

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Final Master Plan Grande Oaks PUD, fka Florence Arbor PUD (Justin Pelloni, applicant)

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Tina Williamson **EXT.** 7440

Agenda Date <u>09/27/05</u> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. APPROVE the Final Master Plan and authorize the Chairman to execute the Developer's Commitment Agreement for Grande Oaks PUD, consisting of approximately 27.18 acres and located on the northeast corner of CR 46A and Orange Boulevard, based on staff findings (Justin Pelloni, applicant); or
2. DENY the Final Master Plan and authorize the Chairman to execute the Developer's Commitment Agreement for Grande Oaks PUD, consisting of approximately 27.18 acres and located on the northeast corner of CR 46A and Orange Boulevard, based on staff findings (Justin Pelloni, applicant); or
3. CONTINUE the request until a time and date certain.

District 5 – Commissioner Carey

Tina Williamson, Senior Planner

BACKGROUND:

The applicant is seeking Final Master Plan approval for a 314 unit townhouse project. The applicant obtained a large scale land use amendment from Office to Planned Development and PUD Preliminary Master Plan approval on May 10, 2005. The proposed Final Master Plan complies with all of the conditions contained in the approved development order. The applicant also provided the attached architectural renderings in compliance with the development order.

STAFF RECOMMENDATION:

APPROVE the Final Master Plan and authorize the Chairman to execute the Developer's Commitment Agreement for Grande Oaks PUD, consisting of approximately 27.18 acres and located on the northeast corner of CR 46A and Orange Boulevard.

ATTACHMENTS:

Developer's Commitment Agreement
Architectural Renderings

Reviewed by: <u>KL</u> Co Atty: _____ DFS: _____ Other: <u>TW</u> DCM: _____ CM: _____ File No. <u>rpdp01</u>
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**GRANDE OAKS FINAL MASTER PLAN
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

The Grande Oaks PUD, FKA Florence Arbor PUD, Final Master Plan Developer's Commitment Agreement Commitments, Classifications, and District Description dated September 27, 2005 reads as follows:

I. **LEGAL DESCRIPTION.** The legal description is attached hereto as Exhibit "A".

II. **DEVELOPERS.**

Justin Pelloni,
Pelloni Development Corp.
725 Primera Blvd, Suite 130
Lake Mary, FL 32746
(407) 333-7700

Scott Morton,
Heathrow Oaks, LLC
1601 Forum Place, Suite 805
West Palm Beach, FL 33401
(561) 682-9500

IV. **STATEMENT OF BASIC FACTS.**

- A. Total Acreage: 27.18 acres
- B. Zoning: Planned Unit Development (PUD)
- C. Net Density: A maximum of 15.81 units per net buildable acre.
- D. The development approval sought will be 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.
- E. The Owners/Developers of the Property have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such commitments run with, and follow and perpetually burden the Property.

V. **OPEN SPACE CALCULATIONS.**

Open Space shall be provided at a minimum overall ratio of 25% of the area covered by the Final Master Plan. Open space (as listed below) is achieved through active recreation, passive recreation, and other green space. Open space amenities shall include the clubhouse, pool, tot lot and park areas. Wet retention areas to be counted as open space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code and shall include a landscaped area.

Maintenance of the Common Open Space shall be the responsibility of the Home Owners Association.

Total Land Area: 27.18 acres
 Open Space Required: 25% = 27.18 acres x 0.25 = 6.80 acres
 Open Space Provided: 7.96 acres

VI. **LAND USE BREAKDOWN.**

<u>Use</u>	<u>Acreeage</u>	<u>% of Site</u>
Single-Family (Townhouse) Lots	11.50 acres	42.31%
Buffer Areas	2.20 acres	8.09%
Drive Aisles, Parking and Paved Areas	5.46 acres	20.09%
Detention/Rec Areas/ Open Space	7.96 acres	29.28%
Utility Tracts	0.06 acres	0.22%
Total	27.18 acres	100.00%

VII. **BUILDING SETBACKS AND STANDARDS**

A. Site Building Setbacks

- 35' South Setback (County Road 46A)
- 35' West Setback (Orange Blvd)
- 35' North Setback
- 50' East Setback

B. Minimum Building Setbacks

- 14' Front Yard
- 0' Side Yard
- 8' Rear Yard
- 2.5' Rear Screened Enclosure
- 0' Side Screened Enclosure
- 2.5' Rear Shed Setback
- 2.5' Side Shed Setback

C. Minimum Lot Size

Lots shall contain a minimum of 1,300 square and shall have a minimum width of 22' at the building line.

D. Architectural Standards

The architectural style and colors proposed for the site are consistent with modern urban traditional home projects. The architectural elevations have been slightly articulated with a variety of details including multi-pane windows, window banding, arches and balconies. In keeping with the approved development order for the site, the units within 120 feet of Orange Blvd. have been limited to two (2) stories. The remaining units will be three (3) stories in height (40 feet maximum). The proposed units include 22 ft and 28 ft. wide base footprints with optional floor plan layouts on each of the units second or third floors. Units with alley access will have a rear access garage. There will be multiple color schemes for all the proposed buildings, which will use combinations of earth tones.

VIII. PERMITTED USES.

Single-family townhomes and customary accessory uses, home occupations and home offices.

IX. LANDSCAPE AND BUFFER CRITERIA.

- A. The buffer adjacent to County Road 46A, Orange Blvd and along the east side of the property line shall be a minimum of 25' in width. The buffer along the north side of the property line shall be a minimum of 15' in width. The buffer along Orange Blvd. and the east side of the property shall contain a six-foot high masonry screening wall. The wall will be placed 15' off of the R/W along Orange Blvd.
- B. The buffer shall be landscaped (on the Orange Blvd side of the wall) to include at a minimum, the following per every 100 linear feet along Orange Blvd:
 - a. Two canopy trees of a minimum 4-inch caliper per 100 linear feet along Orange Blvd.
 - b. Four understory/sub-canopy trees of minimum 1.5 inch caliper.
 - c. A continuous hedge line of at least 30 inches in height and 30 inches on center (as measured at the time of planting) located behind the required landscape trees. The hedge may be interrupted for ingress and egress.
- C. The native trees which are being removed will be mitigated and a Mitigation Plan will be provided at Final Engineering. This plan will include the location and design specifications of such replacement trees and shall be subject to review and approval by county staff at the time of final engineering approval.
- D. Landscape material style and size shall meet or exceed Seminole County Land Development Code.
- E. The Property Owner's Association shall maintain all landscape buffers and open space.

X. **MICELLANEOUS DEVELOPMENT COMMITMENTS.**

- A. The development of the Property shall comply with the Final PUD Master Plan attached hereto as Exhibit "B".
- B. Road improvements on County Road 46A, such as the turn lane, shall be constructed concurrently with the development as reflected on the Final PUD Master Plan.
- C. The developer shall reserve a 10 foot strip for future Right-of-Way along Orange Blvd to Seminole County within the 25-foot wide landscape buffer.
- D. The developer shall construct a 5-foot wide sidewalk along their property frontage on the east side of Orange Blvd. The exact location shall be determined at the time of Final Engineering.
- E. Construction activity shall be permitted only between the hours of 7:00 am to 9:00 pm, Monday through Saturday. Exceptions may be granted by the County Engineer or the Development Review Manager.
- F. The project is proposed to be constructed in one phase.
- G. Storage of boats and recreational vehicles on lots shall be prohibited.
- H. All signage shall comply with the Lake Mary Blvd Gateway Corridor overlay standards.
- I. The garages shall not be allowed to be converted into living space.

XI. **PUBLIC FACILITIES.**

WATER:

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

SANITARY SEWER:

Sanitary sewer shall be provided by Seminole County. Service lines shall conform to Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE:

Storm water pollution abatement and attenuation for pre-post conditions are to be provided on-site according to Seminole County and St. John's River Water Management District requirements.

FIRE PROTECTION:

Fire Protection shall be provided by Seminole County. Fire hydrants shall be located according to Seminole County regulations.

XII. STANDARD COMMITMENTS.

- A. Unless specifically addressed otherwise herein, all development shall fully comply with the codes and ordinances, including impact fee ordinance, of Seminole County.
- B. All obligations, liabilities, and responsibilities incurred or implied by the Owners of this agreement shall be assumed by any successors-in-interest of any portion of the Property.
- C. This agreement concerns the Property, and the conditions, commitments and provisions of the agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in full or in part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of the Property have expressly covenanted and agreed to the provision and all other terms and provisions of this agreement.
- D. The terms and provisions of this agreement are not severable, and in the event any portion of this agreement shall be found to be invalid or illegal, then the entire agreement shall be null and void.

XIII. INTERPRETATION; RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPMENT ORDER.

This Developer's Commitment Agreement is intended to summarize material provisions of the Final Master Plan of the Property approved concurrently herewith by the Board of County Commissioners of Seminole County. In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan, the terms and conditions of the Developer's Commitment Agreement shall control. Furthermore, in the event of a conflict between the terms of the Developer's Commitment Agreement and Development Order Number 04-23000002, the terms of the Developer's Commitment Agreement shall control.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

Maryanne Morse,
Clerk of the Board

Carlton Henley, Chairman

OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, Heathrow Oaks, LLC, on behalf of itself and its heirs agents, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Commitment Agreement.

WITNESSES:

Print Name: _____

Print Name: _____

OWNERS:

Heathrow Oaks, LLC,

John Csapo, Vice President,
Heathrow Oaks, LLC.
a Delaware LLC

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2005, by John Csapo, as Vice President of Heathrow Oaks, LLC, who is personally known to me or who has produced _____ as identification.

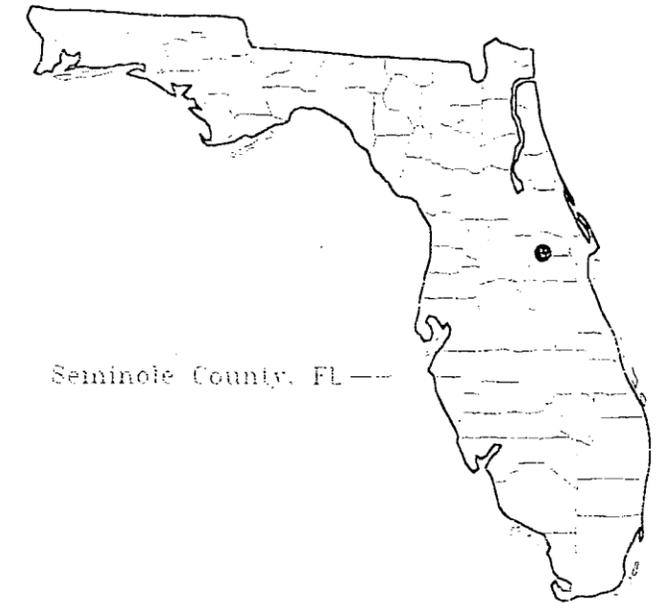
Notary Public

(Name of Notary, typed, printed or stamped)
My Commission Expires:

Exhibit "A" - LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 27.19 ACRES MORE OR LESS.

FINAL MASTER PLAN FOR GRANDE OAKS



Seminole County, FL

SEMINOLE COUNTY, FLORIDA
MAY 2, 2005

PROJECT TEAM

OWNER/DEVELOPER: **LANDSCAPE ARCHITECTURE:**

PELLONI DEVELOPMENT
202 PRIMA BEND, SUITE 110
LAKE MARY, FL 32746
PHONE: (407) 552-7100
FAX: (407) 552-7100
WWW.PELLONI.COM

INT. LANDSCAPE DESIGN GROUP
202 W. EAST LANE STREET
STUART, FL 34984
CONTACT: JOHN ENGLISH
PHONE: (888) 333-3333
FAX: (888) 333-3333

CIVIL ENGINEERING: **GEOTECHNICAL ENGINEERING:**

ALLEN PROPERTY GROUP
1001 TOP LANE, SUITE 405
WEST PALM BEACH, FL 33411
PHONE: (561) 880-3500
FAX: (561) 880-3500
CONTACT: SCOTT MORTON

ARLAWAY AND ASSOCIATES, INC.
500 N. W. GRANGE AVENUE
ORLANDO, FL 32803
CONTACT: JUDY SOMMERBY
PHONE: (407) 555-0997
FAX: (407) 555-0997

ENVIRONMENTAL: **ARCHITECT:**

KING HORN & ASSOCIATES, INC.
CONTACT: JOHN HORN
501 MADISON BLVD., SUITE 100
ORLANDO, FL 32801
PHONE: (407) 298-1111
FAX: (407) 298-1111

THE LAND GROUP
111 NORTH GRANGE AVENUE
ORLANDO, FL 32801
CONTACT: JENIFER
PHONE: (407) 328-1111

SURVEYOR: **UTILITY SUPPLIERS:**

CHANNON SURVEYING, INC.
314 NORTH 1ST ST.
SUITE 204
ALTIMONTE SPRINGS, FL 32714
CONTACT: JIM CHANNON
PHONE: (407) 378-9332

WATER AND REUSE AND SEWER:

SEMINOLE COUNTY ENVIRONMENTAL SERVICES
550 W. GARDEN WAY BLVD
JACKSONVILLE, FL 32275
PHONE: (904) 680-1000

CABLE:

BRIGHTHOUSE NETWORKS
914 MADISON ROAD
ORLANDO, FL 32761
CONTACT PERSON: MARVIN USRY, JR.
PHONE: (407) 512-9999

WATER MANAGEMENT DISTRICT: **BUILDING DEPARTMENT:**

ST. JOHN RIVER WATER MANAGEMENT DISTRICT
975 YELLER ROAD
ALTIMONTE SPRINGS, FL 32714

SEMINOLE COUNTY BUILDING DEPARTMENT
PLANNING & DEVELOPMENT DEPARTMENT
1101 EAST FIRST STREET
JACKSONVILLE, FL 32201

NATURAL GAS: **POWER:**

FLORIDA PUBLIC UTILITIES
P.O. BOX 530969
ORLANDO, FL 32753
CONTACT PERSON: JIM McFEDINA
PHONE: (386) 698-3800

FPL FLORIDA POWER & LIGHT
2615 N. BRAD
P.O. BOX 2149
GAINESVILLE, FL 32602
CONTACT PERSON: CHARLE JOHNSON
PHONE: (352) 328-1900

TELEPHONE:

BELL SOUTH
500 N. GRANGE AVENUE, RM 350
ORLANDO, FL 32801
CONTACT PERSON: LIZ DARRICK
PHONE: (407) 350-1490



VICINITY MAP
N.T.S.

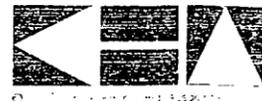
SHEET INDEX

SHEET NO.	DESCRIPTION
C01	COVER SHEET
C02	AERIAL PHOTOGRAPH
C03	EXISTING CONDITIONS MAP
C04	MASTER LAND USE PLAN
C05	MASTER PLAN
C06	MASTER PAVING, GRADING AND DRAINAGE PLAN
C07	MASTER UTILITY SERVICE AND FIRE PROTECTION PLAN
C08	SECTIONS
LP1	CONCEPTUAL LANDSCAPE PLAN
LP2	CONCEPTUAL LANDSCAPE PLAN
LP3	CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR:



PREPARED BY:

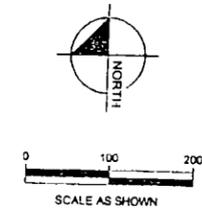
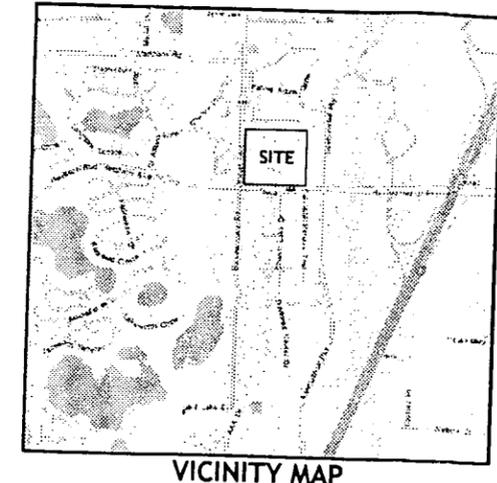
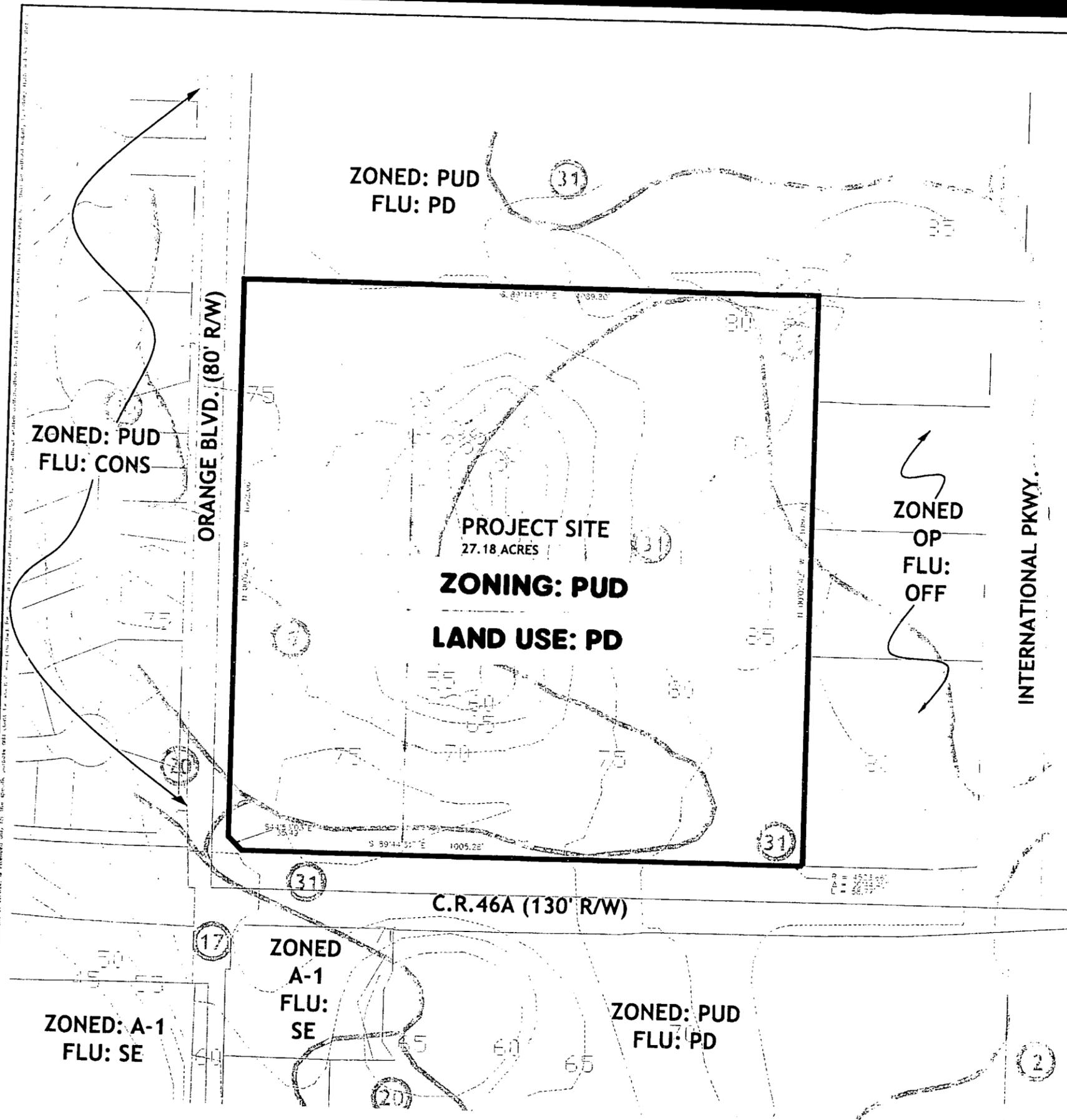


Kimley-Horn
and Associates, Inc.

3840 Madison Boulevard
Orlando, FL 32803
Telephone: (407) 350-1511
Fax: (407) 350-1511

SECTION: 31
TOWNSHIP: 19S
RANGE: 30E

Drawing name: G:\049105006\CADD\MASTER-PLAN\AC04 - Land Use Plan.dwg MASTER May 19, 2005 7:16pm B/over, K-stas
 This document, together with the surveys and designs hereon, is prepared and is the property of the engineer, architect, planner or other professional person who prepared it, and shall remain his or her property. It shall not be used for any other purpose without the written consent of the engineer, architect, planner or other professional person who prepared it.



LEGEND
 Topography
 Soils line

SOILS INFORMATION
 6 Astatula-Apopka fine sands, 0 to 5 percent slopes
 20 Myakka and Eaugallie fine sands
 31 Tavares-Milhopper fine sands, 0 to 5 percent slopes
 Source: Seminole County GIS Data

DEVELOPMENT SUMMARY			
LAND USE	ACREAGE	UNITS/SF	DENSITY/FAR
TOWNHOMES/ CONDOMINIUMS	27.18	314	11.6 DU/AC

NOTE : SEE SHEET C05 (MASTER PLAN) FOR ADDITIONAL SITE INFORMATION.

MASTER LAND USE PLAN

GRANDE OAKS

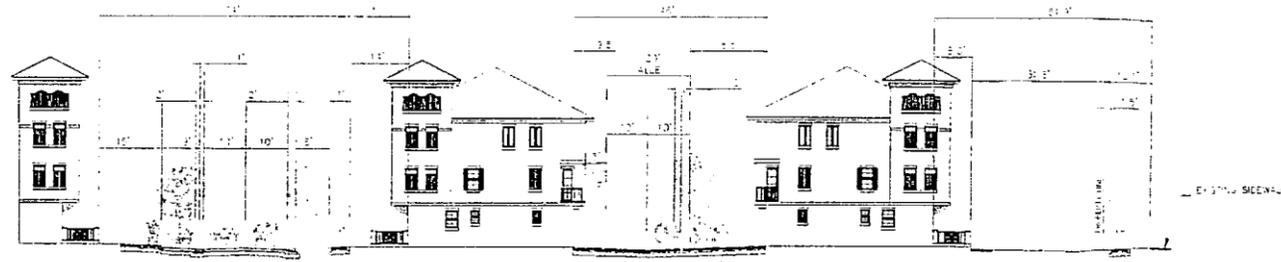
SEMINOLE COUNTY, FLORIDA

DATE: 05/02/05
 PROJECT NO: 049105006
 SHEET NUMBER: C04

Kimley-Horn and Associates, Inc.
 3901 MASQUE BLVD., SUITE 200, CHLANTH, FL 32835
 TEL: 407-908-1041
 FAX: 407-908-1042

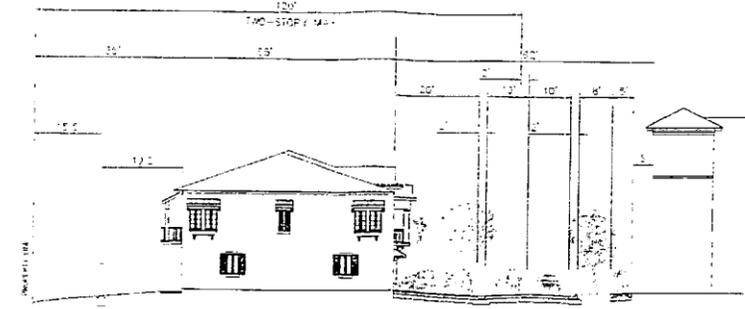
Drawing name: G:\049105006\CADD\MASTER-PLAN\JOB - Sections.dwg CO3 SECTIONS May 20, 2005 7:46am by: herryjones

This document, together with the exhibits and drawings referenced herein, is intended only for the use of the contractor and shall not be used for any other purpose without the written consent of the engineer. The engineer's responsibility is limited to the design of the project as shown on these drawings. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall also be responsible for obtaining all necessary utility information and for marking all utilities before construction. The contractor shall also be responsible for obtaining all necessary information regarding the site conditions and for providing the engineer with a copy of the site plan and a copy of the utility information. The contractor shall also be responsible for obtaining all necessary information regarding the site conditions and for providing the engineer with a copy of the site plan and a copy of the utility information.



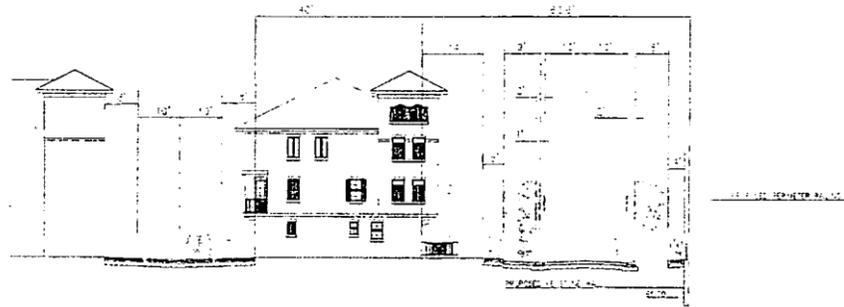
SECTION A-A

SCALE: 1/4"=1'-0"



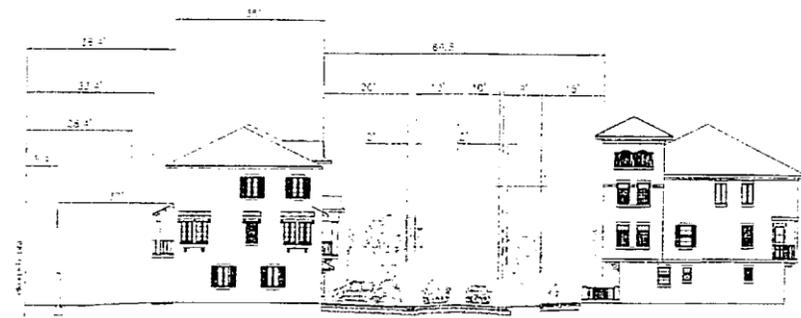
SECTION B-B

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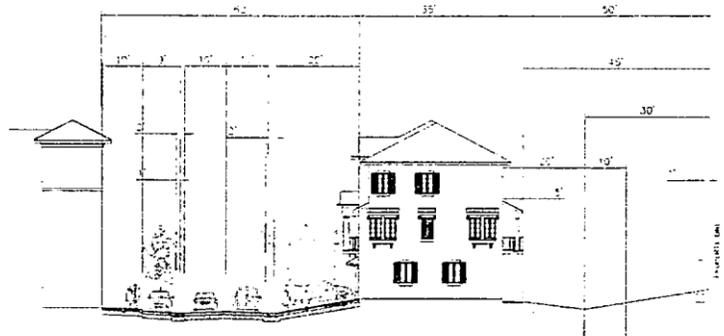
SECTION C-C

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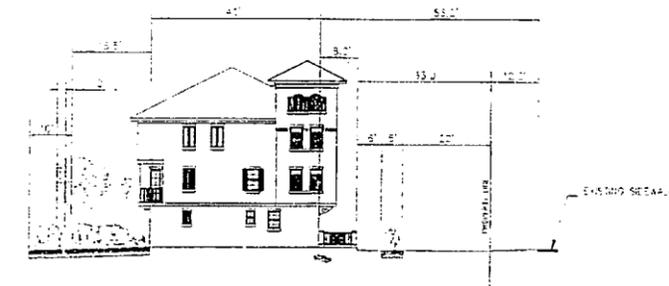
SECTION D-D

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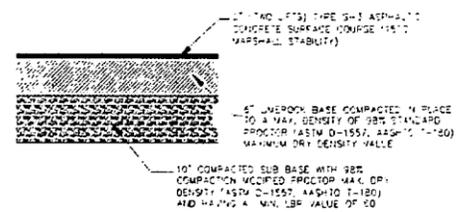
SECTION E-E

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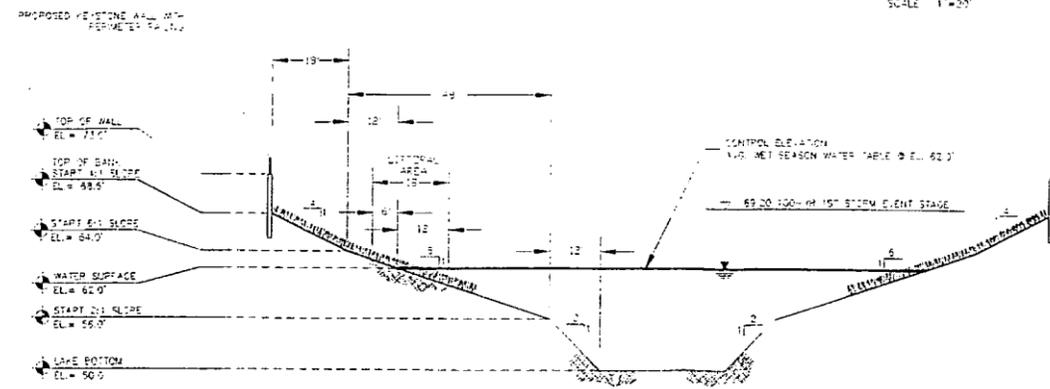


SECTION F-F

SCALE: 1/4"=1'-0"



STANDARD PAVEMENT SECTION
N.T.S.

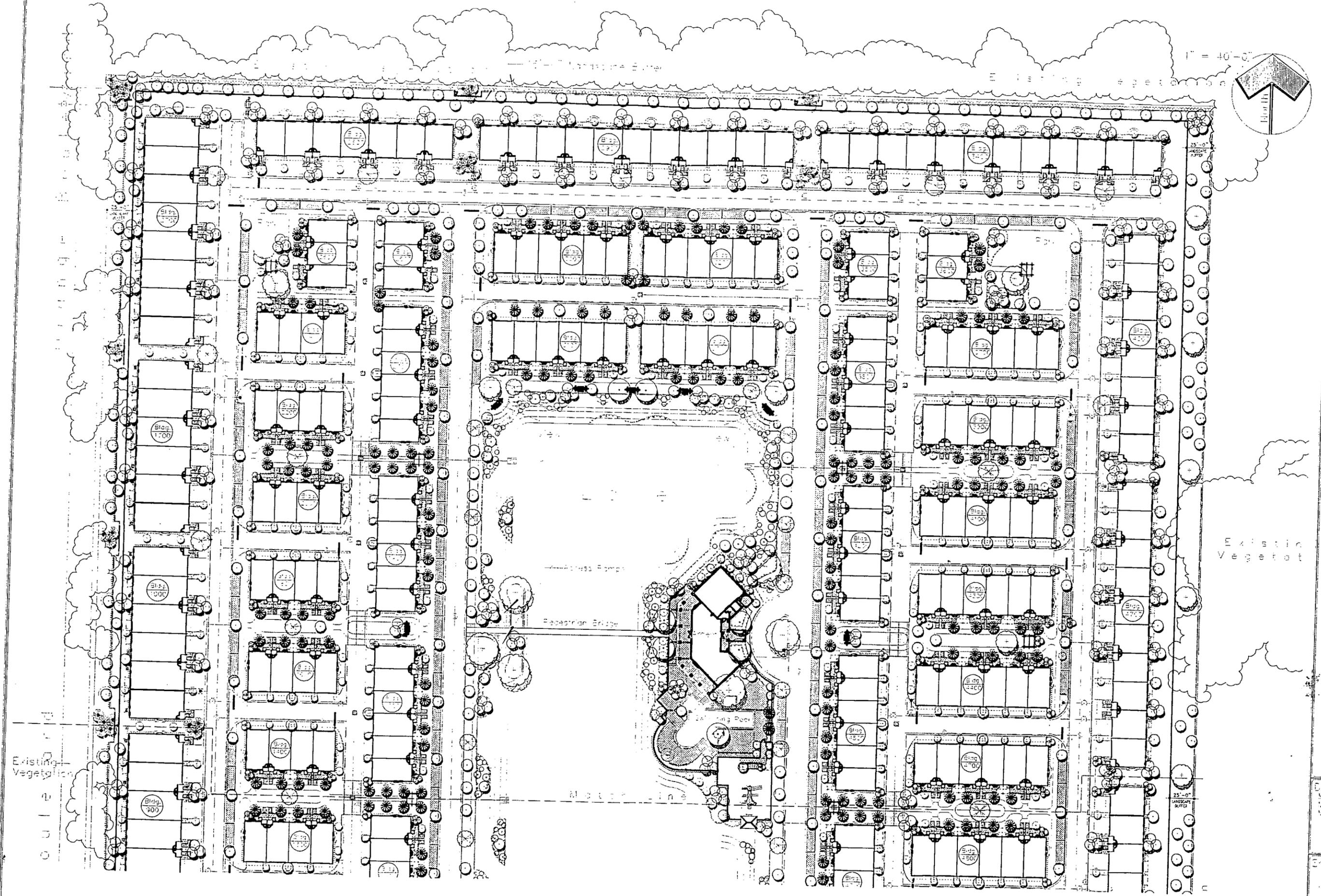


WET RETENTION POND: SECTION G-G

VERTICAL SCALE: 1"=1'-0"
HORIZONTAL SCALE: 1"=20'

NOTE: POND TYPICAL SECTION REQUIRES VARIANCE FROM MAINTENANCE BERM CRITERIA

Scale: 1/4"=1'-0" Vertical Scale: 1"=1'-0" Horizontal Scale: 1"=20'



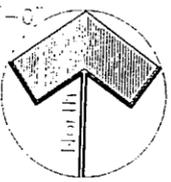
Circle Oaks
 Seminole County, Florida

Date:
 May 6, 2005
 May 11, 2005
 May 16, 2005

Sheet:
 101

Conceptual Landscape Plan

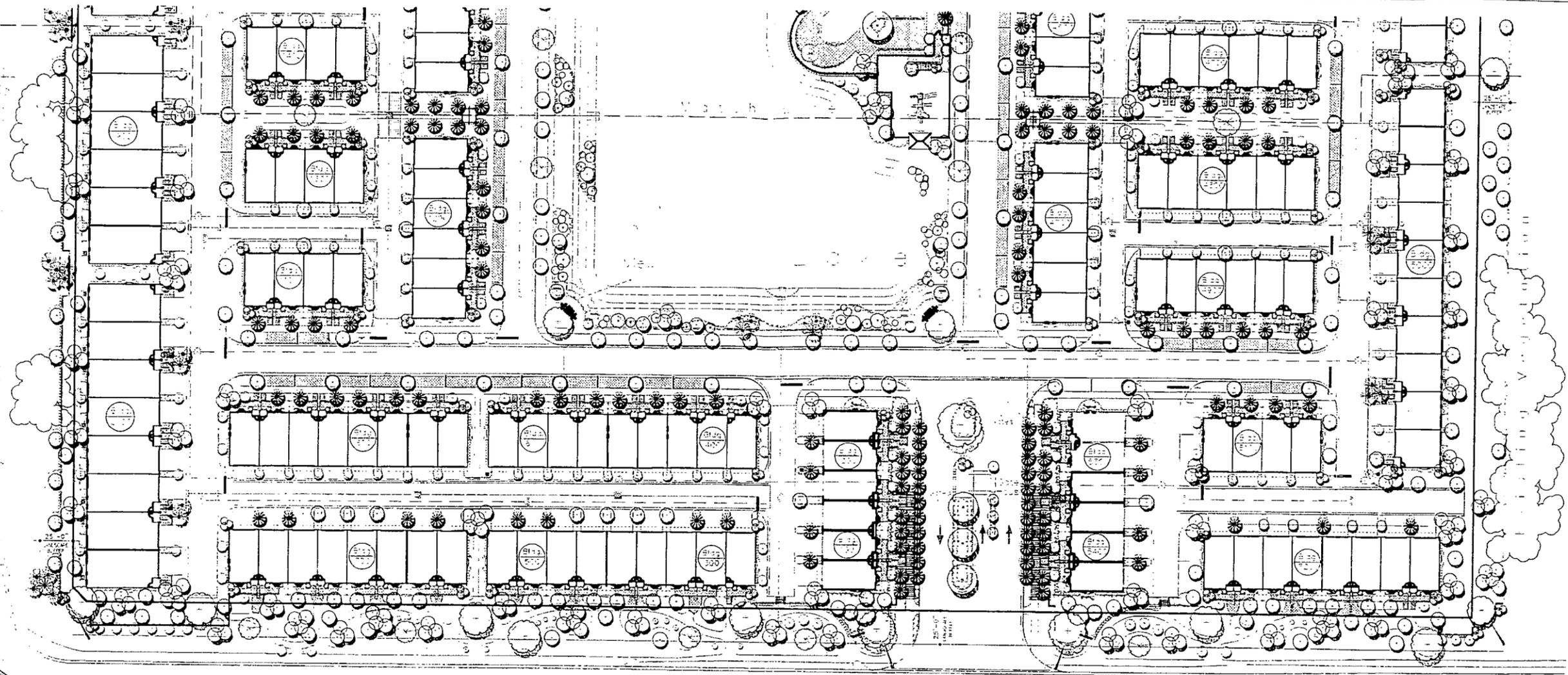
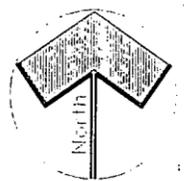
IDG
 IDG Landscape Group
 305 West
 Florida, Florida 32707



1" = 40'-0"

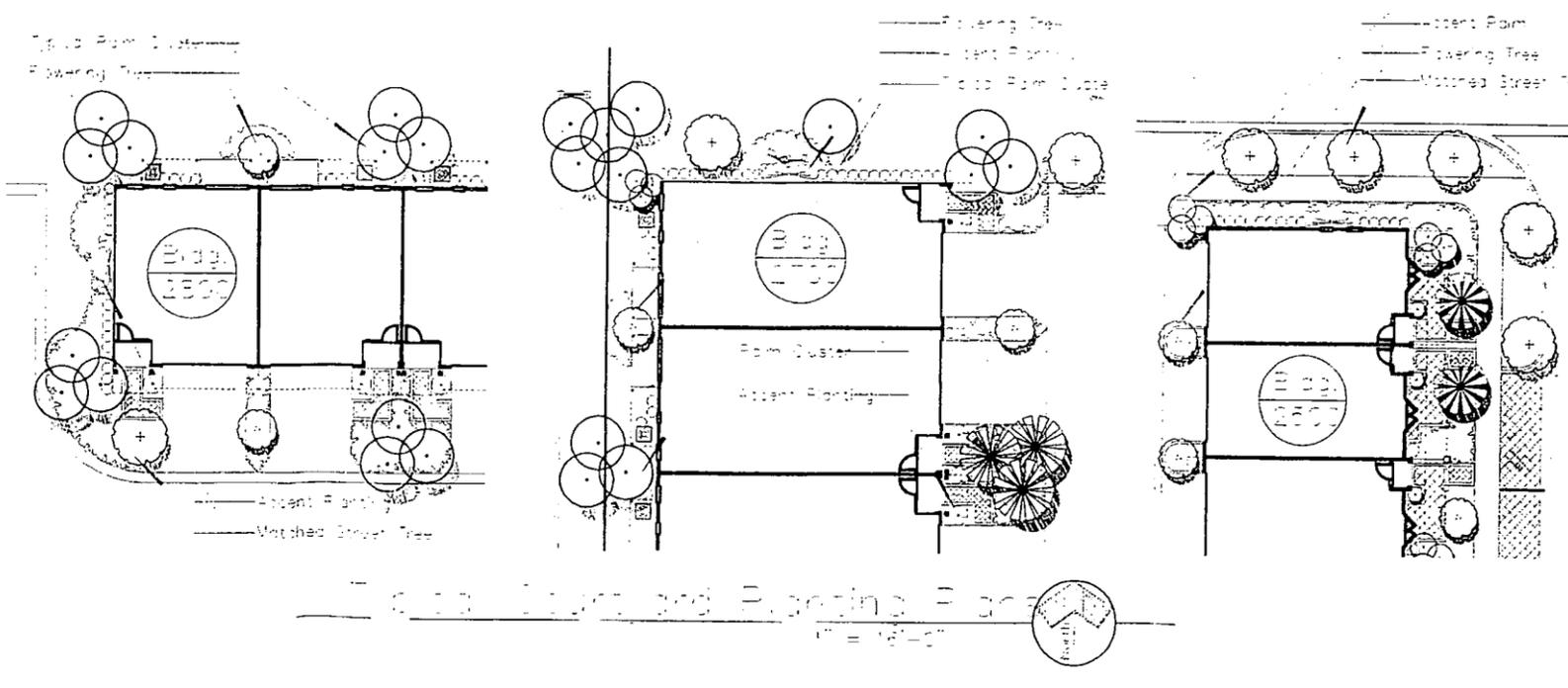
Existing
 Vegetation

Existing
 Vegetation



Graphic Plant List

Symbol	Description	Common Name	Symbol	Description	Common Name
	Deciduous Palms	CANARY ISLAND DATE PALMS MIDCUT DATE PALMS SYRTER DATE PALMS		Shrub Palms	PODOCARPUS COLUMNIS FALSE BRAHIA LACEY PALMS
	Relocated Deciduous Trees	LARGE OAK TREES ROOT PRUNED AND RELOCATED ON SITE		Dwarf Palms	DWARF DATE PALMS SAA PALMETTO PHOENIX PALMS FUNKY-FAN FAN PALMS FIRMS SAGO
	Indoor Trees	LIVE OAK TREES LAUREL OAK TREES CATHEDRAL OAK TREES CHINESE ELM TREES SOUTHERN MAGNOLIA TREES		Accent Trees and Palms	ORANGE BIRD OF PARADISE WHITE BIRD OF PARADISE SWEET VIBURNUM - HEDGE ARABIAN VIBURNUM HEDGE LIGUSTRUM HEDGE SILVER THORN - HEDGE DWARF OLEANER KAWAIAKI PLANT DWARF SCHILLINGS HOLLY LIRIODENDRON DWARF CONFEDERATE JASMINE JAMBOURED PITOSPORUM DWARF PHLOENOPSIS SP. AT LEAF PHLOENOPSIS BURFORD HOLLY FAN-PALM GRASS PAMPAS GRASS
	Accent Trees	LIGUSTRUM TREES VELLIE P. STEVENS HOLLY TREES EAST PALM LA HOLLY TREES DOYLE BRUSH TREES RED CEDAR TREES		Matched Deciduous Trees	RECONDITUM RELOCATED TREES OF PURCHASED LIVE OAK, LAUREL OAK, AND MAGNOLIA.
	Matched Palms	WASHINGTONIA PALMS CHINESE FAN PALMS QUEEN PALMS WINDMILL PALMS		Perimeter Buffer Palms	SABAL PALMS SLASH PINES BALDIPRESS SAW PALMETTO WAX MYRTLE
	Flowering Trees	CAPE MYRTLE TREES OLEANDER STANDARDS HIBISCUS STANDARDS			
	Palm Clusters	SABAL PALMS QUEEN PALMS WASHINGTONIA PALMS			





60-PLEX FRONT ELEVATION



8-PLEX FRONT ELEVATION

KOLTER
COMMUNITIES

A0515.00

AUGUST 5, 2005

the
EVANS group
ARCHITECTURE & PLANNING

1001 N. ORANGE AVE.
ORLANDO, FLORIDA 32801
407/650-8770
FAX 407/650-8771

Grande Oaks Townhomes
22' 3-Story Units
at Lake Mary, Florida

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