Item #

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

SUBJECT: **MAITLAND OAKS PROFESSIONAL OFFICE SITE PLAN MODIFICATION IN THE OFFICE PROFESSIONAL AND RESIDENTIAL PROFESSIONAL ZONING DISTRICTS**

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

AUTHORIZED BY: Mahmoud Najda **CONTACT:** Rebecca Hammock RH **EXT.** 7438

Agenda Date January 5, 2005 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the revised site plan subject to the conditions contained in Development Order # 90-0455, for Maitland Oaks Professional Office zoned Office Professional (OP) and Residential Professional (RP), located on the east side of Maitland Avenue, south of Florida Haven Drive and north of Lake Shore Drive in Section 24, Township 21 South, Range 29 East, Bishop and Bertot Dev. LLC., applicant.

District 4 – Henley (Rebecca Hammock, Principal Planner)

BACKGROUND:

At its meeting of June 18, 1990, the Board of County Commissioners rezoned the western 250' of 2.6 acres of land located on the east side of Maitland Avenue, south of Oranole Road to Office Professional. Development Order #90-0455 was then recorded, which incorporated the conditions of approval for the rezoning. Attached is a reduced copy of the site plan that was approved with the rezoning. The original site plan proposed a unified development of the entire 2.6 acres with two single story office buildings and one two-story office building for a total of 26, 276 sq. ft. of office space.

The subject of this request is 1.98 acres of the original 2.6 acres rezoned in 1990 described above. The other .62 acres was previously developed as a 5,232 square foot dental office and was approved on August 8, 2000 by the BCC for a site plan modification. Since the proposed plan for Maitland Oaks Professional Office is substantially different from the originally approved site plan from 1990, Board review is required per SCLDC Sec. 30.631 and Sec. 30.672 as it was for the previous modification for the dentist office.

The site plan for Maitland Oaks Professional Office proposes a 13,000 sq. ft., one-story medical office building. The medical office will have shared access from Maitland Avenue with the existing dentist office directly to the north. The proposed site plan retains 25% of the existing trees on site and Active/Passive Buffers are required adjacent to residential development along the north, south and east property lines.

The proposed site plan complies with the development order and the Seminole County Land Development Code.

STAFF RECOMMENDATION:

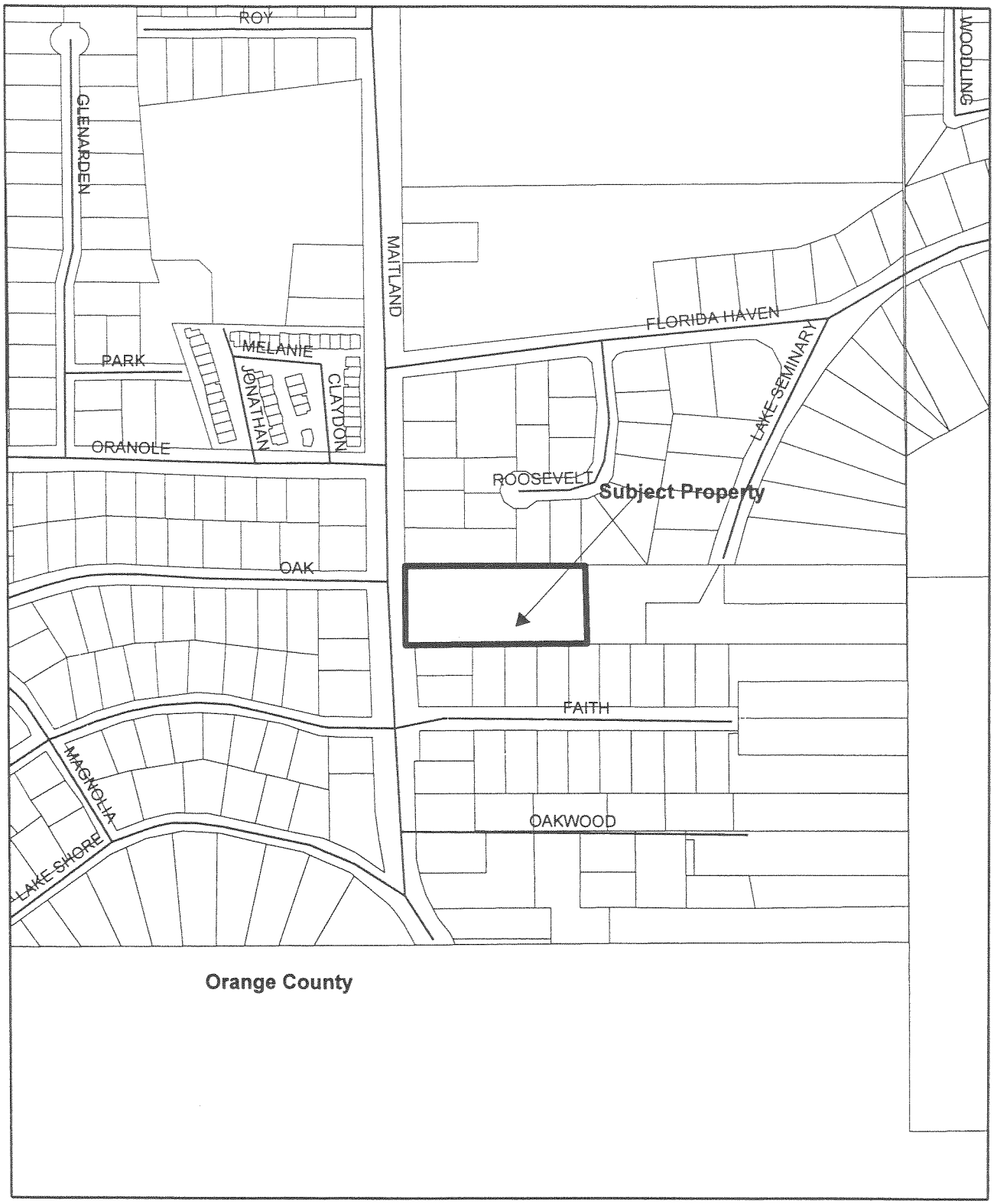
Staff recommends approval of the Maitland Oaks Professional Office site plan modification subject to the approved Development Order, # 90-0455.

Attachments: Location Map
Previously Approved Site Plan
Proposed Site Plan

DR No. 04-06000073

Parcel ID#:
24-21-29-300-0420-0000+

LOCATION MAP



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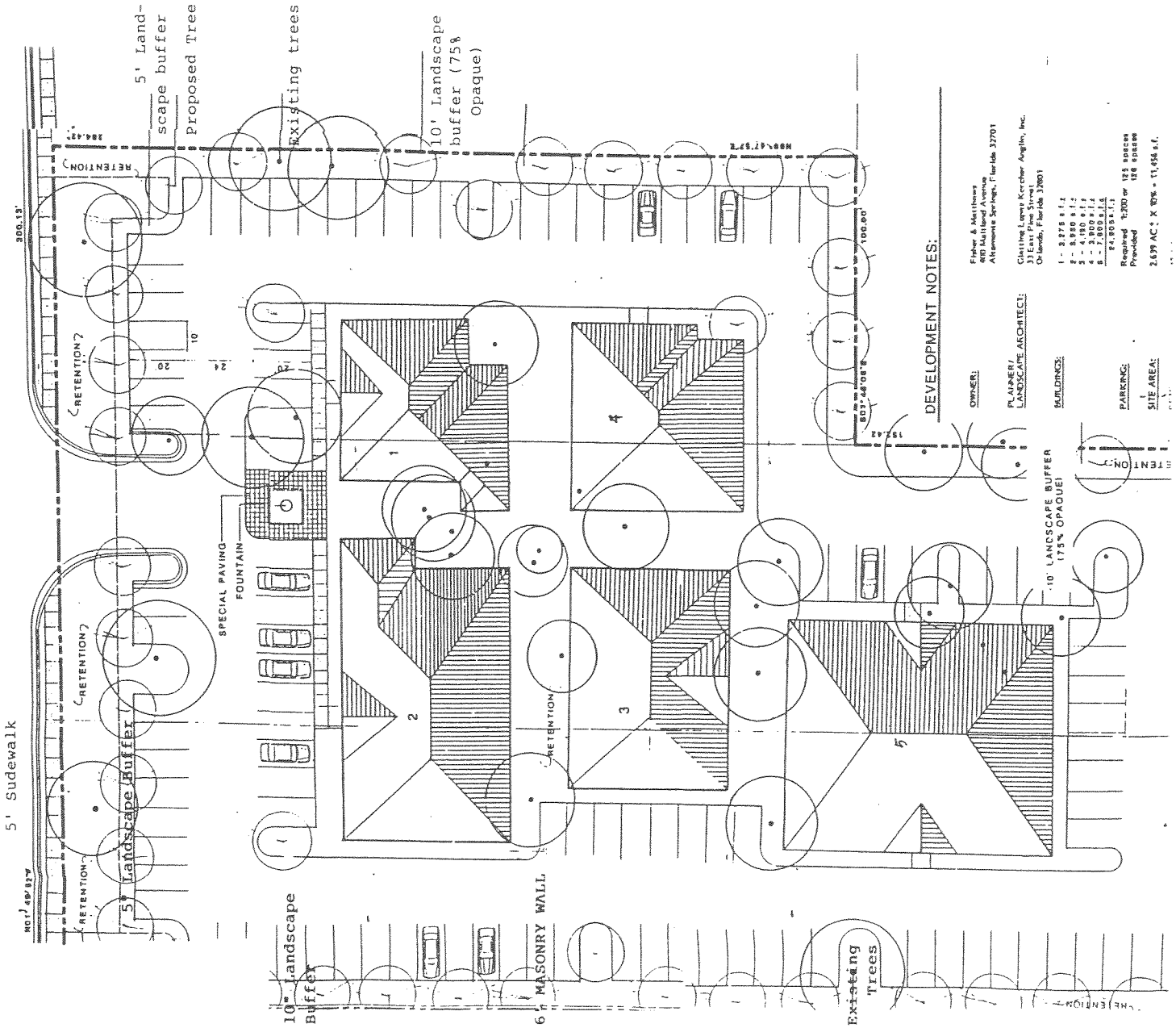
Maitland Oaks Professional Office
Site Plan

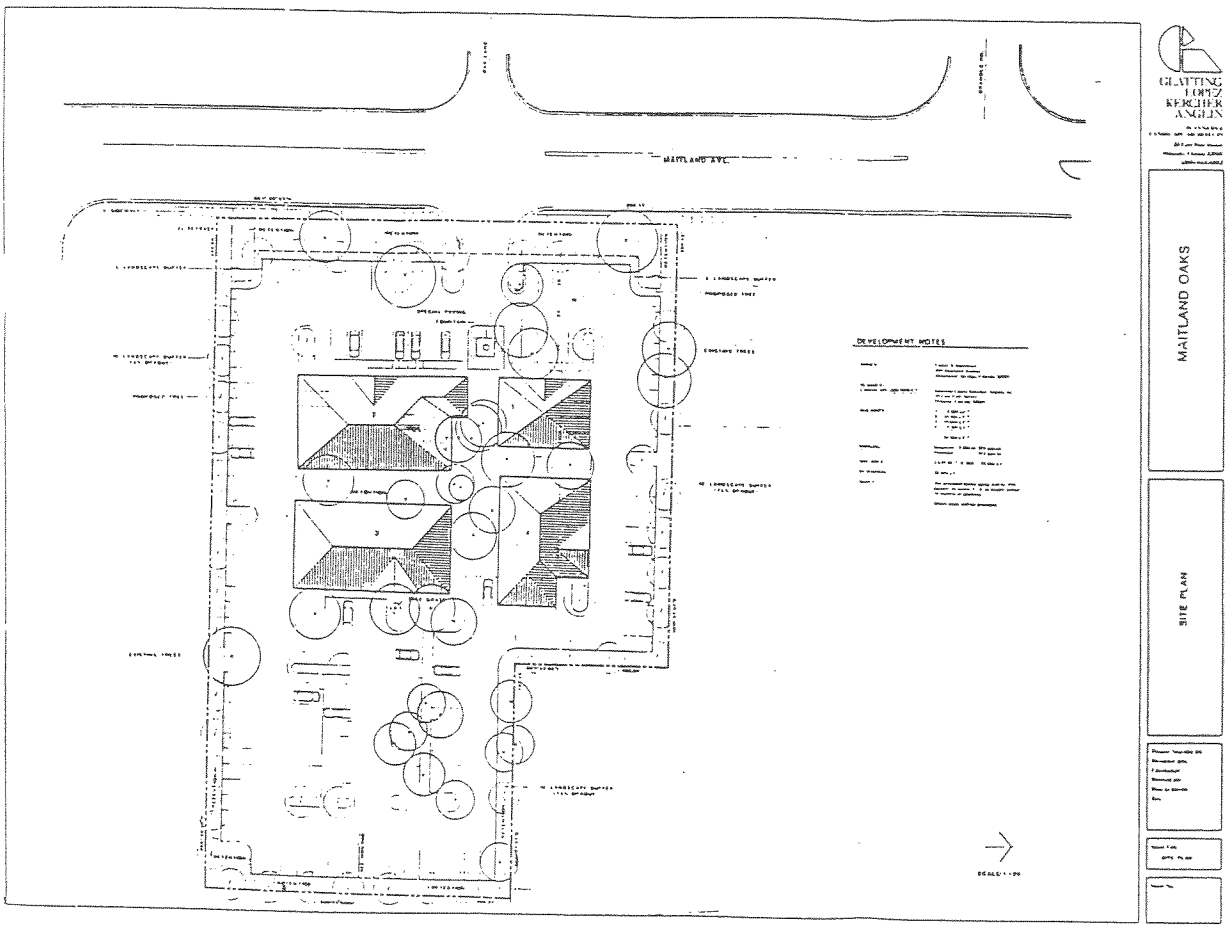
PREVIOUSLY APPROVED SITE PLAN

MAITLAND OAKS



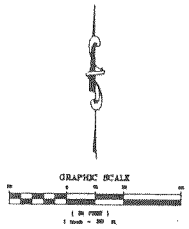
PREVIOUSLY APPROVED SITE PLAN

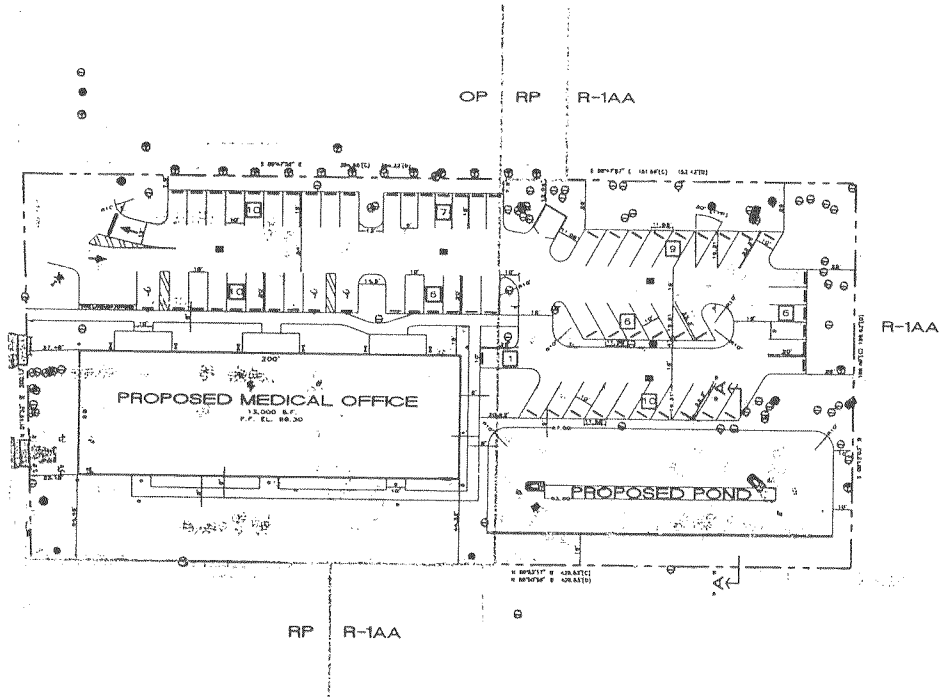
MAITLAND OAKS



NEW SITE PLAN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, PEDER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.





SITE LEGEND

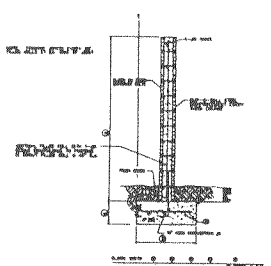
♿	HANDICAP PARKING
▩	PROPOSED DRAINAGE INLET
———	PROPOSED CURB
—·—·—	SITE BOUNDARY LINE
	EXISTING EASEMENT (DEPICTED ON PLAN)
—··—	PROPOSED EASEMENT (DEPICTED ON PLAN)
—— - ——	CENTER LINE OF ROAD
	EXISTING EDGE OF PAVEMENT
TYP	TYPICAL
HC	HANDICAP
10	# OF PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
L.F.	LINEAR FEET
S.F.	SQUARE FEET
B.O.C.	BACK OF CURB
▭	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

TYPICAL PARKING SPACE SHALL BE STRIPED WITH 4" WHITE STRIPING.

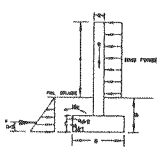
ALL RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

KEY NOTES: (#)

1. PROPOSED 6' HIGH MASONRY DUMPSTER ENCLOSURE (SEE DETAIL)
2. PROPOSED HANDICAP SPACE (TYP) (SEE DETAIL)
3. PROPOSED HANDICAP SIGN (TYP-3) (SEE DETAIL)
4. PROPOSED CONCRETE WHEELSTOP (TYP) (SEE DETAIL)
5. PROPOSED CONCRETE PAVEMENT (TYP) (SEE DETAIL)
6. EXISTING CONCRETE DRIVEWAY
7. EXISTING CONCRETE DRIVEWAY TO BE REMOVED AS SHOWN
8. REPLACE EXISTING GUTTER WITH NEW FDOT TYPE "F" CURB AND GUTTER (SEE DETAIL). REMOVE EXISTING GUTTER TO NEAREST JOINT.
9. PROPOSED SIDEWALK IN AREA OF DEMOLISHED DRIVEWAY (REPLACE UP TO NEAREST JOINT IN EACH DIRECTION) (SEE DETAIL, SHEET C-4)
10. FILL AND SOD IN AREA BETWEEN PROPOSED CURB AND GUTTER AND PROPOSED SIDEWALK (GRADE TO BE EVEN WITH CURB AND SIDEWALK)
11. PROPOSED 6' HIGH MASONRY WALL ALONG ENTIRE EASTERN P/L (SEE DETAIL) (JOG AROUND EXISTING TREES IF NECESSARY)
12. PROPOSED 8' HIGH MASONRY WALL (SEE DETAIL) (JOG AROUND EXISTING TREES IF NECESSARY)
13. END WALL
14. PROPOSED R1-1 AND 24" WIDE THERMOPLASTIC STOP BAR (SEE DETAIL)
15. PROPOSED STRIPING PER FDOT INDEX 17346, SHEET 4 OF 13
16. PROPOSED 30'x20' FIRE LANE WITH FIRE LANE STRIPING PER SEMINOLE COUNTY STANDARD
17. RELOCATE EXISTING POWER POLE (RESET BENCHMARK)
18. RELOCATE EXISTING TELEPHONE BOX IF NECESSARY (COORDINATE WITH UTILITY COMPANY)
19. EXISTING 5' WIDE CONCRETE SIDEWALK
20. CONNECT TO EXISTING SIDEWALK
21. PROPOSED SIDEWALK AT BUILDING (FLUSH) (SEE DETAIL, SHEET C-5)
22. PROPOSED SIDEWALK AT BUILDING (NOT FLUSH) (SEE DETAIL, SHEET C-6)
23. PROPOSED CONCRETE SIDEWALK (SEE DETAIL, SHEET C-4)
24. PROPOSED R5-1 (SEE DETAIL)
25. PROPOSED 2' HIGH RETAINING WALL WITH INTERLOCKING BLOCKS (SEE DETAIL)



TYPICAL 6' & 8' HIGH BUFFER WALL
N.T.S.



OVERTURNING CALCULATIONS

SIGN LEGEND

SIGN	TEXT	SYMBOL	SIZE
R1-1	STOP	STOP	30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER	DO NOT ENTER	30"x30"
R5-1	ONE WAY	(SEE INDEX)	36"x12"
R3-7	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"

ALL SIGNS SHALL CONFORM w/F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

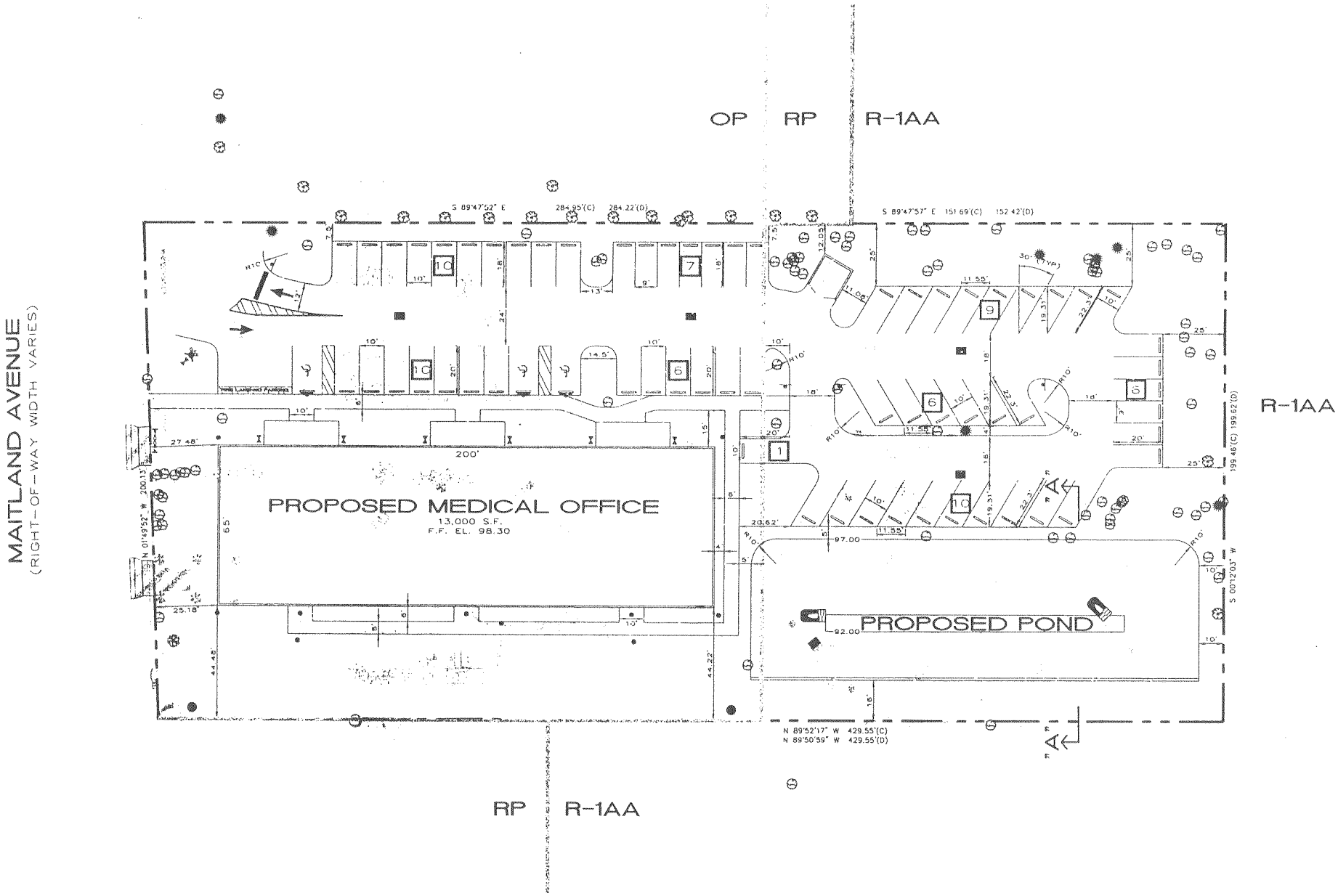
NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

MITCH COLLINS, P.E.# 54408, STATE OF FLORIDA — DATE

REV/DATE	BY
8-18-04 AS PER CO/S.J.W.M.D.	M.C.
10-14-04 DRAINFIELD/STORM LINE	M.C.
12-2-04 REVISED POND	M.C.

SITE LAYOUT PLAN
FOR
MAITLAND OAKS
PROFESSIONAL CENTER
SEMINOLE COUNTY, FLORIDA
1640 MAITLAND AVE.

MITCH COLLINS, P.E., INC.
157 E. NEW ENGLAND AVE., SUITE 280
WINTER PARK, FL 32789
PHONE (407) 629-8050
FAX (407) 628-8088

Drawn by: M.C.
Checked by: M.C.
DATE: 6-01-04
SCALE: 1" = 30'
JOB NO: 240-018
SHEET NO: C-1 of C-7 SHEETS

NEW SITE PLAN