Item # V A

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: Approval of Preliminary Subdivision Plan for NW Oregon PUD

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

AUTHORIZED BY: Mahmoud Najda JT for MN **CONTACT:** John Thomson JT **EXT.** 7346

Agenda Date 5/1/02 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for the NW Oregon PUD.

District 5 – McLain (John Thomson-Principal Planner)

BACKGROUND:

The applicant is requesting approval of a Preliminary Subdivision Plan for a mixed use PUD consisting of multifamily and commercial uses on 73 acres. This project is located at the northwest corner of SR 46 and North Oregon Street approximately 1000 feet to the west of the I-4/SR 46 interchange.

The PUD master plan was approved by the BCC for:

1. 300 Multifamily units on 19 acres (lot 6);
2. A shopping center totaling 200,000 sq. ft. of building area on 19 acres (lot 1) and out parcels associated with the shopping center (lots 7, 8, and 9);
3. Four mixed commercial/retail sites totaling 26,000 sq. ft. of building area on 5.6 acres (lots 2 through 5); and
4. A conservation area totaling 23 acres (tract A) to protect wetlands.

Water and Wastewater will be provided by connection to Seminole County Utilities. Joint Access, utility, and drainage easements are provided for the shared access and infrastructure which will be constructed with development of the PUD.

Staff has reviewed the preliminary subdivision and finds that it is consistent with the PUD Master Plan and the applicable requirements of the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan.

Attachment: Preliminary Subdivision Plan

DR No. 01-5500043

Parcel ID#: 29-19-30-300-0150-000

PRELIMINARY SUBDIVISION PLAN
NW OREGON PUD
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

That part of Sections 20 and 29, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Begin at the Northwest corner of said Section 29; thence run N 89°44'08" E along the North line of the Northwest 1/4 of said Section 29 for a distance of 1538.92 feet to the Bankard Grant line; thence run N 24°38'37" E along said Bankard Grant line for a distance of 212.79 feet to the North line of the South 183.00 feet of the South 1/2 of the Southwest 1/4 in Bankard Grant of said Section 20; thence run N 89°44'08" E along said North line of the South 183.00 feet for a distance of 830.86 feet to the West line of a Florida Power Corporation Easement, as recorded in Deed Book 148, Page 398, of the Public Records of Seminole County, Florida; thence run N 00°13'37" E along said West line for a distance of 183.00 feet to the North line of the Northwest 1/4 of said Section 29; thence run S 00°11'42" E along said West line for a distance of 240.91 feet to a point on a non-tangent curve concave Northeasterly and the Westerly Right-of-Way line of Orange Avenue, as recorded in Official Records Book 3330, Page 0477, of said Public Records; bearing a radius of 725.00 feet and chord bearing of S 20°10'17" E; thence run the following five (5) courses along said Westerly Right-of-Way line: Southeasterly along the arc of said curve through a central angle of 23°20'38" for a distance of 301.71 feet to the point of tangency; thence run S 08°08'28" W for a distance of 333.46 feet to the point of curvature of a curve concave Southwesterly having a radius of 755.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 40°15'06" for a distance of 530.14 feet; thence run S 32°53'38" W for a distance of 51.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 92°34'00" for a distance of 74.47 feet to the North Right-of-Way line of Bankard Road 40 and the point of tangency; thence run S 59°37'16" W along said North Right-of-Way line for a distance of 1782.83 feet to the West line of the Northwest 1/4 of said Section 29; thence run N 00°14'12" W along said West line for a distance of 1428.42 feet to the POINT OF BEGINNING.

Containing 72.900 acres more or less and being subject to any rights-of-way, restrictions and reservations of record.

PREPARED FOR

NW OREGON, LTD.
600 E. COLONIAL DRIVE #100
ORLANDO, FLORIDA 32803
PHONE: (407) 423-7600
FAX: (407) 648-9230

SITE DATA

TOTAL SITE AREA: 72.90 Acres
CONSERVATION AREA: 22.95 Acres
DEVELOPMENT AREA: 49.95 Acres
EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
EXISTING LAND USE: VACANT
DEVELOPMENT ORDER #2000.0045 & THE PRELIMINARY MASTER PLAN: APPROVED 07/25/00

UTILITY COMPANIES

SEMINOLE COUNTY PUBLIC WORKS
CONTACT: HUGH SIPES/PRIN. ENGINEER
ENVIRONMENTAL SERVICES BUILDING
3000A SOUTHGATE AVENUE
SANFORD, FLORIDA 32773
PH (407) 323-9815 EXT 2117
FAX (407) 665-2019

BELLSOUTH TELECOMMUNICATIONS
CONTACT: SCOTT LORENZ
132 COMMERCE WAY
SANFORD, FLORIDA 32771
PH (407) 302-7611
FAX (407) 327-2402

TIME-WARNER CABLE
CONTACT: MS. TRACEY DOMOSTOY
844 MAGUIRE ROAD
OCOEE, FLORIDA 34761
PH (407) 532-8511
FAX (407) 656-1162

FLORIDA GAS TRANSMISSION SYSTEMS
CONTACT: KENNETH GASAWAY
7990 LAKE STEER ROAD
ORLANDO, FLORIDA 32835
PH (407) 295-4341 (ext. 18)
FAX (407) 578-2308

FLORIDA POWER & LIGHT
CONTACT: JOHN WALKER
2625 W. S.R. 46
SANFORD, FLORIDA 32703
PH (407) 328-1923
FAX (407) 328-1910

CONSULTANTS

ENVIRONMENTAL:
MODICA & ASSOCIATES, INC.
CONTACT: RODNEY HUDSON
310 ALMOND STREET
CLERMONT, FLORIDA 34711
PH (352) 394-2000
FAX (352) 394-1159

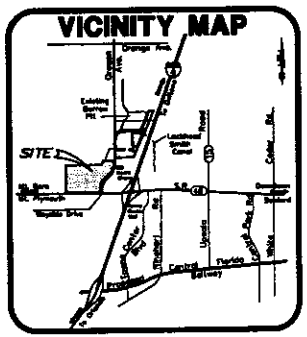
GEOTECHNICAL:
UNIVERSAL ENGINEERING SCIENCES
CONTACT: BRUCE WOLOSHIN
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PH (407) 423-0504
FAX (407) 423-3106

TRANSPORTATION
TRAFFIC PLANNING & DESIGN, INC.
CONTACT: TURGUT DERVISH, P.E.
535 VERSAILLES DRIVE, SUITE 200
MAITLAND, FLORIDA 32751
PH (407) 628-9955
FAX (407) 628-8850

LANDSCAPE
LANDSCAPE DYNAMICS INCORPORATED
CONTACT: RANDY BUCHANAN
3165 McCRORY PLACE, SUITE 101
ORLANDO, FLORIDA 32803
PH (407) 897-7009
FAX (407) 897-6632

LEGAL:
SHUTTS & BOWEN, LLP
CONTACT: KENNETH M. WRIGHT
300 S. ORANGE AVENUE, SUITE 1000
ORLANDO, FLORIDA 32801-3373
PHONE: (407) 423-3200
FAX: (407) 425-8316

VICINITY MAP



SEC 20 & 29, T 19 S, R 30 E

REVISED: MARCH 14, 2002
MARCH 16, 2001

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

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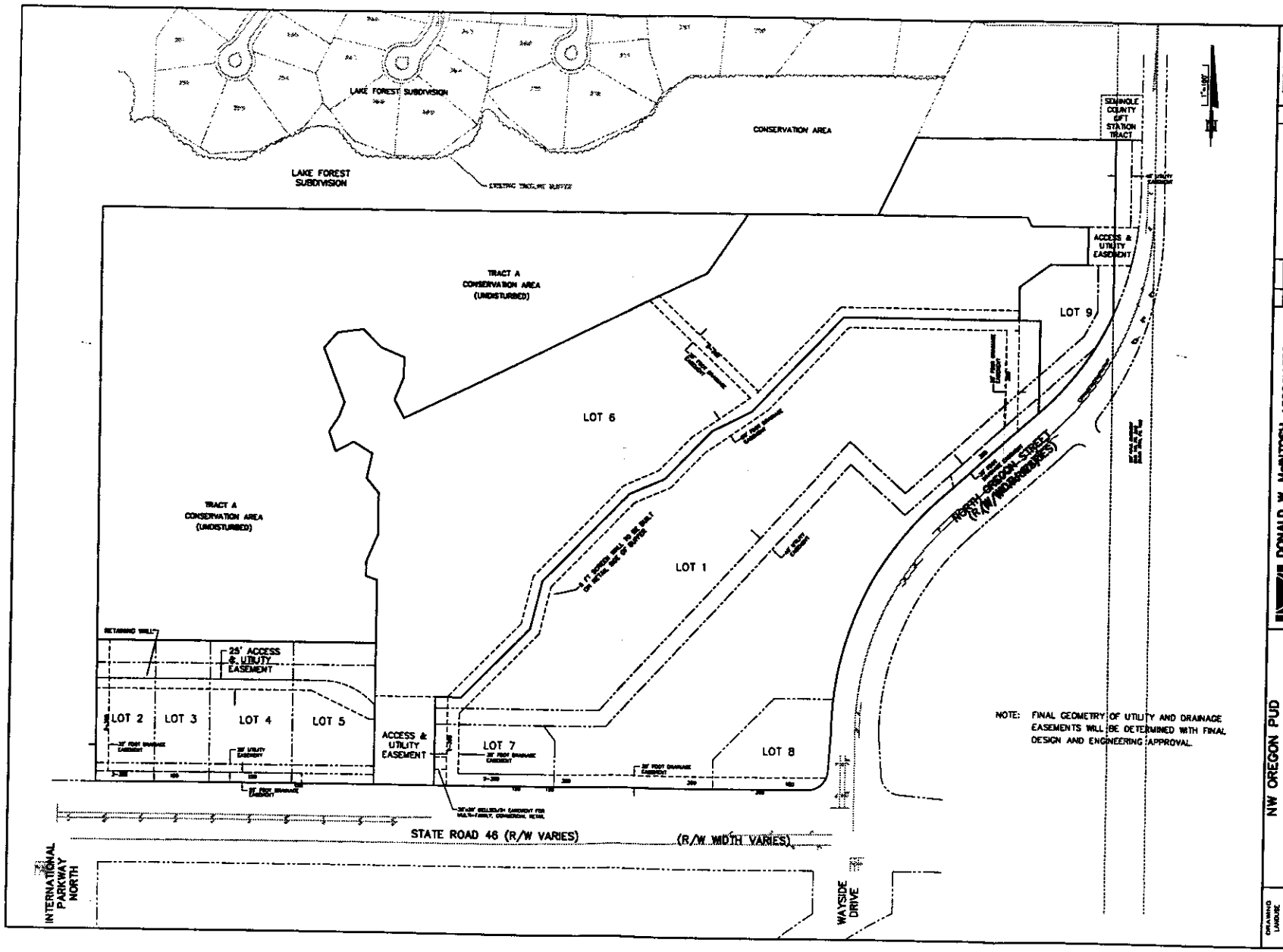
10. DRAINAGE PLAN
11. AERIAL PHOTOGRAPH


LAKE FOREST SUBDIVISION
LAKE FOREST SUBDIVISION
CONSERVATION AREA
SEMINOLE COUNTY GFT STATION TRACT
ACCESS & UTILITY EASEMENT
TRACT A CONSERVATION AREA (UNDISTURBED)
LOT 9
LOT 6
TRACT A CONSERVATION AREA (UNDISTURBED)
LOT 1
NORTH OREGON STREET (R/W WIDTH VARIES)
RETAINING WALL
25' ACCESS & UTILITY EASEMENT
LOT 2
LOT 3
LOT 4
LOT 5
ACCESS & UTILITY EASEMENT
LOT 7
LOT 8
NOTE: FINAL GEOMETRY OF UTILITY AND DRAINAGE EASEMENTS WILL BE DETERMINED WITH FINAL DESIGN AND ENGINEERING APPROVAL.
STATE ROAD 46 (R/W VARIES)
(R/W WIDTH VARIES)
INTERNATIONAL PARKWAY NORTH
WAYSIDE DRIVE
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
NW OREGON PUD
PRELIMINARY SUBDIVISION PLAN
SEMINOLE COUNTY, FLORIDA
PRELIMINAY PLAT
DRAWING LANDUSE
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