

ITEM # 66

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Minor Amendment to PCD Final Master Plan (Bradley D. Smith, applicant.)

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Jeff Hopper **EXT.** 7431

Agenda Date <u>6/24/03</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:

1. APPROVE the request for a Minor Amendment to the PCD Final Master Plan, located at the northeast corner of Red Bug Lake Road and Dodd Road, based on staff findings (Bradley D. Smith, applicant); or
2. DENY the request for a Minor Amendment to the PCD Final Master Plan, located at the northeast corner of Red Bug Lake Road and Dodd Road, (Bradley D. Smith, applicant); or
3. CONTINUE the item until a time and date certain.

(District 1 – Comm. Maloy)

(Jeff Hopper, Senior Planner)

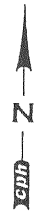
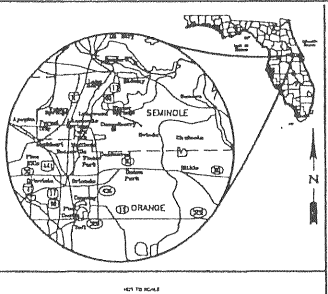
BACKGROUND:

In addition to a major PCD amendment (addressed as a separate item on today's agenda), the applicant is requesting approval of minor amendments to the Final Master Plan to eliminate a courtyard between commercial buildings and the addition of 4 compact parking spaces.

STAFF RECOMMENDATION:

Staff has no objection to the requested minor amendments eliminating a courtyard and adding 4 compact parking spaces as shown on the attached site plan.

Reviewed by: Co Atty: <u>KZC</u> DFS: _____ OTHER: <u>MW</u> DCM: _____ CM: _____ File No. <u>ph130pdp04</u>



PROPOSED LEGEND

- (A) FULL ACCESS (EXISTING)
- (B) SIGNALIZED INTERSECTION (EXISTING)
- (C) RIGHT IN / RIGHT OUT (PROPOSED)
- (D) RIGHT IN (PROPOSED)
- PROP. CART CORRAL
- - - PROP. PHASE LINE

SITE DATA

SITE AREAS:
 TOTAL SITE AREA: 437,111.99 S.F. (10.04 AC)

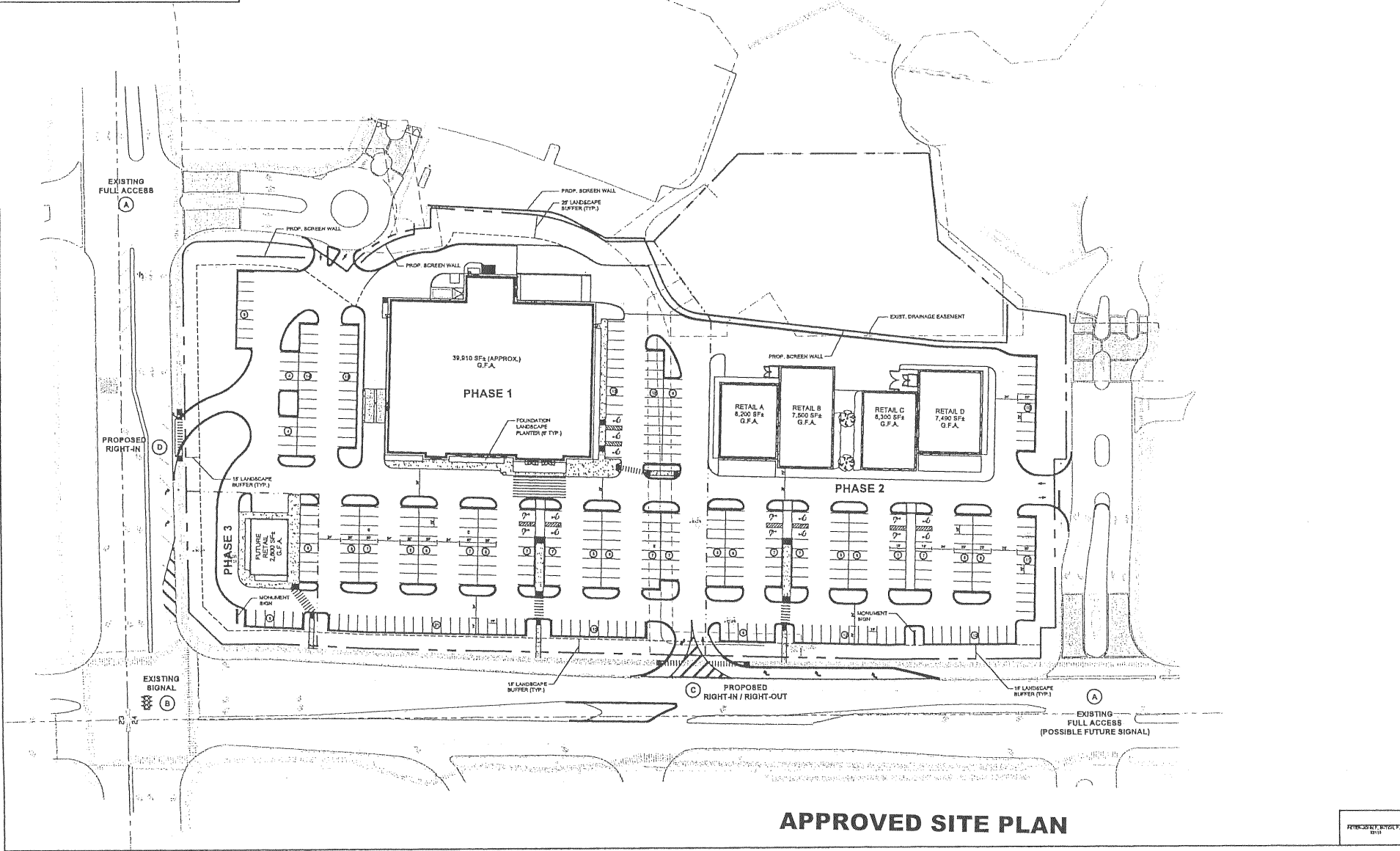
BUILDING AREAS:
 TOTAL SHOPPING CENTER BUILDING AREA NOT TO EXCEED 70,000 S.F. G.F.A.

PARKING INFORMATION:
 TOTAL PARKING SHOWN: 337 ± TOTAL SPACES WITH 3 CART CORRALS

TOTAL PARKING REQUIRED BY SEMINOLE COUNTY: 1 SPACE PER 250 S.F. FOR SHOPPING CENTER
 70,000 S.F. / 250 = 280 SPACES REQUIRED

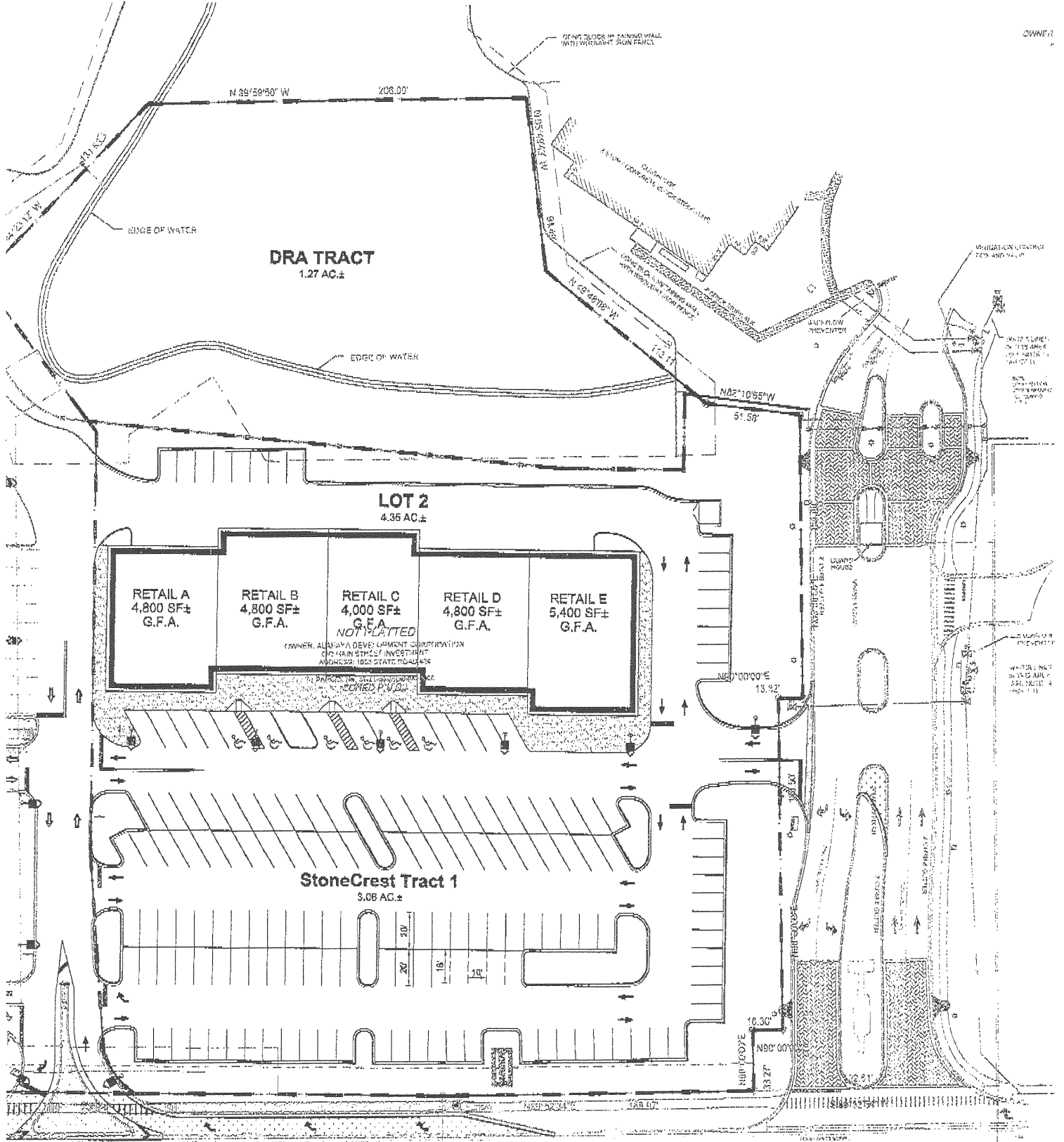
ADA REQUIREMENTS: 8 HANDICAPPED FOR 301 - 400 SP. REGULAR PARKING PROVIDED
 REQUIRED: 8 SPACES
 PROVIDED: 15 SPACES

NOTE: BUILDING AREA AND PARKING LOT AREA CONFIGURATION SUBJECT TO MINOR CHANGE WITH APPROVAL OF STAFF; HOWEVER, TOTAL BUILDING AREA SHALL NOT EXCEED 70,000 S.F. AND MINIMUM PARKING PROVIDED SHALL BE 1 SPACE / 250 S.F. BUILDING AREA.



APPROVED SITE PLAN

Project Name	Red Bug Village PCD
Location	Orange County, Florida
Scale	1" = 40'
Date	March 2022
Drawn By	J.P.S.
Checked By	J.P.S.
Approved By	J.P.S.
Project No.	131318
File No.	130210000000
Revision	0
Sheet No.	G-1
Project No.	131318



DRA TRACT
1.27 AC±

LOT 2
4.35 AC±

StoneCrest Tract 1
3.08 AC±

RETAIL A
4,800 SF±
G.F.A.

RETAIL B
4,800 SF±
G.F.A.

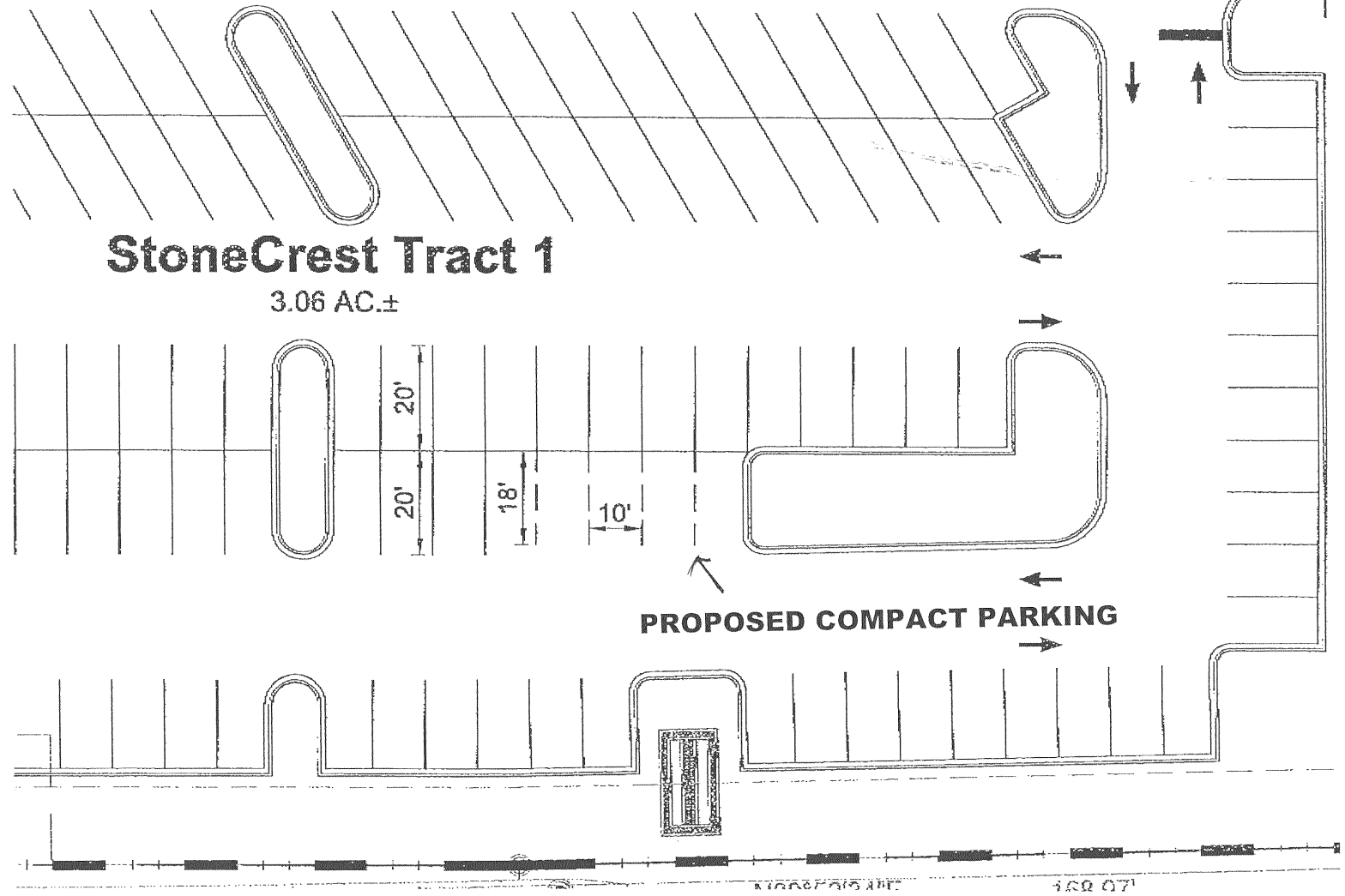
RETAIL C
4,000 SF±
G.F.A.

RETAIL D
4,800 SF±
G.F.A.

RETAIL E
5,400 SF±
G.F.A.

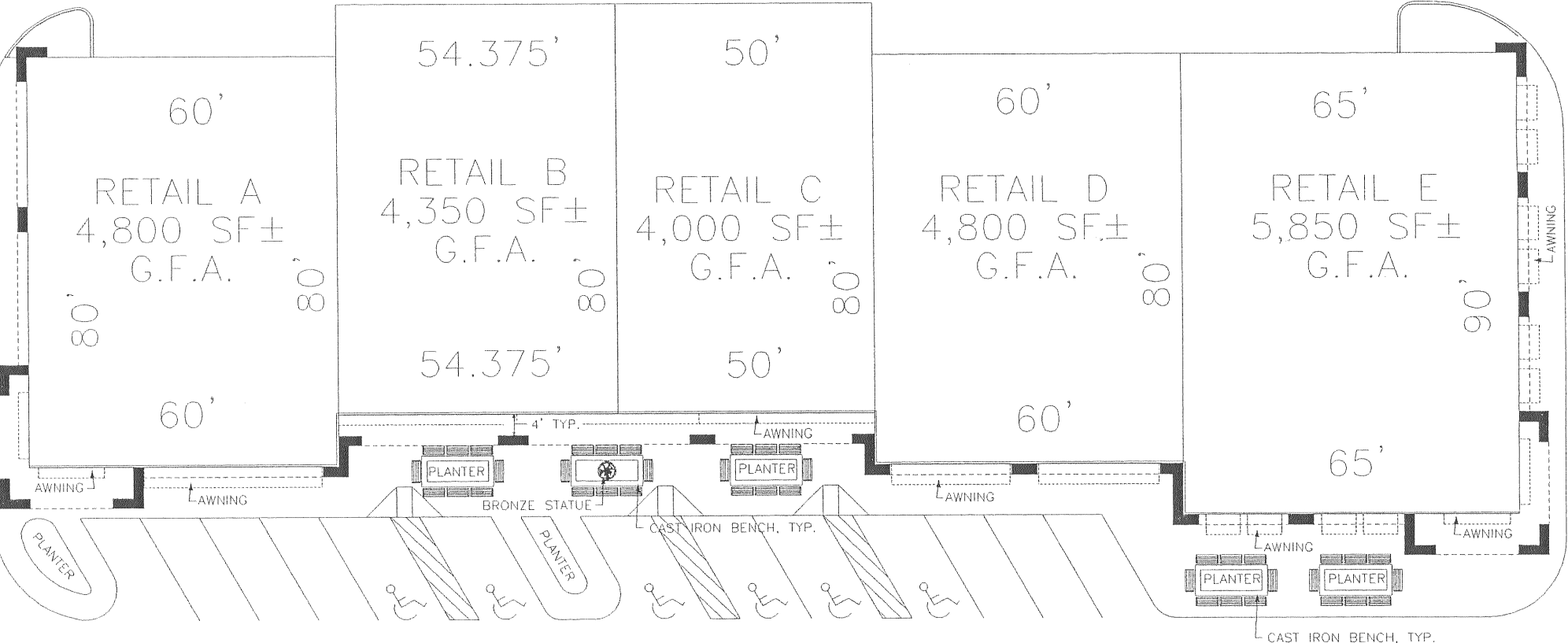
PROPOSED SITE PLAN

Scale: 1" = 30'



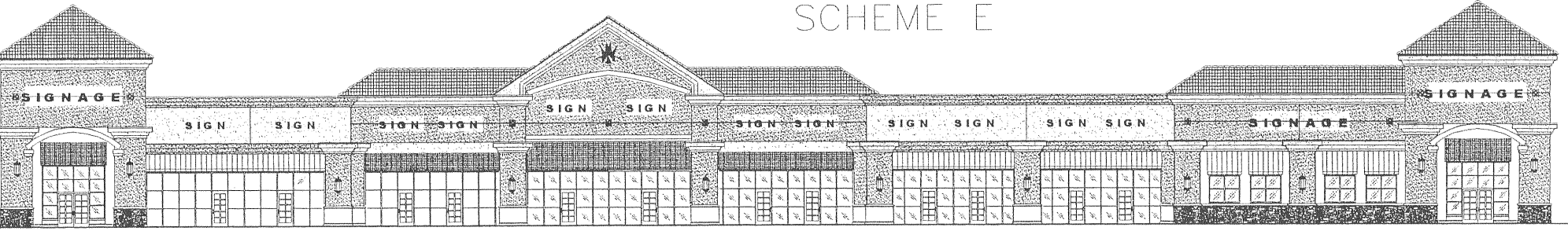
StoneCrest Tract 1
3.06 AC.±

PROPOSED COMPACT PARKING



TOTAL = 23,800 SF.

SCHEME E



RED BUG VILLAGE MINOR AMENDMENT

REQUEST INFORMATION	
APPLICANT	Bradley S. Smith
PROPERTY OWNER	Walmart Stores East LP
REQUEST	Major Amendment to PCD Preliminary Master Plan
HEARING DATE(S)	LPA: June 4, 2003 BCC: June 24, 2003
SEC/TWP/RNG	24-21-30-300-0090-0000
LOCATION	Northeast corner of Red Bug Lake Road and Dodd Road
FUTURE LAND USE	Planned Development (PD)
FILE NUMBER	Z2003-017
COMMISSION DISTRICT	District 1 (Maloy)

OVERVIEW

Zoning Request: In addition to a major amendment related to alcoholic beverages, covered as a separate agenda item, the applicant requests minor amendments to the Final Site Plan as follows:

- Elimination of a courtyard between commercial buildings on Lot 2, the east half of the site. The revised layout would add 4,500 square feet of commercial floor area.
- Addition of 4 compact parking spaces having dimensions of 10' x 18'. These spaces are not part of the total required parking for the site.

STAFF RECOMMENDATION:

Staff has no objection to the proposed minor amendments eliminating the courtyard and adding 4 compact parking spaces as shown on the attached site plan.