ITEM #_____

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

SUBJECT: Shoppes at Aloma Walk Preliminiary Subdivision Plan

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

AUTHORIZED BY: Lee Shaffer *MDS* **CONTACT:** Cynthia Sweet *cds* **EXT.** 7443

Agenda Date 8/5/09 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Shoppes at Aloma Walk, proposed on the northeast corner of Aloma Avenue and Clayton Crossing Way, and west side of S R 417, as requested by the applicant, Windcrest Development Group, Inc.

District 1 – Dallari Cynthia Sweet, Senior Planner

BACKGROUND:
The applicant, Windcrest Development Group, Inc., is requesting approval of a Preliminary Subdivision Plan (PSP) for Shoppes at Aloma Walk. The project consists of 4 commercial lots on a 14 acre parcel zoned PUD. The site is located on the northeast corner of Aloma Avenue and Clayton Crossing Way, and west side of S R 417, in Section 31, Township 21 S, and Range 31 E.

The PSP complies with all conditions of the approved Final Master Plan and Developer's Commitment Agreement for Greenway Pointe PUD and Section 35.43, Seminole County Land Development Code. All internal roads are private and Seminole County is the utility provider for water and sewer.

STAFF RECOMMENDATION:

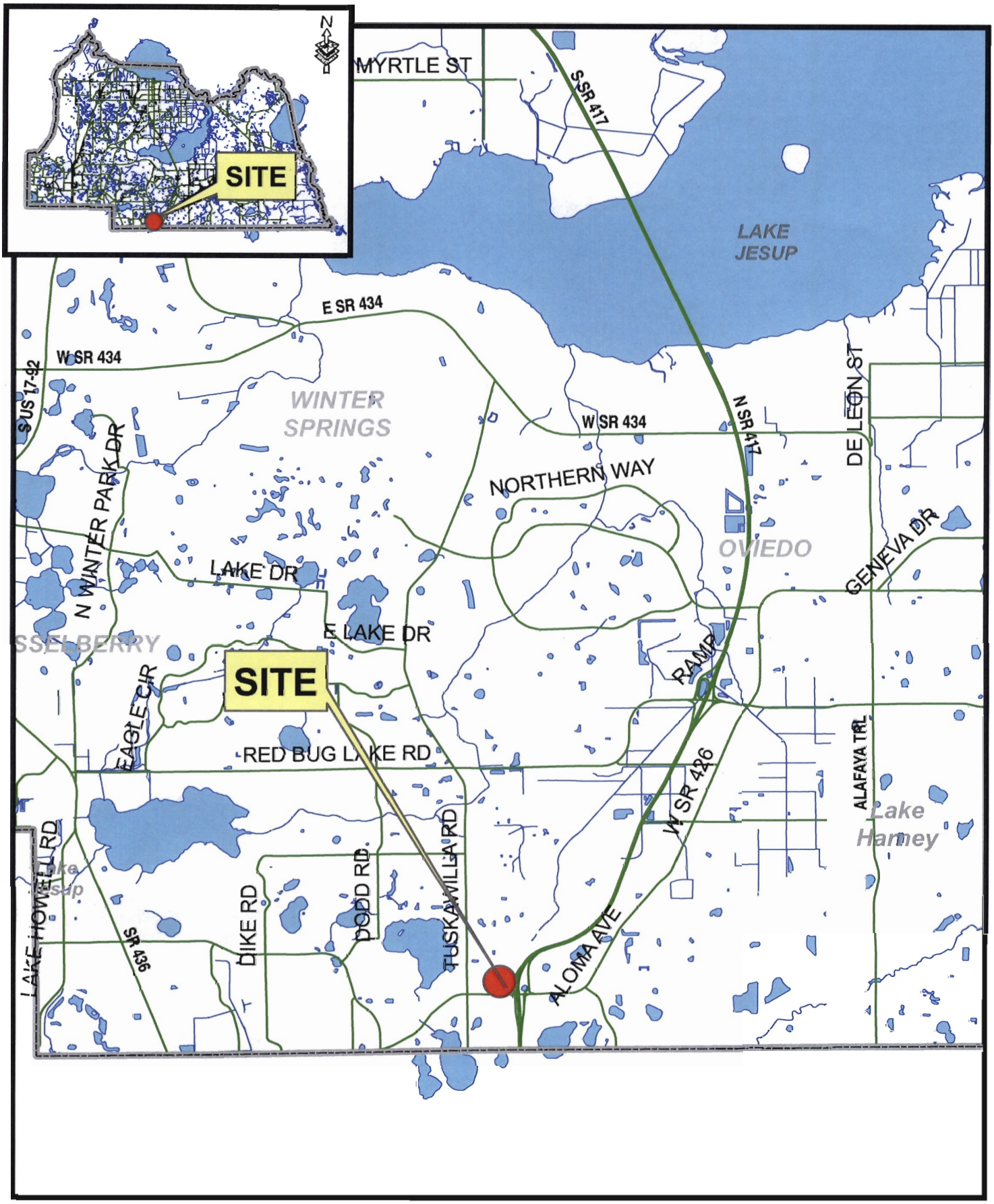
Staff recommends the Board approve the Preliminary Subdivision Plan for Shoppes at Aloma Walk, proposed on the northeast corner of Aloma Avenue and Clayton Crossing Way, and west side of S R 417, as requested by the applicant, Windcrest Development Group, Inc.

Reviewed by:
Co Atty: KFT as to form & legality
DFS:
OTHER:
DCM:
CM:

File No. 09-05500003

District 1 – Dallari

Attachments: Location Map - Exhibit A
Site Map – Exhibit B
Aerial Map – Exhibit C
PSP Reduced Copy - Exhibit D



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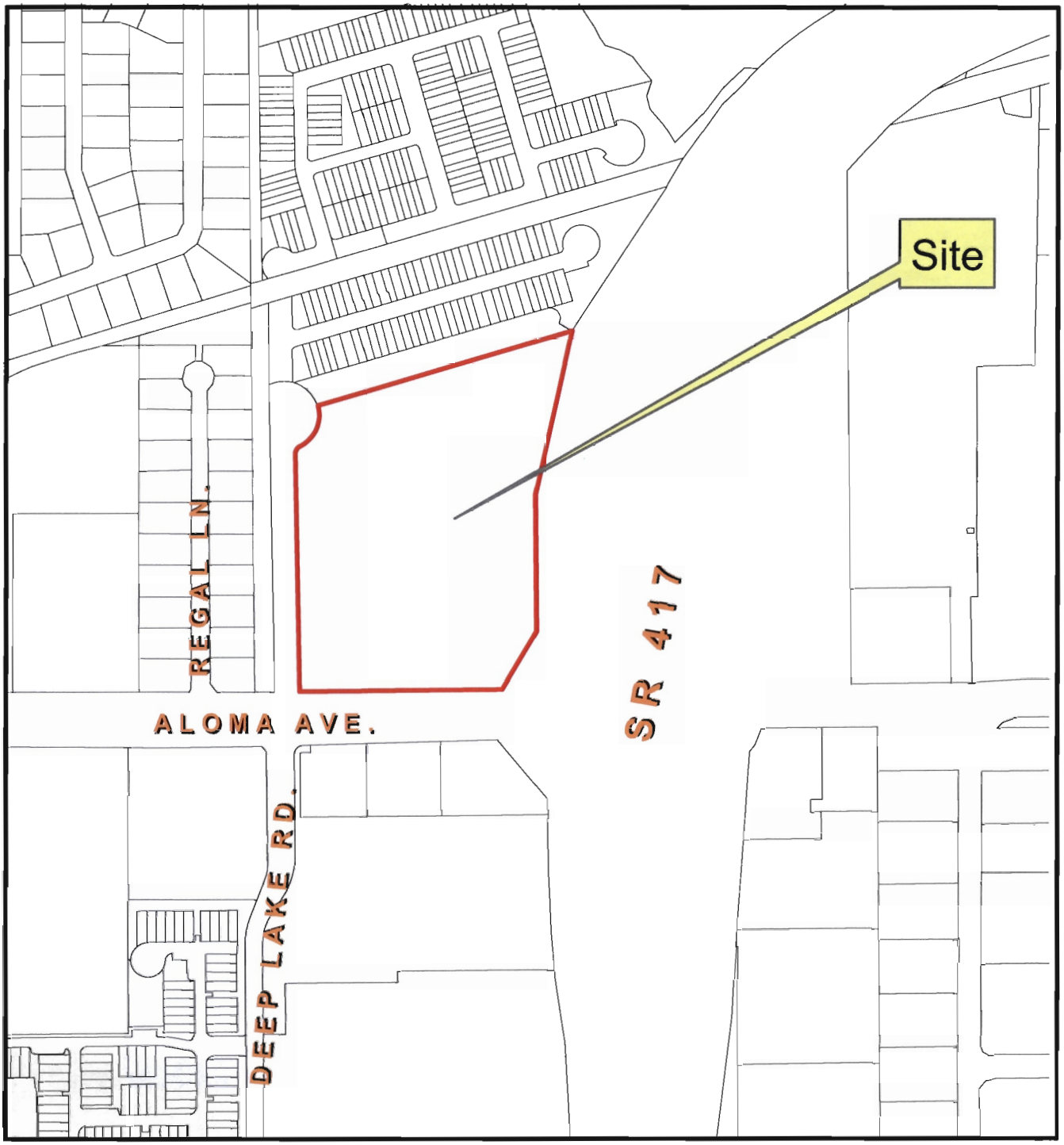
Shoppes at Aloma Walk

EXHIBIT A



Shoppes at Aloma Walk

EXHIBIT B

Shoppes at Aloma Walk

Parcel

Subject Property

N

January 2009 Color Aerials

EXHIBIT C

PRELIMINARY SUBDIVISION PLAN

SEMINOLE COUNTY, FLORIDA

SHOPPES AT ALOMA WALK

PARCEL A OF GREENWAY POINTE PUD

APR 30 2009

DEVELOPMENT REVIEW

PARCEL ID. NUMBER : 31-21-31-300-024A-0000

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, RUN SOUTH 01 DEGREES 07 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 31 AND ALONG THE EAST LINE OF THE BEAR CREEK PLAT, RECORDED IN PLAT BOOK 31, PAGES 54 & 55, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 1,409.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 01 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 82.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 01 DEGREES 07 MINUTES 18 SECONDS EAST, A DISTANCE OF 341.22 FEET; THENCE NORTH 73 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 195.87 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 73 DEGREES 43 MINUTES 12 SECONDS EAST A DISTANCE OF 746.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY ON THE WESTERLY RIGHT OF WAY OF SR 417 (EASTERN BELTWAY) AND HAVING A RADIUS OF 818.51 FEET, A CHORD BEARING OF SOUTH 13 DEGREES 20 MINUTES 52 SECONDS WEST AND A CENTRAL ANGLE OF 33 DEGREES 21 MINUTES 35 SECONDS; THENCE RUN ALONG SAID CURVE, 476.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03 DEGREES 13 MINUTES 57 SECONDS EAST A DISTANCE OF 445.41 FEET; THENCE SOUTH 33 DEGREES 10 MINUTES 36 SECONDS WEST A DISTANCE OF 143.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.R. 426 (ALOMA AVENUE); THENCE DEPARTING THE RIGHT OF WAY OF S.R. 417 RUN SOUTH 89 DEGREES 13 MINUTES 02 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF S.R. 426 A DISTANCE OF 607.98 FEET; THENCE DEPARTING THE SAID RIGHT OF WAY OF S.R. 426 RUN NORTH 01 DEGREES 07 MINUTES 18 SECONDS WEST A DISTANCE OF 684.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 64 DEGREES 39 MINUTES 22 SECONDS; THENCE RUN ALONG SAID CURVE A DISTANCE OF 28.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 77 DEGREES 20 MINUTES 20 SECONDS; THENCE RUN ALONG SAID CURVE A DISTANCE OF 134.98 FEET TO THE POINT OF BEGINNING.

APR 21 2009

PREPARED FOR

ALOMA WALK COMMERCIAL VENTURE, LLC.

9822 Tapestry Park Circle, Ste. 202
Jacksonville, Florida 32246

PROJECT TEAM:

CIVIL ENGINEER:
Bowyer Singleton & Associates, Inc.
Contact: Nicole Stader, P.E.
520 South Magnolia Avenue
Orlando, Florida 32801
Phone: (407) 843-5120

ARCHITECT:
Cunard & Peterson Architects LLC.
Contact: Blaine Miller
1925 Prospect Avenue
Orlando, FL 32814
Phone: (407) 661-9100

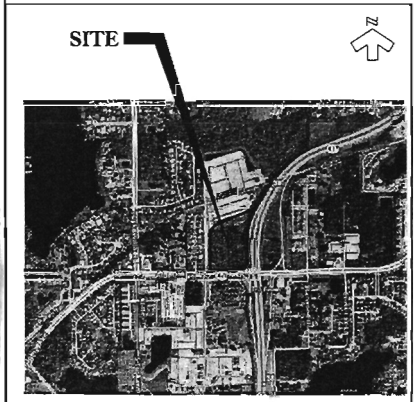
LANDSCAPE ARCHITECT:
Miller Legg
Contact: Chris Boehmer
631 S. Orlando Avenue, Suite 200
Winter Park, FL 32789
Phone: (407) 629-8880

DEVELOPER:
Aloma Walk Commercial Venture, LLC
Contact: John Holland
9822 Tapestry Park Circle, Suite 202
Jacksonville, Florida 32246
Phone: (904) 564-4147

DEVELOPMENT CONSULTANT:
WindCrest Development Group, Inc.
Contact: Tom Murray
605 E. Robinson Street, Suite 340
Orlando, Florida 32801
Phone: (407) 219-3540 ext. 222

GEOTECHNICAL ENGINEER:
ECS-Florida, LLC.
Contact: Anthony J. Florito, P.E.
2815 Directors Road, Suite 500
Orlando, Florida 32809
(407) 859-8378

SURVEY:
Accurlight Surveys of Orlando, Inc.
Contact: Rob Johnson
2012 E. Robinson Street
Orlando, Florida 32803
Phone: (407) 894-6314



SITE LOCATION

TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	OVERALL SITE PLAN
4	SITE PLAN
5	UTILITY PLAN

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

Property Appraiser ID Number 31-21-31-300-024A-0000
Seminole County
Approved for construction
This approvalis subject to specific conformance to the Seminole County Land Development Code and any specialrequirements of the Board of County Commissioners. It shallbe 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 approvalis valid for a period of one year from the date below.

Seminole County Development Review Department

Date

EXHIBIT D

BOWYER SINGLETON
CIVIL ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
BSA-CIVIL.COM

SEMINOLE COUNTY FLORIDA

SHOPPES AT ALOMA WALK

PRELIMINARY SUBDIVISION PLANS

CORPORATE OFFICE: 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 407-843-5120 ENGINEERING BUS. LIC. 1771

REVISIONS		
DATE	BY	DESCRIPTION

CONTRACTOR "AS-BUILT" STATEMENT

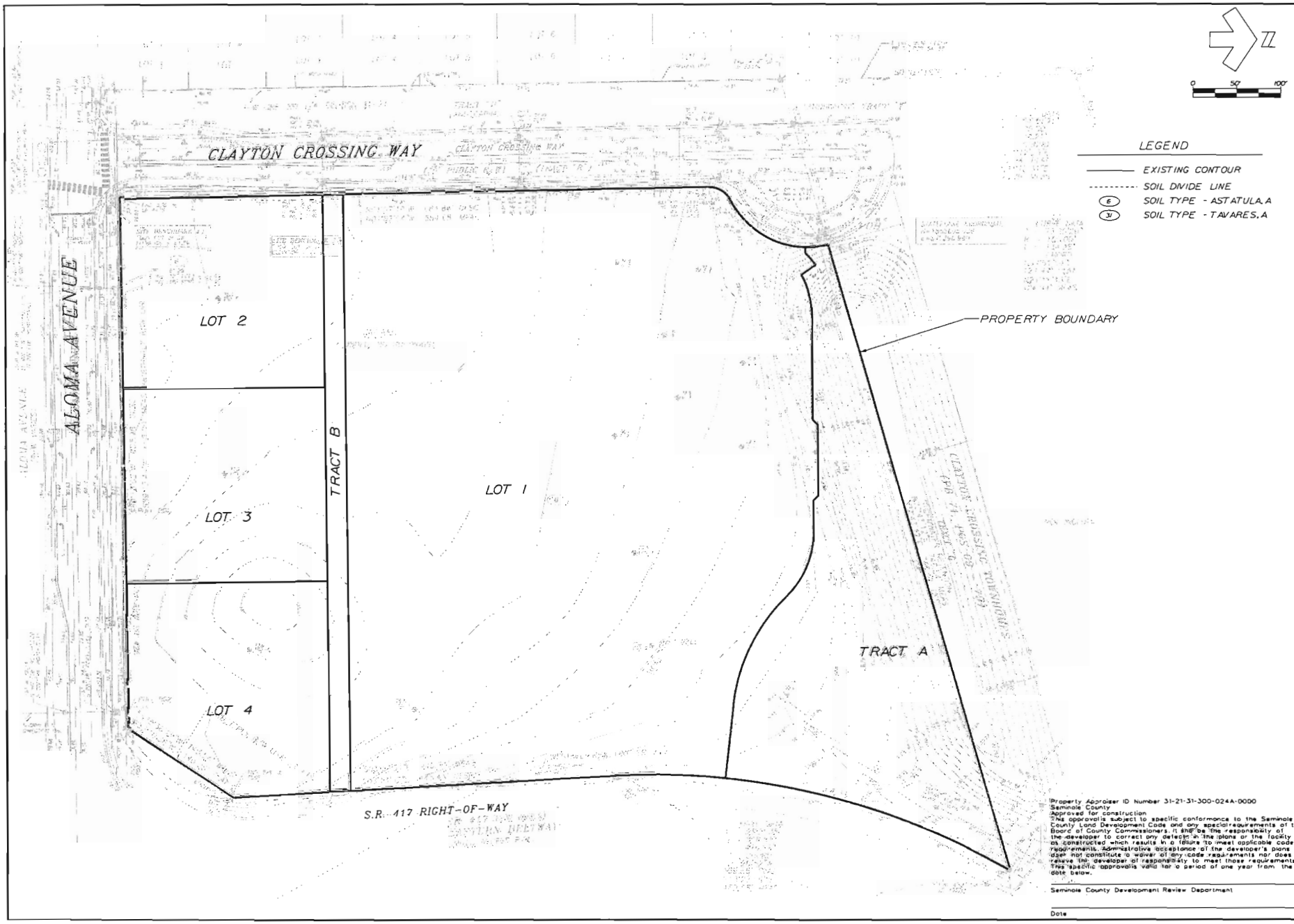
I hereby state that these "As-Built" were furnished to me by the contractor listed below, or an employee of said contractor, and that I reviewed the "As-Built" and made certain tests to have them corrected in accordance with my knowledge of what was or was not installed in accordance with the plans based upon site observations of the construction.

Contractor's Name _____

Engineer _____

No work without the signature and the seal of a registered Land Development Engineer.

DATE	MARCH 2009
DESIGNED	NLC
CHECKED	MPS
SCALE	NONE
PROJECT NO.	WNCWPSP
FILE NAME	WNCWCOVER
SHEET	1 OF 5



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Seminole County Development Review Department

Date

BOWYER SINGLETON

SEMINOLE COUNTY FLORIDA

EXISTING CONDITIONS PLAN

SHOPPES AT ALOMA WALK
PRELIMINARY SITE PLAN

REVISIONS

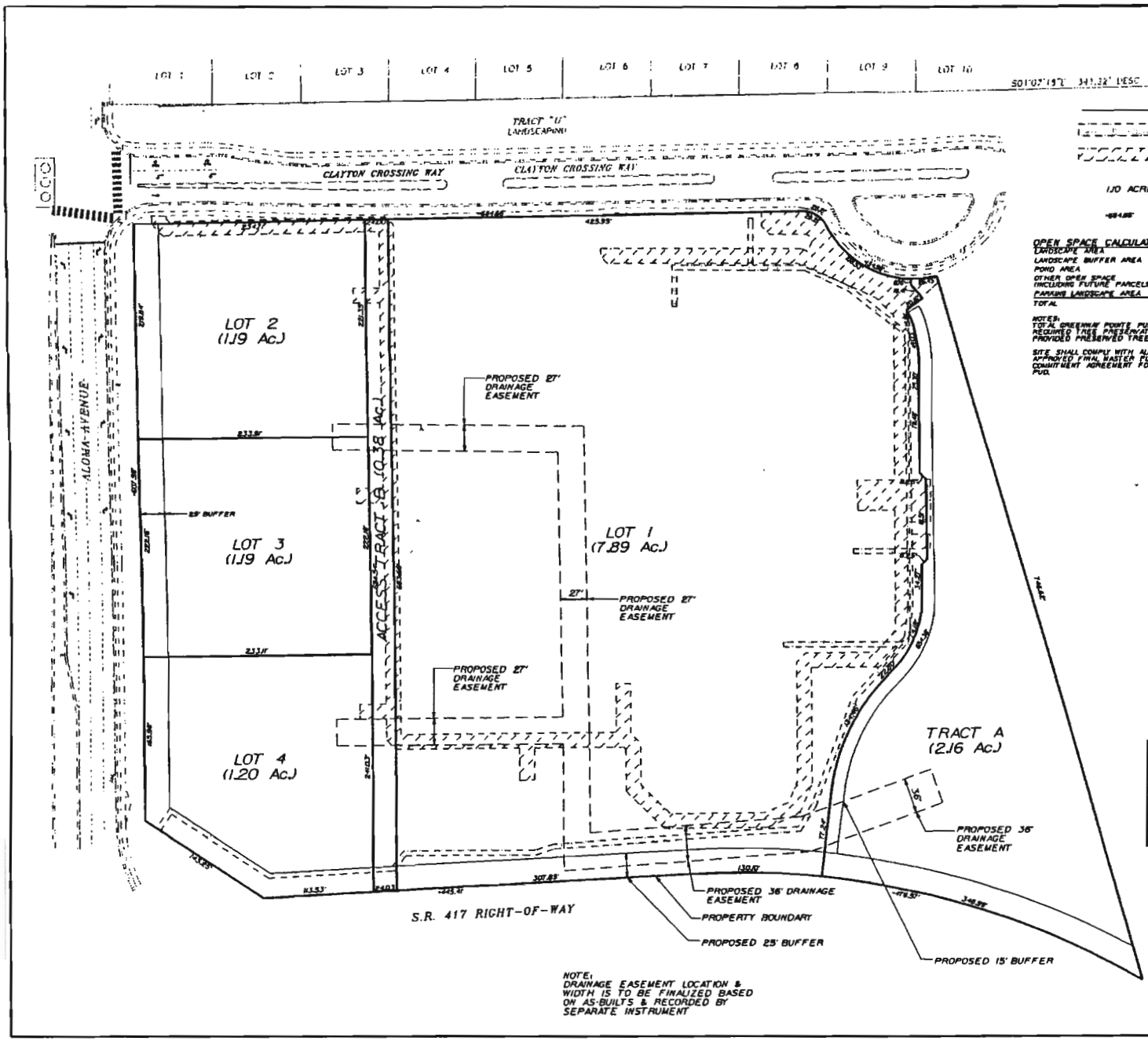
DATE	BY	DESCRIPTION

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor listed below. I, or an employee under my direct supervision, have reviewed these "As-Builts" and believe them to be a complete and accurate representation of what was actually constructed. This statement is based upon site observations of the construction.

Contractor's Name _____
Engineer _____

DATE	MARCH 2008
DESIGNED	MLC
CHECKED	MPS
SCALE	1" = 50'
PROJECT NO.	WNGUVPSP
FILE NAME	WNGUVPSPsubcond
SHEET	7 OF 5

EXHIBIT D



NOTE:
DRAINAGE EASEMENT LOCATION & WIDTH IS TO BE FINALIZED BASED ON AS-BUILTS & RECORDED BY SEPARATE INSTRUMENT

LEGEND

- UTILITY DUCT EASEMENT
- 15' MIN. UTILITY EASEMENT (EXACT LOCATION TO BE RECORDED WITH FINAL PLAT)
- 1.10 ACRES — TOTAL UTILITY EASEMENT AREA
- LENGTH OF ENTIRE LINE SEGMENT

OPEN SPACE CALCULATIONS

LANDSCAPE AREA	.038 AC.
LANDSCAPE BUFFER AREA	.115 AC.
POND AREA	.179 AC.
OTHER OPEN SPACE (INCLUDING FUTURE PARCELS)	.006 AC.
PARKING LANDSCAPE AREA	.033 AC.
TOTAL	.387 AC.

NOTES:
TOTAL GREENWAY POINTE PUD AREA = 68.77 AC.
REQUIRED TREE PRESERVATION = (7.9 AC.)(25%)
PROVIDED PRESERVED TREE AREA = (8.38 AC.)(28.5%)

SITE SHALL COMPLY WITH ALL CONDITIONS OF THE APPROVED FINAL MASTER PLAN & DEVELOPER'S COMMITMENT AGREEMENT FOR GREENWAY POINTE PUD.

NOTES

TRACT A OF THE GREENWAY POINTE PUD

CURRENT LAND USE/ZONING:	PUD
FUTURE LAND USE:	HP-TR
TOTAL SITE AREA:	14.00 ACRES
FLOOD ZONE CLASSIFICATION:	ZONE X
TOTAL LOTS IN PSP:	4
TOTAL TRACTS:	2
MINIMUM LOT SIZE:	NONE

BUILDING HEIGHT & SETBACKS:

NORTHERN BOUNDARY	50'
EASTERN BOUNDARY	25'
WESTERN BOUNDARY	25'
SOUTHERN BOUNDARY	25'
BUILDING HEIGHT LIMIT	35'
LOTS 2, 3 & 4 REAR/NORTH	10'
LOTS 2, 3 & 4 SIDE	0'

* SIDE SETBACK 0' UNLESS OTHERWISE DETERMINED BY BOUNDARY SETBACK

SITE BUFFERS:

SOUTHERN BOUNDARY	25' L.S. BUFFER
EASTERN BOUNDARY	25' L.S. BUFFER
NORTHERN BOUNDARY	15' L.S. BUFFER

OPEN SPACE:

REQUIRED	3.3 AC.(25%)
*PROVIDED	3.87 AC.(29%)

* OPEN SPACE ASSUMES PARCELS A, B & C INCLUDING THE BUFFER AREA ONLY

(SEE OPEN SPACE CALCULATIONS THIS SHEET FOR DETAILS)

UTILITIES:

WATER, SEWER & REUSE: SEMINOLE COUNTY PORTA PROGRESS ENERGY

A PROPERTY OWNER'S ASSOCIATION IS BEING ESTABLISHED FOR TRACTS A & B.

SEE FINAL PLAT FOR FINAL LOT DIMENSIONS.

A 5' LANDSCAPE BUFFER WILL BE REQUIRED BETWEEN LOTS 2, 3 & 4 AND TRACT B WHERE APPLICABLE. EXACT BUFFER LOCATION TO BE DETERMINED WITH FINAL ENGINEERING OF THE LOTS.

ARBOR PERMIT HAS ALREADY BEEN APPROVED FOR THIS PROJECT.

TRACT TABLE

TRACT	ACREAGE	DESCRIPTION	OWNERSHIP
LOT 1	7.89	Commercial	Private
LOT 2	1.19	Commercial	Private
LOT 3	1.19	Commercial	Private
LOT 4	1.2	Commercial	Private
TRACT A	2.16	Open Space/Drainage	Private
TRACT B	0.38	Access Roadway	Private

Property Appraiser ID Number 31-21-31-300-024A-0000
Seminole County
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Seminole County Development Review Department

Date

BOWYER SINGLETON

FLORIDA

SEMINOLE COUNTY

OVERALL SITE PLAN

SHOPPES AT ALOMA WALK
PRELIMINARY SITE PLAN

DATE	BY	DESCRIPTION

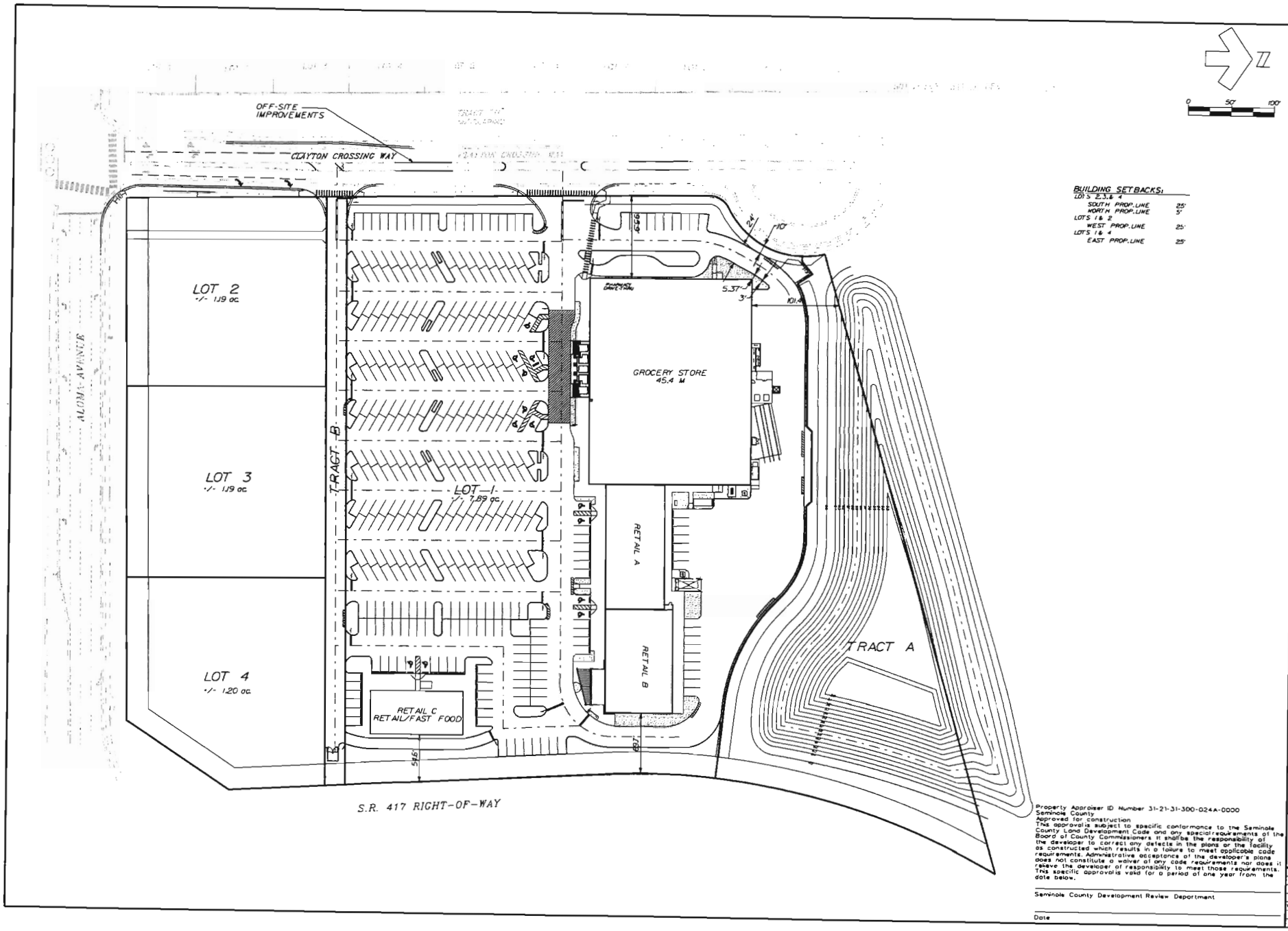
CONTRACTOR "AS-BUILTS"
The undersigned, as the Contractor, hereby certifies that the information shown on these "As-Built" plans is accurate and represents the actual "As-Built" conditions of the improvements, to the knowledge of the undersigned, based upon data furnished by the undersigned.

Contractor's Name

Engineer

DATE	[illegible]
DRAWN BY	[illegible]
CHECKED	[illegible]
SCALE	1" = 30'
PROJECT NO.	[illegible]
FILE NAME	[illegible]
SHEET	2 OF 3

EXHIBIT D



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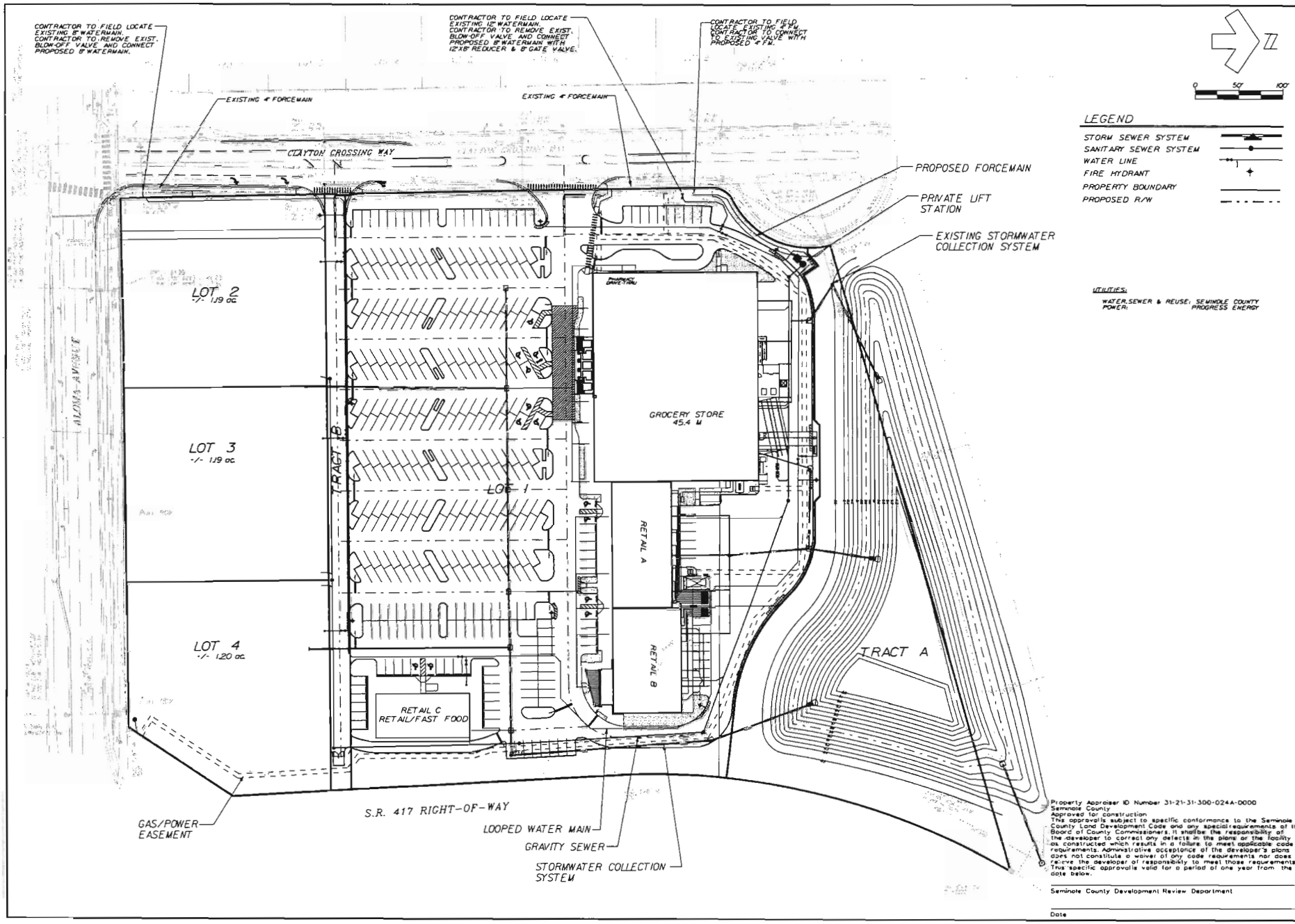
Date

EXHIBIT D


CONTRACTOR TO FIELD LOCATE EXISTING 8" WATERMAIN. CONTRACTOR TO REMOVE EXIST. BLOW-OFF VALVE AND CONNECT PROPOSED 8" WATERMAIN.
CONTRACTOR TO FIELD LOCATE EXISTING 12" WATERMAIN. CONTRACTOR TO REMOVE EXIST. BLOW-OFF VALVE AND CONNECT PROPOSED 8" WATERMAIN WITH 12"X8" REDUCER & 8" GATE VALVE.
CONTRACTOR TO FIELD LOCATE EXISTING 4" FM. CONTRACTOR TO CONNECT TO EXISTING VALVE WITH PROPOSED 4" FM.
EXISTING 4" FORCEMAIN
EXISTING 4" FORCEMAIN
CLAYTON CROSSING WAY
PROPOSED FORCEMAIN
PRIVATE LIFT STATION
EXISTING STORMWATER COLLECTION SYSTEM
LEGEND
STORM SEWER SYSTEM
SANITARY SEWER SYSTEM
WATER LINE
FIRE HYDRANT
PROPERTY BOUNDARY
PROPOSED R/W
UTILITIES:
WATER,SEWER & REUSE: SEMINOLE COUNTY
POWER: PROGRESS ENERGY
LOT 2
+/- 1.19 ac
LOT 3
+/- 1.19 ac
LOT 4
+/- 1.20 ac
TRACT B
LOT 1
GROCERY STORE
45,4 M
RETAIL A
RETAIL B
RETAIL C
RETAIL/FAST FOOD
TRACT A
ALOMA AVENUE
S.R. 417 RIGHT-OF-WAY
GAS/POWER EASEMENT
LOOPED WATER MAIN
GRAVITY SEWER
STORMWATER COLLECTION SYSTEM
Property Appraiser ID Number 31-21-31-300-024A-0000
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Seminole County Development Review Department
Date
BOWYER SINGLETON
FLORIDA
SEMINOLE COUNTY
UTILITY PLAN
SHOPPES AT ALOMA WALK
PRELIMINARY SITE PLAN
REVISIONS
DATE
BY
DESCRIPTION
CONTRACTOR "AS-BUILTS"
Thereby note that these "As-Builts" were furnished to the undersigned by the Contractor and have been reviewed under my direct supervision but, I have not personally verified the accuracy of these "As-Builts" as actually constructed. The statement is based upon site observations and the representations of the Contractor's here represented.
Contractor's Name _____
Engineer _____
DATE MARCH 2009
DESIGNED ALC
CHECKED MPS
SCALE 1" = 30'
PROJECT NO
FILE NAME
SHEET 3 OF 5

EXHIBIT D