Item #

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

SUBJECT: **Carrigan – Alafaya PSP**

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

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

Agenda Date 5/6/09 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Carrigan-Alafaya Subdivision, located on the NW corner of the Carrigan Ave and Alafaya Trail intersection in Section 27, Township 21, and Range 31.

District 1 – Dallari (Brian M. Walker, Senior Planner)

BACKGROUND:

The applicant, BSP / Carrigan – Alafaya, LLC, is requesting preliminary subdivision approval for a 5 lot Commercial Subdivision consisting of approximately 6.35 acres.

The subject property is zoned C-2 (Retail Commercial District).

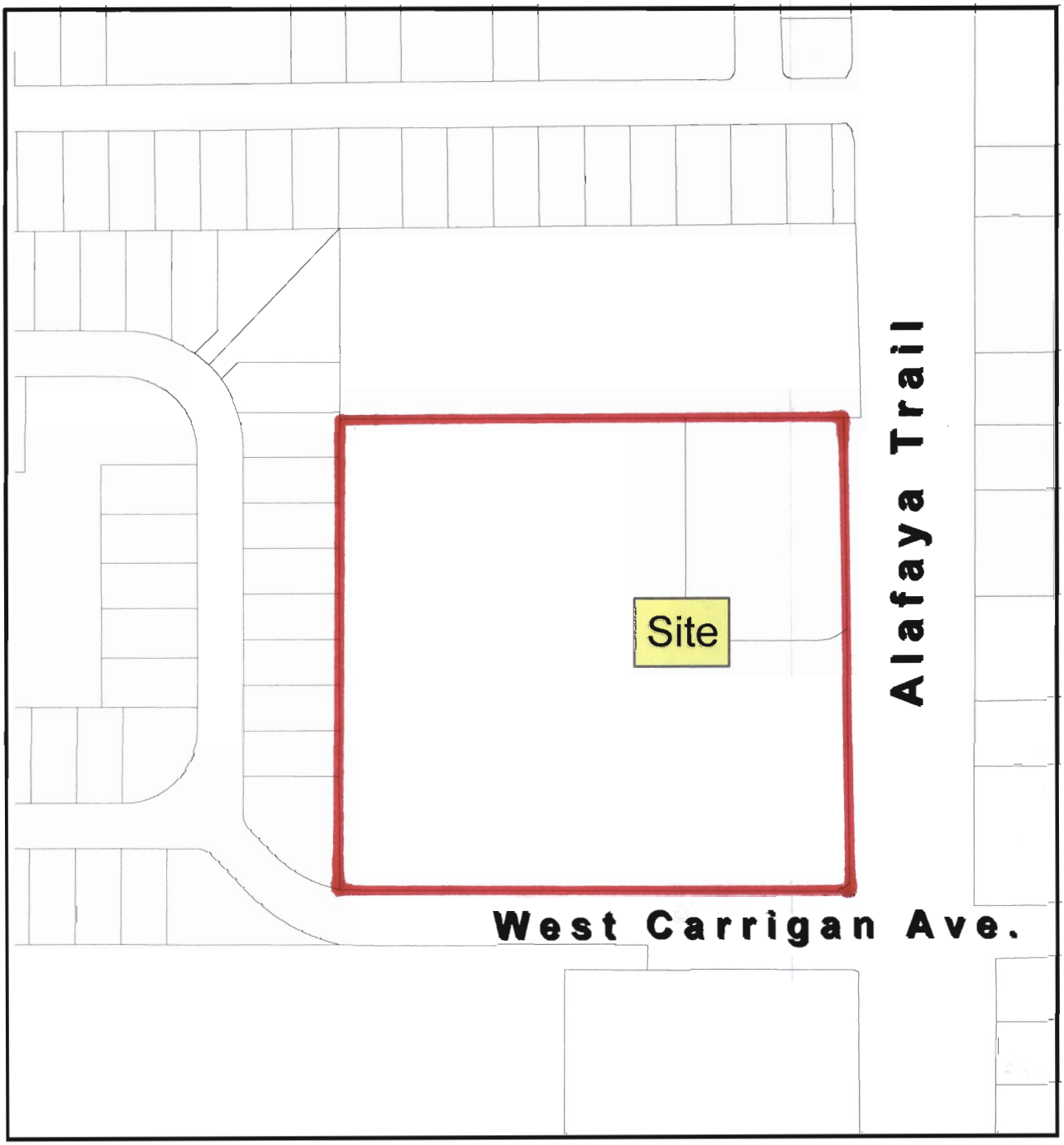
Seminole County will provide water and sewer utilities.

STAFF RECOMMENDATION:

Staff recommends approval of the Carrigan-Alafaya PSP.

Attachments: Location map
Preliminary Plan Reduction

DR No. 08-05500015
Parcel ID#:
27-21-31-523-0000-0020



Carrigan - Alafaya
Location Map

PRELIMINARY SUBDIVISION PLANS FOR

CARRIGAN–ALAFAYA

SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

FOR

BSP / CARRIGAN–ALAFAYA, LLC

300 SOUTH ORANGE AVE. SUITE 1000
ORLANDO, FLORIDA 32801
PH (407) 647-1053

INDEX OF SHEETS

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PSP	PRELIMINARY SUBDIVISION PLAN

MADDEN
MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS
431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

PROPERTY APPRAISER ID NUMBER _____

SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

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SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

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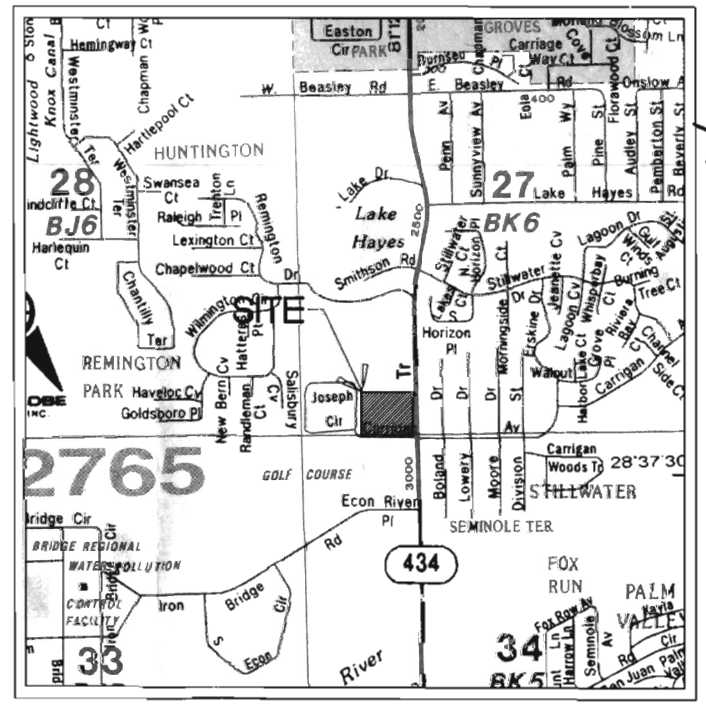

APR 17 2009

CHAD VYEK H. MOORHEAD, P.E. #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

CARRIGAN-ALAFAYA - 26137

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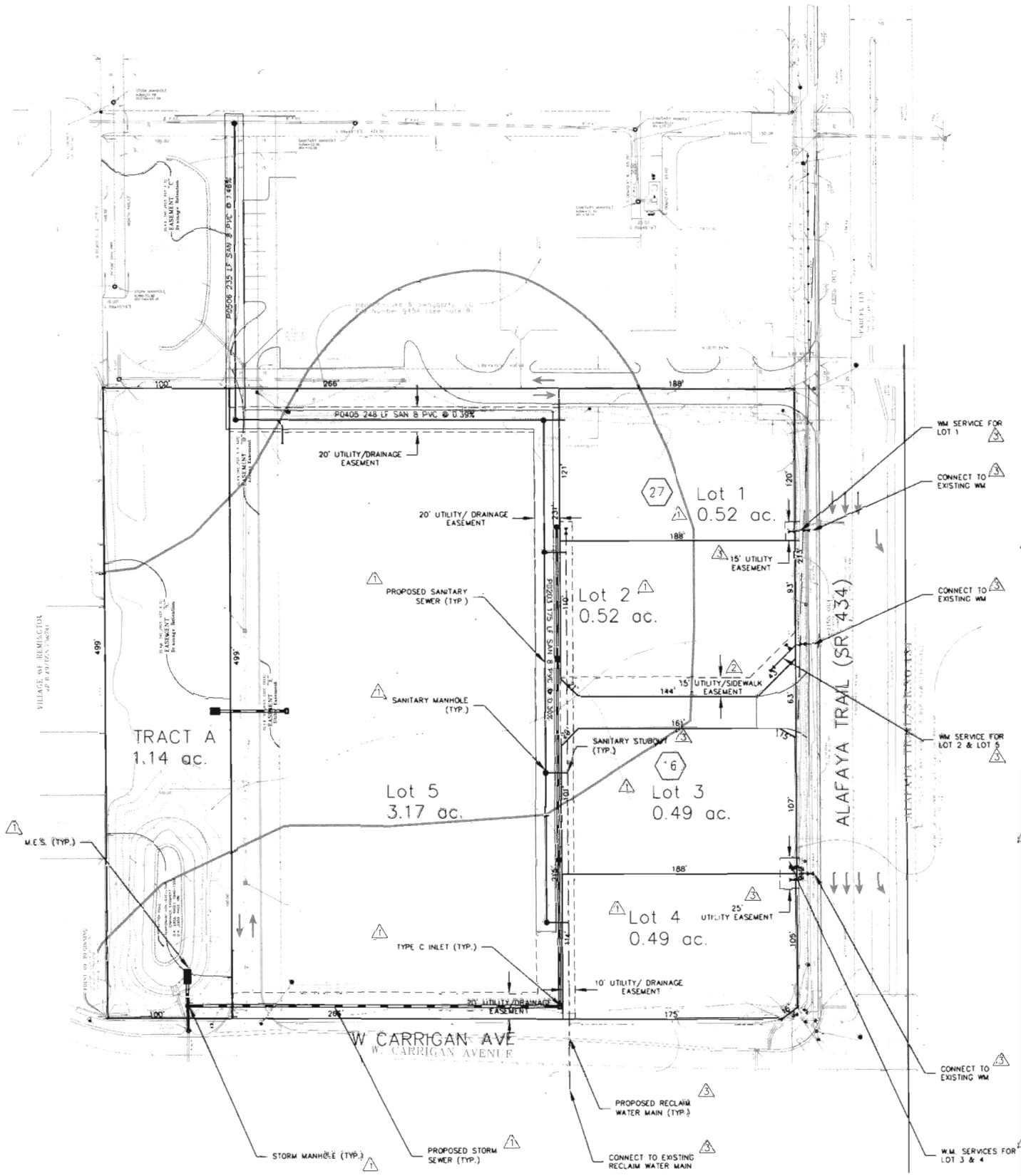

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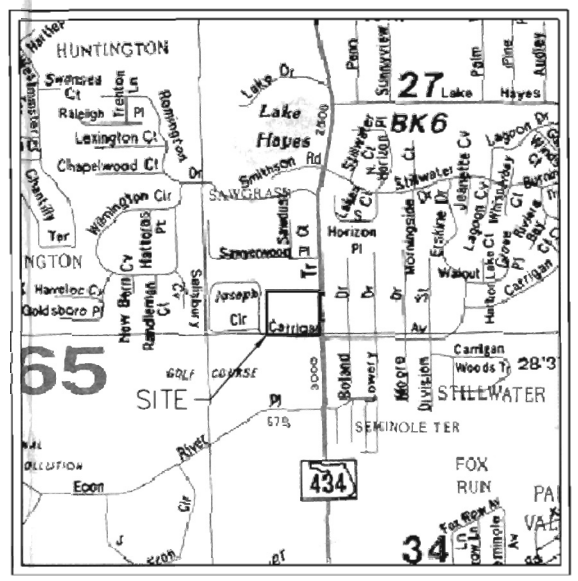

SCALE: N.T.S.

⚠ PROJECT TEAM MEMBERS:

OWNER / DEVELOPER

BSP / CARRIGAN-ALAFAYA, LLC
300 SOUTH ORANGE AVE. SUITE 1000
ORLANDO, FLORIDA 32801
PHONE: (407)-647-1053

ENGINEER

MADDEN MOORHEAD & GLUNT
431 E HORATIO AVE., SUITE 260
MAITLAND, FLORIDA 32751
PHONE: (407) 629-8330

SURVEYOR

HENRICH-LUKE & SWAGGERTY, LLC
250 S. RONALD REAGAN BLVD. SUITE 114
LONGWOOD, FL 32750
PHONE: (407) 647-7346

GEOTECHNICAL ENGINEER

NORDARISE & ASSOCIATES, INC.
1675 LEE RD
WINTER PARK, FL 32789
PHONE: (407) 740-6110

ENVIRONMENTALIST

MORGAN ENVIRONMENTAL CONSULTING, INC.
740 CENTRAL FLORIDA PARKWAY, SUITE 2004
LONGWOOD, FL 32750
PHONE: (407) 260-0448

⚠ UTILITY PROVIDERS:

ELECTRIC:

FLORIDA POWER - JAMESTOWN
SCOTT PIERCE
275 PONKAN ROAD
APOPKA, FL. 32712
PHONE: (407)-646-8532

GAS:

FLORIDA PUBLIC UTILITIES
JIM MCKENNA
830 W. 6th STREET
SANFORD, FL. 32771
PHONE: (407) 322-5733

PHONE:

BELLSOUTH
LIZ DARWICK
132 COMMERCE WAY
SANFORD, FL. 32771
PHONE: (407) 237-3083

CABLE:

TIME WARNER CABLE
GLYNN BIRCH
2251 LUCIEN WAY, SUITE 320
MAITLAND, FL 32751
PH: 407-215-5966

WATER & WASTE WATER:

SEMINOLE COUNTY
BECKY NOGGLE
500 W. LAKE MARY BLVD.
SANFORD, FL 32773
PH: 407-665-2143

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

north.

⚠ LEGAL DESCRIPTION:

A PORTION OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 31, VILLAGE OF REMINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 31, AND A NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 499.00 FEET; THENCE RUN SOUTH 89 DEGREES 49 MINUTES 19 SECONDS EAST 554.12 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 434 (ALAFAYA TRAIL); THENCE RUN SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE 489.21 FEET; THENCE SOUTH 53°12'42"WEST, A DISTANCE OF 16.28 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST CARRIGAN AVENUE; THENCE RUN NORTH 89 DEGREES 49 MINUTES 19 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 541.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.3467 ACRES, MORE OR LESS.

SITE DATA:

1. SECTION 27; TOWNSHIP 21 SOUTH; RANGE 31 EAST.
2. ZONING: C-2
3. FUTURE LAND USE: COMMERCIAL
4. OVERALL SITE CONTAINS 6.35 GROSS ACRES. (NET BUILDABLE: 6.35 AC.)
5. STORMWATER SYSTEM IS DESIGNED PER SJRWMD AND SEMINOLE COUNTY.
6. WATER AND SEWER WILL BE PROVIDED BY SEMINOLE COUNTY.
7. ⚠1 DRAINAGE/UTILITY EASEMENTS ON LOT 5 CAN BE MODIFIED OR RELOCATED BY THE OWNER OF LOT 5 PROVIDED THAT UTILITIES AND DRAINAGE ARE ADEQUATELY ⚠2 PROVIDED AND CHANGES ARE APPROVED BY SEMINOLE COUNTY.
8. ⚠1 LOT 5 AND TRACT A WILL BE OWNED IN PERPETUITY BY THE SAME OWNER AND SUBJECT TO AN APPROPRIATE RESTRICTION TO BE RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA REQUIRING SUCH OWNERSHIP BY THE SAME OWNER.
9. SETBACKS:
   FRONT - 25'
   SIDE - 0'
   STREET SIDE - 25'
   REAR - 10'(50' SETBACK FOR 1-STORY AND 100' SETBACK FOR 2 OR MORE-STORIES ADJACENT TO WESTERN PROPERTY LINE)
10. BUFFERS:
    ADJACENT SR 434 AND CARRIGAN AVE - 5' MIN., 10' AVERAGE
    ADJACENT WESTERN PROPERTY LINE - 25' FOR 1-STORY BUILDING OR 50' FOR 2 OR MORE STORIES AND ABOVE
    ALL OTHER PROPERTY LINE BUFFERS - 5' MIN.
11. MAXIMUM BUILDING HEIGHT: 35'
12. ⚠1 ALL ACCESS ROADS ARE PRIVATE.
13. ⚠1 MAX F.A.R. - 0.35
14. ⚠2 LOTS 1-4 SHALL BE GRANTED AN EMERGENCY EASEMENT OVER TRACT A FOR MAINTENANCE.
15. ⚠2 DIMENSIONAL AND LANDSCAPE CONFORMANCE WITH ACTIVE/PASSIVE BUFFER CRITERIA WILL BE DEMONSTRATED FOR THE WESTERN PORTION OF LOT 5 WHEN LOT 5 IS DEVELOPED.

LOT/TRACT DESIGNATION	PURPOSE	AREA	AREA	PERCENT	ALLOWABLE F.A.R.
⚠1 LOT 1	COMMERCIAL PROPERTY	22,674 SF	0.52 Ac.	8.20%	7,936 SF
LOT 2	COMMERCIAL PROPERTY	22,685 SF	0.52 Ac.	8.21%	7,940 SF
LOT 3	COMMERCIAL PROPERTY	21,475 SF	0.49 Ac.	7.77%	7,516 SF
LOT 4	COMMERCIAL PROPERTY	21,500 SF	0.49 Ac.	7.78%	7,525 SF
LOT 5	COMMERCIAL PROPERTY	138,406 SF	3.17 Ac.	50.06%	65,844 SF
TRACT A	RETENTION POND (OWNED BY LOT 5)	49,720 SF	1.14 Ac.	17.98%	

NOTE:

⚠4 A. LOT 5 AND TRACT A F.A.R. ARE COMBINED.

B. ALL TRACTS WILL COMPLY WITH ACTIVE/PASSIVE AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL IF APPLICABLE.

NOTE:

NONEXCLUSIVE CROSS EASEMENTS FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS ALL ROADWAYS, DRIVEWAYS, AND ENTRANCEWAYS LOCATED ON EACH LOT WILL BE PROVIDED PURSUANT TO A DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS TO BE RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SOILS LEGEND

SOILS LINE	
16	IMMOKALEE SAND
27	POMELLO

PROPERTY APPRAISER ID NUMBER

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APPROVED FOR CONSTRUCTION

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APPROVED

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE

MADDEN
MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PRELIMINARY SUBDIVISION PLAN
FOR
CARRIGAN-ALAFAYA
SEMINOLE COUNTY FLORIDA

CLIENT
BSP / CARRIGAN-ALAFAYA, LLC
300 SOUTH ORANGE AVE. SUITE 1000
ORLANDO, FLORIDA 32801
(407) 647-1053

ENGINEER IN CHARGE:
CHADWICK H. MOORHEAD, P.E. #67787
APR 17 2009
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	1/27/09	REVISED PER COUNTY COMMENTS
2	3/3/09	REVISED PER COUNTY COMMENTS
3	03/30/09	REVISED PER COUNTY COMMENTS
4	04/16/09	REVISED PER COUNTY COMMENTS
5		
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11		

JOB # 26137
DATE: 9/3/08
SCALE: 1" = 50'
DESIGNED BY: CHM
DRAWN BY: JJS
APPROVED BY: CHM

PSP

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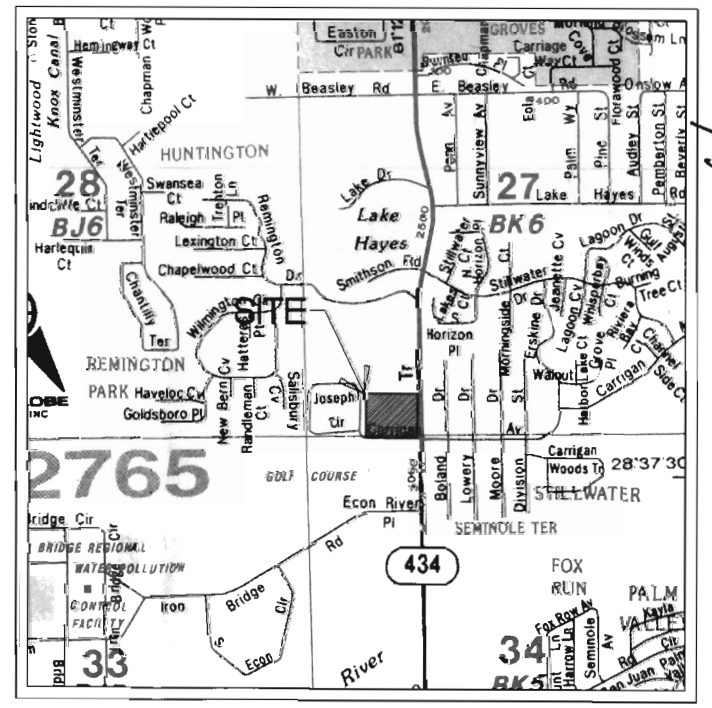

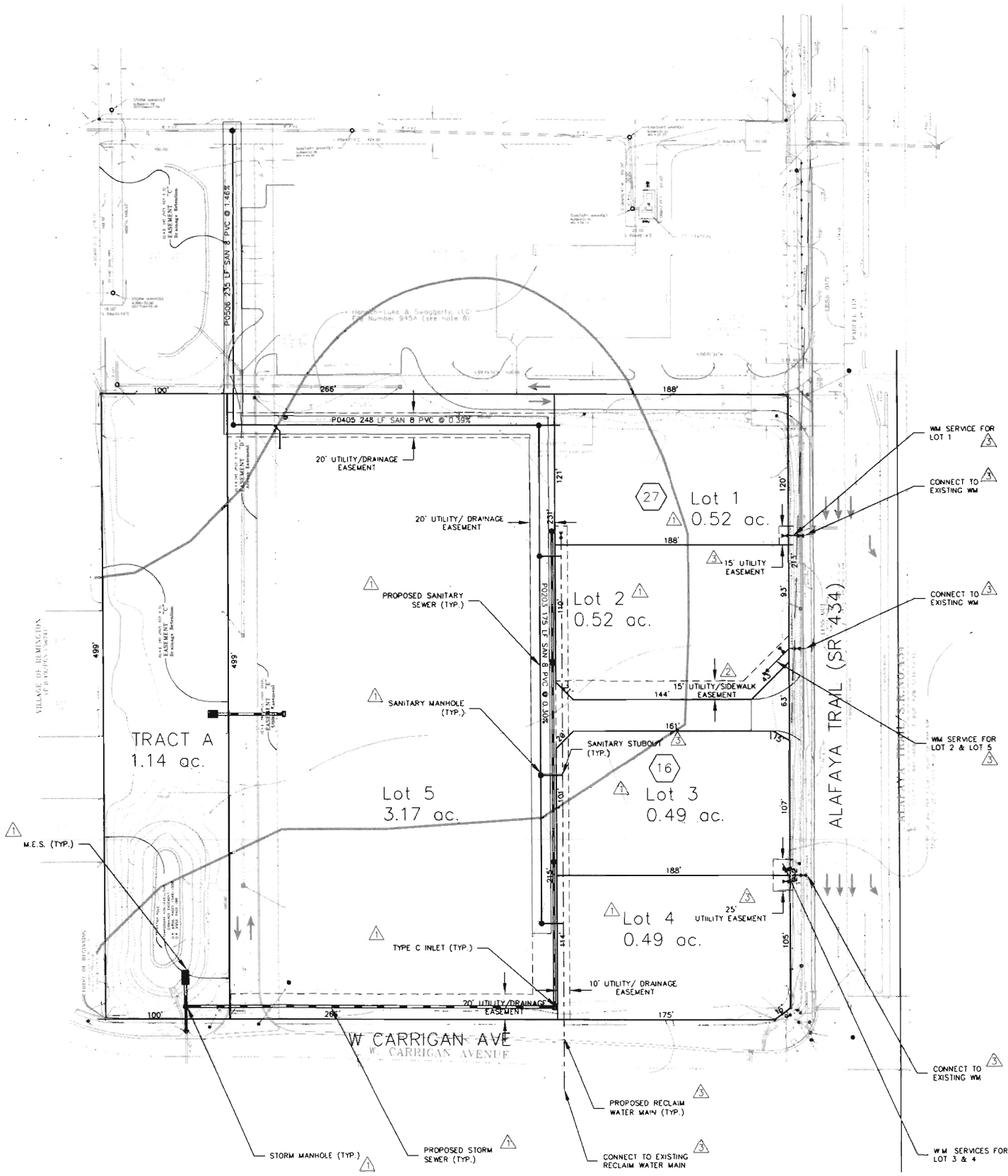

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SOILS LEGEND

SOILS LINE

:6 IMMOKALEE SAND

2 POMELLO

PROPERTY APPRAISER ID NUMBER _____

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MADDEN MOORHEAD & GLUNT
CIVIL ENGINEERS
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PRELIMINARY SUBDIVISION PLAN
FOR
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SEMINOLE COUNTY

CLIENT:
BSP / CARRIGAN-ALAFAYA, LLC
300 SOUTH ORANGE AVE SUITE 1000
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ENGINEER IN CHARGE:
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5	
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JOB # 26137
DATE: 9/3/08
SCALE: 1" = 50'
DESIGNED BY: CHM
DRAWN BY: JJS
APPROVED BY: CHM

PSP

H:\Data\26137\Eng\PSP\PSP 3 Lot Split\26137-PSP.dwg Apr 17, 2009 - 10:38:48 am