

PLANNING AND DEVELOPMENT



TO: Distribution List
FROM: Seminole County Development Review
RE: PRE-APPLICATION REVIEWS: 02/18/09

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to the Development Review Division. Should any further information be needed, please contact your Project Manager. Thank you.

Note: If a meeting is required, staff will notify the Applicant by 02/13/09.

PRE-APPLICATION REVIEW		
TIME: 9:20 AM	Project Name: West SR 46 (5433) Type: Special Exception Applicant: Heritage @ Lk. Forest Proj Manager(s): Denny Gibbs/Brian Walker Proj #: 09 - 80000005	PID: 30-19-30-300-002K-0000 Dist: 5-CAREY Zoning: A-1 Acres: 7.59 Project Location: S. Side of W. SR 46, E of S. Henderson Lane
NO MEETING REQUIRED	Project Name: Dynasty Cove (401) Type: Site Plan Applicant: Tom Ambrose Proj Manager(s): Tony Walter/Sam Duhs Proj #: 09 - 80000006	PID: 23-20-30-5AQ-0000-0050 Dist: 5-CAREY Zoning: A-1 Acres: 1.0 Project Location: W. Side of S. Sanford Ave., S. of Myrtle St.

DEVELOPMENT REVIEW DIVISION

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 30-19-30-300-002K-0000
Attach list of all parcel ID numbers associated with the project site.

NAME: TUAN HUYNH, P.E.

COMPANY: REGIONAL CONSULTING ENGINEERS, LLC

EMAIL ADDRESS (REQUIRED): tuanh@rcef.com

ADDITIONAL EMAIL ADDRESS: _____

DAYTIME PHONE: (407) 340-5713 **FAX NUMBER:** (407) 812-5485

SUBJECT PROPERTY ADDRESS: 5433 W. SR 46, SANFORD, FL 32771

OF ACRES: 7.59 ACRES

PROJECT NAME: THE HERITAGE AT LAKE FOREST EXPANSION

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: A-1 **CURRENT USE:** ASSISTED LIVING FACILITY

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current OFF Proposed OFF - FLU
 Land Use Amendment Current A-1 Proposed A-1 - ZONING
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

******* THIS BOX FOR STAFF USE ONLY *******

PROJECT MANAGER: _____ **RECEIVE DATE:** _____ **COMMENTS DUE:** _____

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)



7200 Lake Ellenor Dr. Suite 105
Orlando, Florida 32809

Phone: (407) 812-5480
Fax: (407) 812-5485



LOCATION MAP

THE HERITAGE AT LAKE FOREST EXPANSION
PARCEL ID: 30-19-30-300-002K-0000

FIGURE 1

SEMINOLE COUNTY

FLORIDA

THE HERITAGE AT LAKE FOREST EXPANSION

I. Project Narrative:

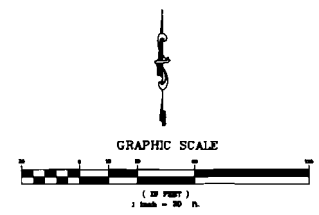
The proposed **The Heritage at Lake Forest Expansion** project is located about one mile west of Interstate I-4 and on the south side of State Road 46 (SR 46). The site Parcel ID No. is 30-19-30-300-002K-0000 and physical address is 5433 W. SR 46, Sanford, FL 32771. The site is currently zoned A-1 and the Future Land Use (FLU) are office professional (OFF) for the front portions adjacent to SR 46 and at the rear of the property is low density residential (LDR). The new building expansion/addition will be located within the office professional FLU portions and will be setback a minimum 50 feet from SR 46. This is allowed within the "SR 46 Gateway Corridor" based on discussion with Seminole County Planning staff.

The site currently has a 220 beds assisted living facility (ALF) with one, two, and three stories. The owner/applicant (**Alternative Senior Care, LLC**) would like to add a three (3) story building just west of the existing facility. The new facility will have a building footprint of about 19,125 sq-ft on each floor and total living area of about 57,375 sq-ft (three floors) to accommodate a 96 beds facility. There will also be a basement area with a small entrance for small vehicle food deliveries and storage area just below the living quarters (top three floors).

New paved parking areas will be constructed to serve visitors and employees and to meet the parking requirements based on the previously approved assisted living facility (ALF). The existing dry retention pond along the eastern portions of the site will have to be expanded to meet the additional impervious areas (parking pavement, building, and sidewalks) and stormwater runoff. The current site has adequate domestic potable water, fire flow, and sanitary sewer services to accommodate the new expansion building. There is an existing lift station at the northwest corner of the site that the addition sewer flows will tie into.

The owner/applicant will next submit a Special Exception Application for approval thru the Board of Zoning Adjustment.

STATE ROAD 46



SITE DATA:

- SITE AREA: 330,620 SF (7.59 AC.)
- PARCEL ID: 30-19-30-300-002K-0000
- PHYSICAL ADDRESS: 5433 W. STATE ROAD 46, SANFORD, FL 32771
- EXISTING ZONING & LAND USE: A-1 & OFF (OFFICE)
- PROPOSED ZONING & LAND USE: A-1 & OFF (OFFICE)
- PROPOSED USAGE: SENIOR LIVING FACILITY (48 UNITS - 96 BEDS)
- BUILDING LIVING AREAS: 57,375 SF (THREE-STORY LIVING QUARTERS)
- SERVICE/ STORAGE AREA: 19,125 SF (BASEMENT)
- GROSS BUILDING AREA: 76,500 SF (BASEMENT & LIVING QUARTERS)
- MAX BUILDING HEIGHT: 35 FEET (THREE-STORY)
- PROPOSED BUILDING HEIGHT: 35 FEET (THREE-STORY LIVING QUARTERS)
- MIN NEW BUILDING SETBACKS:

FRONT	50'	(STATE ROAD 46)
SIDE	10'	(ADJ. TO OFFICE)
SIDE	100'	(ADJ. TO LOW DENSITY RESIDENTIAL)
REAR	100'	(ADJ. TO LOW DENSITY RESIDENTIAL)

AREA TAKE-OFF CALCULATIONS:

- SITE AREA: 330,620 SF (7.59 AC.)
- EXIST IMPERVIOUS AREA:

BUILDING (ROOF):	61,367 SF	(18.56%)
PAVEMENT & SIDEWALK:	79,072 SF	(23.92%)
TOTAL:	140,439 SF	(42.48% OF SITE)
- EXIST OPEN SPACE AREA: 190,181 SF (57.52% OF SITE)
- NEW IMPERVIOUS AREA (EXISTING + PROPOSED):

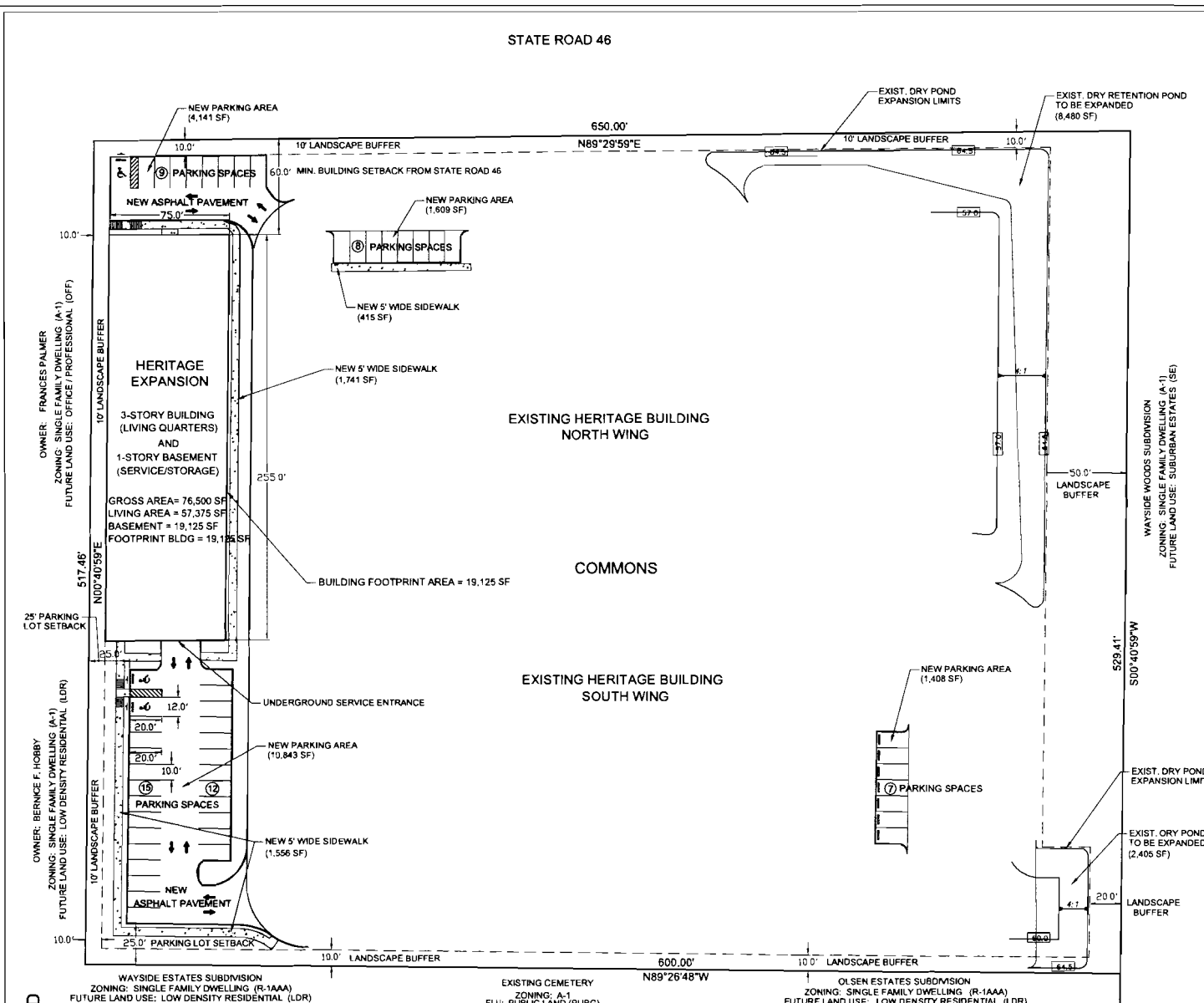
BUILDING (ROOF):	80,492 SF	(24.35%)
PAVEMENT & SIDEWALK:	100,785 SF	(30.48%)
TOTAL:	181,277 SF	(54.83% OF SITE)
- PROPOSED OPEN SPACE AREA: 149,343 SF (45.17% OF SITE)

PARKING CALCULATION (NEW BUILDING EXPANSION):

PROPOSED USAGE = 48 UNITS SENIOR LIVING FACILITY (96 TOTAL BEDS)

- PARKING REQUIRED PER SEMINOLE COUNTY LDC:

0.2 SPACE PER BED (0.2 x 96 BEDS):	20 SPACES
1 SPACE PER EMPLOYEE MAX. SHIFT:	25 SPACES
TOTAL:	45 SPACES REQUIRED
- REGULAR PARKING SPACES PROVIDED: 48 SPACES
- HANDICAP SPACES PROVIDED: 3 SPACES
- TOTAL: 51 SPACES



DATE	REV	BY	DESCRIPTION	DATE	REV	BY	DESCRIPTION

OWNER: FRANCES PALMER ZONING: SINGLE FAMILY DWELLING (A-1) FUTURE LAND USE: OFFICE / PROFESSIONAL (OFF)	OWNER: BERNICE F. HOBBY ZONING: SINGLE FAMILY DWELLING (A-1) FUTURE LAND USE: LOW DENSITY RESIDENTIAL (LDR)	WAYSIDE ESTATES SUBDIVISION ZONING: SINGLE FAMILY DWELLING (R-1AAA) FUTURE LAND USE: LOW DENSITY RESIDENTIAL (LDR)	EXISTING CEMETERY ZONING: A-1 FLU: PUBLIC LAND (PUBG)	OLSEN ESTATES SUBDIVISION ZONING: SINGLE FAMILY DWELLING (R-1AAA) FUTURE LAND USE: LOW DENSITY RESIDENTIAL (LDR)
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NOT VALID UNLESS SEALED

7200 Lake Eleanor Dr. Suite 105
Orlando, FL 32805

Phone: (407) 812-5400
Fax: (407) 812-5405
Toll Call: 800-762

THE HERITAGE AT LAKE FOREST EXPANSION
PRELIMINARY SITE PLAN
SPECIAL EXCEPTION APPLICATION

SEMINOLE COUNTY FLORIDA

DATE: JAN 2009
DRAWN BY: JANE K. HUBBARD, P.E.
APPROVED: JANE K. HUBBARD, P.E.
SCALE: AS SHOWN
PROJECT # 09-001
FILENAME: THE HERITAGE AT LAKE FOREST EXPANSION
SHEET 1 OF 1

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PROJECT INFORMATION

PROPERTY APPRAISER ID #: 23-20-30-5AQ-0000-0050

Attach list of all parcel ID numbers associated with the project site.

NAME: Tom Ambrose

COMPANY: n/a

EMAIL ADDRESS (REQUIRED): TOXICT2001@YAHOO.COM

ADDITIONAL EMAIL ADDRESS: _____

DAYTIME PHONE: (386) 837-0449 FAX NUMBER: ()

SUBJECT PROPERTY ADDRESS: 401 Dynasty Cove, Sanford, FL 32773

OF ACRES: 2.12

PROJECT NAME: Driveway Bridge

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: agriculture CURRENT USE: single family

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

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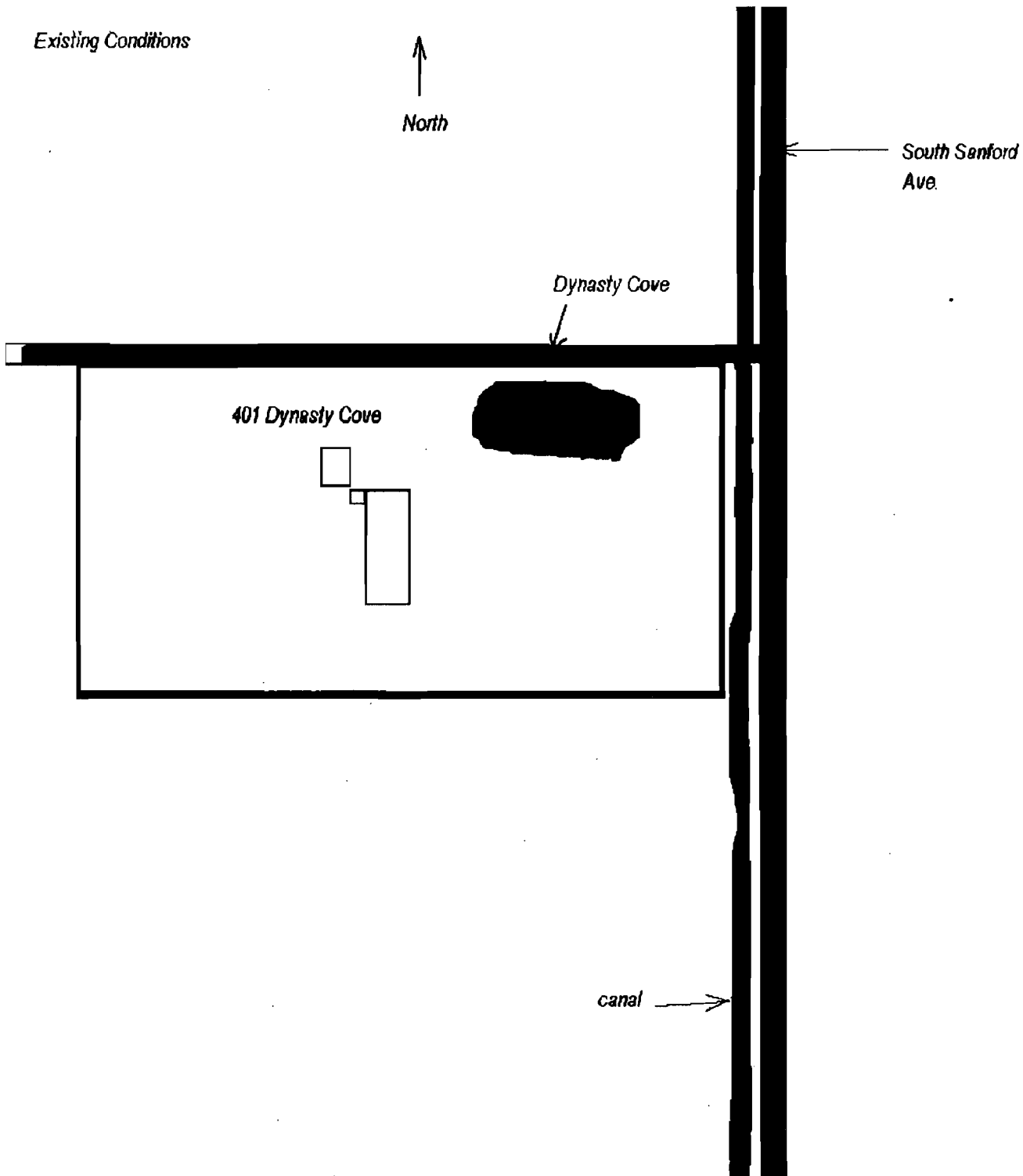
Project Description Narrative**01/22/2009**

Tom Ambrose
401 Dynasty Cove
Sanford, Fl 32773

This project involves the construction of a residential, vehicular bridge that is intended to provide driveway access from South Sanford Avenue to the residential property located at the above address. The bridge will connect with the West edge of South Sanford Avenue at a point approximately 50 feet South of the North property line and span West approximately 25 feet over a county maintained drainage canal that is 8 -10 feet in depth. The dimensions of the proposed structure will not exceed 18' X 40' with approximately 1000 Sq. feet of concrete needed to form a driveway apron. Materials for construction include compacted clay, limestone, and river rock for foundation, a galvanized box culvert for the main structure, and concrete / rebar for footings, surfacing, and erosion prevention. Any suggestions on materials, designs, restrictions, and requirements are being requested for presentation to a civil engineer and architect in order to complete the planning and development phase. There are serious erosion issues to be addressed at the proposed site and the geotechnical engineer is requesting any historical flood information about the canal including the maximum cubic foot discharge to determine culvert size as well as any future plans the county may have for erosion control. I am requesting a survey, if a current one exists in county files, of the canal in the area of the proposed bridge. The opportunity for construction on the project is limited to the few months when seasonal rainfall is low, therefore the project is planned to be started as soon as possible. Thanks for reviewing this plan and call if you have any questions 386-837-0449.

Tom

Existing Conditions



Proposed Development

