

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Forest Lake Academy PUD, Rezone from PUD (Planned Unit Development) to PUD (John Percy, applicant)

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Jeff Hopper **EXT.** 7431

Agenda Date <u>5/24/05</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. ENACT an ordinance to APPROVE the request for a rezone from PUD to PUD on approximately 258.5 acres per the attached development order; located on the north side of SR 436, and west of West Lake Brantley Road, south of Sand Lake Road, (John Percy, applicant); or
2. DENY the request for a rezone from PUD to PUD on approximately 258.5 acres per the attached development order; located on the north side of SR 436, and west of West Lake Brantley Road, south of Sand Lake Road, (John Percy, applicant); or
3. CONTINUE the request until a time and date certain.

(District 3 – Van Der Weide)

(Jeff Hopper, Senior Planner)

BACKGROUND:

This request encompasses two adjacent existing Planned Unit Developments under the ownership of the Florida Conference of Seventh Day Adventists. The purpose of this application is to combine the two developments under a single plan, with the ability to rearrange the permitted land uses. The original Forest Lake Academy PUD, first approved in 1995, consists of 128 acres, including 359 residential dwelling units and approximately 30 acres of commercial and office uses. Residential portions of this development access Sand Lake Road to the north, while the nonresidential areas connect to SR 436 to the south through an extension of Bear Lake Road. Forest Lake Academy PUD II, approximately 134 acres in size, was approved in 2001 and includes the sites of the existing Forest Lake Academy and Forest Lake Church. In addition, it establishes tracts for retail uses and an assisted living facility to the south and east of the church and school site.

Reviewed by: Co Atty: _____ DFS: _____ OTHER: <u>MM</u> DCM: _____ CM: _____ File No. <u>ph130pdp03</u>
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FOREST LAKE ACADEMY PUD

REQUEST INFORMATION	
APPLICANT	John H. Percy/Glatting Jackson
PROPERTY OWNER	Florida Conference of Seventh Day Adventists
REQUEST	Rezone from Planned Unit Development (PUD) to Planned Unit Development (PUD)
HEARING DATE (S)	P&Z: April 6, 2005 BCC: May 24, 2005
PARCEL NUMBER	08-21-29-300-0110-0000
LOCATION	North side of SR 436, west of West Lake Brantley Road, south of Sand Lake Road
FUTURE LAND USE	Planned Development (PD)
FILE NUMBER	Z2005-011
COMMISSION DISTRICT	3 - Van Der Weide

OVERVIEW

This request encompasses two adjacent existing Planned Unit Developments under the ownership of the Florida Conference of Seventh Day Adventists. The purpose of this application is to combine the two developments under a single plan, with the ability to rearrange the permitted land uses. The original Forest Lake Academy PUD, first approved in 1995, consists of 128 acres, including 359 residential dwelling units and approximately 30 acres of commercial and office uses. Residential portions of this development access Sand Lake Road to the north, while the nonresidential areas connect to SR 436 to the south through an extension of Bear Lake Road.

Forest Lake Academy PUD II, approximately 134 acres in size, was approved in 2001 and includes the sites of the existing Forest Lake Academy and Forest Lake Church. In addition, it establishes tracts for retail uses and an assisted living facility to the south and east of the church and school site. The primary access is SR 436, with entrance points located well to the east of Bear Lake Road.

Under the new plan, no specific multi-family residential tracts are shown. Instead, the 247 multi-family units previously approved within the PUD are designated as an option for development within the commercial area, Tract 2. Also allowed within this tract would be office and institutional uses. Other proposed residential use within the development is limited to single family, on 43.8 acre site fronting on Sand Lake Road, which already has Final Master Plan approval for 112 units.

The plan no longer shows previously approved office and assisted living facility tracts, although these uses are still possible within the commercial (Tract 2) and institutional (Tracts 3 and 4) areas of the PUD. The church facility (140,000 s.f.) and school (250,000 s.f.) are placed in a single 69-acre tract designated as "institutional", but would remain on the plan without a change in size. As required under the previous plan, residential tracts would access Sand Lake Road to the north. Access to West Lake Brantley Road is limited to the Academy and is not available to other uses within the development.

The most notable feature of the new proposal is an increase in commercial area from 314,233 s.f. to 355,000 s.f., an increase of 40,765 s.f. The commercial land use, which would now occupy 48.3 acres, is located entirely at the northeast corner of Bear Lake Road and SR 436.

The concentration of commercial uses at this intersection raises concerns about necessary improvements that may result from the project. Information supplied by the Public Works Department indicates that a major reconstruction of the Bear Lake Road intersection would be needed. A northbound left turn lane now under construction would alleviate post-development congestion at the intersection, but likely would not add enough capacity to address the full impact of the development. The necessary intersection expansion requires acquisition of additional right-of-way, both from the subject property and other properties adjacent to the intersection. The need for this improvement is a direct impact of the proposed PUD amendment.

However, most of the traffic impacts of the Forest Lake PUD will result from development already authorized under the preliminary master plans of both developments. Proposed changes to the development program of the various Forest Lake properties would not result in a significant change in trip generation rates. SR 436 in the vicinity of the subject property is already operating at or near Level of Service (LOS) "F", and new construction on the Forest Lake properties will necessitate some road improvements even without the changes now being proposed. These improvements would most likely take the form of additional travel lanes in both directions. These potential impacts would be fully addressed through Final Master Plan approval, and available capacity (at the time development occurs) would be assessed through the concurrency process.

Bear Lake Road currently operates at LOS "A". Even as a facility constrained to 2 lanes by Policy TRA 4.4 of the Vision 2020 Plan, it has plenty of capacity to handle the increased traffic.

Existing Land Uses:

(North)

	LDR SF Res. <i>R-1AAA/A-1</i>	PUBS / LDR Church / SF Residential <i>R-1A/R-1AAA/A-1</i>	LDR SF Residential <i>R-1/R-1AAA</i>	
(West)	LDR, PUBG, HDR Vacant/MF/SF <i>R-1AAA/A-1/R-3</i>	PLANNED DEVELOPMENT (SUBJECT PROPERTY) Church/School/SF Res./Vacant <i>PUD</i>	LDR SF Residential <i>R-1/R-1AAA</i>	(East)
	COMMERCIAL/LDR Commercial/SF Res. <i>C-2/R-1AAA</i>	PD/LDR/MDR Commercial/SF/MF Res. <i>C-3/PCD/R-1AA/R-1AAA/R2</i>	LDR/COM Commercial/Office <i>C-2/C-3/RP</i>	

(South)

***Bold** text depicts future land use designation, plain text depicts the existing use, and *italicized* text depicts zoning district. See enclosed future land use and zoning map for more details.

SITE ANALYSIS

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and service improvements will be identified. The applicant has deferred concurrency testing.
2. The proposed rezone is consistent with the adopted future land use designation assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan.
3. Water and sewer service are provided by Utilities Inc.
4. Information on stormwater capacity and outfall must be provided prior to site plan approval.

Compliance with Environmental Regulations:

Prior to approval of final engineering plans, the developer will be required to provide:

1. an acceptable mitigation plan for proposed wetland impacts;
2. a Listed Species survey report;
3. a plan showing an upland buffer landward of post development wetlands not less than 15 feet and averaging 25 feet.

Compatibility with Surrounding Development: The proposed PUD zoning is compatible with surrounding developments and is consistent with the approved Planned Development (PD) future land use designation.

Intergovernmental Notice Process: An Intergovernmental Notice of the proposed rezone was sent to the City of Altamonte Springs on April 25, 2005.

STAFF RECOMMENDATIONS:

Staff recommends APPROVAL subject to the following conditions which are included in the attached development order:

- a. Permitted uses shall be as follows, and shall comply with Section 30.442 of the Land Development Code:
 - Tract 1: Single family residential use, maximum 112 units. Home occupations and customary accessory uses shall also be allowed.

Tract 2: Permitted and special exception uses in the C-1 zoning district shall be allowed by right. Car washes shall also be allowed by right. Gross leasable area (GLA) shall be limited to 355,000 s.f.

Permitted uses in Tract 2 shall also include:

- 24-hour commercial uses
- a maximum of 247 multi-family units
- office uses
- institutional uses

Traffic generation of all development in Tract 2 shall be limited to the equivalent of 355,000 s.f. of commercial floor area.

Tracts 3 and 4: Institutional uses including schools, churches, and support uses such as laundry, car repair, food services, book store, day care and offices. School use shall be limited to 250,000 s.f. and church uses shall be limited to 140,000 s.f. for all buildings.

b. Single family development in Tract 1 shall meet the following setbacks:

Front and Side Street	20'
Interior Side:	6'
Side for Pools: ¹	7.5'
Side for Pool Screen Enclosures: ¹	5'
Rear:	20'
Rear for Pools:	8'
Rear for Pool Screen Enclosures:	6'

¹On corner lots, setback shall be the same as setbacks applicable to the house.

c. Commercial development in Tract 2 shall meet standard Land Development Code regulations for buffering and landscaping, including the active/passive buffer and setback requirements. Other minimum setbacks shall be as follows:

Front:	20'
Side:	0'
Side Street:	20'
Rear:	10'
Rear Adjacent to Residential:	25' (1 story) 50' (2 story)

d. Institutional development in Tracts 3 and 4 shall meet normal Land Development Code regulations for buffering and landscaping, including the active/passive buffer and setback requirements. Other minimum setbacks shall be as follows:

Front:	20'
Side:	0'
Side Street:	20'
Rear:	10'
Rear Adjacent to Residential:	25' (1 story) 50' (2 story)

- e. The Final Master Plan for Tract 1, as amended by the Board of County Commissioners on January 13, 2004, shall remain in full effect subsequent to approval of this Development Order.
- f. There shall be a consistent architectural design throughout the nonresidential portions of the development.
- g. An interconnected sidewalk system shall be provided to serve all areas of the development, including connections from buildings to internal streets, and providing links to public sidewalks on outside streets where feasible.
- h. The main church and academy buildings shall be limited to 3 stories with roof peak elevations a maximum of 50 feet. A tower on Tract 3 shall be limited to 80 feet. This tower may be retained in its present location or relocated within Tract 3. Maximum building height for all other structures shall be 35 feet.
- i. Automobile repairs shall only be conducted in connection with educational programs.
- j. Adult entertainment, alcoholic beverage establishments, and funeral homes shall be prohibited in the commercial parcel. Multi-family residential use is prohibited except in Tract 2.
- k. The developer shall provide a wetland mitigation plan acceptable to the Development Review Division during Final Master Plan review.
- l. Post-development wetland areas shall be provided with an upland buffer at an average width of 25 feet and a minimum width of 15 feet prior to site plan approval.
- m. Stormwater management areas shall be amenitized per Section 30.1344 of the Land Development Code such that they may be used as Open Space. These amenities shall be shown on the Final Master Plan.
- n. The development shall be limited to 3 access points to SR 436 in addition to the Bear Lake Road extension.
- o. The commercial access point shall be aligned with the Mirror Lake Commercial PCD entrance opposite the site, on the south side of SR 436.
- p. There shall be a minimum 20-foot buffer adjacent to SR 436 within Tracts 2 and 3. This buffer shall be irrigated and shall include 4 canopy trees per 100 feet, a minimum of 3" in diameter as measured 1 foot above ground.

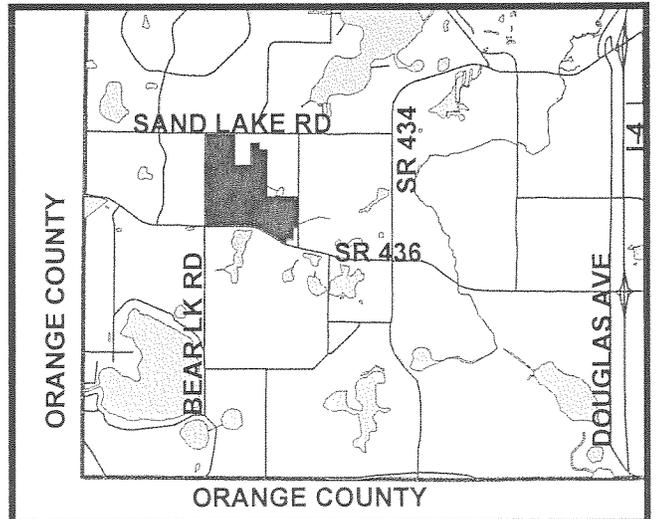


Rezone No: Z2005-011
 From: PUD To: PUD

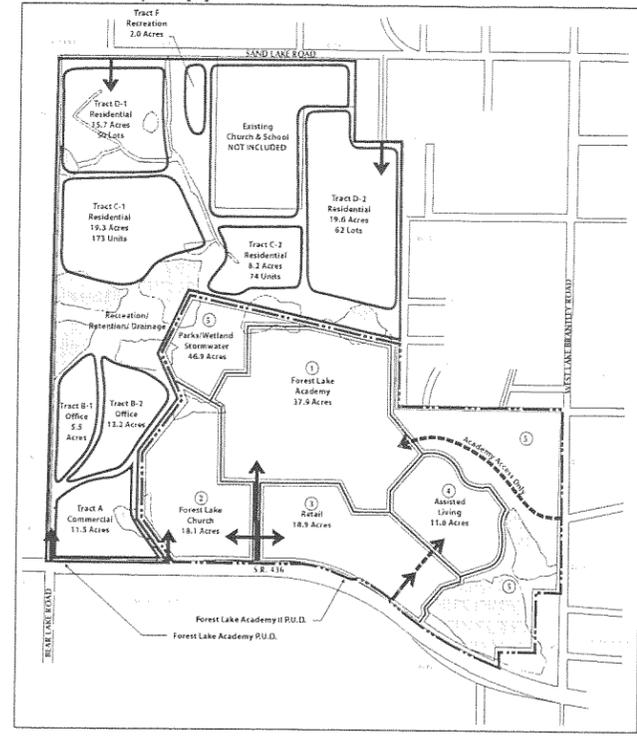
-  Parcel
-  Subject Property



January 2004 Color Aerials



Currently Approved Plan:



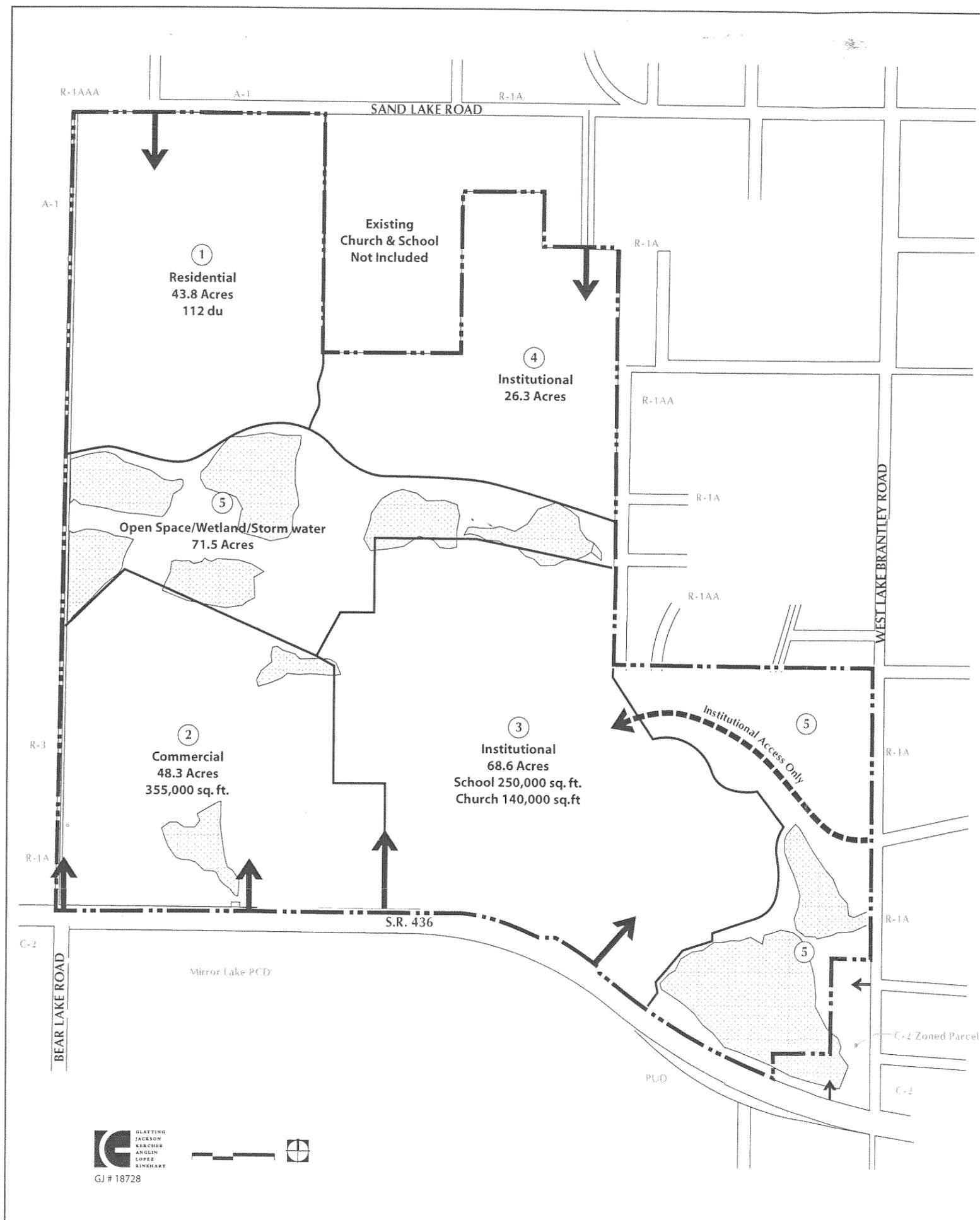
Forest Lake Academy PUD

Tract ^A	Use	Acres	Program
1	Residential ^B	43.8	112 units (single family)
2	Commercial ^C	48.3	355,000 sf GLA
3	Institutional ^D	68.6	School 250,000 sf Church 140,000 sf
4	Institutional ^D	26.3	
5	Open Space/Wetland/Stormwater	71.5	
Total		258.5	

NOTES:
^A All tracts may be subdivided as needed.
^B Tract 1 is approved and platted for 112 family lots and includes the required recreation area.
^C Tract 2 may also be used for residential, office and/or institutional uses not exceeding the trips generated by 355,000 sf GLA of commercial use, based on the Conversion Matrix included here.
^D Institutional uses include the Academy, Church and their necessary support uses such as laundry, car repair, food services, book store, day care and offices.

LEGEND

- Forest Lake Academy PUD
- EXISTING WETLAND
- (X) PARCEL NUMBERS
- PARCEL BOUNDARY
- ➔ ACCESS



**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On May 24, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

FINDINGS OF FACT

Property Owner: FLORIDA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, GLENN CARTER, VICE-PRESIDENT

Project Name: FOREST LAKE ACADEMY PUD

Requested Development Approval: Rezone from Planned Unit Development (PUD) to Planned Unit Development (PUD) zoning classification

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: JEFF HOPPER
1101 East First Street
Sanford, Florida 32771

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. Permitted uses shall be as follows, and shall comply with Section 30.442 of the Land Development Code:

Tract 1: Single family residential use, maximum 112 units. Home occupations and customary accessory uses shall also be allowed.

Tract 2: Permitted and special exception uses in C-1 shall be allowed by right. Car washes shall also be allowed by right. Gross leasable area (GLA) shall be limited to 355,000 s.f. Permitted uses in Tract 2 shall also include:

- 24-hour commercial uses
- a maximum of 247 multi-family units
- office uses
- institutional uses

Traffic generation of all development in Tract 2 shall be limited to the equivalent of 355,000 s.f. of commercial floor area.

Tracts 3 and 4: Institutional uses including schools, churches, and support uses such as laundry, car repair, food services, book store, day care and offices. School use shall be limited to 250,000 s.f. and church uses shall be limited to 140,000 s.f. for all buildings.

b. Single family development in Tract 1 shall meet the following setbacks:

Front and Side Street	20'
Interior Side:	6'
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Rear for Pools:	8'
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¹On corner lots, setback shall be the same as setbacks applicable to the house.

- c. Commercial development in Tract 2 shall meet standard Land Development Code regulations for buffering and landscaping, including the active/passive buffer and setback requirements. Other minimum setbacks shall be as follows:

Front:	20'
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Rear Adjacent to Residential:	25' (1 story) 50' (2 story)

- d. Institutional development in Tracts 3 and 4 shall meet normal Land Development Code regulations for buffering and landscaping, including the active/passive buffer and setback requirements. Other minimum setbacks shall be as follows:

Front:	20'
Side:	0'
Side Street:	20'
Rear:	10'
Rear Adjacent to Residential:	25' (1 story) 50' (2 story)

- e. The Final Master Plan for Tract 1, as amended by the Board of County Commissioners on January 13, 2004, shall remain in full effect subsequent to approval of this Development Order.
- f. There shall be a consistent architectural design throughout the nonresidential portions of the development.
- g. An interconnected sidewalk system shall be provided to serve all areas of the development, including connections from buildings to internal streets, and providing links to public sidewalks on outside streets where feasible.
- h. The main church and academy buildings shall be limited to 3 stories with roof peak elevations a maximum of 50 feet. A tower on Tract 3 shall be limited to 80 feet. This tower may be retained in its present location or relocated within Tract 3. Maximum building height for all other structures shall be 35 feet.
- i. Automobile repairs shall only be conducted in connection with educational programs.
- j. Adult entertainment, alcoholic beverage establishments, and funeral homes shall be prohibited in the commercial parcel. Multi-family residential use is prohibited except in Tract 2.
- k. The developer shall provide a wetland mitigation plan acceptable to the Development Review Division during Final Master Plan review.
- l. Post-development wetland areas shall be provided with an upland buffer at an average width of 25 feet and a minimum width of 15 feet prior to site plan approval.
- m. Stormwater management areas shall be amenitized per Section 30.1344 of the Land Development Code such that they may be used as Open Space. These amenities shall be shown on the Final Master Plan.
- n. The development shall be limited to 3 access points to SR 436 in addition to the Bear Lake Road extension.

- o. The commercial access point shall be aligned with the Mirror Lake Commercial PCD entrance opposite the site, on the south side of SR 436.
- p. There shall be a minimum 20-foot buffer adjacent to SR 436 within Tracts 2 and 3. This buffer shall be irrigated and shall include 4 canopy trees per 100 feet, a minimum of 3" in diameter as measured 1 foot above ground.

(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.

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

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Florida Conference Association of Seventh Day Adventists, 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.

Witness

GLENN CARTER, Vice-President
FLA CONFERENCE ASSOCIATION
OF SEVENTH DAY ADVENTISTS
Property Owner

Witness

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, personally appeared GLENN CARTER, 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 ____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

The South ½ of the Northwest ¼ (less the East 1/8 of the North ½) and the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 8, Township 21 South, Range 29 East; also that portion of the East ½ of the Northwest ¼ and that portion of the Northwest ¼ of the Northeast ¼ lying North of State Road 436, of Section 17, Township 21 South, Range 29 East, all in Seminole County, Florida.

LESS:

Begin at the Southerly Right-of-way line of Sand Lake Road (a 60 foot Right-of-way) and the East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of aforesaid Section 8; thence Westerly along said Southerly Right-of-way line for 1,100 feet; thence Southerly at right angles to said Southerly Right-of-way line for 1,150 feet; thence Easterly at right angles to the last line for 700 feet; thence Northerly at right angles to the last line for 790 feet; thence Easterly at right angles to the last line for 390 feet; more or less, to the aforesaid East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of Section 8; thence Northerly along said East line for 360 feet, more or less, the point of Beginning.

LESS ALSO:

That portion thereof as contained within the Plat of Forest Lake Commercial as recorded in Plat Book 66, Page 52, of the Public Records of Seminole County, Florida.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; PROVIDING FOR SPECIFIC DEVELOPMENT CONDITIONS BY MEANS OF A DEVELOPMENT ORDER; PROVIDING FOR SEVERABILITY; 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 document titled "Forest Lake Academy PUD Staff Report."

(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. REZONING.

The zoning classification assigned to the following described property is changed from PUD (Planned Unit Development) to PUD (Planned Unit Development) in accordance with the contents of the document titled "Forest Lake Academy Staff Report" and Development Order #05-20500002:

Legal Description Attached as Exhibit A

Section 3. 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. This Ordinance shall become effective upon the date of recording of Development Order #05-20500002 in the official land records of Seminole County.

ENACTED this 24th day of May, 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

EXHIBIT "A"

LEGAL DESCRIPTION:

The South ½ of the Northwest ¼ (less the East 1/8 of the North ½) and the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 8, Township 21 South, Range 29 East; also that portion of the East ½ of the Northwest ¼ and that portion of the Northwest ¼ of the Northeast ¼ lying North of State Road 436, of Section 17, Township 21 South, Range 29 East, all in Seminole County, Florida.

LESS:

Begin at the Southerly Right-of-way line of Sand Lake Road (a 60 foot Right-of-way) and the East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of aforesaid Section 8; thence Westerly along said Southerly Right-of-way line for 1,100 feet; thence Southerly at right angles to said Southerly Right-of-way line for 1,150 feet; thence Easterly at right angles to the last line for 700 feet; thence Northerly at right angles to the last line for 790 feet; thence Easterly at right angles to the last line for 390 feet; more or less, to the aforesaid East line of the West 7/8 of the North ½ of the South ½ of the Northwest ¼ of Section 8; thence Northerly along said East line for 360 feet, more or less, the point of Beginning.

LESS ALSO:

That portion thereof as contained within the Plat of Forest Lake Commercial as recorded in Plat Book 66, Page 52, of the Public Records of Seminole County, Florida.

PUBLIC WORKS DEPARTMENT

ENGINEERING / MINOR PROJECTS



MEMORANDUM

TO: Jeff Hopper, Senior Planner

FROM: Brett W. Blackadar, P.E., Principal Engineer *Brett Blackadar*

DATE: March 17, 2005

SUBJECT: Forest Lake Academy PUD
Review Comments

The purpose of this memorandum is to summarize comments regarding the most recent Forest Lake Academy PUD plan that you sent to my attention on March 7, 2005.

We have the following comments regarding the possible traffic impacts that would be generated from this proposed PUD:

1. The plan proposes 355,000 s.f. of new commercial development at the northeast corner of SR 436 and Bear Lake Rd. Using ITE Trip Generation trip rates and pass-by rates, this commercial portion of the plan would generate 11,085 new daily trips and 1,042 new PM peak hour trips.
2. Based on the 2004 Travel Time and Delay Study for Seminole County, the northbound approach of the intersection of Bear Lake Rd and SR 436 operates at LOS F in both the AM and PM peak hours. A project being coordinated by the Traffic Engineering Division is currently under construction to add an additional NB left turn lane to this intersection to help alleviate the capacity issues. However, this minor improvement will most likely not add enough capacity for the addition of 1,042 new PM peak hour trips adjacent to the intersection. In order to mitigate the additional trips, a major intersection reconstruction would be needed. This would require property donation from the developer and would probably require right-of-way acquisition of other properties at the intersection.
3. The 2004 daily traffic count for the section of SR 436 from Hunt Club Blvd to Bear Lake Rd was 64,385 and the daily count for the section from Bear Lake Rd to SR 434 was 59,597. With a daily capacity of 60,000 for this six-lane section of SR 436, the first section is already operating over capacity at LOS F and the second section is almost at LOS F. The addition of 11,085 new daily trips would cause this section of SR 436 to be significantly over capacity. In order to mitigate this impact, SR 436 may need an additional outside lane in each direction to serve as auxiliary lanes. The additional right-of-way adjacent to the site would need to be donated and if additional right-of-way from other properties was needed, it would need to be acquired by the developer in order to complete the project.

If you have any questions regarding this summary, please feel free to give me a call.

Copy: Antoine Khoury, P.E., Principal Engineer
Jerry McCollum, P.E., County Engineering
File