Item #

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

SUBJECT: **Woodbridge Commerce Center**

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

AUTHORIZED BY: Larry Poliner **CONTACT:** Brian M. Walker **EXT.** 7337

Agenda Date 9/3/08 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for Woodbridge Commerce Center located on the east side of N. Elder Road, south of Church Street.

District 5 – Commissioner Carey Brian M. Walker – Senior Planner

BACKGROUND:

The applicant, Bryan Potts, is requesting approval of the Preliminary Subdivision Plan for Woodbridge Commerce Center. The property is zoned as a Planned Unit Development.

The proposed subdivision is located on the east side of N. Elder Road, south of Church Street and consists of 5 lots on approximately 4.81 acres.

The internal road will be privately owned and maintained.

Water and sewer facilities will be provided by Seminole County.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the Preliminary Subdivision Plan (PSP) for Woodbridge Commerce Center located on the east side of N. Elder Road, south of Church Street.

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

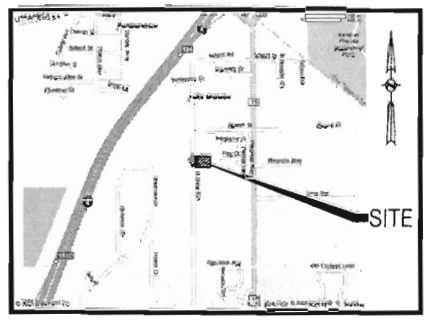
DR No. 08-05500014

Parcel ID#:
16-19-30-5AC-0000-052A

Woodbridge Commerce Center - PSP

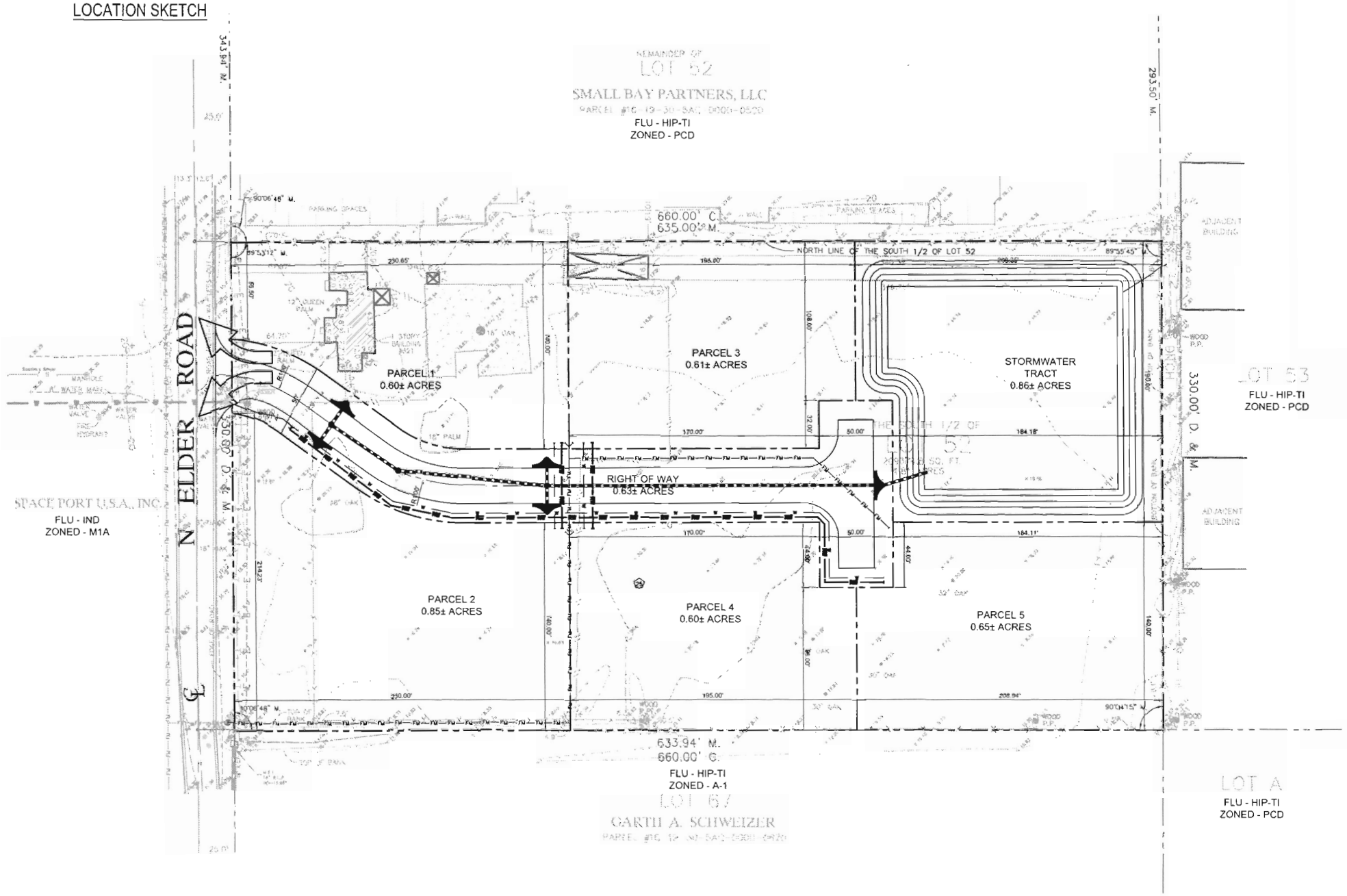
WOODBRIDGE COMMERCE CENTER

SEMINOLE COUNTY



LOCATION SKETCH

LAND USE	
USE	ACREAGE
STORMWATER	0.86
RIGHT OF WAY	0.63
WAREHOUSE/INDUSTRIAL	3.32



GRAPHIC SCALE

40' 0 20' 40' 80'

1"=40'

SITE DATA

PROPERTY LOCATION:	621 N. ELDER ROAD
PARCEL ID:	6-15-30-5AC-0000-052A
LOCAL MUNICIPALITY:	SEMINOLE COUNTY
CURRENT ZONING:	PUD
CURRENT FUTURE LAND USE DESIGNATION:	HIP-TI
PROPOSED USE:	USES ALLOWED IN M1-A PLUS OUTDOOR STORAGE
PROJECT AREA:	4.81 AC
MAX. BUILDING HEIGHT:	35'
MAX. BUILDING S.F.:	50,000 SF
MAX. IMPERVIOUS:	75%
MAX. FAR:	.35
NET BUILDABLE AREA:	3.32 AC
OPEN SPACE REQUIRED:	25%

BUILDING SETBACKS
- FRONT (ELDER RD) 60'
- FRONT 25'
- SIDE 10'
- REAR (WEST) 10'

LANDSCAPE BUFFERS
- FRONT (ELDER RD) 25'
- FRONT 10'
- SIDE 10' EXTERNAL AND 5' BETWEEN INTERNAL LOTS
- REAR 10'

-LANDSCAPE BUFFERS ARE REQUIRED TO MEET REQUIREMENTS OF SECTION 30.1228, EXCEPT FOR INTERNAL LOTS WHICH REQUIRE 5' BUFFERS.

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
22	PINEDA	FINE SAND	B/D

SOILS DATA FROM SEMINOLE COUNTY SOILS SURVEY DATED AUGUST 28, 2007

FLOOD ZONE
THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12117C0155 F, DATED SEPTEMBER 29, 2007, SEMINOLE COUNTY, FLORIDA.

WETLANDS
THERE ARE NO WETLANDS ONSITE.

VEGETATION
THE SITE CURRENTLY HAS A SINGLE STORY BUILDING LOCATED AT THE NORTHWEST CORNER WITH THE REMAINDER OF THE SITE BEING VACANT.

WELL RECHARGE AREA
THE SITE IS NOT LOCATED IN A WELL RECHAGE AREA.

UTILITIES
ONSITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED

SANITARY SEWER	SEMINOLE COUNTY
POTABLE WATER	SEMINOLE COUNTY
RECLAIM WATER	NOT LOCATED NEAR SITE
SOLID WASTE	WASTE MANAGEMENT
TELEPHONE	BELLSOUTH
ELECTRIC	FLORIDA POWER AND LIGHT
FIRE PROTECTION	SEMINOLE COUNTY

STORMWATER MANAGEMENT:
STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH SEMINOLE COUNTY AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.

LIGHTING:
ALL SITE LIGHTING WILL MEET THE REQUIREMENTS OF SEMINOLE COUNTY LAND DEVELOPMENT CODE.

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF LOT 52 (LESS ROAD RIGHT-OF-WAY) "ST. JOSEPH'S SUBDIVISION", AS RECORDED IN PLAT BOOK 1, PAGE 114, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. CONTAINING 4.81 ACRES MORE OR LESS.

PROPERTY MANAGEMENT:
THERE WILL BE A PROPERTY OWNERS ASSOCIATION CREATED

FIRE PROTECTION:
EACH PARCEL WILL PREPARE A FINAL MASTER PLAN AND DETERMINE IF THE BUILDING NEEDS FIRE SUPPRESSION SYSTEM.

CROSS ACCESS EASEMENTS:
NO CROSS ACCESS EASEMENTS ARE PROPOSED.

OUTDOOR STORAGE:
OUTDOOR STORAGE MAY BE ALLOWED BY THE COUNTY. LOCATION AND METHODOLOGY MUST BE APPROVED BY THE COUNTY DURING FINAL MASTER PLAN REVIEW.

ROAD:
THE INTERNAL ROAD IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

GENERAL SITE NOTES:
1. ALL PARCELS WILL BE REQUIRED TO PREPARE A FINAL MASTER PLAN TO MEET PARKING, LANDSCAPING AND OTHER DESIGN REQUIREMENTS OF SEMINOLE COUNTY.
2. NO ON-STREET PARKING WILL BE ALLOWED IN THE DEVELOPMENT.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's free. It's law. It's the law.
www.callsunshine.com
A MINIMUM OF 2-DAYS AND A MAXIMUM OF 5-DAYS PRIOR TO START OF CONSTRUCTION

REV.	DATE	BY	COMMENTS
0	05/29/08	BRP	ISSUED FOR SEMINOLE COUNTY PMP REVIEW
1	07/28/08	BRP	REVISIONS PER SEMINOLE COUNTY COMMENTS
2			
3			
4			
5			
6			

PRELIMINARY SUBDIVISION PLAN

WOODBRIDGE COMMERCE CENTER
621 N ELDER ROAD
SANFORD, FLORIDA 32771

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
(407) 208-1425 fax
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

BRYAN R. POTTS, P.E.
FL. REG. #59461
DATE

PROJECT #:	031-001
DATE:	03/15/08
SCALE:	1" = 40'
DRAWN:	SCP
APPROVED:	BRP

SHEET NAME:

PSP-1

SHEET: 1 OF 1