

Item # 46

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Master Plan for AmSouth Bank/Retail at the Shoppes of Hunt Club in the Foxwood PUD (Avid Engineering, applicant)

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Tina Deater **EXT.** 7440

Agenda Date <u>04/12/05</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"/>
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MOTION/RECOMMENDATION:

1. APPROVE the Final Master Plan for the AmSouth Bank/Retail at Shoppes of Hunt Club (Foxwood PUD); 1.41 acres located on the northeast corner of SR 436 and Hunt Club Blvd., based on staff findings (Avid Engineering, applicant); or
2. DENY the Final Master Plan for the AmSouth Bank/Retail at Shoppes of Hunt Club (Foxwood PUD); 1.41 acres located on the northeast corner of SR 436 and Hunt Club Blvd (Avid Engineering, applicant); or
3. CONTINUE the public hearing until a time and date certain.

District 3 – Commissioner Van Der Weide

Tina Deater, Senior Planner

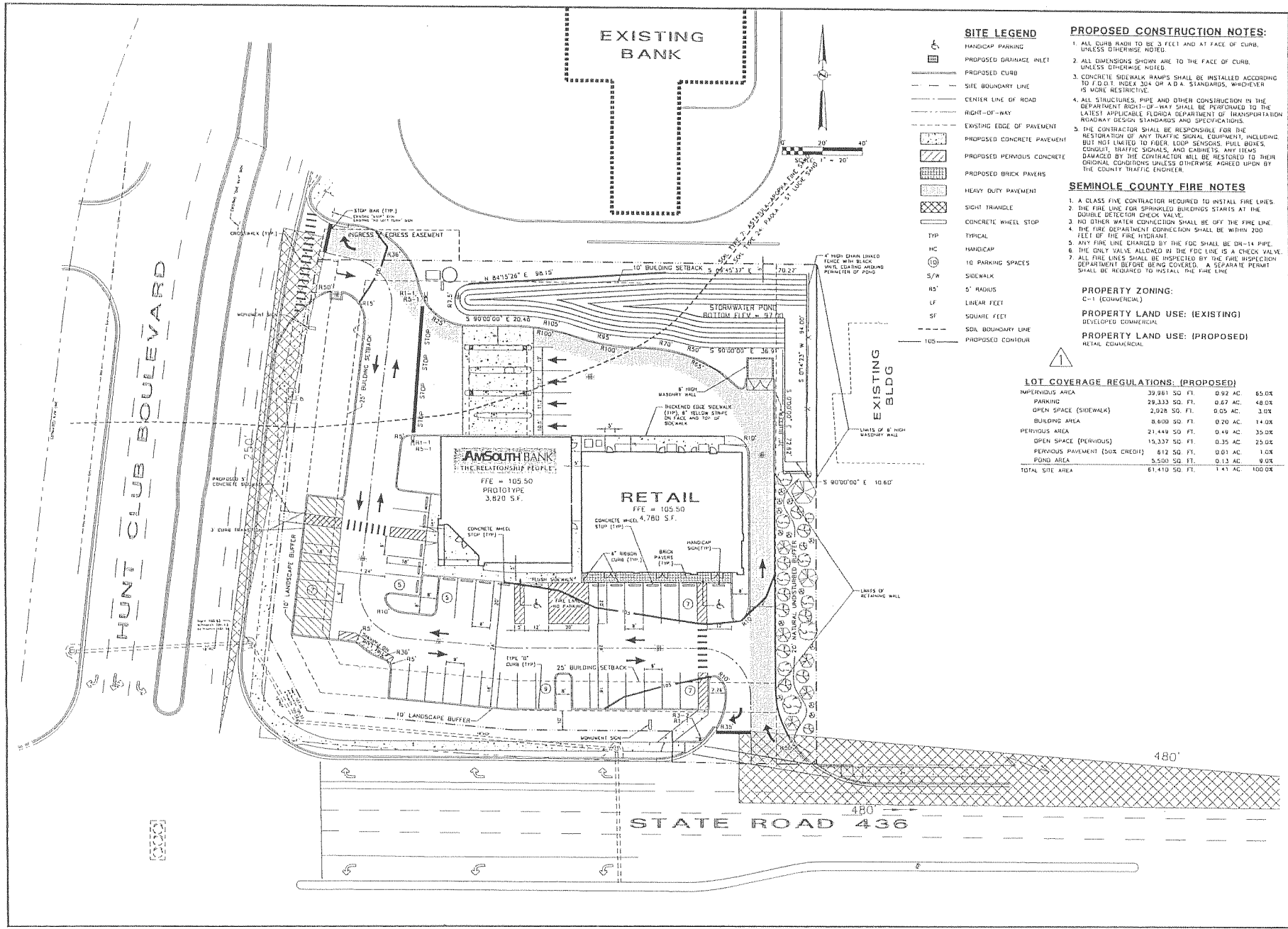
BACKGROUND:

The applicant is proposing an AmSouth Bank and a retail establishment with a total of 8,600 square feet on the subject property. The development is within the Foxwood PUD that was approved on October 28, 1976. The applicant obtained a major amendment to the Foxwood PUD Developer's Commitment Agreement on August 10, 2004 to allow the bank and retail uses within a tract that was originally designated for office uses only. The proposed Master Plan complies with all of the conditions of approval contained in the attached Addendum Number 3 to the Foxwood Planned Unit Development Commitments, Classification and District Description that was approved as part of the Major Amendment on August 10th. Staff has received a letter from Mr. Jack Yent, the representative for the adjacent cemetery to the east, stating that they are in agreement with the buffer and wall proposed adjacent to the cemetery.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the attached Final Master Plan.

Reviewed by: <u>DR</u> Co Atty: _____ DFS: _____ Other: <u>MM</u> DCM: <u>ND</u> CM: <u>JL</u> File No. <u>rpdp01</u>
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SITE LEGEND

- HANDBICAP PARKING
- PROPOSED DAMAGED INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS CONCRETE
- PROPOSED BRICK PAVERS
- HEAVY DUTY PAVEMENT
- SIGHT TRIANGLE
- CONCRETE WHEEL STOP
- TYPICAL
- HC
- 10 PARKING SPACES
- S/W
- R5'
- LF
- SF
- SOIL BOUNDARY LINE
- 10US

PROPOSED CONSTRUCTION NOTES:

1. ALL CURB RADI TO BE 3 FEET AND AT FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO F.D.C.I. MODEL 304 OF A.D.A. STANDARDS, WHOEVER IS MORE RESTRICTIVE.
4. ALL STRUCTURES, PIPE AND OTHER CONSTRUCTION IN THE DEPARTMENT RIGHT-OF-WAY SHALL BE POSITIONED TO THE LATEST APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO FIBER OPTIC SENSORS, FULL BONES, CONULST, TRAFFIC SIGNALS, AND CABLES. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.

SEMINOLE COUNTY FIRE NOTES

1. A CLASS FIVE CONTRACTOR REQUIRED TO INSTALL FIRE LINES.
2. THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
3. NO OTHER WATER CONNECTION SHALL BE OFF THE FIRE LINE.
4. THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 200 FEET OF THE FIRE HYDRANT.
5. ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 PIPE.
6. THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
7. ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPARTMENT BEFORE BEING COVERED. A SEPARATE PENNY SHALL BE REQUIRED TO INSTALL THE FIRE LINE.

PROPERTY ZONING:

C-1 (COMMERCIAL)
PROPERTY LAND USE: (EXISTING)
 DEVELOPED COMMERCIAL
PROPERTY LAND USE: (PROPOSED)
 RETAIL COMMERCIAL

LOT COVERAGE REGULATIONS (PROPOSED)

IMPERVIOUS AREA	39,961 SQ. FT.	0.92 AC.	65.0%
PARKING	29,333 SQ. FT.	0.67 AC.	48.0%
OPEN SPACE (SIDEWALK)	2,028 SQ. FT.	0.05 AC.	3.0%
BUILDING AREA	8,600 SQ. FT.	0.20 AC.	14.0%
PERVIOUS AREA	21,449 SQ. FT.	0.49 AC.	35.0%
OPEN SPACE (PERVIOUS)	15,337 SQ. FT.	0.35 AC.	25.0%
PERVIOUS PAVEMENT (SOIX CREEK)	612 SQ. FT.	0.01 AC.	1.0%
FOND AREA	1,528 SQ. FT.	0.13 AC.	8.0%
TOTAL SITE AREA	61,410 SQ. FT.	1.41 AC.	100.0%

<p>DATE: 03/21/2005 DRAWN BY: J. L. ... CHECKED BY: ... PROJECT: ... SHEET NO.: 273-003 TOTAL SHEETS: 273-003</p>	<p>DATE: 03/21/2005 DRAWN BY: J. L. ... CHECKED BY: ... PROJECT: ... SHEET NO.: 273-003 TOTAL SHEETS: 273-003</p>	<p>DATE: 03/21/2005 DRAWN BY: J. L. ... CHECKED BY: ... PROJECT: ... SHEET NO.: 273-003 TOTAL SHEETS: 273-003</p>	<p>DATE: 03/21/2005 DRAWN BY: J. L. ... CHECKED BY: ... PROJECT: ... SHEET NO.: 273-003 TOTAL SHEETS: 273-003</p>	<p>DATE: 03/21/2005 DRAWN BY: J. L. ... CHECKED BY: ... PROJECT: ... SHEET NO.: 273-003 TOTAL SHEETS: 273-003</p>	<p>DATE: 03/21/2005 DRAWN BY: J. L. ... CHECKED BY: ... PROJECT: ... SHEET NO.: 273-003 TOTAL SHEETS: 273-003</p>
<p>UNICORP NATIONAL DEVELOPMENTS Civil Engineer - Planner Traffic Engineer Landscape Architect - Environmental Engineer 480 JOURNAL TOWER, SUITE 1100 JOURNAL SQUARE, MIAMI, FL 33114 407.542.2000 1414ST 3420CORP.COM</p>					
<p>AMSouth & RETAIL @ SR 436 & HUNT CLUB BLVD SEMINOLE COUNTY, FLORIDA MASTER LAND USE PLAN</p>					
<p>3</p>					

ADDENDUM NUMBER 3
Foxwood Planned Unit Development
Commitments, Classifications, and District Description

The Foxwood Planned Unit Development Commitments, Classification, and District Description, dated October 28, 1976, as amended, is hereby further amended as follows:

II. The following Land Use Table and Tracting Table shall supercede and replace any conflicting such tables:

Land Use Table

<u>LAND USE</u>	<u>ACRES</u>	<u>UNITS</u>	<u>DENSITY</u>
RESIDENTIAL	72.85	228	3.13
COMMUNITY SHOPPING	25.00		
COMMERCIAL	4.08		
GENERAL OFFICE	4.42		
CONDOMINIUM	5.37	64	12.00
PARK & POND	13.21		
DAYCARE CENTER	1.08		
ARTERIAL ROAD	9.50		
POWERLINE	4.39		
TOTAL	139.90	292	3.73

Tracting Table

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>ACRES</u>	<u>UNITS</u>
1	RESIDENTIAL	33.36	80
2	RESIDENTIAL	47.67	148
3	DAY CARE CENTER	1.08	
4	PARK	13.21	
5	CONDOMINIUM	5.37	64
6	ARTERIAL ROAD	5.71	
7	GENERAL OFFICE	1.40	
8	COMMERCIAL	4.08	
9	COMMUNITY SHOPPING	25.00	
10	GENERAL OFFICE	1.58	
11	COMMERCIAL	1.44	
TOTAL		139.90	292

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eva Roach
DEPUTY CLERK

RETURN TO SANDY MCCANN

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2004152849 BK 05470 PGS 0718-0718 RECD 10/04/2004 12:27:48 PM RECD BY J Ediken

V. The following provision shall be included within the Landscaping and Buffering requirements:

Commercial Area

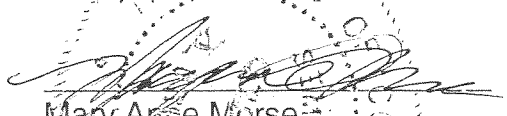
1. A 20-foot landscape buffer is required along the east side of Tract 11. The layout of the buffer shall be determined at the time of Final Master Plan approval. A copy of the Final Master Plan shall be provided to Mr. Jack Yent with Stewart Enterprises, Inc. for his review.

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____


Daryl G. McLain, Chairman

ATTEST: BOARD


Mary Anne Morse
Clerk to the Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Shoppes of Hunt Club LLC, Inc., 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.

Shelley D'Alessandro
Witness

Tim Keen
Tim Keen, Real Estate Manager
of Shoppes of Hunt Club LLC

Shelley D'Alessandro

Print Name

Susan Menke
Witness

Susan Menke
Print Name

STATE OF FLORIDA)
 Orange
COUNTY OF SEMINOLE)

I HEREBY CERTIFY The foregoing instrument was acknowledged before me this 30th day of August, 2006, by Tim Keen, the Real Estate Manager of the Shoppes of Hunt Club LLC, on behalf of the corporation who is personally known to me or has produced _____ as identification and did take an oath.



SHELLEY D'ALESSANDRO
MY COMMISSION # DD 102087
EXPIRES: April 14, 2006
Bonded Thru Budget Notary Services

Shelley D'Alessandro

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: