

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Red Bug Road / Cooper Townhomes, Large Scale Land Use
Amendment from Low Density Residential (LDR) to Medium Density
Residential (MDR); and rezoning from A-1 to R-3A (Jim Cooper,
Applicant).

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Jeff Hopper **EXT** 7431

Agenda Date 05/10/05 Regular Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

1. ADOPT an ordinance that includes the proposed map amendment from Low Density Residential (LDR) to Medium Density Residential (MDR)⁽¹⁾, and ADOPT an ordinance rezoning the property from from A-1 to R-3A, per the attached staff report, on 20.12 acres located on the north side of East Red Bug Road, ¼ mile west of SR 434 (Jim Cooper, applicant); or
2. DENY the request for Large Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR), and rezone from A-1 to R-3A, on 20.12 acres located on the north side of East Red Bug Road, ¼ mile west of SR 434 (Jim Cooper, applicant); or
3. CONTINUE the public hearing until a time and date certain.

⁽¹⁾ For the record: A motion to adopt a Comprehensive Plan amendment by ordinance will be enacted through a single ordinance presented to the Board as a separate agenda item following the conclusion of the Spring 2005 large scale amendment cycle. The ordinance will contain a listing of all the amendments adopted by the Board as part of the cycle.

(District 1 – Comm. Dallari)

(Jeff Hopper, Senior Planner)

BACKGROUND:

The applicant proposes a 74-unit townhouse development on a 20-acre site on East Red Bug Road, at a density of 7.7 units per net buildable acre. The subject property includes several acres of wetlands, which will be preserved through a conservation easement dedicated to the county. Also provided within the site will be a 2.3 acre upland preservation area which will be available for use as common open space for residents of the development.

Reviewed by: JKR
Co Atty: _____
DFS: _____
OTHER: MMW
DCM: _____
CM: JK
File No: AH 130 pdp 05

The developed portion of the site will consist of fee-simple units on 22-foot lots. Access will be from East Red Bug Road, currently an unimproved right-of-way, connecting the site with SR 434 to the east. A total of 79 parking spaces are provided for guest parking, in addition to those in garages and driveways on individual lots.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request subject to conditions listed in the attached staff report and development order.

NOTE: At the time this agenda memorandum was prepared, the Objections, Recommendations, and Comments (ORC) report had not been received from the Florida Dept. of Community Affairs. The ORC report will be provided to the Board upon receipt.

BOARD OF COUNTY COMMISSIONERS ACTION:

On February 8, 2005 the Board of County Commissioners voted 5-0 to TRANSMIT the amendment and CONTINUE the rezone request subject to staff recommendations with an additional condition requiring the applicant provide a wrought iron fence along East Red Bug Rd. from the east property line to the project entrance.

LAND PLANNING AGENCY (LPA) RECOMMENDATIONS:

On December 1, 2004, the Land Planning Agency voted 7-0 to recommend APPROVAL AND ADOPTION of the request subject to staff recommendations.

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING AND ZONING
DECEMBER 1, 2004**

Members present: Richard Harris, Chris Dorworth, Ben Tucker, Alan Peltz, Beth Hattaway, Walt Eismann, and Dudley Bates

Also present: Matt West, Planning Manager; Tony Walter, Assistant Planning Manager; Jim Potter, Senior Engineer; Jeffrey Hopper, Senior Planner; Rebecca Hammock, Principal Planner; Kimberley Romano, Deputy County Attorney; and Candace Lindlaw-Hudson, Senior Staff Assistant.

B. Red Bug Road / Cooper Townhomes; Jim Cooper, applicant; approximately 20 acres; Large Scale Land Use Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential); and Rezone from A-1 (Agriculture District) to R-3A (Multiple-Family Dwelling District) for townhouses; located on the north side of East Red Bug Road, ¼ mile west of Alafaya Trail. (Z2004-050 / 05S.FLU01)

Commissioner Dallari - District 1
Jeffrey Hopper, Senior Planner

Mr. Hopper introduced the application for a rezoning from A-1 to R-3A and a Large Scale Land Use Amendment from Low Density to Medium Density Residential by Jim Cooper on approximately 20 acres located on the north side of East Red Bug Road, ¼ mile west of SR 434.

Mr. Hopper said that the applicant is proposing a 74-unit townhouse development on a currently unimproved section of East Red Bug Road. The units will be clustered in the southeastern portion of the site. Approximately 8.6 acres of the site are wetlands, which will be preserved in a conservation easement. Net buildable area is 9.7 acres for a net density of 7.7 units per acre. If the development is approved, the property will be subdivided, and the lots and townhome units will be sold fee simple. Visitor parking, which is sometimes an issue in townhouse developments, should be adequate for this project, with 79 off-street spaces proposed in addition to the 2 per unit required by Code. Staff recommends transmittal of the large scale land use amendment and approval of the requested rezone subject to the conditions listed in the development order and your staff report. These conditions include the following: a) Building heights limited to 35 feet; b) Front setbacks shall be 20 feet from sidewalks; c) Developer shall provide a sidewalk along E. Red Bug Road connecting the site with SR 434; and d) Garages shall not be converted to living space.

Commissioner Hattaway asked about staff recommendation number 15. She asked if this would be established in the open space recreation area.

Mr. Hopper said that no such RV parking was planned for the project.

Jim Cooper stated that he concurred with the staff recommendation and that no recreational vehicle parking lot was planned for this project.

Dr. Fred Brough of 454 Moffat Loop asked for clarification of the location of the site. He had not been able to identify it from the location on the map he received as a public notice. His property abuts the county road. He had been told that a wall was going to be going in along the road. He is concerned about noise abatement.

Mrs. Elise Brough stated that she wanted a wall along the road that abuts Dunhill subdivision so that the children from the new subdivision do not cut through the Dunhill properties and use the Dunhill facilities.

Jim Cooper stated that he had developed Dunhill for the DL Mason Company in the 1980's. It is Mr. Cooper's recollection that when Phase II of Dunhill was developed, a wall was to be put in by that developer. There is a large buffer there now. He does not believe a wall is necessary and does not want to build a wall.

Commissioner Peltz made a motion to recommend approval of the request for a Large Scale Land Use Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential); and Rezone from A-1 (Agriculture District) to R-3A (Multiple-Family Dwelling District).

Commissioner Dorworth seconded the motion.

There was no discussion.

The motion passed unanimously.

Justin Pelloni, thereupon, asked to remove that commercial piece.

Mr. Fisher, upon counsel of Attorney McMillan, advised that because this is an adoption hearing, there are a lot of conditions in the development order that would make that cloudy. That is probably why the staff advised the Pelloni's to leave it in. He said it would be better to adopt the project as is and bring this back for revisions during the final master plan process or continue this matter to another meeting.

Mr. West said another alternative is that the tract could be commercial or spread the entitlements.

Mr. Fisher recommended holding onto the tract until the project comes back for the final master plan.

Districts 1, 2, 3, 4 and 5 voted AYE.

**RED BUG ROAD/COOPER TOWNHOMES
LARGE SCALE LAND USE AMENDMENT
AND REZONE/JIM COOPER**

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Proof of publication, as shown on page _____, calling for a public hearing to consider approving transmittal for a Large Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) and Rezone from A-1 to R-3A on 20.12 acres for the Red Bug Road Cooper Townhomes located on the north side of East Red Bug Road, ¼ mile west of SR 434, Jim Cooper, received and filed.

Mr. Hopper presented the request, stating staff recommends transmittal of the Large Scale Land Use Amendment and approval of the rezoning from A-1 to R-3A, subject to the conditions listed in the development order and staff report. He reviewed the conditions, which include the following: (1) Building height limited to 35 feet;

(2) Front setbacks shall be 20 feet from sidewalks; (3) The sidewalk shall provide a sidewalk along East Red Bug Road connecting the site with SR 434; and (4) Garages shall not be converted to living space.

Jim Cooper, applicant, addressed the Board to state he concurs with the staff.

No one spoke in support or in opposition.

Motion by Commissioner Dallari, seconded by Commissioner Morris, to approve transmitting the request for the Red Bug Road/Cooper Townhomes Large Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) and approve the Rezone from A-1 to R-3A, per the staff report, on 20.12 acres for the Red Bug Road Cooper Townhomes located on the north side of East Red Bug Road, ¼ mile west of SR 434; as described in the proof of publication, Jim Cooper.

Under discussion, Commissioner Dallari noted the staff did send a notice to the City of Oviedo and has not heard a response, so he believes there is no opposition from the City. He suggested adding to the staff recommendation that there be some type of wrought iron fence or divider along the right-of-way on the Red Bug Lake Road portion with some type brick column to denote the new development.

The applicant had no objections. Commissioner Dallari said he would like to see that commitment noted.

Districts 1, 2, 3, 4 and 5 voted AYE.

BOAT DOCK REGULATIONS ORDINANCE

Proof of publication, as shown on page _____, calling for a public hearing to consider the Boat Dock Regulations Ordinance, received and filed.

Mr. West stated this is the first of two public hearings

Red Bug Rd. / Cooper Townhomes Large Scale Land Use Amendment Staff Report

Low Density Residential (LDR) to Medium Density Residential (MDR)		Amendment (Z2004-050, 05S.FLU01)
<i>REQUEST</i>		
APPLICANT	Jim Cooper	
PLAN AMENDMENT	Low Density Residential (LDR) to Medium Density Residential (MDR)	
REZONING	A-1 to R-3A	
APPROXIMATE GROSS ACRES	20.12	
LOCATION	North side of East Red Bug Rd., ¼ mile west of SR 434	
BCC DISTRICT	1, Dallari	
<i>RECOMMENDATIONS AND ACTIONS</i>		
STAFF RECOMMENDATION May 10, 2005	Staff recommends APPROVAL subject to conditions listed in the staff report and development order.	
BOARD OF COUNTY COMMISSIONERS ACTION February 8, 2005	On February 8, 2005 the Board of County Commissioners voted 5-0 to TRANSMIT the amendment and CONTINUE the rezone request subject to staff recommendations with an additional condition requiring the applicant provide a wrought iron fence along East Red Bug Rd. from the east property line to the project entrance.	
LAND PLANNING AGENCY RECOMMENDATION December 1, 2004	The Land Planning Agency voted 7-0 to recommend TRANSMITTAL of the request subject to staff recommendations.	

STAFF ANALYSIS

Low Density Residential (LDR) to Medium Density Residential (MDR)	Amendment (Z2004-050, 05S.FLU01)
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1. **Property Owner:** Diocese of Orlando, Norbert M. Dorsey, Bishop

2. **Tax Parcel Numbers:** 21-21-31-300-002A-0000
21-21-31-300-002C-0000
21-21-31-300-002D-0000

3. **Development Trends:** The subject property lies in an undeveloped area between commercial uses along S. Central Ave. in the City of Oviedo and agricultural uses to the west, also in Oviedo. Although the adjoining property to the east is vacant, the City has assigned it a zoning and future land use for commercial development. To the south is Dunhill, a single family PUD with a density equivalent to that of R-1BB.

SITE DESCRIPTION

1. **EXISTING AND PERMITTED USES:** The future land use designation of Office, currently assigned to the subject property, permits general office and supporting uses such as schools and day care centers.

(North)			
COM (City of Oviedo) vacant <i>Public Lands (City)</i>	COM (City of Oviedo) vacant <i>Public Lands (City)</i>	COM (City of Oviedo) vacant <i>Public Lands (City)</i>	
(West)	LD Res. (City of Oviedo) vacant <i>Agriculture (City)</i>	LDR (SUBJECT PROPERTY) Vacant <i>A-1</i>	COM (City of Oviedo) vacant <i>Commercial (City)</i>
	LDR vacant <i>A-1</i>	PD SF residential <i>PUD</i>	COM (City of Oviedo) vacant <i>Commercial (City)</i>
	(South)		
	(East)		

* See enclosed future land use and zoning maps for more details.

COMPREHENSIVE PLAN CONSISTENCY

2. PLAN PROGRAMS - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

Summary of Program Impacts: The proposed amendment does not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metropolitan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

Access to the subject property is via East Red Bug Road, currently an unimproved right-of-way which will have to be constructed to County standards. The nearest arterial is SR 434, approximately ¼ mile to the east of the site. The most recent traffic count information, from 2002, indicates 24,755 daily trips on this road. Based on the recent 6-laning of this facility, operating level of service (LOS) should be no lower than "B." The adopted LOS standard is "D."

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:** *Figure 11.1 and Figure 14.1 are the water and sewer service area maps for Seminole County*

The subject property is within the City of Oviedo water and sewer service areas. Water and sewer service are available to the site.

C. **Public Safety – Adopted Level of Service:** *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 12.2.2).*

The property is served by the Seminole County EMS/Fire Station #46. Response time to the site is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

3. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 Plan, but are not applied in detail at this stage.

A. **Preliminary Development Orders: Capacity Determination:** *For preliminary development orders and for final development orders under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policy 1.2.3).*

A review of the availability of public facilities to serve this property indicates that there would be adequate facilities to serve this area, or that such facilities could be made available, and that the proposed Plan amendment would create no adverse impacts to public facilities.

B. **Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection:** *The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(Policy FLU 1.2 and 1.3).*

The site contains significant areas of wetlands. However, these areas will be left largely undisturbed and will be dedicated to Seminole County through conservation easements as required by Policy FLU 1.3.

C. **Protection of Endangered and Threatened Wildlife:** *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering approval for any proposed development on the subject property.

4. DEVELOPMENT POLICIES - Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. **Compatibility:** When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a

community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).

Based upon an initial evaluation, the proposed MDR land use may be compatible with the commercial uses existing and proposed to the east, and with the existing single family development in PD to the south. The preserved wetlands on the subject property, as well as the upland preservation area depicted on the site plan, should serve as effective buffers adjacent to any future development to the west and north of the site.

Applicable Plan policies include, but are not limited to, the following:

Transitional Land Uses (Policy FLU 2.5): *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses.*

"Exhibit FLU: Appropriate Transitional Land Uses" indicates that MDR is an appropriate transitional use adjacent to the single family development to the south, which is consistent with MDR (although the nominal future land use designation is PD). Adjacent to commercial land uses to the east, MDR can be considered compatible with sufficient buffering to minimize any adverse impacts.

Other applicable plan policies include:

*FLU 2.1 Subdivision Standards.
FLU 5.5: Water and Sewer Service Expansion
MDR Future Land Use Definition*

B. Concurrency Review - Application to New Development: *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element... (Capital Improvements Policy 3.2).*

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public

facilities meeting the adopted LOS are available or will be available concurrent with the development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order. The applicant has elected to defer concurrency review and the site will have to demonstrate concurrency compliance at the time of final engineering.

INTERLOCAL NOTIFICATION:

The City of Oviedo was provided interlocal notice of this rezoning on April 12, 2005, per the Interlocal Planning Coordination Agreement of 1997.

STAFF RECOMMENDATION:

Staff recommends ADOPTION of the requested future land use Map amendment and rezone subject to the attached site plan and the following conditions:

- a. Retention ponds shall be amenitized in accordance with Section 30.1344 of the Land Development Code.
- b. Buffers along the east property line shall contain 4 canopy trees per 100 linear feet, having a minimum caliper of 3" as measured 1 foot above ground, and a 6-foot PVC fence.
- c. Building height shall be limited to 35 feet.
- d. Building setbacks from the perimeter of the site shall be a minimum of 35 feet.
- e. Permitted uses shall be single family homes, townhouses, home occupations, home offices, and appropriate accessory uses.
- f. Minimum required setbacks on individual lots shall be:

Front	20'
Rear	20'
Side	0'
- g. In the event that sidewalks are installed in easements on privately owned lots, the front building setback shall be no less than 20 feet from the nearest edge of the sidewalk. Sidewalks shall be provided adjacent to all dwelling units, and crosswalks shall be designated to establish continuous pedestrian access to all parts of the development. The developer shall provide a sidewalk along East Red Bug Road connecting the development with SR 434.
- h. No accessory buildings shall be permitted on platted townhouse lots.
- i. Front walls of the units shall be staggered.
- j. The developer shall pave East Red Bug Road to County standards from the project entrance to SR 434.
- k. Garage parking spaces shall have minimum dimensions of 10' x 20.'
- l. Garages shall not be converted to living space.
- m. If parking of recreation vehicles and/or boats on trailers will be permitted within the development, a parking area shall be established separate from townhouse units.

- n. Applicant shall provide a wrought iron fence along East Red Bug Rd. from the east property line to the project entrance.

BOARD OF COUNTY COMMISSIONERS ACTION:

On February 8, 2005 the Board of County Commissioners voted 5-0 to TRANSMIT the amendment and CONTINUE the rezone request subject to staff recommendations and also to the applicant providing a wrought iron fence along East Red Bug Rd. from the east property line to the project entrance.

LAND PLANNING AGENCY (LPA) RECOMMENDATION:

On December 1, 2004, the Land Planning Agency voted 7-0 to recommend TRANSMITTAL of the request subject to staff recommendations.

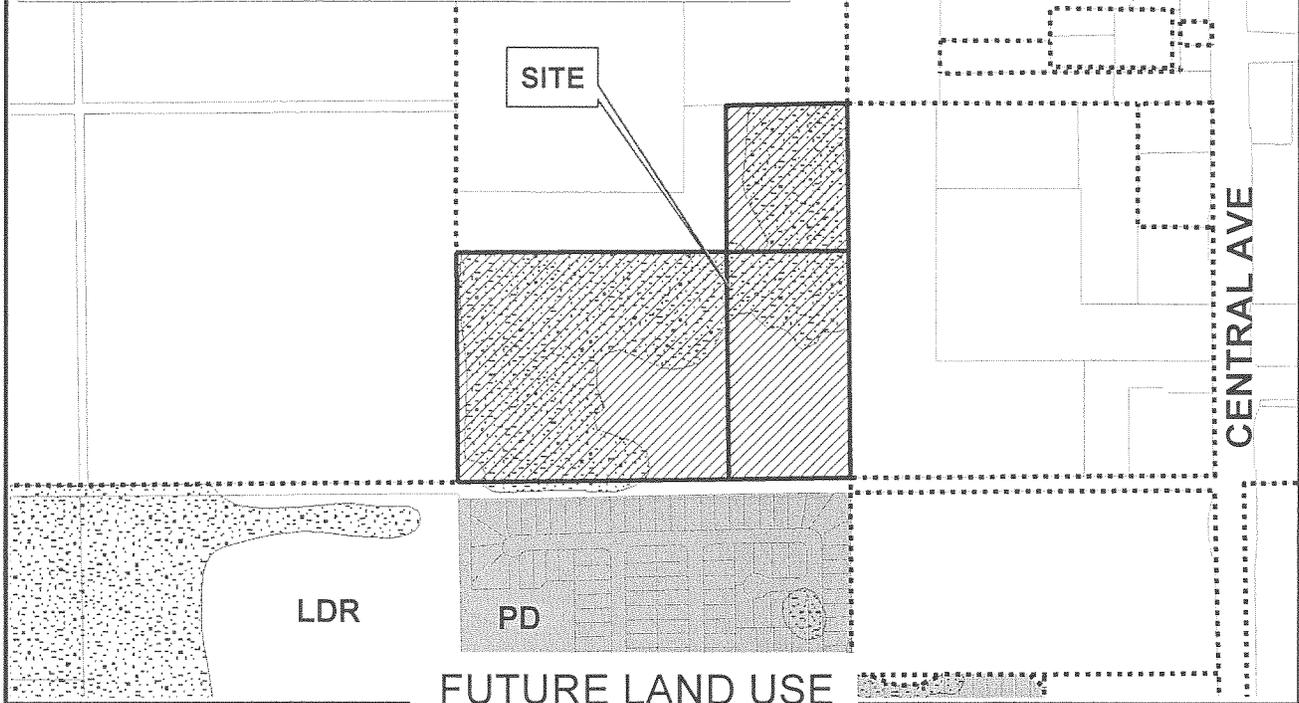
NOTICE OF AMENDMENT ORDINANCE

Adoption of the 2005 Spring Cycle Large Scale Amendment Ordinance

Should the Board of County Commissioners (the " Board") move to adopt an amendment ordinance for this hearing item, a single ordinance will be presented to the Board for enactment following the last large scale amendment hearing of this cycle. The ordinance presented to the Board for enactment will include all the previously approved hearing items, if any, for this large scale amendment cycle. The proposed ordinance title is:

AN ORDINANCE AMENDING THE VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF CERTAIN PROPERTIES BY VIRTUE OF LARGE SCALE DEVELOPMENT AMENDMENTS; AMENDING THE TEXT OF THE FUTURE LAND USE AND TRANSPORTATION ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

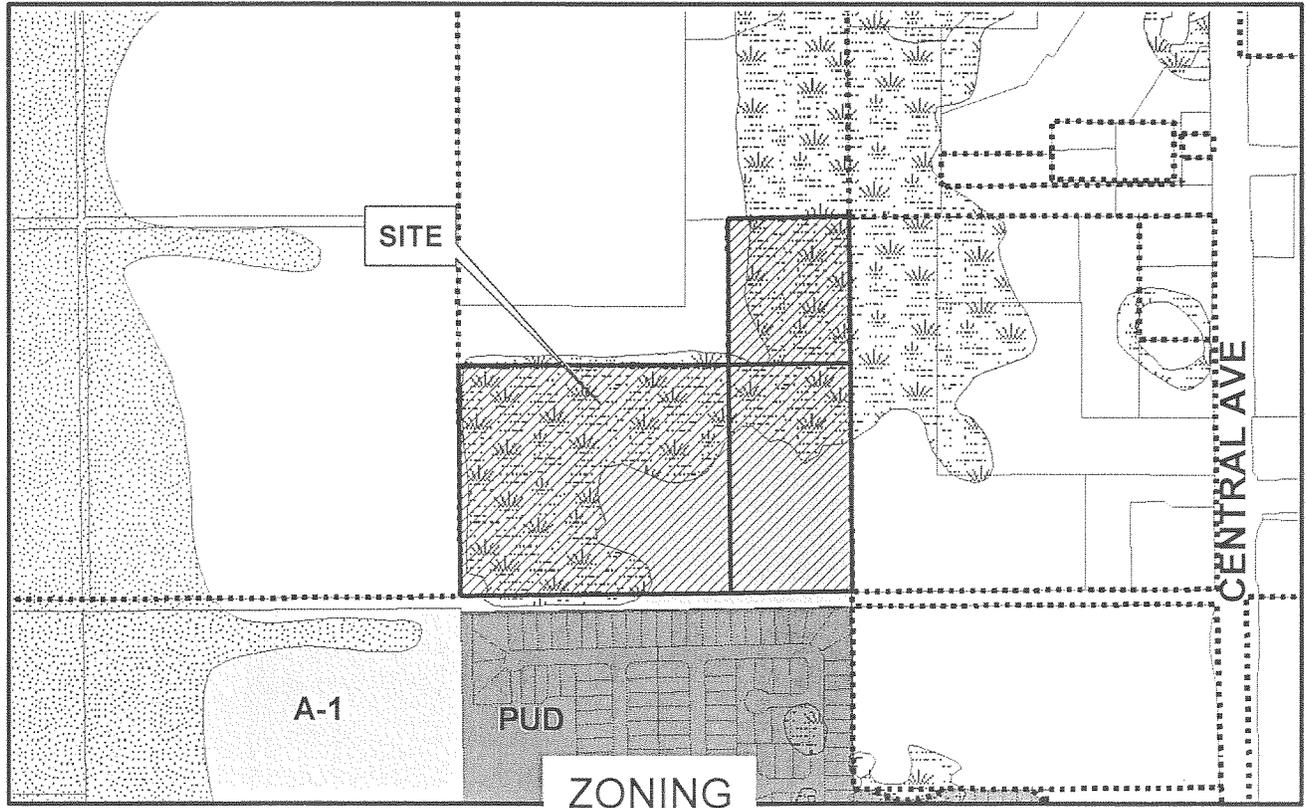


FUTURE LAND USE

Site
 Municipality
 LDR PD

Applicant: Red Bug Road R-3A Townhomes
 Physical STR: 21-21-31-300-0020, 2A & 2C-0000
 Gross Acres: 29.41 +/- BCC District: 1
 Existing Use: Vacant Residential
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	05S.FLU01	LDR	MDR
Zoning	z2004-050	A-1	R-3A



ZONING

A-1
 PUD
 FP-1
 W-1

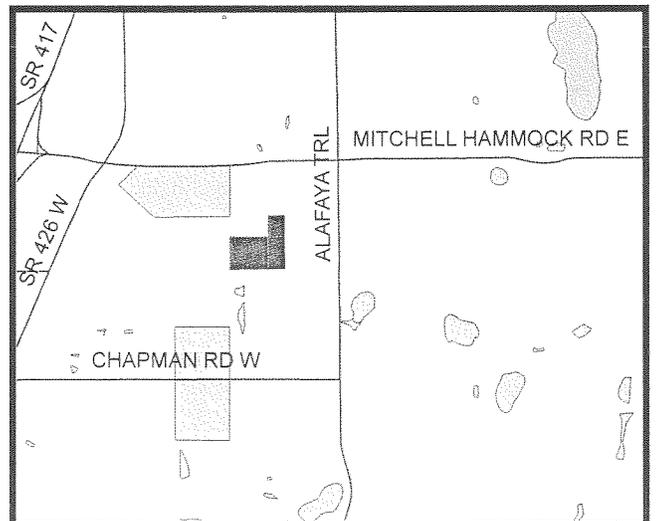


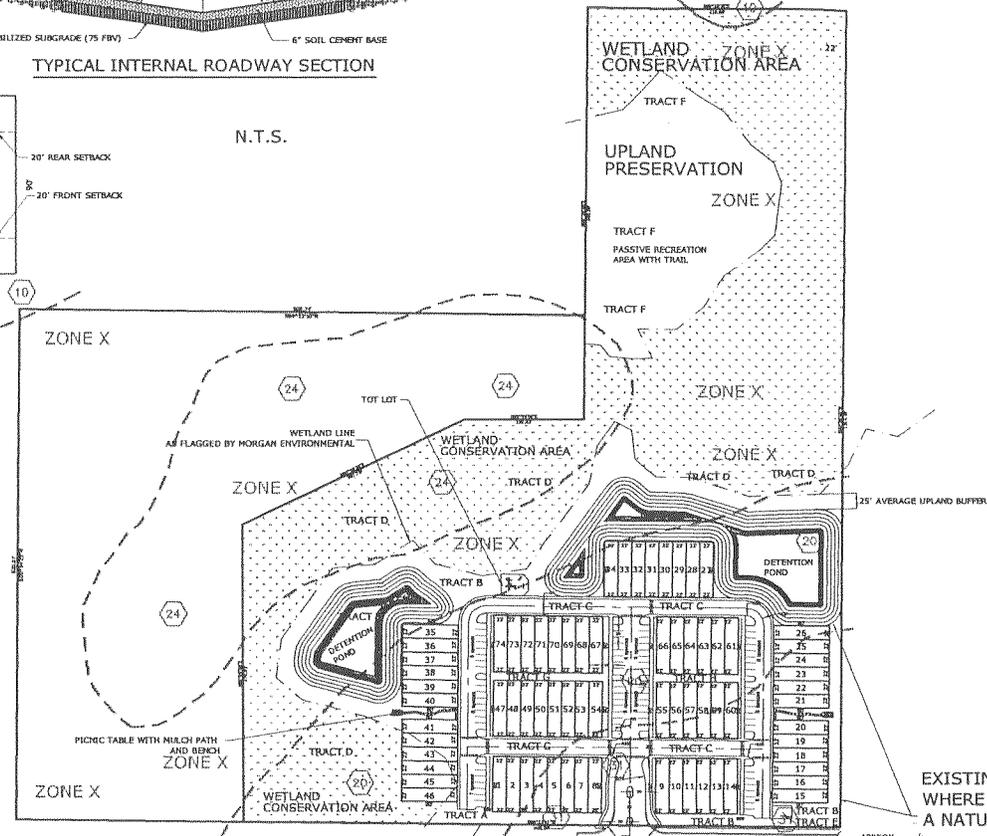
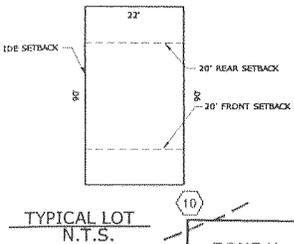
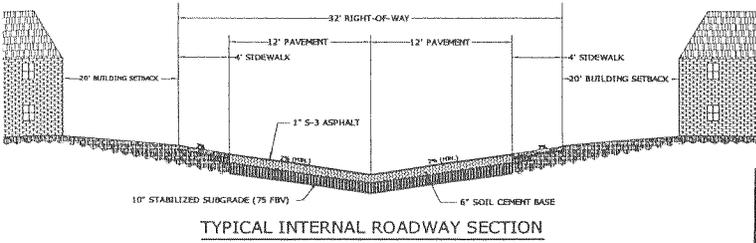
Amendment No: 05S.FLU01
 From: LDR To: MDR
 Rezone No: Z2004-050
 From: A-1 To: R-3A

- Parcel
- Subject Property



January 2004 Color Aerials





EXISTING VEGETATION TO REMAIN WHERE POSSIBLE TO PROVIDE A NATURAL BUFFER

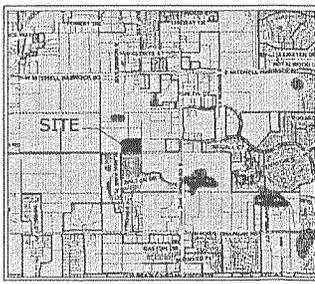
EXISTING VEGETATION TO REMAIN WHERE POSSIBLE TO PROVIDE A NATURAL BUFFER

Open Space Area Calculation

Gross Site Area	20.12	acres
Proposed External ROW Dedications	0	acres
Public or Private ROW	1.93	acres
On-Site Access (incl. alleys)	0	acres
Parking and Transit Areas	0	acres
Manufactured Lots (if platf'd)	3.4	acres
Transitional Building Footprints (if unplatf'd)	0	acres
Outcrops	0	acres
Reliefion (if not annexed per LDC)	2.56	acres
Utility Tracts/Facilities (i.e. lift stations)	0.01	acres
Total Open Space	12.63	acres

Net Buildable Acreage Calculation

Gross Site Area	20.12	acres
External ROW Dedications	0	acres
Recreational/Open Space	0	acres
Wetlands	8.62	acres
Public Right of Way	0	acres
Private Right of Way	0	acres
Public Road ROW	1.03	acres
On-Site Access (incl. alleys)	0	acres
Lakes	0	acres
Transmission Line Easements	0	acres
Net Buildable Area	8.67	acres



SITE DATA:

- Site is located in Section 21, Township 21 South, Range 31 East, Seminole County Florida
- Current Site Zoning: A-1 Proposed Zoning: R-3A
- Site Contains 20.12 acres more or less
- Existing Use: Vacant/Agricultural
- Proposed Use: Single Family Townhomes
- Total Number of Proposed Lots: 74 (1 Phase only)
- Residential Density: Maximum of 10 U.U. / Net Buildable Acre
- Projected School Age Population: 0.165 x 74 = 12 students (Total Buildout)
- Proposed Minimum Lot Size: 1580 sqft
Proposed Minimum Lot Width: 22'
- Building Setbacks:
 - a. Frontyard setback: 20'
 - b. Sideyard setback: 0'
 - c. Rearyard setback: 20'
 - d. Front setback from Sidewalk (where sidewalk not in R/W): 20'
- Off Street Parking: 79 (10' x 20') spaces provided (each lot will include a single garage within the building and driveway space)
Seminole County requires 2 spaces per residential unit
74 lots x 2 (spaces per lot) = 148 required spaces
79 (off street spaces) + 148 (garage spaces + driveway spaces) = 227 proposed spaces
- No construction within 100 yr. flood plain is proposed.
- All Tracts will be dedicated to a mandatory H.O.A. with an easement to Seminole County.
- No necessary structures will be permitted on the lots.
- Fire flow shall be provided according to the following:
 - a. Single Family: 500 gpm @ 20 psi
 - b. Multi-Family (2 stories or less): 1,500 gpm @ 20 psi
 - c. Commercial/Industrial: N/A
- Water and Sanitary Sewer services will be provided by City of Oviedo
- The site has water and force main running along Alafaya Trail
- Blue reflectors to be installed in streets adjacent to all fire hydrant as per Seminole County Land Development Regulations
- All traffic markings shall be in accordance with Seminole County and FDOT roadway specifications
- Project to be constructed in one phase.
- Sidewalks will be provided internal to the subdivision.
- Offsite Roadway Improvements to E Red Bug Road will be made from B.R. 434 line to entrance including a sidewalk on the north side of the road.
- Do Site Wetland areas will be placed in conservation, unless an impact is proposed.
- The proposed lift station will be owned and maintained by the HOA.
- All retention ponds will be owned and maintained by the HOA with an easement to Seminole County.
- Front walls of buildings will be staggered to provide architectural variation to the front elevation.

LEGAL DESCRIPTION:

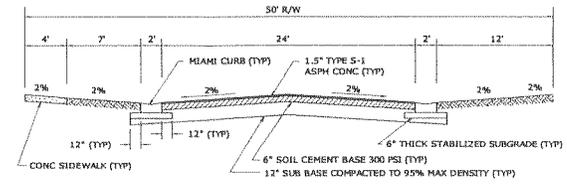
A parcel of land situated within Section 21, Township 21 South, Range 31 East, Seminole County, Florida. Said parcel being more particularly described as follows:
 COMMENCING at a 5' x 5' Concrete monument found and accepted as marking the East 1/4 Corner of Section 21, Township 21 South, Range 31 East, Thence North 00 Degrees 36 Minutes 00 Seconds East along the East line of said section a distance of 25.00' to the POINT OF BEGINNING of the parcel herein described; thence along the southerly Right-of-Way line of Red Bug Lake Road, North 89 Degrees 23 Minutes 10 Seconds West, a distance of 963.39'; thence North 00 Degrees 00 Minutes 00 Seconds West, a distance of 478.03'; thence North 64 Degrees 46 Minutes 30 Seconds East, a distance of 379.70'; thence South 90 Degrees 00 Minutes 00 Seconds East, a distance of 191.42' thence North 00 Degrees 36 Minutes 00 Seconds East, a distance of 660.59'; thence South 89 Degrees 25 Minutes, 32 Seconds East, a distance of 419.00'; thence South 00 Degrees 36 Minutes, and 00 Seconds West, a distance of 1,314.26' feet, to the Point of Beginning; said described tract containing 20.12 Acres, (or 876,427 Sq. Ft.), more or less.

TRACT TABLE

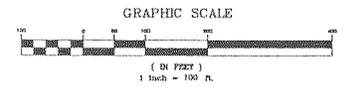
TRACT	AREA (AC.)	TYPE	OWNER/SHIP	EASEMENT
A	0.21	OPEN SPACE	HDA	
B	3.25	OPEN SPACE/RETENTION	HDA	
C	1.93	RIGHT-OF-WAY	HOA	
D	8.62	CONSERVATION	HDA	
E	0.01	LIFT STATION TRACT	HOA	
F	2.3	UPLAND PRESERVATION	HDA	
G	0.02	OPEN SPACE	HDA	
H	0.08	OPEN SPACE	HDA	
TOTAL	16.73			

SOIL NUMBER SOIL NAME HYDRD. GROUP

SOIL NUMBER	SOIL NAME	HYDRD. GROUP
(M)	BARBER/BAKER/KEITH	ND
(M)	MIAMI/MAHALLI/PIE SANDS	ND
(M)	PANFLAY/ LUCHI FINE SANDS	A
(M)	TAYLOR - HUNTER FINE SANDS	A
(M)	ROAD LINE	
(M)	FRAID LINE	



EAST RED BUG ROAD CROSS SECTION N.T.S.



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NOV 22 2013

Community Planning
Project Management
Civil Engineering
Landscaping Architecture

Miller
Linthouse
Rymer &
Boyd

250 S. Monument Ave., Suite B
 Tallahassee, Florida 32301
 Telephone: (904) 833-7111
 Fax: (904) 833-7112
 www.mlr.com

REGISTERED PROFESSIONALS
 CIVIL ENGINEER: L. J. BARNETT, P.E.
 CIVIL ENGINEER: L. J. BARNETT, P.E.
 CIVIL ENGINEER: L. J. BARNETT, P.E.

COOPER DEVELOPMENT, LLC
 115 N. HIGHLAND ST. SUITE 106
 OVALWOOD, FL 32061
 407.999.0022

COOPER PROPERTY
 SEMINOLE COUNTY, FLORIDA

OVERALL SITE PLAN

Date: 9/24/04
 Scale: 1" = 100'
 Project No: 0000.00
 Drawn by: GLS
 Checked by: GLS
 In Charge: GLS

FILE # Z2004-050

DEVELOPMENT ORDER #4-23000003

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On May 10, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: DIOCESE OF ORLANDO
NORBERT M. DORSEY, BISHOP

Project Name: RED BUG ROAD / COOPER TOWNHOMES

Requested Development Approval: Large Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) and rezoning from A-1 (Agriculture) to R-3A (Multiple Family Dwelling District)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

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 aforescribed property.

Prepared by: JEFF HOPPER
1101 East First Street
Sanford, Florida 32771

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. Retention ponds will be amenitized in accordance with Section 30.1344 of the Land Development Code.
- b. Buffers along the east property line shall contain 4 canopy trees per 100 linear feet, having a minimum caliper of 3" as measured 1 foot above ground, and a 6-foot PVC fence.
- c. Building height shall be limited to 35 feet.
- d. Building setbacks from the perimeter of the site shall be a minimum of 35 feet.
- e. Permitted uses shall be single family homes, townhouses, home occupations, home offices, and appropriate accessory uses.
- f. Minimum required setbacks on individual lots shall be:

Front	20'
Rear	20'
Side	0'
- g. In the event that sidewalks are installed in easements on privately owned lots, the front building setback shall be no less than 20 feet from the nearest edge of the sidewalk. Sidewalks shall be provided adjacent to all dwelling units, and crosswalks shall be designated to establish continuous pedestrian access to all parts of the development. The developer shall provide a sidewalk along East Red Bug Road connecting the development with SR 434.
- h. No accessory buildings shall be permitted on platted townhouse lots.
- i. Front walls of the units shall be staggered.
- j. The developer shall pave East Red Bug Road to County standards from the project entrance to SR 434.
- k. Garage parking spaces shall have minimum dimensions of 10' x 20.'
- l. Garages shall not be converted to living space.
- m. If parking of recreation vehicles and/or boats on trailers will be permitted within the development, a parking area shall be established separate from townhouse units.
- n. Applicant shall provide a wrought iron fence along East Red Bug Rd. from the east property line to the project entrance.

(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 D. Henley, Chairman
Board of County Commissioners

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land situated within Section 21, Township 21 South, Range 31 East, Seminole County, Florida. Said parcel being more particularly described as follows:

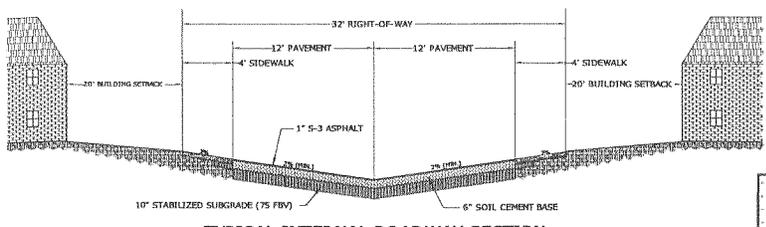
COMMENCING at a 5" x 5" Concrete monument found and accepted as marking the East $\frac{1}{4}$ Corner of Section 21, Township 21 South, Range 31 East; Thence North 00 Degrees 36 Minutes 00 Seconds East along the East line of said section a distance of 25.00' to the POINT OF BEGINNING of the parcel herein described;
thence along the southerly Right-of-Way line of Red Bug Lake Road, North 89 Degrees 23 Minutes 10 Seconds West, a distance of 963.39'; thence North 00 Degrees 00 Minutes 00 Seconds West, a distance of 478.03'; thence North 64 Degrees 46 Minutes 30 Seconds East, a distance of 379.70'; thence South 90 Degrees 00 Minutes 00 Seconds East, a distance of 191.42' thence North 00 Degrees 36 Minutes 00 Seconds East, a distance of 660.59'; thence South 89 Degrees 25 Minutes, 32 Seconds East, a distance of 419.00'; thence South 00 Degrees 36 Minutes, and 00 Seconds West, a distance of 1,314.26 feet, to the Point of Beginning; said described tract containing 20.12 Acres, (or 876,427 Sq. Ft.), more or less.

FILE # Z2004-050

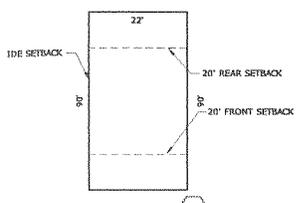
DEVELOPMENT ORDER #4-23000003

EXHIBIT B

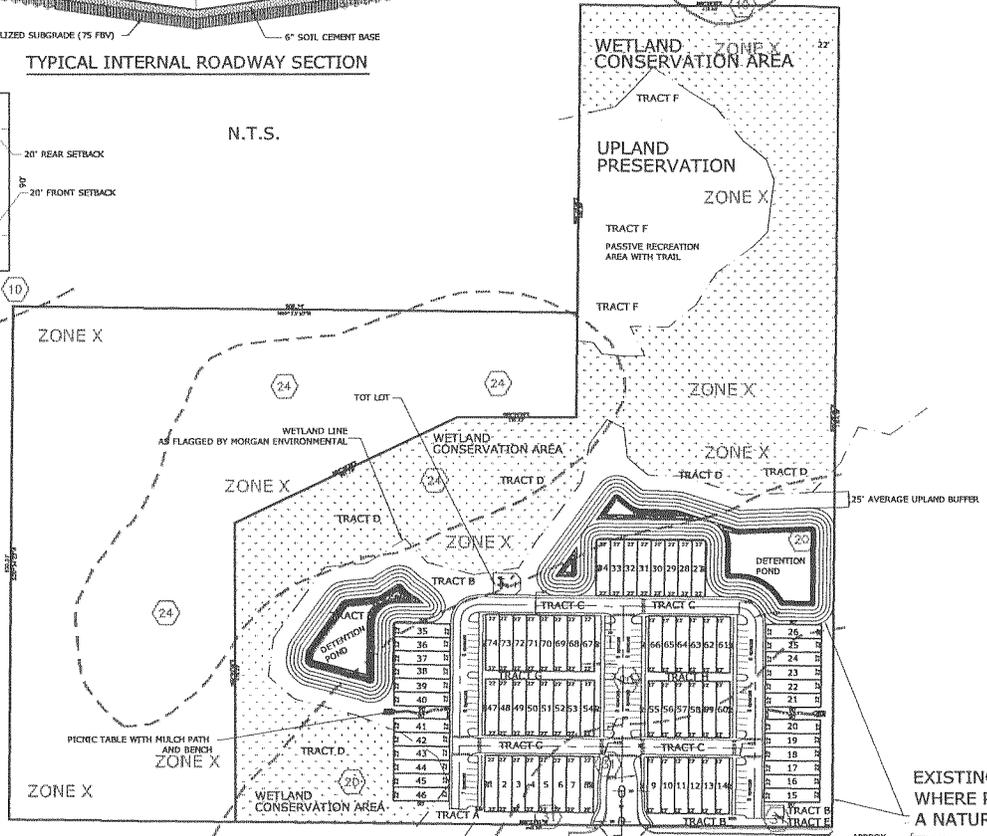
SITE PLAN



TYPICAL INTERNAL ROADWAY SECTION



TYPICAL LOT N.T.S.

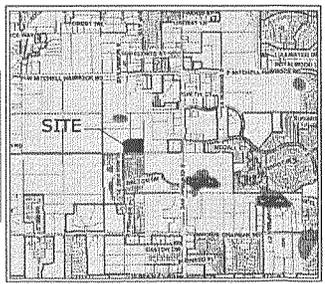


EXISTING VEGETATION TO REMAIN WHERE POSSIBLE TO PROVIDE A NATURAL BUFFER

EXISTING VEGETATION TO REMAIN WHERE POSSIBLE TO PROVIDE A NATURAL BUFFER

Open Space Area Calculation	
Crack Site Area	20.12 acres
Regained External ROW Deductions	0 acres
Public or Private ROW	1.93 acres
Other Aides (incl. alleys)	0 acres
Parking and Paved Areas	0 acres
Residential Lots (if planned)	3.4 acres
Residential Building Footprints (if uncompleted)	0 acres
Outcrops	0 acres
Retention (if not streamlined per LDC)	2.06 acres
Utility Tract Facilities (i.e. 118 stations)	0.01 acres
Total Open Space	15.63 acres

Net Buildable Acreage Calculation	
Crack Site Area	20.12 acres
External ROW Deductions	0 acres
Nonresidential Outcrops	0 acres
Wetlands	0.82 acres
Flood Plain Areas	0 acres
Public Road ROW	0 acres
Private Road ROW	1.83 acres
Other Aides (incl. alleys)	0 acres
Lakes	0 acres
Transmission Line Easements	0 acres
Net Buildable Area	0.87 acres



VICINITY MAP N.T.S.

SITE DATA:

- Site is located in Section 21, Township 21 South, Range 31 East, Seminole County Florida
- Current Site Zoning: A-1 Proposed Zoning: B-3A
- Site Contains 20.12 acres more or less
- Existing Use: Vacant/Agricultural
- Proposed Use: Single Family Townhouses
- Total Number of Prepared Lots: 74 (1 Phase only)
- Residential Density: Maximum = 10 D.U. / Net Buildable Acre
- Projected School Age Population: 0.165 x 74 = 12 students (Total Building)
- Proposed Minimum Lot Size: 1,980 sqft.
Proposed Minimum Lot Width: 22'
- Building Setbacks:
 - a. Frontyard setback: 20'
 - b. Sideyard setback: 0'
 - c. Rearyard setback: 20'
 - d. Front setback from Sidewalk (where sidewalk not in R/W): 20'
- Off Street Parking:
 - 79 (19 x 20) spaces provided (each lot will include a single garage within the building and driveway space)
 - Seminole County requires 2 spaces per residential unit
 - 74 lots x 2 (spaces per lot) = 148 required spaces
 - 79 (off street spaces) - 148 (garage spaces + driveway spaces) = 227 prepared spaces
- No construction within 100 yr flood plain is proposed
- All Tracts will be dedicated to a community H.O.A. with an easement to Seminole County.
- No accessory structures will be permitted on the lots.
- Fire flow shall be provided according to the following:
 - a. Single Family: 500 gpm @ 20 psi
 - b. Multi-Family (2 stories or less): 1,500 gpm @ 20 psi
 - c. Commercial/Recreational: N/A
- Water and Sanitary Sewer services will be provided by City of Oviedo.
- The site has water and force main running along Alfalfa Trail.
- Blue reflectors to be installed in streets adjacent to all fire hydrant as per Seminole County Land Development Regulations
- All traffic markings shall be in accordance with Seminole County and FDOT roadway applications
- Project to be constructed in one phase.
- Sidewalks will be provided internal to the subdivision.
- Off-site Roadway Improvements to E Red Bug Road will be made from S.R. 434 line to entrance including a sidewalk on the north side of the road.
- On Site Wetland areas will be placed in conservation, unless an impact is proposed.
- The proposed lift station will be owned and maintained by the H.O.A.
- All retention ponds will be owned and maintained by the H.O.A. with an easement to Seminole County.
- Front walls of buildings will be staggered to provide architectural variation in the front elevation.

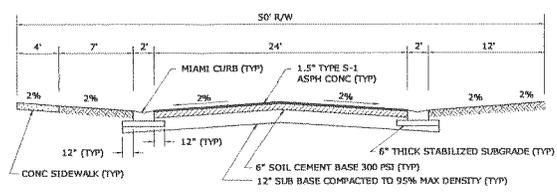
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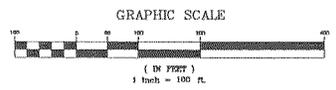
COMMENCING at a 5' x 5' Concrete monument found and accepted as missing the East 1/2 Corner of Section 21, Township 21 South, Range 31 East; thence North 00 Degrees 36 Minutes 00 Seconds East along the East line of said section a distance of 25.00' to the POINT OF BEGINNING of the parcel herein described, thence along the southerly Right-of-Way line of Red Bug Lake Road, North 89 Degrees 23 Minutes 10 Seconds West, a distance of 963.39', thence North 00 Degrees 00 Minutes 00 Seconds West, a distance of 478.03'; thence North 64 Degrees 46 Minutes 30 Seconds East, a distance of 375.70'; thence South 60 Degrees 00 Minutes 00 Seconds East, a distance of 191.42'; thence North 00 Degrees 36 Minutes 00 Seconds East, a distance of 660.59'; thence South 89 Degrees 25 Minutes, 32 Seconds East, a distance of 419.00'; thence South 00 Degrees 36 Minutes, and 00 Seconds West, a distance of 1,314.26' feet, to the Point of Beginning, said described tract containing 20.12 Acres, (or 876,427 Sq. Ft.), more or less.

TRACT TABLE			
TRACT	AREA (AC.)	TYPE	OWNER SHIP
A	0.21	OPEN SPACE	H.O.A.
B	3.35	OPEN SPACE/RETENTION	H.O.A.
C	1.93	RIGHT-OF-WAY	H.O.A.
D	0.82	CONSERVATION	H.O.A.
E	0.01	LIFT STATION TRACT	H.O.A.
F	2.3	WETLAND PRESERVATION	H.O.A.
G	0.12	OPEN SPACE	H.O.A.
H	0.69	OPEN SPACE	H.O.A.
TOTAL	10.73		

SOIL NUMBER	SOIL NAME	HYDRO. GROUP
10	BAHNSDEN/SHAWA/VENTNICH	AH
11	THYKAS/ANGELILE/FIN SHAWA	AH
12	PANAJATI / LUCKE/FINE SHAWA	A
13	TAYLORS - HOLLOWAY/FINE SHAWA	A
SOILS LINE		
PERMA LINE		



EAST RED BUG ROAD CROSS SECTION N.T.S.



RECEIVED NOV 22 2014

NOV 22 2014

Community Planning
Project Management
Civil Engineering
Landscape Architecture

Miller
Einhorn
Rymet &
Boyd

100 East Monument Ave., Suite 10
Maitland, Florida 32751
Phone: 407.254.5191
Fax: 407.254.5191
www.MERB.com

COOPER DEVELOPMENT, LLC
213 S. IRONWOOD BL. SUITE 106
PLANO, TX 75075
407.990.2023

NO.	DATE	DESCRIPTION	BY	CHKD.
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COOPER PROPERTY
SEMINOLE COUNTY, FLORIDA

OVERALL SITE PLAN

DATE: 9/24/14
SCALE: 1" = 100'
PROJECT NO: 0000.00
DRAWN BY: GLS
CHECKED BY: GLS
APPROVED BY: GLS



ARCHITECTURE

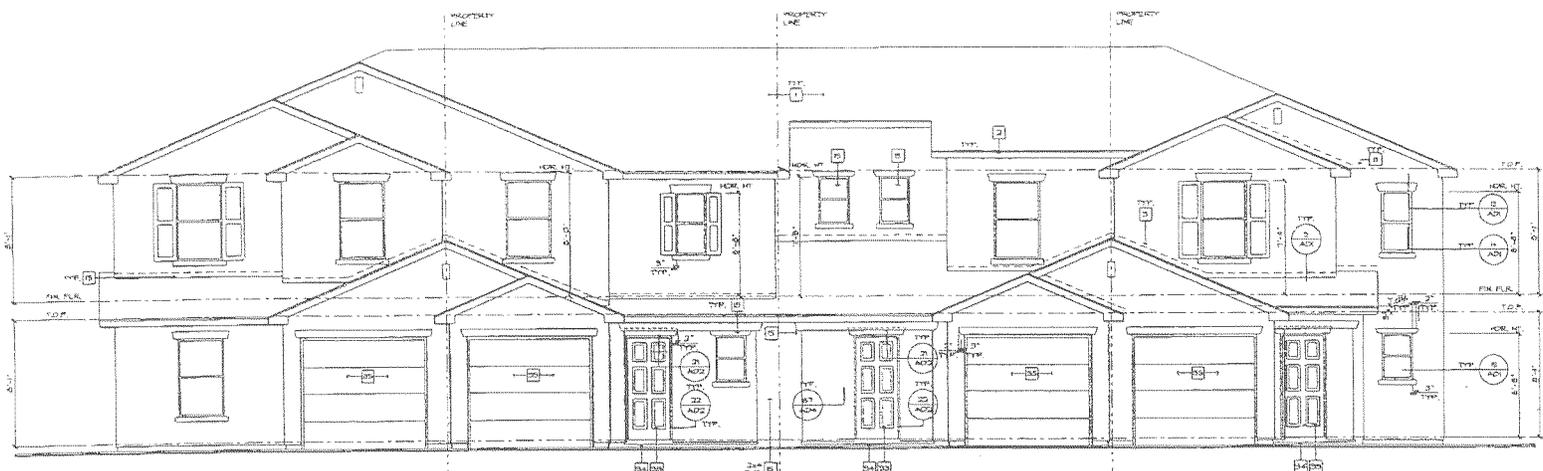
22' TOWNHOMES

KB HOME OF TAMPA, INC.
 3450 Buschwood Park Drive, Suite 250
 Tampa, FL 33618
 TEL: (813) 775-7800
 FAX: (813) 932-8470

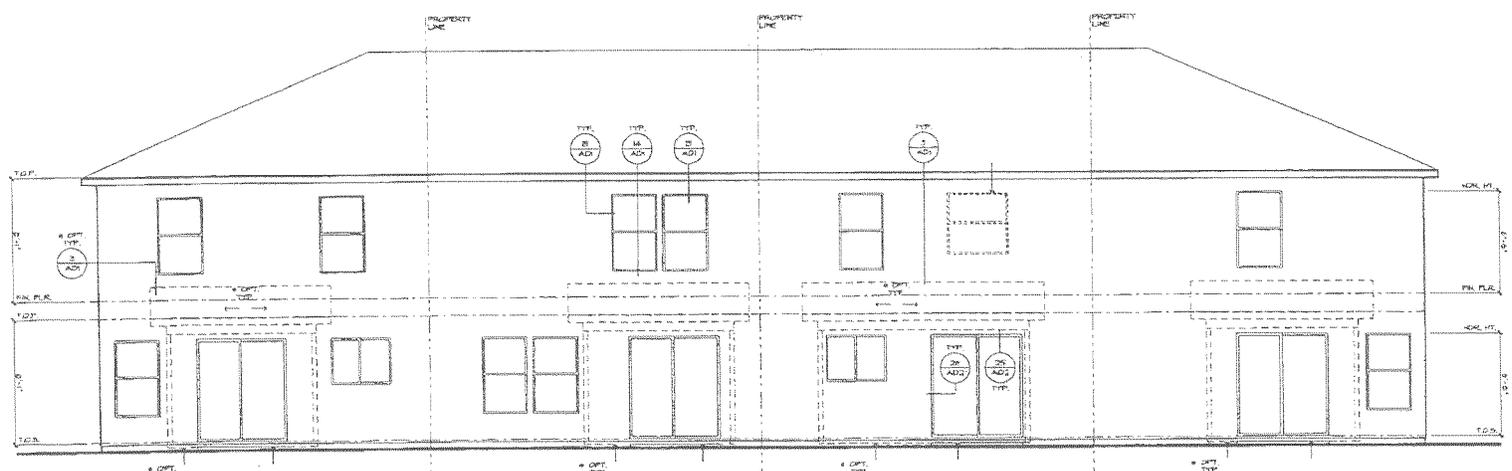
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 DRAWN BY: JJ/CF
 PROJECT NO.: 1200990-00
 PROJECT MGR.: ELB

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2	ISSUED FOR PERMIT	12/23/03
3	ISSUED FOR PERMIT	12/23/03
4	ISSUED FOR PERMIT	12/23/03
5	ISSUED FOR PERMIT	12/23/03

PLAN: 4 PLEX
 SHEET: 3A1



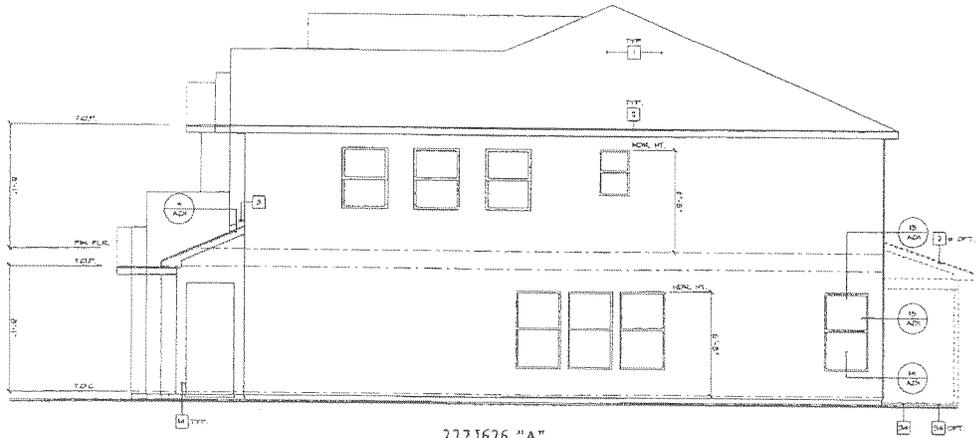
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 FRONT ELEVATION "A"



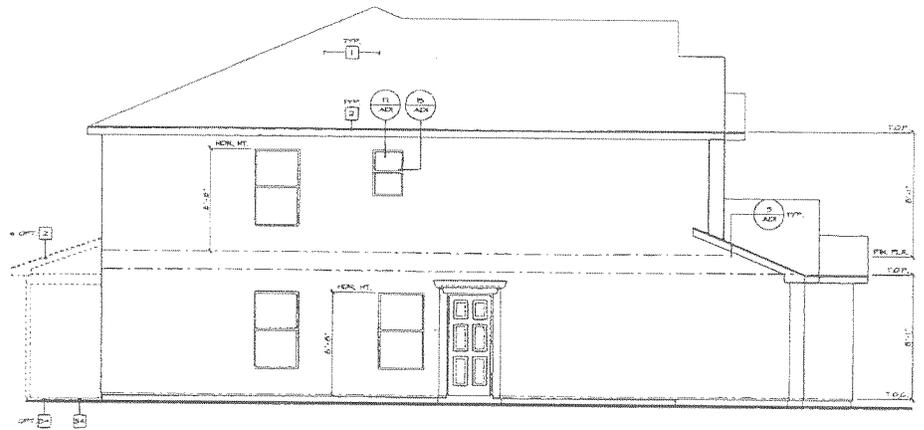
224.1629 222.1274 REVERSE 222.1381 222.1606 REVERSE
 REAR ELEVATION "A" & "B"

- NOTE:**
- NOT ALL KEY NOTES APPLY.
 - ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X PASCAL/LARGE BOARD WITH ALUMINUM PASCAL CAP
 - 6" I PLANKING
 - 6" I PLANKING + SADDLE/GANGBOAT
 - 6" I GIRT SCAPED
 - CONCRETE JOINT
 - DECORATIVE MOULD - FITTED ON EQUAL SEE ELEVATION FOR PART 1
 - DECORATIVE CHANNEL - FITTED ON EQUAL SEE ELEVATION FOR PART 1
 - DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE
 - DECORATIVE COVER HOLDERS - FITTED ON EQUAL SEE ELEVATION FOR PART 1
 - WOODEN TALENT
 - DECORATIVE DENTIL BLOCK - FITTED ON EQUAL SEE ELEVATION FOR PART 1
 - CONCRETE FISH WITH DECORATIVE CORREL
 - CONCRETE FISH WITH SPOCS
 - CONCRETE FISH WITH SPOCS FROM SEE ELEVATION FOR SIZE
 - CONCRETE FISH
 - SHOE VENEER PER SPACS
 - SHOE VENEER PER SPACS
 - REVEAL
 - SCULPTURE COURSE
 - SCULPTURE COURSE
 - FRIDGE BOARD
 - FIBER CONCRETE LAP JOINTS - 0' EXPOSURE
 - FIBER CONCRETE SHIMS - 0' EXPOSURE
 - CONCRETE BLOCK CURB
 - NOT IN USE
 - DECORATIVE COLUMN WITH STRUCTURAL BOLT - FITTED ON EQUAL SEE ELEVATION FOR PART 1
 - DECORATIVE COLUMN BOLT - FITTED ON EQUAL SEE ELEVATION FOR PART 1
 - DECORATIVE KNEE BRACE - FITTED ON EQUAL SEE ELEVATION FOR PART 1
 - DECORATIVE TRIM - FITTED ON EQUAL SEE ELEVATION FOR PART 1
 - DECORATIVE FOOTSHIELD
 - ENTRY DOOR
 - CONCRETE STORMDOOR - SEE SLAB INTERPAGE PL 304
 - OPTIONAL DOOR/SHOOR - REFER TO PLAN OPTION
 - VERTICAL FIBER CONCRETE SHIMS WITH BENTS @ 12" O.C.
 - SCAPING
 - 6" DIA. COLUMN SET TO MATCH WALLWORK
 - 40' VERTICAL FIBER CONCRETE SHIMS WITH BENTS @ 12" O.C.
 - PAVING/GRASS

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RIGHT ELEVATION "A"



LEFT ELEVATION "A"

- ELEVATION NOTES**
- NOTE: ALL KEY NOTED APPLY
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. IN FASCIA/BARGE BOARD WITH ALUMINUM FASCIA CAP
 3. G.I. FLASHING
 4. G.I. FLASHING + 3/4" DOWEL/SCREW
 5. G.I. DRAIN SCREWS
 6. CONTROL JOINT
 7. DECORATIVE MIMIC - PYPON OR EQUAL. SEE ELEVATION FOR PART #
 8. DECORATIVE CORNER - PYPON OR EQUAL. SEE ELEVATION FOR PART #
 9. DECORATIVE SHUTTLES - SEE ELEVATION FOR SIZE. SEE ELEVATION FOR PART #
 10. DECORATIVE CORNER HOLDING - PYPON OR EQUAL. SEE ELEVATION FOR PART #
 11. RECESSED ELEMENT
 12. DECORATIVE BEVEL BLOCK - PYPON OR EQUAL. SEE ELEVATION FOR PART #
 13. GEOMETRIC FINISH OVER DECORATIVE CORNER
 14. GEOMETRIC FINISH OVER FINISH
 15. GEOMETRIC FINISH OVER FINISH TRIM. SEE ELEVATION FOR SIZE
 16. BUILT UP COLUMN
 17. FIBER CEMENT TRIM
 18. STONE VENEER PER SPEC
 19. BRICK VENEER PER SPEC
 20. REVEAL
 21. SOLIDER COURSE
 22. RAMPAGE COURSE
 23. FINISH BOARD
 24. FIBER CEMENT LIP SIDING - 6" EXPOSURE
 25. FIBER CEMENT SHANE SIDING - 6" EXPOSURE
 26. CONCRETE BLOCK COLUMN
 27. NOT IN USE
 28. DECORATIVE COLUMN WITH STRUCTURAL INSERT - PYPON OR EQUAL. SEE ELEVATION FOR PART #
 29. DECORATIVE COLUMN BASE - PYPON OR EQUAL. SEE ELEVATION FOR PART #
 30. DECORATIVE CORNER BRACE - PYPON OR EQUAL. SEE ELEVATION FOR PART #
 31. DECORATIVE TRIM - PYPON OR EQUAL. SEE ELEVATION FOR PART #
 32. DECORATIVE NOTHELF
 33. ENTRY DOOR
 34. CONCRETE STOOP/PORCH + SEE SLAB INTERFERENCE PL. ON
 35. OPTIONAL SLIDING DOOR PER SPEC
 36. OPTIONAL DOOR/SCREEN - REFER TO PLAN OPTIONS
 37. VERTICAL FIBER CEMENT SIDING FIBER BATT + 1/2" O.C.
 38. SIDING
 39. DOWN COLUMN - 6" MINNET - 1/2" MIN.
 40. VERTICAL FIBER CEMENT SIDING FIBER BATT + 1/2" O.C.
 41. RAINGUT



ARCHITECTURE

22' TOWNHOMES

KB HOME OF TAMPA, INC.
 3400 Buschwood Park Drive, Suite 200
 Tampa, FL 33618
 TEL: (813) 775-7800
 FAX: (813) 832-6478

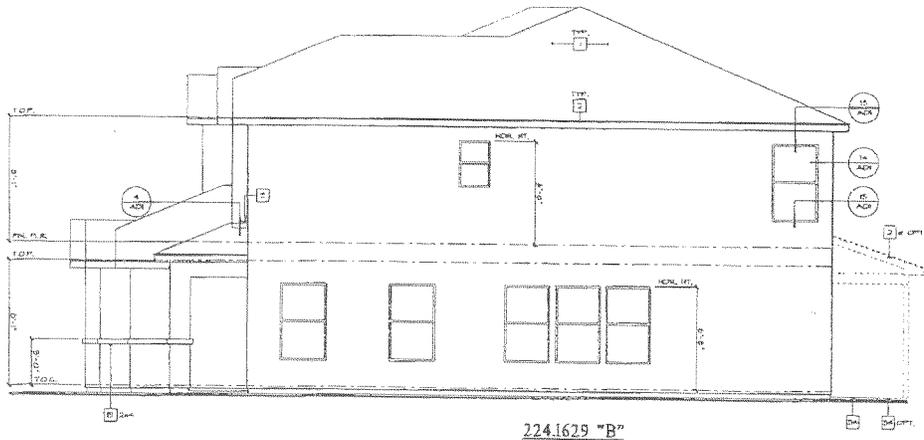
ISSUE DATE: 12/20/00
 DRAWN BY: JJC
 PROJECT NO.: 1202099-09
 PROJECT MGR.: EJB

REVISIONS	
NO.	DESCRIPTION

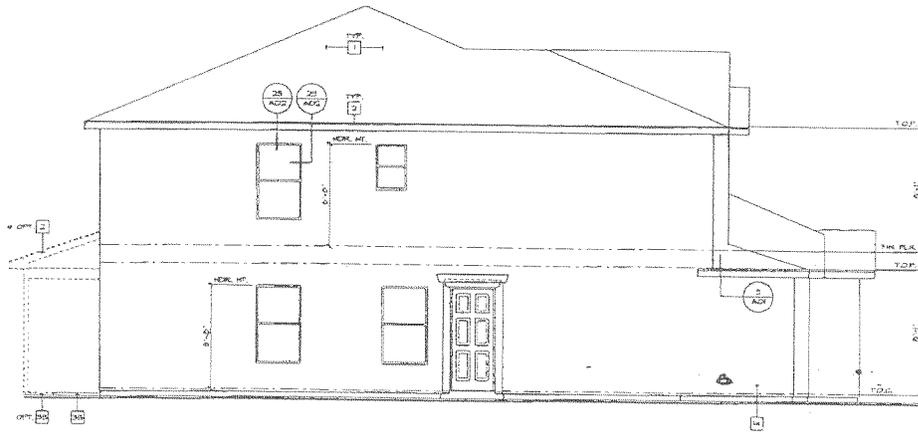
PLAN: 4 PLEX
 SHEET: 3A2

Drawn, checked and approved by JJC (12/20/00), and the architect (12/20/00) is the architect of record for this project. The architect is not responsible for any errors or omissions in this drawing. © 2000 KB Home Corporation. All rights reserved.

018



RIGHT ELEVATION "B"



LEFT ELEVATION "B"

- ELEVATION NOTES**
- NOTE:
 1. NOT ALL KEY NOTES APPLY.
 2. ROOF MATERIAL - REFER TO ROOF NOTES.
 3. 2x FASCIA/BRACKETS COATED WITH ALUMINUM PAINA. CAP.
 4. 6" FLASHING.
 5. 1/2" FLASHING + SADDLE/CORNERLET.
 6. 1/2" GYPSUM BOARD.
 7. CONTROL JOINT.
 8. DECORATIVE MESH - FITTED ON SEAL.
 9. DECORATIVE CORREL - FITTED ON SEAL.
 10. DECORATIVE CORREL - FITTED ON SEAL.
 11. DECORATIVE SHIMMING - SEE ELEVATION FOR USE.
 12. DECORATIVE COVER PROFILES - FITTED ON SEAL.
 13. RECESSED ELEMENT.
 14. DECORATIVE SMOOTH BLOCK - FITTED ON SEAL.
 15. IDENTIFIED FINISH OVER DECORATIVE CORREL.
 16. IDENTIFIED FINISH OVER DECORATIVE CORREL.
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22'
TOWNHOMES

KB HOME
OF TAMPA, INC.
3450 Buschwood
Park Drive, Suite 250
Tampa, FL 33618
TEL: (813) 775-7800
FAX: (813) 932-6476

ISSUE DATE: 12/21/03
 DRAWN BY: J/CF
 PROJECT NO.: 120090609
 PROJECT MGR.: BLB

NO.	DESCRIPTION	DATE
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PLAN:
4 PLEX
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TOWNHOMES
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SHEET:
3 B2



Dianne_Kramer@scps.k12.fl.us

12/01/2004 01:50 PM

To chudson@seminolecountyfl.gov, jhopper@co.seminole.fl.us,
mwest@seminolecountyfl.gov

cc Board-Members_DL/scps_esc@mail.scps.k12.fl.us

bcc

Subject P&Z Agenda 12/1/04

Please be sure that the School Board comments are read into the record.
Thank you.

Item VI B: 20 acres west of SR 434 and north of East Red Bug
Road; 74 fee simple townhouse units

The change from Low Density Residential to Medium Density
Residential will generate more public school students, although the
increase should be minimal -- no more than 5-10 additional students.
With the opening of Hagerty High School in August 2005, there should be
capacity at all levels. If the development trends in this area, shift to
multi-family, however, there could be significant impact on the school
system.

Thank you for the opportunity to comment.

Dianne L. Kramer, Deputy Supt./Operations
Seminole County Public Schools
407.320.0060 direct line
407.320.0292 FAX

<mailto:dianne_kramer@scps.k12.fl.us>

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM A-1 (AGRICULTURE DISTRICT) TO R-3A (MULTIPLE FAMILY DWELLING DISTRICT); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Red Bug Road / Cooper Townhomes."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to R-3A (Multiple Family Dwelling):

LEGAL DESCRIPTION ATTACHED EXHIBIT A

Section 3. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 4. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon the date of filing by the Department and recording of Development Order #4-23000003 in the official land records of Seminole County.

ENACTED this 10th day of May, 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated within Section 21, Township 21 South, Range 31 East, Seminole County, Florida. Said parcel being more particularly described as follows:

COMMENCING at a 5" x 5" Concrete monument found and accepted as marking the East ¼ Corner of Section 21, Township 21 South, Range 31 East; Thence North 00 Degrees 36 Minutes 00 Seconds East along the East line of said section a distance of 25.00' to the POINT OF BEGINNING of the parcel herein described; thence along the southerly Right-of-Way line of Red Bug Lake Road, North 89 Degrees 23 Minutes 10 Seconds West, a distance of 963.39'; thence North 00 Degrees 00 Minutes 00 Seconds West, a distance of 478.03'; thence North 64 Degrees 46 Minutes 30 Seconds East, a distance of 379.70'; thence South 90 Degrees 00 Minutes 00 Seconds East, a distance of 191.42' thence North 00 Degrees 36 Minutes 00 Seconds East, a distance of 660.59'; thence South 89 Degrees 25 Minutes, 32 Seconds East, a distance of 419.00'; thence South 00 Degrees 36 Minutes, and 00 Seconds West, a distance of 1,314.26 feet, to the Point of Beginning; said described tract containing 20.12 Acres, (or 876,427 Sq. Ft.), more or less.