

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** The Preserve at Eagle Lake Townhouse Building Elevations  
(Charles Madden / Madden Engineering, applicant)

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

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

**Agenda Date** 5/24/05 **Regular**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

- 1. APPROVE the submitted building elevations for the Preserve at Eagle Lake townhouse development, per staff findings, on a 65.63-acre site located on the south side of CR 427, adjacent to the west side of SR 417, (Charles Madden, applicant); or
- 2. DENY the submitted building elevations for the Preserve at Eagle Lake townhouse development, on a 65.63-acre site located on the south side of CR 427, adjacent to the west side of SR 417, (Charles Madden, applicant); or
- 3. CONTINUE the item to a time and date certain.

District 5 – Carey Jeff Hopper-Senior Planner

**BACKGROUND:**

The applicant is preparing to construct a 186-unit townhouse development known as The Preserve at Eagle Lake, located within Creekside PUD, in accordance with the Final Master Plan and Developer’s Commitment Agreement approved on November 9, 2004. A provision of this Agreement specifies that architectural design of the units must be equivalent to those presented at the hearing, and that “elevations shall be presented to and approved by the Board of County Commissioners prior to Final Engineering approval.” Therefore, approval of the elevations by the Board is a necessary step in obtaining that approval.

In addition to the townhouse elevations now under consideration, tabbed Elevations Submitted for Final Engineering Approval, “ the elevations from the previous hearing are included for comparison purposes; these elevations are tabbed “Elevations Presented at Final Master Plan Hearing.”

**STAFF RECOMMENDATION**

Staff recommends APPROVAL of the request.

Reviewed by: KIR  
Co Atty: \_\_\_\_\_  
DFS: \_\_\_\_\_  
OTHER: MW  
DCM: \_\_\_\_\_  
CM: \_\_\_\_\_  
File No. rpdp01

**Attachments:**

November 9, 2004 BCC Minutes  
Elevations  
Development Order

**ELEVATIONS SUBMITTED FOR FINAL ENGINEERING APPROVAL**



22' Townhomes

KB HOME  
Orlando Division

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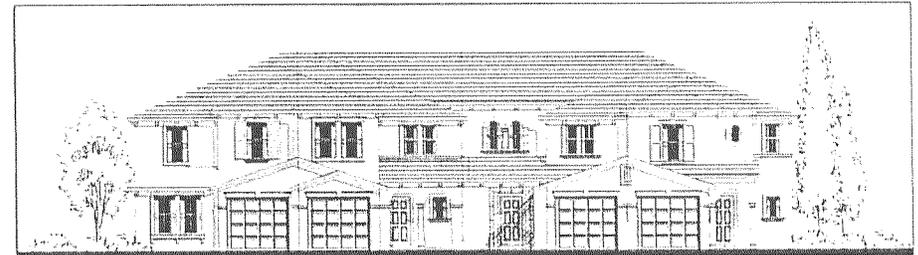
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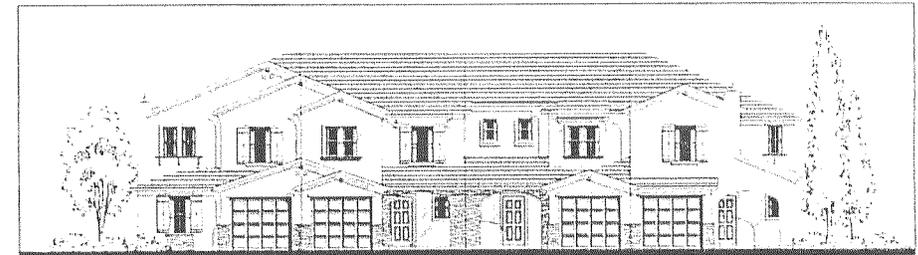
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ELEVATION A



ELEVATION B



## FLORIDA REGIONAL 22' TOWNHOMES

4-PLEX BUILDING  
STANDARD FEATURES

3 BEDROOMS

2.5 BATHS

LIVING ROOM

DINING ROOM

KITCHEN

DEN  
(PLAN 1606)



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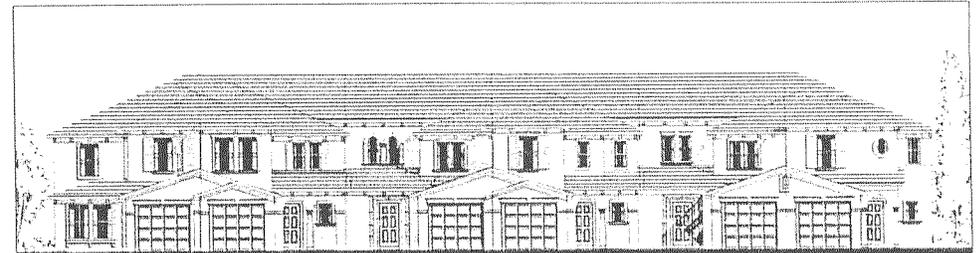
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ELEVATION A



ELEVATION B



## FLORIDA REGIONAL 22' TOWNHOMES

6-PLEX BUILDING

STANDARD FEATURES

3 BEDROOMS

2.5 BATHS

LIVING ROOM

DINING ROOM

KITCHEN

DEN

(PLAN 1606)



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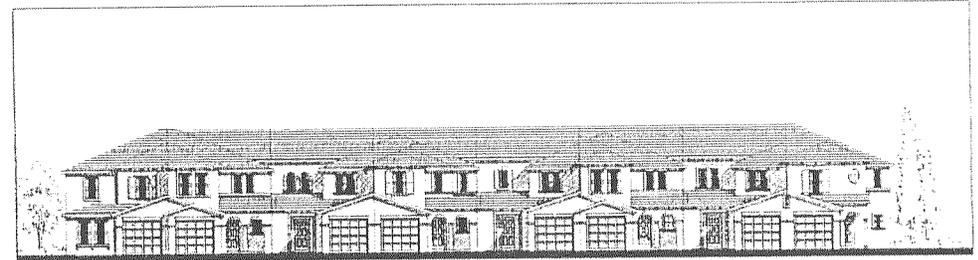
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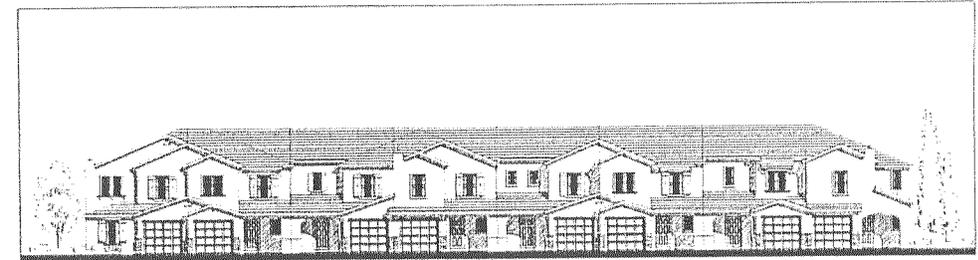
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ELEVATION A



ELEVATION B



## FLORIDA REGIONAL 22' TOWNHOMES

8-PLEX BUILDING  
STANDARD FEATURES

3 BEDROOMS

2.5 BATHS

LIVING ROOM

DINING ROOM

KITCHEN

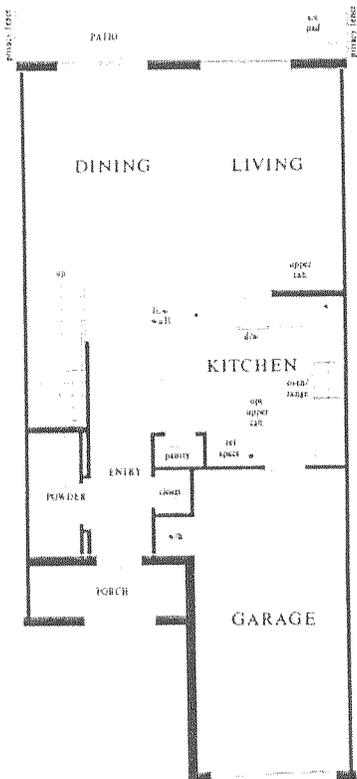
DEN  
(PLAN 1606)



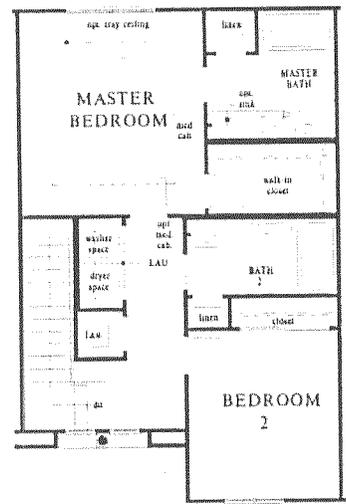
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PRELIMINARY



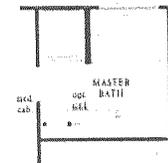
FIRST FLOOR



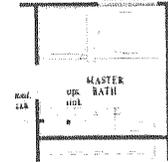
SECOND FLOOR



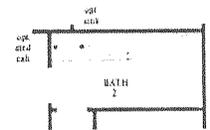
OPT. MASTER BEDROOM



OPT. MASTER BATH



OPT. MASTER BATH

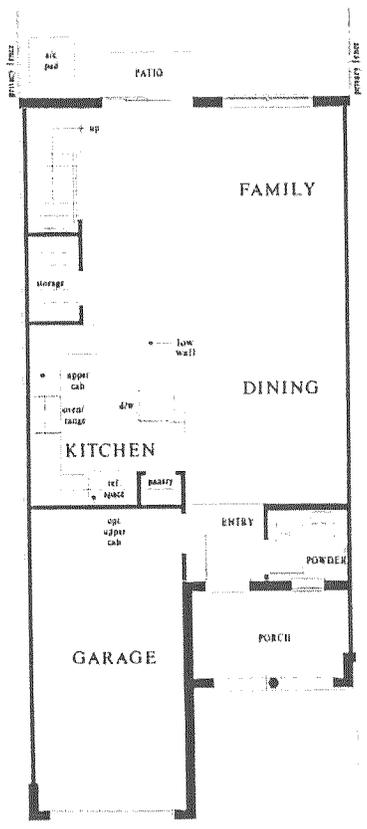


OPT. BATH 2

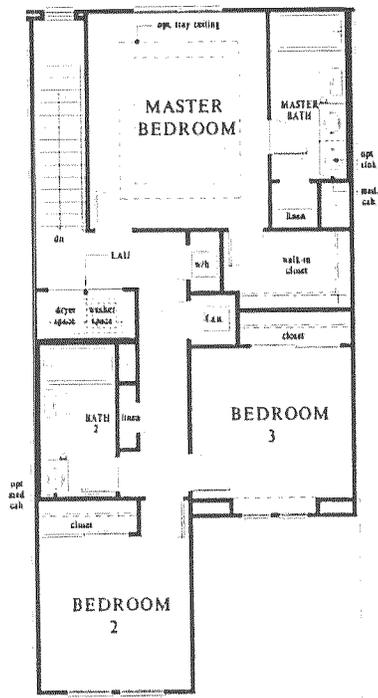
- OPTION FEATURES  
 MASTER BEDROOM  
 MASTER BATH  
 BATH 2



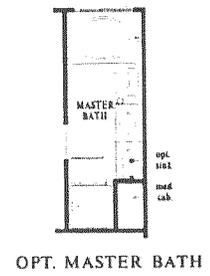
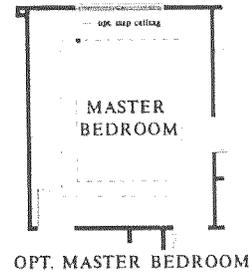
PRELIMINARY



FIRST FLOOR



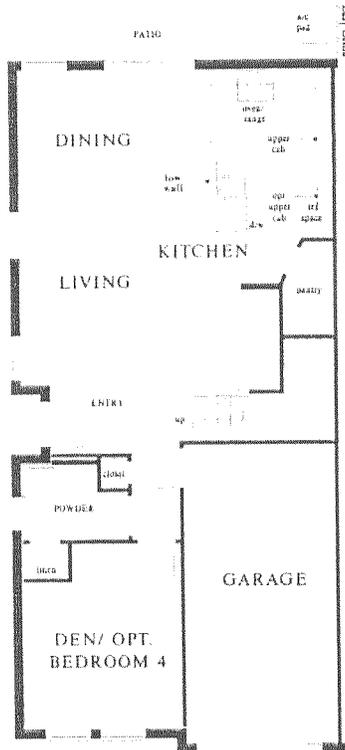
SECOND FLOOR



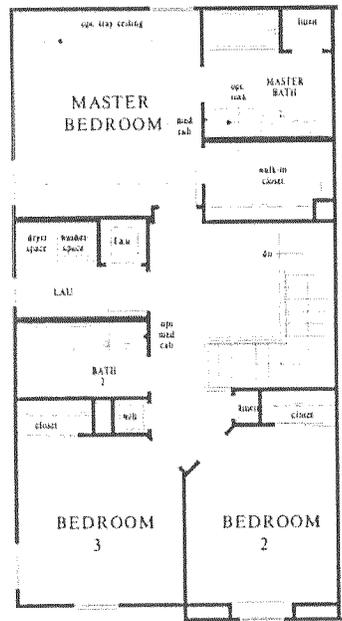
- OPTION FEATURES
- MASTER BEDROOM
- MASTER BATH
- BATH 2



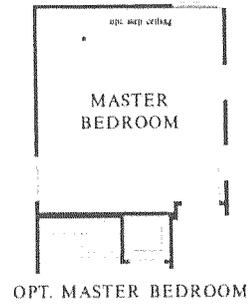
PRELIMINARY



FIRST FLOOR



SECOND FLOOR



OPT. MASTER BEDROOM



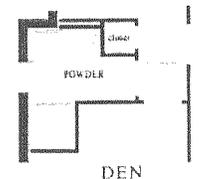
OPT. BEDROOM 4 AT DEN



OPT. MASTER BATH



OPT. MASTER BATH

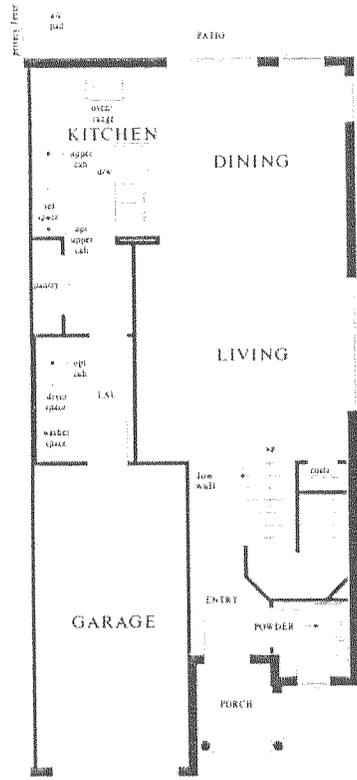


OPT. POWDER ROOM W/ SHOWER

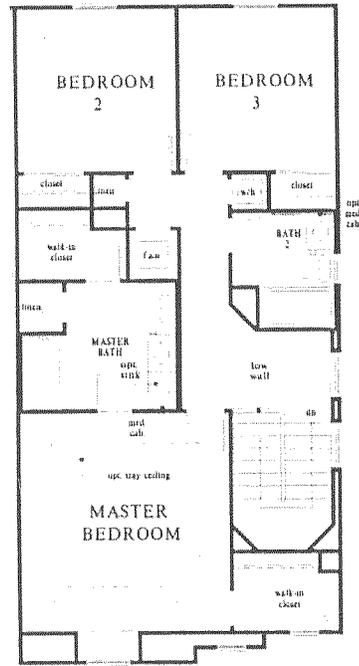
- OPTION FEATURES  
 MASTER BEDROOM  
 BEDROOM 4 AT DEN  
 MASTER BATH  
 POWDER ROOM W/ SHOWER



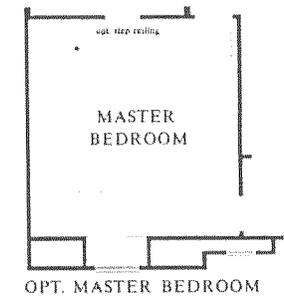
PRELIMINARY



FIRST FLOOR



SECOND FLOOR



OPTION FEATURES  
 MASTER BEDROOM  
 MASTER BATH





ARCHITECTURE

FLORIDA REGIONAL

22' TOWNHOMES

KB HOME

**Color Key**

- Stucco/Garage
- Stucco Hill
- Precast Emulate
- Accent
- Fascia & Trim
- Wrought Iron

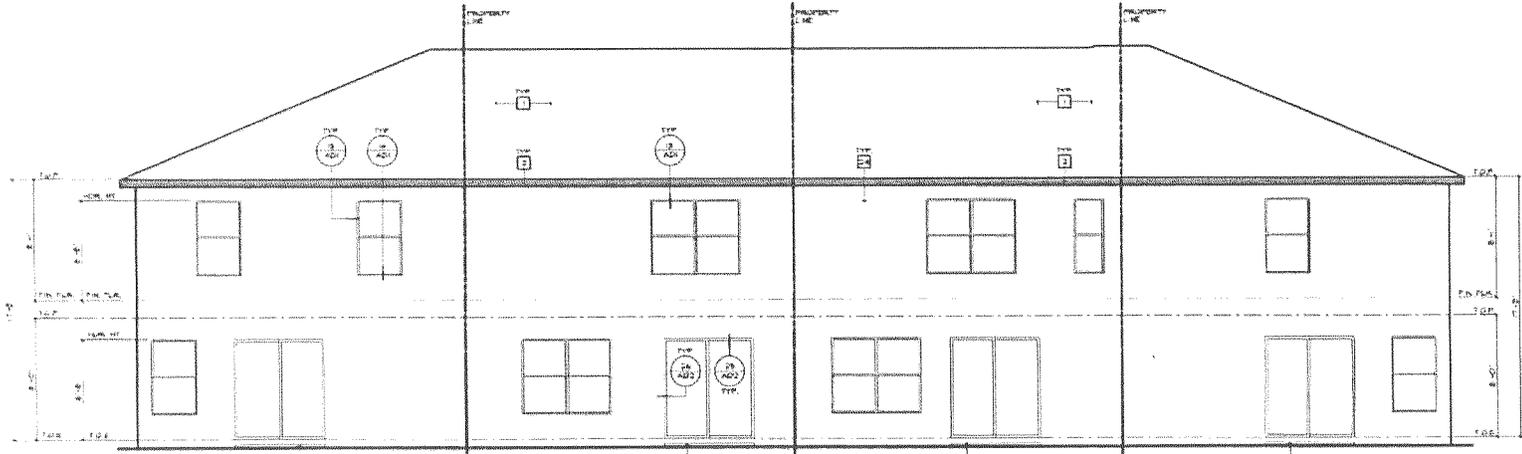
27 January 2005

ISSUE DATE: 12-18-04  
 DRAWN BY: JI/AM  
 PROJECT NO.: 121008830  
 PROJECT NAME: NA



222.1606                      222.1473                      222.1274                      222.1629

**FRONT ELEVATION A**

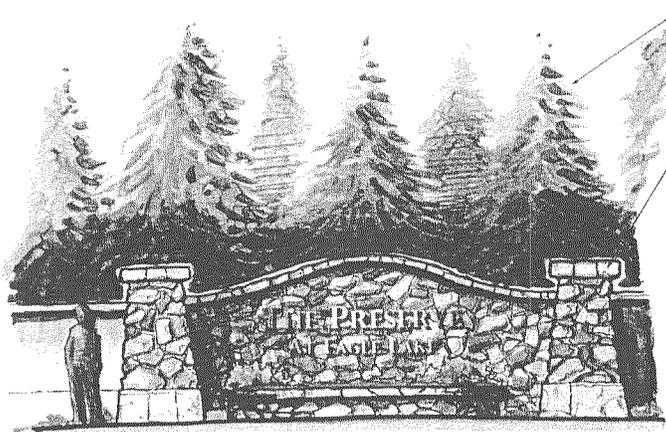


222.1629                      222.1274                      222.1473                      222.1606

**REAR ELEVATION A**

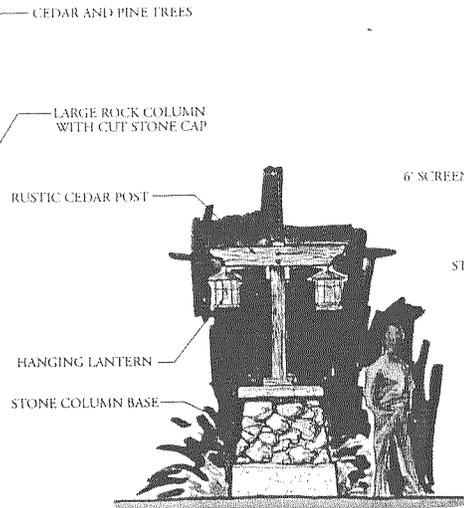
ELEVATION NOTES			
<p>NOTE: NOT ALL KEY NOTES APPLY.</p> <p>1. ROOF MATERIAL - REFER TO ROOF NOTES</p> <p>2. ST. FABRIC-BARRIER FINISH WITH ALUMINUM FASCIA CAP</p> <p>3. ST. PLASTER</p> <p>4. ST. PLASTER &amp; SANDWICH GLAZIER</p> <p>5. ST. DRIP SLOTTED</p> <p>6. CONCRETE JOINT</p> <p>7. DECORATIVE TRIM - FITTED OR EQUAL. SEE ELEVATION FOR PART #</p> <p>8. DECORATIVE CORNER - FITTED OR EQUAL. SEE ELEVATION FOR PART #</p>	<p>9. DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE</p> <p>10. DECORATIVE COLORED HOLDING - FITTED OR EQUAL. SEE ELEVATION FOR PART #</p> <p>11. RECESSED ELEMENT</p> <p>12. DECORATIVE TRIM BLOCK - FITTED OR EQUAL. SEE ELEVATION FOR PART #</p> <p>13. CONCRETE FINISH OVER DECORATIVE CORNER</p> <p>14. CONCRETE FINISH OVER DECORATIVE CORNER</p> <p>15. CONCRETE FINISH OVER FLOOR TRIM. SEE ELEVATION FOR SIZE</p> <p>16. BUILT UP COLUMN</p> <p>17. FIBER CEMENT TRIM</p>	<p>18. STONE VENEER FOR SPEC'S</p> <p>19. BRICK VENEER FOR SPEC'S</p> <p>20. METAL</p> <p>21. GOLDEN COURSE</p> <p>22. MULLION COURSE</p> <p>23. FIBER BOARD</p> <p>24. FIBER CEMENT - 4" BOARD - 8" EXPOSURE</p> <p>25. FIBER CEMENT BOARD &amp; GYPSUM - 8" EXPOSURE</p> <p>26. CONCRETE BLOCK COLUMN</p> <p>27. NOT IN USE</p>	<p>28. DECORATIVE COLUMN WITH INTERIOR - INSERT - FITTED OR EQUAL. SEE ELEVATION FOR PART #</p> <p>29. DECORATIVE COLUMN BRICK - FITTED OR EQUAL. SEE ELEVATION FOR PART #</p> <p>30. DECORATIVE ANGLE BRASS - FITTED OR EQUAL. SEE ELEVATION FOR PART #</p> <p>31. DECORATIVE TRIM - FITTED OR EQUAL. SEE ELEVATION FOR PART #</p> <p>32. DECORATIVE POTENTIAL</p> <p>33. ENTRY DOOR</p> <p>34. CONCRETE STUCCO-FINISH - SEE SCHEDULE INTERFACE PLAN</p> <p>35. OPTIONAL STUCCO-FINISH - REFER TO PLAN OPTION</p> <p>36. VERTICAL FIBER CEMENT BOARD (F24 Batts @ 12" O.C.)</p> <p>37. DECORATIVE</p> <p>38. BUILT UP COLUMN WITH TERRAZZO FLOORING</p> <p>39. VERTICAL FIBER CEMENT BOARD (F24 Batts @ 12" O.C.)</p> <p>40. WALLBOARD</p>

PLAN: 4 PLEX  
 SHEET: 3A1



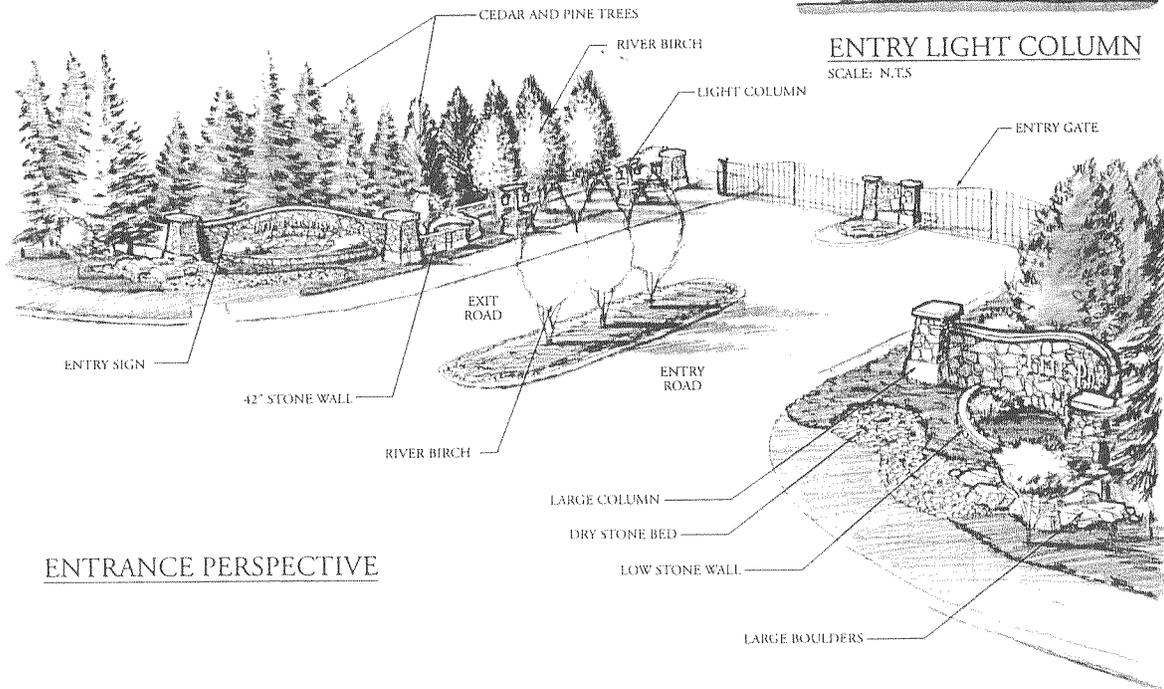
**ENTRY SIGN ELEVATION**

SCALE: N.T.S.

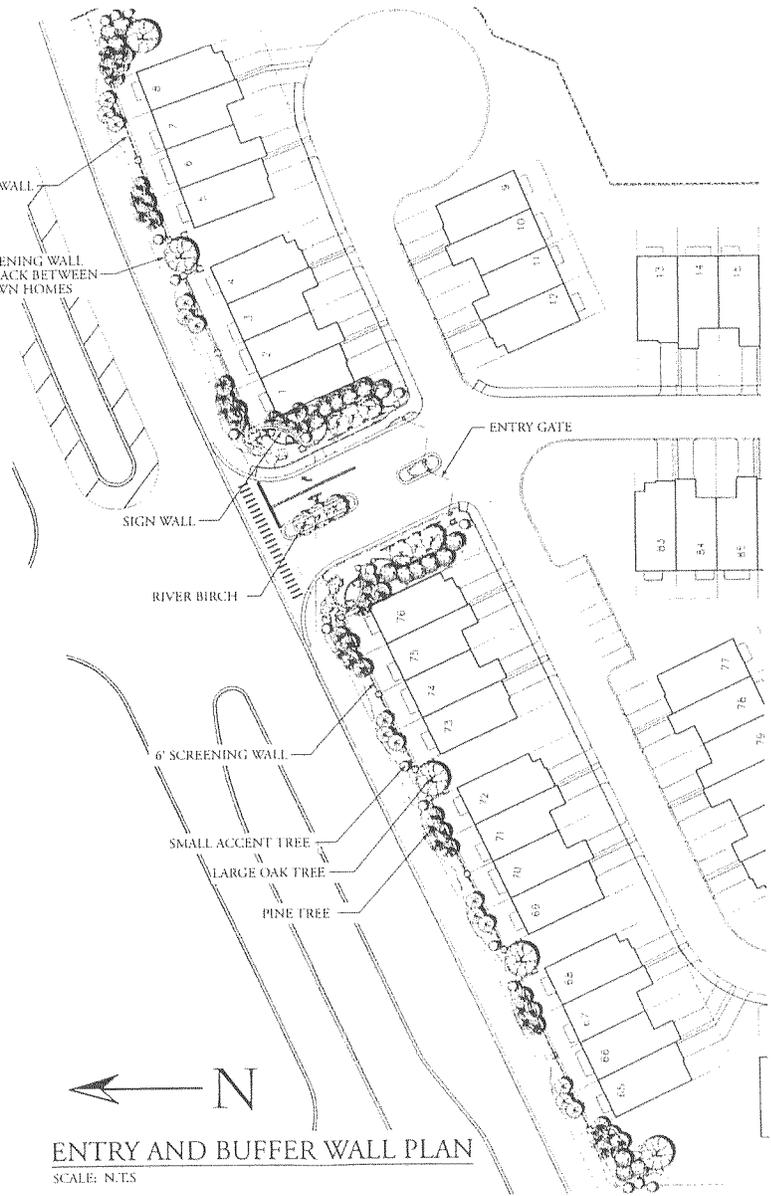


**ENTRY LIGHT COLUMN**

SCALE: N.T.S.



**ENTRANCE PERSPECTIVE**



**ENTRY AND BUFFER WALL PLAN**

SCALE: N.T.S.



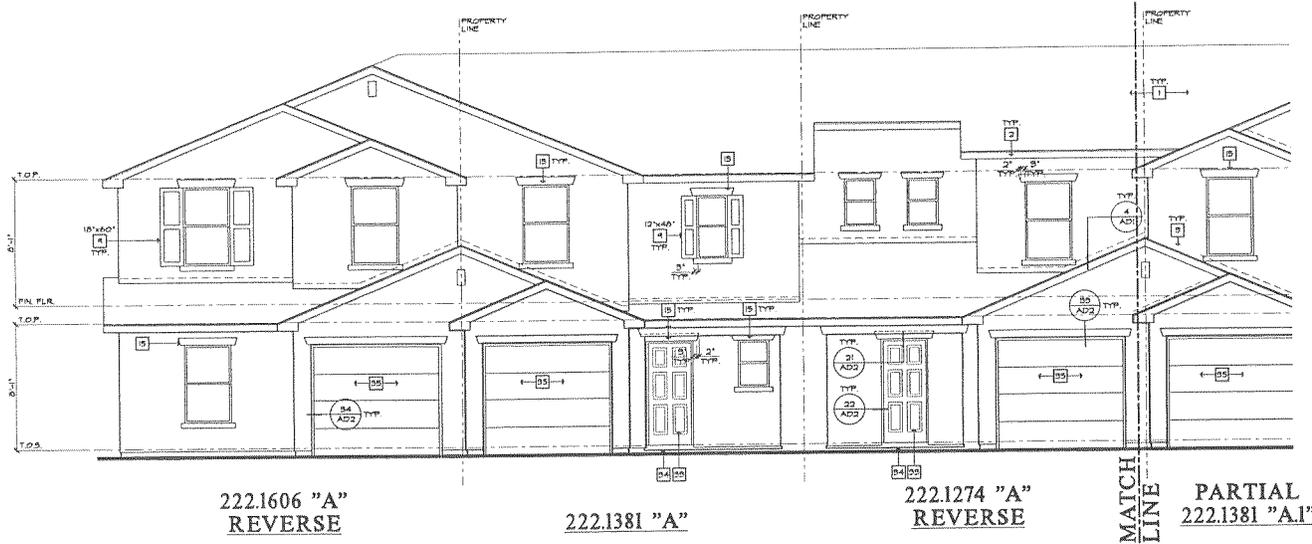
**ELEVATIONS PRESENTED AT FINAL MASTER PLAN HEARING**



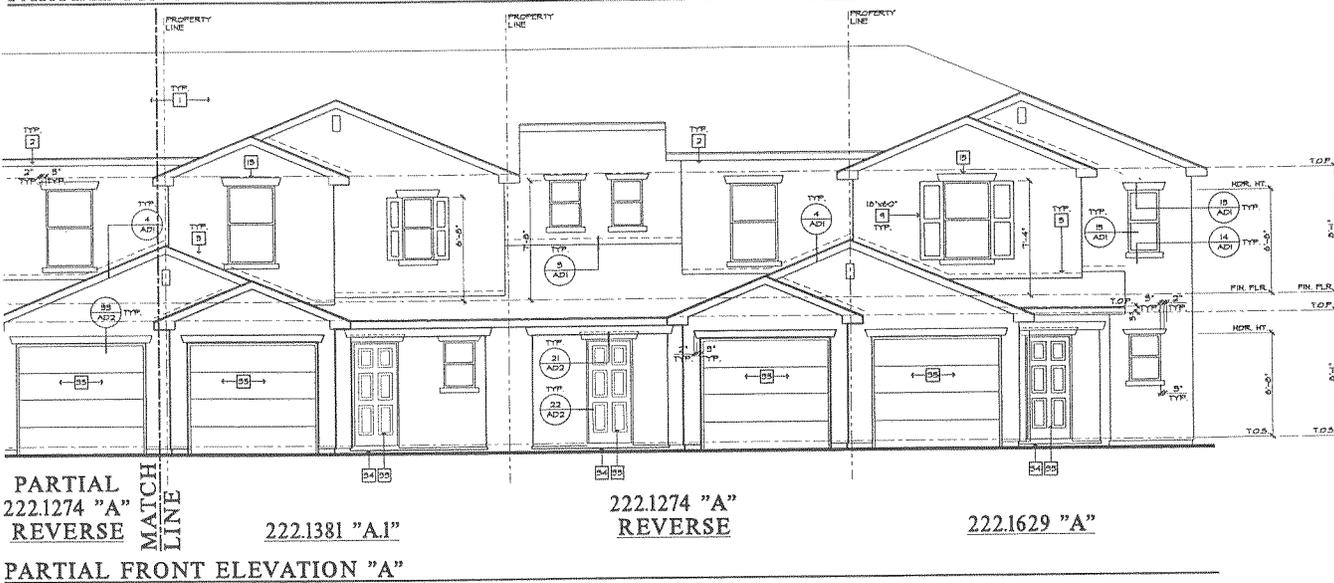
ARCHITECTURE

22'  
TOWNHOMES

KB HOME  
OF TAMPA, INC.  
3450 Buschwood  
Park Drive, Suite 250  
Tampa, FL 33618  
TEL: (813) 775-7800  
FAX: (813) 832-6470



PARTIAL FRONT ELEVATION "A"



PARTIAL FRONT ELEVATION "A"

ISSUE DATE: 12/23/03  
DRAWN BY: JL/CF  
PROJECT NO.: 1200099309  
PROJECT MGR.: JAH

FOR INTERNAL USE ONLY	
REVISED BY:	
1	
2	
3	
4	
5	
6	

PLAN:  
6 PLEX  
SHEET:  
3.A1

ELEVATION NOTES			
NOTE: NOT ALL KEY NOTES APPLY.	1. ROOF MATERIAL - REFER TO ROOF NOTES	10. DECORATIVE GOZED HOLDING - PYTON OR EQUAL. SEE ELEVATION FOR PART #	20. REVEAL
2. 2X PASCIA/PANSE BOARD WITH ALUMINUM PASCIA CAP	3. 6X1 FLASHING	11. RECEPSED ELEMENT	21. SOLDIER COURSE
4. 6X1 FLASHING + SADDLECRICKET	5. 6X1 Drip SCREED	12. DECORATIVE DENTIL BLOCK - PYTON OR EQUAL. SEE ELEVATION FOR PART #	22. FRIEZE BOARD
6. CONTROL JOINT	7. DECORATIVE VENT - PYTON OR EQUAL. SEE ELEVATION FOR PART #	13. CEMENTIOUS FINISH OVER DECORATIVE CORDEL	23. FIBER CEMENT LAP SIDING - 6" EXPOSURE
8. DECORATIVE CORDEL - PYTON OR EQUAL. SEE ELEVATION FOR PART #	9. BUILT UP COLUMN	14. CEMENTIOUS FINISH PER SPEC'S	24. FIBER CEMENT SHAKE SIDING - 6" EXPOSURE
		15. CEMENTIOUS FINISH OVER FOAM TRIM. SEE ELEVATION FOR SIZE	25. CONCRETE BLOCK COLUMN
		16. STONE VENER PER SPEC'S	26. NOT IN USE
		17. BRICK VENER PER SPEC'S	
		18. SOLIDIER COURSE	
		19. KNOXLOCK COURSE	
		20. FRIEZE BOARD	
		21. FIBER CEMENT LAP SIDING - 6" EXPOSURE	
		22. FIBER CEMENT SHAKE SIDING - 6" EXPOSURE	
		23. CONCRETE BLOCK COLUMN	
		24. NOT IN USE	
		25. DECORATIVE COLUMN WITH STRUCTURAL INSERT - PYTON OR EQUAL. SEE ELEVATION FOR PART #	
		26. DECORATIVE COLUMN FRAME - PYTON OR EQUAL. SEE ELEVATION FOR PART #	
		27. DECORATIVE KNEE BRACE - PYTON OR EQUAL. SEE ELEVATION FOR PART #	
		28. DECORATIVE TRIM - PYTON OR EQUAL. SEE ELEVATION FOR PART #	
		29. DECORATIVE PORTHOLE	
		30. CONCRETE DOOR	
		31. CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN	
		32. SECTIONAL GARAGE DOOR PER SPEC'S	
		33. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS	
		34. VERTICLE FIBER CEMENT SIDING 1/2X BATTS @ 12" O.C.	
		35. SCORING	
		36. BOX COLUMN BY TURKEY HILL/NOOK	
		37. VERTICLE FIBER CEMENT SIDING 1/2X BATTS @ 8" O.C.	
		38. HANDSOT	

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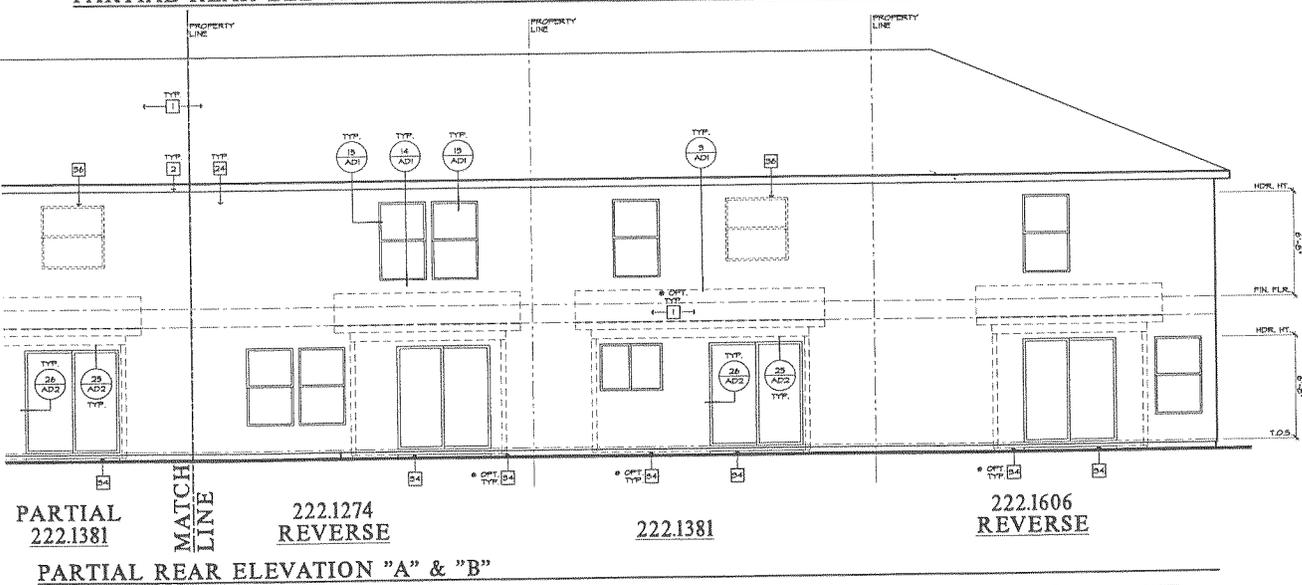
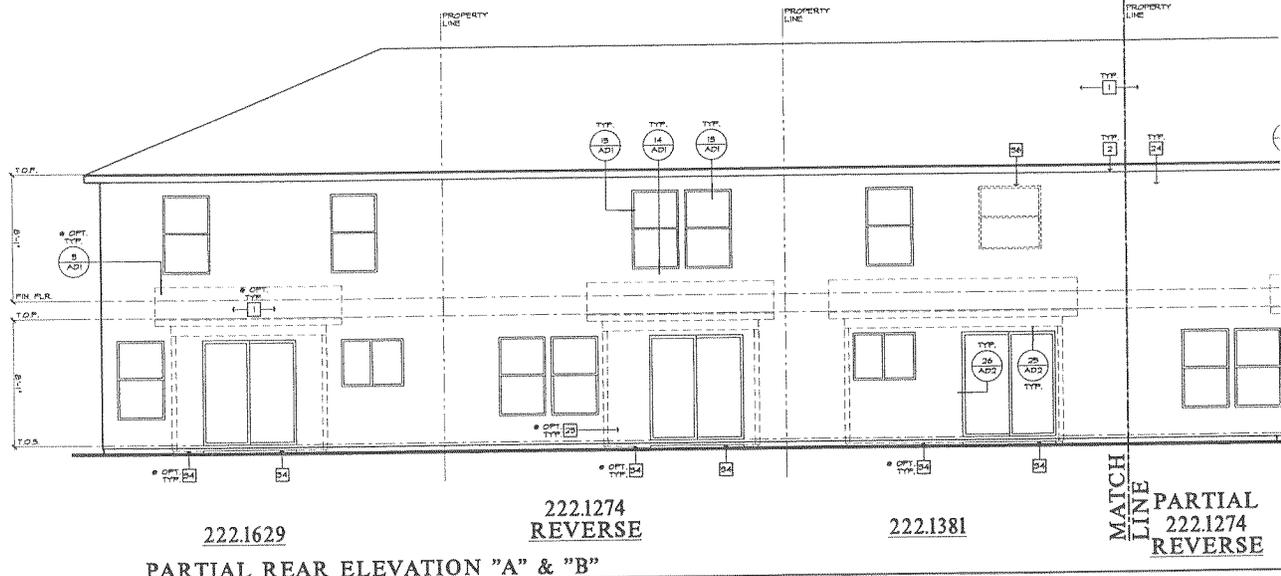
**22'  
TOWNHOMES**

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OF TAMPA, INC.  
3450 Buschwood  
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Tampa, FL 33618  
TEL: (813) 775-7800  
FAX: (813) 832-6470

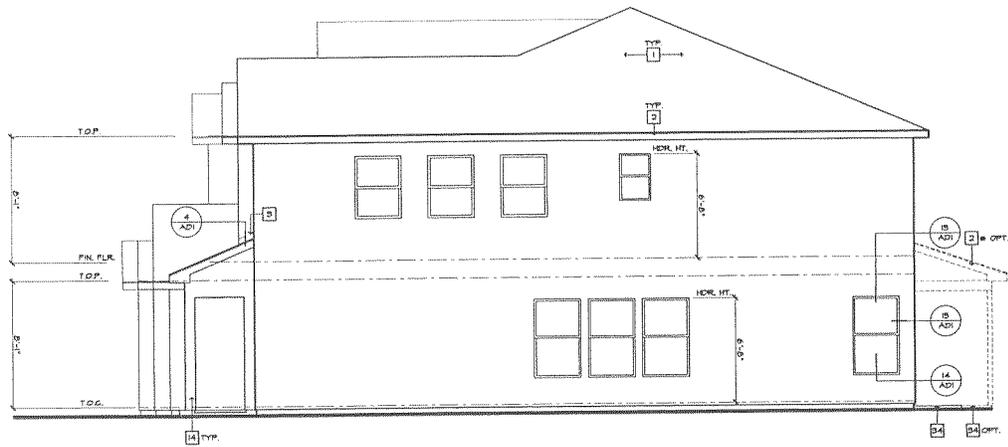
ISSUE DATE: 12/23/03  
DRAWN BY: J1/CF  
PROJECT NO.: 1200996-03  
PROJECT MGR.: JAH

FOR ORIGINAL USE ONLY	
REVISED BY:	
1	
2	
3	
4	
5	

PLAN:  
**6 PLEX**  
SHEET:  
**3.A2**

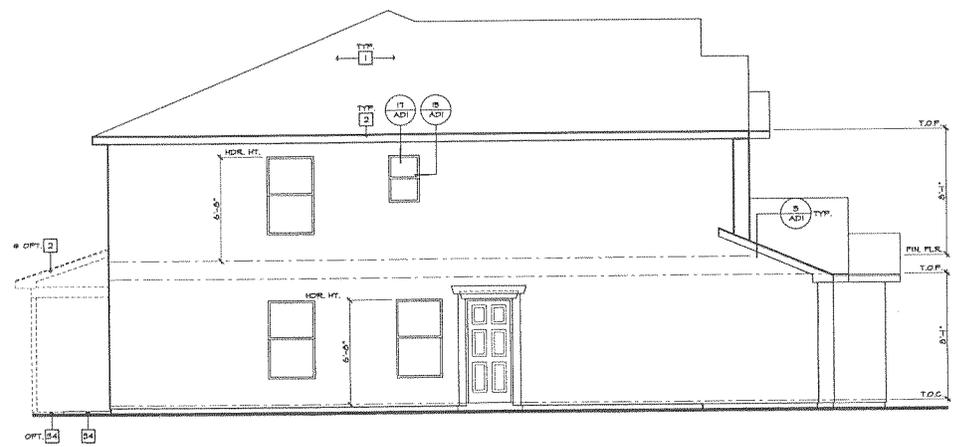


ELEVATION NOTES			
NOTE: NOT ALL KEY NOTES APPLY 1. ROOF MATERIAL - REFER TO ROOF NOTES 2. 2X PASCIA/BARSE BOARD WITH ALUMINUM PASCIA CAP 3. 6" FLASHING 4. 6" FLASHING & SADDLE/CRICKET 5. 6" DIMP SCREED 6. CONTROL JOINT 7. DECORATIVE VENT - PYFON OR EQUAL. SEE ELEVATION FOR PART # 8. DECORATIVE CORNELL - PYFON OR EQUAL. SEE ELEVATION FOR PART #	9. DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE 10. DECORATIVE COVERED MOLDING - PYFON OR EQUAL. SEE ELEVATION FOR PART # 11. RECESSED ELEMENT 12. DECORATIVE DENTIL BLOCK - PYFON OR EQUAL. SEE ELEVATION FOR PART # 13. GEMENTIOUS FINISH OVER DECORATIVE CORNELL 14. GEMENTIOUS FINISH PER SPEC 15. GEMENTIOUS FINISH OVER FOAM 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. SOLDIER COURSE 22. RINGLOCK COURSE 23. FREEZE BOARD 24. FIBER CEMENT LAP SIDING - 6" EXPOSURE 25. FIBER CEMENT SHAKE SIDING - 6" EXPOSURE 26. CONCRETE BLOCK COLUMN 27. NOT IN USE	28. DECORATIVE COLUMN WITH STRUCTURAL SIDING - PYFON OR EQUAL. SEE ELEVATION FOR PART # 29. DECORATIVE COLUMN BASE - PYFON OR EQUAL. SEE ELEVATION FOR PART # 30. DECORATIVE KNEE BRACE - PYFON OR EQUAL. SEE ELEVATION FOR PART # 31. DECORATIVE TRIM - PYFON OR EQUAL. SEE ELEVATION FOR PART # 32. DECORATIVE DOYSHELF 33. ENTRY DOOR 34. CONCRETE STOOP/MORGH - SEE SLAB INTERFACE PLAN 35. REGIONAL GARAGE DOOR PER SPEC 36. OPTIONAL DOOR/VENDOR - REFER TO PLAN OPTION 37. VERTICLE FIBER CEMENT SIDING 1/2" BATTIS # 12' O.C. 38. SCORING 39. BOX COLUMN BY TURKEY MILL/PORCH 40. VERTICLE FIBER CEMENT SIDING 1/2" BATTIS # 8' O.C. 41. PARAGLOT



222.1629 "A"

RIGHT ELEVATION "A"



222.1606 "A"

LEFT ELEVATION "A"

- ELEVATION NOTES**
- NOTE:  
NOT ALL KEY NOTES APPLY
1. ROOF MATERIAL - REFER TO ROOF NOTES
  2. 2X PASCIA/BARBE BOARD WITH ALUMINUM PASCIA CAP
  3. 6X FLASHING
  4. 6X FLASHING & SADDLE/CORICKET
  5. 81. DRIP SCREEN
  6. CONTROL JOINT
  7. DECORATIVE TRIM - PLYTON OR EQUAL. SEE ELEVATION FOR PART #
  8. DECORATIVE CORDEL - PLYTON OR EQUAL. SEE ELEVATION FOR PART #
  9. DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE
  10. DECORATIVE COVER HOLDING - PLYTON OR EQUAL. SEE ELEVATION FOR PART #
  11. RECESSED ELEMENT
  12. DECORATIVE DENTIL BLOCK - PLYTON OR EQUAL. SEE ELEVATION FOR PART #
  13. IDENTITIOUS FINISH OVER DECORATIVE CORDEL
  14. IDENTITIOUS FINISH PER SPECS
  15. IDENTITIOUS FINISH OVER FOAM TRIM. SEE ELEVATION FOR SIZE
  16. BUILT UP COLUMN
  17. FIBER CEMENT TRIM
  18. STONE VENEER PER SPECS
  19. BRICK VENEER PER SPECS
  20. REVEAL
  21. SOLDIER COURSE
  22. ROWLOCK COURSE
  23. FRIEZE BOARD
  24. FIBER CEMENT LAP SIDING - 0" EXPOSURE
  25. FIBER CEMENT SHAKE SIDING - 2" EXPOSURE
  26. CONCRETE BLOCK COLUMN
  27. NOT IN USE
  28. DECORATIVE COLUMN WITH STRUCTURAL INSERT - PLYTON OR EQUAL. SEE ELEVATION FOR PART #
  29. DECORATIVE COLUMN BASE - PLYTON OR EQUAL. SEE ELEVATION FOR PART #
  30. DECORATIVE KNEE BRACE - PLYTON OR EQUAL. SEE ELEVATION FOR PART #
  31. DECORATIVE TRIM - PLYTON OR EQUAL. SEE ELEVATION FOR PART #
  32. DECORATIVE POSTMELT.
  33. ENTRY DOOR
  34. CONCRETE STOOP/WORCH - SEE SLAB INTERFACE PLAN.
  35. REGIONAL GARAGE DOOR PER SPECS
  36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
  37. VENTILE FIBER CEMENT SIDING PVCN BATTS @ 12" O.C.
  38. SCORING
  39. BOX COLUMN BY TURNKEY MILLWORK
  40. VENTILE FIBER CEMENT SIDING PVCN BATTS @ 6" O.C.
  41. TRANSICOT



ARCHITECTURE

22'  
TOWNHOMES

KB HOME  
OF TAMPA, INC.  
3450 Burchwood  
Park Drive, Suite 250  
Tampa, FL 33616  
TEL: (813) 775-7800  
FAX: (813) 932-6470

ISSUE DATE: 12/23/03  
DRAWN BY: JH/CP  
PROJECT NO.: 1200000000  
PROJECT MGR.: JAH

FOR INTERNAL USE ONLY

NO.	DATE	BY	DESCRIPTION
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PLAN:  
6 PLEX  
SHEET:  
3A3

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ARCHITECTURE

22'  
TOWNHOMES

KB HOME INC.  
OF TAMPA, FL.

3450 Buschwood  
Park Drive, Suite 250  
Tampa, FL 33618  
TEL: (813) 775-7800  
FAX: (813) 632-6470

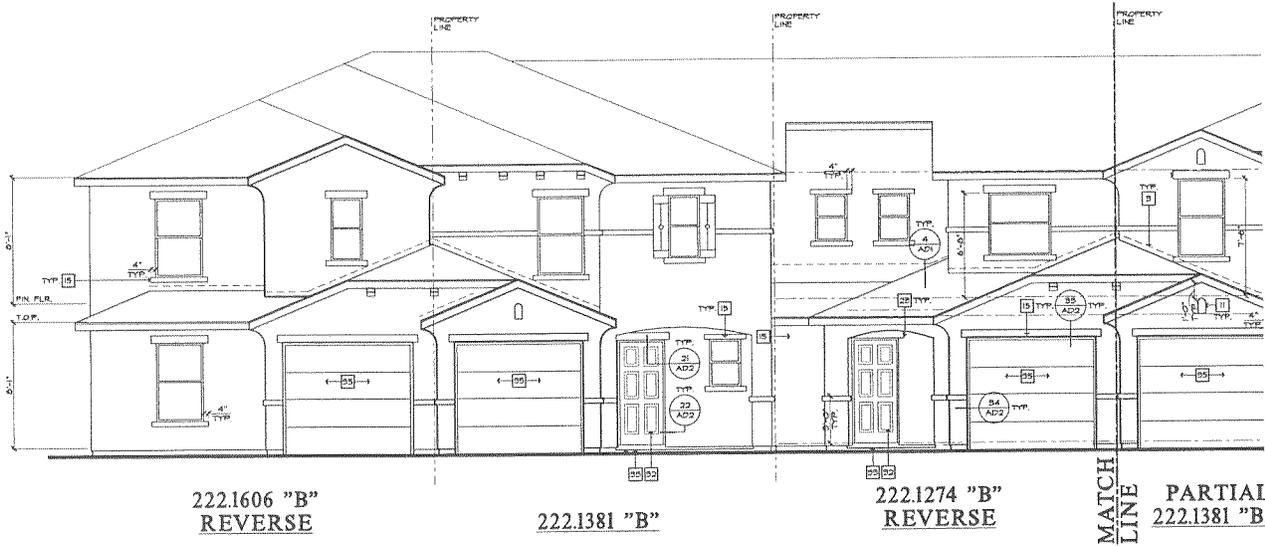
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DRAWN BY: JI/CFP  
PROJECT NO.: 1200980-03  
PROJECT MGR.: JAB

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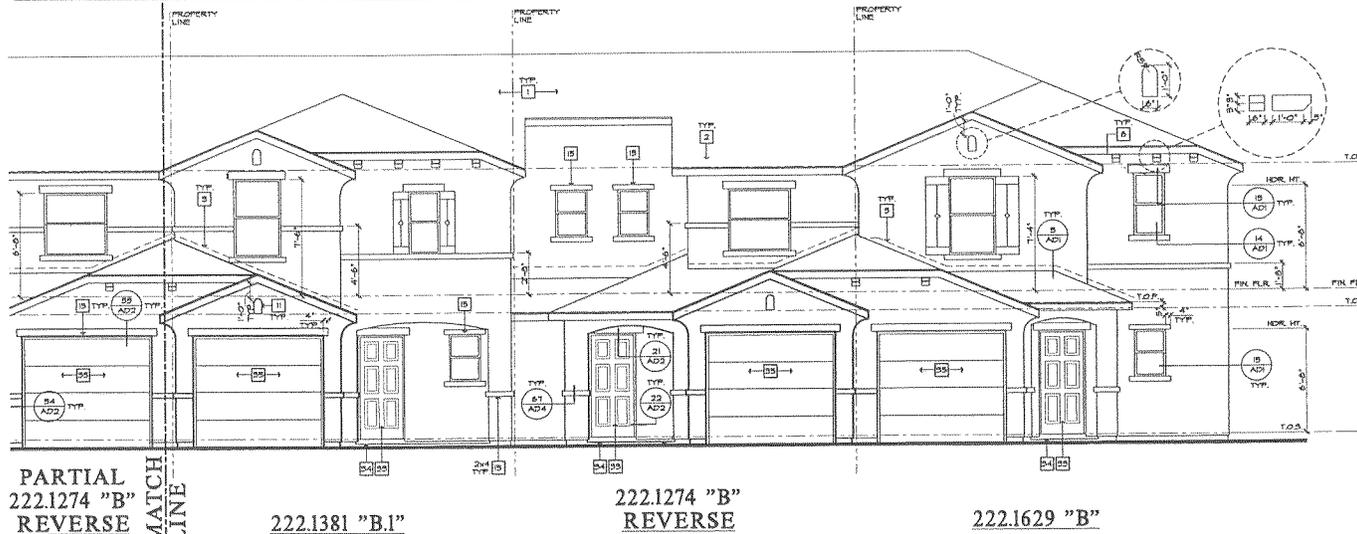
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PLAN:  
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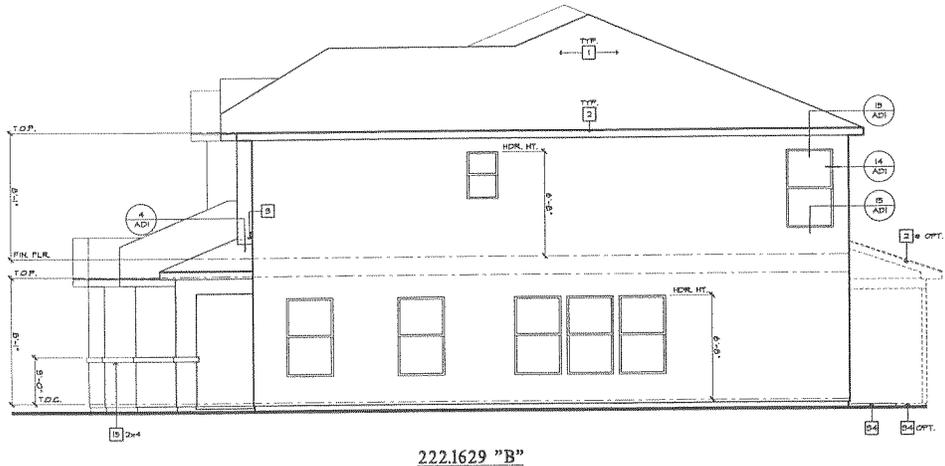
PARTIAL FRONT ELEVATION "B"



PARTIAL FRONT ELEVATION "B"

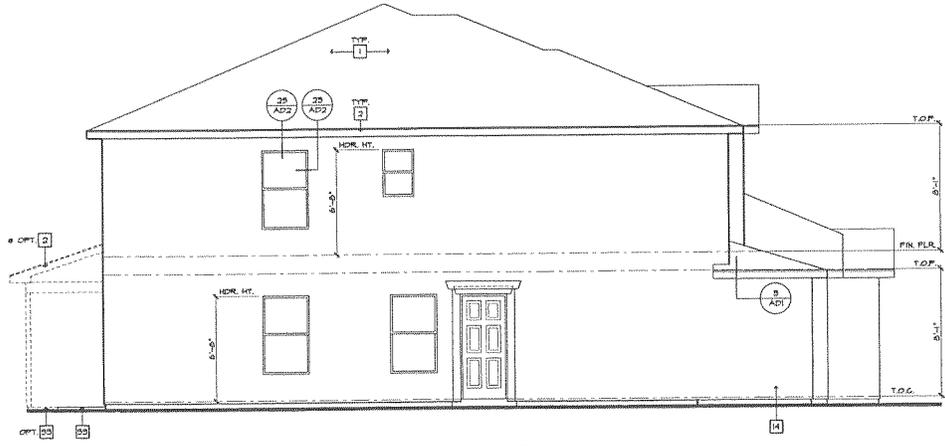
ELEVATION NOTES

<p>NOTE: NOT ALL KEY NOTES APPLY.</p> <ol style="list-style-type: none"> <li>ROOF MATERIAL - REFER TO ROOF NOTES</li> <li>2X PASCIA/BARGE BOARD WITH ALUMINUM FASCIA CAP</li> <li>6:1 FLASHING</li> <li>6:1 FLASHING + SADDLE/CRICKET</li> <li>6:1 DRIP SCREED</li> <li>GENERAL JOINT</li> <li>DECORATIVE VENT - PYTON OR EQUAL. SEE ELEVATION FOR PART #</li> <li>DECORATIVE CORBEL - PYTON OR EQUAL. SEE ELEVATION FOR PART #</li> </ol>	<ol style="list-style-type: none"> <li>DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE</li> <li>DECORATIVE GOVED HOLDING - PYTON OR EQUAL. SEE ELEVATION FOR PART #</li> <li>RECESSED ELEMENT</li> <li>DECORATIVE DENTIL BLOCK - PYTON OR EQUAL. SEE ELEVATION FOR PART #</li> <li>CEMENTITIOUS FINISH OVER DEK DECORATIVE CORBEL</li> <li>CEMENTITIOUS FINISH OVER ROAM TRIM. SEE ELEVATION FOR SIZE</li> <li>BUILT UP COLUMN</li> <li>FIBER CEMENT TRIM</li> <li>STONE VENEER PER SPECS</li> <li>BRICK VENEER PER SPECS</li> <li>REVEAL</li> <li>SOLDER COURSE</li> <li>ROCKLOCK COURSE</li> <li>PRIZE BOARD</li> <li>FIBER CEMENT LAP SIDING - 6" EXPOSURE</li> <li>FIBER CEMENT SHAKE SIDING - 6" EXPOSURE</li> <li>CONCRETE BLOCK COLUMN</li> <li>NOT IN USE</li> </ol>	<ol style="list-style-type: none"> <li>DECORATIVE COLUMN WITH STRUCTURAL INSERT - PYTON OR EQUAL. SEE ELEVATION FOR PART #</li> <li>DECORATIVE COLUMN BASE - PYTON OR EQUAL. SEE ELEVATION FOR PART #</li> <li>DECORATIVE KNEE BRACE - PYTON OR EQUAL. SEE ELEVATION FOR PART #</li> <li>DECORATIVE TRIM - PYTON OR EQUAL. SEE ELEVATION FOR PART #</li> <li>DECORATIVE POST/SELF</li> <li>ENTRY DOOR</li> <li>CONCRETE STOOP/MORCH - SEE SLAB INTERFACE PLAN</li> <li>SECTIONAL GARAGE DOOR PER SPECS</li> <li>OPTIONAL DOOR/VENDIOR - REFER TO PLAN OPTIONS</li> <li>VERTICLE FIBER CEMENT SIDING 1/2x BATTIS # 12" O.C.</li> <li>SCORING</li> <li>BOX COLUMN BY TURKEY HILL/ROCK</li> <li>VERTICLE FIBER CEMENT SIDING 1/2x BATTIS # 6" O.C.</li> <li>PAINTCOT</li> </ol>
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222.1629 "B"

RIGHT ELEVATION "B"



222.1606 "B"

LEFT ELEVATION "B"

- ELEVATION NOTES**
- NOTE:  
NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES. SEE ELEVATION FOR PART #.
  2. 2x FASCIA/BARISE BOARD WITH ALUMINUM FASCIA CAP.
  3. 6:1 FLASHING
  4. 6:1 FLASHING # SADDLE/CRICKET
  5. 6:1 DRIP SCREED
  6. CONTROL JOINT
  7. DECORATIVE VENT - PYTHON OR EQUAL. SEE ELEVATION FOR PART #.
  8. DECORATIVE CORNICE - PYTHON OR EQUAL. SEE ELEVATION FOR PART #.
  9. DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE. SEE ELEVATION FOR PART #.
  10. DECORATIVE EAVE HOLDING - PYTHON OR EQUAL. SEE ELEVATION FOR PART #.
  11. RECESSED ELEMENT
  12. DECORATIVE DENTIL BLOCK - PYTHON OR EQUAL. SEE ELEVATION FOR PART #.
  13. CEMENTITIOUS FINISH OVER DECORATIVE CORNICE.
  14. CEMENTITIOUS FINISH PER SPECS.
  15. CEMENTITIOUS FINISH OVER FOAM TRIM. SEE ELEVATION FOR SIZE.
  16. BUILT UP COLUMN
  17. FIBER CEMENT TRIM
  18. STONE VENEER PER SPECS
  19. BRICK VENEER PER SPECS
  20. REVEAL
  21. SOLDIER COURSE
  22. RATCHET COURSE
  23. FRIEZE BOARD
  24. FIBER CEMENT LAP SIDING - 6" EXPOSURE
  25. FIBER CEMENT SHAKE SIDING - 6" EXPOSURE
  26. CONCRETE BLOCK COLUMN
  27. NOT IN USE
  28. DECORATIVE COLUMN WITH STRUCTURAL INSERT - PYTHON OR EQUAL. SEE ELEVATION FOR PART #.
  29. DECORATIVE KNEE BRACE - PYTHON OR EQUAL. SEE ELEVATION FOR PART #.
  30. DECORATIVE TRIM - PYTHON OR EQUAL. SEE ELEVATION FOR PART #.
  31. DECORATIVE POT/SHELL.
  32. ENTRY DOOR
  33. CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN.
  34. SECTIONAL GARAGE DOOR PER SPECS
  35. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
  36. VERTICAL FIBER CEMENT SIDING 1/2" BATT @ 12" O.C.
  37. VERTICAL FIBER CEMENT SIDING 1/2" BATT @ 12" O.C.
  38. SCORING
  39. BOX COLUMN BY TURNKEY MILLWORK
  40. VERTICAL FIBER CEMENT SIDING 1/2" BATT @ 6" O.C.
  41. MANSFOT



ARCHITECTURE

22'  
TOWNHOMES

KB HOME  
OF TAMPA, INC.

3450 Bushwood  
Park Drive, Suite 250  
Tampa, FL 33610  
TEL: (813) 775-7000  
FAX: (813) 832-6470

ISSUE DATE: 12/23/03  
DRAWN BY: JH/CT  
PROJECT NO.: 1200999-09  
PROJECT MGR.: JAH

FOR INTERNAL USE ONLY

REVISION NO.	DATE	DESCRIPTION
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PLAN:  
6 PLEX  
SHEET:  
3.B2

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V. Building and Lot Restrictions

Townhomes:

- A. Permitted uses shall be single family homes, townhouses, home occupations, home offices, and appropriate accessory uses.
- B. Minimum required setbacks shall be:
  - 20' front
  - 10' rear
  - 5' side (single family only)
  - 15' side street (single family only)
- C. No accessory buildings shall be permitted on platted townhouse lots.
- D. Front setbacks shall be 20 feet from the nearest edge of the sidewalk or the front property line, whichever distance is less.
- E. Balconies and similar appurtenances shall be prohibited on units facing the west property line.
- F. The following shall be required on the west property line adjacent to lots 51-64:
  - 1. 50-foot building setback
  - 2. 25-foot buffer with 4 canopy trees per 100' having a minimum caliper of 3" as measured 1 foot above ground
  - 3. 6-foot PVC fence
- G. The following shall be required on the north property line adjacent to CR 427:
  - 1. 25-foot building setback
  - 2. 6-foot brick or masonry wall
  - 3. 10-foot wall easement and buffer dedicated to the homeowners association
  - 4. 4 canopy trees per 100' having a minimum caliper of 3" as measured 1 foot above ground
- H. Outdoor lighting along the west boundary of the site shall be restricted to decorative lighting on the fronts of the units. However, motion sensitive security lighting shall be permitted in all parts of the development. Also, decorative porch lights attached to the buildings shall be permitted on the rear walls of individual units.
- I. Front walls of the units shall be staggered.
- J. Conversion of garages to living area shall be prohibited.
- K. Architectural design of the units shall be equivalent to those presented at the hearing. Elevations shall be presented to and approved by the Board of County Commissioners prior to Final Engineering approval.

Single Family:

Minimum Square Ft. (Unit) 600  
Minimum Square Ft. (Lot) 5,000  
Minimum Bldg. Line (Ft.) 50

Minimum Setbacks:

Front	15 feet
Side	0 & 10 feet
Rear	20 feet
Accessory	5 feet

VI. **Vehicle and Pedestrian Circulation System:**

- A. Sidewalk Systems – Within the single family tract, 4' sidewalks will be installed on both sides of roads. Within the townhouse tract, 5' sidewalks shall be provided adjacent to all dwelling units, with the exception that sidewalks shall be required on only one side of the road in locations where the fronts of units face each other. Crosswalks shall be designated to establish continuous pedestrian access to all parts of the development. Connections shall also be provided to public sidewalks along CR 427.
- B. All roads will be constructed to County standards within single family tracts. Within the townhouse tract, roads shall be constructed as shown on the Final Master Plan.
- C. Within the townhouse tract, at least 1 visitor parking space shall be provided per 3 dwelling units, and parking of recreational vehicles and boats on trailers shall be prohibited.

VIII. **Recreation and Open Space**

A recreation area will be developed within the townhouse tract and will serve the townhouse residents only. The recreation area shall be shown on Final Engineering plans and shall be located to the south of Lots 119-122. It shall include a pool, cabana, and playground facilities. Other open space will be preserved as wetlands and buffers.

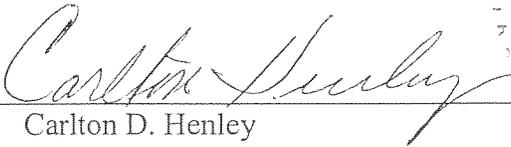
IX. **Facility Commitments**

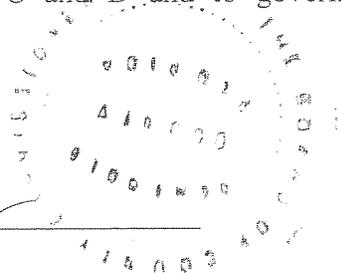
- A. Drainage, Recharge and Water Quality Commitments: All areas below the (post development) 100 year flood prone elevation, as established by FEMA maps, shall be dedicated to Seminole County by legal document (Conservation Easement).
- B. Water and Sewer: Will be provided by Seminole County.
- C. No building permits shall be issued for Tracts C, D or E until the Master Drainage Plan for those tracts have been approved by the County Engineer.

X. Other Commitments

- A. Maintenance: Separate homeowners/property owners associations will be established to maintain common areas within the single family, townhouse, and other tracts of the development, including private road rights-of way, open space and recreational facilities. The borrow pit within the townhouse tract shall be dedicated to the homeowners association for that tract.
- B. Land Development Code Contingency: Unless specifically addressed in this agreement, this development shall fully comply with all Seminole County codes and ordinances, including impact fee ordinances, in effect at the time of issuance of any building permits.
- C. Developer Definition: When the term "Developer" is used herein same shall be taken or construed to mean Baker Farms, Inc. All obligations, liabilities, and responsibilities incurred by or implied by the Developer of this Agreement shall be assumed by any successors in interest as the overall developer of the Planned Unit Development. A developer of tracts C and D (townhouse area) shall be responsible for the commitments undertaken herein as they relate to Tracts C and D only.
- D. Effect of Amendment: This Amended and Restated Developer's Agreement is being made in connection with certain approvals for tracts C and D. Tracts C and D contain the land described in Exhibit "B" hereto, which is owned by BLR Investments, Inc. This Amended and Restated Developer's Agreement is consistent with the terms of the original Developer's Agreement approved on September 5, 1989, as amended on September 22, 1992 as to all of those properties not contained in Tracts C and D, and is made to combine certain undeveloped portions of the PUD into Tracts C and D and to govern the development of Tracts C and D.

Done and Ordered this 9<sup>th</sup> day of November, 2004.

By:   
Carlton D. Henley  
Chairman  
Seminole County Board of County Commissioners



OWNER'S CONSENT AND COVENANT

COMES NOW, the Owner, BLR INVESTMENTS INC., on behalf of itself, its agents, successors, assigns and 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 second addendum.

ATTEST:                      OWNER:      BLR Investments LLC

[Signature]  
By: VJAY K LUTHRA  
Title: Pres

[Signature]  
By: Bobby Luthra  
VJAY President  
Date: \_\_\_\_\_  
(corporate seal)

Acknowledgement

STATE OF Florida }  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 6 day of December, 2004, by Bobby Luthra, the President of BLR Investments Inc., who is personally known to me or who has produced his Driver's License as identification and did take an oath.

[Signature]  
\_\_\_\_\_  
Notary Public

Print Name:

My Commission expires



George R. Hollingsworth, II  
MY COMMISSION # 00013346 EXPIRES  
JULY 28, 2005  
BONDED THRU TROY FAIR INSURANCE, INC.

## EXHIBIT A

### LEGAL DESCRIPTION FOR CREEKSIDE PUD

West ½ of NE ¼ South of Old Orlando Highway; and begin at the SE corner of NE ¼ of NW ¼ of Section 13, Township 20 South, Range 30 East, run S. 86 W, 166.2 feet, thence run N. 19 22' E. 90.28 feet, thence run N. 76 06' E, 137.87 feet, thence run S. 1 14' E. 90.38 feet to the point of Beginning; and North 1/8 of NW ¼ of SE ¼ . (Less parts South & East of the A.C.L. Railroad right-of-ways).

**AND:**

Parcel 1: Lots 1-42, 44, 46, 48-65, 67-152, 193-216, 216-A, 216-B, 217-231, and 233 of PINECREST as recorded in Plat Book 5, Page 78, of the Public Records of Seminole County, Florida, Section 13, Township 20 South, Range 30 East; Also, West 315 feet of East 615 feet of NE ¼ of Section 13, Township 20 South, Range 30 East, North of Railroad (less North 888 feet).

**AND:**

Parcel 2: SE ¼ of NW ¼ (Less part North of Highway and Lot described in Deed Book 139, Page 189, and West 25 feet for road), Section 13, Township 20 South, Range 30 East; less Parcel 3A.

**EXHIBIT B**

**LEGAL DESCRIPTION FOR TOWNHOUSE DEVELOPMENT (TRACTS C AND D)**

**PARCEL 1:**

A PARCEL OF LAND LOCATED IN SECTION 13, T20S, R30E, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 13; THENCE S00°32'17"E, ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 13, A DISTANCE OF 473.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 427 (VARIABLE RIGHT OF WAY) AND THE POINT OF BEGINNING;

THENCE LEAVING THE WEST LINE OF THE NE 1/4 OF SAID SECTION 13 ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 427 THE FOLLOWING THREE COURSES AND DISTANCES: THENCE N64°41'43"E, , A DISTANCE OF 457.84 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1968.10', A DELTA ANGLE OF 7°25'55" AND A CHORD BEARING AND DISTANCE OF N68°24'05"E, 255.11 FEET) FOR AN ARC DISTANCE OF 255.29 FEET TO A POINT; THENCE S25°13'00"E, A DISTANCE OF 23.51 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 427, S02°23'28"E, A DISTANCE OF 532.01 FEET TO A POINT; THENCE S49°07'06"E, A DISTANCE OF 230.17 FEET TO A POINT; THENCE S41°50'43"W, A DISTANCE OF 1084.79 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF SANFORD PLACE AS RECORDED IN PLAT BOOK 33, PAGES 33-35 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N22°17'34"W, ALONG THE EAST LINE OF SAID SANFORD PLACE, A DISTANCE OF 499.90 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID SANFORD PLACE, N74°57'26"E, A DISTANCE OF 65.18 FEET TO A POINT ON THE WEST LINE OF THE NE 1/4 OF SAID SECTION 13; THENCE N00°32'17"W, ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 13, A DISTANCE OF 742.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.8559 ACRES OF LAND, MORE OR LESS.

**PARCEL 2:**

A PARCEL OF LAND LOCATED IN SECTION 13, T20S, R30E, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 13; THENCE S00°32'17"E, ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 13,

A DISTANCE OF 473.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 427 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE WEST LINE OF THE NE 1/4 OF SAID SECTION 13 ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 427 THE FOLLOWING THREE COURSES AND DISTANCES: THENCE N64°41'43"E, , A DISTANCE OF 457.84 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1968.10', A DELTA ANGLE OF 7°25'55" AND A CHORD BEARING AND DISTANCE OF N68°24'05"E, 255.11 FEET) FOR AN ARC DISTANCE OF 255.29 FEET TO A POINT; THENCE S25°13'00"E, A DISTANCE OF 23.51 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 427, S02°23'28"E, A DISTANCE OF 532.01 FEET TO A POINT; THENCE S49°07'06"E, A DISTANCE OF 230.17 FEET TO THE POINT OF BEGINNING;

THENCE N40°59'52"E, A DISTANCE OF 551.92 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417 (VARIABLE RIGHT OF WAY); THENCE ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD 417 THE FOLLOWING THREE COURSES AND DISTANCES: THENCE S27°23'21"E, A DISTANCE OF 330.59 FEET TO A POINT; THENCE S25°04'30"E, A DISTANCE OF 454.45 FEET TO A POINT; THENCE S22°05'36"E, A DISTANCE OF 643.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (100-FOOT RIGHT OF WAY); THENCE LEAVING THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD 417 THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD: THENCE S49°52'44"W, A DISTANCE OF 801.89 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1959.70 FEET, A DELTA ANGLE OF 20°24'31" AND A CHORD BEARING AND DISTANCE OF S39°40'28"W, 694.36 FEET) FOR AN ARC DISTANCE OF 698.04 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD, S89°29'24"W, A DISTANCE OF 247.89 FEET TO A POINT; THENCE N20°12'25"W, A DISTANCE OF 730.43 FEET TO A POINT; THENCE N07°45'56"W, A DISTANCE OF 311.97 FEET TO A POINT; THENCE N08°11'07"W, A DISTANCE OF 189.45 FEET TO A POINT; THENCE N41°50'43"E, A DISTANCE OF 1014.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 47.7681 ACRES OF LAND, MORE OR LESS.

EXHIBIT C

Final Master Plan



District Commissioner McLain recommended approval.

**Motion** by Commissioner Van Der Weide, seconded by Commissioner Morris to adopt Ordinance #2004-46, as shown on page \_\_\_\_\_, approving rezoning from A-1 (Agriculture) to PUD (Planned Unit Development); and authorize Chairman to execute Development Order, as shown on page \_\_\_\_\_, for a 1.63 acre site located at the southeast corner of International Parkway and Wayside Drive, as described in the proof of publication, CPH Engineers, Inc.

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

**PUD MAJOR AMENDMENT/Bobby Luthra/BLR Investments**

Proof of publication, as shown on page \_\_\_\_\_, calling for a public hearing to consider a request to approve PUD Major Amendment and authorize Chairman to execute an Addendum to the Developer's Commitment Agreement for a 65.63 acre site located on the south side of CR 427, adjacent to the west side of SR 417, Bobby Luthra/BLR Investments, received and filed.

Jeff Hopper stated the applicant is proposing 186 townhome units on approximately 66 acres in Creekside. The portion of the PUD is currently approved for commercial uses. The proposed townhouse units will be a minimum of 1,320 sq. ft. and each will have a one-car garage. Because much of the site consist of wetlands and lake areas, density is relatively low (approximately 4.4 units per net buildable acre). The site includes approximately 21 acres of wetlands and a 26-acre borrow pit area, which will serve as a water amenity. Staff recommends approval subject to the conditions listed in the staff's report including the following: (1) Sidewalks shall be adjacent to all dwelling units and provide continuous pedestrian access to all parts of the development; (2) Front setbacks shall be 20 ft. from the

nearest edge of the sidewalk; (3) Balconies shall be prohibited on units backing up to the west property line; (4) A 50 ft. building setback shall be required and a 6 ft. PVC fence adjacent to the LDR parcel to the west; and (5) A 25 ft. building setback shall be required and a 6 ft. brick or masonry wall adjacent to CR 427 to the north.

Mr. Hopper discussed with Commissioner Morris what happened to this commercial site that never went to industrial.

Charley Madden, Madden Engineering, addressed the Board to refer to Section VI A (Sidewalk Systems) of the amended and restated developer's commitment agreement. He stated what they have been doing with many of the townhome projects in Seminole County is doing sidewalks on one side of the driveways only. He stated he would like this to be allowed in this project. He said he is requesting that the following be included: "Within the townhouse tract, sidewalks will be allowed on one side of the driveway", and delete the following: "provided adjacent to all dwelling units".

Upon inquiry by Commissioner Morris, Mr. Madden advised if 5 ft. sidewalks would work, then he will commit to that. He would like clarification that Section IX A is the FEMA 100 year prone elevation. He stated he would like a sentence added to that section that the borrow pit area would be dedicated to a mandatory homeowner's association. He said the borrow pit is a manmade facility and it wouldn't be considered a conservation area. He added he would like this done so the borrow pit can be kept clean and that passive recreation can take place in that area. If a conservation easement is placed over it, it would potentially be prohibited from being used.

Mr. Madden discussed with Commissioners Henley and Morris relating to sidewalks on one side of the roadway and sidewalks in front of the units. He said they could do wider sidewalks in order to allow people to pass both ways.

Chairman McLain recessed the meeting at 2:11 p.m. to allow Mr. Madden to review the sidewalk issues with Commissioner Morris. The meeting was reconvened at 2:18 p.m.

Upon inquiry by Commissioner Morris, Matt West, Planning Manager, addressed the Board to state staff has agreed to exclude the inside loop of the area and the rest of the sidewalks will be required outside the loop.

Commissioner Van Der Weide stated the problem he has is back loading garages will be too small and you won't be able to get a car into them. He stated he is wondering what kind of standards the County is setting for these.

Mr. Madden stated in a single-family subdivision, it is not unusual to have a 20 ft. front setback, and in this scenario there will be 20 ft. from the face of the garage to the back of the sidewalk. He stated it is the same scenario in these front loaded units. They will maintain a building setback and there will be guest parking throughout the project.

Commissioner Van Der Weide stated he has visited the site and he feels staff needs to visit the site as well along with the management to check this out.

Chairman McLain stated off-street parking would be provided for visitors as well as off-street parking for each unit.

Commissioner Morris stated he is concerned that the applicant is building this under 1/3 of the market value. He stated this is an

affordable housing project by the County's standards.

Chris Abbott, Planner of KB Homes, addressed the Board to state the average price is between \$25,000 to \$30,000 in upgrades and they will give the residents more value before the project is started. The base line is \$160,000, but the price will increase for the customers if there are upgrades.

Upon inquiry by Commissioner Henley, Mr. Abbott advised the units begin at 1,350 to 1,400 sq. ft. in size and go up to 2,000 sq. ft. He displayed a photograph (not received and filed) of the type of homes they are building.

Upon inquiry by Commissioner Maloy, Mr. Madden displayed an aerial map and he advised that the primary recreational area will be located near the borrow pit.

Mary Allen, 768 Cranes Bluff Lane, addressed the Board to state she hopes that the St. Johns River Water Management District (SJRWMD) is being consulted on this project since there is a great deal of wetlands involved. She stated Sanford Place relies on the wetlands for drainage and she would like to know if they will be left as is or stripped and removed.

Chairman McLain informed Ms. Allen that anything involving stormwater or wetlands will require a SJRWMD permit, therefore, there are safeguards in place to protect that.

Mr. Hopper advised encroachment is minimal, therefore, the wetlands will mostly be intact.

No one else spoke in support or in opposition.

Upon inquiry by Commissioner Maloy, Mr. Hopper advised staff has no problem with the clarification of FEMA as well as the pond being deeded to the homeowners association.

District Commissioner McLain recommended approval of the request with staff recommendations relating to the borrow pit being deeded to the homeowners association, clarification of FEMA maps, and 5 ft. sidewalks as well as a sidewalk plan described earlier.

**Motion** by Commissioner Maloy to approve PUD Major Amendment and authorize Chairman to execute an Addendum, as shown on page \_\_\_\_\_, to the Developer's Commitment Agreement for a 65.63 acre site located on the south side of CR 427, adjacent to the west side of SR 417, as described in the proof of publication, Bobby Luthra/BLR Investments, with staff recommendations and as recommended by the District Commissioner.

Chairman McLain passed the gavel to Vice Chairman Maloy for the purpose of seconding the motion.

Commissioner Morris stated he would like to **amend** the **main motion** to include that the elevations would be equivalent to those the Board received and prior to site plan approval the elevation would come back for Board approval.

Commissioners Maloy and McLain **accepted** the **amendment**.

Commissioner Van Der Weide stated the problem he has is there is such a demand for new homes on the market in this County he would bet before these homes are open, they will be presold and sold 3/4 more than what they predict. He said he still has a problem with the rear entries.

Commissioner Morris stated he feels that Commissioner Van Der Weide has made a major point and maybe it would be worthwhile to take a look at the aspects of townhomes process and bringing this back.

Commissioner Henley stated he is willing to continue this to the next meeting to give them an opportunity to visit the site so they

can make sure they are not making any further mistakes.

Commissioner McLain stated the Board approved numerous townhomes in the past and he feels the applicant has gone through the process and the P&Z and staff has approved it. He stated he feels it is more appropriate for the Board to either approve or deny this. It is going to take some time to evaluate the changes to the Code relating to townhomes.

Mr. Hopper stated the Board could add requirements that one visitor parking space per three units would be required and that garages would not be converted to living spaces. This would minimize the traffic blockage issue.

Mr. West stated another provision that could be included is boat and RVs would not be stored on the townhouse lots. Those would have to be parked in a separate area.

Upon inquiry by Vice Chairman Maloy, Mr. Madden advised he would agree to the one-car garages not be allowed to be converted to living areas and the one parking space per three units as well. He said boat and RV parking would also be prohibited in the driveways.

Commissioner Van Der Weide stated he feels this is much better and he wouldn't be afraid to move forward with this request, but he still feels they need to take a hard look at the Code.

Commissioner Morris recommended that the site plan come back to Board for approval.

Vice Chairman Maloy reiterated that the site plan would come back to the Board; there will be no boat or RV storage in the driveways; the conversion of garages into living areas would not be allowed; and there will be a minimum of one extra parking space for three units.

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

The gavel was returned to Commissioner McLain, who assumed the position of Chairman.

Chairman McLain recessed the meeting at 2:44 p.m., reconvening it at 2:57 p.m.

**HEATHROW IBC PUD AMENDMENT**

Proof of publication, as shown on page \_\_\_\_\_, calling for a public hearing to consider request to approve Second Amendment to the Third Amended and Restated Development Order for the Heathrow International Business Center Development of Regional Impact (DRI); and adopt an Ordinance amending the HIBC PUD rezone from PUD to PUD of approximately 407.1 acres, Meredith Pickens, received and filed.

Tina Deater stated the HIBC PUD was originally approved on October 20, 1988. She stated a portion of the PUD is within unincorporated Seminole County and a portion is within the City of Lake Mary. She added the applicant is requesting the following changes: (1) Changing the name to Colonial Center Heathrow; (2) Changing the use designations of Tract "D" and Tract "O" from Office to Multi-family, Tract "P" from Office to Multi-family and Office (Tract "D" is entirely within the City of Lake Mary and is proposed to be built as townhomes. Tracts "O" and "P" are within Seminole County and approximately 15 acres are proposed to be changed from Office to Multi-family); (3) Increasing the total number of multi-family units allowed in the PUD by 455 units. This results in an increase of multi-family units within the DRI from 581 to 1,036 units, an increase within the PUD from 313 units to 768 units. A total of 300 apartment units are proposed within the County and 155 townhouse units are proposed within the City of Lake Mary; (4)