

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

SUBJECT: MIRROR LAKE COMMERCIAL (PSP) – Randee Reynolds, Florida
Conference of Seventh Day Adventists

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Cynthia Sweet EXT. 7443

Agenda Date <u>6/5/02</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Approve Mirror Lake Commercial Preliminary Subdivision Plan for 4 commercial lots zoned PCD (Planned Commercial Development District) - Randee Reynolds, Florida Conference of Seventh Day Adventists, Applicant.

District 3 – Henley
Cynthia Sweet, Planner

BACKGROUND:

The applicant, Randee R. Reynolds, Vice-President, Florida Conference of Seventh Day Adventists is requesting approval of the Preliminary Subdivision Plan for the **Mirror Lake Commercial** subdivision consisting of 4 commercial lots on a 9.3 acre parcel. Each lot contains a minimum of 1.58 acres. The property is located at the southeast corner of SR 436 and Bear Lake Road in the Mirror Lake Commercial PCD.

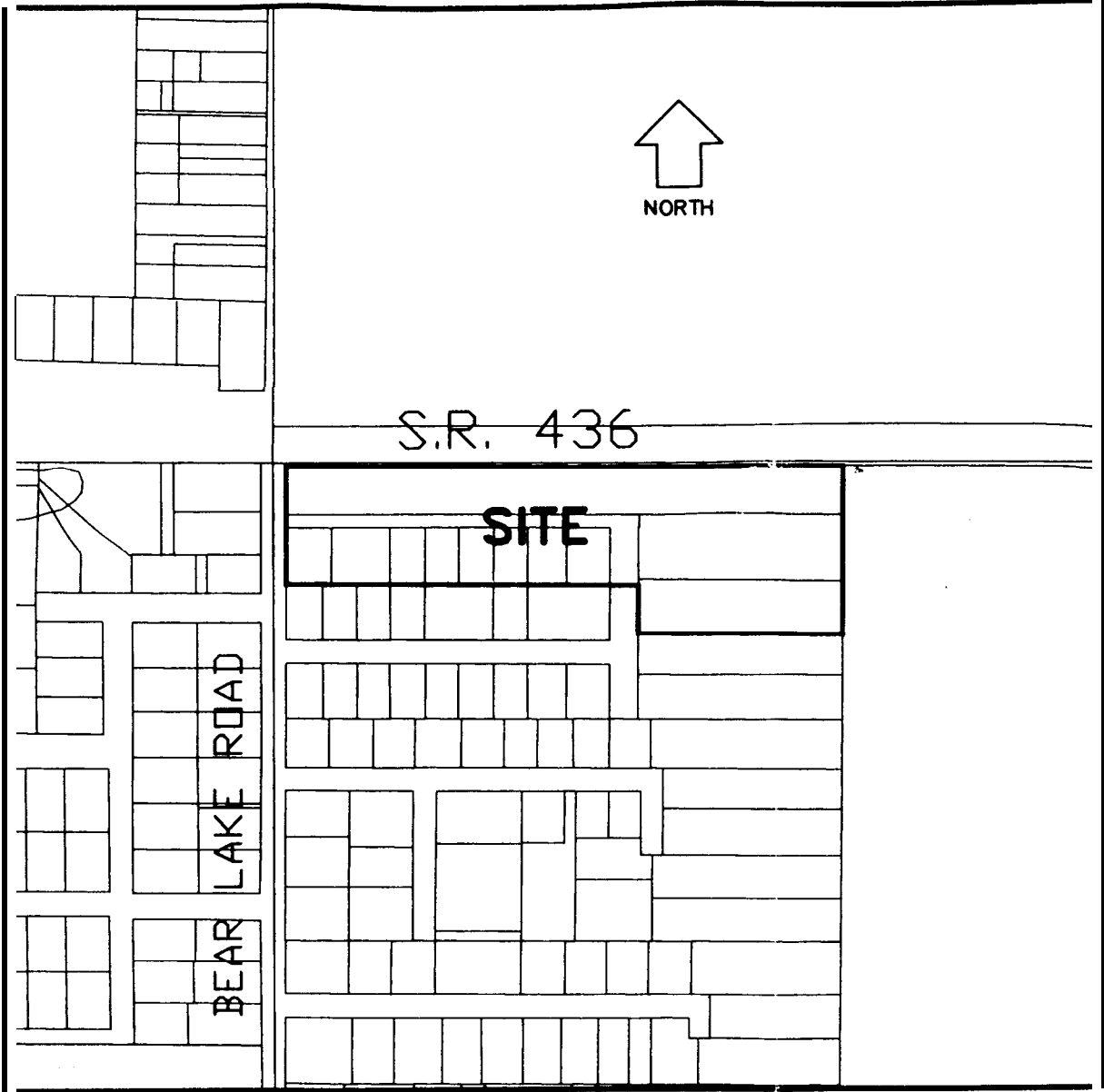
On May 14, 2002, the Board of County Commissioners approved the final master plan and Developers Agreement for the PCD subject to the conditions of the final Development Order. Extensive buffering and setbacks including installation of an 8-ft. high masonry wall is required between the site and the existing single family homes to the south.

STAFF RECOMMENDATION:

Staff recommends approval of the PSP for the Mirror Lake Commercial subdivision subject to the following.

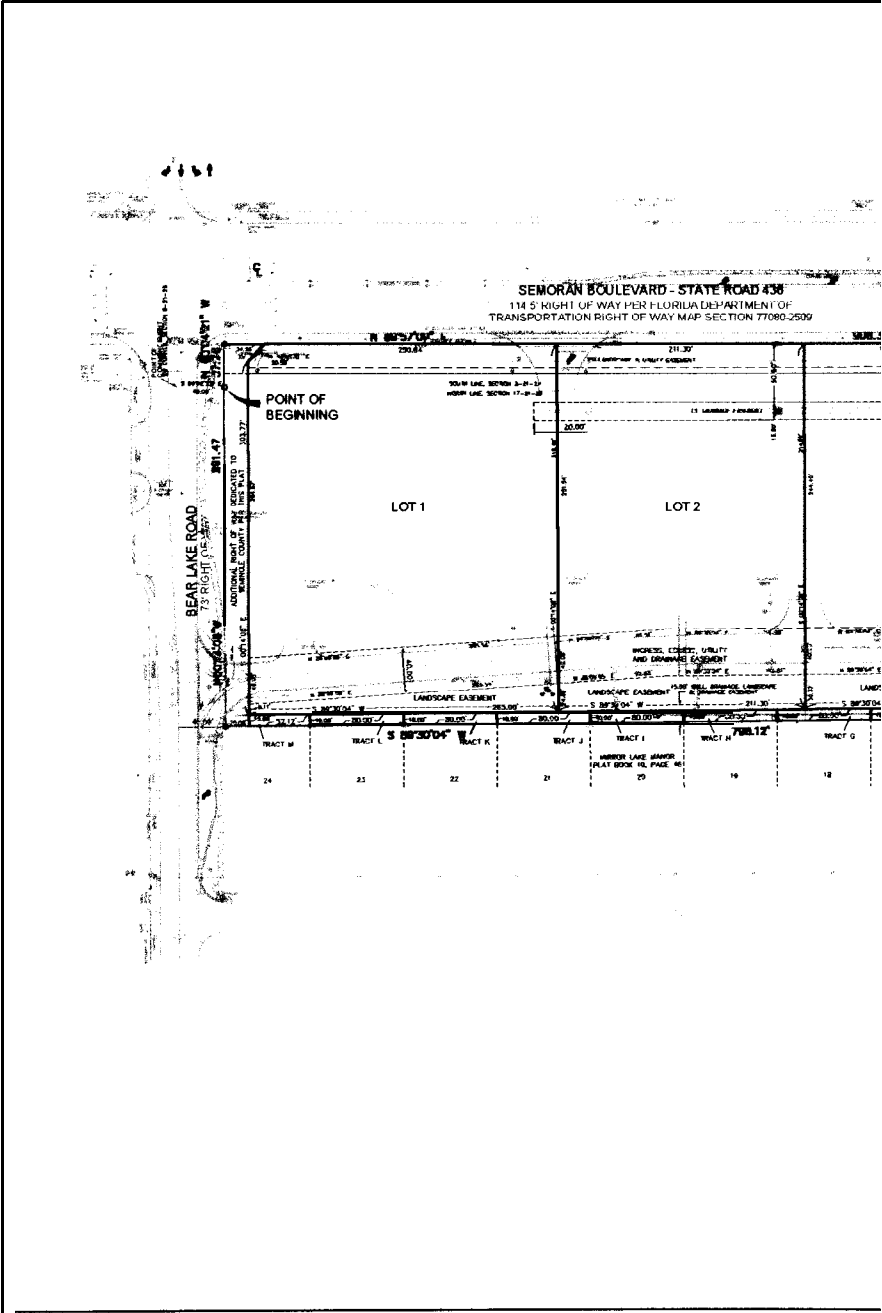
1. Dedication of a Conservation Easement to Seminole County over post-development wetlands prior to final engineering approval.
2. Meet all conditions of the Developer’s Commitment Agreement for Bear Lake Road (Mirror Lake) PCD.

DR #: <u>02-5500018</u>
Parcel ID#: <u>17-21-29-300-0020-000</u>



VICINITY MAP

SCALE: 1" = 400'



BEAR LAKE ROAD (MIRROR LAKE)**FINAL PCD MASTERPLAN
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DES-**

On the 13th day of **February** 2001, the Board of County **Commissioners** of Seminole County issued this Development Order relating to and touching and **concerning** the following described **property**:

1. **LEGAL DESCRIPTION**

That **portion** of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, **Township** 21 South, Range 29 **East**, Seminole County, Florida lying Southerly of State Road No. 436.

TOGETHER WITH:

The West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 17, Township 21 South, Range 29 **East**, Seminole County, Florida less the South 2,508 **feet**; also less the East 25 feet and less the right-of-way for Bear Lake Road; subject to a 25 **foot** right-of-way easement over the South 25 **feet** of the **above** described **property**, and Lots 1-12, **inclusive**, **Mirror Lake** Manor, **according** to Plat **recorded** in PB 10, Page 46 of the Public Records of Seminole County, Florida, together with the vacated **roads**.

Less **Minor Lake**; for a total of **approximately 9.3 +/-** acres.

2. **PROPERTY OWNER**

Florida Conference Association of Seventh Day **Adventists**

3. **REQUESTED DEVELOPMENT APPROVAL**

Approval of a **Final PCD site plan attached hereto** as **Exhibit "A"** and **incorporated herein** by **reference**.

4. **STATEMENT OF BASIC FACTS**

- A. Total Area: 9.3 acres
- B. zoning: Planned **Commercial** Development
- C. Allowable Uses: **C-1 uses plus auto parts sales and service; gasoline pumps** as an accessory use to a convenience store, and **restaurants with drive-thru service**.
- D. **The** development approval sought is consistent **with** the **Seminole County** Comprehensive Plan and will be developed consistent with and in compliance with **all** other **applicable** regulations and ordinances.

E. 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** **aforedescribed property**.

5. LAND USE BREAKDOWN

USE	AREA (Acres)	% OF SITE
COMMERCIAL BUILDINGS	.92 MAX	9.89
HOMESITES	0.00	0.00
ROADS AND PARKING	4.59 MAX	49.36
STORMWATER MANAGEMENT AREA	2.15	23.12
CONSERVATION (WETLANDS)*	0.00	0.00
ADDITIONAL OPEN SPACE/BUFFERS/LAND SHAPE AREAS	1.64 MIN	17.63
TOTAL	9.3	100.00

*None included within the **PCD zoned land**.

6. OPEN SPACE

Maintenance of the open space common areas shall **be funded** by the Owner or its assigns.

Total Land Area: **9.3 acres**

Required Space: **30% = 9.3 acres x 0.30 = 2.79 acres open space**

Open **Space** Provided; 3.79 acres (40.75%)

7. BUILDING SETBACKS

Frant **25'**
 Side **0'**
 R e a r
 - 1 Story **75'**
 - 2 story **115'**
 Maximum Building Height **30'**

8. PERMITTED USES

C-1 uses plus auto parts sales and service; **gasoline** pumps as an accessory use to a convenience store, and restaurants with drive-thru service.

9. LANDSCAPE & BUFFER CRITERIA

As shown on approved **landscape** plan. Sa attached **Supplemental** Conditions of Approval & ted **11/22/00**.