

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

SUBJECT: Trinity Retail Center (PSP)

DEPARTMENT: Planning & Development DIVISION: Development Review

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

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

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Trinity Retail Center, proposed on the S. side of Aloma Avenue (SR 426) at the S. end of Tuskawilla Road in Section 36, Township 21 S, Range 30 E.

District 1 - Maloy

**BACKGROUND:**

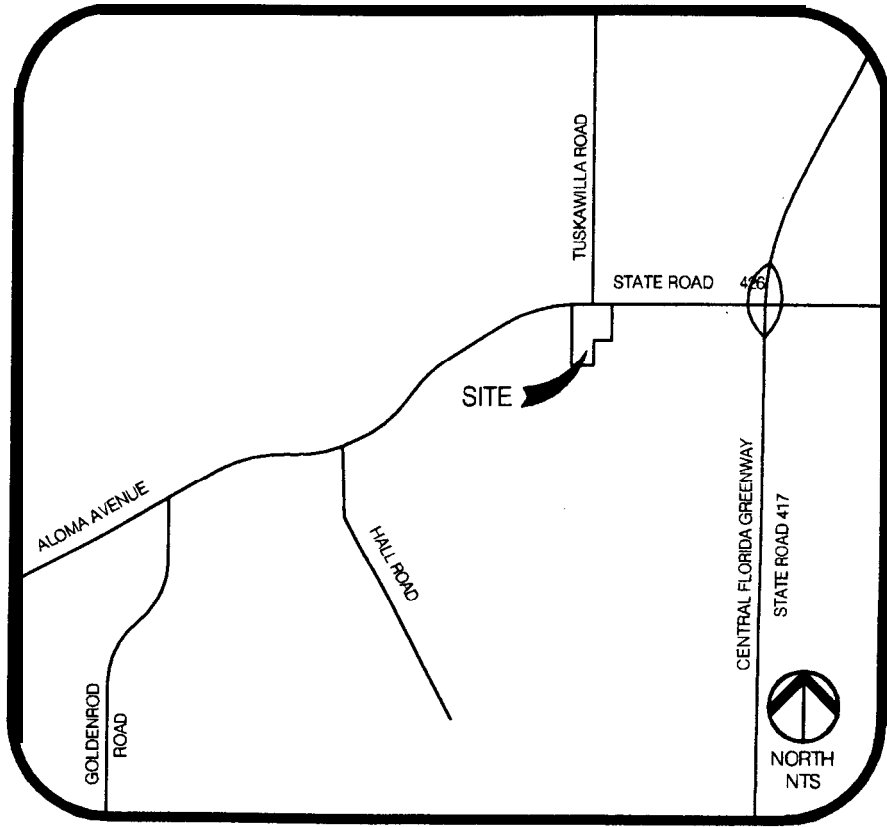
The applicant, Thomas Daly is requesting approval of the PSP for the **Trinity Retail Center** for a mixed residential and retail development consisting of a maximum of 168 residential lots and 2 commercial lots on an 18.14 acre parcel zoned PUD.

**STAFF RECOMMENDATION:**

Staff recommends approval of the PSP for **Trinity Retail Center** subject to meeting all conditions of the approved Developer's Commitment Agreement for Trinity Retail Center PUD.

Attachments: Location Map  
Plan Reduction

DR No. 02-0550021  
Parcel ID#: 36-21-30-300-0023-0000



Location Map

**Legal Description: As provided by client**

(TRACT A)  
The north 311 yards of the west 150 1/2 yards of the northeast 1/4 of the southeast 1/4 of section 36, township 21 south, range 30 east, Seminole County, Florida, lying and

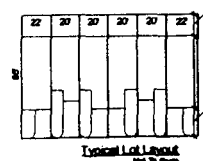
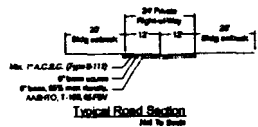
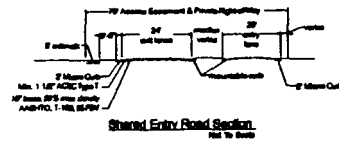
(TRACT B)  
The east 1/4 of the northeast 1/4 of the southeast 1/4 of section 36, township 21 south, range 30 east, Seminole County, Florida, lying south of county road 426.

and also  
All that tract or parcel of land lying in a portion of the north 311 yards of the west 150 1/2 yards of the northeast 1/4 of the southeast 1/4 of section 36, Township 21 South, range 30 East, Seminole County, Florida, being a portion of State Road 426 Right-of-Way and being more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of Section 36, Township 21 South, range 30 East, Thomas M89 24232E along the North line of said Southeast 1/4 a distance of 1323.74 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 36, Thomas 426 4191'W along the west line of the Northeast 1/4 of the Southeast 1/4 of said Section 36 a distance of 89.86 feet to a point on the Southerly right-of-way of Alma Avenue, then known as State Road 426 as shown on the right-of-way map prepared by the Florida Department of Transportation, Section Number 77040-2516; Thence N80°12'00E along said right-of-way line a distance of 38.82 feet to the point of beginning; Thence N09°45'30E, departing said right-of-way line, a distance of 3.30 feet to a point; Thence S89°14'25"W a distance of 278.00 feet to a point; Thence S00°42'25"W a distance of 48.50 feet to the point of beginning. The last three (3) courses being considered with said Southerly right-of-way line.

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**Typical Roadway Sections**



**General Notes**

1. Streets will be privately owned & maintained by the home owners association.
2. Recreation areas will be privately owned & maintained by the Homeowners Association.
3. Water & sewer will be owned & operated by Seminole County.
4. The project will be designed in conformance with the Seminole County Design Standards.
5. All utilities will be individually metered to each unit.
6. Project will be developed in accordance with the approved development order OR \_\_\_ Pp. \_\_\_
7. For the remainder units, milk waste collection will be picked up individually for each house.
8. Project infrastructure will be developed in one phase.

# Trinity Retail Center Planned Development Preliminary Subdivision Plan

Seminole County, Florida

March 2002

Prepared for:  
**CentexHomes**  
385 Douglas Avenue, Suite 2000  
Altamonte Springs, FL 32714

05.08.02 Revised per staff comments dated 05.01.02

**Owners**

Trinity Capital Ltd.  
173 Lookout Place, Suite 201  
Maitland, FL, 32751  
(407) 845-5344  
Contact: Ed Leerdam

Florida Department of Transportation  
District 5 Office  
719 S. Woodland Blvd.  
Deland, Florida 32720  
1-800-780-7102  
Contact: George S. Lovett

**Developer**

Centex Homes  
385 Douglas Ave., Suite 2000  
Altamonte Springs, FL 32714  
(407) 881 2188  
Contact: Michael Oliver PE

**Applicant/Agent**

Daly Design Group  
881 West Morse Blvd., Suite 125  
Winter Park, FL 32789  
(407) 740 7373  
Contact: Thomas Daly ASLA

**Engineer**

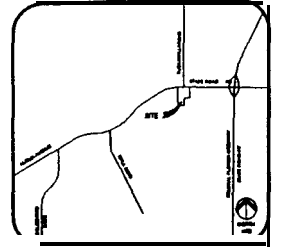
GTC Engineering Corp.  
98 S. Semoran Blvd.  
Orlando, FL 32807  
(407) 380-0402  
Contact: Claude Cassegro

**Surveyor**

Tetlinpeugh  
Surveying Services, Inc.  
370 W. Michigan Street, Suite 208  
Orlando, Florida, 32808  
(407) 422-0857  
Contact: Gerald F. Livermore

**Conditions of Approval**

1. The development will not be designed or marketed as student housing.
2. Barbecue pits shall be prohibited on units closest to the west property line.
3. There shall be a 40-foot building setback and a 40-foot buffer along the west property line. The buffer shall include the existing row of pine trees, an additional row of 4" caliper oak trees on 30-foot centers, and an additional row of understory trees spaced at 10-foot intervals.
4. A 6-foot brick or masonry wall shall be maintained along the west property line. The existing block wall shall be upgraded or repaired as necessary by the developer.
5. Items 04 above shall not apply to the portion of the west property line adjoining Lot 21 of Trinity Bay Subdivision Phase 2, adjoining north from the south property line a distance of approximately 175 feet. On the segment of the west property line, the developer shall provide an aluminum fence permitting a view of the retention pond.
6. Front walls of townhouse units shall be staggered.
7. The 16-foot easement providing access to properties to the south shall be extended northwest to S.R. 426, and shall be maintained at no less than its current capacity. Property owners using the easement shall be granted use of the gated entrance into residential portion of the Trinity site.
8. Dumpsters and mechanical units shall be located and/or screened so as not to be visible from S.R. 426 or Trinity Bay Subdivision.
9. The wet retention area shall be revegetated in accordance with the design criteria of Section 30.1344 of the Land Development Code in order to qualify as open space. This shall be shown on the Final Master Plan.
10. Parking spaces of 9 1/2 feet in width shall be permitted on the commercial portion only.
11. Commercial lots shall be subject to setback-toe-toe buffer standards on their south property line.
12. All landscape buffers and common areas shall be maintained by a homeowners association.
13. No accessory building shall be allowed on individual townhouse lots.
14. Some additional accommodation shall be made for the recreational needs of the residents. The types and locations of these recreational facilities shall be determined at the Final Master Plan stage of the development.
15. The developer shall install a warning sign along S.R. 426 to notify eastbound vehicles of the traffic light at Tutuilla Road. The installation of this sign will be subject to FDOT approval.
16. The developer shall upgrade the traffic light at the intersection of S.R. 426 and Tutuilla Road to accommodate westbound turning movements into the project.
17. The developer shall install a multiple lock box for mail pickup and delivery along the 16-foot easement. This mailbox shall be for the use of current residents who have mailboxes along the 16-foot easement.
18. The northern portion of the 16-foot easement shall be paved to provide access to the commercial and residential portions of the project. The remainder of the 16-foot easement (south of the access portion to the project) will be paved with a hard surface to the south boundary of the project. Maintenance of this 16-foot paved road will be provided by the landowners currently maintaining the unpaved road.
19. In order to improve pedestrian safety along the 16-foot access road, the developer shall install a hedge along both sides of this road.
20. A 6-foot chain-link fence shall be installed along the entire south property line. This fence shall be vinyl-coated.
21. The developer shall provide dedicated power to the southeast portion of the property. This power source will be for the landowners currently having access rights to the 16-foot easement in the event they construct an electric gate over the easement.
22. If unanimous consent from the easement holders is obtained, and such consent is waived by Flaming steel, then the developer shall install a 6-foot wrought iron gate which is capable of being controlled from their homes.
23. A four-paneled door shall be installed in the retention pond by the developer.
24. The project street lighting adjacent to the western property boundary will be limited to decorative light fixtures to the fronts of the units.
25. Window openings on the second floor of units facing the western property boundary shall be frosted-glass.
26. Steel shall monitor and ensure protection of all required trees during the construction process.



Location Map

**Site Data**

Overall Site	Total Area
Total Land Area	163.94 AC
Committed Area	2.87 AC
Lot Area (FDOT Road)	8.88 AC
Residential Area	163.94 AC
Approved Zoning	PUD
Approved Land Use Designation	High Density Planned Development

Commercial & Site S & C	Total Area
Total Land Area	2.87 AC
Land Use	Commercial
Setbacks & Zoning Standards	Per C-1 zoning district
Planning	Per C-1 zoning district

Residential	Total Land Area
Total Land Area	163.94 AC
Total Units	160 Units
Proposed Density	11.82 Units/Acre
Proposed open space / recreation	5.28 AC (3.2%)
Proposed open space / recreation	5.28 AC (3.2%)
Maximum Building Height	30' 2-story

Typical Lot Data	Total Area
Minimum Lot/Parking	1,700 sq ft (20' x 85')
Minimum Building Setbacks on 1 lot	30'
Front	0'
Side	40'
Back	17'
Minimum Building Setback Requirements	1,800 sq ft

Minimum Building Setback Requirements	Total Area
Front	30'
Side	40'
Back	30'

Parking	Total Area
Required Spaces	538 (3.28%)
Garage	180
Off Street	220
Total Parking	398

Open Space Calculations	Total Area
Lot Area Excess to Minimum Area*	2.82 AC
Active Recreation*	2.82 AC
Total open space provided*	5.28 AC

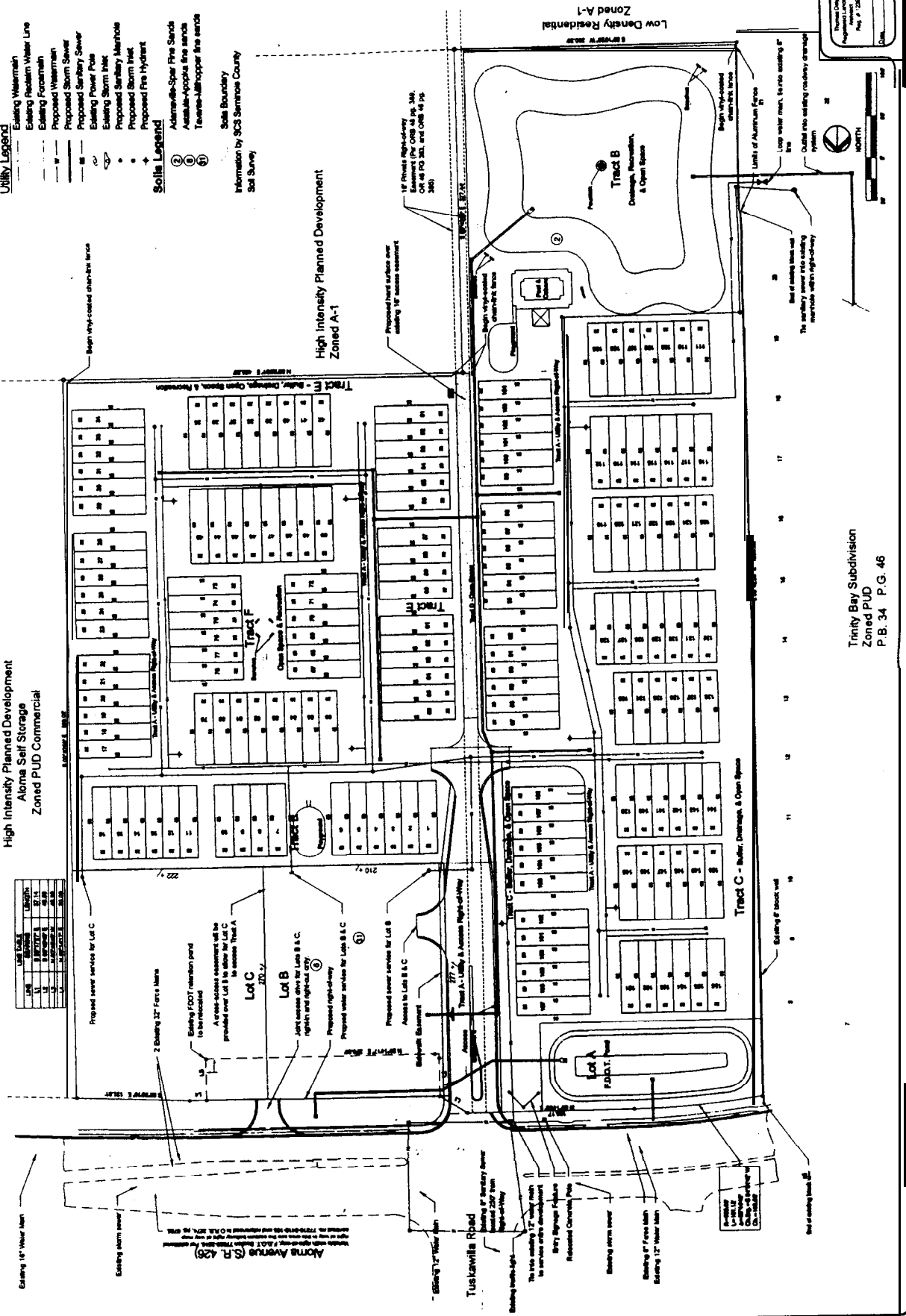
Typical Area Table	Total Area	Square Footage	Acres
A Utility & Access Right-of-Way	120	51,420	2.57
B Driveway, Open Space & Recreation*	180	77,220	3.52
C Buffer, Driveway & Open Space	60	26,760	1.24
D Open Space*	70	30,810	1.41
E Buffer, Driveway, Open Space, & Recreation*	60	26,760	1.24
F Open Space & Recreation	160	70,560	3.23

\* 16' Right-of-way Easement not included in area calculations

**daly design group inc.**  
Land Planning, Landscape Architecture, Project Management, Development Consulting  
881 W. Morse Blvd., Suite 125, Winter Park, Florida 32789 (407) 740-7373  
Date: Mar 2002 Scale: See Plans Job No: 2002a

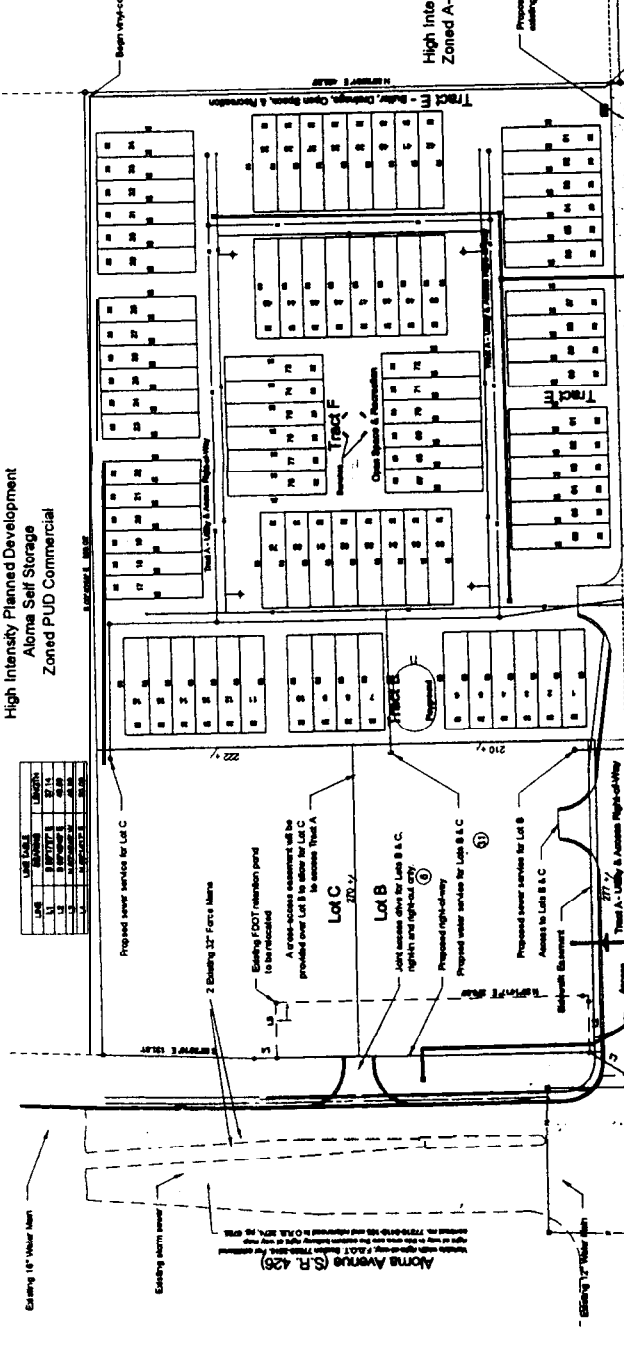
**High Intensity Planned Development  
Alma Self Storage  
Zoned PUD Commercial**

LINE NUMBER	LENGTH
11	27.14
12	41.40
13	41.40
14	41.40
15	41.40
16	41.40
17	41.40
18	41.40
19	41.40
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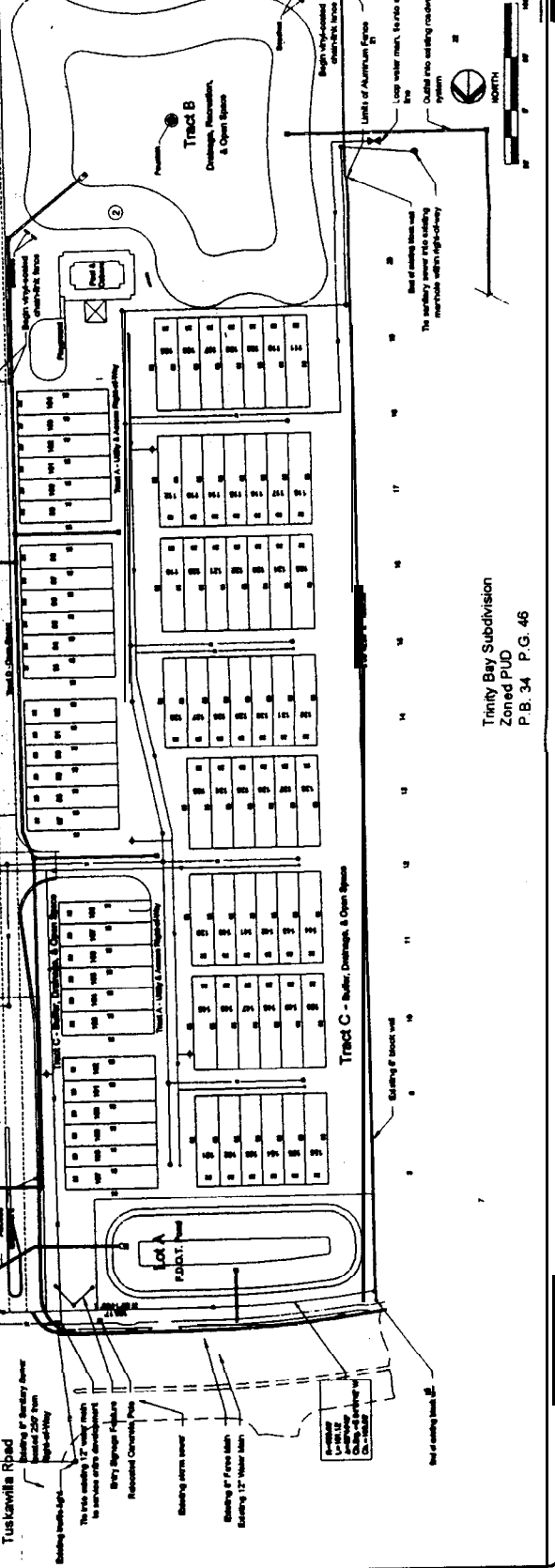


- UTILITY LEGEND**
- Existing Watermain
  - Existing Recycled Water Line
  - Existing Focmain
  - Proposed Watermain
  - Proposed Storm Sewer
  - Proposed Storm Sewer
  - Proposed Storm Sewer
  - Proposed Storm Sewer
  - Existing Storm Inlet
  - Proposed Storm Inlet
  - Proposed Storm Inlet
  - Proposed Storm Inlet
  - Proposed Storm Inlet
  - Proposed Storm Inlet
  - Proposed Fire Hydrant
- Soils Legend**
- Alameda-Spar Fine Sands
  - Alameda-Spar fine sands
  - Tevens-Hatpper fine sands
- Soils Boundary**  
Information by SCS Semiarid County  
Soil Survey

**High Intensity Planned Development  
Zoned A-1**



**Low Density Residential  
Zoned A-1**



Trinity Bay Subdivision  
Zoned PUD  
P.B. 34 P.G. 46

**TRINITY RETAIL CENTERPUD**

**PRELIMINARY PUD MASTER PLAN  
DEVELOPER'S COMMITMENT AGREEMENT  
COMMITMENTS, CLARIFICATIONS AND DISTRICT DESCRIPTION**

On the \_\_\_\_\_ day of \_\_\_\_\_, 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:**

The E ¼ of the NW ¼ of the SE ¼ of Section 36, Township 21 South, Range 30 East, Seminole County, Florida, lying South of County Road Number 426

And

The East ¼ of the Northwest ¼ of the Southeast ¼ of section 36, Township 21 South, Range 30 East, Seminole County, Florida, lying South of County Road 426.

Containing 18.1441 Acres, more or less

2. **PROPERTY OWNERS**

Trinity Capital Limited  
c/o Euro Capital Partners  
175 Lookout Place, Suite 201  
Maitland, FL 32751

3. **REQUESTED DEVELOPMENT APPROVAL**

Approval of developer's commitment agreement and approval of The Amended Preliminary PUD Master Plan, a copy of which is attached hereto as Exhibit A and incorporated herein by reference.

4. **STATEMENT OF BASIC FACTS**

- |    |  |                          |
|----|--|--------------------------|
| A. | Total Area:  | 18.1441 Acres            |
| B. | Zoning:  | Planned Unit Development |
| C. | Proposed Density   | See Master Plan          |
| 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 aforescribed property.

5. **LAND USE BREAKDOWN**

LAND USE	AREA	% OF SITE
Multi-Family Residential	15.94	88%
Commercial	2.22	12%

6. **OPEN SPACE AND RECREATION AREAS**

Total Residential Land Area: 15.94 acres

Required Open Space: 35% = 15.94 acres x 0.35 = 5.58 acres

Open Space Provided: 6.02 Acres

7. **BUILDING SETBACKS**

Commercial out parcels – Per the C-1 - zoning district

Residential perimeter setbacks and buffers will be per the approved Preliminary Master Plan

8. **PERMITTED USES**

Commercial – see note A of the Amended Conditions of Approval

Residential – Attached single family residential units

9. **LANDSCAPE & BUFFER CRITERIA**

Landscaping will be in conformance with the approved preliminary Master Plan

10. **DEVELOPMENT COMMITMENTS**

The Development Commitments will be in accordance with Development Order # 90-0796 as amended.

11. **WATER, SEWER AND STORMWATER**

**WATER:** Water services shall be provided by Seminole County.

**SANITARY SEWER:** Sanitary sewer shall be provided by Seminole County.

**STORMWATER:** Stormwater drainage and stormwater management shall be provided on-site according to Seminole County's county regulations.

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

12. **PHASING**

The development will be constructed in 3 phases. Each out parcel and the Development will be constructed to stand alone.

13. **STANDARD COMMITMENTS**

1. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
2. The conditions upon this development approval and commitments made as to this development approval have been accepted by and agreed to by the Owners of the property.
3. The development order touches and concerns the aforescribed property, and the conditions, commitments, and provisions of the 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 by part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of said property have expressly covenanted and agreed to this provision and all other terms and provisions of the development order.
4. The terms and provisions of the development ordered are not severable, and in the event any portion of this development order shall be found to be invalid or illegal, then the entire development order shall be null and void.

**DONE AND ORDERED ON  
THE DATE FIRST WRITTEN ABOVE**

**By:**

\_\_\_\_\_  
**Richard VanDerWiede**  
Chairman