

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: Tesoro Townhomes PUD (f.k.a. New Orleans Townhomes PUD)  
Final Master Plan

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Dan Matthys *DM* CONTACT: Tina Williamson *TW* EXT. 7353

Agenda Date 4/11/06 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

1. APPROVE the Final Master Plan and authorize the Chairman to execute the Developer's Commitment Agreement for the Tesoro Townhomes PUD, consisting of 7.83 ± acres and located on the northwest corner of Orange Boulevard and Missouri Avenue, based on staff findings (Max Sabetti, Metropolis Homes, applicant); or
2. DENY the Final Master Plan for the Tesoro Townhomes PUD, consisting of 7.83 ± acres and located on the northwest corner of Orange Boulevard and Missouri Avenue, based on staff findings (Max Sabetti, Metropolis Homes, applicant); or
3. CONTINUE the request until a time and date certain.

District #5 – Carey

Tina Williamson, Senior Planner

**BACKGROUND:**

The applicant is seeking Final Master Plan approval for a 53 lot townhouse project. On March 8, 2005, the Board adopted a Small Scale Future Land Use Amendment from Suburban Estates to Medium Density Residential and a rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development) on the subject property. The maximum residential density is 10.0 dwelling units per net buildable acre. Staff finds that the proposed Final Master Plan and Developer's Commitment Agreement provided by the applicant comply with all of the conditions contained in the approved development order.

Reviewed by:  
Co Atty: [Signature]  
DFS: \_\_\_\_\_  
Other: \_\_\_\_\_  
DCM: \_\_\_\_\_  
CM: [Signature]  
File No. rpd01

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the Final Master Plan and execution of the Developer's Commitment Agreement for the Tesoro Townhomes PUD, consisting of 7.83 ± acres and located on the northwest corner of Orange Boulevard and Missouri Avenue, based on staff findings.

**ATTACHMENTS:**

Location Map

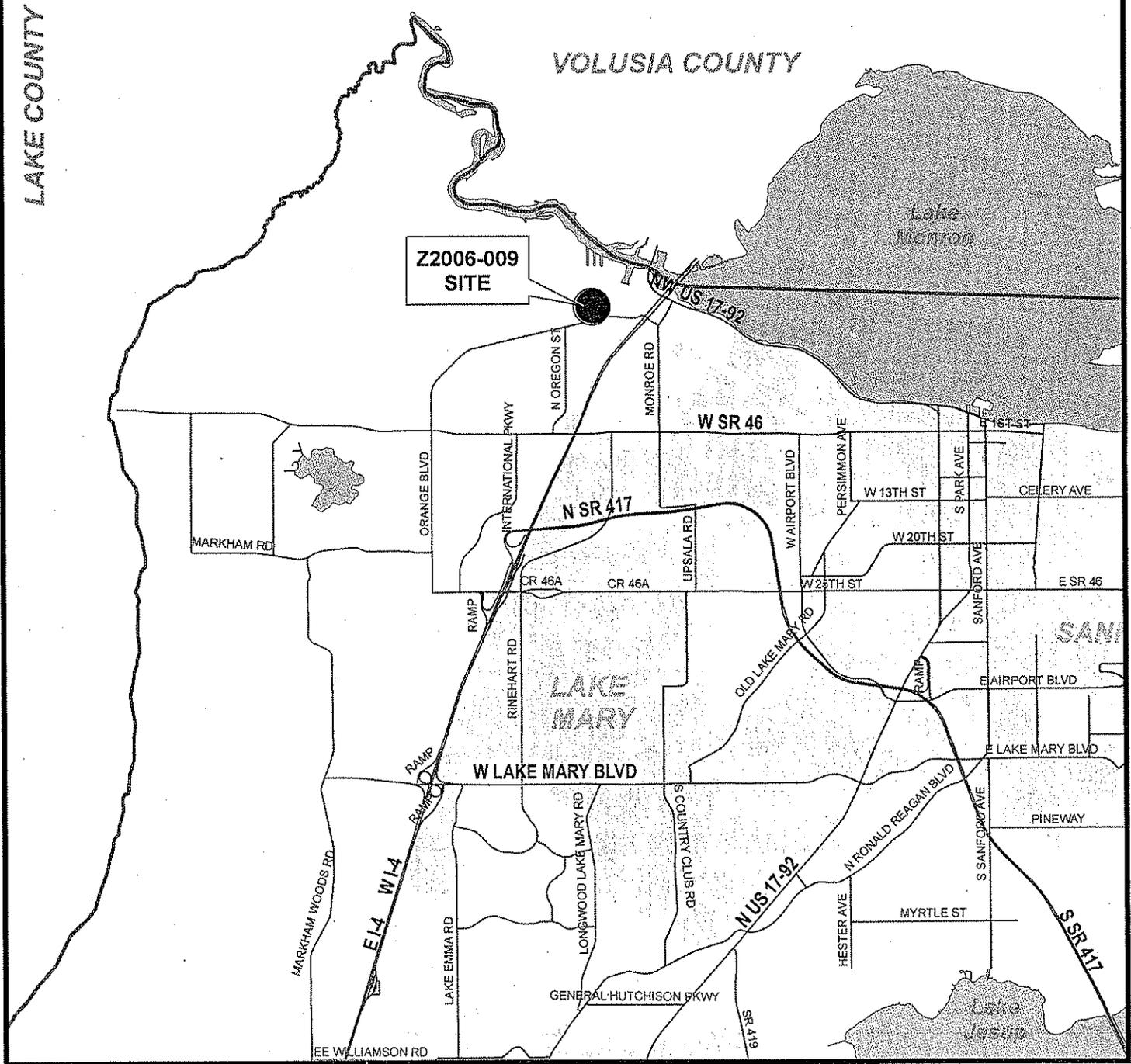
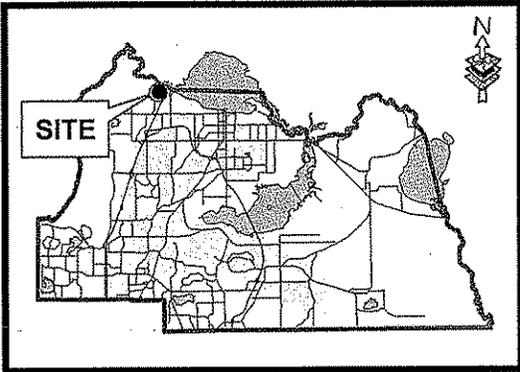
Final Master Plan

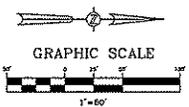
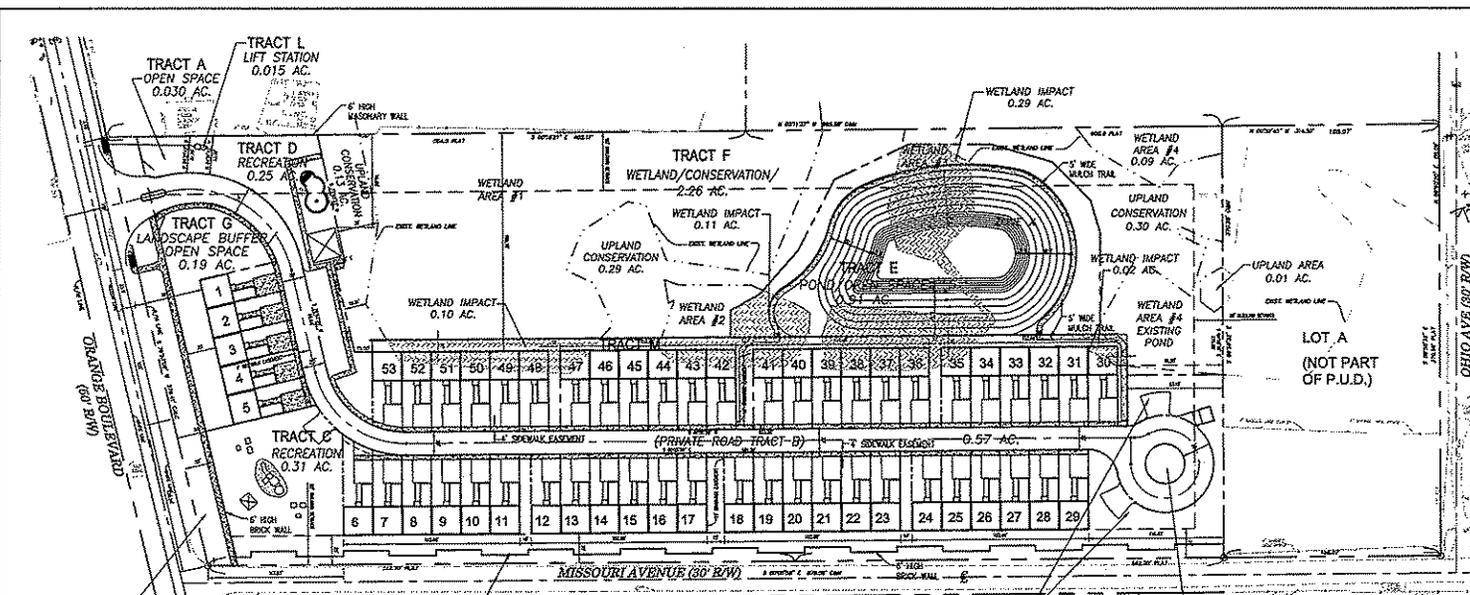
Developer's Commitment Agreement

Architectural Renderings

Approved Development Order

March 8, 2005 BCC meeting minutes





**APPLICANT:** METROPOLIS HOMES  
128 E. COLONIAL DRIVE  
ORLANDO, FLORIDA 32801  
PHONE: 407-835-1369  
FAX: 407-835-9337

**ENGINEERING CONSULTANT:** FLORIDA ENGINEERING GROUP, INC.  
718 GARDEN PLAZA  
ORLANDO, FLORIDA 32803  
PHONE: 407-895-0324  
FAX: 407-895-0325

**SURVEYOR:** ACCURIGHT SURVEYS OF ORLANDO, INC.  
2012 E. ROBINSON STREET  
ORLANDO, FLORIDA 32803  
PHONE: 407-849-6314  
FAX: 407-897-3777

**SITE DATA**  
PROPERTY LOCATION: 1500 MISSOURI AVENUE, SANFORD, FLORIDA 32771  
PARCEL ID: 16-19-30-548-0500-0100 & 16-19-30-548-0500-0200  
FUTURE LAND USE DESIGNATION: PLANNED DEVELOPMENT  
EXISTING ZONING: PUD - SEVINGOLE COUNTY - RESIDENTIAL  
EXISTING USE: SINGLE FAMILY RESIDENTIAL & VACANT  
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL - TOWNHOMES / VILLAS

**PROJECT AREA:** 7.83 ACRES  
MAXIMUM BUILDING HEIGHT: 2-STORY (35')  
BUILDING TYPE: CONTEMPORARY W/ STUCCO VENEER & ARCHITECTURAL SHINGLES  
MAXIMUM IMPERVIOUS AREA: 75% (5.87 ACRES)  
PROPOSED IMPERVIOUS AREA: 50% (2.33 ACRES)  
SUELVES: 1.02 ACRES  
PAVEMENT & SIDEWALKS: 1.31 ACRES  
MINIMUM PERVIOUS AREA: 25% (1.96 ACRES)  
PROPOSED PERVIOUS AREA: 70% (5.5 ACRES)

**EXISTING WETLANDS AREA #1:** (IMPACT 0.10 AC.)  
**EXISTING WETLANDS AREA #2:** (IMPACT 0.11 AC.)  
**EXISTING WETLANDS AREA #3:** (IMPACT 0.29 AC.)  
**EXISTING WETLANDS AREA #4:** (IMPACT 0.02 AC.)

**NET DEVELOPABLE LAND:** 5.52 ACRES  
GROSS AVERAGE (7.83 ACRES) LESS PRIVATE ROAD TRACT B (0.57 ACRES), TRACT K (R/W DEDICATION 0.22 ACRE), WETLAND #1 (1.18 ACRES), WETLAND #2 (0.07 ACRE), WETLAND #3 (0.01 ACRE) & WETLAND #4 (0.26 ACRE)

**PROPOSED NET RESIDENTIAL DENSITY:** 9.6 D.U./ACRE  
**PROPOSED GROSS RESIDENTIAL DENSITY:** 6.76 D.U./ACRE

TRACT K  
25' R/W DEDICATION TO SEMINOLE COUNTY  
0.22 AC.

TRACT H  
LANDSCAPE BUFFER/  
OPEN SPACE  
0.49 AC.

TRACT I  
LANDSCAPE BUFFER/  
OPEN SPACE  
0.18 AC.

TRACT J  
LANDSCAPE BUFFER/  
OPEN SPACE  
0.02 AC.

TRACT I  
LANDSCAPE BUFFER/  
OPEN SPACE  
0.02 AC.

**LEGAL DESCRIPTION**

LOT 1 AND LOT 8, BLOCK 5, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**PROJECT DESCRIPTION**

THE PROJECT WILL CONSIST OF A TOWNHOUSE DEVELOPMENT WITH A TOTAL OF 53 UNITS ACCESSING ORANGE BOULEVARD. THE UNIT TYPICAL AREA UNDER AIR IS 1,418 SF. AND UNDER ROOF IS 1,700 SF.

**WETLANDS ON-SITE**

THE PRE-DEVELOPMENT WETLANDS AREA IS 2.04 ACRES. TWO MANMADE PONDS (WETLAND #2 AND A PORTION OF WETLAND #3) ARE INCLUDED IN THIS AREA. HOWEVER, A PORTION OF THE POND WILL BE INCORPORATED IN A PROPOSED STORMWATER POND TO SERVE THE PROJECT SITE. THE POST-DEVELOPMENT WETLAND AREA WILL BE 1.53 ACRES. WETLANDS LINES ARE FLAGGED BY BIO-TECH CONSULTING, INC. AND SURVEYED BY ACCURIGHT SURVEYS OF ORLANDO, INC. ANY WETLAND VIOLATION WILL COMPLY WITH THE S.J.R.W.M.D. REQUIREMENTS AND APPROVED BY SEMINOLE COUNTY.

**UTILITIES**

WATER & SEWER UTILITIES DESIGN SHALL MEET THE REQUIREMENTS OF SEMINOLE COUNTY AND THE F.O.E.P.

**WATER**

THE PROPOSED DEVELOPMENT WILL BE SERVED THROUGH AN EXISTING 12" WATER MAIN LOCATED SOUTH OF ORANGE BLVD. THE PROPOSED WATER MAIN WILL BE SIZED TO MEET BOTH POTABLE AND FIRE DEMANDS.

**SANITARY**

A NEW LIFT STATION WILL BE DESIGNED TO CONNECT TO AN EXISTING 12" FORCE MAIN LOCATED AT THE CORNER OF ORANGE BLVD. AND ORANGE STREET.

**STORMWATER**

THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF SEMINOLE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

**BUFFERS**

LANDSCAPE BUFFERS SHALL BE PROVIDED ALONG THE EAST AND SOUTH SIDES OF THE PROPERTY DESIGNATED AS TRACTS G & H ON THE SITE PLAN.

**FLOOD ZONE**

FLOOD ZONE X & AE PER FEMA P.F.E.M. PANEL1217C0030E DATED: APRIL 17, 1995.

**PRIVATE ROAD & COMMON AREAS**

THE PRIVATE ROAD (TRACT B) AND THE COMMON AREAS (TRACTS A, C, D, E, F, G, H, I, J, K & M) WILL BE OWNED AND MAINTAINED BY THE H.O.A.

**FIRE PROTECTION**

FIRE PROTECTION WILL BE PROVIDED THROUGH A SERIES OF PROPOSED FIRE HYDRANTS IN ACCORDANCE WITH THE SEMINOLE COUNTY PUBLIC SAFETY STANDARDS, APPENDIX D OF THE LAND DEVELOPMENT CODE.

**SIDEWALK ALONG ORANGE BOULEVARD**

A 6 FOOT SIDEWALK WILL BE PROVIDED ALONG THE PROPERTY FRONTAGE ON ORANGE BOULEVARD.

**BUILDING SETBACK (EXTERIOR BOUNDARY)**

| REQUIRED PER FUR | PROVIDED    |
|------------------|-------------|
| NORTH 25 FEET    | 91.25 FEET  |
| EAST 25 FEET     | 25 FEET     |
| SOUTH 25 FEET    | 25 FEET     |
| WEST 50 FEET     | 186.15 FEET |

(EXCEPT POOL HOUSE AND RECREATIONAL ACTIVITIES - 20')

IMPACT ANALYSIS IS AS FOLLOWS:

| SCHOOLS:           | STUDENTS/UNIT              | STUDENTS                  |
|--------------------|----------------------------|---------------------------|
| ELEMENTARY SCHOOL: | 53 X 0.115 STUDENTS/UNIT = | 6 STUDENTS                |
| MIDDLE SCHOOL:     | 53 X 0.053 STUDENTS/UNIT = | 3 STUDENTS                |
| HIGH SCHOOL:       | 53 X 0.057 STUDENTS/UNIT = | 3 STUDENTS                |
| TOTAL -            |                            | 12 STUDENTS               |
| ROADS:             | 53 X 5.86 ADT/DU =         | 311 ADT (ITE 6TH EDITION) |
| WATER:             | 53 X 335 GPD/DU =          | 17,755 GPD                |
| SEWER:             | 53 X 300 GPD/DU =          | 15,900 GPD                |

OPEN SPACE CALCULATIONS WILL EMPLOY A 50% CREDIT FOR WETLANDS AS FOLLOWS:

|  |                  |
|--|------------------|
| 1.53 ACRES (WETLANDS) X 0.5 =          | 0.76 ACRE        |
| 1.49 ACRES (TRACTS C, D & E) =         | 1.49 ACRES       |
| 0.73 ACRE (UPLAND CONSERVATION AREA) = | 0.73 ACRES       |
|  | TOTAL 3.75 ACRES |

PROVIDED COMMON USABLE OPEN SPACE: 47% (3.75 ACRES)

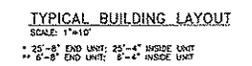
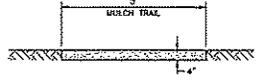
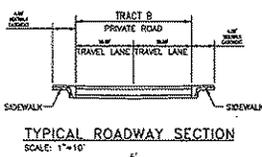
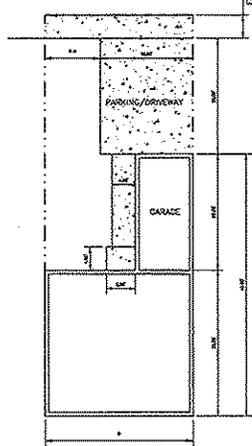
**UTILITY COMPANIES**

|            |                           |
|------------|---------------------------|
| WATER:     | SEMINOLE COUNTY UTILITIES |
| SEWER:     | SEMINOLE COUNTY UTILITIES |
| ELECTRIC:  | FLORIDA POWER & LIGHT     |
| TELEPHONE: | BELLSOUTH                 |
| CABLE:     | BRIGHTHOUSE NETWORKS      |

| SOIL No. | TYPE OF SOIL                    | AREA     |
|----------|---------------------------------|----------|
| 16, 20   | EUGALIE AND IMMOKALEE FINE SAND | 2.60 AC. |
| 35       | UROTHEMETS, EXCAVATED           | 5.23 AC. |

**LEGEND:**  
 - - - - - WETLANDS LINE  
 - - - - - FLOOD ZONE LINE  
 - - - - - TRACT LINE

SCS SOIL SURVEY OF SEMINOLE COUNTY, FLORIDA  
PAGE 3



• 25'-8" END UNIT; 25'-4" INSIDE UNIT  
• 6'-9" END UNIT; 5'-4" INSIDE UNIT

| DATE | REVISIONS | BY | CHECKED |
|------|-----------|----|---------|
|      |           |    |         |
|      |           |    |         |

**TESORO TOWNHOMES**  
1500 MISSOURI AVENUE  
SANFORD, FLORIDA

**FLORIDA ENGINEERING GROUP, INC.**  
CIVIL & ENVIRONMENTAL & LAND DEVELOPMENT  
718 GARDEN PLAZA, ORLANDO, FLORIDA 32803  
TEL: 407-895-0324 FAX: 407-895-0325  
E-MAIL: info@feg-inc.us  
WEB PAGE: www.feg-inc.us

**FINAL P.U.D. MASTER PLAN**

| DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY |
|-------------|----------|------------|-------------|
| JAA         | GNP      | JAA        | JAA         |

PROJECT NO. 04-088  
SCALE: 1"=60'  
DATE: NOVEMBER 25, 2005  
SHEET NO. C-4  
SHEET 4 OF 4

PROFESSIONAL ENGINEER, P.E.  
CERTIFICATE NO. 45164

m as + 11X17's Given to Carrie

**TESORO TOWNHOMES FINAL MASTER PLAN  
DEVELOPER'S COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 11, 2006, 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 attached Exhibit A (the Property).

(The aforementioned legal description has been provided to Seminole County by the Owner of the Property.)

The Final PUD Master Plan, a reduced copy of which is attached hereto as Exhibit B (the Final Master Plan) has been approved by the Board of County Commissioners of Seminole County concurrently with the approval of this Developer's Commitment Agreement.

**2. PROPERTY OWNERS**

The Property owner is: Metropolis Homes, Inc.

**3. STATEMENT OF BASIC FACTS**

1. Total Acreage: 7.83 ± acres
2. Zoning: P.U.D.
3. Number of Lots: 53
4. Maximum Density for Residential: 10 units per net buildable acre

#### 4. LAND USE BREAKDOWN

| TRACT | TYPE                                      | PROJECT S.F./D.U. | DEVELOPED AREA | % OF DEVELOPMENT |
|-------|---|-------------------|----------------|------------------|
| A     | OPEN SPACE                                | 1,371             | 0.03 AC.       | 0.83%            |
| B     | PRIVATE ROAD                              | 24,911            | 0.57 AC.       | 7.28%            |
| C     | RECREATION                                | 13,391            | 0.31 AC.       | 3.96%            |
| D     | RECREATION                                | 11,095            | 0.25 AC.       | 3.19%            |
| E     | POND/<br>OPEN SPACE                       | 40,441            | 0.93 AC.       | 11.88%           |
| F     | UPLAND<br>CONSERVATION                    | 31,332            | 0.73 AC,       | 28.86%           |
|       | WETLANDS                                  | 66,920            | 1.53 AC.       |                  |
| G     | LANDSCAPE<br>BUFFER / OPEN<br>SPACE       | 8,288             | 0.19 AC.       | 2.43%            |
| H     | LANDSCAPE<br>BUFFER / OPEN<br>SPACE       | 21,521            | 0.49 AC.       | 6.26%            |
| I     | LANDSCAPE<br>BUFFER/OPEN<br>SPACE         | 908               | 0.02 AC.       | 0.26%            |
| J     | LANDSCAPE<br>BUFFER/OPEN<br>SPACE/PARKING | 7,720             | 0.18 AC.       | 2.3%             |
| K     | 25'R/W/DEDICATED<br>TO SEMINOLE<br>COUNTY | 9,461             | 0.22 AC.       | 2.81%            |
| L     | LIFT STATION                              | 645               | 0.015 AC.      | 0.19%            |
| M     | OPEN SPACE                                | 9,504             | 0.22 AC.       | 2.81%            |
| LOTS  | MULTI-FAMILY                              | 93,360            | 2.145 AC.      | 27.39%           |
| TOTAL |   | 340,868           | 7.83 AC.       | 100%             |

#### 5. OPEN SPACE CALCULATIONS

Open Space shall be provided at a minimum of 25% in the form of upland and wetland conservation areas, and common recreational areas throughout the entire site per Development Order 04-20500007. Open space (as listed below) is achieved through active recreation, passive recreation, and other green space.

Total Land Area: 7.83 acres  
 Open Space Required: 1.96 acres  
 Open Space Provided: 3.75 acres = 47%

**6. BUILDING SETBACKS**

Minimum Building Setbacks (from the exterior boundaries of the development):

Residential:

East (adjacent to Missouri Avenue) - 25'  
South (adjacent to Orange Blvd) - 25'  
North - 25'  
West: - 50' building setback, except that the poolhouse and recreational amenities shall have a minimum 20' building setback.

**Townhomes Setbacks (Internal):**

Front - 24'  
Rear - 0'  
Side - 0'  
Between buildings: 10'

**7. PERMITTED USES**

Townhomes, condominiums, home occupations and home offices.

**8. LANDSCAPE & BUFFER CRITERIA (along property boundaries)**

1. East (adjacent to Missouri Avenue) : 25' - Comply with attached Exhibit C
2. South (adjacent to Orange Blvd): 25'
3. West: A 6' masonry wall shall be required along the west property line from Orange Boulevard to the north side of Recreation Tract D
4. North: None

**9. DEVELOPMENT COMMITMENTS**

The following conditions shall apply to the development of the Property:

1. The following building height limits shall apply: two stories and not to exceed 35'.
2. All landscape buffers and common areas shall be maintained by a homeowners association.
3. 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.
4. The developer shall construct a 5' wide sidewalk along the north side of Orange Boulevard.

5. Should it be requested by County during final engineering review, the developer shall dedicate a drainage easement to Seminole County over any portion of Smith Canal that is included within the boundaries of the PUD.
6. Construct a 6' brick wall along Missouri Avenue in accordance with the wall alignment shown on Exhibit C.
7. A 6' masonry wall shall be constructed along the west property line from Orange Blvd to the north side of tract D.
8. Parking shall be provided at a minimum of 2.33 spaces per townhouse unit.
9. Storage of RVs and boats on the site shall be prohibited.
10. Converting garages to living space shall be prohibited.

**10. PUBLIC FACILITIES**

The Owners have received the Notice of Concurrency Review Test Results, Application Number 05-05500033, dated December 27, 2005, evidencing that all Concurrency Review Requirements as provided by Chapter 10, Seminole County Land Development Code, have been satisfied. Among the conditions relating to concurrency public facilities are the following:

**WATER:**

Water service shall be provided by Seminole County. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

**SANITARY SEWER:**

Central sanitary sewer shall be provided by Seminole County. Design of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection Standards.

**STORM DRAINAGE:**

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site according to Seminole County and the St. Johns River Water Management District ERP regulations.

**FIRE PROTECTION:**

Fire protection shall be provided by Seminole County. Fire hydrant shall be located according to Seminole County regulations.

**11. STANDARD COMMITMENTS**

1. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including the impact fee ordinance, in effect in Seminole County at the time of permit issuance.

2. The conditions upon which the Developer's Commitment Agreement and related commitments are made are accepted by and agreed to by the Owner of the Property.
3. This Agreement touches and concerns the Property, and the conditions, commitments and provisions of the 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 part by action of Seminole County by virtue of a document of equal dignity herewith. The Owner of the property has expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.
4. The terms and provisions of this Agreement are not severable, and in the event any portion of this Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.
5. The development approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.
6. The Owner of the Property has expressly agreed to be bound by and subject to the development conditions and commitments stated above and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the Property.

**12. INTERPRETATION; RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPMENT ORDER**

This Developer's Commitment Agreement is intended to summarize material provisions of the Final Master Plan of the Property approved concurrently herewith by the Board of County Commissioners of Seminole County. In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan, the terms and conditions of the Developer's Commitment Agreement shall control. Furthermore, in the event of a conflict between the terms of the Developer's Commitment Agreement and Development Order Number 04-20500007, the terms of the Developer's Commitment Agreement shall control.

**DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.**

**ATTEST:**

\_\_\_\_\_  
**MARYANNE MORSE**  
 Clerk to the Board of  
 County Commissioners of  
 Seminole County, Florida.

**BOARD OF COUNTY COMMISSIONERS  
 SEMINOLE COUNTY, FLORIDA**

By: \_\_\_\_\_  
**CARLTON D. HENLEY, Chairman**

Date: \_\_\_\_\_



**OWNERS' CONSENT AND COVENANT**

COMES NOW, the Owner, Metropolis Homes, on behalf of itself and its heirs, successors, assigns and transferees of any nature whatsoever and consent to, agree with and covenant to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

WITNESSES:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Mansour Sabeti, President

\_\_\_\_\_  
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 \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

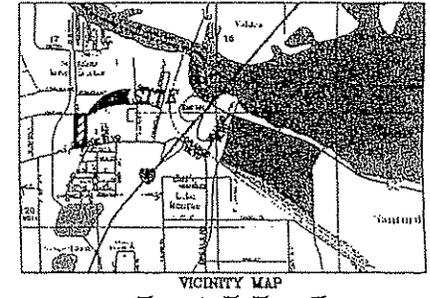
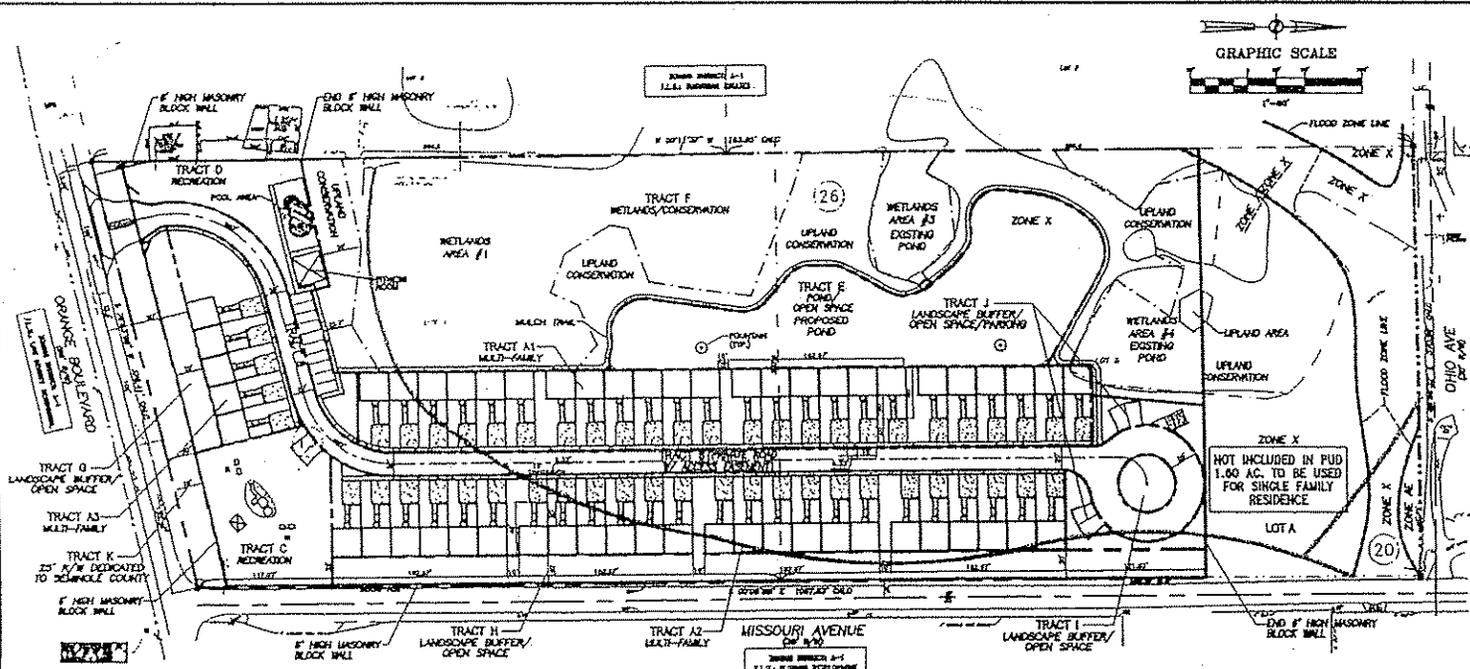
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Notary Public, in and for the County and State Aforementioned  
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 AND LOT 8 LESS THE NORTH 188.07 FT. OF SAID LOT 8, BLOCK 5, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



**APPLICANT:**  
METROPOLIS HOMES  
126 E. COLONIAL DRIVE  
ORLANDO, FLORIDA 32801  
PHONE: 407-885-0314  
FAX: 407-835-9337

**ENGINEERING CONSULTANT:**  
FLORIDA ENGINEERING GROUP, INC.  
718 GARDEN PLAZA  
ORLANDO, FLORIDA 32803  
PHONE: 407-885-0314  
FAX: 407-885-0325

**SURVEYOR:**  
ACCURIGHT SURVEYS OF ORLANDO, INC.  
2012 E. ROBINSON STREET  
ORLANDO, FLORIDA 32803  
PHONE: 407-849-8314  
FAX: 407-897-3777

**SITE DATA**  
PROPERTY LOCATION: 1500 MISSOURI AVENUE, SANFORD, FLORIDA 32771  
PARCEL ID: 16-19-30-548-0500-0100 & 16-19-30-548-0500-0190  
FUTURE LAND USE DESIGNATION: SUBURBAN ESTATES  
EXISTING ZONING: A-1 - SEMINOLE COUNTY  
PROPOSED ZONING: PUB - SEMINOLE COUNTY - RESIDENTIAL  
EXISTING USE: SINGLE FAMILY RESIDENTIAL & VACANT  
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL - TOWNHOMES / VILLAGES

**PROJECT AREA:** 7.33 ACRES  
**MAXIMUM BUILDING HEIGHT:** 2-STORY (18')  
**BUILDING TYPE:** CONTEMPORARY W/ STUCCO VENEER & ARCHITECTURAL SIMILES  
**MAXIMUM IMPERVIOUS AREA:** 75% (5.87 ACRES)  
**PROPOSED IMPERVIOUS AREA:** 28% (2.27 ACRES)  
**BUILDINGS:** 1.02 ACRES  
**PAVEMENT & SIDEWALKS:** 1.23 ACRES  
**MINIMUM PERVIOUS AREA:** 25% (1.98 ACRES)  
**PROPOSED PERVIOUS AREA:** 71% (5.58 ACRES)  
**EXISTING WETLANDS AREA #1 (IMPACT 0.00 AC):** 1.28 ACRES  
**EXISTING WETLANDS AREA #2 (DRAINAGE POND):** 0.18 ACRES  
**EXISTING WETLANDS AREA #3 (0.11 AREA W/ARTIFICIAL POND):** 0.28 ACRES  
**EXISTING WETLANDS AREA #4 (IMPACT 0.00 AC):** 0.28 ACRES  
**NET DEVELOPABLE LAND:** 5.05 ACRES  
**GROSS AVERAGE (7.83 ACRES) LESS PRIVATE ROAD (TRACT B) (0.55 ACRES),** 7.28 ACRES  
**TRACT K (P/W VEDICATION 0.22 ACRES) & WETLAND #1 (1.23 ACRES),** 6.05 ACRES  
**0.15 ACRES OF WETLAND #2 & WETLAND #4 (0.28 ACRES)** 5.90 ACRES  
**PROPOSED NET RESIDENTIAL DENSITY:** 9.80 DU/ACRE  
**PROPOSED GROSS RESIDENTIAL DENSITY:** 8.84 DU/ACRE

**IMPACT ANALYSIS IS AS FOLLOWS:**

**SCHOOLS:**  
ELEMENTARY SCHOOL: 53 X 0.115 STUDENTS/UNIT = 6 STUDENTS  
MIDDLE SCHOOL: 53 X 0.053 STUDENTS/UNIT = 3 STUDENTS  
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TOTAL = 12 STUDENTS  
ROADS: 53 X 5.86 ADT/DU = 311,457 (MT 8TH EDITION)  
WATER: 53 X 335 GPD/DU = 17,785 GPD  
SEWER: 53 X 300 GPD/DU = 15,900 GPD

**OPEN SPACE CALCULATIONS WILL EXPLOIT A 50% CREDIT FOR WETLANDS AS FOLLOWS:**  
1.85 ACRES (WETLANDS) X 0.5 = 0.93 ACRES  
1.44 ACRES (TRACTS C, D & E) = 1.44 ACRES  
0.68 ACRES (UPLAND CONSERVATION AREA) = 0.68 ACRES  
TOTAL 3.15 ACRES

**PROVIDED COMMON USABLE OPEN SPACE:** 40X (3.12 ACRES)

**UTILITY CONNECTIONS:**  
WATER: SEMINOLE COUNTY UTILITIES  
SEWER: SEMINOLE COUNTY UTILITIES  
ELECTRIC: FLORIDA POWER & LIGHT  
TELEPHONE: BELLSOUTH  
CABLE: BRIGHTHOUSE NETWORKS

**LEGAL DESCRIPTION**  
LOT 1 AND LOT 8, BLOCK 3, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

| SOIL No. | TYPE OF SOIL                     | ACRES    |
|----------|----------------------------------|----------|
| (13)     | EUGALLIE AND DAKOKALEE FINE SAND | 2.80 AC. |
| (26)     | UROTHENTS, EXCAVATED             | 0.23 AC. |

SCS SOIL SURVEY OF SEMINOLE COUNTY, FLORIDA  
PAGE 3

**PROJECT DESCRIPTION**  
THE PROJECT WILL CONSIST OF A TOWNHOME DEVELOPMENT WITH A TOTAL OF 53 UNITS ACCORDING ORANGE BOULEVARD. THE UNIT TYPICAL AREA UNDER AS IS 1,119 SF, AND UNDER ROOF IS 1,700 SF.

**WETLANDS ON-SITE**  
THE PRE-DEVELOPMENT WETLANDS AREA IS 3.08 ACRES. TWO WETLANDS POADS (WETLANDS #2) AND A 0.13 AREA PORTION OF WETLANDS #3 ARE INCLUDED IN THIS PROJECT. HOWEVER, THE TOWNHOMES WILL BE REDEVELOPED IN A PROPOSED STORMWATER POND TO SERVE THE PROJECT SITE. THE POST-DEVELOPMENT WETLAND AREA WILL BE 1.71 ACRES. WETLANDS LINES ARE PLACED BY BOYNTON CONSULTING, INC. AND SURVEYED BY ACCURIGHT SURVEYS OF ORLANDO, INC. ANY WETLAND VIOLATION WILL COMPLY WITH THE S.W.F.P.A. REQUIREMENTS AND APPROVED BY SEMINOLE COUNTY.

**UTILITIES**  
WATER & SEWER UTILITIES DESIGN SHALL MEET THE REQUIREMENTS OF SEMINOLE COUNTY AND THE F.D.C.P.

**STAIRS**  
THE PROPOSED DEVELOPMENT WILL BE SERVED THROUGH AN EXISTING 12" WATER MAIN LOCATED SOUTH OF ORANGE BLVD. THE PROPOSED WATER MAIN WILL BE SIZED TO MEET BOTH POTABLE AND FIRE DEMANDS.

**SANITARY**  
A 10K LIFT STATION WILL BE DESIGNED TO CONNECT TO AN EXISTING 12" FORCE MAIN LOCATED AT THE CORNER OF ORANGE BLVD. AND ORANGE STREET.

**STORMWATER**  
THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF SEMINOLE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

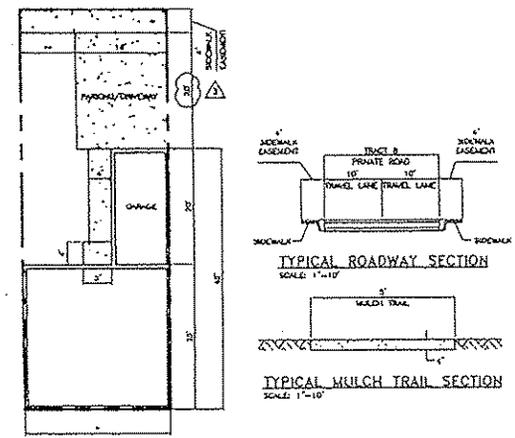
**BUFFERS**  
LANDSCAPE BUFFERS SHALL BE PROVIDED ALONG THE EAST AND SOUTH SIDES OF THE PROPERTY DESIGNATED AS TRACTS G & H ON THE SITE PLAN. A LANDSCAPE PLAN SHOWING MAJOR LANDSCAPE CONCEPTS IS SHOWN ON SHEET C-4.

**FLOOD ZONE**  
FLOOD ZONE X & AE PER FEMA P.L.A.M. PANEL 1211700000E DATED APRIL 17, 1995.

**PRIVATE ROAD & COMMON AREAS**  
THE PRIVATE ROAD (TRACT G) AND THE COMMON AREAS (TRACTS G, O, E, & F) WILL BE OWNED AND MAINTAINED BY THE H.O.A.

**FIRE PROTECTION**  
FIRE PROTECTION WILL BE PROVIDED THROUGH A SERIES OF PROPOSED FIRE HYDRANTS IN ACCORDANCE WITH THE SEMINOLE COUNTY PUBLIC SAFETY STANDARDS, APPENDIX C OF THE LAND DEVELOPMENT CODE.

**SIDEWALK ALONG ORANGE BOULEVARD**  
A 3' FOOT SIDEWALK WILL BE PROVIDED ALONG THE PROPERTY FRONTAGE ON ORANGE BOULEVARD.



**TYPICAL BUILDING LAYOUT**  
SCALE: 1"=10'

\* 12'-4" DIA. UNIT 20'-4" HOOD UNIT  
\* 8'-2" DIA. UNIT 8'-4" HOOD UNIT

| DATE     | BY | REVISIONS  | BY  | APPROVED |
|----------|----|--|-----|----------|
| 01/24/04 |    | REVISION FOR SEMINOLE COUNTY COMMENTS DATED 11/20/04 | MGR | JJA      |
| 01/24/04 |    | REVISION FOR SEMINOLE COUNTY COMMENTS DATED 1/16/05  | MGR | JJA      |
| 01/24/04 |    | REVISION FOR SEMINOLE COUNTY COMMENTS DATED 1/26/05  | MGR | JJA      |

**NEW ORLEANS TOWNHOMES**  
1500 MISSOURI AVENUE  
SANFORD, FLORIDA

**FLORIDA ENGINEERING GROUP, INC.**  
CITY & ENVIRONMENTAL & LAND DEVELOPMENT  
THE GARDEN PLAZA, ORLANDO, FLORIDA 32803  
TEL: 407-885-0314 FAX: 407-885-0325  
15-0122 (PLAT) 15-0122 (PLAT)  
WEB: WWW.FEGROUP.COM

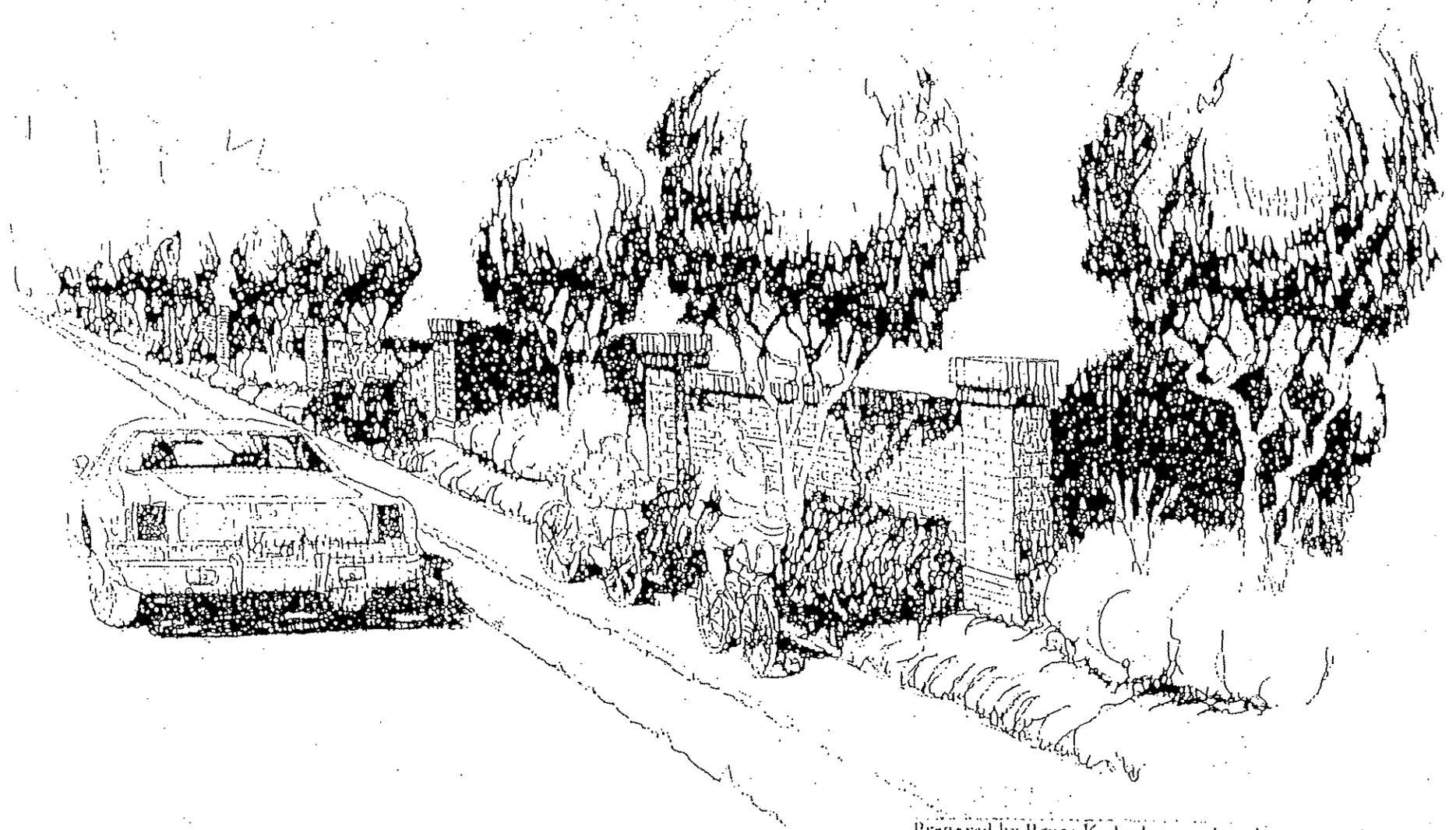
**PRELIMINARY PUD PLAN**

| REVISION BY | DATE | REVISION BY | DATE |
|-------------|------|-------------|------|
| SJS         |      | SJS         |      |
| MDR         |      | SJS         |      |
| SJS         |      | SJS         |      |
| SJS         |      | SJS         |      |

PROJECT NO. C-4-050  
SCALE: 1"=50'  
DATE: NOVEMBER 1, 2004  
C-4  
15-0122

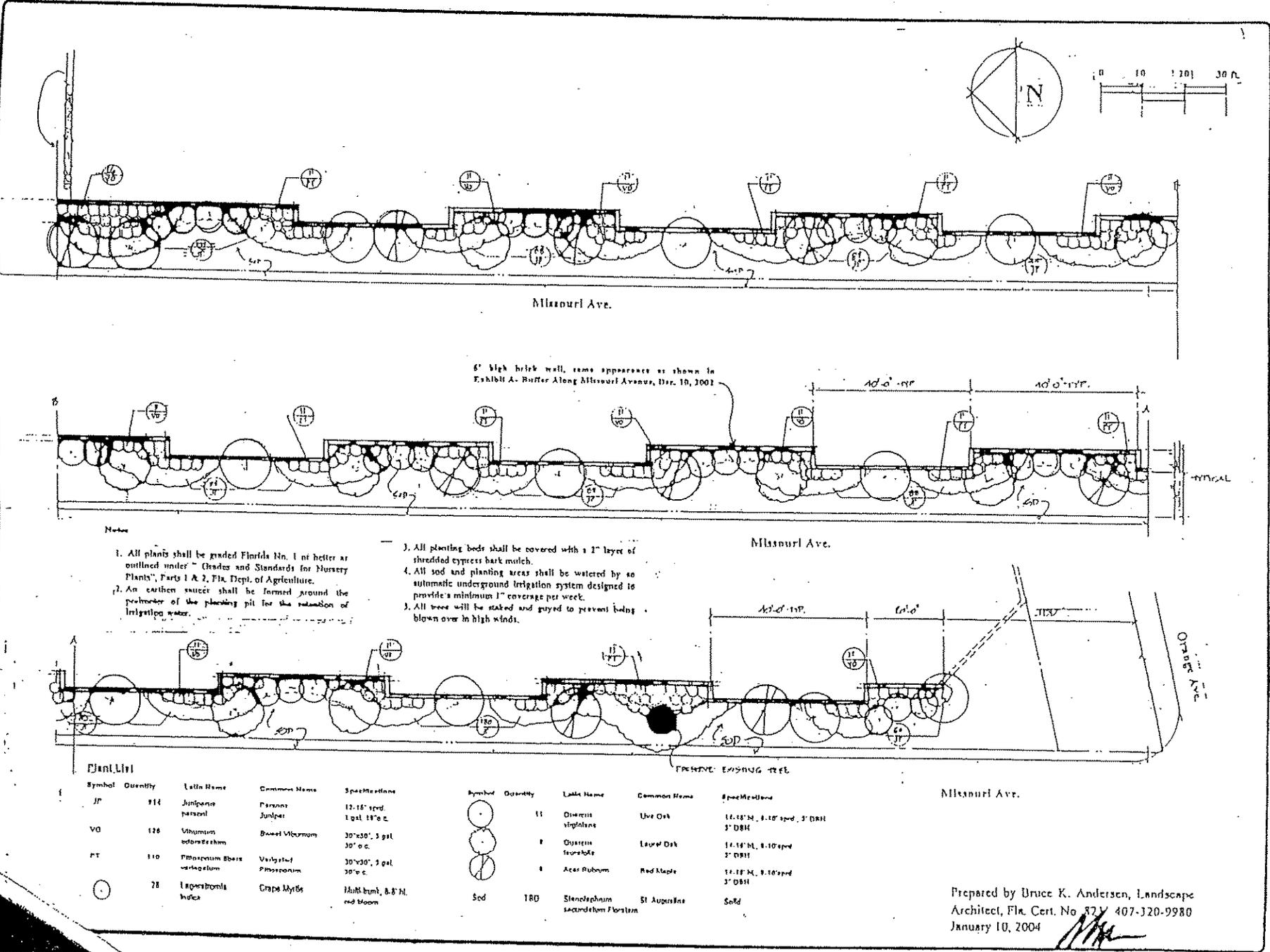
EXHIBIT C MISSOURI BUFFER CONCEPT

BK 320 P. 1455.7



Prepared by Bruce K. Andersen, Landscape Architect,  
State of Florida Cert. No. 821 Tel. (407) 320-9980

AK 320 PG 14558



1. All plants shall be graded Florida No. 1 or better as outlined under "Grades and Standards for Nursery Plants", Parts 1 & 2, Fla. Dept. of Agriculture.
2. An earthen saucer shall be formed around the perimeter of the planting pit for the retention of irrigation water.
3. All planting beds shall be covered with a 2" layer of shredded cypress bark mulch.
4. All sod and planting areas shall be watered by an automatic underground irrigation system designed to provide a minimum 1" coverage per week.
5. All trees will be staked and guyed to prevent being blown over in high winds.

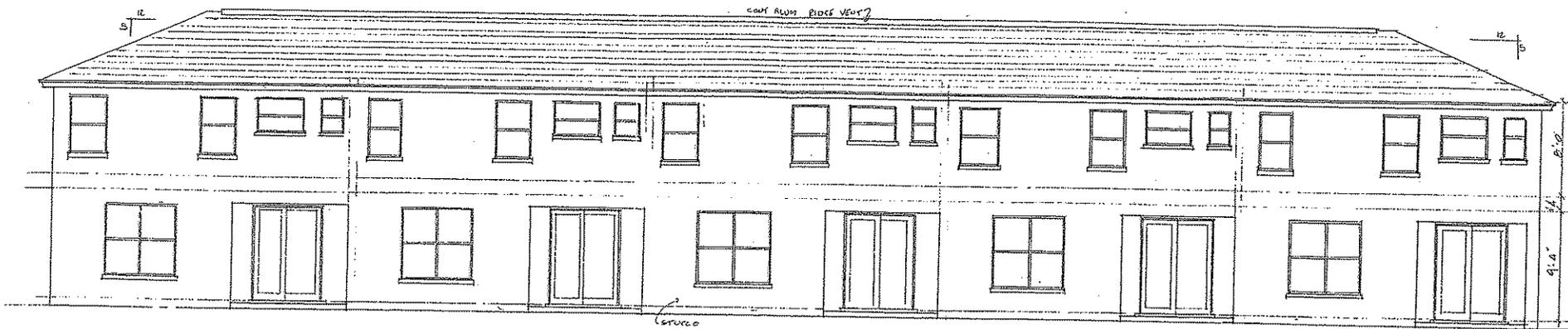
**Plant List**

| Symbol | Quantity | Latin Name             | Common Name      | Specifications                    |
|--------|----------|------------------------|------------------|-----------------------------------|
| JP     | 114      | Juniperus horizontalis | Parson's Juniper | 12-16" spnd.<br>1 gal. 18" x 6"   |
| VO     | 126      | Viburnum odoratissimum | Bowl Viburnum    | 30"x30", 3 gal.<br>30" o.c.       |
| PT     | 110      | Ficus palmata          | Variegated Ficus | 30"x30", 3 gal.<br>30" o.c.       |
| ○      | 28       | Ligustrum lucidum      | Grape Myrtle     | Multi trunk, 8-8" H.<br>red bloom |

| Symbol | Quantity | Latin Name              | Common Name   | Specifications                 |
|--------|----------|-------------------------|---------------|--------------------------------|
| ○      | 11       | Quercus virginiana      | Live Oak      | 14-18" H., 8-10" spnd., 3" DBH |
| ○      | 7        | Quercus laevis          | Live Oak      | 14-18" H., 8-10" spnd., 3" DBH |
| ○      | 4        | Acer rubrum             | Red Maple     | 14-18" H., 8-10" spnd., 3" DBH |
| Sod    | 180      | Stenotaphrum secundatum | St. Augustine | Sod                            |

Prepared by Bruce K. Andersen, Landscape Architect, Fla. Cert. No. 327407-320-9980  
January 10, 2004

**EXHIBIT C: Missouri Buffer**  
Fossil Business Park, Seminole County, FL



SIDE ELEVATION  
1/4" = 1'-0"



FRONT ELEVATION  
1/4" = 1'-0"



NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is GRANTED.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. All development shall comply with the site plan attached as Exhibit B.
- b. The residential townhome project shall be developed at a maximum density of 10 units per net buildable acre.
- c. The buffer adjacent to Orange Boulevard shall be 25 feet in width, with a 6-foot masonry wall and landscaping in compliance with the Seminole County Land Development Code.
- d. The buffer adjacent to Missouri Avenue shall comply with attached Exhibit C.
- e. The following minimum building setbacks and landscape buffers shall apply from the exterior boundaries of the development:
  1. East (adjacent to Missouri Avenue): 25 foot building setback and 25 foot landscape buffer.
  2. South (adjacent to Orange Boulevard): 25 foot building setback and 25 foot landscape buffer.
  3. North: 25 foot building setback.
  4. West: 50 foot building setback, except that the poolhouse and recreational amenities shall have a minimum 20' building setback. A 6 foot masonry wall shall be required along the west property line from Orange Boulevard to the north side of Recreation Tract D.
- f. The following minimum building setbacks shall apply to the individual townhouse buildings:
  1. Front (Tracts A1, A2 and A3): 24 foot
  2. Rear (Tracts A1 and A3): 0 foot
  3. Rear (Tract A2): 0 foot
  4. Between buildings: 10 foot
- g. The following building height limits shall apply:  
Maximum height: two stories and 35 feet

- h. The permitted residential uses shall be townhomes, condominiums, home occupations, and home offices.
- i. All landscape buffers and common areas shall be maintained by a homeowners association.
- j. 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.
- k. The developer shall construct a 5-foot wide sidewalk along the north side of Orange Boulevard.
- l. Architectural renderings of the buildings shall be provided with the Final Master Plan.
- m. Should it be requested by the County during final engineering review, the developer shall dedicate a drainage easement to Seminole County over any portion of Smith Canal that is included within the boundaries of the PUD.

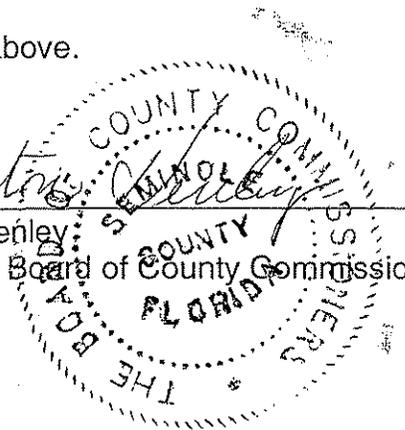
(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By:

*Carlton Henley*  
 Carlton Henley  
 Chairman, Board of County Commissioners



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Metropolis Homes Co, on behalf of itself and its heirs agents, 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 Development Order.

Jennifer Florida  
Witness

*[Signature]*  
Mansour Sabeti, Registered Agent

Jennifer Florida  
Print Name

M-Magner.  
Witness

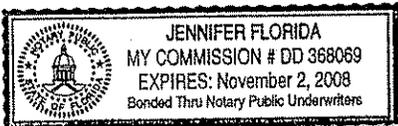
missy magnier  
Print Name

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 Orville Anderson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of April, 2005.

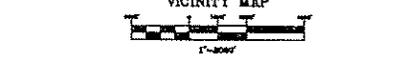
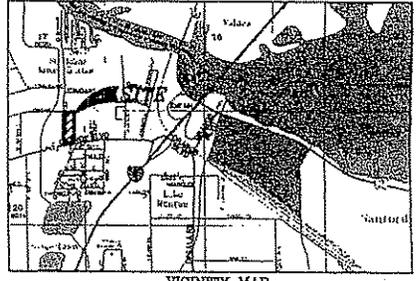
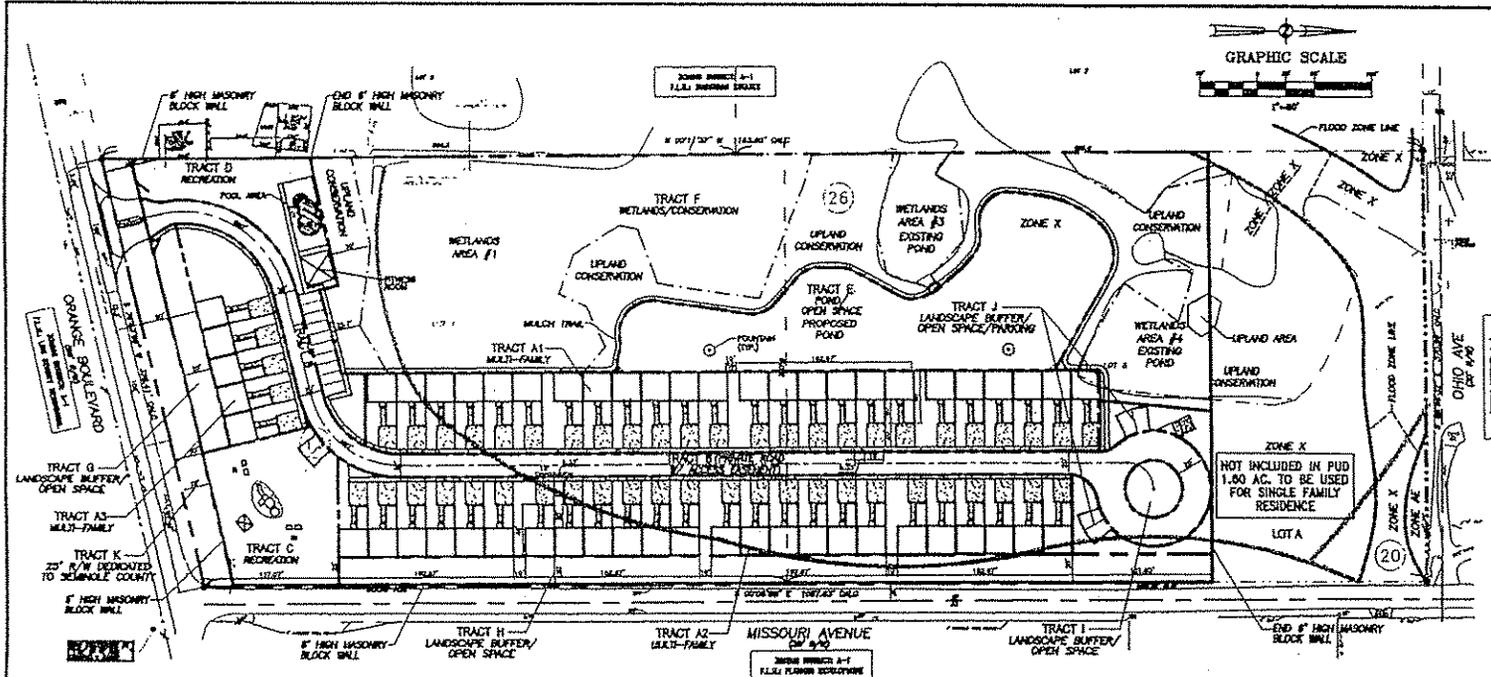


*Jennifer Florida*  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: 11.2.08

Exhibit A  
Legal Description

LOT 1 AND LOT 8 LESS THE NORTH 188.07 FT. OF SAID LOT 8, BLOCK 5, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. .



**APPLICANT:**  
METROPOLIS HOMES  
128 E. COLONIAL DRIVE  
ORLANDO, FLORIDA 32801  
PHONE: 407-835-1288  
FAX: 407-835-9337

**ENGINEERING CONSULTANT:**  
FLORIDA ENGINEERING GROUP, INC.  
718 GARDEN PLAZA  
ORLANDO, FLORIDA 32803  
PHONE: 407-888-0324  
FAX: 407-825-0329

**SURVEYOR:**  
ACCURIGHT SURVEYS OF ORLANDO, INC.  
2013 E. ROBINSON STREET  
ORLANDO, FLORIDA 32803  
PHONE: 407-849-8314  
FAX: 407-897-3777

**SITE DATA:**  
PROPERTY LOCATION: 1500 MISSOURI AVENUE, SANFORD, FLORIDA 32771  
PARCEL ID: 16-19-30-548-0500-0100 & 16-19-30-548-0500-0200  
FUTURE LAND USE DESIGNATION: SUBURBAN ESTATES  
EXISTING ZONING: PUD - SEMINOLE COUNTY - RESIDENTIAL  
PROPOSED ZONING: PUD - SEMINOLE COUNTY - RESIDENTIAL  
EXISTING USE: SINGLE FAMILY RESIDENTIAL & VACANT  
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL - TOWNHOMES / VILLAS

**PROJECT AREA:** 7.83 ACRES  
MAXIMUM BUILDING HEIGHT: 2-STORY (35')  
BUILDING TYPE: CONTEMPORARY W/ STUCCO VENEER & ARCHITECTURAL SHINGLES  
MAXIMUM IMPERVIOUS AREA: 75% (5.87 ACRES)  
PROPOSED IMPERVIOUS AREA: 28% (2.27 ACRES)  
BUILDBLKS: 1.02 ACRES  
PAVEMENT & SIDEWALKS: 1.23 ACRES  
MINIMUM PERVIOUS AREA: 25% (1.88 ACRES)  
PROPOSED PERVIOUS AREA: 71% (5.55 ACRES)  
EXISTING WETLANDS AREA #1 (UNDEVELOPED): 1.28 ACRES  
EXISTING WETLANDS AREA #2 (UNDEVELOPED): 0.16 ACRES  
EXISTING WETLANDS AREA #3 (0.13 ACRE UPLAND POND): 0.23 ACRES  
EXISTING WETLANDS AREA #4 (UNDEVELOPED): 0.28 ACRES  
NET DEVELOPABLE LAND: 5.37 ACRES  
GROSS ACREAGE (7.83 ACRES) LESS PRIVATE ROAD TRACT B (0.88 ACRES), TRACT K (R/W DEDICATED) 0.22 ACRES, WETLAND #1 (1.23 ACRES), 0.15 ACRE OF WETLAND #3 & WETLAND #4 (0.26 ACRES)  
PROPOSED NET RESIDENTIAL DENSITY: 8.86 D.U./ACRE

PROPOSED GROSS RESIDENTIAL DENSITY: 8.84 D.U./ACRE

**IMPACT ANALYSIS IS AS FOLLOWS:**

**SCHOOLS:**  
ELEMENTARY SCHOOL: 53 X 0.115 STUDENTS/UNIT = 6 STUDENTS  
MIDDLE SCHOOL: 53 X 0.055 STUDENTS/UNIT = 3 STUDENTS  
HIGH SCHOOL: 53 X 0.057 STUDENTS/UNIT = 3 STUDENTS  
TOTAL: 12 STUDENTS  
ROADS: 53 X 5.86 ADT/OU = 311 ADT (16 8TH EDITION)  
WATER: 53 X 335 GPD/OU = 17,765 GPD  
SEWER: 53 X 300 GPD/OU = 15,900 GPD

**OPEN SPACE CALCULATIONS WILL EMPLOY A 50% CREDIT FOR WETLANDS AS FOLLOWS:**  
1.80 ACRES (WETLANDS) X 0.5 = 0.93 ACRE  
1.44 ACRES (TRACTS C, D & E) = 1.44 ACRES  
0.88 ACRE (UPLAND CONSERVATION AREA) = 0.88 ACRES  
TOTAL: 3.15 ACRES

PROVISED COMMON USABLE OPEN SPACE: 40% (3.10 ACRES)

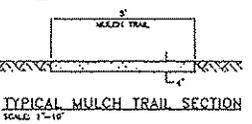
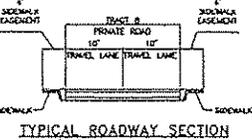
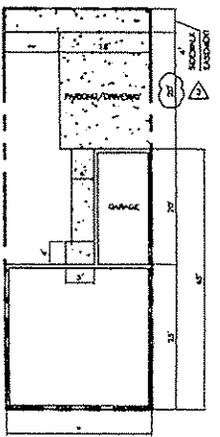
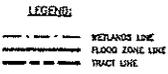
**UTILITY COMPANIES:**  
WATER: SEMINOLE COUNTY UTILITIES  
SEWER: SEMINOLE COUNTY UTILITIES  
ELECTRIC: FLORIDA POWER & LIGHT  
TELEPHONE: BELLSOUTH  
CABLE: BRIGHTWIRE NETWORKS

**LEGAL DESCRIPTION**

LOT 1 AND LOT 8, BLOCK 5, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

| SOIL No. | TYPE OF SOIL                       | AREA     |
|----------|------------------------------------|----------|
| (13)     | EAUGALLIE AND BIRMOKALEE FINE SAND | 2.60 AC. |
| (26)     | UROTHENTS, EXCAVATED               | 5.23 AC. |

SCS SOIL SURVEY OF SEMINOLE COUNTY, FLORIDA  
PAGE 3



**PROJECT DESCRIPTION**

THE PROJECT WILL CONSIST OF A TOWNHOUSE DEVELOPMENT WITH A TOTAL OF 53 UNITS ACCESSING ORANGE BOULEVARD. THE UNIT TYPICAL AREA UNDER AS IS IS 1,419 SF, AND UNDER HOOR IS 1,700 SF.

**WETLANDS ON-SITE**  
THE PRE-DEVELOPMENT WETLANDS AREA IS 2.02 ACRES. TWO WETLANDS POND (WETLANDS #2 AND #3) AND A 0.13 ACRE PORTION OF WETLANDS #1 ARE INCLUDED IN THIS ACREAGE. HOWEVER, THE POND WILL BE INCORPORATED IN A PROPOSED STORMWATER POND TO SERVE THE PRESENT SITE. THE POST-DEVELOPMENT WETLAND AREA WILL BE 1.71 ACRES. WETLANDS LINES ARE FLAGGED BY DOW-TREN CONSULTING, INC. AND SURVEYED BY ACCURIGHT SURVEYS OF ORLANDO, INC. ANY WETLAND VIOLATION WILL COMPLY WITH THE S.L.R.A.D. REQUIREMENTS AND APPROVED BY SEMINOLE COUNTY.

**UTILITIES**  
WATER & SEWER UTILITIES DESIGN SHALL MEET THE REQUIREMENTS OF SEMINOLE COUNTY AND THE F.D.E.P.

**WATER:**  
THE PROPOSED DEVELOPMENT WILL BE SERVED THROUGH AN EXISTING 12" WATER MAIN LOCATED SOUTH OF ORANGE BOULEVARD. THE PROPOSED WATER MAIN WILL BE SIZED TO MEET BOTH POTABLE AND FIRE DEMANDS.

**SANITARY:**  
A NEW LIFT STATION WILL BE DESIGNED TO CONNECT TO AN EXISTING 12" FORCE MAIN LOCATED AT THE CORNER OF ORANGE BOULEVARD AND ORCHARD STREET.

**STORMWATER**

THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF SEMINOLE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

**BUFFERS**

LANDSCAPE BUFFERS SHALL BE PROVIDED ALONG THE EAST AND SOUTH SIDES OF THE PROPERTY DESIGNATED AS TRACTS G & H ON THE SITE PLAN. A LANDSCAPE PLAN SHOWING MAJOR LANDSCAPE CONCEPT IS SHOWN ON SHEET C-2.

**FLOOD ZONE**

FLOOD ZONE X & AE FOR FEMA F.E.M. PANEL 1211700030E DATED APRIL 17, 1996.

**PRIVATE ROAD & COMMON AREAS**

THE PRIVATE ROAD (TRACT B) AND THE COMMON AREAS (TRACTS C, D, E, & F) WILL BE OWNED AND MAINTAINED BY THE H.O.A.

**FIRE PROTECTION**

FIRE PROTECTION WILL BE PROVIDED THROUGH A SERIES OF PROPOSED FIRE HYDRANTS IN ACCORDANCE WITH THE SEMINOLE COUNTY PUBLIC SAFETY STANDARDS APPENDIX G OF THE LAND DEVELOPMENT CODE.

**SIDEWALK ALONG ORANGE BOULEVARD**

A 3 FOOT SIDEWALK WILL BE PROVIDED ALONG THE PROPERTY FRONTAGE ON ORANGE BOULEVARD.

TYPICAL BUILDING LAYOUT  
SCALE: 1"=10'

\* 25'-0" DD UNIT; 25'-0" HOSE UNIT  
\* 7'-0" DD UNIT; 7'-0" HOSE UNIT

| DATE     | REVISIONS   | BY  | CHECKED BY |
|----------|---|-----|------------|
| 01/24/04 | REVISED FOR SEMINOLE COUNTY COMMENTS DATED 12/31/04 | MCW | JAN        |
| 01/24/04 | REVISED FOR SEMINOLE COUNTY COMMENTS DATED 1/14/05  | MCW | JAN        |
| 02/26/04 | REVISED FOR SEMINOLE COUNTY COMMENTS DATED 1/24/05  | MCW | JAN        |

**NEW ORLEANS TOWNHOMES**  
1500 MISSOURI AVENUE  
SANFORD, FLORIDA

**FLORIDA ENGINEERING GROUP, INC.**  
CIVIL & ENVIRONMENTAL & LAND DEVELOPMENT  
THE GARDEN PLAZA, ORLANDO, FLORIDA 32803  
TEL: 407-888-0324 FAX: 407-825-0329  
P.O. BOX 10000, ORLANDO, FLORIDA 32816  
WWW.FEGROUP.COM

**PRELIMINARY PUD PLAN**

DATE: 01-04-04  
SCALE: 1"=60'  
DATE: NOVEMBER 1, 2004  
C-4  
1 of 5

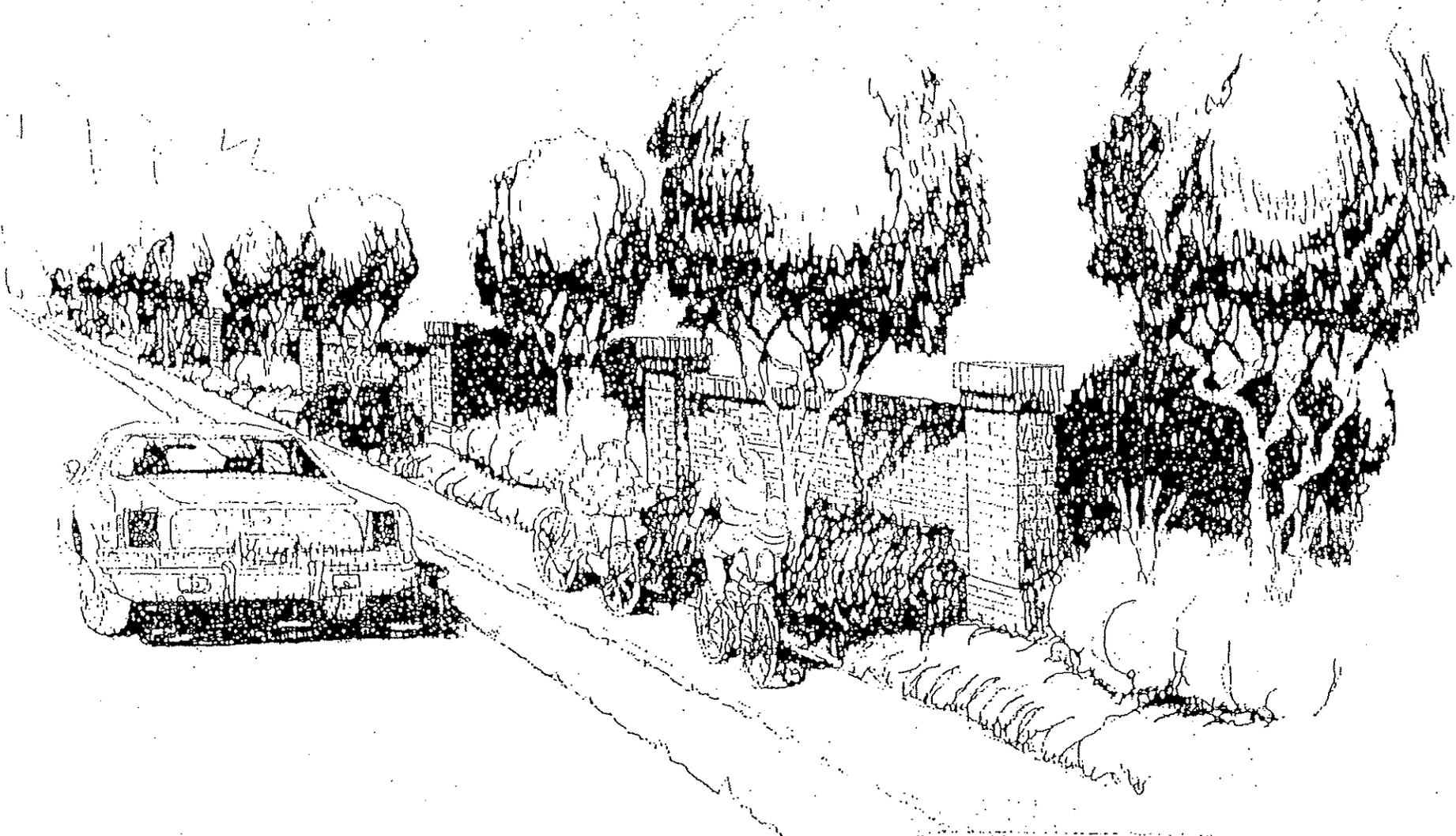
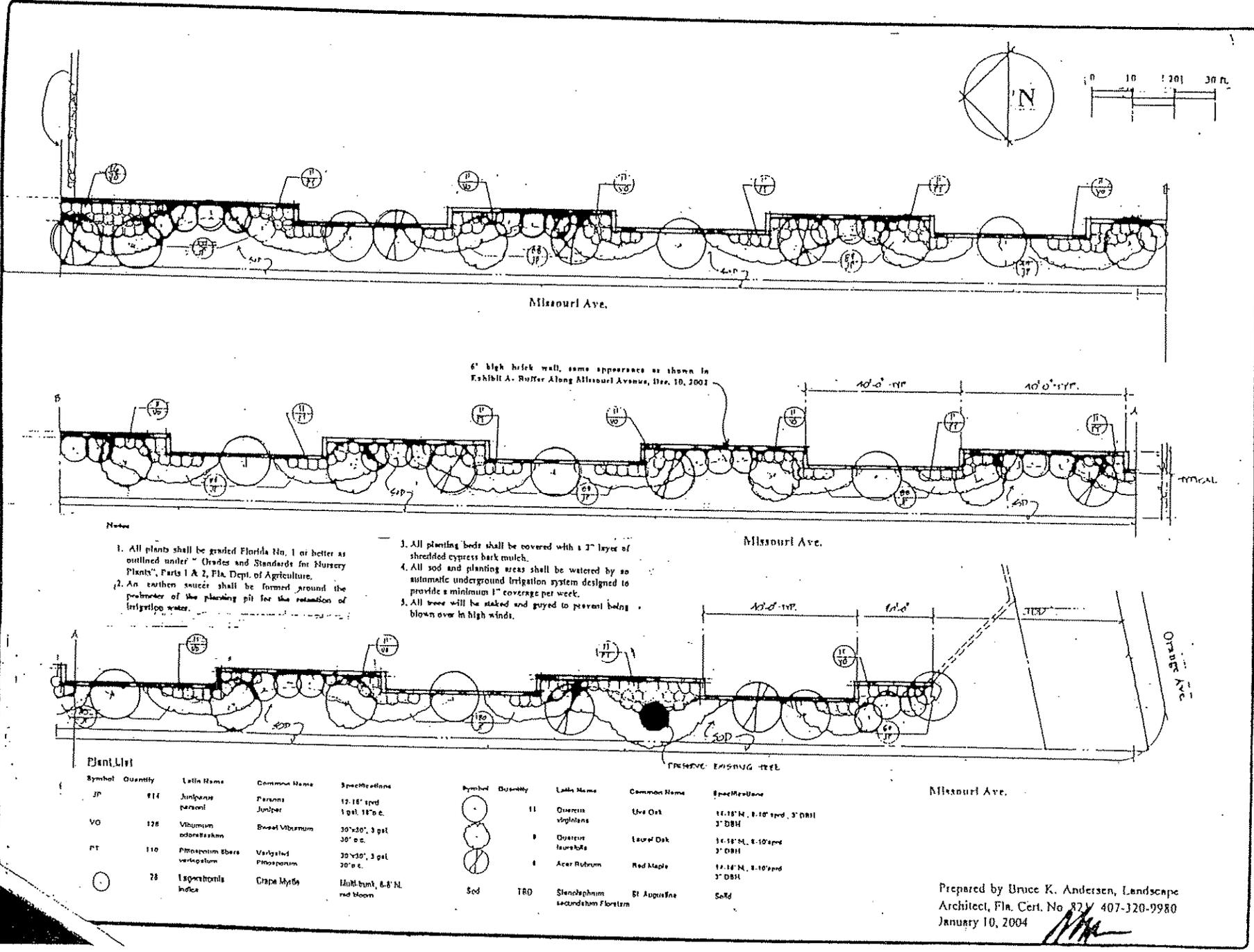


EXHIBIT C MISSOURI BUFFER CONCEPT

BK 320 R 1455.7

Prepared by Bruce K. Andersen, Landscape Architect,  
State of Florida Cert. No. 821 Tel. (407) 320-9980

BK 3 20 PC 145518



6' high brick wall, same appearance as shown in Exhibit A. Buffer Along Missouri Avenue, Dec. 10, 2001

- Notes**
- All plants shall be graded Florida No. 1 or better as outlined under "Grades and Standards for Nursery Plants", Parts 1 & 2, Fla. Dept. of Agriculture.
  - An earthen saucer shall be formed around the perimeter of the planting pit for the retention of irrigation water.
  - All planting beds shall be covered with a 2" layer of shredded cypress bark mulch.
  - All sod and planting areas shall be watered by an automatic underground irrigation system designed to provide a minimum 1" coverage per week.
  - All trees will be staked and guyed to prevent being blown over in high winds.

**Plant List**

| Symbol | Quantity | Latin Name                       | Common Name               | Specifications                    |
|--------|----------|----------------------------------|---------------------------|-----------------------------------|
| JP     | 114      | Juniperus parsonii               | Parsons Juniper           | 12-18" spread<br>1 gal. 18" c.    |
| VO     | 126      | Viburnum odoratissimum           | Sweet Viburnum            | 30"x30", 3 gal<br>36" c.c.        |
| PT     | 110      | Pittosporum Ebera<br>Pittosporum | Variagated<br>Pittosporum | 30"x30", 3 gal<br>30" c.c.        |
| ○      | 28       | Lagotis indica                   | Grape Myrtle              | Multi trunk, 6-8' H.<br>red bloom |

| Symbol | Quantity | Latin Name                                       | Common Name   | Specifications                  |
|--------|----------|--|---------------|---------------------------------|
| ○      | 11       | Quercus virginiana                               | Live Oak      | 14-18" H., 8-10" spread, 3" DBH |
| ○      | 8        | Quercus laurifolia                               | Live Oak      | 14-18" H., 8-10" spread, 3" DBH |
| ○      | 8        | Acer Rubrum                                      | Red Maple     | 14-18" H., 8-10" spread, 3" DBH |
| Sod    | TRD      | Stenotaphrum secundatum<br>Sclerosium Floridanum | St. Augustine | Sod                             |

Prepared by Bruce K. Andersen, Landscape Architect, Fla. Cert. No. 824 407-320-9980  
January 10, 2004

**EXHIBIT C: Missouri Buffer**  
Fossil Business Park, Seminole County, FL.

stormwater, but is designing a separate pond that will not impact the pond already existing. She said there is a drainage easement that encompasses the existing pond. She said the residence on the property will probably be demolished. She doesn't think the outbuilding is in the way of anything and what happens to it would be up to whoever buys the lot.

No one else spoke in support or in opposition.

District Commissioner Henley recommended approval.

**Motion** by Commissioner Morris, seconded by Commissioner Dallari, to enact Ordinance #2005-8, as shown on page \_\_\_\_\_, approving the rezoning from A-1 (Agriculture District) to R-1A (Single-Family Dwelling District) on approximately 4.89 acres; located on the north side of E.E. Williamson Road, approximately 0.15 miles west of Myrtle Lake Hills Road; as described in the proof of publication, Alice Mewes, and authorize the Chairman to execute the Ordinance.

Districts 1, 2, 4 and 5 voted AYE.

#### **REZONE AND SMALL SCALE LAND**

#### **USE AMENDMENT/MAX SABETTI**

Proof of publication, as shown on page \_\_\_\_\_, calling for a public hearing to consider adoption of an Ordinance to rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); and an Ordinance adopting a Small Scale Land Use Amendment from SE (Suburban Estates) to MDR (Medium Density Residential) on approximately 9.43 acres, (New Orleans Townhomes) located on the northwest corner of Orange Boulevard and Missouri Avenue, and request to approve the Preliminary Master Plan, Max Sabetti, received and filed.

Ms. Deater presented the request, stating the applicant is

proposing a 53 unit fee simple townhouse development at a density of 10 units per net buildable acre. She advised the Orange Boulevard Special Study, recently updated by the Planning Division, recommends that the corner of Missouri Avenue and Orange Boulevard should be the demarcation between residential and nonresidential uses along Orange Boulevard. The proposed future land use and rezone is consistent with this recommendation. The applicant has agreed to use the buffering wall concept along Missouri Avenue that was approved for the Fossitt Business Park on the east side of Missouri Avenue. Staff has one change to the Development Order to remove Condition (3) a. for a potable water mitigation plan. Staff is recommending approval of the requests, subject to the Preliminary Master Plan and with the amended Development Order. The Planning & Zoning Commission recommended 6 to 0 to approve the request subject to the conditions in the Development Order and the following additional conditions:

- (1) That the wall and landscaping adjacent to Missouri Avenue shall mirror the wall and landscaping that was approved on the east side of Missouri Avenue as part of the Fossitt Business Park PCD; and
- (2) That the applicant be required to dedicate a drainage easement to Seminole County over any portion of Smith Canal that is included within the boundaries of the PUD.

Upon inquiry by Commissioner Morris, Ms. Deater stated Condition #1 recommended by the P&Z LPA is already a part of the Development Order but Condition #2 has not been included. She said it has not been determined that the Smith Canal touches the boundaries of the PUD. She said the developer did indicate at the P&Z meeting that he would be willing to give the County that easement if the County requested it.

Attorney Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reid, representing Metropolis Homes (applicant), addressed the Board to state the applicant is in agreement with the conditions.

Bruce Anderson, 1730 Perch Lane, addressed the Board to state he is in support of the project.

Kathy Brown, 1730 Beacon Drive, addressed the Board to state she represents the majority of the homeowners in St. Johns River Estates and it has been a real honor and pleasure to work with Mr. Sabetti and Mr. Jean Abi-Aoun. She said the residents are getting the wall and landscaping they want and there will be no traffic on Missouri.

No one else spoke in support or in opposition.

Speaker Request Forms were received and filed.

District Commissioner Carey stated she met with the applicant and homeowners and it's nice to be able to set down and work as a group on the details of the project.

**Motion** by Commissioner Carey, seconded by Commissioner Morris, adopt Ordinance #2005-9, as shown on page \_\_\_\_\_, rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development District); adopt Ordinance #2005-10, as shown on page \_\_\_\_\_, approving a Small Scale Land Use Amendment from SE (Suburban Estates) to MDR (Medium Density Residential) on approximately 9.43 acres, located on the northwest corner of Orange Boulevard and Missouri Avenue; as described in the proof of publication, Max Sabetti, and approve the Preliminary Master Plan, subject to the revised Development Order, as shown on page \_\_\_\_\_, deleting Item (3) a. and adding Condition #2 by the P&Z that the applicant be required to dedicate a drainage easement to Seminole County over any portion of the Smith Canal that is included within the boundaries of the PUD, should it be requested

by the County prior to the final site planning process.

Districts 1, 2, 4 and 5 voted AYE.

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Chairman Henley announced that Commissioner Van Der Weide is at home ill with pneumonia.

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There being no further business to come before the Board, the Chairman declared the meeting adjourned at 7:17 p.m., this same date.

ATTEST: \_\_\_\_\_ Clerk \_\_\_\_\_ Chairman  
er/slm/cc



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