

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Monroe Road Development Rezone from A-1 to PCD; and Final Master Plan / Developer's Commitment Agreement Approval (Bill Harkins, applicant)

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Michael Rumer ^{MR} **EXT.** 7387

Agenda Date <u>03/28/06</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input checked="" type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

1. APPROVE and enact an ordinance to rezone 1.66 ± acres from A-1 (Agriculture) to PCD (Planned Commercial Development) and approve the Final Site Plan and Developer's Commitment Agreement for Monroe Road PCD per the attached staff report, development order and developer's commitment agreement, (Bill Harkins, applicant); or
2. DENY the requested rezone from A-1 (Agriculture) to PCD (Planned Commercial Development) a 1.66 ± acre site located on the northeast corner of Monroe Road and Church Street (Bill Harkins, applicant); or
3. CONTINUE the item to a time and date certain.

District 5 – Commissioner Carey Michael Rumer, Senior Planner

BACKGROUND:

The applicant, Bill Harkins, is requesting to rezone 1.66 ± acres from A-1 (Agriculture) to PCD (Planned Commercial Development) in order to develop a mixture of C-1 and OP permitted uses on the subject site. The site is located on the northeast corner of Monroe Road and Church Street. The Future Land Use designation is HIP-TI (Higher Intensity Planned Development-Target Industry), which is consistent with the requested zoning district.

The proposed Final Master Plan indicates that the site will contain a total of 10,137 square feet of C-1 (Retail Commercial) and OP (Office Professional) uses. Building A will contain 5,782 square feet and

Reviewed by:	<u> </u>
Co Atty:	<u> </u>
DFS:	<u> </u>
OTHER:	<u> </u>
DCM:	<u> </u>
CM:	<u> </u>
File#	ph130pdp03

Building B will consist of 4,355 square feet. Access will be off Monroe Road.

PLANNING & ZONING COMMISSION RECOMMENDATION

On March 1, 2006, the Planning and Zoning Commission voted (5-0) to recommend APPROVAL of a request to rezone 1.66 ± acres, located on the northeast corner of Monroe Road and Church Street, from A-1 (Agriculture) to PCD (Planned Commercial Development), located on the northeast corner of Monroe Road and Church Street.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone 1.66 ± acres from A-1 (Agriculture) to PCD (Planned Commercial Development) and approve the Final Site Plan and Developer's Commitment Agreement located on the northeast corner of Monroe Road at Church Street per the attached staff report, development order and developer's commitment agreement.

Attachments:

- Staff Analysis
- Location Map
- FLU/Zoning
- Aerial Photo
- Ordinance
- Developer's Commitment Agreement
- Final Master Plan
- LPA/P&Z March Meeting Minutes

Monroe Road Development

Rezone from A-1 to PCD

APPLICANT	Bill Harkins	
PROPERTY OWNER	C William Harkins Trustee	
REQUEST	Rezone from A-1 (Agriculture) to PCD (Planned Commercial Development)	
PROPERTY SIZE	1.66 ± acres	
HEARING DATE (S)	P&Z: March 1, 2006	BCC: March 28, 2006
PARCEL ID	16-19-30-5AC-0000-045B	
LOCATION	Northeast Corner of Monroe Road at Church Street	
FUTURE LAND USE	HIP-TI (Higher Intensity Planned Development-Target Industry)	
ZONING	A-1 (Agriculture)	
FILE NUMBER	Z2003-52	
COMMISSION DISTRICT	#5 – Carey	

The applicant is proposing to develop 10,137 square feet of C-1 and OP building space on a 1.66 ± acre site. The following table provides a breakdown of each building:

Building	Sq. Ft.
Building #A	5,782
Building #B	4,355
Total Project	10,137

ANALYSIS OVERVIEW:

ZONING REQUEST

The applicant, Bill Harkins, is requesting to rezone 1.66 ± acres from A-1 (Agriculture) to PCD (Planned Commercial Development). The subject property is located on the northeast corner of Monroe Road at Church Street. The Future Land Use designation of the subject property is HIP-TI (Higher Intensity Planned Development-Target Industry) which includes uses such as office, manufacturing, High Tech Industry, distributing and financial services detailed in FLU Exhibit 23 of the Vision 2020 Comprehensive Plan. The following table depicts the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested PCD (Planned Commercial Development):

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Zoning (PCD)
Minimum Lot Size	43,560 square feet	N/A
Minimum House Size	N/A	N/A
Minimum Width at Building Line	150 feet	N/A
Front Yard Setback	50 feet	25 feet
Side Yard Setback	10 feet	0 feet
(Street) Side Yard Setback	50 feet	N/A
Rear Yard Setback	30 feet	20 feet
Maximum Building Height	35 feet	30 feet

PERMITTED & SPECIAL EXCEPTION USES

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Zoning District	Permitted Uses	Special Exception	Minimum Lot Size
A-1 (existing)	Agricultural uses such as citrus or other fruit crops cultivation, production and horticulture, truck farms, plant nurseries and greenhouses not involved with retail sales to the general public, silva culture, public and private elementary schools, publicly owned and/or controlled parks and recreation areas, bait production, stables, barns, single-family dwelling and customary accessory uses including one (1) guesthouse or cottage, docks and boathouses, churches and structures appurtenant thereto, community residential homes (group homes and foster care facilities) housing six (6) or fewer permanent unrelated residents.	Special Exception such as cemeteries and mausoleums, kennels including the commercial raising or breeding of dogs, hospitals, sanitariums and convalescent homes, veterinary clinics and assisted living facilities and group homes, public and private nursery schools, kindergartens, middle schools, high schools and colleges, public utility and service structures, fishing camps, marinas, gun clubs, or similar enterprises or clubs making use of land with nominal impacts to natural resources, privately owned and operated recreational facilities open to the paying public, such as athletic fields, stadium, racetracks, and speedways, golf driving ranges, riding stables, water plants, and sanitary landfill operations, off-street parking lots, farm worker housing, mobile homes, retail nurseries, landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm, communication towers, bed and breakfast establishments.	1 acre

Zoning District	Permitted Uses	Special Exception	Minimum Lot Size
PCD (proposed)	Allowable uses shall be those described in the C-1 and OP Zoning District.	Single-family dwelling unit in connection with a permitted use provided said use is occupied only by the owner or operator of the business. Accessory parking for passenger vehicles when intended for a permitted adjacent commercial use. Public utility and service structures. Banks, savings and loan and similar financial institutions, and drive-in teller facilities. Private vocational, business, and professional schools. Hospitals and nursing homes. Non residential, nonprofit clubs, lodges and fraternal organizations. Funeral homes. Communication towers.	N/A

COMPATIBILITY WITH SURROUNDING PROPERTIES

The Future Land Use designations, zoning districts and existing uses for the subject and abutting properties are as follows:

(North)

	HIP-TI Office Converted Residence <i>A-1</i>	HIP-TI Vacant <i>PCD</i> <i>Office/Warehouse</i> <i>Permitted</i>	HIP-TI Vacant <i>PCD</i> <i>Office/Warehouse</i> <i>Permitted</i>	
(West)	HIP-TI Office Converted Residence <i>A-1</i>	HIP-TI Agriculture <i>A-1</i>	HIP-TI Single-Family <i>A-1</i>	(East)
	HIP-TI Commerce Center <i>PCD</i>	HIP-TI Church / Single-Family <i>A-1</i>	HIP-TI Single-Family <i>A-1</i>	

(South)

* **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject

property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FEMA map #563 Florida Quadrangle Map, there appears to be no floodplains located on the subject property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, the subject property contains no wetlands.

Endangered and Threatened Wildlife:

Based on preliminary analysis, there are no endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering approval.

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3)(c); Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has submitted an application for Full Concurrency Review. Concurrency Management has determined that water and sewer facility capacity is available for the proposed property subject to execution of a Utility Agreement and payment of fees. Concurrency Management further determined that sufficient roadway capacity is available based upon Concurrency Management System Net Available Capacity.

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

Public Facility	Existing Zoning (A-1)	Proposed Development*	Net Impact
Water (GPD)	350	2,281	1,931
Sewer (GPD)	300	1,837	1,537
Traffic (ADT)	10	127	117

* Proposed Development is based on the following estimated breakdown of uses in the proposed project: 5,069 square feet of C-1 uses and 5,069 square feet of OP uses.

Utilities:

The site is located in the service area of Seminole County and will be required to connect to public utilities. There is currently a 10-inch water main along the east side of Monroe Road and a 4-inch force main along the west side of Monroe Road. Both of these existing lines run southward along Monroe Road and then turn eastward along Maronda Way. Approval of the proposed water service utility plan is required prior to the approval of final engineering plans.

Transportation / Traffic:

The property accesses Monroe Road, which is classified as a two lane undivided minor collector road. Monroe Road is currently operating at a level of service "A". Monroe Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. The four lane construction is scheduled to commence in 2007/2008.

School Impacts:

The proposed project will consist of C-1 and OP uses and will not generate any school age children.

Public Safety:

The nearest response unit to the subject property is Station # 38, which is located at 1300 Central Park Drive, Sanford. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is 4 minutes. The County level-of-service standard for response time is 5 minutes per Policy PUB 2.1 of the Comprehensive Plan.

Drainage:

The proposed project is located within the Monroe Drainage basin. Elder Creek will provide positive outfall for the property although it currently has limited down stream capacity. This will be further evaluated in more detail prior to final engineering approval.

Parks, Recreation and Open Space:

The applicant is proposing to provide 51.96% of open space which results in 37,600 square feet. The required open space is 25%, or 18,077.4 square feet.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS

This project does not warrant the running of the County Fiscal Impact Analysis Model.

SPECIAL DISTRICTS

The subject property is not located within a Special District.

COMPREHENSIVE PLAN (VISION 2020)

The following policies are applicable with the proposed project:

Policy FLU	2.11: Determination of Compatibility in PUD and PCD Zoning Classifications
Policy CIE:	3.2: Application to New Development
Policy CON	3.6: Wetland/Flood Prone Regulations
Policy ECM	4.1 Target Areas
Policy ECM	4.3 Target Industries
Policy FLU	5.6: Higher Intensity Planned Development (HIP) Purpose
Policy FLU	5.7 Higher Intensity Planned Development (HIP) General Uses and Intensities
Policy POT	4.5: Potable Water Connection
Policy SAN	4.4: Sanitary Sewer Connection
Policy PUB	2.1: Public Safety Level-of-Service

INTERGOVERNMENTAL NOTIFICATION:

Intergovernmental notices were not sent; the subject site is not within or directly adjacent to any local municipality and will not impact schools.

PLANNING & ZONING COMMISSION RECOMMENDATION

On March 1, 2006, the Planning and Zoning Commission voted (5-0) to recommend APPROVAL of a request to rezone 1.66 ± acres, located on the northeast corner of Monroe Road and Church Street, from A-1 (Agriculture) to PCD (Planned Commercial Development), located on the northeast corner of Monroe Road and Church Street.

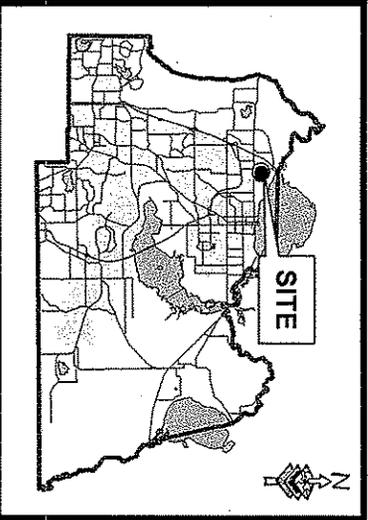
LETTERS OF SUPPORT OR OPPOSITION:

At this time, Staff has received no letters of support or opposition.

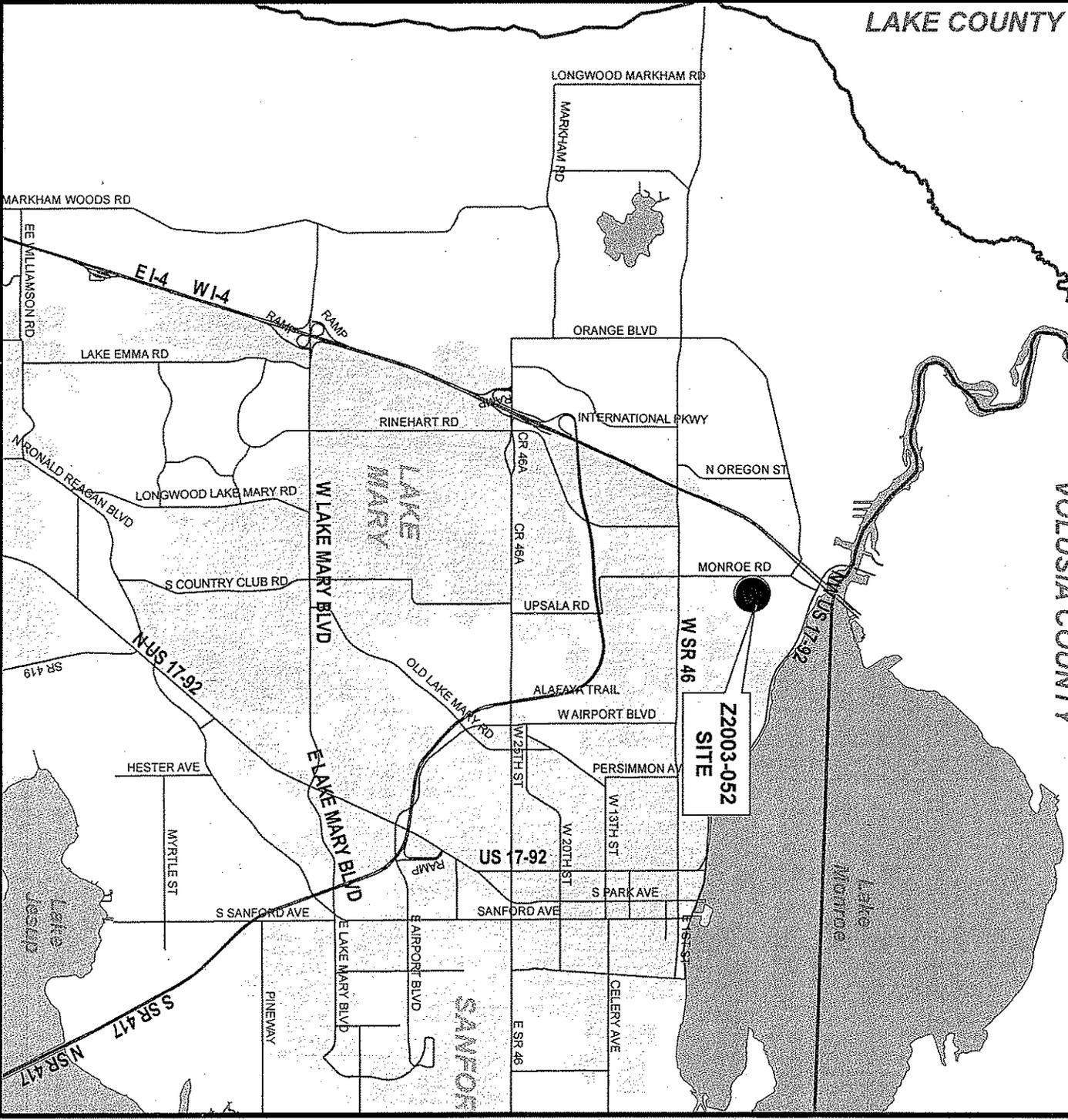
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone 1.66 ± acres from A-1 (Agriculture) to PCD (Planned Commercial Development) and approve the Final Site Plan and Developer's Commitment Agreement located on the northeast corner of Monroe Road at Church Street per the attached staff report, development order and developer's commitment agreement.

LAKE COUNTY

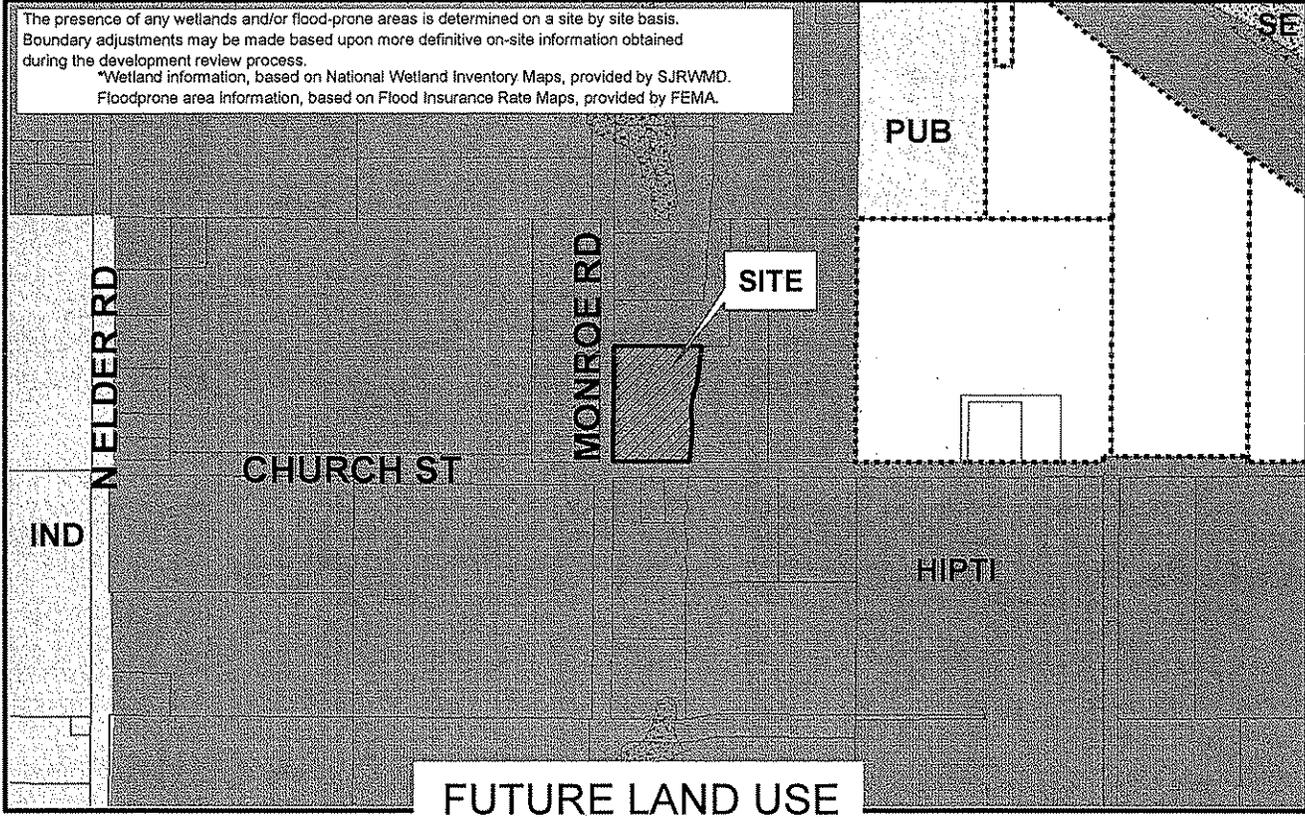


VOLUSIA COUNTY



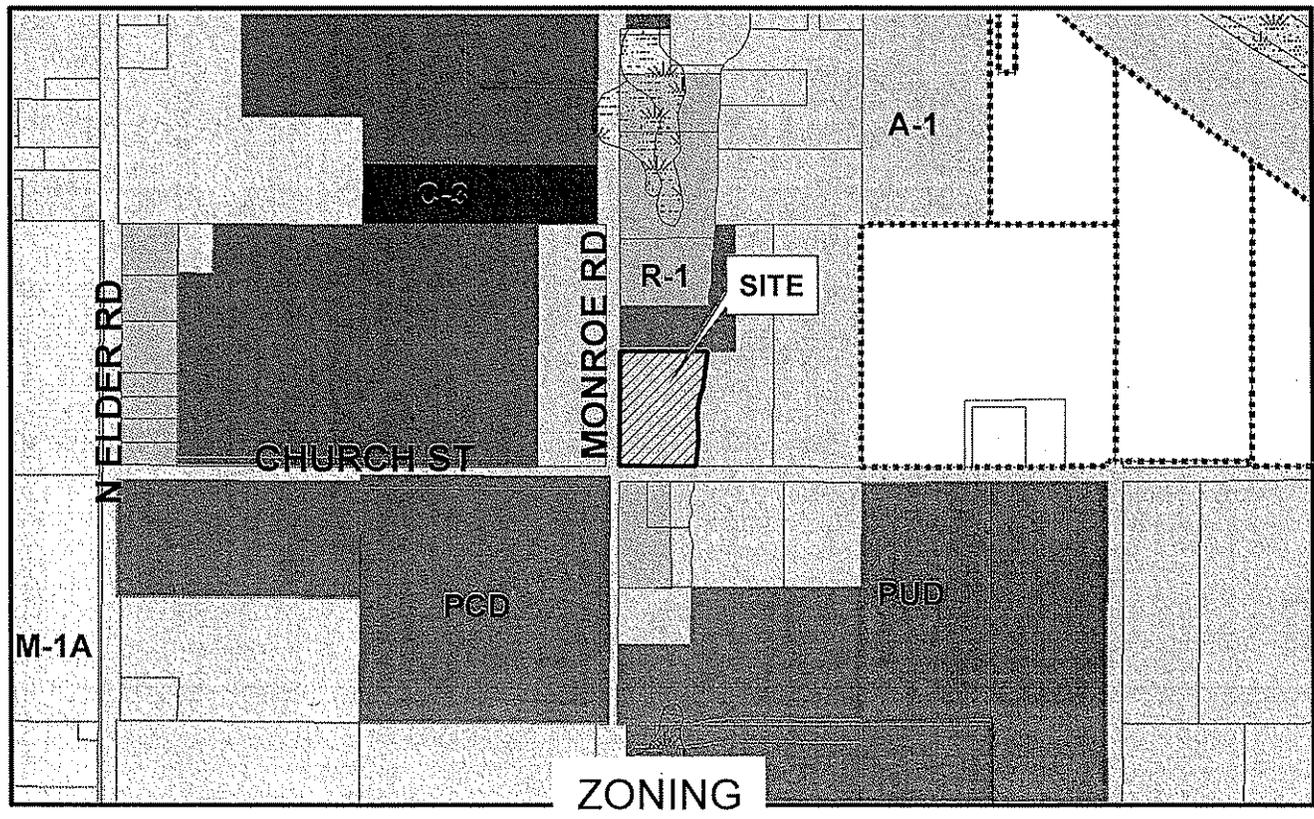
Z2003-052
SITE

filename: L:\proj\projects\2003\starr_report_pkgs\starrmaps_large\Z2003-052\starrmap-2006.mxd 02/20/06



Applicant: Harkins Development Corp.
 Physical STR: 16-19-30-5AC-0000-045B
 Gross Acres: 1.47 BCC District: 5
 Existing Use: Vacant Commercial
 Special Notes: None

	Amend/ Rezzone#	From	To
FLU	--	--	--
Zoning	Z2003-052	A-1	PCD





Rezone No: Z2003-052
From: A-1 To: PCD
 Parcel
 Subject Property



January 2004 Color Aerials

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE DISTRICT) ZONING CLASSIFICATION THE PCD (PLANNED COMMERCIAL DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Monroe Road Development".

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

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 (Agriculture District) to PCD (Planned Commercial Development District):

The Southwest 1/4 of Lot 45 (less that part lying East of Canal) of ST. JOSEPH'S according to the plat thereof as recorded in Plat Book 1, page 114, Public Records of Seminole County, Florida.

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

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

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

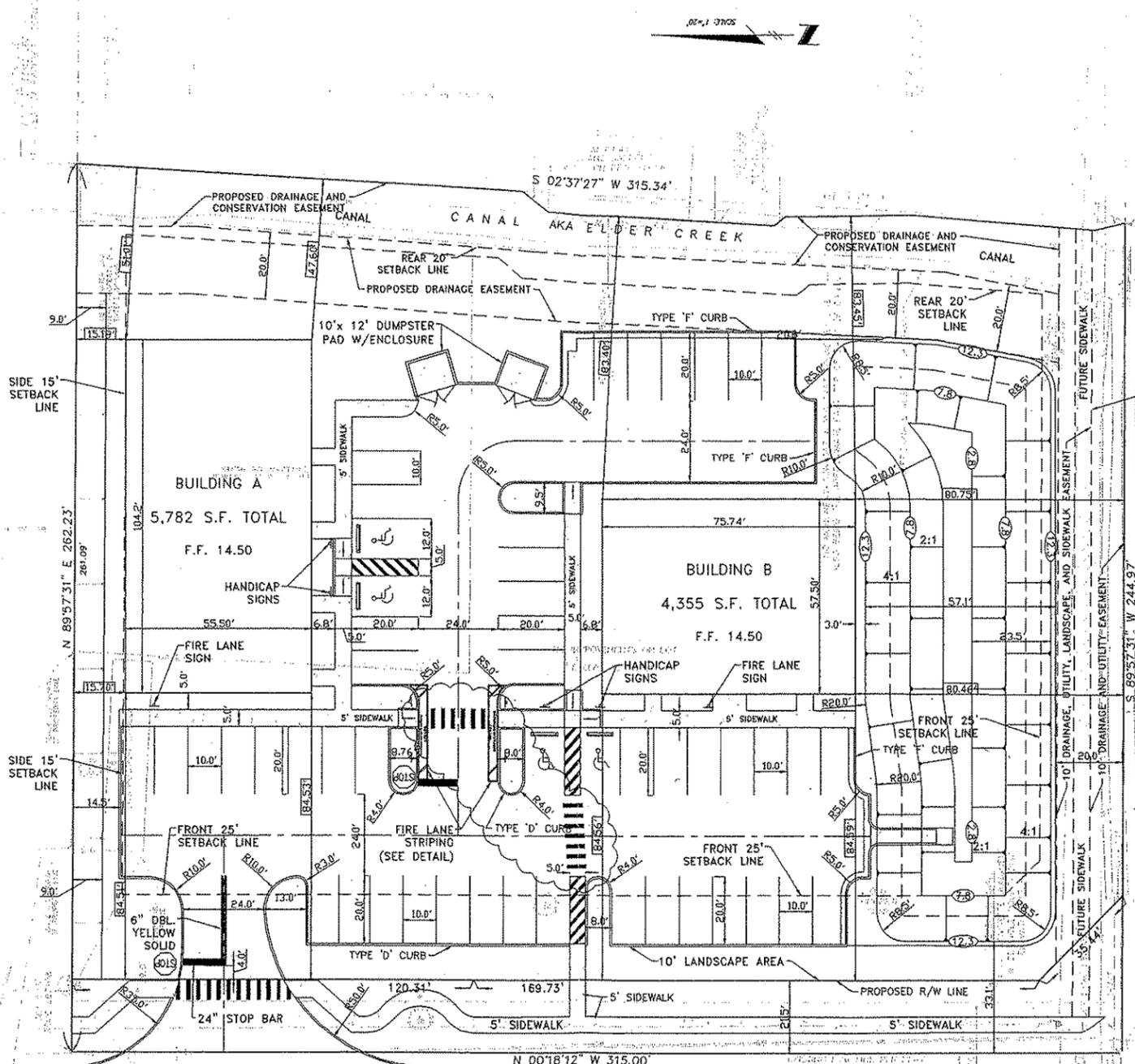
ENACTED this 28th day of March 2006.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

GENERAL NOTES

- ALL CONSTRUCTION, SHALL COMPLY WITH THE MOST RECENT STANDARDS & SPECIFICATIONS OF SEMINOLE COUNTY.
- CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS AND/OR RIGHT-OF-WAYS, WHETHER THE ARE PUBLIC OR PRIVATE, PRIOR TO COMMENCING WITH ANY WORK ON OR OVER THESE AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, VEGETATION, PAVEMENT, ETC., AS NOTED ON SITE PLAN OR IF APPLICABLE, LANDSCAPE PLAN.
- DEVELOPER SHALL CONFORM TO SFPC, 1982 EDITION, 18.106 TO WIT: "DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE IN SUCH QUANTITIES AS DETERMINED BY THE FIRE OFFICIAL.", ACCESS ROADS AND A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE MAINTAINED.
- SITE AND BUILDING LIGHTING SHALL BE DESIGNED AND POSITIONED TO ILLUMINATE PARKING LOT, DRIVEWAYS AND BUILDING ACCESS POINTS -- NOT ADJACENT PROPERTIES.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED BY THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- THE INFORMATION PROVIDED IN THESE DRAWINGS IS PRESENTED TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL LIKELY BE ENCOUNTERED DURING THE COURSE OF WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY, AT THE CONTRACTORS EXPENSE, AND UPON WHICH THEIR BIDS WILL BE BASED. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE A THOROUGH REVIEW OF THE SITE TO DETERMINE EXISTING CONDITIONS. ANYTHING NOT SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER.
- ANY "HARD PAN", WET SOIL CONDITIONS, OR OTHER SUSPECT SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION SO THAT THE CONDITIONS MAY BE FURTHER INVESTIGATED AND A DECISION MADE REGARDING POTENTIAL UNDERDRAIN INSTALLATION. SHOULD UNDERDRAINS BE REQUIRED, THEY SHALL BE CONSTRUCTED AS SHOWN AS SHOWN ON STANDARD DETAIL SHEET.
- ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, EXISTING BEFORE COMMENCEMENT OF CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
- ALL STORMWATER PIPING AND UTILITY TRENCH EXCAVATION SHALL BE IN CONFORMANCE TO CRITERIA AS ESTABLISHED BY O.S.H.A. REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF PUBLIC SAFETY, BOTH WHILE THE PROJECT IS MANNED AND UNMANNED, DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
- THE CONTRACTOR IS TO EMPLOY THE BEST MANAGEMENT PRACTICES DURING THE CONSTRUCTION OF THIS SITE TO ASSURE ALL SEDIMENTS ARE RETAINED ON SITE.
- GEOTECHNICAL INFORMATION (SOILS BORINGS) SHOWN WITHIN THESE PLANS IS BASED ON INFORMATION SUPPLIED BY MIKE TANNOUS ENGINEERING, INC. AND IS INCLUDED FOR APPROVAL PURPOSES ONLY. OFLDC GIVES NO GUARANTEE TO THE ACCURACY IN SUBSTANCE OR LOCATION OF SAID SOILS INFORMATION.
- SURVEY INFORMATION SHOWN WITHIN THESE PLANS IS BASED ON INFORMATION SUPPLIED BY SOUTHEASTERN SURVEYING AND MAPPING, INC.. CENTRAL FLORIDA LAND DESIGN CORPORATION GIVES NO GUARANTEE TO THE ACCURACY IN SUBSTANCE OR LOCATION OF SAID SURVEY INFORMATION.
- RIGHT-OF-WAY UTILIZATION AND/OR UNDERGROUND UTILITY PERMITS REQUIRED PRIOR TO CONSTRUCTION.
- EXCAVATION/FILL PERMIT REQUIRED FOR THIS PROJECT.
- THIS PROJECT WILL REQUIRE NPDES PERMITTING (BY CONTRACTOR).
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION COMMENCES.
- ALL LANDSCAPE AREAS TO BE SODED.
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY UNDERGROUND IRRIGATION SYSTEM.
- PARKING LOT STRIPING SHALL BE F.D.O.T. WHITE TRAFFIC PAVED PAINT.
- 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
- STOP BAR SHALL BE 24" WIDE, WHITE THERMOPLASTIC PAINT, AND LOCATED AS SHOWN ON SITE PLAN.
- HANDICAP SYMBOL SHALL BE F.D.O.T. WHITE PAINT.
- ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM THE STREET.
- INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE 810.09, PARAGRAPH D.
- POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
- RAMP ALL SIDEWALKS FOR THE HANDICAP (MAX. SLOPE 12:1).
- DEVELOPER WILL OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED.
- 6" P.V.C. CHASE UNDER DRIVEWAY.
- RAISED CURBING AROUND LANDSCAPE ISLANDS AS SHOWN.
- PROJECT LIES TOTALLY WITHIN ZONE X PER FEMA PANEL 12117C0030 E.



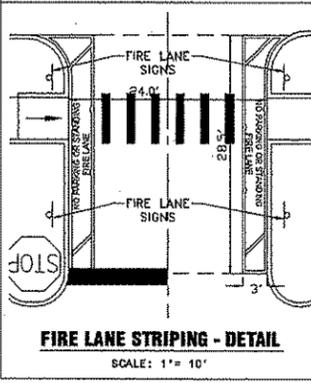
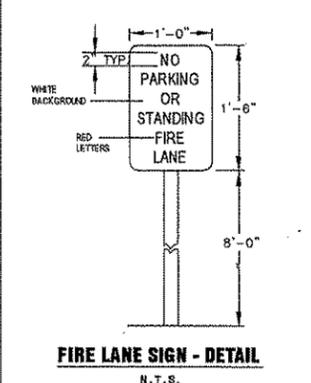
SITE DATA:

- AREA: 1.66+ ACRES
- EXISTING USE: Vacant
- INTENDED USE: Office/Bank
- EXISTING LAND USE: HIP-TI
- PROPOSED LAND USE: HIP-TI
- EXISTING ZONING: A-1
- PROPOSED ZONING: PCO
- BUILDING AREA: 10,107 S.F.
- BUILDING FLOORS: SINGLE
- BUILDING HEIGHT: 26.0'
- F.A.R.: 0.14
- BUILDING HEIGHT: 26' (EACH BUILDING)
- SETBACKS:

SETRBACKS	MINIMUM REQUIRED	PROVIDED	BLDG. A	BLDG. B
FRONT	25'	84.51'	84.56'	
SIDE	15'	15.19'	80.46'	
REAR	20'	47.60'	83.40'	

PARKING REQUIREMENTS:
1 SPACE FOR EACH 200 S.F. OF OFFICE AREA

BUILDING	10,107 S.F. OF OFFICE AREA	=	51 SPCS
TOTAL SPACES REQUIRED		=	51 SPCS
PARKING SPACES PROVIDED		=	51 SPCS



NOTE:
EXISTING SOIL TYPE FOR THE ENTIRE SITE, AS PER SOIL SURVEY OF SEMINOLE COUNTY, IS EAUGALLIE AND IMOKALEE FINE SANDS.

NOTE:
PROPOSED RIGHT-OF-WAY AS SHOWN, OR REFERENCED, HEREON DOES NOT REPRESENT OR IMPLY THAT ANY AGREEMENT HAS BEEN MADE FOR ANY ADDITIONAL RIGHT-OF-WAY TO BE TRANSFERRED. ACTUAL AMOUNT OF ADDITIONAL RIGHT-OF-WAY AND TERMS FOR TRANSFER THEREOF ARE TO BE NEGOTIATED WITH THE OWNER AND/OR HIS COUNSEL.

NOTE:
PROPOSED BUILDINGS ARE NOT TO BE SPRINKLED

PROPERTY APPRAISER ID NUMBER 16-19-30-5AC-0000-045B
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

CENTRAL FLORIDA LAND DESIGN CORPORATION
Engineering Business No. 8185
670 North Orlando Avenue
Suite 1004 B
Maitland, Florida 32751
(407) 599-7009

Montie S. Plank, P.E. - License No. 36149

SITE PLAN

MONROE ROAD DEVELOPMENT

Seminole County, Florida

DRAWING TITLE

Central Florida Land Design Corporation
Civil Engineering - Land Planning
670 North Orlando Avenue, Suite 1004 B
Maitland, Florida 32751
Phone Number: (407) 599-7009
Fax Number: (407) 599-0799
email: info@centralfloridaland.com EG No. 8185

REV.	DATE	DESCRIPTION
1	11/21/03	ISSUE FOR COMMENTS FROM SEMINOLE COUNTY
2	12/07/03	ISSUE FOR COMMENTS FROM SEMINOLE COUNTY
3	12/18/03	ISSUE FOR COMMENTS FROM SEMINOLE COUNTY

DRAWN BY: DAS
DESIGNED BY: ROM
APPROVED BY: MONTIE S. PLANK, P.E.
JOB NUMBER: 2003.301.2
FILENAME: 2003.301.2.SP
SCALE: 1" = 20'
DATE: November 21, 2003
SHEET NUMBER
2 of 10

**MONROE ROAD DEVELOPMENT PCD
DEVELOPER'S COMMITMENT AGREEMENT**

On March 28, 2006 the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

I. LEGAL DESCRIPTION

The Southwest 1/4 of Lot 45 (less that part lying East of Canal) of ST. JOSEPH'S according to the plat thereof as recorded in Plat Book 1, page 114, Public Records of Seminole County, Florida.

II. PROPERTY OWNERS

C. William Harkins, Trustee
3525 W. Lake Mary Boulevard, Suite 306
Lake Mary, FL 32746

III. STATEMENT OF BASIC FACTS

- A. Total Area: 1.66 Acres
- B. Zoning: Planned Commercial Development (PCD)
- C. Future Land Use Designation: Higher Intensity Planned Development-Target Industry (HIP-TI)
- D. Building Area: 10,137 square feet

IV. OPEN SPACE CALCULATIONS

Owners shall provide Open Space at an overall rate of 25%, or a minimum of 0.415 acres throughout the entire PCD. The Open Space (as listed below) is achieved through Active Retention in the PCD:

Total Land Area: 1.66 acres

Required Open Space: 25% = (1.66) AC x (.25) = 0.415 acres min.

Open Space provided.....37,600 s.f.

TOTAL OPEN SPACE.....52.0% or.0.86 ACRES

V. BUILDING SETBACKS

North15 feet
West (Front, Monroe Road).....25 feet
Eastern (Rear).....20 feet

Southern (Church).....25 feet

VI. BUILDING HEIGHT

The maximum height of any structures shall not exceed thirty-feet (30) feet.

VII. FLOOR AREA RATIO

The development will not exceed a floor area ratio of 0.14.

VIII. PERMITTED AND PROHIBITED USES

Permitted and Special Exception uses shall be in accordance with the provisions of the C-1 and Office District (OP) zoning classification.

IX. LANDSCAPE & BUFFER CRITERIA

1. A ten (10) foot landscape buffer will be maintained along the western (front) property line.
2. The east (rear) is adjacent to the Elder Creek Canal and will serve as a drainage easement.
3. Retention area on the south side to be counted toward the minimum 25% open space requirement shall be landscaped, sodded and amenitized in accordance with the Land Development Code Section 30.1344.
4. A 15 foot landscape buffer will be maintained along the north (side) property line.
5. All landscape material style and size shall conform to Seminole County Land Development Code specifications.

X. DEVELOPMENT COMMITMENT

1. Allowable uses shall be those described in the C-1 and OP Zoning District. Changes in uses that affect the minimum parking requirements may require additional parking or require an amendment to this PCD.
2. Total floor area shall be 10,137 square feet and shall be limited as follows:

<i>Building</i>	<i>Size</i>
#A	5,782 sq. ft.
#B	4,355 sq. ft.
Totals	10,137 sq. ft.

3. Required building and accessory setbacks shall be 25 feet from Monroe Road, 15 feet from the north side, 20 feet from the east side, and 25 feet from the south side.
4. Maximum building height shall be 30 feet.

5. All outdoor lightning is subject to the Seminole County Land Development Code 30.1234.
6. Prior to construction, the applicant will submit an arbor permit application along with the application fee per the Seminole County Land Development Code 60.22.
7. The interior parking lot landscaping shall cover in excess of 10% of the parking area.
8. All parking spaces shall be a minimum of 10' x 20' as required by the Seminole County Land Development Code.
9. Pedestrian connections shall be provided between interior walkways and public sidewalks along Monroe Road.

XI. PUBLIC FACILITIES

The Owners have submitted the property for a concurrency review. Among conditions relating to concurrency, public facilities are the following:

WATER:

Water service will be provided by Seminole County. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

SANITARY SEWER:

Central sanitary sewer will be provided by Seminole County. Design of lines shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

STORM DRAINAGE:

Stormwater drainage treatment and storage for pre-post conditions are to be provided on-site according to Seminole County and St. John's River Water Management District's stormwater regulations.

FIRE PROTECTION:

Fire protection will be provided by Seminole County. Fire flow will be a minimum of 1,250 G.P.M. with 20 P.S.I. Fire hydrants shall be located according to Seminole County regulations.

XII. STANDARD PROVISIONS

- A. 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.
- B. This development order touches and concerns the aforescribed property and the conditions, commitments and provisions of the development order shall perpetually burden, run with and follow the said property and be servitude upon and binding upon said property unless released in whole or in part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of the development order.
- C. The terms and provisions of the development order are not severable and in the event any portion of this development order shall be found to be invalid or illegal, then the entire development order shall be null and void.
- D. If any conflicts between a term or provision of the Developers Commitment Agreement and the Final Site Plan exists, the term or provision of the Developers Commitment Agreement shall remain valid and the conflicting term of the Final Site Plan shall be null and void.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

By: _____
Carlton D. Henley
Chairman of Seminole County
Board of County Commissioners

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION
MARCH 1, 2006**

Members present: Matt Brown, Beth Hattaway, Ben Tucker, Dudley Bates, and Walt Eismann

Members absent: Jason Brodeur, Rob Wolf

Also present: Tom Radzai, Senior Engineer Development Review; Denny Gibbs, Senior Planner; Tony Walter, Planning Manager; Dan Matthys, Director of Planning and Development; Michael Rumer, Senior Planner; Ann Colby, Assistant County Attorney; Cynthia Sweet, Planner; and Candace Lindlaw-Hudson, Secretary.

Monroe Road Development; Harkins Development Corporation, applicant; approximately 1.66 acres; Rezone from A-1 (Agriculture District) to PCD (Planned Commercial Development District); located on the northeast corner of Monroe Road and Church Street. (Z2003-052)

Commissioner Carey – District 5
Michael Rumer, Senior Planner

Michael Rumer introduced the request for PCD zoning on the parcel which is located on the northeast corner of Monroe Road and Church Street. The intent is to allow uses from the C-1 (Commercial District) and OP (Office Professional District) zoning classifications. There will be 2 office buildings totaling 10,137 square feet. The current future land use of HIPTI allows PCD as a zoning classification. The staff recommendation is for approval of the request.

Ryan Devlin of 4021 Church Street is a neighbor across the street from the site. He wants a landscaping buffer on the Church Street side, since he would be facing the rear of the property.

Mr. Rumer stated that there would be views of a retention pond and some of the parking lot. Dumpsters would be screened in their location on the site. There will also be 10-foot drainage and landscaping buffer along the property line near the retention pond.

Commissioner Brown gave Mr. Devlin a copy of the landscaping diagram.

Bill Harkins, builder, said that he will be building the complex. He is confident that it will be a good product. He will locate his business there.

There were no comments or questions at this time.

Commissioner Hattaway made a motion to recommend approval of the request.

Commissioner Brown seconded the motion.

The motion passed 5 – 0.