

ITEM #

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

SUBJECT: Major PUD and Final Master Plan Amendment for Sun Lake PUD
(Mike Urchuk, applicant)
DEPARTMENT: Planning & Development DIVISION: Planning
AUTHORIZED BY: Matt West CONTACT: Jeff Hopper EXT 7431

Agenda Date 10/06/04 Regular Work Session Briefing
Special Hearing – 6:00 Public Hearing – 7:00

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the requested major amendment to a PUD Final Master Plan for a 9.68-acre site located on the south side of SR 434, 0.2 mile east of US 17-92, (Mike Urchuk, applicant); or
2. Recommend DENIAL of the requested major amendment to a PUD Final Master Plan for a 9.68-acre site located on the south side of SR 434, 0.2 mile east of US 17-92, (Mike Urchuk, applicant); or
3. CONTINUE the item to a time and date certain.

District 2 – Morris

Jeff Hopper-Senior Planner

BACKGROUND:

(Note: This item was continued from 9/15/04 at the applicant's request.)

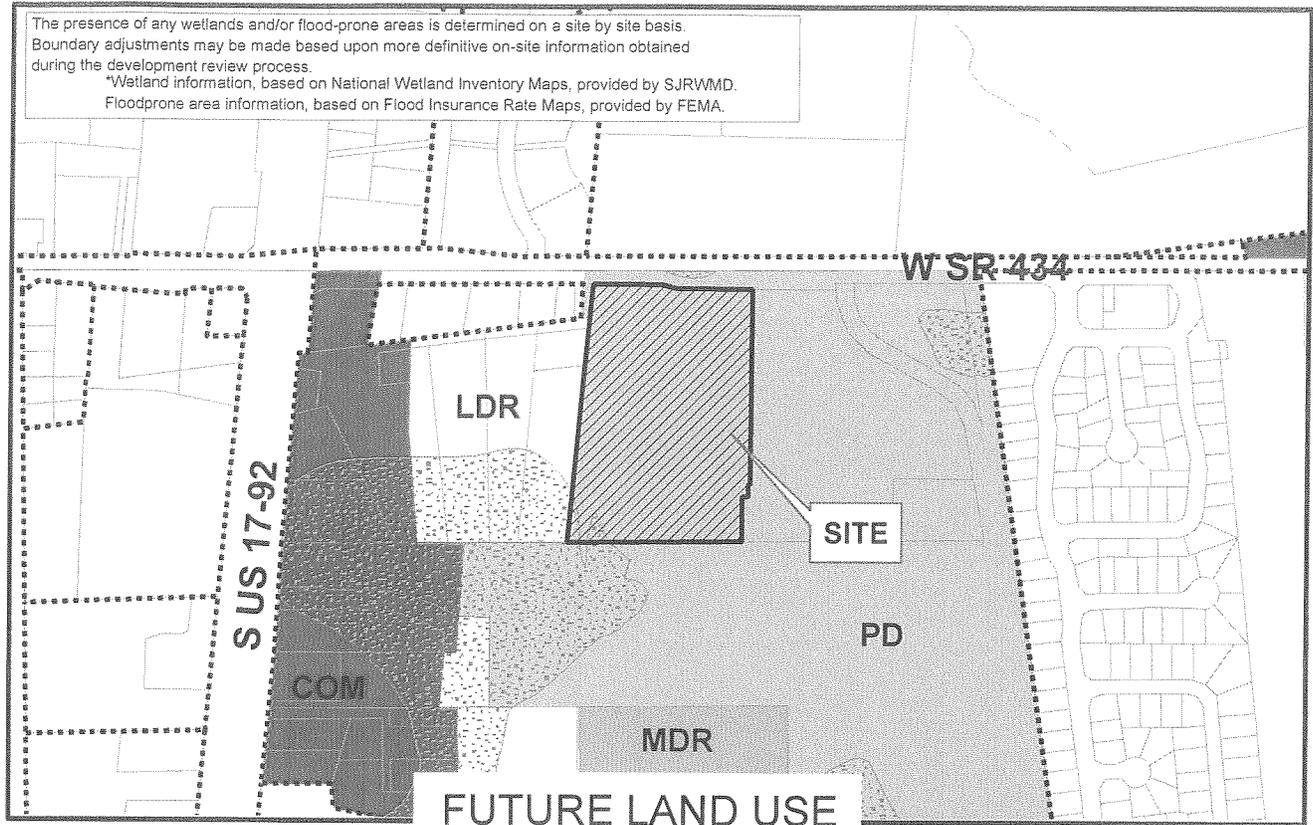
The applicant is proposing a townhouse development on a 9.68 acre site within the boundaries of Sunlake PUD, a development first approved in 1987. Density of the proposed development is approximately 13 units per net buildable acre. Existing development within the PUD includes a shopping center fronting on SR 434 and Sunshadow Apartments to the south. The subject property of this application is a portion of Tract "A", originally approved for retail commercial use. The proposed major amendment would place 89 units on the site, with access to SR 434 to be shared with the existing shopping center.

STAFF RECOMMENDATION:

Due to significant unresolved technical issues raised by the Development Review Committee (DRC), staff recommends that the request be CONTINUED to the November 3 meeting.

Reviewed by: _____
Co Atty: JR
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. Z2004-034

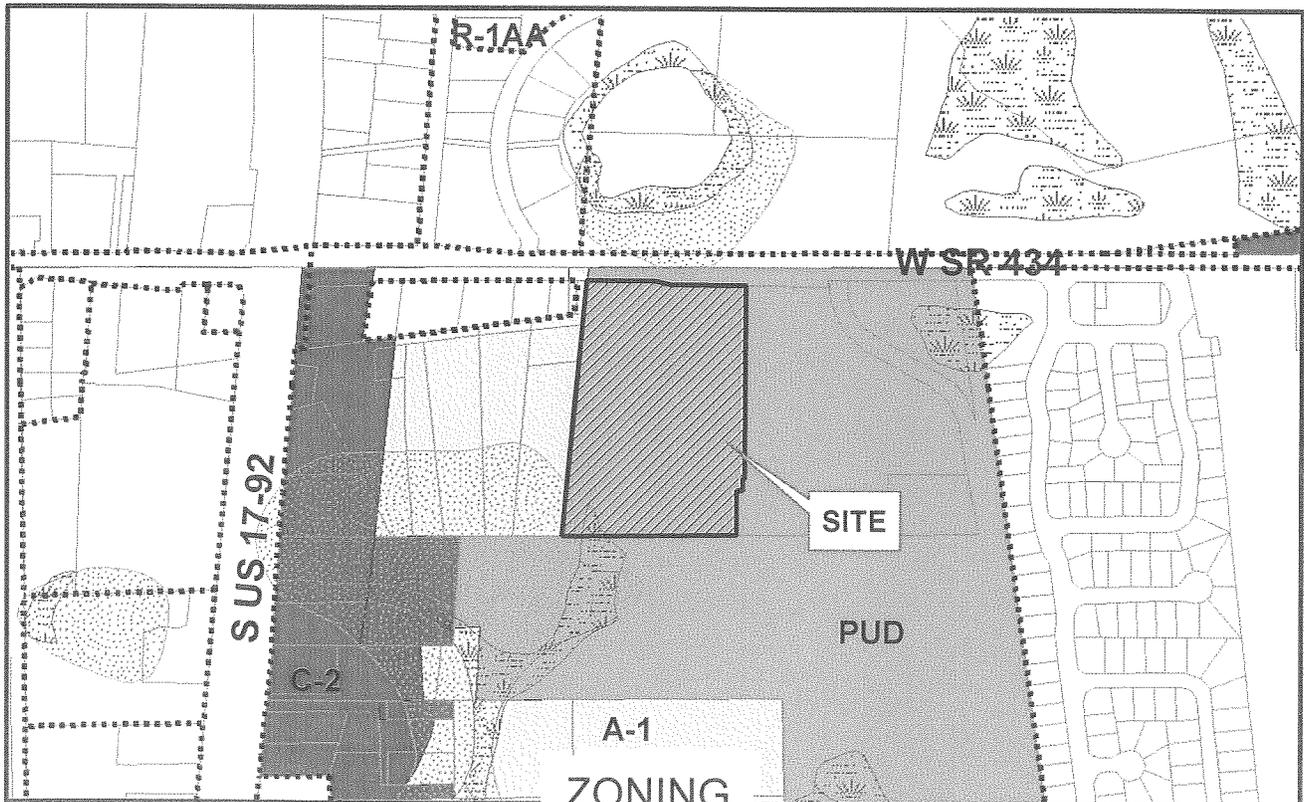
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis.
 Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



Site
 Municipality
 LDR
 MDR
 PD
 COM
 CONS

Applicant: Legacy Investments LLC
 Physical STR: 04-21-30-525-0000-0040
 Gross Acres: 9.68 BCC District: 2
 Existing Use: Vacant
 Special Notes: None

	Amend/ Rezoning#	From	To
FLU	--	--	--
Zoning	Z2004-034	PUD	PUD



Site
 Municipality
 A-1
 R-1AA
 C-2
 PUD
 FP-1
 W-1



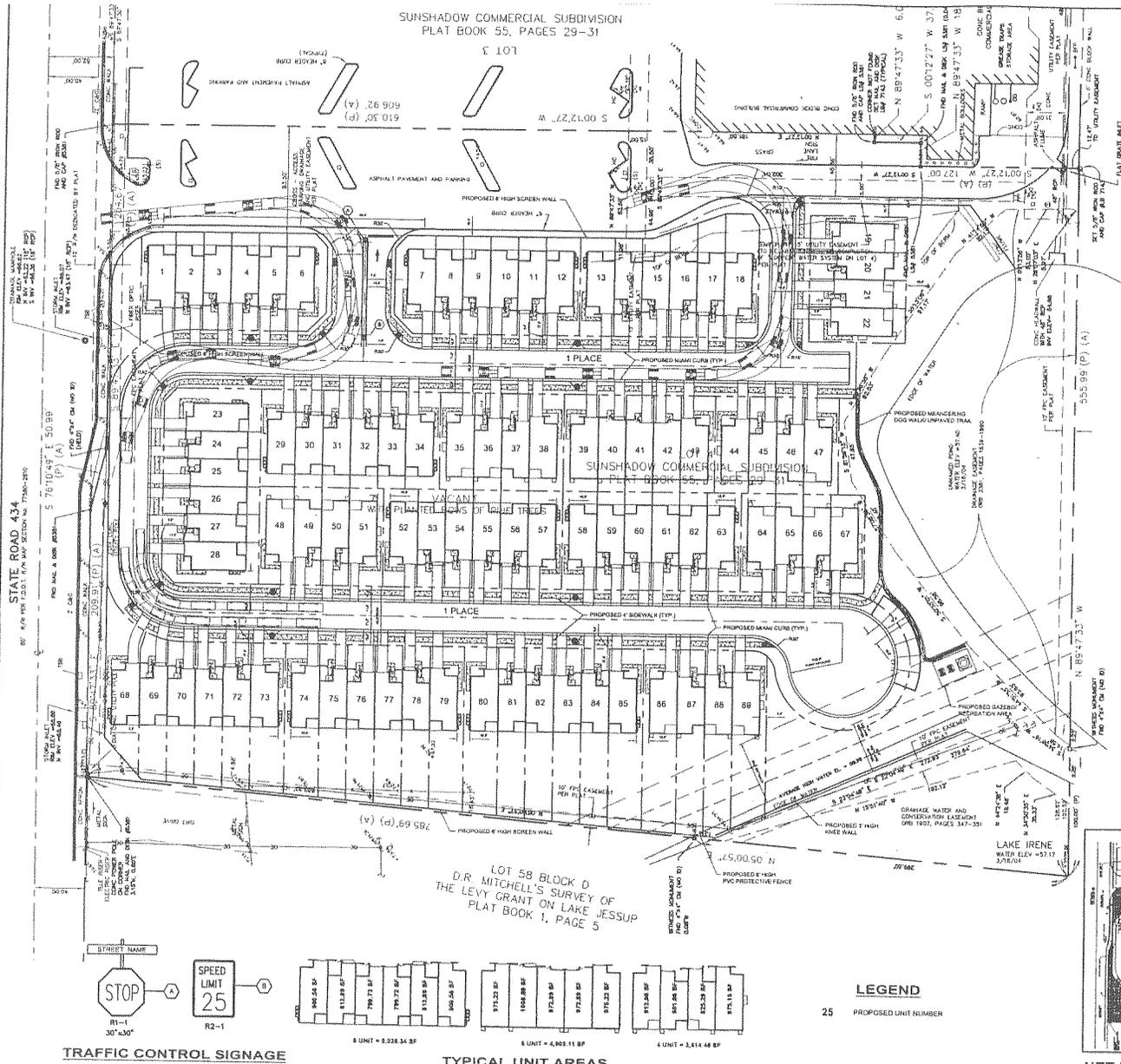
Rezone No: Z2004-034
From: PUD To: PUD

-  Parcel
-  Subject Property



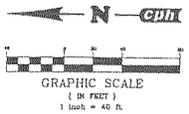
February 1999 Color Aerials

SUNSHADOW COMMERCIAL SUBDIVISION
PLAT BOOK 55, PAGES 29-31



SITE DATA A

PROJECT SITE AREA	421,688.01 S.F. (9.68 AC.)
CURRENT FUTURE LAND USE DESIGNATION	PD (PLANNED DEVELOPMENT)
PROPOSED FUTURE LAND USE DESIGNATION	PD (PLANNED DEVELOPMENT)
CURRENT ZONING	PLD
PROPOSED ZONING	PLD
PROPOSED # OF LOTS	88
MAX. BLDG SF	14,306 S.F.
MAX. BLDG HEIGHT	35 FEET



NOTES A

- NO RIGHT OF WAY VACATION REQUESTED
- NO SHORE LINE VEGETATION ALTERATION PROPOSED
- OPEN AREAS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION UNLESS SPECIFICALLY DEDICATED TO SEMINOLE COUNTY
- DRAINAGE RETENTION PONDS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION
- NO MATERIAL FROM A BORROW OPERATION IS PLANNED FOR EXPORT OFFSITE
- ALL PROPOSED STREETS WILL BE PRIVATELY OWNED
- ALL STREET SIGNAGE IS REQUIRED TO BE INSTALLED PRIOR TO OCCUPANCY OF ANY STRUCTURE
- NO BALCONIES SHALL BE PERMITTED ON UNITS BACKING UP TO THE WEST PROPERTY LINE
- CURB SIDE TRASH PICKUP WILL BE UTILIZED IN LIEU OF COMMUNITY DUMPSTER
- PER SEMINOLE COUNTY ORDINANCE 92-1 SECTION 23, PART 23 SECTION 40.2311 NO BUILDING PERMIT MAY BE ISSUED UNLESS THE PRIVATE WAY OR PUBLIC WAY UPON WHICH THE BUILDING LOT IS LOCATED IS APPROPRIATELY MARKED WITH TEMPORARY STREET SIGNAGE WHICH HAS BEEN APPROPRIATELY INSTALLED AND MAINTAINED. PRIOR TO OCCUPANCY THE PERMANENT STREET SIGN SHALL BE INSTALLED
- PER SEMINOLE COUNTY ORDINANCE 00-22 SECTION 90.15, (D) AND (E) MODEL HOMES REQUIRING LETTERING REQUIRE STREET NAME APPROVAL OF THE PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS. NAMES ONCE APPROVED SHALL BE HELD UNTIL SUBDIVISION OR SITE PLAN IS NO LONGER VALID BY EXCEEDED DEVELOPMENT APPROVAL TIME LIMITS. SAID NAME SHALL BE THE ONLY CONSPICUOUS NAME POSTED ON THE PROPERTY
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT OF WAY TO ENSURE THAT A 20 FOOT FRONT DRIFTED PASSAGE WILL BE AVAILABLE FOR EMERGENCY VEHICLES AND THE DEEDS RESTRICTION SHALL INCLUDE THAT THE GARAGES SHALL ONLY BE USED FOR PARKING
- ACCESSORY STRUCTURES SHALL ONLY BE PERMITTED ON LOTS 68 THROUGH 88

PARKING REQUIRED

2 SPACES PER UNIT
TOTAL SPACES REQUIRED = 176

PARKING PROVIDED

- 1 GARAGE SPACE
- 1 DRIVEWAY SPACE
- 2 SPACES PER UNIT
- TOTAL SPACES PROVIDED = 184*
- * INCLUDES 8 COMMON USE PARKING SPACES

PROPOSED SETBACKS

FRONT	17 FEET
SIDE	5 FEET
SIDE STREET	20 FEET
REAR	10 FEET

ACCESSORY SETBACKS

FRONT	5 FEET
REAR	5 FEET
SIDE	5 FEET

COMMON USABLE OPEN SPACE CALCULATION

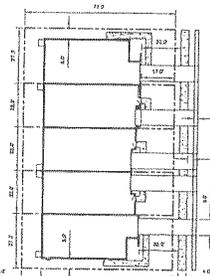
DEVELOPMENT SITE AREA	8.58 AC.
EXTERNAL RW DEDICATIONS	-0.60 AC.
PRIVATE RW (INCLUDING PARKED AREAS)	-1.74 AC.
DRIVE AISLES FOR NON RECREATIONAL USES	-0.60 AC.
RESIDENTIAL LOTS	-4.50 AC.
OUTPARCELS	-0.00 AC.
UTILITY TRACTS/FACILITIES	-0.00 AC.
RETENTION (IF NOT AMENITIZED)	-0.00 AC.
UPLAND COMMON AREAS LESS THAN 15' IN WIDTH	-0.00 AC.
REQUIRED BUFFER AREAS (15' UPLAND, 66' HIGH WATER ELEV., 25' WETLAND BUFFER)	-0.23 AC.
TRANSMISSION LINE EASEMENTS	-0.60 AC.
USABLE OPEN SPACE	3.12 AC. = 25%

NET BUILDABLE ACREAGE CALCULATION A

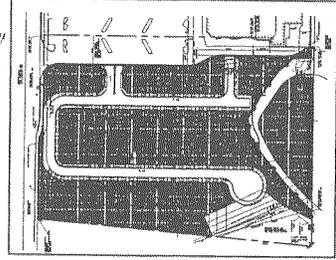
DEVELOPMENT SITE AREA	8.58 AC.
EXTERNAL RW DEDICATIONS	-0.60 AC.
NON-RESIDENTIAL OUTPARCELS	-0.00 AC.
WETLANDS (INCL. 15' UPLAND BUFFER, 25' WETLAND BUFFER & 50' HIGH WATER ELEV.)	-0.23 AC.
WATER SETBACK	-0.00 AC.
FLOOD PRONE AREAS	-0.00 AC.
PUBLIC ROAD RW	-0.00 AC.
PRIVATE ROAD RW	-1.74 AC.
DRIVE AISLES (EXCL. ALLEYS)	-0.60 AC.
LANES (EXCL. STORM WATER POND)	-0.41 AC.
TRANSMISSION LINE EASEMENTS	-0.60 AC.
DRAINAGE EASEMENTS	-0.32 AC.
NET BUILDABLE AREA	5.89 AC.

LAND COVERAGE A

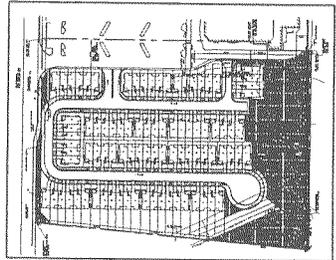
PERVIOUS AREA	5.78 AC. (64%)
IMPERVIOUS AREA	3.80 AC. (41%)
TOTAL AREA	9.58 AC. (100%)



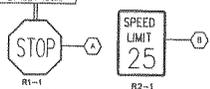
TYPICAL LOT DETAIL
N.T.S.



NET BUILDABLE ACREAGE KEY MAP
N.T.S.



COMMON USABLE OPEN SPACE & OVERALL SITE PLAN
N.T.S.



TRAFFIC CONTROL SIGNAGE
N.T.S.



TYPICAL UNIT AREAS
N.T.S.

LEGEND

25	PROPOSED UNIT NUMBER
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No.	Date	Revision	Approved	By	Date	Revision	Approved	By	Date
1	8/10/04	PER CRC COMMENTS (7/14/04)	J.E.M.	J.E.M.					

Amber Lakes Townhomes
SEMINOLE COUNTY, FLORIDA

Designed by: N.N.N. SGA
Drawn by: J.C.C. SGA
Checked by: J.C.C. SGA
Approved by: J.E.M. SGA
Date: JUNE 2004
Job No. 111003
File: SDP

CPH
Construction Planning & Management
10000 W. 22nd Street, Suite 100
Miami, FL 33190
Phone: 305.222.1111
Fax: 305.222.1112

JAMES E. MERRILL, P.E.
REGISTERED PROFESSIONAL ENGINEER
No. 12456
State of Florida

Sheet No. **C-3**

SUN LAKE PUD AMENDMENT

REQUEST INFORMATION	
APPLICANT	Mike Urchuk / CPH Engineers Inc.
PROPERTY OWNER	Legacy Investments LLC
REQUEST	Major Amendment to PUD and Final Master Plan
HEARING DATE (S)	P&Z: Oct. 6, 2004 BCC: TBD
PARCEL NUMBERS	04-21-30-525-0000-0040
LOCATION	South side of SR 434, 0.2 mile east of US 17-92
FUTURE LAND USE	Planned Development (PD)
FILE NUMBER	Z2004-034
COMMISSION DISTRICT	2 – Morris

OVERVIEW

Zoning Request: The applicant is proposing a townhouse development on a 9.68 acre site within the boundaries of Sunlake PUD, a development first approved in 1987. Density of the proposed development is approximately 13 units per net buildable acre. Existing development within the PUD includes a shopping center fronting on SR 434 and Sunshadow Apartments to the south. The subject property of this application is a portion of Tract "A", originally approved for retail commercial use. The proposed major amendment would place 89 units on the site, with access to SR 434 to be shared with the existing shopping center.

Access into the site would be through an existing entrance to the Winn Dixie site on SR 434. The subject property includes an 80-foot strip of the commercial parking lot, although the shopping center would retain a cross-access easement over this strip for the purpose of parking, drainage and utilities.

As evaluated by the Development Review Committee (DRC), this project still has a number of unresolved issues potentially affecting the design of the site. These include:

- Wetland boundaries and required upland buffers associated with Lake Irene at the southwest corner of the site have not been shown on the site plan.
- Internal streets require wider pavement width and longer radii on curves.
- Additional information is needed as to how the project will comply with the Code requirement of 25% usable common open space.
- Guest parking is inadequate, resulting in parking on the right-of-way and the potential to obstruct emergency vehicles.

In addition to these concerns, the Seminole County School Board has recently made objections to the conversion of nonresidential land to residential development due to overcrowding in school facilities. School impacts specific to this project will be presented at the hearing, if available.

Planning staff has no particular objections to the concept of the proposed development. However, the request for a major PUD amendment is coupled with a revision to the approved Final Master Plan for Sunlake. This necessitates a level of detail in the site plan which indicates compliance with all applicable requirements of the PUD and the Land Development Code. The applicant's request for approval at this time may be premature.

Existing Land Uses: The existing zoning designations and land uses are as follows:

	Existing Zoning	Future Land Use	Existing Use
North	City of Winter Springs	City of Winter Springs	vacant
South	PUD	PD	apartment complex
East	PUD	PD	shopping center
West	A-1	LDR	single family

For more detailed information regarding zoning and land use, please refer to the attached map.

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 services will be identified.
2. The proposed amendment is consistent with the adopted future land use designations 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 Seminole County Comprehensive Plan.
3. The site is within the Seminole County water and sewer service area.

Compliance with Environmental Regulations: At this time there are concerns as to the location of wetlands adjacent to Lake Irene, and compliance with the required 25-foot undisturbed buffer adjacent to these wetlands.

Compatibility with Surrounding Development: Adjoining properties to the east and south are a shopping center and apartment complex located within the existing Sunlake PUD. The primary concern is with regard to the Low Density Residential (LDR) property to the west, lying outside the development. Compatibility will be achieved through adequate buffering, setbacks and other design elements as implemented through the amended Final Master Plan and Developer's Commitment Agreement.

School Impacts: The Seminole County School Board offers the following comments on the proposed development:

Approval of this revision will add 91 residential units, or approximately 20 students to the public school system. Although the impact may be minimal, it is a conversion of commercial to residential, creating additional students that were not anticipated. The area is currently served by Winter Springs Elementary, South Seminole Middle, and Winter Springs High schools. These schools have the capacity to accommodate the anticipated students generated by this development.

STAFF RECOMMENDATIONS:

Due to significant unresolved technical issues raised by the Development Review Committee (DRC), staff recommends that the request be CONTINUED to the November 3 meeting. If approved, the following conditions are recommended:

- a. Permitted uses shall be single family homes, townhouses, home occupations, home offices, and appropriate accessory uses.
- b. Wetland boundaries as approved by the St. John's River Water Management District (SJRWMD) shall be identified on the site plan, along with required 25' average and 15' minimum upland buffers.
- c. No residential lots shall encroach into wetlands or required upland buffers.
- d. Applicant shall demonstrate compliance with the 25% usable common open space requirement by providing active recreational amenities within the development, particularly in the area adjacent to the water feature on the south.
- e. Minimum pavement width shall be 24 feet.
- f. Sidewalks shall be provided adjacent to all dwelling units, with connections to be provided to public sidewalks along SR 434.
- g. Residential building setbacks shall be as follows:
 - 17' from front property line
 - 20' from sidewalk
 - 5' side
 - 20' side street
 - 10' rear
- h. Accessory building setbacks shall be as follows:
 - screen enclosures 5' side/rear
 - others 7.5' side/rear
- i. Balconies and similar appurtenances shall be prohibited on units facing the west property line.
- j. The following shall be required on the north property line adjacent to SR 434:
 1. 35-foot building setback (per existing developer's commitment agreement)
 2. 6-foot brick or masonry wall
 3. 4 canopy trees per 100' having a minimum caliper of 3" as measured 1 foot above ground
- k. The following shall be required on the west property line adjacent to lots 68-89:
 1. 40-foot building setback
 2. 25-foot buffer with 6 canopy trees per 100' having a minimum caliper of 3" as measured 1 foot above ground
 3. 6-foot brick or masonry wall extending to edge of wetlands as defined by SJRWMD
- l. Outdoor lighting along the west boundary of the site shall be restricted to decorative lighting on the fronts of the units. However, motion sensitive security lighting shall be permitted in all parts of the development.
- m. Front walls of the units shall be staggered.
- n. Elevations shall be provided showing architectural features of the units.