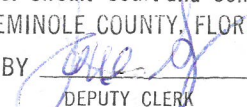
(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Buck Creek Plantation, dated October 11, 2016.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONINGS.** The zoning classification assigned to the following described property is changed from PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #16-20500008, attached hereto as Exhibit A and incorporated herein by reference:

**SEE ATTACHED EXHIBIT B FOR LEGAL DESCRIPTION**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

CERTIFIED COPY  
MARYANNE MORSE  
Clerk of Circuit Court and Comptroller  
SEMINOLE COUNTY, FLORIDA  
BY   
DEPUTY CLERK

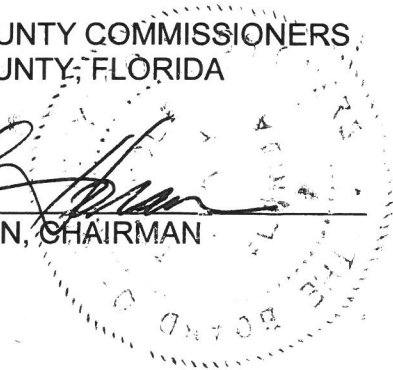
**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #16-20500008 in the Official Land Records of Seminole County or upon filing with the Department of State, whichever is later.

ENACTED this 11th day of October, 2016.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By:   
\_\_\_\_\_  
JOHN HORAN, CHAIRMAN



## SEMINOLE COUNTY DEVELOPMENT ORDER

On October 11, 2016, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

### FINDINGS OF FACT

**Property Owner:** C O D HOLDINGS LLC  
505 S STONE ST  
OVIEDO, FL 32765

**Project Name:** Buck Creek Plantation

**Requested Development Approval:** Small Scale Future Land Use Map Amendment from PD (Planned Development) to PD (Planned Development) and a rezone from PD (Planned Development) to PD (Planned Development)

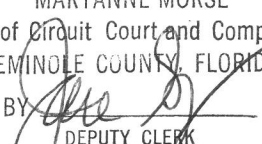
The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Rebecca Hammock, AICP  
Planning & Development Division Manager  
1101 East First Street  
Sanford, Florida 32771



MARYANNE MORSE, SEMINOLE COUNTY  
CLERK OF CIRCUIT COURT & COMPTROLLER  
BK 8793 Pgs 1213-1220 (8Pgs)  
FILE NUM 2016111724  
RECORDED 10/26/2016 04:15:33 PM  
RECORDING FEES \$69.50  
RECORDED BY Jeckenro

CERTIFIED COPY  
MARYANNE MORSE  
Clerk of Circuit Court and Comptroller  
SEMINOLE COUNTY, FLORIDA  
BY   
DEPUTY CLERK

**Order**

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - A. Development shall comply with the Master Development Plan attached as Exhibit B.
  - B. Permitted Uses: Development shall comply with the permitted uses listed below:

PROPOSED USES:	INSIDE ERCPZ	OUTSIDE ERCPZ	BOTH INSIDE & OUTSIDE ERCPZ
PUBLIC AND PRIVATE SCHOOLS AND DAY NURSERIES.	YES	YES	YES
SINGLE FAMILY DWELLING AND THEIR CUSTOMARY ACCESSORY USES AT A MAXIMUM DENSITY OF TEN (10) DWELLING UNITS PER NET BUILDABLE ACRE, MULTIFAMILY HOUSING SUCH AS CONDOMINIUMS, APARTMENTS AND TOWNHOMES IN ACCORDANCE WITH THE DENSITY AND DESIGN CRITERIA OF THE R-3 ZONING CLASSIFICATION, UNLESS OTHERWISE PROVIDED HEREON.	YES	YES	YES
GENERAL OFFICE USES, INCLUDING INSURANCE, REAL ESTATE, ARCHITECTS, ENGINEERING, ATTORNEYS, MEDICAL, DENTAL, ACCOUNTING, AUDITING, BOOKKEEPING SERVICES, AND OTHER SIMILAR OFFICE USES.	YES	YES	YES
ASSISTED LIVING FACILITIES LICENSED BY THE STATE OF FLORIDA.	YES	YES	YES
ALL RP ZONING USES AND SPECIAL USES EXCEPT COMMUNICATION TOWERS	YES	YES	YES
ALL C-1 ZONING USES EXCEPT FUNERAL HOMES, LAUNDROMATS, AND COMMUNICATION TOWERS	NO	YES	NO

NOTE: 1,100 ECONLOCKHATCHEE RIVER CORRIDOR PROTECTION ZONE (ERCPZ)

- C. The project will consist of: a maximum number of fifty-one (51) units for Residential uses, or a maximum square footage of 36,000 SF for Office, RP, and C-1 uses, or a maximum square footage of 78,000 SF for assisted living facilities, or a mixture of these uses according to the Use Equivalency Matrix." Under no circumstance shall the total trip generation of the proposed uses exceed; the average two-way volume of 1,545 trips, the PM peak hour enter volume of sixty-five (65) trips, the PM peak hour exit volume of sixty (60) trips, and the PM peak hour total volume of 135 trips.



OPEN SPACE/ DENSITY/ FAR			RESIDENTIAL		NONRESIDENTIAL	
LAND USE	ACREAGE	MAX DENSITY/FAR	REQ'D Open Space %	REQ'D AC	REQ'D Open Space %	REQ'D AC
RESIDENTIAL	5.31	10 DU/AC. (MAX)	25%	1.33		
NONRESIDENTIAL	5.31	0.35 (MAX)			25%	1.33

D. In the event the property is developed with a mixture of allowable use categories, the following Use Equivalency Matrix shall be used to determine the maximum units and square footages, as applicable, not to exceed the maximum density and intensity established in C.

Use Equivalency Matrix			
FROM	TO		
	Residential Units	Office, RP Uses, and C-1 Uses (Per 1000 SF)	Assisted Living (Per 1000 SF)
Residential Units	1.000	0.706	1.529
Office, RP Uses, and C-1 Uses (Per 1000 SF)	1.417	1.000	2.167
Assisted Living (Per 1000 SF)	0.654	0.462	1.000

- E. The maximum allowable building height is 35'.
- F. The setbacks from the external PD boundary shall be as follows:
  - North: Ten feet (10').
  - South: One-hundred feet (100')
  - East: Ten feet (10')
  - West: Twenty feet (20')

G. The buffers shall be as follows:  
 All buffers: Unless otherwise stated, planting rates and buffer yard composition shall be in accordance with section 30.1284 of the Seminole County Land Development Code. At plant maturity, opacity in the buffers will be provided per section 30.1286 of the Seminole County Land Development Code. In the event the code required planting rates are impractical within the below stated minimum buffer widths, the owner may choose to increase the buffer width to satisfy the required planting rate instead of adding structures to satisfy required opacity.

However, if the owner chooses not to increase the buffer width to satisfy required opacity, structures as outlined in the code shall be required. The development and landscape plan will contain sufficient measures to ensure the viability of the existing trees that are to be retained during and after site development.

North: Landscaping shall consist of a buffer yard a minimum of ten feet (10') in width. Existing trees in the northern buffer to be preserved to the maximum extent practical as determined during final design.

South: Landscaping shall consist of a buffer yard a minimum of twenty-five feet (25') in width. Existing vegetation on the southern boundary to be preserved as part of the buffer to the maximum extent practical, as determined during final design. Notwithstanding any language of the Seminole County Land Development Code to the contrary, the use of existing natural vegetation shall not be deemed to require an increase in opacity. Supplemental landscaping will be provided for any trees and vegetation removed or damaged in the twenty-five foot (25') southern buffer during construction.

No irrigation shall be required in the south buffer area, but may be installed to ensure viability of the supplemental landscaping.

The proposed retention pond may extend into the buffer up to fifty percent (50%) of the buffer width.

East: Landscaping shall consist of a buffer yard a minimum of ten feet (10') in width.

West: Except where the common driveway is located on the property line, landscaping shall consist of a buffer yard a minimum of 10' in width.

- H. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- I. The development shall provide parking spaces, per the Seminole County Land Development Code.
- J. The applicant shall provide architectural renderings at time of Final Development Plan.
- K. Stamped concrete or decorative paving will be provided for pedestrian walkways.
- L. Bicycle and pedestrian linkage interconnectivity plan shall be submitted at time of Final Development Plan.
- M. The development design shall include the use of native plant species and shall minimize removal of vegetation to the greatest extent practical as determined by the County.

- N. A statement from the Florida Division of Historical Resources of the Florida Department of State or qualified archaeological consultant describing the potential for any archaeological or historical resources to occur on the project site must be submitted with the Final Development Plan.
- O. A survey of those species designated as an endangered species, a threatened species or a species of special concern pursuant to, Rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, shall be required at the time of final engineering.

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

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

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_

John Horan, Chairman

## **EXHIBIT A**

### **Legal Description**

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

**Exhibit B**

**Master Development Plan**

(See Attached Pages)





# SEMINOLE COUNTY DEVELOPMENT ORDER

On April 28, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

## FINDINGS OF FACT

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

**Project Name:** Buck Creek Plantation

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

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the afordescribed property.

Prepared by: Ian Sikonia, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
CLERK OF SEMINOLE COUNTY  
BK 07189 Pgs 0476 - 482; (7pgs)  
FILE NUM 2009054307  
RECORDED 05/20/2009 02:29:05 PM  
RECORDING FEES 61.00  
RECORDED BY G Harford

CERTIFIED COPY  
MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA  
BY Eric Leach  
DEPUTY CLERK

RETURN TO SANDY MCCANN

### Order

#### NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - A. Development shall comply with the Preliminary Master Plan attached as Exhibit B.
  - B. The project shall have a maximum allowable building square footage of 36,000 square feet.
  - C. Permitted Uses: All RP zoning uses and special uses, except Communication Towers, within the 1,100 foot Econlockhatchee River Corridor Protection Zone and all C-1 zoning uses except funeral homes, laundromats, and communication towers outside the 1,100 foot Econlockhatchee River Corridor Protection Zone.
  - D. The maximum allowable building height is 35'.
  - E. The setbacks shall be as follows:
    - North: 10'.
    - South: 100'
    - East: 10'
    - West: 20'
  - F. The buffers shall be as follows:
    - North: 5' minimum / 10' average landscape buffer containing 4 canopy trees per 100 linear feet and a 3' continuous hedge in accordance with the standards of the Land Development Code.
    - South: 25' landscape buffer containing 8 canopy trees per 100 linear feet.
    - East: 7' minimum / 10' average in width landscape buffer containing a screen of landscaping, composed of natural and/or planted material, arranged or planted so that a height of at least three feet shall be attained within one year after planting, so as to screen a minimum of seventy-five percent of the parking area and buildings, to that height, as viewed from the adjacent property. One tree shall be planted for each twenty-five linear feet or fraction thereof.
    - West: 7' minimum / 10' average in width landscape buffer (except where the common driveway is located on the property line) containing a screen of landscaping, composed of natural and/or planted material, arranged or planted so that a height of at least three feet shall be attained within one year after planting, so as to screen a minimum of seventy-five percent of the



parking area and buildings, to that height, as viewed from the adjacent property. One tree shall be planted for each twenty-five linear feet or fraction thereof.

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

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

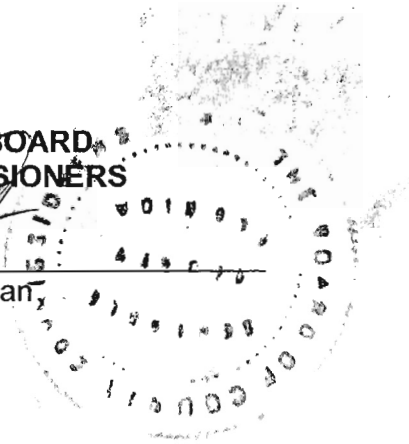
(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_

Bob Dallari, Chairman



**OWNER'S CONSENT AND COVENANT**

COMES NOW, Jack Campell, Buck Creek Plantation, LLC, the owner of the aforescribed property in this Development Order, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Amanda Barr  
Witness  
Print Name Amanda Barr

Jack Campell  
Jack Campell, Manager

David E. Axel  
Witness  
Print Name DAVID E. AXEL

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

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

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of May, 2009.



Amanda Barr  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

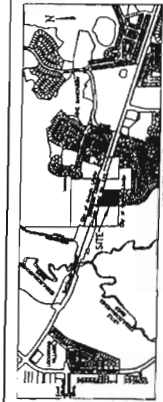
**EXHIBIT A****Legal Description**

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

**Exhibit B**

**Preliminary Master Plan**

(See Attached Pages)



NOTES

1. The proposed development is located on the east side of W Cr 419, between the intersection of W Cr 419 and the intersection of W Cr 420.
2. The site plan and preliminary subdivision map are in accordance with applicable laws, regulations, and ordinances.
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18. The site plan and preliminary subdivision map are in accordance with applicable laws, regulations, and ordinances.
19. The site plan and preliminary subdivision map are in accordance with applicable laws, regulations, and ordinances.
20. The site plan and preliminary subdivision map are in accordance with applicable laws, regulations, and ordinances.

UTILITY CALCULATIONS

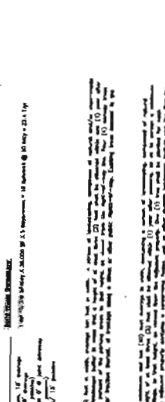
UTILITIES	TYPE	SIZE	LENGTH	DEPTH	MARKING
Water	12" PVC	12"	100'	48"	Orange
Sanitary	12" PVC	12"	100'	48"	Orange
Stormwater	18" PVC	18"	100'	48"	Orange
Electric	4" PVC	4"	100'	48"	Orange
Gas	8" PVC	8"	100'	48"	Orange
Telephone	4" PVC	4"	100'	48"	Orange
Cable TV	4" PVC	4"	100'	48"	Orange

STATEMENT OF WORK

PROJECT NAME: BUCK CREEK PLANTATION PUD  
SITE LOCATION: 1017 E. Rousseau Street, Davie, FL 32745  
SITE ADDRESS: 1017 E. Rousseau Street, Davie, FL 32745  
PARCEL I.D. NUMBER: 1017-0000-0000  
OWNER: CHILSEN & ASSOCIATES, INC.  
DATE: OCTOBER 2008

PROPOSED LAND DIVISION

LOT	AREA (SQ FT)	AREA (AC)	PERCENTAGE OF TOTAL
1	11,338	0.258	2.58%
2	11,338	0.258	2.58%
3	11,338	0.258	2.58%
4	11,338	0.258	2.58%
5	11,338	0.258	2.58%
6	11,338	0.258	2.58%
7	11,338	0.258	2.58%
8	11,338	0.258	2.58%
9	11,338	0.258	2.58%
10	11,338	0.258	2.58%
11	11,338	0.258	2.58%
12	11,338	0.258	2.58%
13	11,338	0.258	2.58%
14	11,338	0.258	2.58%
15	11,338	0.258	2.58%
16	11,338	0.258	2.58%
17	11,338	0.258	2.58%
18	11,338	0.258	2.58%
19	11,338	0.258	2.58%
20	11,338	0.258	2.58%



UTILITY CALCULATIONS

Water: 12" PVC, 100', 48" depth, Orange marking

Sanitary: 12" PVC, 100', 48" depth, Orange marking

Stormwater: 18" PVC, 100', 48" depth, Orange marking

Electric: 4" PVC, 100', 48" depth, Orange marking

Gas: 8" PVC, 100', 48" depth, Orange marking

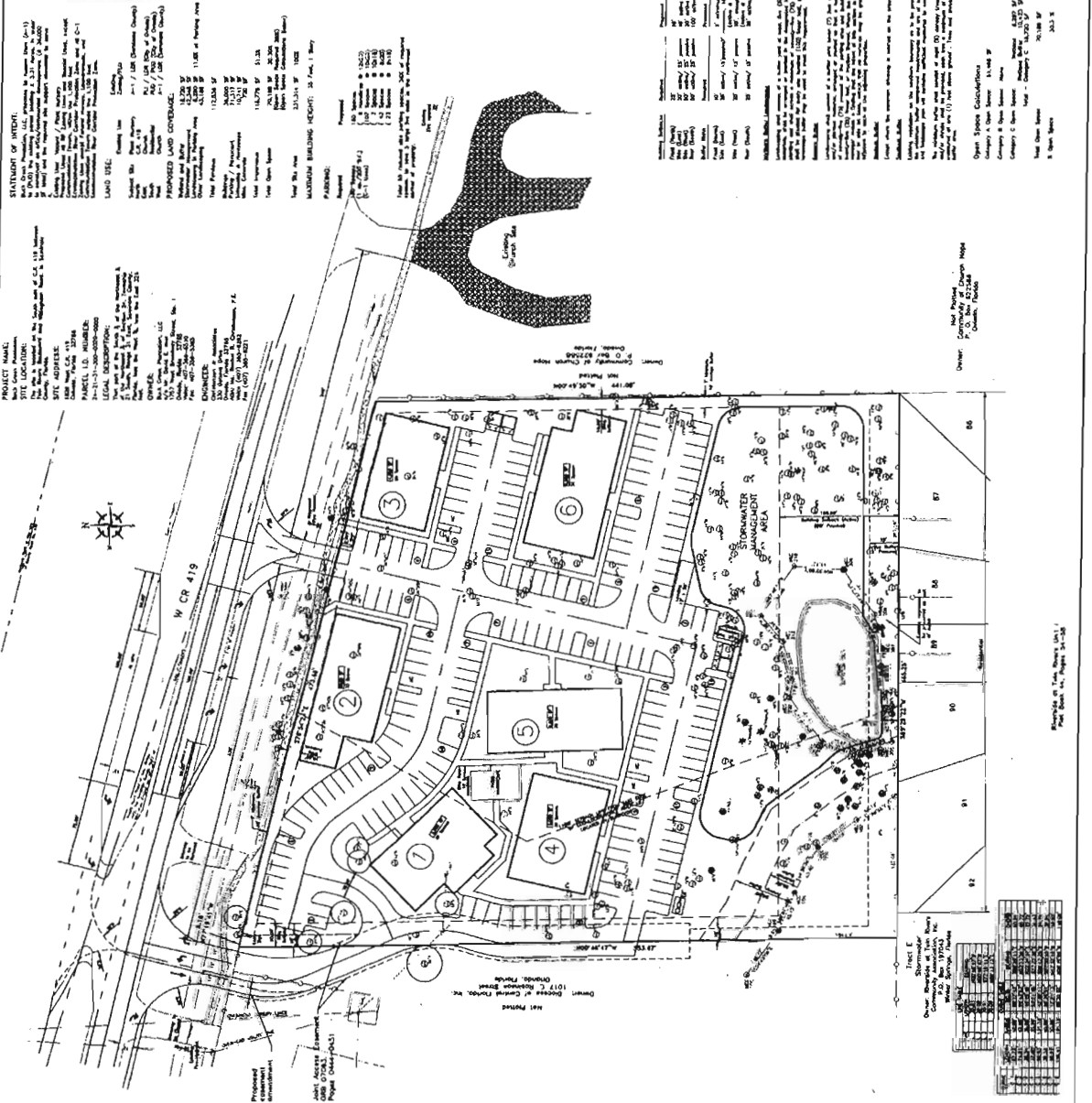
Telephone: 4" PVC, 100', 48" depth, Orange marking

Cable TV: 4" PVC, 100', 48" depth, Orange marking

SEMINOLE COUNTY  
PLANNING AND ZONING DEPARTMENT  
1000 N. MILITARY AVE., SUITE 100  
DAVIE, FLORIDA 32745  
TELEPHONE: (407) 365-6262  
FAX: (407) 365-8221  
WWW.SEMINOLECOUNTYFLORIDA.GOV

LEGEND: EXHIBIT 17-04  
17-04: Final Plan / Final Report / Certificate of Approval  
17-05: Final Plan / Final Report / Certificate of Approval

Open Space Calculations  
Category 1 Open Space: 11,338 sq ft  
Category 2 Open Space: 11,338 sq ft  
Category 3 Open Space: 11,338 sq ft  
Total Open Space: 34,014 sq ft  
34.014 ac



LEGIBILITY UNSATISFACTORY FOR SCANNING



AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 08-44, AS PREVIOUSLY AMENDED, KNOWN AS THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN BY VIRTUE OF SMALL SCALE DEVELOPMENT AMENDMENT (LEGAL DESCRIPTION IS SET FORTH AS AN APPENDIX TO THIS ORDINANCE); CHANGING THE FUTURE LAND USE DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM LOW DENSITY RESIDENTIAL (LDR) TO PLANNED DEVELOPMENT (PD); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 08-44 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 Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to a Small Scale Development Amendment; and

WHEREAS, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Local Planning Agency held a Public Hearing, with all required public notice, on March 4, 2009, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners held a Public Hearing on April 28, 2009, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is internally consistent, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, the State Comprehensive Plan, and the Comprehensive Regional Policy Plan of the East Central Florida Regional Planning Council.

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

Section 1. RECITALS/LEGISLATIVE FINDINGS:

- (a) The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.
- (b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE

LAND USE DESIGNATION:

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 08-44, as previously amended, is hereby further amended by amending the future land use designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Appendix "A" to this Ordinance:

(b) The associated rezoning request was completed by means of Ordinance Number 09- 17.

(c) The development of the property is subject to the development intensities and standards permitted by the overlay Conservation land use designation, Code requirements and other requirements of law.

(d) Future Land Use Amendment:

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



Section 3. SEVERABILITY:

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 4. EXCLUSION FROM COUNTY CODE/CODIFICATION:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 5. EFFECTIVE DATE:

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State and the Florida Department of Community Affairs by the Clerk of the Board of County Commissioners in accordance with Section 125.66 and 163.3187, Florida Statutes.


(b) This ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners;

provided, however, that the effective date of the plan amendment set forth herein shall be thirty-one (31) days after the date of adoption by the Board of County Commissioners or, if challenged within thirty (30) days of adoption, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendment is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land use dependent on an amendment may be issued or commence before an amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, the affected amendment may nevertheless be made effective by the Board of County Commissioners adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 28th day of April, 2009.

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_

  
Bob Dallari  
Chairman



APPENDIX A

LEGAL DESCRIPTION

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