ITEM# 44

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

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Request for approval of the Final Site Plan and Developer's Commitment

Agreement for the Isola Commercial Center PCD. (Robert E. Isola, applicant.)

DEPARTMENT: Plann	ing & Developmen	t DIVISION	l: Planning		******
AUTHORIZED BY:	Dan Matthys On	CONTACT:	Jeff Hopper JA	EXT	<u>7431</u>
Agenda Date <u>4/26/05</u>	Regular 🗵 Co		Work Session Public Hearing		

MOTION/RECOMMENDATION:

- 1. APPROVE the Final Site Plan and Developer's Commitment Agreement for Isola Commercial Center PCD and authorize the Chairman to execute same, located on the west side of Longwood Lake Mary Rd., approximately 300 feet north of CR 427, based on staff findings (Robert E. Isola, applicant); or
- 2. DENY the Final Site Plan and Developer's Commitment Agreement for Isola Commercial Center PCD, located on the west side of Longwood Lake Mary Rd., approximately 300 feet north of CR 427 (Robert E. Isola, applicant); or
- 3. CONTINUE the request until a time and date certain.

(District 4 – Comm. Henley)

(Jeff Hopper, Senior Planner)

BACKGROUND:

The applicant, Robert Isola, requests approval of the Final Site Plan and Developer's Commitment Agreement for the Isola Commercial Center PCD to develop approximately 14,000 square feet of commercial space on 3.25+/- acres. The Board approved the Preliminary Master Plan for the project on February 8, 2005. The PCD zoning approval permitted a wide range of C-3 uses including heavy commercial and support retail uses with a provision in the Development Order that requires a major

amendment to the PCD for any outside storage. This would entail a revised site plan demonstrating safe and efficient traffic circulation, and adequate landscaping and/or screening to ensure the storage area would not be visible from Longwood-Lake Mary Road or adjoining properties.

Since receiving PCD approval, the applicant has reconfigured parking spaces along the east edge of the site, increasing a buffer adjacent to Longwood-Lake Mary Road from 5 feet to 16 feet in width.

Reviewed by:
Co Atty:
DFS:
OTHER:
DCM:
CM:
File No. rpdp02

STAFF RECOMMENDATION:

Staff finds that the proposed Final Site Plan and Developer's Commitment Agreement are consistent with the Preliminary Master Plan, the approved Development Order, and the <u>Vision 2020 Plan</u>. Therefore, staff recommends approval of the Final Site Plan and Developer's Commitment Agreement.

ISOLA COMMERCIAL CENTER PCD DEVELOPER'S COMMITMENT AGREEMENT

On April 26, 2005, 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. <u>LEGAL DESCRIPTION</u>

LOT 2 LONGWOOD-LAKE MARY CENTER PB 64 PGS 9 & 10

II. PROPERTY OWNERS

The current property owners are: Merrill P. and Donna G. Scrimscher

285 Eaglet Way

Lake Mary FL 32746

III. STATEMENT OF BASIC FACTS

a. Total Acreage: 1.65 acres developable

1.60 acres retention pond

3.25 acres total

b. Zoning: Planned Commercial Development

c. Building Area: 14,000 square feet

IV. OPEN SPACE CALCULATIONS

Total Land Area: 1.65 acres developable (excludes retention pond area)

Open Space Required: $25\% = 1.65 \times 0.25 = 0.41$ acres or 17,968 s.f.

Open Space Provided: 21,777 s.f. = 30.3%

V. <u>BUILDING SETBACKS</u>

Longwood-Lake Mary Road	95'
North side	20'
West side	210'
	50'
South side	

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PERMITTED AND PROHIBITED USES VI.

- Allowable uses shall be those listed as permitted or special exception uses in the C-3 Α. district.
- The following uses shall be prohibited: B.

adult entertainment establishments alcoholic beverage establishments automobile sales automobile paint and body shops communications towers drive-in theatres marine sales and service mechanical garages multifamily housing outdoor advertising (off-site) signs

service stations and/or convenience stores with gas pumps

tattoo parlors

Outdoor storage on the site shall require a major PCD amendment designating a specific C. area on the site plan for such use. This area shall be located, screened, and/or landscaped so as not to be visible from Longwood-Lake Mary Road or neighboring properties. Further, it shall not impede safe, efficient traffic circulation or occupy required parking. Outdoor storage shall be used only by tenants of the development.

LANDSCAPE & BUFFER CRITERIA VII.

- The east buffer adjacent to Longwood Lake Mary Road shall be a minimum of 15 feet in width and shall contain 4 canopy trees per 100', at least 3" in diameter as measured 1 foot above ground.
- b. The south buffer shall be 10 feet in width and shall contain 4 canopy trees per 100', at least 3" in diameter as measured 1 foot above ground.
- c. All trees required to be preserved shall be protected by tree barriers.
- d. Landscape material style and size shall conform to Seminole County Land Development Code specifications.

VIII. DEVELOPMENT COMMITMENTS

The following conditions shall apply to the development of the Property:

Maximum building height shall be 45 feet. 1.

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- 2. Outdoor lighting shall consist of cutoff-shoebox style fixtures and shall be limited to 16 feet in height, and no more than 0.5 foot-candles in intensity at the property lines.
- 3. All mechanical units shall be located such that they are not visible from Longwood-Lake Mary Road.
- 4. Building appearance shall be consistent with elevations attached in Exhibit B.
- 5. Pedestrian connections shall be provided between interior walkways and public sidewalks along Longwood-Lake Mary Road.

IX. PUBLIC FACILITIES

WATER:

Water service shall 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 shall be provided by Seminole County. Design of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE:

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site or to the master retention pond according to Seminole County and the St. Johns River Water Management District's ERP regulations.

FIRE PROTECTION:

Fire protection shall be provided by Seminole County. Fire flow shall be a minimum of 1,250 gpm with 20 p.s.i. Fire hydrant shall be located according to Seminole county regulations.

X. <u>STANDARD COMMITMENTS</u>

- 1. Unless specifically addressed otherwise herein, all development shall fully comply with all codes and ordinances, including the impact fee ordinance, in effect in Seminole County at the time of permit issuance.
- 2. All obligations, liabilities, and responsibilities incurred by or implied by the Owners by this Agreement shall be assumed by any successors-in-interest of any portion of the Property.
- 3. This Developer's Commitment Agreement touches and concerns the Property, and the conditions, commitments and provisions of the Developer's Commitment Agreement 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 Owners of the property have expressly covenanted and agreed to this provision and all other terms and provisions of the Developer's Commitment Agreement.
- 4. The terms and provisions of the Developer's Commitment Agreement are not severable, and in the event any portion of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Developer's Commitment Agreement shall be null and void.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE
By: Carlton D. Henley Chairman

OWNER'S CONSENT AND COVENANT

Witness	MERRILL P. SCRIMSCHER
Print Name	
Witness	
Print Name	
STATE OF FLORIDA	
STATE OF FLORIDA	
COUNTY OF SEMINOLE	
COUNTY OF SEMINOLE I HEREBY CERTIFY that of and County aforesaid to take acknowled and is personally known to me or who	on this day, before me, an officer duly authorized in the State edgments, personally appeared MERRILL P. SCRIMSCHER has producedas and executed the foregoing instrument.
COUNTY OF SEMINOLE I HEREBY CERTIFY that of and County aforesaid to take acknowled and is personally known to me or who identification and who acknowledged	edgments, personally appeared MERRILL P. SCRIMSCHER has producedas l and executed the foregoing instrument. cial seal in the County and State last aforesaid this
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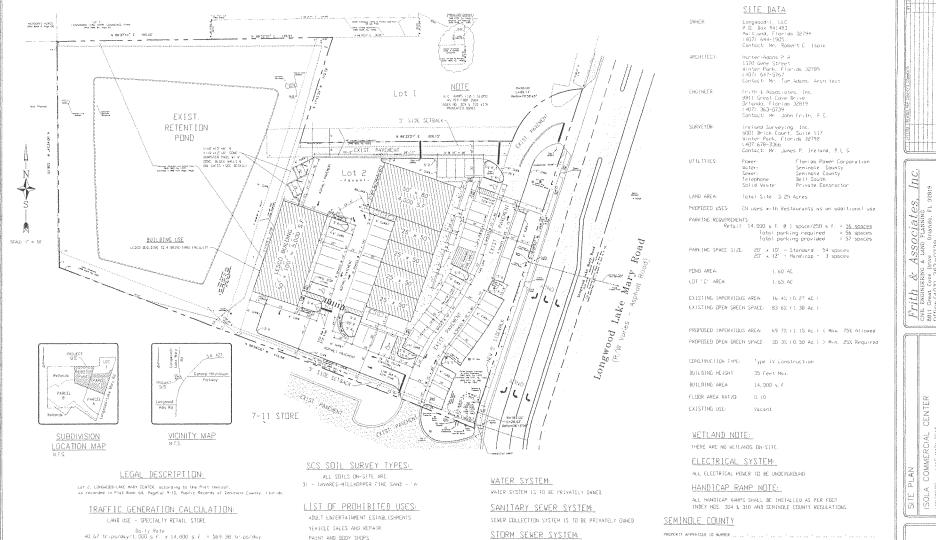
Isola Commercial Center PCD Developer's Commitment Agreement April 26, 2005

OWNER'S CONSENT AND COVENANT

in this Development Order.	
Witness	DONNA G. SCRIMSCHER
Print Name	
Witness	
Print Name	
STATE OF FLORIDA	
COUNTY OF SEMINOLE	
I HEREBY CERTIFY th and County aforesaid to take acknown and is personally known to me or w	at on this day, before me, an officer duly authorized in the State owledgments, personally appeared DONNA G. SCRIMSCHER, who has produced as ged and executed the foregoing instrument.
I HEREBY CERTIFY th and County aforesaid to take acknown and is personally known to me or widentification and who acknowled	owledgments, personally appeared DONNA G. SCRIMSCHER, who has produced as ged and executed the foregoing instrument. Ifficial seal in the County and State last aforesaid this
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EXHIBIT A

FINAL MASTER PLAN



THIS APPROVAL IS DESCRIPTION SPECIFIC COMPRIMATE TO THE SCHIPTER COURT LAND BY HELDPENI CITE AND ANY SPECIA, RESIDENCES IT THE BEARD OF COURT (DEPOSITIONED IT SHALL BE THE APPROVED DESCRIPTION OF THE APPROVED OF CONSECT AND ANY SPECIFIC TO THE PROVIDE HE HAT COLLINS AND ANY SPECIAL PROPERTY OF THE APPROVED OF THE APPROVED OF APPROVED OF THE APPROVED OF

TERMINENE COUNTY DESCRIPTION REVIEW DEPARTMENT



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CHRISTING P LICTUSE NO. PC 37927

CENTER

COMMERCIAL (

ISOLA

SITE PLAN

ALL NEW DUTDOOR LIGHTING SHALL BE 16 FEET MAXIMUM HEIGHT OUTDOOR STORAGE NOTE:

ALL DUIDEDR STORAGE ON THE SITE SHALL REDUIRE A MAJOR AMENOMENT TO THE POB, APPROVED BY THE BEARD OF COUNTY COMMISSIONERS

Peok Hour Raite 4.93 tr.ps/mr/l,000 s.f. x 14,000 s.f. * 69 02 tr.ps/hr

GUIDDOR LIGHTING NOTE:

COMMUNICATION TOWERS

MECHANICAL UNIT NUTE:

ALL MECHANICAL UNITS SHALL BE LOCATED SUCH THAT THEY ARE NOT VISIBLE FROM LONGVOND-LAKE MARY ROAD

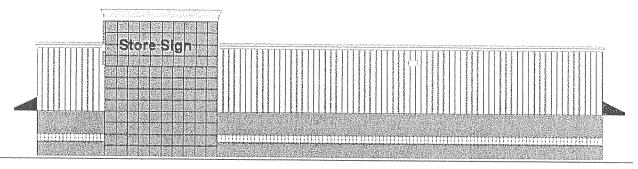
FIRE PROTECTION SYSTEM:

THE BUILDINGS WILL NOT BE SPRINKLERES, ALL FIRE PROTECTION BY FIRE HYDRANTS

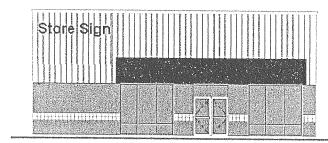
A COMPLETE STORM SYSTEM SHALL BE INSTALLED IN THE PARKING AREA.

EXHIBIT B

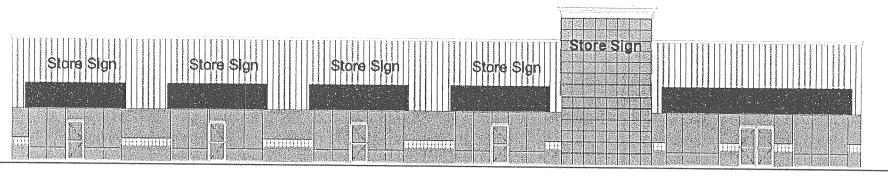
BUILDING ELEVATIONS



Building B - Front Elevation



Building A - Front Elevation - Option 2



Building A - Front Elevation - Option 1