

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

**SUBJECT: WEKIVA CENTRE II SITE PLAN MODIFICATION IN THE OFFICE
PROFESSIONAL ZONING DISTRICT**

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

AUTHORIZED BY: Dan T. Matthys **CONTACT:** Rebecca Hammock **EXT.** 7438

Agenda Date <u>3/22/05</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Approve the revised site plan modification for Wekiva Centre II, zoned Office Professional (OP), located on the west side of Wekiva Springs Road, north of SR 434 and south of Sabal Palm Drive in Section 03, Township 21 South, Range 29 East, Mayo Graham, applicant.

District 3-Van Der Weide (Rebecca Hammock, Principal Planner)

BACKGROUND:

At the August 23, 1983 meeting, the Board of County Commissioners rezoned 24.36 acres located on the west side of Wekiva Springs Road, north of SR 434 and west of I-4 from R-1A (Single-Family Residential) and A-1 (Agriculture) to Office Professional (OP). The original site plan was approved for the entire 24.36 acres consisting of seven (7) separate parcels for a total of 199,750 square feet of office space. Attached is a reduced copy of the site plan that was approved with the rezoning.

Several modifications have been made to the original (1983) site plan including the 20,000 square foot Wekiva Centre Office on Lot 5, which was approved in 1999, and the High Croft Townhomes, developed on Lot 1 within the northern portion of the original 24.36 acres. Please see the attached aerial.

The subject of this request is 1.52 acres located within the northern portion of Lot 5 of the original 24.36 acres as described above. The proposed plan for the Wekiva Centre II Office is substantially different from the approved site plan of 1983; therefore, Board approval is required per Sections 30.631 and 30.672 of the SCLDC.

The site plan for Wekiva Centre II proposes a two-story office building consisting of 19,200 square feet on 1.52 acres. The office

Reviewed by: <u>KR</u>
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. <u>rpdd01</u>

will have direct access from Wekiva Springs Road with cross access with the existing Wekiva Centre office to the NW. The proposed site plan retains 25% of the existing on site trees and is designed to preserve various significant trees. An Active/Passive Buffer is required adjacent to the Golfview Estates single-family residential development along the SW property line of the proposed office.

The proposed site plan complies with the approved development order and the Seminole County Land Development Code.

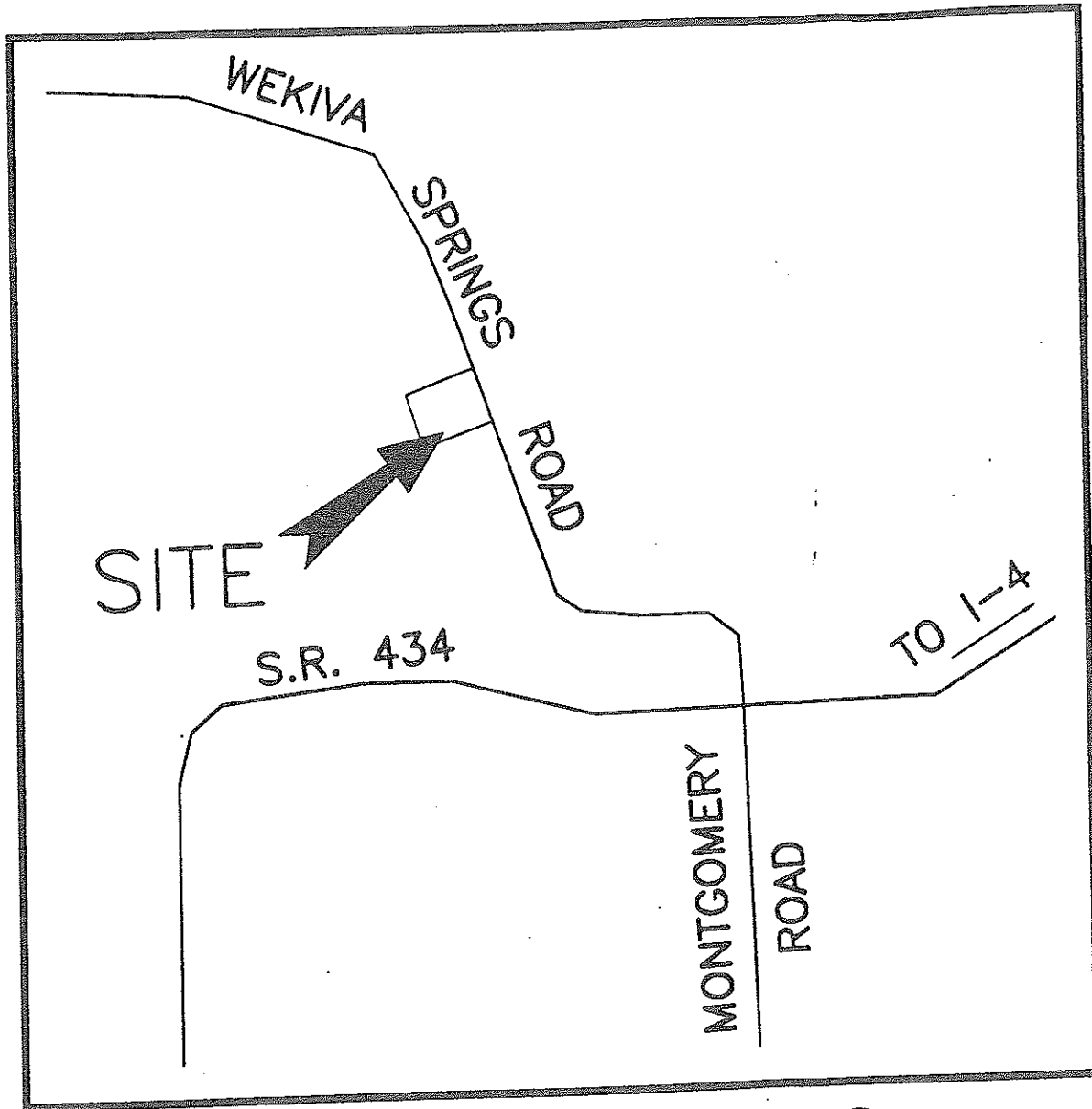
STAFF RECOMMENDATION:

Staff recommends approval of the Wekiva Centre II Office site plan modification.

District: 3

Attachments: Location Map
1983 Site Plan
2004 Aerial
Wekiva Centre II Site Plan

LOCATION MAP



LOCATION MAP



Aerial

