

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

SUBJECT: Monroe Commerce Center Phase III, PCD Major Amendment
(Howard Schieferdecker, applicant)

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Tony Walter *TW* CONTACT: Jeff Hopper EXT. 7377

Agenda Date 5/03/06 Regular Work Session Briefing
Special Hearing – 6:00 Public Hearing – 7:00

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the requested Major Amendment to a PCD (Planned Commercial Development) for a 6.3± acre site located on the east side of Elder Road and south of School Street, subject to the attached Preliminary Master Plan and Development Order, based on staff findings (Howard Schieferdecker, applicant); or
2. Recommend DENIAL of the requested Major Amendment to a PCD (Planned Commercial Development) for a 6.3± acre site located on the east side of Elder Road, and south of School Street, (Howard Schieferdecker, applicant); or
3. CONTINUE the item to a time and date certain.

District 5 – Carey

Jeff Hopper-Senior Planner

BACKGROUND:

The applicant is proposing a major amendment to an approved PCD plan in order to develop 73,650 square feet of office/warehouse building area on a 6.3± acre site located south of School Street and east of Elder Road. The current development plan, approved by the Board of County Commissioners in May 2005, permits a total of 59,400 square feet of building area on the site, while the proposed amendment would permit an increase of 14,250 square feet. The subject property is an expansion of the existing Monroe Commerce Center site on the north side of Church Street.

STAFF RECOMMENDATION:

Recommend APPROVAL of the requested Major Amendment to a PCD (Planned Commercial Development) for a 6.3± acre site located on the east side of Elder Road and south of School Street, subject to the attached Preliminary Master Plan and Development Order.

Reviewed by: _____
Co Atty: KFT
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. Z2005-008

Attachments:

Location Map
FLU and Zoning Map
Aerial Map
Site Plan
Development Order
Rezone Ordinance

**MONROE COMMERCE CENTER PHASE III
PCD MAJOR AMENDMENT**

APPLICANT	Howard Schieferdecker	
PROPERTY OWNER	Realvest Monroe CommerCenter III, LLC	
REQUEST	Major Amendment to a Planned Commercial Development (PCD)	
HEARING DATE (S)	P&Z: May 3, 2006	BCC: June 27, 2006
PARCEL NUMBER	16-19-30-5AC-0000-031C	
LOCATION	East side of Elder Road, south of School Street	
FUTURE LAND USE	HIP - TI	
FILE NUMBER	Z2005-008	
COMMISSION DISTRICT	5 – Carey	

Proposed Development:

The applicant is proposing to develop 73,650 square feet of office/warehouse building area on a 6.3 ± acre site. The following table provides a breakdown of each building:

Building	Sq. Ft.
Building A	14,550
Building B	27,000
Building C	20,200
Building D	11,900
Total Project	73,650

ANALYSIS OVERVIEW:

ZONING REQUEST

The applicant, Howard Schieferdecker, is requesting a major amendment to an approved PCD (Planned Commercial Development). The subject property is located on the south side of School Street and the east side of Elder Road. The Future Land Use designation of the subject property is HIP-TI (High Intensity Planned Development – Target Industry), which permits a variety of commercial and industrial uses.

The proposed development would expand the existing Monroe Commerce Center site on the north side of Church Ave. The Board of County Commissioners rezoned the subject property to PCD in May 2005, approving 59,400 s.f. of office-warehouse uses on the site. Per the approved Development Order, allowable uses are those listed in the Land Development Code as Permitted and Special Exception uses in the C-3 and M-1A zoning classifications. Several specific uses are prohibited, including mini-storage, retail, outdoor advertising, and on-site repair of vehicles.

Shown on the preliminary master plan approved at that time were two buildings totaling 59,400 square feet. A proposal to increase the permitted floor area on the site is the reason for the current application. The plan now under consideration shows an additional

14,250 square feet. In both the approved PCD and the proposed amendment, internal floor areas of the buildings are divided between office and warehouse uses. These uses are apportioned as follows:

	Office (s.f.)	Warehouse (s.f.)	Totals
Approved PCD (2005)	20,520	38,880	59,400
Proposed Amendment	14,730	58,920	73,650

In the present request, the applicant proposes no change in uses to be allowed in the development. As in the previous PCD approval, access to the site would be from the existing warehouse complex to the south, with no tie-ins to Elder Road on the west or School Street on the north. The new proposal meets all previously approved buffer requirements, including a 25-foot buffer adjacent to Elder Road and 10-foot buffers adjacent to existing homes at the northwest and southwest corners of the site.

DISTRICT REGULATIONS	Existing Zoning (PCD)	Proposed Zoning (PCD)
Minimum Lot Size	N/A	N/A
Minimum House Size	N/A	N/A
Minimum Width at Building Line	N/A	N/A
Front Setback (Elder Road)	25 feet	25 feet
Side Setback (East and west)	10 feet	10 feet
Rear Setback (School Street)	10 feet	10 feet
Maximum Building Height	50 feet	35 feet

PERMITTED & SPECIAL EXCEPTION USES

The following table depicts the permitted, prohibited and special exception uses within the existing and proposed development approvals:

Zoning District	Existing and Proposed Zoning (PCD)
Permitted Uses	<p>Office/warehouse uses, and all uses listed by the Land Development Code as permitted and special exception uses in M-1A and C-3, districts, including:</p> <p><u>C-3</u> Bakeries, bottling and distribution plants, cold storage and frozen foodlockers, contractors' equipment-storage yards, feed stores, greenhouses (wholesale), industrial trade schools, laundry and dry-cleaning plants, lithography and publishing plants, lumber yards, machinery sales and storage, mechanical garages, bus, cab and truck repair and storage, paint and body shops, plumbing shops, trade shops (such as, upholstery, metal, cabinet), warehouses, wholesale meat and produce distribution with meat cutting, communication towers when camouflage in design, communication towers when monopole in design if the tower is under 140 feet in height.</p> <p><u>M-1A</u> Manufacturing of the following: garments, photographic equipment and supplies, bakery products, boats, ceramics, pottery, using electrically fired kilns, chemical products and processing, dairy products, electrical machinery and equipment, furniture, glass and glass products, using electrically fired kilns, pharmaceutical products, shoes and leather goods, except no leather processing, brooms and brushes, candy and confectionery products, cosmetics and toiletries, except soap, candles, jewelry, optical equipment, perfume, precision instruments and machinery, plastic products, except pyroxylin, silverware, spices and spice packing, stationery, toys, electronic equipment and assembling.</p>

Zoning District	Existing and Proposed Zoning (PCD)
	Also, data processing services, living quarters (for guards, custodians, and caretakers when such facilities are accessory uses to the primary use of the premises), machine shops using only electrically fired forges, assembling of metal, plastic, or cardboard containers, post offices, printing, bookbinding, lithographic platemaking, engraving, general business and professional offices, radio and television studios and offices, restaurants, technical and trade schools, testing of materials, equipment, and products, truck terminals, manufacturing of water-based and/or epoxy-based coatings, adhesives, sealants, and paints, medical clinics (out-patient service only), public and private utility plants, stations and distribution offices.
Prohibited Uses	Mini-storage, retail, outdoor advertising, service stations, on-site repair of vehicles, restaurants, hotels and motels
Special Exception Uses	None
Minimum Lot Size	N/A

COMPATIBILITY WITH SURROUNDING PROPERTIES

The Future Land Use designations, zoning districts and existing uses for the subject and abutting properties are as follows:

(North)			
	HIP -TI SF Residential <i>A-1</i>	HIP -TI SF Residential <i>A-1</i>	HIP -TI Mineral processing <i>PCD</i>
(West)	HIP -TI SF Residential/vacant <i>A-1</i>	HIP -TI (SUBJECT PROPERTY) Vacant <i>A-1</i>	HIP -TI Offices, warehousing <i>PCD / C-3</i>
	INDUSTRIAL Vacant <i>M-1A</i>	HIP -TI SF Residential/ Vacant/industrial <i>R-1/A-1/PCD</i>	HIP -TI Office/warehouse <i>PCD</i>
(South)			

* **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FIRM map number 539, none of the site is identified as being located within the 100-year floodplain.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there are no existing wetlands on the site.

Endangered and Threatened Wildlife:

Based on preliminary analysis, there are no endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering approval.

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3)(c)1-2, Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to undergo Concurrency Review with Seminole County, with the following results:

1. Sufficient roadway capacity is available based upon net new available capacity programmed for construction in the first 3 years of the currently adopted Seminole County Capital Improvements Element (CIE) and/or the FDOT 5-year work program.
2. Seminole County is the water and sewer provider with capacity available subject to the execution of a utility agreement and payment of fees.
3. The following table depicts the impacts the proposed development has on public facilities:

Public Facility	Existing Zoning (PCD)	Proposed PCD Amendment	Net Impact
Water (GPD)	14,256	17,666	+3,410
Sewer (GPD)	10,692	13,249	+2,557
Traffic (ADT)	411	433	+22
Schools			
Elementary	0	0	0
Middle	0	0	0
High	0	0	0

Utilities:

The site is located in the service area of Seminole County and will be required to connect to public utilities. There is currently a 10-inch water main along Church Street and a 12-inch water main along Elder Road. There is also a 4-inch sewer force main along Church Street (which serves the existing Monroe Commerce Center site) and a 10-inch line along Elder Road. Approval of all proposed utility plans is required prior to approval of final engineering plans.

Transportation / Traffic:

The subject property will take access through an existing office-warehouse development on adjacent property to the south, fronting on Church St. Primary access to both properties is from Monroe Road (C-15), which is classified as a collector road, and is currently operating at a level of service "C". Staff determined that an additional 5 feet of right-of-way will be needed adjacent to School Road on the north. Monroe Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. The four lane construction is scheduled to commence in 2007/2008.

School Impacts:

As a nonresidential development, the proposed project will not generate impacts to the Seminole County School District.

Public Safety:

The nearest response unit to the subject property is Station #38, which is located at 1300 Central Park Drive, Sanford. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is approximately 4 minutes. The County level-of-service standard for response time is 5 minutes per Policy PUB 2.1 of the Comprehensive Plan.

Drainage:

The proposed project is located within the Monroe Drainage Basin. Elder Creek will provide positive outfall for the property although it currently has limited down stream capacity. This will be further evaluated in more detail prior to final engineering approval.

Parks, Recreation and Open Space:

The applicant proposes 83,401 square feet of open space, or 30.2 percent of the site. This exceeds the Land Development Code requirement of 25 percent.

Buffers and Sidewalks

The site will include a 25-foot landscaped buffer adjacent to Elder Road on the west. Adjacent to existing homes on Elder Road at the northwest and southwest corners of the site, there will be 10-foot buffers with 6-foot masonry walls. Pedestrian access to public sidewalks along Church Street will be available through the existing portion of Monroe Commerce Center to the south of the subject property.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS

This project does not warrant running the County Fiscal Impact Analysis Model.

SPECIAL DISTRICTS

The subject property is not located within a Special District or Overlay.

COMPREHENSIVE PLAN (VISION 2020)

The following policies are applicable with the proposed project:

Policy ECM4.1	Target Areas
Policy ECM4.3	Target Industries
Policy FLU 5.7	Higher Intensity Planned Development (HIP) General Uses and Intensities

INTERGOVERNMENTAL NOTIFICATION:

Intergovernmental notices were not sent; the subject site is not within or directly adjacent to any local municipality and will not impact schools.

LETTERS OF SUPPORT OR OPPOSITION:

At this time, Staff has received no letters of support or opposition.

STAFF RECOMMENDATION:

Recommend APPROVAL of the requested Major Amendment to a PCD (Planned Commercial Development) for a 6.3± acre site located on the east side of Elder Road and south of School Street, subject to the attached Preliminary Master Plan and Development Order.

FILE # Z2005-008

DEVELOPMENT ORDER # 5-20500001

**AMENDED SEMINOLE COUNTY DEVELOPMENT
ORDER**

On June 27, 2006, Seminole County issued this Amended Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: REALVEST MONROE COMMERCENTER III, LLC

Project Name: MONROE COMMERCE CENTER PHASE III

Requested Development Approval: Major Amendment to a PCD (Planned Commercial Development) zoning classification

The Development Approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

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.

Prepared by: JEFF HOPPER
1101 East First Street
Sanford, Florida 32771

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. Permitted uses shall be those listed in the Land Development Code as permitted or special exception uses in the M-1A and C-3 districts. However, the following uses shall be prohibited:
 - mini-storage
 - retail
 - outdoor advertising
 - service stations
 - on-site repair of vehicles
 - restaurants
 - hotels and motels
- b. The developer shall provide a minimum 25-foot wide irrigated buffer along the west property line adjacent to Elder Road, consisting of 4 canopy trees per 100 feet, a minimum of 3" diameter measured 1 foot above ground.
- c. The developer shall provide a minimum 10-foot wide irrigated buffer adjacent to the existing home at the southwest corner of the site. This buffer shall be installed adjacent to the north boundary of the property described in Exhibit C, and shall consist of a 6-foot tall masonry wall and 4 canopy trees per 100 feet, a minimum of 3" diameter measured 1 foot above ground.
- d. The developer shall provide a 6-foot tall masonry wall along the north boundary adjacent to the residential property on Elder Road.
- e. Use of the outdoor storage area shall be restricted to tenants of the development. An 8-foot chain link fence shall surround this area. This area shall be screened, landscaped, and irrigated so as not to be seen from School Street or Elder Road. The stacking of stored material in this area shall not exceed 8 feet in height.
- f. Floor area shall be limited as follows:

<i>Building</i>	<i>Office</i>	<i>Warehouse</i>
A	2,910 s.f.	11,640 s.f.
B	5,400 s.f.	21,600 s.f.
C	4,040 s.f.	16,160 s.f.
D	2,380 s.f.	9,520 s.f.
Totals	14,730s.f.	58,920 s.f.

Any increase in office area shall require a minor amendment to the PCD to ensure adequate parking on the site.

- g. Required building and accessory setbacks shall be 25 feet from Elder Road and School Street, and 10 feet from all other property lines.
- h. Maximum building height shall be 35 feet.
- i. The developer shall amenitize retention areas to be counted toward open space requirements per Section 30.1344 of the Land Development Code, with no fencing of the pond permitted. This shall be evaluated at Final Site Plan.
- j. Outdoor lighting shall consist of cutoff-shoebox style fixtures and shall be limited to 16 feet in height, and no more than 0.5 foot-candles in intensity at the property lines.
- k. Prior to Final Site Plan approval, an ingress-egress easement shall be established over the property described in Exhibit B to provide access to the site.

4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this 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 part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

(6) This Development Order shall control in the event of any conflict between the terms and conditions of the development order and the terms, conditions, or notes of any site plan or master site plan.

Done and Ordered on the date first written above.

By: _____
Carlton D. Henley
Chairman
Board of County Commissioners

FILE #

Z2005-008

DEVELOPMENT ORDER # 5-20500001

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Realvest-Monroe CommerCenter III, LLC, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Print Name

By: _____

By: Realvest Development LLC, its Manager

By: George D. Livingston, Jr., President

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared George D. Livingston, Jr., who is personally known to me or who has produced _____ as identification and who did execute the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

LOT 31 (LESS THE NORTH 360 FEET OF THE EAST 320 FEET OF LOT 31 AND LESS THE NORTH 250 FEET OF THE WEST 140 FEET OF THE NORTH ½ OF LOT 31), FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF ST. JOSEPH'S, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORD OF SEMINOLE COUNTY, FLORIDA, SUBJECT TO RIGHT OF WAY ON NORTH FOR MONROE SCHOOL ROAD AND ON WEST OF ELDER ROAD AS SHOWN ON SAID PLAT, THE CENTER LINE OF SUCH PLATTED ROADS BEING THE LOT BOUNDARY LINES AS DESCRIBED HEREIN

EXHIBIT B

LEGAL DESCRIPTION

LOT 46 (LESS THE EAST 180 FEET THEREOF) AND LES THE SOUTH 15 FEET THEREOF (FOR ROAD RIGHT-OF-WAY), ALL IN FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF ST. JOSEPH'S ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 7.089 ACRES OR THEREABOUTS.

LOT 47 (LESS THE WEST 174 FEET AND THE NORTH 133.6 FEET OF THE EAST 86 FEET) FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF THE ST. JOSEPH'S, AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 6.927 ACRES OR THEREABOUTS.

EXHIBIT C

LEGAL DESCRIPTION

ALL LOT 1 & N 27.8 FT OF LOT 2 LEWIS HERALD HOMESITES PB 12 PG 38;

AND

N 133.6 FT OF E 86 FT OF W 260 FT OF LOT 47 ST JOSEPHS PB 1 PG 114

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PCD (PLANNED COMMERCIAL DEVELOPMENT DISTRICT) ZONING CLASSIFICATION THE PCD (PLANNED COMMERCIAL DEVELOPMENT DISTRICT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Monroe Commerce Center Phase III, PCD Major Amendment."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from PCD (Planned Commercial Development) to PCD (Planned Commercial Development):

See Exhibit A

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon the date of filing by the Department and recording of Development Order #5-20500001 in the official land records of Seminole County.

ENACTED this 27th day of June, 2006.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

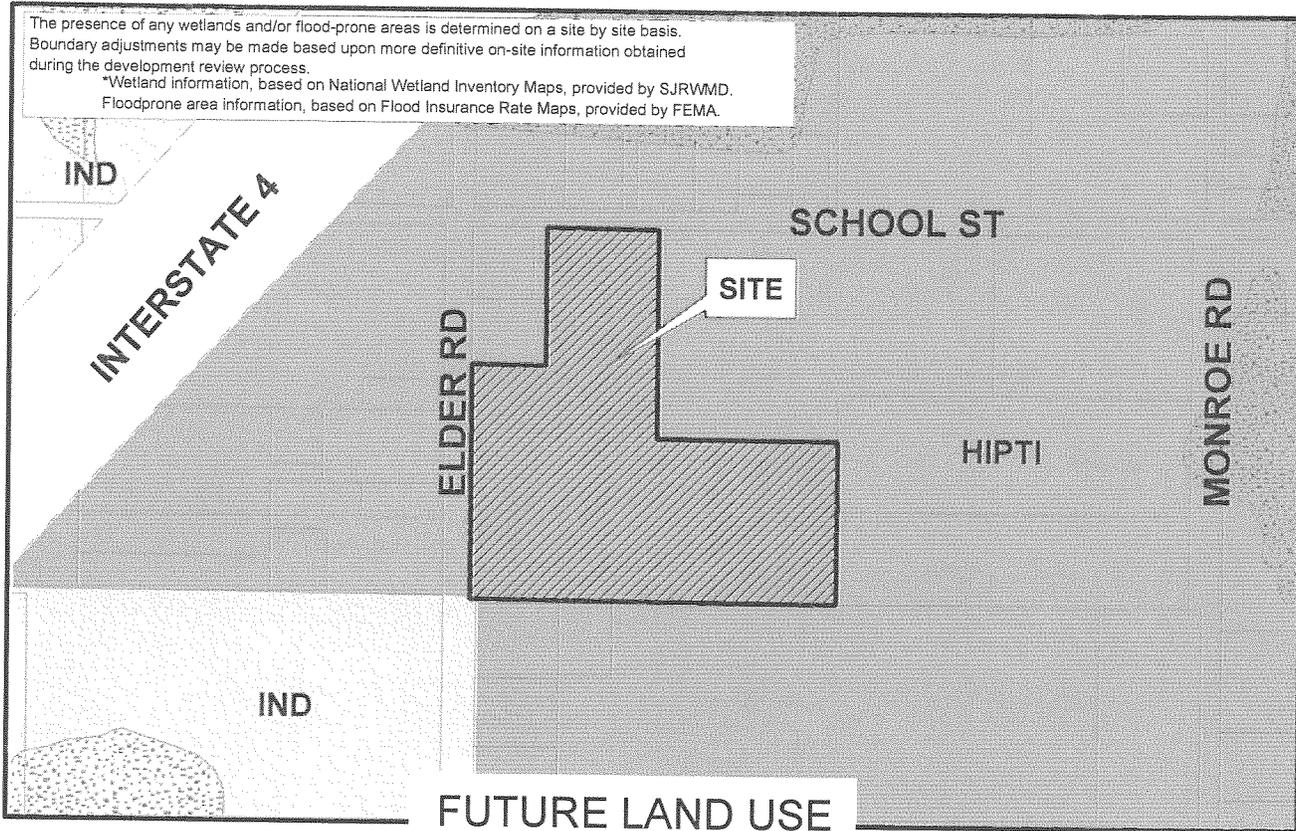
By: _____
Carlton D. Henley
Chairman

EXHIBIT A

LEGAL DESCRIPTION

LOT 31 (LESS THE NORTH 360 FEET OF THE EAST 320 FEET OF LOT 31 AND LESS THE NORTH 250 FEET OF THE WEST 140 FEET OF THE NORTH ½ OF LOT 31), FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF ST. JOSEPH'S, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORD OF SEMINOLE COUNTY, FLORIDA, SUBJECT TO RIGHT OF WAY ON NORTH FOR MONROE SCHOOL ROAD AND ON WEST OF ELDER ROAD AS SHOWN ON SAID PLAT, THE CENTER LINE OF SUCH PLATTED ROADS BEING THE LOT BOUNDARY LINES AS DESCRIBED HEREIN

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.

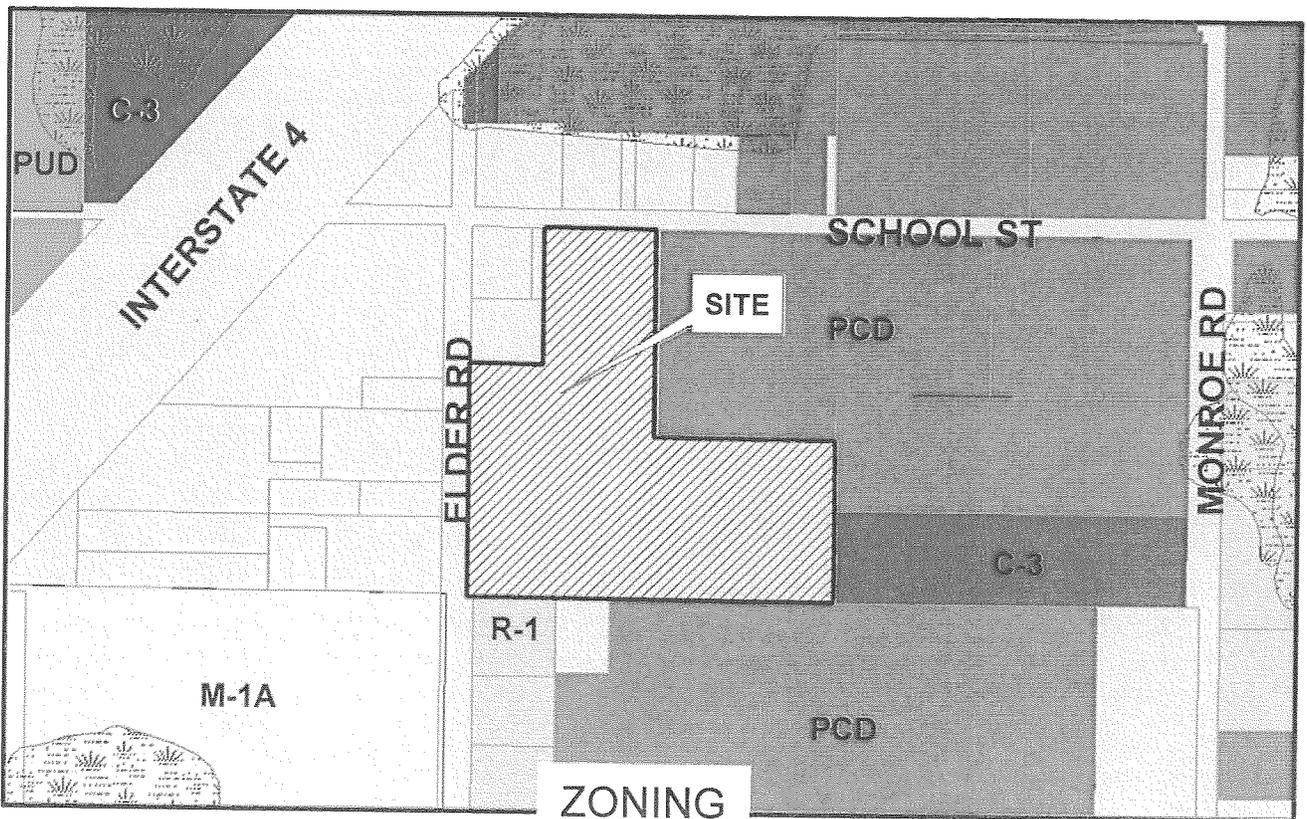


FUTURE LAND USE

Site
 IND
 HIPTI
 CONS

Applicant: Howard Schieferdecker
 Physical STR: 16-19-30-5AC-0000-031C
 Gross Acres: 6.35 +/- BCC District: 5
 Existing Use: Vacant Industrial General
 Special Notes: None

	Amend/Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-008	PCD	PCD



ZONING

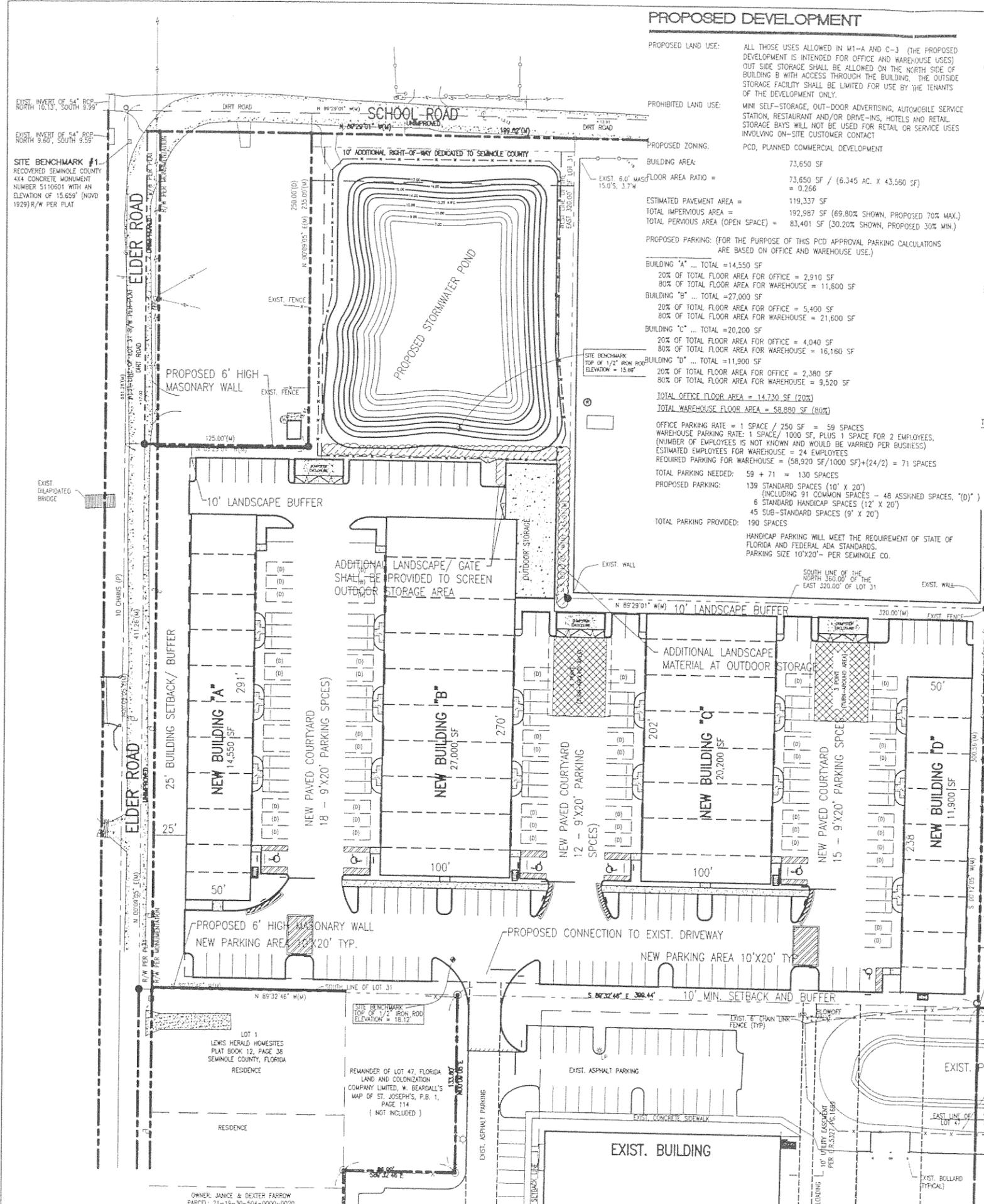
A-1
 R-1
 C-3
 M-1A
 PCD
 PUD
 FP-1
 W-1



Rezone No: Z2005-008
 From: PCD To: PCD
 [Thin Line] Parcel
 [Thick Line] Subject Property



January 2004 Color Aerials



PROPOSED DEVELOPMENT

PROPOSED LAND USE: ALL THOSE USES ALLOWED IN M1-A AND C-3 (THE PROPOSED DEVELOPMENT IS INTENDED FOR OFFICE AND WAREHOUSE USES) OUTSIDE STORAGE SHALL BE ALLOWED ON THE NORTH SIDE OF BUILDING B WITH ACCESS THROUGH THE BUILDING. THE OUTSIDE STORAGE FACILITY SHALL BE LIMITED FOR USE BY THE TENANTS OF THE DEVELOPMENT ONLY.

PROHIBITED LAND USE: MINI SELF-STORAGE, OUT-DOOR ADVERTISING, AUTOMOBILE SERVICE STATION, RESTAURANT AND/OR DRIVE-INS, HOTELS AND RETAIL. STORAGE BAYS WILL NOT BE USED FOR RETAIL OR SERVICE USES INVOLVING ON-SITE CUSTOMER CONTACT.

PROPOSED ZONING: PCD, PLANNED COMMERCIAL DEVELOPMENT

BUILDING AREA: 73,650 SF
FLOOR AREA RATIO = 73,650 SF / (6.345 AC. X 43,560 SF) = 0.266
ESTIMATED PAVEMENT AREA = 119,337 SF
TOTAL IMPERVIOUS AREA = 192,987 SF (69.80% SHOWN, PROPOSED 70% MAX.)
TOTAL PERVIOUS AREA (OPEN SPACE) = 83,401 SF (30.20% SHOWN, PROPOSED 30% MIN.)

PROPOSED PARKING: (FOR THE PURPOSE OF THIS PCD APPROVAL PARKING CALCULATIONS ARE BASED ON OFFICE AND WAREHOUSE USE.)

BUILDING "A" ... TOTAL = 14,550 SF
 20% OF TOTAL FLOOR AREA FOR OFFICE = 2,910 SF
 80% OF TOTAL FLOOR AREA FOR WAREHOUSE = 11,640 SF
BUILDING "B" ... TOTAL = 27,000 SF
 20% OF TOTAL FLOOR AREA FOR OFFICE = 5,400 SF
 80% OF TOTAL FLOOR AREA FOR WAREHOUSE = 21,600 SF
BUILDING "C" ... TOTAL = 20,200 SF
 20% OF TOTAL FLOOR AREA FOR OFFICE = 4,040 SF
 80% OF TOTAL FLOOR AREA FOR WAREHOUSE = 16,160 SF
BUILDING "D" ... TOTAL = 11,900 SF
 20% OF TOTAL FLOOR AREA FOR OFFICE = 2,380 SF
 80% OF TOTAL FLOOR AREA FOR WAREHOUSE = 9,520 SF
TOTAL OFFICE FLOOR AREA = 14,730 SF (20%)
TOTAL WAREHOUSE FLOOR AREA = 58,920 SF (80%)

OFFICE PARKING RATE = 1 SPACE / 250 SF = 59 SPACES
WAREHOUSE PARKING RATE = 1 SPACE / 1000 SF, PLUS 1 SPACE FOR 2 EMPLOYEES. (NUMBER OF EMPLOYEES IS NOT KNOWN AND WOULD BE VARRIED PER BUSINESS)
ESTIMATED EMPLOYEES FOR WAREHOUSE = 24 EMPLOYEES
REQUIRED PARKING FOR WAREHOUSE = (58,920 SF / 1000 SF) + (24 / 2) = 71 SPACES
TOTAL PARKING NEEDED: 59 + 71 = 130 SPACES

PROPOSED PARKING: 139 STANDARD SPACES (10' X 20') (INCLUDING 91 COMMON SPACES - 48 ASSIGNED SPACES, "D")
 6 STANDARD HANDICAP SPACES (12' X 20')
 45 SUB-STANDARD SPACES (9' X 20')
TOTAL PARKING PROVIDED: 190 SPACES

HANDICAP PARKING WILL MEET THE REQUIREMENT OF STATE OF FLORIDA AND FEDERAL ADA STANDARDS. PARKING SIZE 10'X20' - PER SEMINOLE CO.

PROPOSED SETBACKS: FRONT (ELDER ROAD) 25'
 REAR (NORTH) 10'
 SIDE (EAST & WEST) 10'

PROPOSED BUILDING HEIGHT: 35' MAXIMUM

PROPOSED UTILITIES

SANITARY SEWER: SEMINOLE COUNTY CONNECTION TO EXISTING EXISTING LIFT STATION PREVIOUSLY CONSTRUCTED IN MONROE COMMERCCENTER II (PRIVATE UTILITY EASEMENT WILL BE REQUIRED)

POTABLE WATER: SEMINOLE COUNTY CONNECTION TO EXISTING 10" WATER MAIN ON ELDER ROAD. ADDITIONAL FIRE HYDRANTS, IF REQUIRED, WILL BE PROVIDED TO MEET THE REQUIREMENTS OF SEMINOLE COUNTY LDC.

ELECTRICAL POWER: FLORIDA POWER CORPORATION PER FPC REQUIREMENTS

POLICE & FIRE: SEMINOLE COUNTY SHERIFF DEPARTMENT SEMINOLE COUNTY FIRE & EMERGENCY SERVICES

PROPOSED BUFFER:

NORTH: MINIMUM 10' LANDSCAPE BUFFER FROM PROPERTY LINE TO EDGE OF PAVEMENT OR TOP OF POND

WEST: MINIMUM 25' LANDSCAPE BUFFER FROM PROPERTY LINE (ELDER ROAD R/W) TO EDGE OF PAVEMENT

SOUTH: MINIMUM 10' LANDSCAPE BUFFER FROM PROPERTY LINE TO EDGE OF PAVEMENT

EAST: MINIMUM 10' LANDSCAPE BUFFER FROM PROPERTY LINE TO EDGE OF PAVEMENT

EXISTING MATURE TREES ALONG WEST PROPERTY LINE MAY BE RETAINED AS PERMISSIBLE. MINIMUM TREE SIZE AND SPACING SHALL MEET SEMINOLE COUNTY LDC.

TRAFFIC GENERATION:

BASED ON TRIP GENERAL RATE FROM 6TH EDITION OF ITE TRIP GENERAL REPORT, ITE CODE 710 - GENERAL OFFICE AND ITE CODE 150 - WAREHOUSE:

AVERAGE DAILY TRIPS
 14,730 SF OF OFFICE = 162.18 TRIPS
 58,920 SF OF WAREHOUSE = 292.24 TRIPS
TOTAL = 454.42 TRIPS

PM PEAK HOURS
 14,730 SF OF OFFICE = 21.94 TRIPS
 58,920 SF OF WAREHOUSE = 27.69 TRIPS
TOTAL = 49.63 TRIPS

FIRE PROTECTION:

ALL BUILDINGS WILL BE SPRINKLED

LEGAL DESCRIPTION

LOT 31 (LESS THE NORTH 360 FEET OF THE EAST 320 FEET OF LOT 31 AND LESS THE NORTH 250 FEET OF THE WEST 140 FEET OF THE NORTH 1/2 OF LOT 31), FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W. BEARDALL'S MAP OF ST. JOSEPH'S, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORD OF SEMINOLE COUNTY, FLORIDA, SUBJECT TO RIGHT OF WAY ON NORTH FOR MONROE SCHOOL ROAD AND ON WEST FOR ELDER ROAD AS SHOWN ON SAID PLAT, THE CENTER LINE OF SUCH PLATTED ROADS BEING THE LOT BOUNDARY LINES AS DESCRIBED HEREIN.

TAX PARCEL I.D. NO.: 16-19-30-SAC-0000-031C

DEVELOPMENT INFORMATION

LAND OWNER: SMALL BAY PARTNERS LLC
 2200 LUCIEN WAY, SUITE 350
 WATLAND, FL 32755-17019

DEVELOPER: SMALL BAY PARTNERS LLC
 2200 LUCIEN WAY, SUITE 350
 WATLAND, FL 32755-17019

PLANNERS/ENGINEERS: SK CONSORTIUM, INC., MR. CAS SIVONOSSE
 1053 N. ORLANDO AVE., SUITE 3, WATLAND FL 32751
 PHONE (407) 629-4288

SURVEYOR: ALLEN & COMPANY, INC.
 1420 E. ROBINSON ST., ORLANDO, FLORIDA 32801
 PHONE (407) 897-1443

EXISTING SITE DATA

TOTAL SITE AREA: 6.345 ACRES (276,388.20 SF.)

EXISTING LAND USE: VACANT

EXISTING ZONING: A-1, AGRICULTURE & PCD

SURROUNDING LAND USE:
 NORTH: SCHOOL STREET
 EAST: VACANT, CONTRACTOR OFFICE
 SOUTH: OFFICE/WAREHOUSE (MONROE COMMERCCENTER II, SFR ELDER ROAD)
 WEST: ELDER ROAD

SURROUNDING ZONING:
 NORTH: A-1 (AGRICULTURE)
 EAST: C-3 (COMMERCIAL), PCD
 SOUTH: PCD, A-1 (AGRICULTURE)
 WEST: A-1 (AGRICULTURE)

FUTURE LAND USE DESIGNATION: HIP, ON SUBJECT PROPERTY AND SURROUNDING HIGH INTENSITY PLANNED DEVELOPMENT

EXISTING DRAINAGE PATTERN:

THE SITE IS RELATIVELY FLAT AND SLOPES TOWARD NORTHEAST. THE SITE IS CURRENTLY AN OPEN FIELD WITH MATURE VEGETATION ALONG THE WEST PROPERTY LINE (ELDER ROAD).
 THE HIGHEST ELEVATION IS APPROXIMATELY 20', AND THE LOWEST IS APPROXIMATELY 14'.
 THE PROPERTY IS IN ZONED "C", ACCORDING TO FLOOD INSURANCE MAP PANEL NUMBER 120289 0030 B, MAP DATE 5-5-1981.

ACCESS

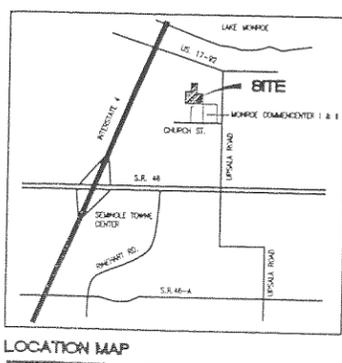
- THE PROPOSED DEVELOPMENT WILL BE ACCESSIBLE THROUGH EXISTING PLANNED COMMERCIAL DEVELOPMENT FROM THE SOUTH (EXISTING MONROE COMMERCCENTER II)
- CHURCH STREET WAS IMPROVED TO COUNTY STANDARDS FROM UPSALA (C-15) TO THE WESTERN BOUNDARY OF MONROE COMMERCCENTER II.
- A TRAFFIC IMPACT STUDY IS NOT REQUIRED SINCE P.M. PEAK HOUR TRAFFIC IS LESS THAN 50 TRIPS

OUTDOOR STORAGE:
 - OUTDOOR STORAGE USES ON THE SITE SHALL BE SCREENED AND RESTRICTED TO DESIGNATED OUTDOOR STORAGE AREA, AND NOT PERMITTED IN PARKING AND DRIVE AISLES. THE STORAGE AREA SHALL BE USED ONLY BY TENANTS OF THE DEVELOPMENT.
 - SEMI-TRUCKS AND OTHER VEHICLES EXCEEDING 20 FEET IN LENGTH SHALL NOT USE REGULAR PARKING AREAS BETWEEN 7 A.M. AND 7 P.M. ON WEEKDAYS

LANDSCAPE CONCEPT

CANOPY TREES: - 25' ON CENTER ALONG ELDER ROAD (WESTERN PROPERTY LINES)
 - 25' ON CENTER ALONG SOUTH PROPERTY LINE ABUTTING EXISTING SINGLE FAMILY RESIDENTIAL HOMES.
 - UNLESS EXISTING MATURE TREES CAN BE RETAINED, MINIMUM TREE SIZE SHALL BE 3". CANOPY TREES WILL BE OF NATIVE SPECIES.

- PARKING LOT LANDSCAPE SHALL MEET THE MINIMUM REQUIREMENTS OF SEMINOLE COUNTY LAND DEVELOPMENT CODE.
 - TREE AND SHRUB IN OTHER AREAS SHALL MEET THE MINIMUM REQUIREMENT OF SEMINOLE COUNTY
 - THE OUTDOOR STORAGE AREA SHALL BE LANDSCAPED TO THE NORTH AND EAST WITH PLANTING PROVIDING 75% SCREENING TO A HEIGHT OF 3 FEET. REQUIRED PLANTING SHALL INCLUDE 1 CANOPY TREE PER 25 LINEAR FEET ALONG THESE SIDES. THE STORAGE AREA SHALL BE FURTHER SCREENED ON THE NORTH AND EAST SIDES USING AN OPAQUE 6-FOOT CHAIN LINK FENCE WITH VINYL SLATS.



URBAN DESIGN PLANNING ENGINEERING

SK Consortium, Inc.

1053 N. ORLANDO AVE. • SUITE 3 • WATLAND • FLORIDA 32751
 TELEPHONE 407-629-4288 • FACSIMILE 407-629-1656 • EBF# 7080

Seal: Majid Kaloghchi P.E. 41046

PCD MASTER SITE PLAN

MONROE COMMERCCENTER III

SMALL BAY PARTNERS LLC

SEMINOLE COUNTY, FLORIDA

1/23/06 - PCD SUBMITTAL
3/10/06 - REVISED PER DRC
4/6/06 - REVISED PER DRC
Issue Date and Purpose
Project Number
0601
Drawn By
NAME: CW
Checked:
DATE: