ITEM #	

DFS:

Other:

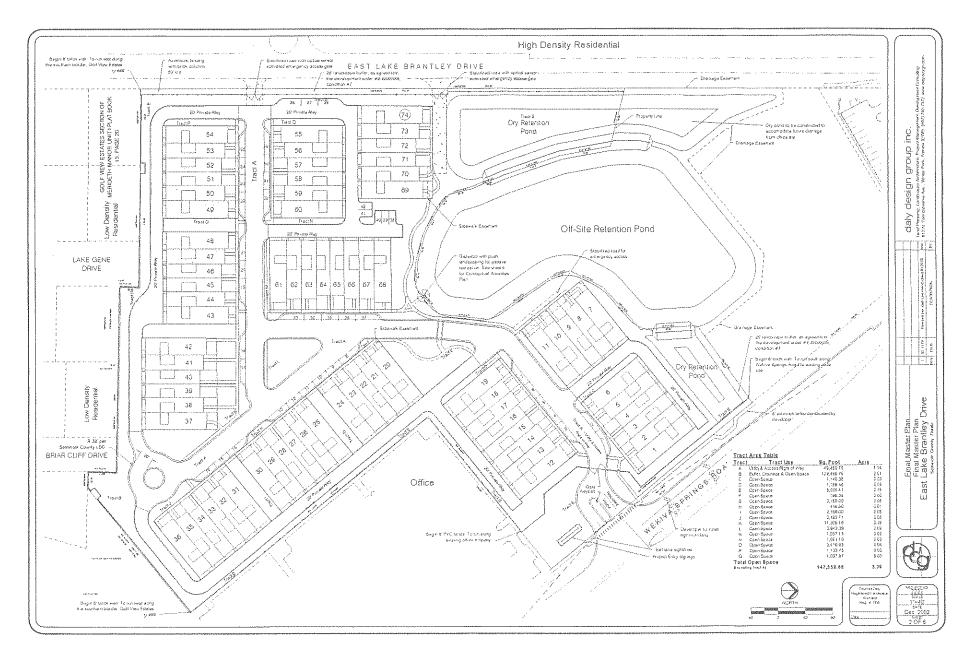
File No. rpdp05

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Request for Approval of Final Master Plan and Devel	oper's Commitment			
Agreement for East Lake Brantley Drive PUD - (Thomas				
DEPARTMENT: Planning & Development DIVISION: Planning	**************************************			
AUTHORIZED BY: Don Fisher CONTACT: Jeff Hopper	EXT . 7431			
Agenda Date_4/08/03 Regular ⊠ Consent ☐ Work Session ☐	Briefing			
Public Hearing – 1:30 Public He	earing – 7:00 🔲			
MOTION/RECOMMENDATION:	account construction and a second construction and a second construction and a second construction and a second			
1. APPROVE the Final Master Plan and Developer's Commitment Agreement for East Lake Brantley Drive PUD and authorize the Chairman to execute same, located on the west side of Wekiva Springs Road, ½ mile north of SR 434, including approximately 10 acres, based on findings made at the				
meeting (Tom Daly, applicant); or 2. DENY the request for approval of Final Master Plan and Developer's Commitment Agreement for East Lake Brantley Drive PUD, based on findings made at the meeting; or 3. CONTINUE the item until a date certain.				
(District 3 – Commissioner Van Der Weide) (Jeff Hopper, Se	nior Planner)			
BACKGROUND:				
The applicant, Thomas Daly, requests approval of the Final PUD Master Plan and Developer's Commitment Agreement for East Lake Brantley Drive PUD in order to develop 74 townhouse residential units on a 9.99-acre site.				
The Board approved the Preliminary PUD plan on the project on September 24, 2002, and an amended development order correcting an erroneous legal description was approved February 25, 2003. The zoning approval permitted townhouse units at a density of approximately 7.4 units per gross acre. (Staff calculations indicate a density of 9.49 units per net buildable acre on the Final Master Plan.) The developer is providing substantial buffering and landscaping on the south property line adjacent to Golf View				
Estates.	Reviewed by:			

STAFF RECOMMENDATION:

Staff finds that the proposed Final PUD Master Plan and Developer's Commitment Agreement are consistent with the Preliminary Master Plan and approved development order, and the <u>Vision 2020 Plan</u>. Therefore, staff is recommending approval of the Final Master Plan and Developer's Commitment Agreement.



EAST LAKE BRANTLEY TOWNHOMES PUD DEVELOPER'S COMMITMENT AGREEMENT

On April 8, 2003 the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

1. LEGAL DESCRIPTION:

See Exhibit A

2. PROPERTY OWNERS

ORLONE, N.V., a Netherlands Antilles Corporation, whose address is Werfstraat no. 6, Curacao, Netherlands, Antilles, as to a 1/6th undivided interest in the whole. Mohamed Al-Hudhud, President;

ORLTWO, N.V., a Netherlands Antilles Corporation, whose address is Werfstraat no. 6, Curacao, Netherlands, Antilles, as to a I/6th undivided interest in the whole, Asem I. Bibi, President;

ORLTHREE, N.V., a Netherlands Antilles Corporation, whose address is Werfstraat no. 6, Curacao, Netherlands, Antilles, as to a 1/6th undivided interest in the whole, Sabah Al-Rumani, President.

TAFTAN PROPERTIES, N.V., a Netherlands Antilles Corporation, whose address is Werfstraat no. 6, Curacao, Netherlands, Antilles, as to a 1/6th undivided interest in the whole, Daoud Siksek, President;

PERIANA INVESTMENTS, N.V., a Netherlands Antilles Corporation, whose address is Werfstraat no. 6, Curacao, Netherlands, Antilles, as to a 1/6th undivided interest in the whole, Rashid Mazroui, President; and

ASTRID I. TYUS, whose address is 1268 Tittsworth Road, Seymour, Tennessee 37865, as to a 1/6th undivided interest in the whole.

3. REQUESTED DEVELOPMENT APPROVAL

Approval of Developer's Commitment Agreement and Final Master Plan, attached as Exhibit "B."

4. STATEMENT OF BASIC FACTS

A. Total Area: 9.99 Acres

B. Zoning: Planned Unit DevelopmentC. Density 9.5 units per net buildable acre

D. The development approval sought is consistent with the Seminole County

Comprehensive Plan and will be developed consistent with and in compliance with all other applicable regulations and ordinances.

E. The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the aforedescribed property.

5 LAND USE BREAKDOWN

LAND USE	AREA (acres)	% OF SITE
Townhouse Residential	4.18	41.84
Utility & Access R/W	1.14	11.41
Alleys	1.05	10.51
Buffer, Drainage & Open Space tract	2.51	25.13
Other Open Space	0.89	8.91
TOTAL AREA	9.99	100.00

6. OPEN SPACE AND RECREATION AREAS

Total Residential Land Area: 9.99 acres

Required Open Space: 25% = 9.99 acres x 0.25 = 2.50 acres

Open Space Provided: 3.62 Acres

7. BUILDING SETBACKS

North property line: 10' East Property Line (adjacent properties) 10'

South Property Line: 30' for 1-story buildings

50' for 2-story buildings

East Lake Brantley Drive: 25'
Wekiva Springs Road 25'

8. PERMITTED USES

Option A: Townhouses

Attached single family dwelling units

Single Family Homes

Group Homes

Home offices

Option B: Office Uses

Any uses permitted in the OP (Office) zoning district, subject to development standards of said district.

NOTE: If developed, office uses shall be the exclusive use of the property. Mixing of residential and office uses shall not be permitted on the site.

9. LANDSCAPE & BUFFER CRITERIA

East Property Line (Wekiva Springs Road):

• 25' landscape buffer. A minimum of 4 canopy trees per 100' to be planted.

South Property Line

• A 6-foot brick wall with canopy trees planted at a rate of 4 per 100 feet and understory trees planted at a rate of 5 per 100 feet.

West Property Line (East Lake Brantley Drive)

• 25' landscape buffer. A minimum of 4 canopy trees per 100' to be planted.

North Property Line

• No buffer requirements

All landscape buffers and common areas shall be maintained by a homeowners association.

10. DEVELOPMENT COMMITMENTS

- A. All townhouse units will be located on individual platted lots.
- B. The development will not be designed as student housing.
- C. Balconies shall be prohibited on units 37-54.
- D. Building appearance shall be similar to designs presented at the public hearing, as shown in Exhibit C, per the approved Development Order # 2-22000005.
- E. Front walls of townhouses units shall be staggered.
- F. Dumpsters and mechanical units shall be located and/or screened so as not to be visible from Wekiva Springs Road, East Lake Brantley Drive, or Golfview Estates to the south.
- G. No accessory buildings shall be allowed on individual townhouse lots.
- H. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.
- I. Outdoor lighting shall be cutoff/shoebox style fixtures a maximum of 16 feet in height.
- J. The project street lighting adjacent to the south property boundary will be limited to decorative lighting affixed to the fronts of units.
- K. Building height shall be limited to 35 feet. Height shall be measured from the mean elevation between roof ridge and eaves.
- L. Right and left turn lanes shall be provided for access from Wekiva Springs Road.

11. WATER, SEWER AND STORMWATER

WATER: Water services shall be provided by Florida Water Services Inc.

SANITARY SEWER: Sanitary sewer shall be provided by Utilities inc.

STORMWATER: Stormwater drainage and stormwater management shall be according to Seminole County's county regulations.

FIRE PROTECTION: Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1,250 gpm with 20 p.s.i. Fire hydrant shall be located according to Seminole county regulations.

12. PHASING

The development will be constructed in 1 phase.

13. STANDARD COMMITMENTS

- 1. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- 2. The conditions upon this development approval and commitments made as to this development approval have been accepted by and agreed to by the Owners of the property.
- 3. The developer's commitment agreement touches and concerns the aforedescribed property, and the conditions, commitments, and provisions of the developer's commitment agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or by part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of said property have expressly covenanted and agreed to this provision and all other terms and provisions of the developer's commitment agreement.
- 4. The terms and provisions of the developer's commitment agreement are not severable, and in the event any portion of this developer's commitment agreement shall be found to be invalid or illegal, then the entire developer's commitment agreement shall be null and void.

DONE	AND (RDER	ED O	V	
THE D	ATEF	IRST V	VRITI	'EN A	BOVE

By:	
v	Daryl G. McLain
	Chairman

COMES NOW, the owner, ORLONE, N.V., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement. Witness By: __ Mohamed Al-Hudhud Print Name President Witness Print Name STATE OF FLORIDA COUNTY OF SEMINOLE I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MOHAMED ALme or who has produced personally known to HUDHUD. and is as identification and who acknowledged and executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this _____ day of ______, 2003. Notary Public, in and for the County and State

Aforementioned

My Commission Expires:

COMES NOW, the owner, ORLTWO, N.V., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Witness

By:

Asem I. Bibi
President

STATE OF FLORIDA

Print Name

Witness

COUNTY OF SEMINOLE

State and County aforesaid to tal	that on this day, before me, an officer duly authorized in the ke acknowledgments, personally appeared ASEM I. BIBI, and has produced as
identification and who acknowle	dged and executed the foregoing instrument.
WITNESS my hand and day of, 2003.	official seal in the County and State last aforesaid this
	Notary Public, in and for the County and State Aforementioned
	My Commission Expires:

COMES NOW, the owner, ORLTHREE, N.V., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Witness

By:

Print Name

By:

Sabah Al-Rumani

President

CIT.	Å	dul.	AT	II.I	ARIN	A

Print Name

Witness

COUNTY OF SEMINOLE

State and County aforesaid to take ack	nis day, before me, an officer duly authorized in the knowledgments, personally appeared SABAH AL-known to me or who has produced as identification and who acknowledged and
executed the foregoing instrument.	
WITNESS my hand and official sed day of, 2003.	eal in the County and State last aforesaid this
	Notary Public, in and for the County and State Aforementioned
	My Commission Expires:

COMES NOW, the owner, TAFTAN PROPERTIES, N.V., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement. Witness Daoud Siksek Print Name President Witness Print Name STATE OF FLORIDA COUNTY OF SEMINOLE I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DAOUD SIKSEK, produced or who has me is personally known to and as identification and who acknowledged and executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this _____ day of ______, 2003. Notary Public, in and for the County and State Aforementioned

My Commission Expires:

COMES NOW, the owner, PERIANA INVESTMENTS, N.V., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement. Witness By: ___ Rashid Mazroui Print Name President Witness Print Name STATE OF FLORIDA COUNTY OF SEMINOLE I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared RASHID me or who has personally known to MAZROUI, and is as identification and who acknowledged and executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this _____ day of ______, 2003. Notary Public, in and for the County and State

Aforementioned

My Commission Expires:

COMES NOW, the owner, ASTRID I. TYUS, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement. Witness By: ______Astrid I. Tyus Print Name Witness Print Name STATE OF FLORIDA COUNTY OF SEMINOLE I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ASTRID I. TYUS, who has produced or known to me and is personally __ as identification and who acknowledged and executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this _____ day of ______, 2003.

Aforementioned

My Commission Expires:

Notary Public, in and for the County and State

EXHIBIT A

LEGAL DESCRIPTION (CENTEX PARCEL)

FROM THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE N 89°48'34" W A DISTANCE OF 586.40 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE, RUN THENCE N 00°02'34" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 28.06 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A", OF GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, ON PAGE 20, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. FOR A POINT OF BEGINNING. RUN THENCE N 00°02'34" E ALONG THE EAST RIGHT OF WAY LINE OF SAID EAST LAKE BRANTLEY DRIVE A DISTANCE OF 710.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN \$75°52'46"E, 86.55 FEET; THENCE \$10°16'10"E, 74.95 FEET; THENCE \$18°40'50"E, 84.62 FEET; THENCE S22°48'22"E, 53.73 FEET; THENCE S13°41'19"E, 33.40 FEET; THENCE \$51°21'22"E, 26.16 FEET; THENCE \$61°53'24"E, 43.37 FEET; THENCE S75°28'56"E, 41.94 FEET; THENCE S85°26'07"E, 36.12 FEET; N49°12'31"E, 51.35 FEET; THENCE N06°08'27"E, 74.23 FEET; THENCE N34°25'43"W, 108.07 FEET; THENCE N17°40'03"W, 31.29 FEET; THENCE N26°42'19"E, 54.25 FEET; THENCE N48°21'05"E, 81.70 FEET; THENCE N03°30'52"W, 83.80 FEET; THENCE N54°37'37"E, 138.04 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE WEKIVA SPRINGS ROAD, THENCE S 39°11'05" E ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID WEKIVA SPRINGS ROAD A DISTANCE OF 381.29 FEET; THENCE \$50°48'55"W DEPARTING SAID WESTERLY RIGHT OF WAY LINE, 285.00 FEET; THENCE S39°12'44"E A DISTANCE OF 450.00 FEET THENCE S50°46'04"W A DISTANCE OF 236.13 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK "D" OF SAID GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I, THENCE RUN ALONG THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: THENCE N88°54'59"W A DISTANCE OF 23.76 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK "D", THENCE N01°05'01"E A DISTANCE OF 41.00 FEET TO A CONCRETE MONUMENT ON THE EAST LINE OF BRIARCLIFF DRIVE; THENCE N88°54'51"W A DISTANCE OF 159.99 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK "B"; THENCE N88°54'51"W A DISTANCE OF 110.30 FEET MORE OR LESS TO A POINT ON THE EAST RIGHT OF WAY LINE OF LAKE GENE DRIVE; THENCE N01°04'19"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 28.00 FEET TO A POINT ON THE NORTH LINE BOUNDARY LINE OF SAID PLAT OF MEREDITH MANOR UNIT 1; THENCE N88°55'41"W A DISTANCE OF 176.05 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK "A"; THENCE N89°56'11"W A DISTANCE OF 110.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.990 ACRES, MORE OR LESS.

EXHIBIT B

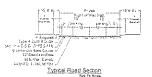
Final Master Plan

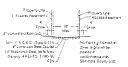
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Typical Roadway Sections

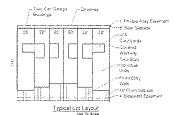


Omded Entry Road Section





18 Private Alley



East Lake Brantley Drive

Planned Development

Final Master Plan

Seminole County, Florida

December 2002

Sevisions
1 02 11,02 Revised per staff comments dated 01 29 03

Prepared for: Centex Homes 385 Douglas Avenue, Suite 2000 Altamonte Springs, FL 32714

Ovmers P O 35x 2509 Orlando, Fi 32502 Contact: Cleatous Servicens. Esquise

Developer Cortox Horres 385 Douglas Avel, Suite 2000 Altamonia Springs, Fij 32714 (497)881 2169 Dentact Michael Gliver PE

Applicant/Agent Daly Design Group 913 N. Pennsylvania Ave. Winter Park, Ft. 30759 (407) 740 7373 Contact Thomas Daw ASLA

Madden Engineering Madiand FL 32751 (407) 629-8330 Contact Charle Madden Surveyor Attentionte Surveying and Platting, Inc. 445 Douglas Avenue, Suite 1505 Altamonto Springs, Florida 32714 Contact Michael W. Spitte



Location Map

Site Data

veras ste	
Parce: D Numbers	64-21-29-300-0338-0000
	64-21-29-300-0235-0000
	64.21.29.300.0030.000
Total Card Area	998 Ac
Nei Centi Area (Exclusio Pries ROM)	9 8 ° AL
Aparoved Zoning	PC
Approved Land Use Designation	24
Total Utilits	74 Unit
Proposed Denuty	8.35 Unis/A.24
Required Open Space	2 50 Ac. (25%
Provided Opes Spece	3 39 Ac. (34%
Attention Bristing Height	35° 2-5806
Typical Lot Stae	2,200 s./. (20 x 110)
Minatem Lot Frontage	20
Windson Living Aree	1,400 pt
Property Selbacks	
North-Property Line	10
Eigel Lake Bragtey Drive	25
South Property Line - One Story	30
Books Pricowth Line - Two Story	92
Bast Property Line (Along Office Lot)	:6
Vveicve Spange Road	14
Minmum Building Salbacks on Lots	
From	15
Sitte	0
Peter (Delector: Gerger (Rily)	5
Minimum Building Seperation Requirements	
Sidero Side	30
Dwelling Unit to Detected Garage (Myseym)	12
Directing Little Described Gazage (Typles)	20
₽ acting	
Required Spaces	148 (2/an)
Gazage	14

Conditions of Approval per Development Order #2-22000005

- 1. All townhouse wide, will be located an individual plated little
 2. The development will not be destroned as southern award;
 3. Accords a mathe production which coasts to the south property.
 3. Accords a mathe production of mathe south property.
 3. Accords a mathematical souther final stated Plan.
 4. Building appearance staff is or what to designs a prosection at the outility.
- searing as shown in Exhibit 8, per the approved Gevelopment Order 4. 5. Required selective and buffers along the south property the shakibe

- Required vendors not buries saying the south property the system
 So feet for 1-story belongs
 SO feet for 1-story belongs
 SO feet for 2-story belongs
- 8. As look brock of missionly was shall be constructed and maintained along the south proporty line.

 1. Landscape brothers a memorian of 25 feet in with stable be provided along bask lake Bristoley Drock and Workle Springs Ross. A maintain of 4 abouty the shall be presented in sed buffer of 4 abouty the shall be shall be pasted in sed buffer in Front with of towards seem that shall be shall be shall be.
- 9. Dumostors and mechanics; units shall be located shocky screened so as not to be visible from Wekeya Springs Rose, East Lake Brantley Drive.
- as not to be visible from Visiona spring a robe, test Lette distriby June, or Goldvier Estation to him south.

 10. A moniture of (25) potent of the project area must be designated as planes soate post the requirements of the lead Development Code. We referrink areas to the counted as cost space or at the amendation of secondarial existing the design artists of Estation 2014 and in the Land Development Code.

 The septiment of the design artists of Estation 2014 and in the Land Development Code.

 The applicant shall be removation to the first; PMD.
- Master Plan (not the open space requirements have been met 11. At anoscepe buffers and common dress white the residential portion of the development shall be maintained by a homeowners.
- a apprinter.

 12 No establishy survivings that be aboved on intervalual townships loss.

 13 The developer shall provide a podestinan Pasialition by stamping access to all poolings of the development is size of an adminishing to exacting advantshy politics that development is size in a commoding to exacting advantshy politics that development is size to a commoding to exact the development.

 13 Outputs graining stands to suitablisheabout style fatures a maximum of
- 16 feet in height.
 15 The project street highling expecient to the south property boundary.
- 13. The propers supers reging segacient to the such acceptory to contrary with the which contraries properly of the chief of the property of the which is a chief of the property of the which is Building the gift is suit to entitle to 25 feet the gift shield be measured from the mean the values between cool dags and sever, as specified in the land flowing meter. Gone if the land flowing meters are to provided for access from Wiesing Sensing Read

Preliminary Master Plan Conditions of Approval

A. France Water Services will be providing water to the sile and

- A misural visitar services whice providing in a resident services and extra visitation in which providing several states.

 B. The project will be designed in conformance with the Seminotal Country stand Brownsomen Country
- O. No accessory building screen endications, or extragging accessed be allowed on molyclust lots within the residential portions of this
- 2 Repression ereas will be asverely pened and maintained by The
- is incorrection areas will be priviletally being and maintenance by the Homocenest's association.

 P. Enfrastional affice and foundments will be approved used for this development. Blook varies may not be possible to be a mixed use development. Both varies may not be possible for being afficially an original development.

General Notes

- 1. Streets will be provetely owned 5 maintened by the name
- comers association.

 1 Buffer in recogning into contrion areas will be privately unless of ministration by the indirectivity Association.

 1 Propert will be developed in accompanie with the approved developmental code CR___Pgs.

 1 Project inheal recogning will be developed in one chase.

 5 No units with himself accompanies.

- Sold waste roted for will be dynastic pick up
 4.30 ft wide by 25 ft gasp Fire (any shall be defreted in
- 8 Private fire hydrania shaabe a minimum of 48 feet from any
- building 8. Fire flow to be provided with all least 1250 gpm at 20 ps.

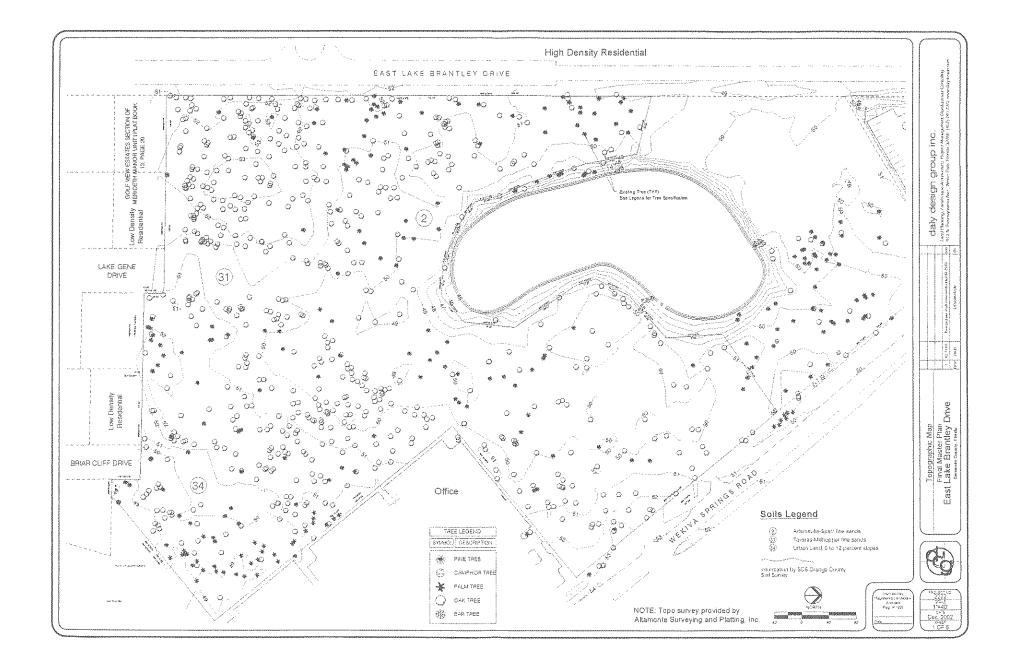
Sheet Index

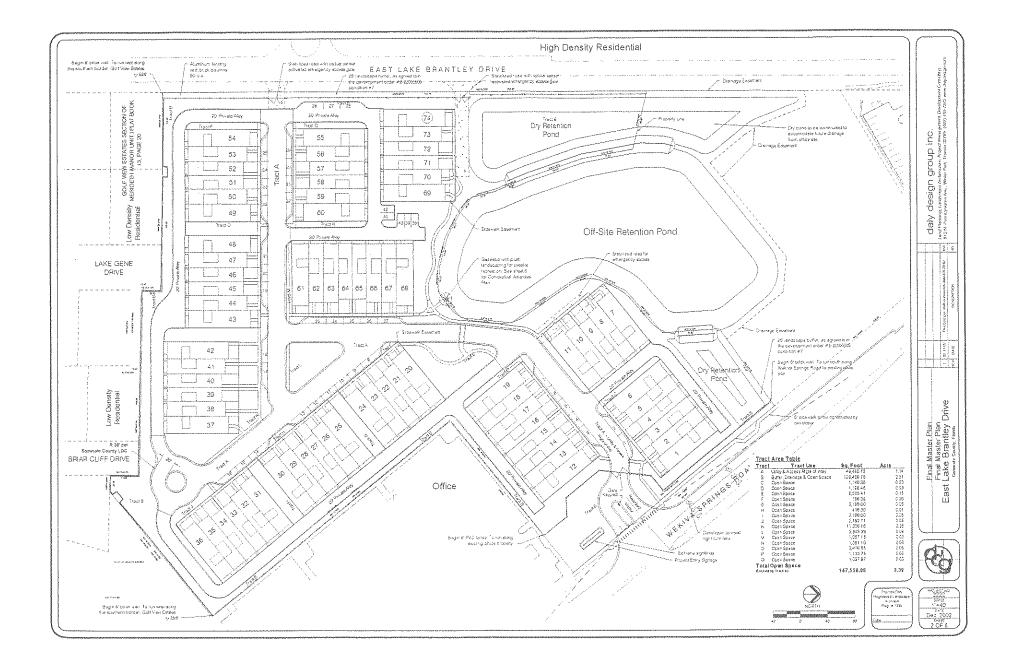
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1	Тороузарта Мај
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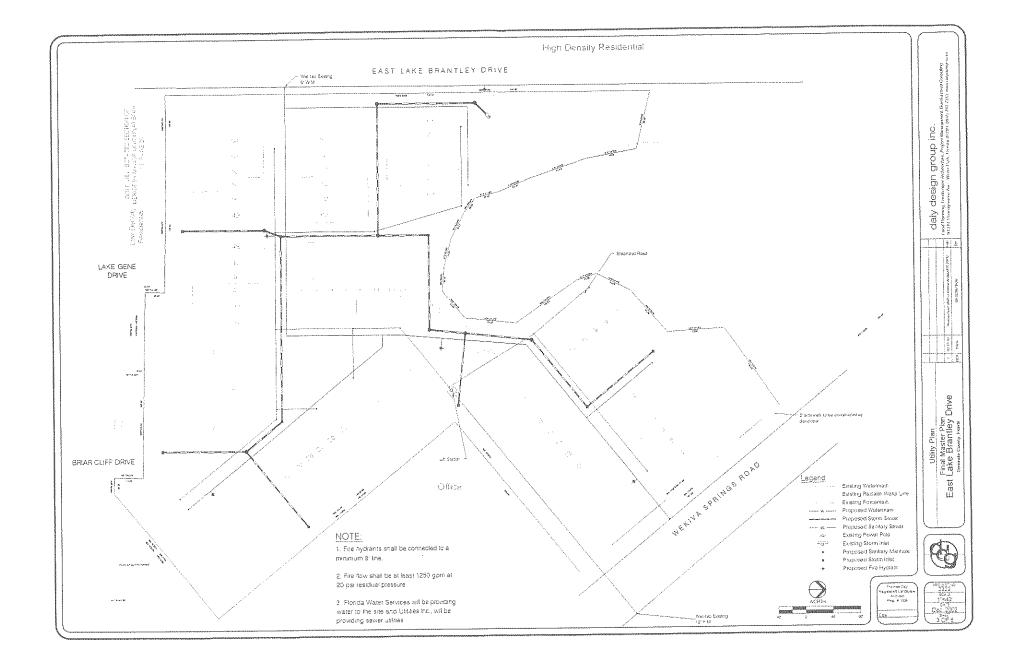
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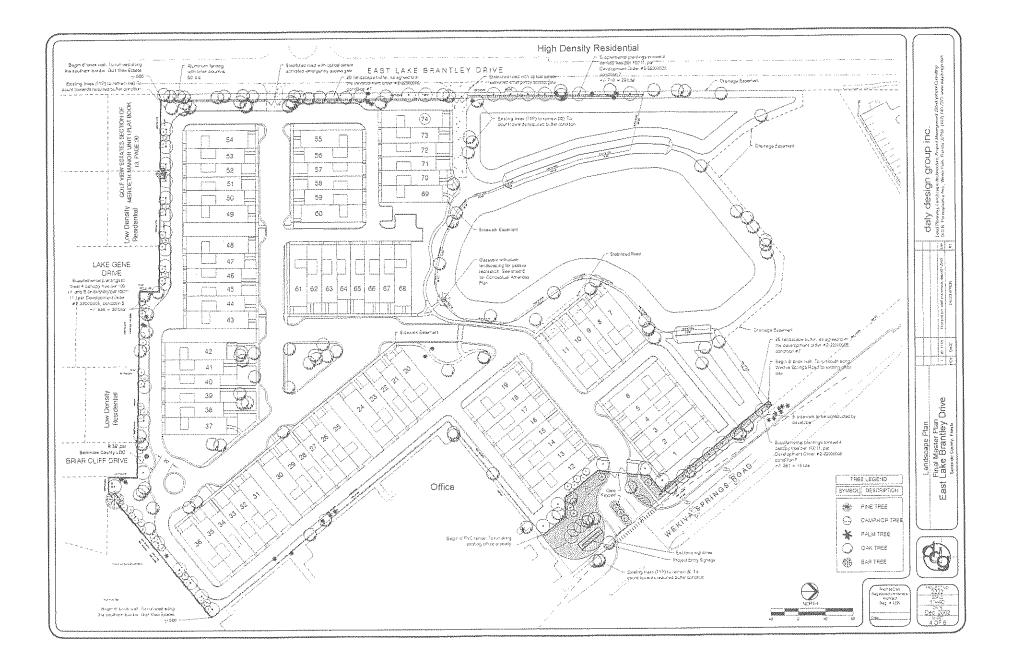
daly design group inc.

Lang Planning, Landscape Architecture, Project Management, Development Consulting 313 N. Pennsylvania Avs., Winter Park, Floride 32789 (407) 740-7373 Date Ged 2002 Scale As Noted Job No. 2222











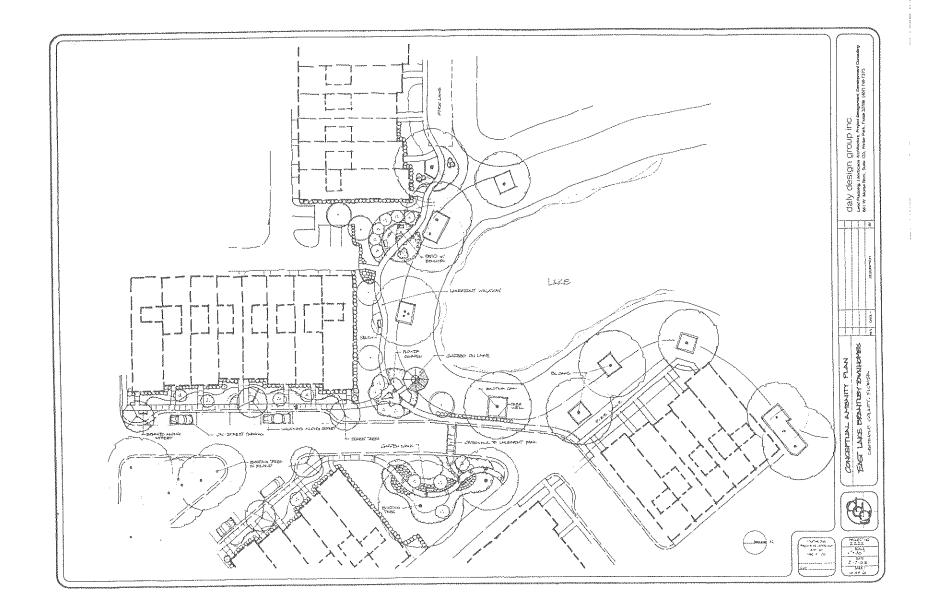
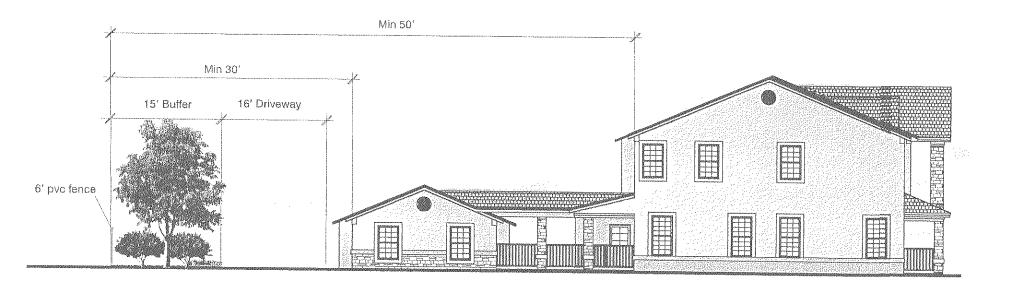


EXHIBIT C

Building elevations presented at Public Hearing



East Lake Brantley Townhomes

Daly Design Group Land Planning, Landscape Architecture, Project Mangement, Development Consulting 861 West Morse Blvd. Suite 125, Winter Park, Florida 32769 (407) 740-7373

South Buffer Elevation Seminole County, Florida

