

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

SUBJECT: Westwood Village Shopping Center Preliminary Subdivision Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Bryan Potts *BP* CONTACT: Alan Willis *AW* EXT. 7341

Agenda Date 06/06/07 Regular Work Session Briefing
Special Hearing – 6:00 Public Hearing – 7:00

MOTION/RECOMMENDATION:

1. Approve the Preliminary Subdivision Plan for Westwood Village Shopping Center, located north of SR 46, west of North Oregon Street; Rockett & Associates, Edward L. Mizo, applicant, or
2. Deny, the Preliminary Subdivision Plan for Westwood Village Shopping Center, located north of SR 46, west of North Oregon Street; Rockett & Associates, Edward L. Mizo, applicant, or
3. Continue to a date and time certain.

Commissioner Carey District – 5

Alan Willis, Planner

BACKGROUND:

The applicant, Rockett & Associates is requesting approval of a Preliminary Subdivision Plan (PSP) for Westwood Village Shopping Center. The project consists of 3 commercial lots on approximately 8.0 acres zoned Planned Unit Development (PUD). The site is located north of SR 46, west of North Oregon Street; in Section 29, Township 19 S, and Range 30 E.

The PSP meets all the conditions of the Seminole County Land Development Code. The lots will be served by Seminole County water and sewer utilities.

STAFF RECOMMENDATION:

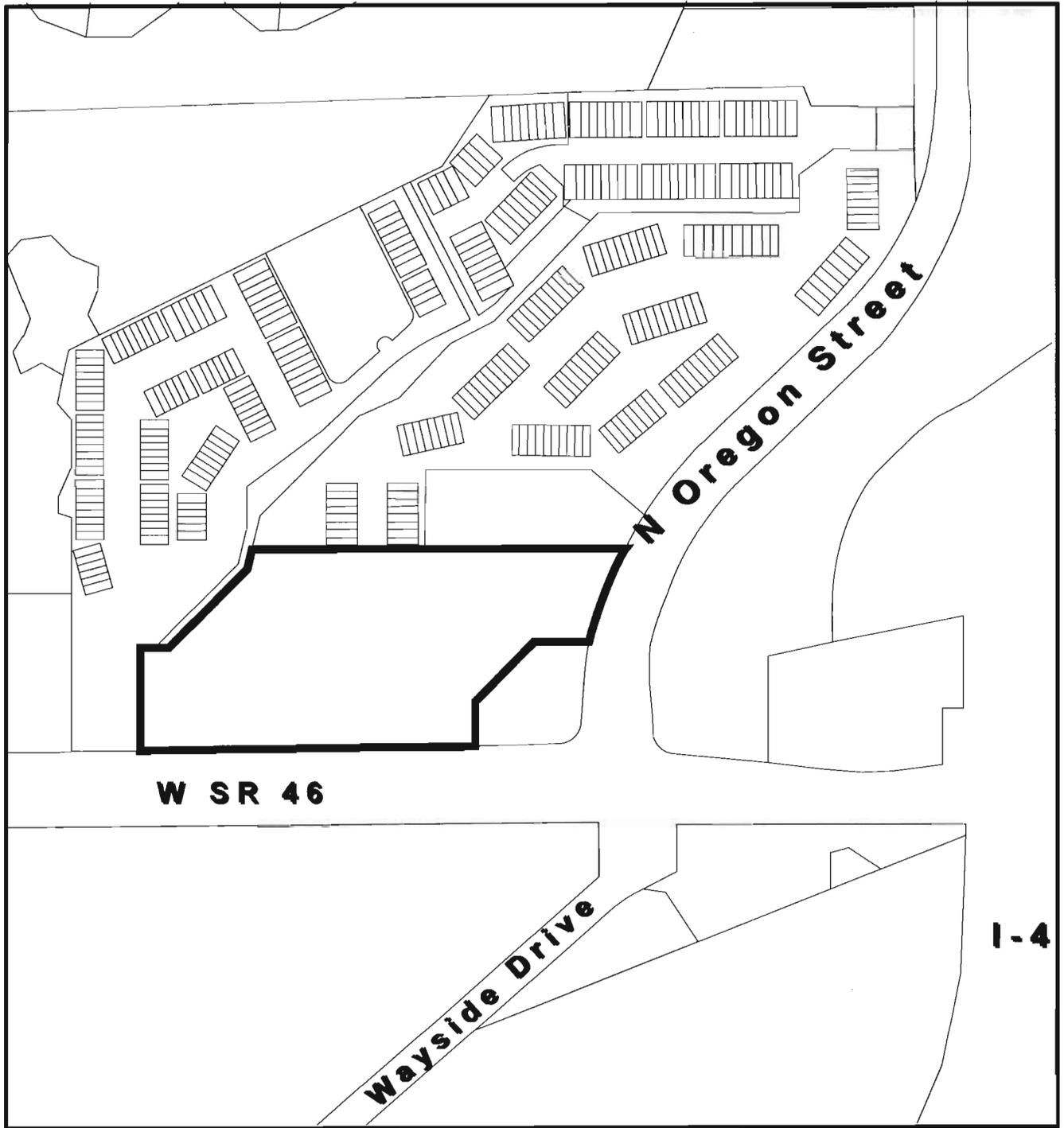
Staff recommends approval of the Preliminary Subdivision Plan for Westwood Village Shopping Center, located north of SR 46, west of North Oregon Street.

Attachments: Exhibit A: Location map
Exhibit B: Preliminary Plan Reduction

DR No. _____

Parcel ID#:

29-19-30-300-015J-0000



Westwood Village Shopping Center PSP



Exhibit A



Westwood Village Shopping Center PSP



Exhibit A

SHEET INDEX

NO.	TITLE	REV. NO.
1.	COVER SHEET	1
2.	SITE GEOMETRY PLAN	1
3.	GRADING AND DRAINAGE PLAN	0
4.	UTILITY PLAN	0
5.	TOPOGRAPHIC SURVEY	0

CONSULTANTS

CIVIL ENGINEERS:
 THE GOOD GROUP
 1000 N. ORLANDO AVENUE, SUITE A
 WINTER PARK, FLORIDA 32789
 TEL: (407) 628-9555 FAX: (407) 386-6101

ARCHITECT:
 CUNACI & PETERSON, ARCHITECTS, LLC
 1220 ALDEN ROAD
 ORLANDO, FLORIDA 32803
 TEL: (407) 228-4220 FAX: (407) 228-4219
 STEVE BLEVINS

GEOTECHNICAL ENGINEERING:
 UNIVERSAL ENGINEERING SCIENCES
 3532 MAGGIE BOULEVARD
 ORLANDO, FLORIDA 32811
 TEL: (407) 423-0504

LANDSCAPE:
 THE GOOD GROUP
 1000 N. ORLANDO AVENUE, SUITE A
 WINTER PARK, FLORIDA 32789
 TEL: (407) 628-9555 FAX: (407) 386-6101

SURVEYORS:
 DONALD W. MCINTOSH ASSOCIATES, INC.
 2200 PARK AVENUE NORTH
 WINTER PARK, FLORIDA 32789
 TEL: (407) 644-4068

UTILITIES

GAS:
 FLORIDA GAS TRANSMISSION SYSTEMS
 7990 LAKE STEER ROAD
 ORLANDO, FLORIDA 32835
 TEL: (407) 295-4341 X 18
 CONTACT: KENNETH GASAWAY

WATER:
 SEMINOLE COUNTY PUBLIC WORKS
 ENVIRONMENTAL SERVICES BUILDING
 3000A SOUTHGATE AVENUE
 SANFORD, FLORIDA 32773
 TEL: (407) 323-9615
 CONTACT: HUGH SIPES

TELEPHONE:
 BELLSOUTH TELECOMMUNICATIONS
 132 COMMERCE WAY
 SANFORD, FLORIDA 32771
 TEL: (407) 302-7611
 CONTACT: SCOTT LORENZ

SEWER:
 SEMINOLE COUNTY PUBLIC WORKS
 ENVIRONMENTAL SERVICES BUILDING
 3000A SOUTHGATE AVENUE
 SANFORD, FLORIDA 32773
 TEL: (407) 323-9615
 CONTACT: HUGH SIPES

CABLE:
 TIME WARNER CABLE
 844 MAGUIRE ROAD
 OCOCHEE, FLORIDA 34761
 TEL: (407) 532-8511
 CONTACT: MS. TRACEY DOMOSTOY

POWER:
 FLORIDA POWER AND LIGHT
 P.O. BOX 2149
 SANFORD, FLORIDA 32772
 TEL: (407) 328-1909
 CONTACT: SHERI MCCORKELL

CONTRACTOR TO CALL SUNSHINE ONE AT 1-800-432-4770
 TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE GOOD GROUP. AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM THE GOOD GROUP.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING THE GOOD GROUP AT (407) 628-3351

FINAL CIVIL CONSTRUCTION PLANS

WESTWOOD VILLAGE SHOPPING CENTER

SEMINOLE COUNTY, FLORIDA

APRIL, 2007

PARCEL I.D.: 29-19-30-300-015J-0000

PREPARED FOR:

CENTURY REALTY

P.O. BOX 5252
 LAKELAND, FLORIDA 32807
 TEL: (863) 647-1581
 FAX: (863) 647-3992

PREPARED BY:



THE GOOD GROUP

• Engineering Consultants •

1000 N. Orlando Avenue • Suite A • Winter Park, Fl. 32789
 Phone: (407) 628-9555 Fax: (407) 386-6101
 www.thegoodgroup.com

LOCATION MAP



NTS

SECTION: 29

TOWNSHIP: 19

RANGE: 30

REV DATE	DESCRIPTION	BY
12/7/06	FINAL SUBMITTAL TO SEMINOLE COUNTY	CMB

WESTWOOD VILLAGE SHOPPING CENTER- TGG NO. 30.03.06 cr.ssm (07/07/06)

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM THE GOOD GROUP

HERB LEE GREEN
 P.E. NO. 48867

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER THE GOOD GROUP, CERTIFICATE OF AUTHORIZATION #9897

SEAL

CONTRACTOR SHALL PAY FOR AND OBTAIN THE REQUIRED SEMINOLE COUNTY PERMITS AND HOLD A PRE-CONSTRUCTION CONFERENCE BEFORE STARTING WORK. CONTACT JIM ALLEN, DEVELOPMENT REVIEW DIVISION, (407) 665-7409 FOR INFORMATION ON SETTING YOUR PRE-CONSTRUCTION MEETING, ISSUANCE OF COUNTY PERMITS AND OTHER REQUIREMENTS.

SITE DATA SUMMARY

PROJECT INTENT:
 THE INTENT OF THIS PROJECT IS TO CONSTRUCT A 38,000 SF SHOPPING CENTER, CONSISTING OF THREE (3) INDIVIDUAL BUILDINGS ALONG WITH APPLICABLE PARKING AND DRAINAGE INFRASTRUCTURE.

PROPERTY LOCATION:
 THE PROPERTY IS SITUATED ON THE NORTHWEST CORNER OF INTERSECTION OF S.R. 46 AND N OREGON STREET, SEMINOLE COUNTY.

OWNER OF RECORD: CRF SANFORD LLC
 300 S. FLORIDA AVENUE, SUITE 700
 LAKELAND, FLORIDA 33801

APPLICANT: CENTURY REALTY FUNDS, INC.
 P.O. BOX 5252
 LAKELAND, FLORIDA 32807

PROPERTY ZONING: PUD

EXISTING PROPERTY LAND USE: VACANT (PREVIOUSLY CLEARED)

PROPOSED PROPERTY LAND USE: PUD

FLOOR AREA RATIO:
 FLOOR AREA RATIO - 0.35 (MAX.)
 0.16 (PROPOSED)

MAXIMUM BUILDING HEIGHT: 35 FEET

BUILDING SETBACKS:
 FRONT: 50 FEET
 REAR: 15 FEET
 SIDE: 15 FEET
 MINIMUM INTERIOR PROPERTY LINE BUILDING SETBACK: 5 FEET

OVERALL OPEN SPACE CALCULATIONS:

LOT COVERAGE CALCULATIONS: (LOT 1)			
TOTAL IMPERVIOUS AREA	29,164 SF	0.67 AC	76.00%
TOTAL OPEN SPACE AREA	12,499 SF	0.29 AC	24.00%
TOTAL SITE AREA	41,663 SF	0.96 AC	100.00%
LOT COVERAGE CALCULATIONS: (LOT 2)			
TOTAL IMPERVIOUS AREA	202,923 SF	4.65 AC	79.41%
TOTAL OPEN SPACE AREA	52,617 SF	1.21 AC	20.59%
TOTAL SITE AREA	255,540 SF	5.86 AC	100.00%
LOT COVERAGE CALCULATIONS: (LOT 3)			
TOTAL IMPERVIOUS AREA	20,547 SF	0.48 AC	57.61%
TOTAL OPEN SPACE AREA	15,273 SF	0.36 AC	42.37%
TOTAL SITE AREA	35,820 SF	0.82 AC	100.00%
LOT COVERAGE CALCULATIONS: (TOTAL SITE: 1, 2 & 3)			
TOTAL IMPERVIOUS AREA	261,436 SF	6.00 AC	75.00%
TOTAL OPEN SPACE AREA	86,829 SF	2.00 AC	25.00%
TOTAL SITE AREA	348,265 SF	8.00 AC	100.00%

LANDSCAPE BUFFER:
 50' (WEST STATE ROAD 46)
 15' (OREGON STREET)
 35' WEST (AGAINST MULTI-FAMILY)
 10' NORTH (AGAINST MULTI-FAMILY)

SOIL TYPES:
 ON-SITE SOILS CONSIST OF BASINGER AND DELRAY FINE SANDS, MYAKKA AND EUKALIE FINE SANDS, BASED ON THE SOIL SURVEY OF SEMINOLE COUNTY, FLORIDA

FLOOD ZONE:
 NO PORTION OF THE SITE LIES WITHIN THE 100 YR FLOOD HAZARD ZONE. SITE IS WITH ZONE X PER FIRM MAP PANEL NO. 12117 C000E, DATE 04/17/99.

LEGAL DESCRIPTION

THAT PART OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHEAST CORNER OF TRACT C, DUNWOODY COBAINS PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 52 AND 53, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S89°11'42"E ALONG THE WEST LINE OF THE FLORIDA POWER CORPORATION EASEMENT, AS RECORDED IN DEED BOOK 149, PAGE 3M, OF SAID PUBLIC RECORDS FOR A DISTANCE OF 123.80 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND THE WESTERLY RIGHT-OF-WAY LINE OF OREGON AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 1332, PAGE 471, OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 723.00 FEET AND A CHORD BEARING OF S36°10'17"W; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°56'51" FOR A DISTANCE OF 301.71 FEET TO THE POINT OF TANGENCY; THENCE RUN S47°05'54"W FOR A DISTANCE OF 333.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 783.00 FEET; THENCE RUN S08°10'00"W ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°53'54" FOR A DISTANCE OF 355.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°52'49" FOR A DISTANCE OF 229.34 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 461, PAGE 208, OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE NORTH AND WEST BOUNDARY OF SAID LANDS: S89°10'00"W FOR A DISTANCE OF 23.14 FEET; THENCE RUN N89°15'55"W FOR A DISTANCE OF 106.15 FEET; THENCE RUN S47°26'27"W FOR A DISTANCE OF 211.99 FEET; THENCE RUN S88°10'00"E FOR A DISTANCE OF 92.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46; THENCE RUN S89°10'14"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 714.34 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4641, PAGE 23, OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID EASTERLY BOUNDARY: THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N69°00'00"E FOR A DISTANCE OF 218.05 FEET; THENCE RUN S89°10'00"E FOR A DISTANCE OF 63.36 FEET; THENCE RUN N47°26'27"E FOR A DISTANCE OF 243.33 FEET; THENCE RUN N12°32'11"E FOR A DISTANCE OF 50.99 FEET; THENCE RUN S89°10'00"E FOR A DISTANCE OF 806.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.000 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

PROPERTY APPRAISER ID NUMBER 29-19-30-300-015J-0000

SEMINOLE COUNTY
 APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

APPROVED:

SEMINOLE COUNTY DEPARTMENT REVIEW DEPARTMENT

DATE

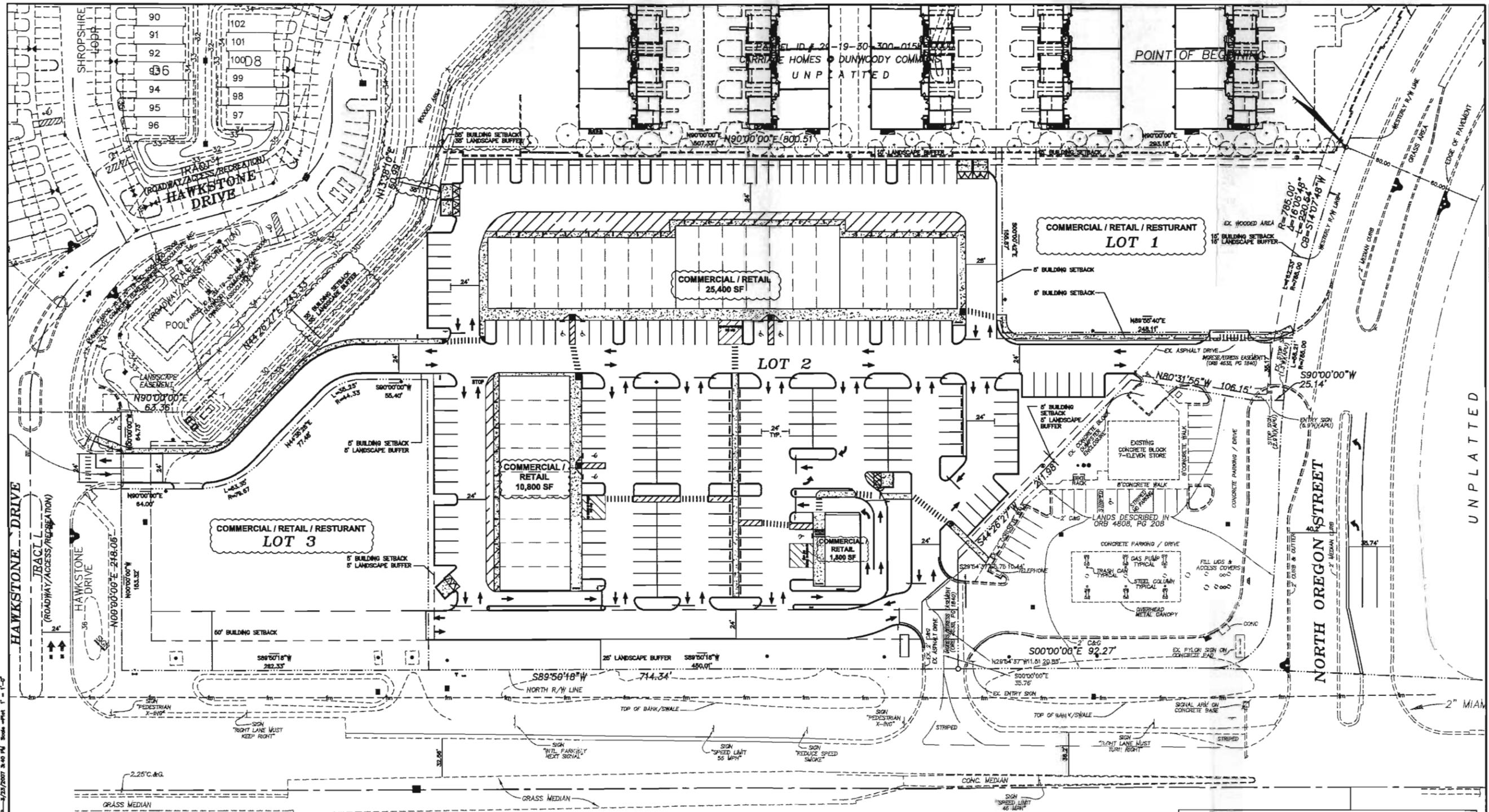
SHEET NUMBER

1

OF 5 SHEETS

PROJECT NO.: 07-05500010

EXHIBIT B



DESIGNED BY:	JOS	DRAWN BY:	CMB	CRD BY:	HLC
JOB NUMBER:	30 03 06 01 01	DATE:	03/20/07	SCALE:	1"=40'
NO.	1	REVISION		DATE	APR 11/07
	2	REVISED PER SEMINOLE COUNTY COMMENTS 4/12/07			

SITE GEOMETRY PLAN
WESTWOOD VILLAGE SHOPPING CENTER
SEMINOLE COUNTY, FLORIDA
 UNPLATTED
 CENTURY REALTY

THE GOOD GROUP
 Engineering Consultants
 1000 N. Orlando Avenue • Suite A • Winter Park, FL 32789
 Phone: (407) 628-9555 Fax: (407) 386-6101
 www.thegoodgroup.com

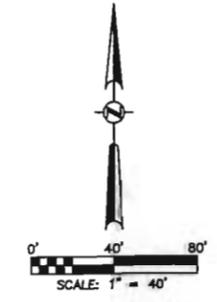
WEST STATE ROAD 46
 (R/W WIDTH VARIES)
 (F.D.O.T. MAP SECTION 77030-2605)
 (SHEET 8 OF 8)

"THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER, 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."

PROPERTY APPRAISER ID NUMBER 29-19-30-300-015J-0000
 SEMINOLE COUNTY
 APPROVED FOR CONSTRUCTION

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SEMINOLE COUNTY DEPARTMENT REVIEW DEPARTMENT
 DATE



THESE PLANS MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE GOOD GROUP

REAL

[Signature]

NOT VALID UNLESS SIGNED & EMBOSSSED BY A REGISTERED ENGINEER THE GOOD GROUP CERTIFICATION OF AUTHORIZATION: 69997

SHEET NUMBER
2
 OF 5 SHEETS

2:\PROJECT FILES\2007\CENTURY REALTY\30 03 06 01 01\WESTWOOD VILLAGE SHOPPING CENTER\77030-2605-8.DWG 2/23/2007 10:40 AM 3006-4444 1" = 40'