

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Creekside PUD Major Amendment and Final Master Plan
(Bobby Luthra / BLR Investments Inc., applicant)
DEPARTMENT: Planning & Development DIVISION: Planning
AUTHORIZED BY: Don Fisher CONTACT: Jeff Hopper EXT 7431

Agenda Date 11/09/04 Regular Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

1. APPROVE the requested PUD Major Amendment, and authorize the 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, applicant); or
2. DENY the requested PUD Major Amendment for a 65.63-acre site located on the south side of CR 427, adjacent to the west side of SR 417, (Bobby Luthra, applicant); or
3. CONTINUE the item to a time and date certain.

District 5 – McLain

Jeff Hopper-Senior Planner

BACKGROUND:

The applicant proposes 186 townhouse units on approximately 66 acres in Creekside, an existing PUD established in the 1980s. Currently approved for commercial uses, this part of the PUD site received a major amendment in 2001 for industrial use (however, that change was never submitted for Final Master Plan approval, and the permitted use has since reverted to commercial). Because most of the site is wetlands, overall density of the project is not particularly high, approximately 2.8 units per acre. Net density is 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 feature and/or visual amenity.

STAFF RECOMMENDATION:

Staff recommends APPROVAL subject to the attached Addendum to the Developer's Commitment Agreement.

Reviewed by: UR
Co Atty: _____
DFS: _____
OTHER: AW
DCM: _____
CM: 156
File No. ph130pdp03

PLANNING & ZONING COMMISSION RECOMMENDATIONS:

On October 6, 2004 the Planning & Zoning Commission voted 6-0 to recommend APPROVAL subject to staff recommendations (*italicized*), amended as follows:

1. Item (b): *“Minimum required setbacks shall be:
20’ front
10’ rear
5’ side (single family only)
15’ side street (single family only) “*

Amend to require a 15-foot side street setback for single family units only.

2. Item (d): *“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. Connections shall also be provided to public sidewalks along CR 427.”* Amend to permit sidewalks on only one side of internal streets.
3. Item (i): *“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.”* Amend to allow decorative porch lights on the rear wall of all units.

CREEKSIDE PUD MAJOR AMENDMENT

REQUEST INFORMATION		
APPLICANT	Bobby Luthra / BLR Investments	
PROPERTY OWNER	BLR Investments	
REQUEST	Major PUD Amendment	
HEARING DATE (S)	P&Z: October 6, 2004	BCC: November 9, 2004
PARCEL NUMBERS	13-20-30-0030-0030 13-20-30-0030-003D 13-20-30-0049-0000	
LOCATION	S. side of CR 427, adjacent to the west side of SR 417	
FUTURE LAND USE	Planned Development (PD)	
FILE NUMBER	Z2004-040	
COMMISSION DISTRICT	5 - McLain	

OVERVIEW

Zoning Request: The applicant proposes 186 townhouse units on approximately 66 acres in Creekside, an existing PUD established in the 1980s. Currently approved for commercial uses, this part of the PUD site received a major amendment in 2001 for industrial use (however, that change was never submitted for Final Master Plan approval, and the permitted use has since reverted to commercial). Because most of the site is wetlands, overall density of the project is not particularly high, approximately 2.8 units per acre. Net density is 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 feature and/or visual amenity.

An important issue raised during the Development Review Committee (DRC) relates to the adjacent Low Density Residential (LDR) property to the west, fronting on CR 427, where a single family home is located in the A-1 district. The site plan shows a 50-foot building setback from this parcel with a 6-foot PVC fence along the common lot line. However, under the Land Development Code a 2-story multi-family development in conventional zoning requires a 100-foot setback and a 50-foot buffer containing a 6-foot brick or masonry wall. With a reduced setback of 50 feet, at least 4 canopy trees, 5 understory trees per 100 feet, and a brick or masonry wall is recommended by staff on this property line.

Another issue raised during DRC focused on the need for sidewalks adjacent to all units, including portions of the development where units are located on both sides of internal streets. Staff recommends sidewalks on both sides based on the need to maximize pedestrian safety in the northwest area of the site, which is proposed for intensive development. The applicant proposes sidewalks on one side of the road throughout the project.

Existing Land Uses: The existing zoning designations and land uses are as follows:

	Existing Zoning	Future Land Use	Existing Use
North	PUD, A-1, R-1	PD, LDR	single family, vacant
South	A-1	SE, LDR	vacant
East	PUD	PD	SR 417
West	PUD, A-1	PD, LDR	single family, vacant

For more detailed information regarding zoning and land use, please refer to the attached map.

SITE ANALYSIS

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. The proposed amendment is consistent with the adopted future land use designations assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Vision 2020 Plan.
3. The site is within the Seminole County water and sewer service areas.

Compliance with Environmental Regulations: Minor wetland impacts will have to be mitigated with the approval of the St. John's River Water Management District.

Compatibility with Surrounding Development: Adjoining properties to the west and north are predominantly single family residential in nature, while SR 417 abuts the site to the east. With effective buffering and access criteria, the development could serve as an appropriate transition between lower densities and intensities to the west, and a major thoroughfare to the east.

STAFF RECOMMENDATIONS:

Staff recommends APPROVAL subject to the attached Addendum to the Developer's Commitment Agreement and the following recommended conditions.

- 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
- c. No accessory buildings shall be permitted on platted townhouse lots.

- d. 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. Connections shall also be provided to public sidewalks along CR 427.
- e. Front setbacks shall be 20 feet from the nearest edge of the sidewalk or the front property line, whichever distance is less.
- f. Balconies and similar appurtenances shall be prohibited on units facing the west property line.
- g. 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
- h. 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
- i. 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.
- j. Front walls of the units shall be staggered.

PLANNING & ZONING COMMISSION RECOMMENDATIONS:

On October 6, 2004 the Planning & Zoning Commission voted 6-0 to recommend APPROVAL subject to staff recommendations (*italicized*), amended as follows:

1. Item (b): *"Minimum required setbacks shall be:*
 20' front
 10' rear
 5' side (*single family only*)
 15' side street (*single family only*) "
 Amend to require a 15-foot side street setback for single family units only.
2. Item (d): *"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. Connections shall also be provided to public sidewalks along CR 427."* Amend to permit sidewalks on only one side of internal streets.
3. Item (i): *"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."* Amend to allow decorative porch lights on the rear wall of all units.

**CREEKSIDE
AMENDED AND RESTATED DEVELOPER'S AGREEMENT**

Approved by the Board of County Commissioners
November 9, 2004

This revision to the Final Master Plan replaces the Final Master Plan approved on October 13th 1987, as subsequently amended on September, 22, 1992.

I. Legal Description

The legal description of the PUD is attached hereto as Exhibit "A".

II. Statement of Basic Facts

Total Acreage	155.2
Total Dwelling Units	334
Gross Density	2.15 dwelling units per acre

III. <u>Land Use</u>	<u>Acres</u>	<u>Units</u>	<u>Density</u>
Single Family	33.00	148	4.5
Townhomes	65.63	186	2.83
Borrow Pit / Lake	19.82	--	--
FDOT retention facility ¹	7.19	--	--
SR 417 R/W ¹	29.56	--	--
TOTAL	155.2²	334	2.15

IV. Tract Breakdown

<u>Tract</u>	<u>Use</u>	<u>Acres</u>	<u>Units</u>	<u>Density Units/AC</u>
A, B	Single Family	33	148	4.48
C, D	Townhomes	65.63	186	2.83
E	Borrow Pit/ Lake	19.82	—	—

NOTE: Some tracts combined from original PUD approval

¹ Part of original PUD property, now dedicated for public use.

² Includes public lands no longer part of the PUD.

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, 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.

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, 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. 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 Revised Final Master Plan.

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 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.
- 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 9th day of November, 2004.

By: _____

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

By: _____
Title: _____

By: _____
Bobby Luthra
President
Date: _____
(corporate seal)

Acknowledgement

STATE OF }
COUNTY OF }

The foregoing instrument was acknowledged before me this _____ day of _____, 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.

Notary Public
Print Name:
My Commission expires:

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 29 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, 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 133 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 Ease 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.

OPEN SPACE

REQUIRED OPEN SPACE = 20% OF TOTAL SITE AREA
 TOTAL SITE AREA = 66.63 AC.
 TOTAL OPEN SPACE REQUIRED FOR TOWNHOMES = 66.63 X 0.20 = 14.41 AC.

OPEN SPACE PROVIDED:
 TOTAL SITE AREA = 66.63 AC.
 - INTERNAL ROADWAY AND PARKING (3.90 AC.)
 - REQUIRED BUFFER AREAS (0.41 AC.)
 - FEE SIMPLE TOWNHOME LOTS (0.88 AC.)
 - UPLAND COMMON AREAS LESS THAN 10' IN WIDTH (0.43 AC.)
 - PER SECTION 301.544(1)(c) NO MORE THAN 25% OF THE TOTAL
 OPEN SPACE REQUIRED MAY BE CLASSIFIED AS CONSERVATION AREAS.
 CONSERVATION AREA ALLOWED TO BE USED AS OPEN SPACE = 18.41 AC. X 0.20 = 4.10 AC.
 CONSERVATION AREA NOT ALLOWED TO BE USED AS OPEN SPACE = 20.77 AC. - 4.10 AC. = 16.30 AC.

USABLE OPEN SPACE:
 66.63 AC. - 3.90 AC. - 0.41 AC. - 7.98 AC. - 0.43 AC. = 33.95 AC. (51.1%)

REGRESSIONAL AMENITY, INCLUDED AS OPEN SPACE, IS THE EX. BORROW PIT WITH LANDSCAPING AND A TRAIL.

MADDEN
 CIVIL ENGINEERS
 431 E. HORATIO AVENUE
 SUITE 200
 MAITLAND, FLORIDA 32751
 (407) 628-8330

MASTER LAND USE / P&P
 FOR
C.R. 427 PROPERTY
 SEMINOLE COUNTY
 FLORIDA

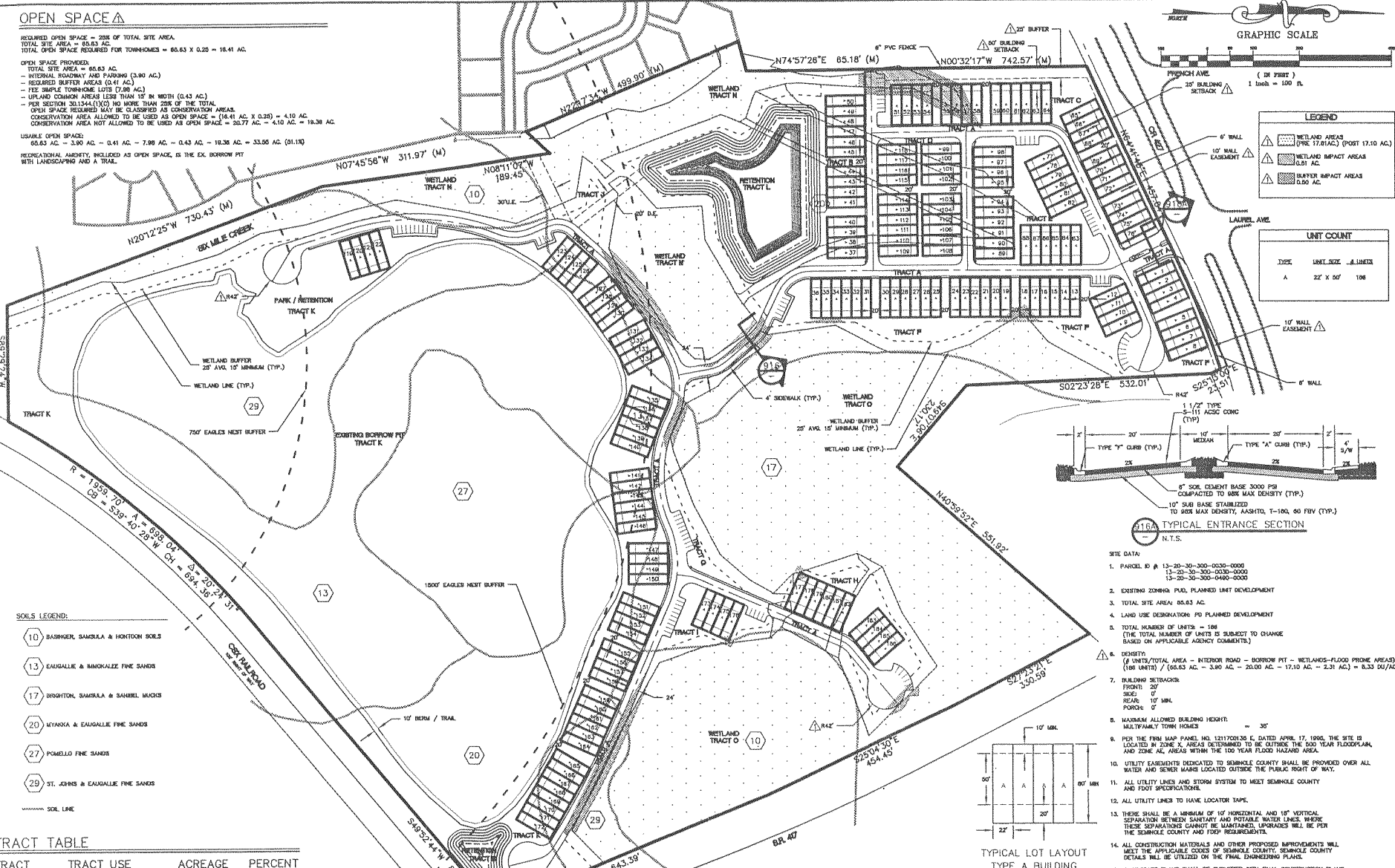
CLIENT
 BLR INVESTMENTS, INC.
 1000 W. UNIVERSITY AVENUE
 ALAMONTA SPRINGS, FL 32714
 PH: (407) 882-0883

ENGINEER IN CHARGE
 SEP 17 2004
 CHARLES W. MADDEN, P.E. 038717
 CERTIFICATE OF AUTHORIZATION NO. 000772

NO.	REVISION	DATE	REVISIONS

JOB # - 24139
 DATE - 07/01/04
 SCALE - 1" = 100'
 DESIGNED BY - LAN
 DRAWN BY - LAN
 APPROVED BY - CWM

ML-1



SOILS LEGEND:

10	BASHNER, SANDGATA & HORTON SOILS
13	CAUGALLIE & BIRKOWALZE FINE SANDS
17	BRIGHTON, SANDGATA & SANDER MUCKS
20	ETANNA & CAUGALLIE FINE SANDS
27	POWELL FINE SANDS
29	ST. JOHN'S & CAUGALLIE FINE SANDS

----- SOIL LINE

TRACT TABLE

TRACT	TRACT USE	ACREAGE	PERCENT
A	PAVEMENT / SIDEWALK	4.38 AC.	6.57%
B	OPEN SPACE / COMMON AREA	0.36 AC.	0.55%
C	OPEN SPACE / COMMON AREA	0.81 AC.	1.23%
D	OPEN SPACE / COMMON AREA	0.27 AC.	0.41%
E	OPEN SPACE / COMMON AREA	0.54 AC.	0.82%
F	OPEN SPACE / COMMON AREA	1.07 AC.	1.63%
G	OPEN SPACE / COMMON AREA	0.18 AC.	0.28%
H	OPEN SPACE / COMMON AREA	0.37 AC.	0.55%
I	OPEN SPACE / COMMON AREA	0.21 AC.	0.32%
J	OPEN SPACE (L.S. TRACT IF NECESSARY)	0.13 AC.	0.20%
K	RETENTION / PARK / EX. BORROW PIT	28.25 AC.	42.55%
L	RETENTION	2.00 AC.	3.00%
M	RETENTION	0.34 AC.	0.52%
N	WETLANDS / CONSERVATION	6.40 AC.	9.62%
O	WETLANDS / CONSERVATION	14.32 AC.	21.52%
	TOWNHOMES	7.98 AC.	12.10%
	TOTAL SITE AREA:	66.63 AC.	100%

PROJECT TEAM MEMBERS:

OWNER / DEVELOPER:
 BLR INVESTMENTS, INC.
 488 NORTH S.R. 454 STE. 2109
 ALAMONTA SPRINGS, FL 32714
 PHONE: (407) 882-0883

ENGINEER:
 MADDEN ENGINEERING, INC.
 431 E. HORATIO AVE., SUITE 200
 MAITLAND, FLORIDA 32751
 PHONE: (407) 628-8330

GEOTECHNICAL:
 TOUGHAN ENGINEERING SERVICES, INC.
 903 SUNSHINE LANE
 ALAMONTA SPRINGS, FL 32714
 PHONE: (407) 774-0383

ENVIRONMENTAL:
 STERN L. RICHARDS & ASSOCIATES
 1804 MAPLE AVE.
 SANFORD, FL 32771
 PHONE: (407) 323-8021

SURVEYOR:
 LEADING EDGE LAND SERVICES, INC.
 6780 FORAM DRIVE, SUITE 310
 ORLANDO, FL 32833
 PHONE: (407) 301-6730

UTILITY PROVIDERS:

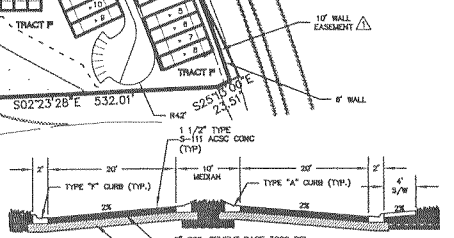
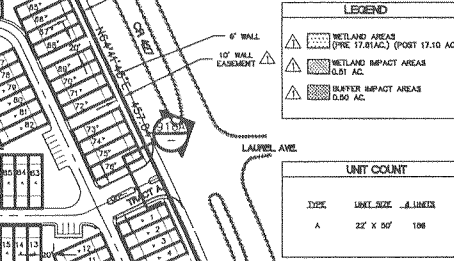
ELECTRICAL:
 FLORIDA POWER & LIGHT
 P.O. BOX 2148
 SANFORD, FL 32771
 PH: 407-328-1322

CABLE:
 TIME WARNER CABLE
 844 MAGNAN ROAD
 OCOEE, FL 34771
 PH: 407-632-6811

GAS:
 FLORIDA PUBLIC UTILITIES
 630 WEST 8TH STREET
 SANFORD, FL 32771
 PH: 407-322-5753

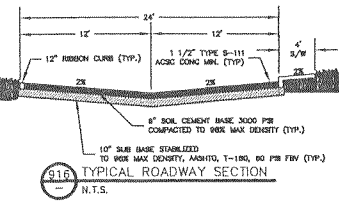
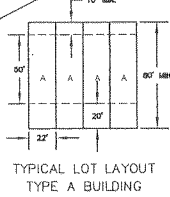
WATER & WASTE WATER:
 SEMINOLE COUNTY
 500 N. LAKE MARY BLVD.
 SANFORD, FL 32775
 PH: 407-666-2028

PHONE:
 DOLLSOUTH
 132 COMMERCE WAY
 SANFORD, FL 32771
 PH: 407-327-0447



SITE DATA:

- PARCEL ID # 13-20-30-300-0000-0000
 13-20-30-300-0000-0000
 13-20-30-300-0480-0000
- EXISTING ZONING: PUD, PLANNED UNIT DEVELOPMENT
- TOTAL SITE AREA: 66.63 AC.
- LAND USE DESIGNATION: PUD PLANNED DEVELOPMENT
- TOTAL NUMBER OF UNITS = 108
 (THE TOTAL NUMBER OF UNITS IS SUBJECT TO CHANGE BASED ON APPLICABLE AGENCY COMMENTS)
- DENSITY:
 (10 UNITS/TOTAL AREA - INTERIOR ROAD - BORROW PIT - WETLANDS-FLOOD PRONE AREAS) / (66.63 AC. - 3.90 AC. - 17.10 AC. - 2.31 AC.) = 8.33 UNITS/AC.
- BUILDING SETBACKS:
 FRONT: 20'
 SIDE: 10'
 REAR: 10' MIN.
 FRONT: 0'
- MAXIMUM ALLOWED BUILDING HEIGHT: = 35'





ARCHITECTURE

22' TOWNHOMES

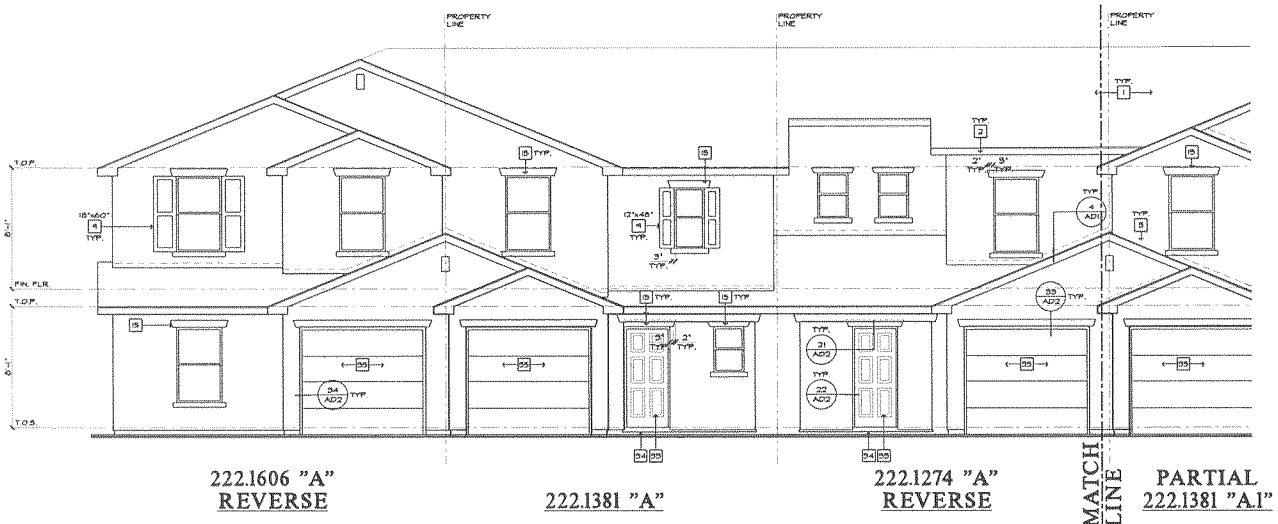
KB HOME OF TAMPA, INC.
 3450 Buschwood Park Drive, Suite 250
 Tampa, FL 33618
 TEL: (813) 775-7800
 FAX: (813) 932-6470

ISSUE DATE: 12/23/03
 DRAWN BY: JH/CF
 PROJECT NO.: 120099309
 PROJECT MGR.: JAH

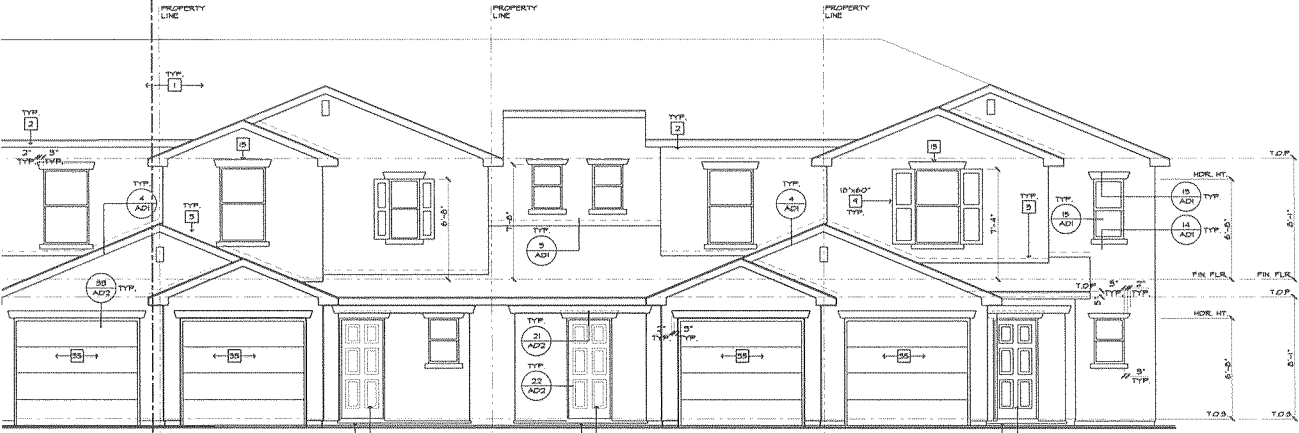
FOR INTERNAL USE ONLY

NO.	DESCRIPTION

PLAN: 6 PLEX
 SHEET: 3A1



PARTIAL FRONT ELEVATION "A"



PARTIAL FRONT ELEVATION "A"

ELEVATION NOTES	
NOTE: NOT ALL KEY NOTES APPLY. 1. ROOF MATERIAL - REFER TO ROOF NOTES 2. 2X PANGLOSS/BASSO BOARD WITH ALUMINUM FASCIA CAP 3. S.I. FLASHING 4. S.I. FLASHING & SADDLECRICKET 5. S.I. DRIP SCAZZED A. GENERAL JOINT 7. DECORATIVE VENT - PYPON OR EQUAL. SEE ELEVATION FOR PART # 8. DECORATIVE CORNICE - PYPON OR EQUAL. SEE ELEVATION FOR PART #	4. DECORATIVE BUTTERS - SEE ELEVATION FOR SIZE 10. DECORATIVE COVERED HOLDING - PYPON OR EQUAL. SEE ELEVATION FOR PART # 11. RECESSED ELDRETH 12. DECORATIVE DENTIL BLOCK - PYPON OR EQUAL. SEE ELEVATION FOR PART # 13. CEMENTITIOUS FINISH OVER DECORATIVE CORSEL 14. CEMENTITIOUS FINISH FOR SPEC'S 15. CEMENTITIOUS FINISH OVER FOAM TRIM. SEE ELEVATION FOR SIZE 16. BUILT UP COLUMN 17. FIBER CEMENT TRIM
18. 9/16 VENEER PER SPEC'S 19. BRIDGE VENEER PER SPEC'S 20. REVEAL 21. SOLDIER COURSE 22. ROWLOCK COURSE 23. FREEZE BOARD 24. FIBER CEMENT LAP SIDING - 0" EXPOSURE 25. FIBER CEMENT SHAKE SIDING - 0" EXPOSURE 26. CONCRETE BLOCK COLUMN 27. 1/2" IN RISE	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 KNEE BRACE - PYPON OR EQUAL. SEE ELEVATION FOR PART # 31. DECORATIVE TRIM - PYPON OR EQUAL. SEE ELEVATION FOR PART # 32. DECORATIVE POTSHIRT 33. ENTRY DOOR 34. CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN 35. SECTIONAL GARAGE DOOR PER SPEC'S
36. OPTIONAL POOR/MINDOW - REFER TO PLAN OPTIONS 37. VENTILE FIBER CEMENT SIDING P/2X BATT'S @ 12" O.C. 38. SIDING 39. BOX COLUMN BY TURNKEY MILLWORK 40. VENTILE FIBER CEMENT SIDING P/2X BATT'S @ 6" O.C. 41. HANDICUT	

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ARCHITECTURE

22'
TOWNHOMES

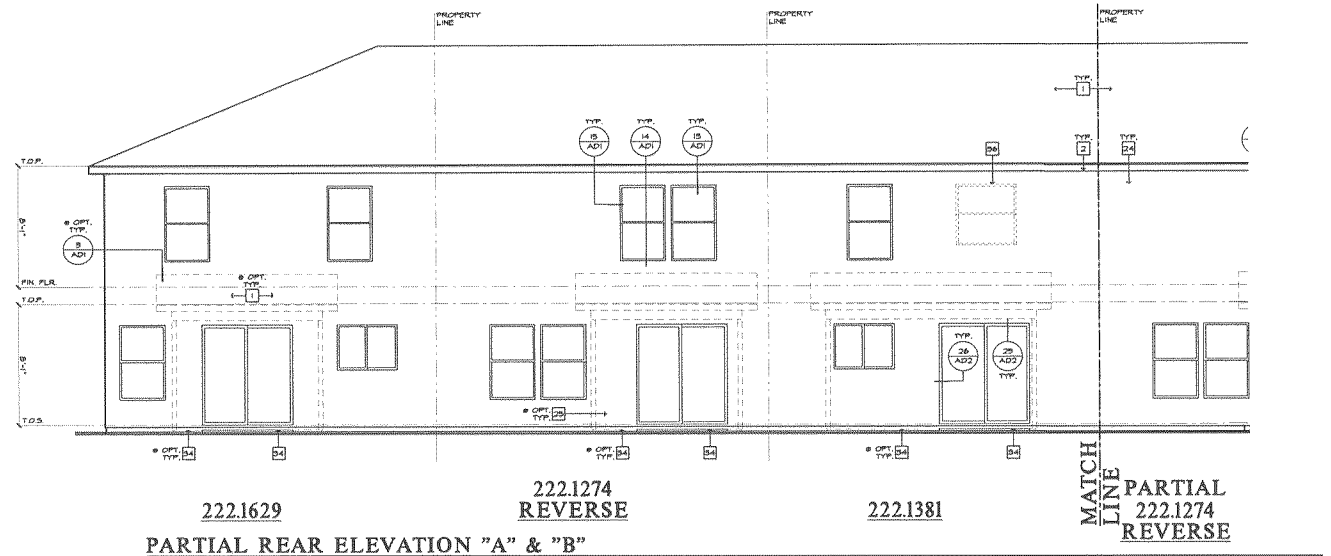
KB HOME
OF TAMPA, INC.
3450 Ruschwood
Park Drive, Suite 250
Tampa, FL 33618
TEL: (813) 775-7800
FAX: (813) 932-6470

ISSUE DATE: 12/23/08
DRAWN BY: JLF/JF
PROJECT NO.: 1200005-08
PROJECT MGR.: JAH

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NO. SPECIFIC	DATE	BY	REVISION
1			
2			
3			
4			

PLAN:
6 PLEX
SHEET:
3A2

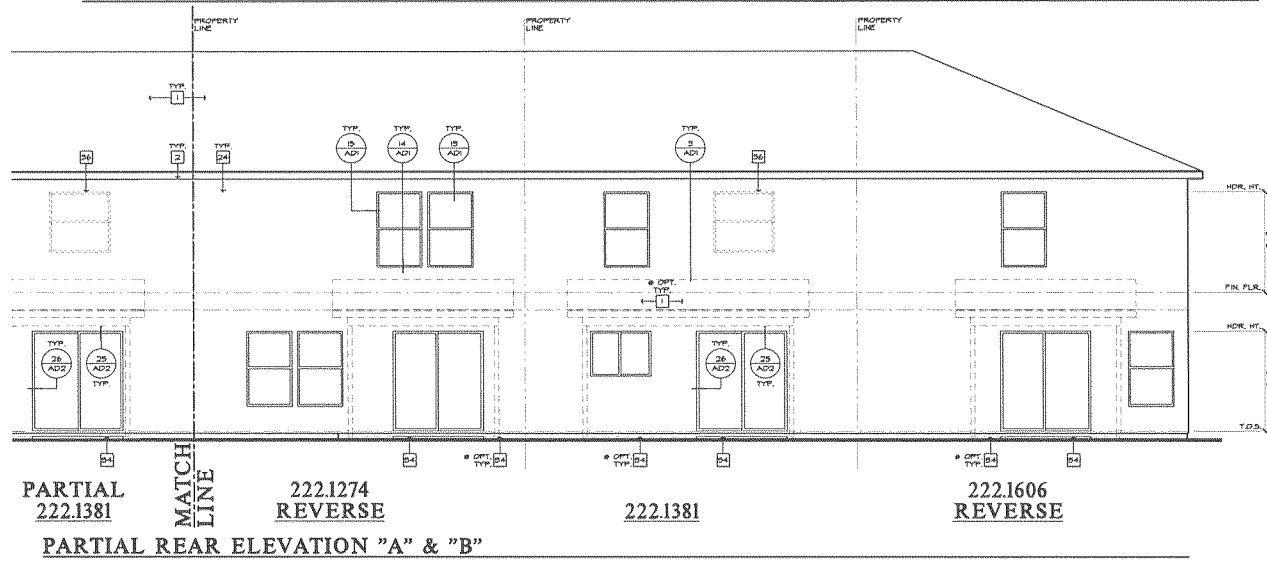


222.1629
PARTIAL REAR ELEVATION "A" & "B"

222.1274
REVERSE

222.1381

MATCH LINE
PARTIAL
222.1274
REVERSE



PARTIAL
222.1381

MATCH LINE

222.1274
REVERSE

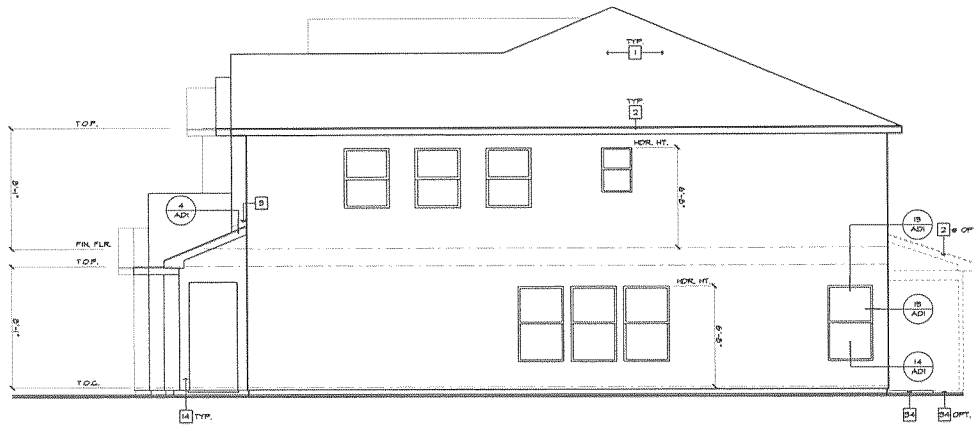
222.1381

222.1606
REVERSE

PARTIAL REAR ELEVATION "A" & "B"

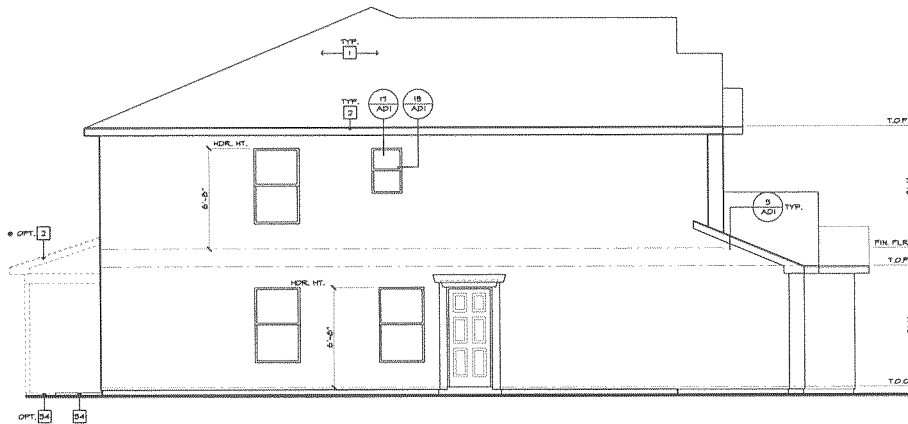
ELEVATION NOTES			
NOTE: NOT ALL KEY NOTES APPLY	1. ROOF MATERIAL - REFER TO ROOF NOTES	2. 2x PASCADIBARGE BOARD WITH ALUMINUM PASCADIA CAP	3. 6:1 FLASHING
4. 6:1 FLASHING 1 SADDLE/CRICKET	5. 6:1 DRIP SCREED	6. CONTROL JOINT	7. DECORATIVE VENT - PYRON OR EQUAL. SEE ELEVATION FOR PART #
8. DECORATIVE CORBEL - PYRON OR EQUAL. SEE ELEVATION FOR PART #	9. DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE	10. DECORATIVE COVER HOLDING - PYRON OR EQUAL. SEE ELEVATION FOR PART #	11. RECESSED ELEMENT
12. DECORATIVE FINISH BLOCK - PYRON OR EQUAL. SEE ELEVATION FOR PART #	13. GENTLESTOBS FINISH OVER DECORATIVE CORBEL	14. GENTLESTOBS FINISH OVER SPECS	15. GENTLESTOBS FINISH OVER POAH TRIM. SEE ELEVATION FOR SIZE
16. BUILT UP COLUMN	17. FIBER CEMENT TRIM	18. 6" ONE VENER PER SPECS	19. BRICK VENER PER SPECS
20. REVEAL	21. SOLDIER COURSE	22. REINFORC COURSE	23. FREEZE BOARD
24. FIBER CEMENT LAP SIDING - 6" EXPOSURE	25. FIBER CEMENT SHANK SIDING - 6" EXPOSURE	26. CONCRETE BLOCK COLUMN	27. NOT IN USE
28. DECORATIVE COLUMN WITH STRUCTURAL JOIST - PYRON OR EQUAL. SEE ELEVATION FOR PART #	29. DECORATIVE COLUMN BASE - PYRON OR EQUAL. SEE ELEVATION FOR PART #	30. DECORATIVE JOSE BRACE - PYRON OR EQUAL. SEE ELEVATION FOR PART #	31. DECORATIVE TRIM - PYRON OR EQUAL. SEE ELEVATION FOR PART #
32. DECORATIVE POTSHIELD	33. ENTRY DOOR	34. CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN	35. SECTIONAL GARAGE DOOR PER SPECS
36. OPTIONAL DOOR/PORCH - REFER TO PLAN OPTIONS	37. VERTICLE FIBER CEMENT SIDING PV2x BATTs @ 12" O.C.	38. SCORING	39. BOX COLUMN BY TURNKEY MILLWORK
40. VERTICLE FIBER CEMENT SIDING PV2x BATTs @ 6" O.C.	41. HANDICUT		

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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 FASCIA/SHAKE BOARD WITH ALUMINUM FASCIA CAP
3.	6:1 FLASHING
4.	6:1 FLASHING + SADDLE/CRICKET
5.	6:1 CRIP SCREED
6.	CONTROL JOINT
7.	DECORATIVE VENT - PYFON OR EQUAL. SEE ELEVATION FOR PART #
8.	DECORATIVE CORDEL - PYFON OR EQUAL. SEE ELEVATION FOR PART #
9.	DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE
10.	DECORATIVE COVERED HOLDING - PYFON OR EQUAL. SEE ELEVATION FOR PART #
11.	REGRESSED ELEMENT
12.	DECORATIVE DENTIL BLOCK - PYFON OR EQUAL. SEE ELEVATION FOR PART #
13.	CEMENTITIOUS FINISH OVER DECORATIVE CORDEL
14.	CEMENTITIOUS FINISH PER SPEC'S
15.	CEMENTITIOUS FINISH OVER FOAM TRIM. SEE ELEVATION FOR SIZE
16.	BUILT UP COLUMN
17.	FIBER CEMENT TRIM
18.	STONE VENEER PER SPEC'S
19.	BRICK VENEER PER SPEC'S
20.	REVEAL
21.	SOLDER COURSE
22.	NONLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER CEMENT LAP SIDING - 8" EXPOSURE
25.	FIBER CEMENT SHAKE SIDING - 8" EXPOSURE
26.	CONCRETE BLOCK COLUMN
27.	NOT IN USE
28.	DECORATIVE COLUMN WITH STRUCTURAL INSERT - 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 POTSHIELD
33.	ENTRY DOOR
34.	CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN
35.	OPTIONAL GARAGE DOOR PER SPEC'S
36.	OPTIONAL DOOR/SHOON - REFER TO PLAN OPTIONS
37.	VERTIGLE FIBER CEMENT SIDING IN/2x BATT @ 12" O.C.
38.	SCORING
39.	BOX COLUMN BY TURKEY MILLWORK
40.	VERTIGLE FIBER CEMENT SIDING IN/2x BATT @ 6" O.C.
41.	HANDBOOT



ARCHITECTURE

22'
TOWNHOMES

KB HOME
OF TAMPA, INC.
3450 Buschwood
Park Drive, Suite 250
Tampa, FL 33618
TEL: (813) 775-7880
FAX: (813) 932-6470

ISSUE DATE: 12/23/13
DRAWN BY: JLF
PROJECT NO.: 120999-09
PROJECT MGR.: JAH

FOR INTERNAL USE ONLY	
REVISION:	
1.	
2.	
3.	
4.	
5.	
6.	

PLAN:
6 PLEX
SHEET:
3.A3

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ARCHITECTURE

22'
TOWNHOMES

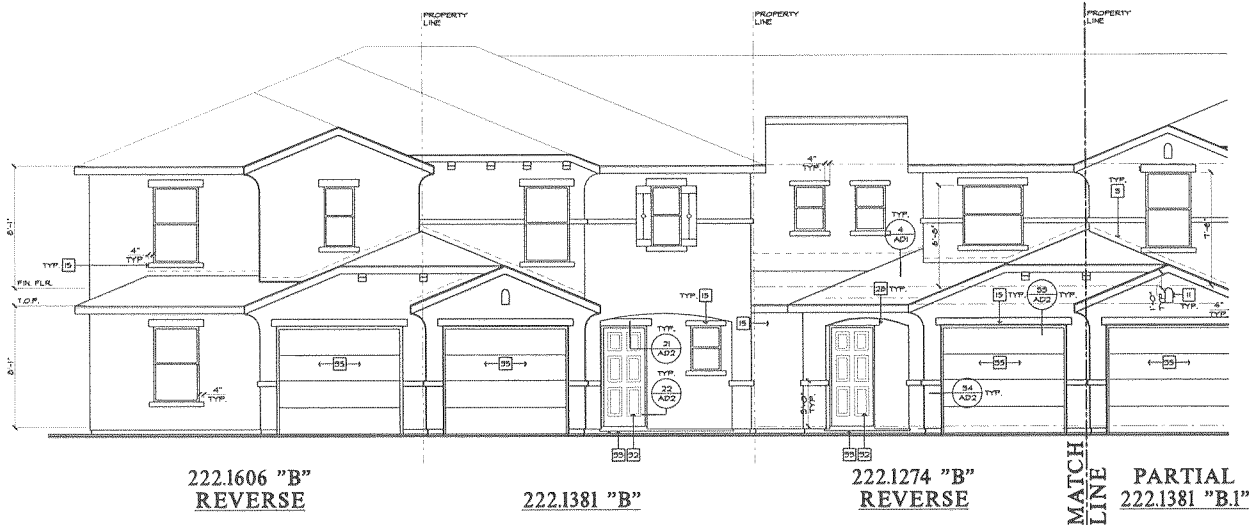
KB HOME
OF TAMPA, INC.
3450 Buschwood
Park Drive, Suite 250
Tampa, FL 33618
TEL: (813) 973-7800
FAX: (813) 932-6470

ISSUE DATE: 12/23/13
DRAWN BY: JH/CF
PROJECT NO.: 1300990619
PROJECT MGR.: JAH

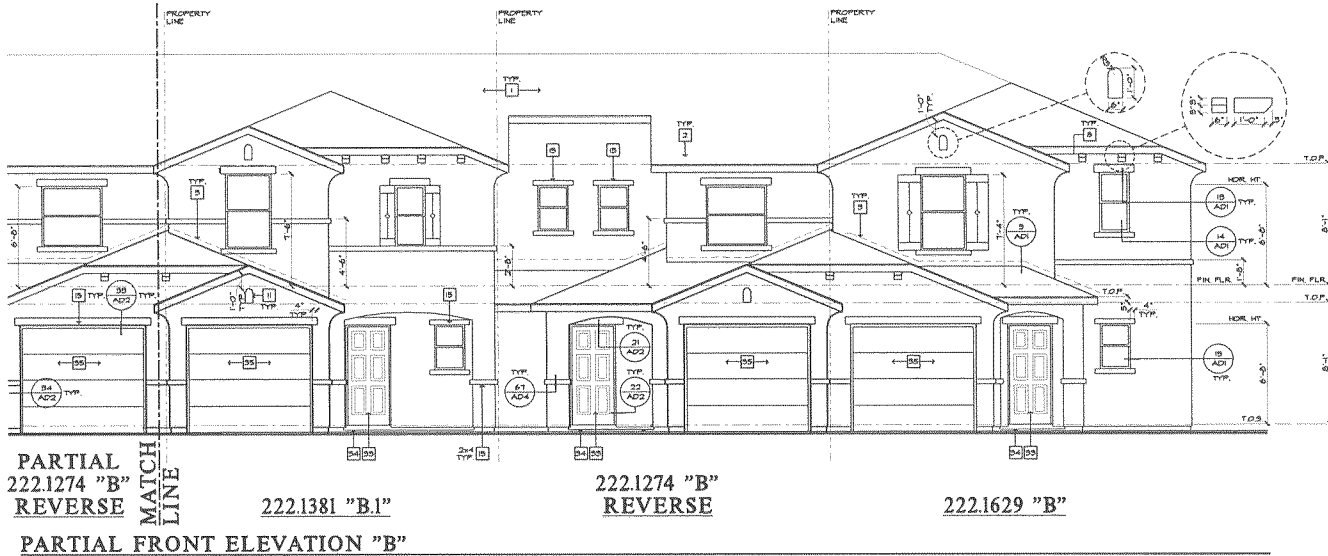
FOR INTERNAL USE ONLY

REVISION	DATE	DESCRIPTION

PLAN:
6 PLEX
SHEET:
3 B1



PARTIAL FRONT ELEVATION "B"



PARTIAL
222.1274 "B"
REVERSE

MATCH
LINE

222.1381 "B.1"

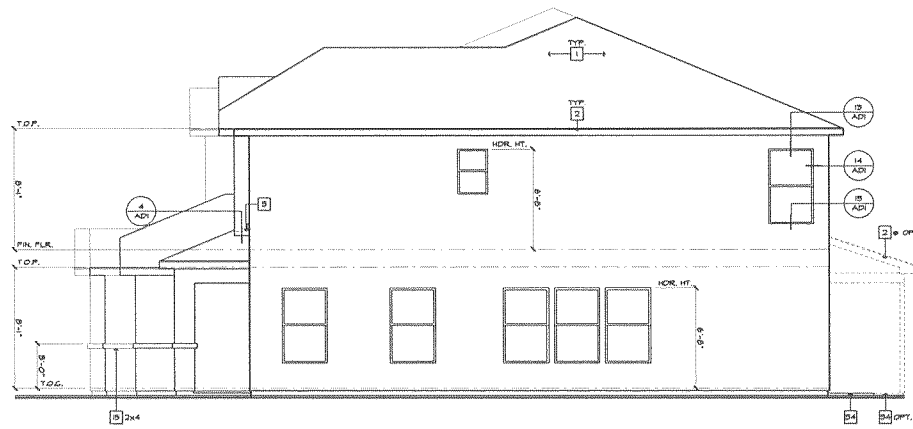
222.1274 "B"
REVERSE

222.1629 "B"

PARTIAL FRONT ELEVATION "B"

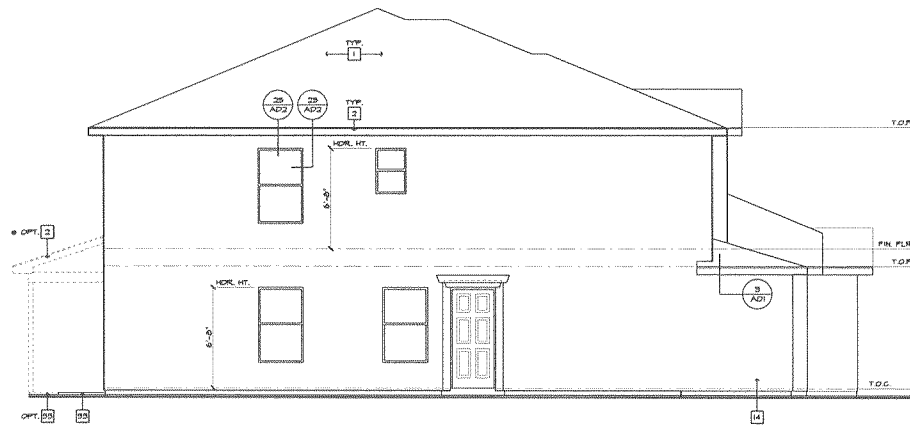
ELEVATION NOTES										
NOTE: 1. NOT ALL KEY NOTES APPLY. 2. ROOF MATERIAL - REFER TO ROOF NOTES 3. 2X FASCIA/BARGE BOARD WITH ALUMINUM FASCIA CAP 4. G.I. FLASHING 5. G.I. FLASHING & SADDLE/CRAIGLET 6. G.I. DRIP SCREED 7. GENERAL JOINT 8. DECORATIVE VENT - PYPON OR EQUAL. SEE ELEVATION FOR PART # 9. DECORATIVE CORDEL - PYPON OR EQUAL. SEE ELEVATION FOR PART #						4. DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE 10. DECORATIVE COVERED MOLDINGS - PYPON OR EQUAL. SEE ELEVATION FOR PART # 11. RECEIVED ELEMENT 12. DECORATIVE DENTIL BLOCK - PYPON OR EQUAL. SEE ELEVATION FOR PART # 13. GEMENTIOUS FINISH OVER DECORATIVE CORDEL 14. GEMENTIOUS FINISH PER SPEC'S 15. GEMENTIOUS FINISH OVER FOAM TRIM. SEE ELEVATION FOR SIZE 16. BUILT UP COLUMN 17. FIBER CEMENT TRIM	18. STONE VENEER PER SPEC'S 19. BRICK VENEER PER SPEC'S 20. MEDICAL 21. SOLDIER COURSE 22. RUDLOCK COURSE 23. PRIZE BOARD 24. FIBER CEMENT LAP SIDING - 8" EXPOSURE 25. FIBER CEMENT SHAKE SIDING - 8" 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 KNEE BRACE - PYPON OR EQUAL. SEE ELEVATION FOR PART # 31. DECORATIVE TRIM - PYPON OR EQUAL. SEE ELEVATION FOR PART # 32. DECORATIVE POTSHIELD 33. ENTRY DOOR 34. CONCRETE STOP/MORCH - SEE SLAB INTERFACE PLAN 35. SECTIONAL GARAGE DOOR PER SPEC'S	36. OPTIONAL DOOR/MORCH - REFER TO PLAN OPTIONS 37. VERTICLE FIBER CEMENT SIDING PV2X DATTS @ 12" O.C. 38. SCORING 39. BOX COLUMN BY TURNKEY MILLWORK 40. VERTICLE FIBER CEMENT SIDING PV2X DATTS @ 8" O.C. 41. HANDCOT	

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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
 2. 2x FASCIA/SHINGLE BOARD WITH ALUMINUM FASCIA CAP
 3. 6:1 FLASHING
 4. 6:1 FLASHING & SADDLE/CRICKET
 5. 6:1 DRAIN SCREEN
 6. CONTROL JOINT
 7. DECORATIVE VENT - PLYON OR EQUAL. SEE ELEVATION FOR PART #
 8. DECORATIVE CORDEL - PLYON OR EQUAL. SEE ELEVATION FOR PART #
 9. DECORATIVE SHUTTERS - SEE ELEVATION FOR SIZE
 10. DECORATIVE GROVED HOLDING - PLYON OR EQUAL. SEE ELEVATION FOR PART #
 11. RECESSED ELEMENT
 12. DECORATIVE DENTIL BLOCK - PLYON OR EQUAL. SEE ELEVATION FOR PART #
 13. GEMENTHIOUS FINISH OVER DECORATIVE CORDEL
 14. GEMENTHIOUS FINISH PER SPEC'S
 15. GEMENTHIOUS FINISH OVER FOAM TRIM. SEE ELEVATION FOR SIZE
 16. BUILT UP COLUMN
 17. FIBER GEMENT TRIM
 18. DITONE VENEER PER SPEC'S
 19. BRICK VENEER PER SPEC'S
 20. REVEAL
 21. SOLDER COURSE
 22. ROYLOCK COURSE
 23. FRIEZE BOARD
 24. FIBER GEMENT LAF SIDING - 6" EXPOSURE. SEE ELEVATION FOR PART #
 25. FIBER GEMENT SHAKE SIDING - 6" EXPOSURE
 26. CONCRETE BLOCK COLUMN
 27. NOT IN USE
 28. DECORATIVE COLUMN WITH STRUCTURAL INSERT - PLYON OR EQUAL. SEE ELEVATION FOR PART #
 29. DECORATIVE COLUMN BASE - PLYON OR EQUAL. SEE ELEVATION FOR PART #
 30. DECORATIVE KNEE BRACE - PLYON OR EQUAL. SEE ELEVATION FOR PART #
 31. DECORATIVE TRIM - PLYON OR EQUAL. SEE ELEVATION FOR PART #
 32. DECORATIVE POTTHOLE
 33. ENTRY DOOR
 34. CONCRETE STOOP/PIERCH - SEE SLAB INTERFACE PLAN
 35. SECTIONAL GARAGE DOOR PER SPEC'S
 36. OPTIONAL DOOR/VINDOW
 37. VERTICLE FIBER GEMENT SIDING H/2X BATTIS @ 12" O.C.
 38. SIDING
 39. BOX COLUMN BY TURKEY HILL/ORK
 40. VERTICLE FIBER GEMENT SIDING H/2X BATTIS @ 6" O.C.
 41. HANSCOT



22'
TOWNHOMES

KB HOME
OF TAMPA, INC.

3450 Buschwood
Park Drive, Suite 250
Tampa, FL 33618
TEL: (813) 775-7800
FAX: (813) 932-6470

ISSUE DATE: 12/23/03
DRAWN BY: J/CF
PROJECT NO.: 128099019
PROJECT MGR.: JAH

NO.	DATE	DESCRIPTION

PLAN:
6 PLEX

SHEET:
3.B2

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**Minutes for the Seminole County Land Planning Agency/
Planning and Zoning Commission
October 6, 2004
7:00 P.M.**

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

Member absent: Alan Peltz

Also present: Tony Walter, Assistant Planning Manager; Rebecca Hammock, Principal Planner; Jeff Hopper, Senior Planner; Tina Deater, Senior Planner; Matt West, Planning Manager; Stephen Lee, Deputy County Attorney; Kim Romano, Assistant County Attorney; Liz Block, Environmental Services; Jim Potter, Senior Engineer; and Candace Lindlaw-Hudson, Senior Staff Assistant

J. Creekside PUD Major Amendment; BLR Investments, Bobby Luthra, applicant; approximately 66 acres; Major Amendment to Creekside PUD to permit townhouses; located on the south side of CR 427, adjacent to the west side of SR 417. (Z2004-040)

Commissioner McLain - 5
Jeff Hopper, Senior Planner

Mr. Hopper introduced the application stating that the applicant is proposing 186 townhouse units in Creekside, a PUD first established in the 1980s. The portion of this PUD now in question is currently approved for commercial use. Because much of the site consists of wetlands and lake areas, density is relatively low, approximately 4.4 units per net buildable acre. The property includes 21 acres of wetlands and a 26-acre borrow pit that will become a water amenity.

The site is adjacent to Ronald Reagan Blvd. on the north and the Central Florida Greenway on the east. Sanford Place subdivision lies to the southwest across Six Mile Creek, with the closest of the proposed townhouse units being approximately 300 feet away from homes in that development.

Staff's only concern over compatibility relates to the adjacent parcel immediately to the west and fronting on Ronald Reagan Blvd. The lot is in Low Density Residential and is limited to single family use. The applicant addresses this issue through a 50-foot setback and 6-foot PVC fence along the common lot line.

The staff report indicates several unresolved issues raised by the Development Review Committee, including common open space, sidewalks and buffering. One of our primary concerns in the report was with providing adequate recreational amenities in the development, but the applicant is now addressing that by proposing a swimming pool/clubhouse facility.

Other concerns noted in the report are providing sidewalks adjacent to all units, and constructing a 6-foot brick or masonry wall adjacent to the LDR property on the west.

Since the report was transmitted to the commission, staff has had further discussions with the applicant. We now recommend approval of the request subject to the list of conditions provided in the staff report. These include:

- Sidewalks adjacent to all dwelling units to provide continuous pedestrian access throughout the development
- Balconies to be prohibited on units facing the west property line
- 50-foot setback and 6-foot brick or masonry wall adjacent to the LDR parcel to the west

Commissioner Bates asked what the price of the units would be.

Charlie Madden of Madden Engineering stated that the price would be about \$150,000.00. Previously the site was zoned PUD, but the Expressway came through and the zoning was changed to accommodate a borrow pit. Mr. Madden stated that he concurred with staff. The borrow pit was man made and nothing drains into it directly. There are pre-treatment ponds. There will be a swimming pool and a tot lot, along with a 10 foot jogging trail along the perimeter.

Mr. Madden stated that it item D, he would like the sidewalk on one side of the road. He cited Wilshire Townhomes as an example of a plan having only one sidewalk along the internal roads. With item G, there is 150 feet to the nearest house. 6 Mile Creek is surrounded by wetlands. This will not be practical. He would like to have PVC fencing on the west side. With item I, Mr. Madden stated that he would like to change the wording of the lighting on the porches.

Commissioner Tucker asked about the depth of the borrow pit.

Mr. Madden stated that it is 21 feet deep.

Commissioner Tucker asked about the slope to the lake.

Mr. Madden did not know, but assured the Commissioners that he would be doing everything according to the Code. He stated that the tot lot he planned would be similar to the one by Lake Lilly.

Commissioner Tucker was concerned about the safety of the children with the tot lot and its proximity to water.

Nancy Alava stated that she would like to have the wildlife surveyed, since there were eagles nesting in the area.

Commissioner Harris told Ms. Alava that this was always done.

John Zahradnik was also concerned with the presence of eagles. They live behind his house. Also there is much flooding in the area. The temporary roads there now drain into his property. There are wetlands on the property which flood with normal rains. He was concerned about 6 Mile Creek.

Mr. Madden said that there is an eagle on the property. The 750 foot radius near the nest will be honored. He had not cut any roads or culverts onto the property.

He could not say that the water will not drain into 6 Mile Creek. A retention pond will drain into the borrow pit. He said that they would divert a section around 6 Mile Creek where there is flooding.

Commissioner Dorworth asked about the size of the units.

Mr. Madden stated that the smallest unit was 1,320 square feet.

Ron Hiebert of 648 Monroe Harbor stated that he sees the eagle all of the time near the area designated for the pool.

Commissioner Harris stated that the wild life regulations were met, or they would not be allowed to build.

Commissioner Dorworth said that the County was concerned with the wild life and that flooding was a serious consideration.

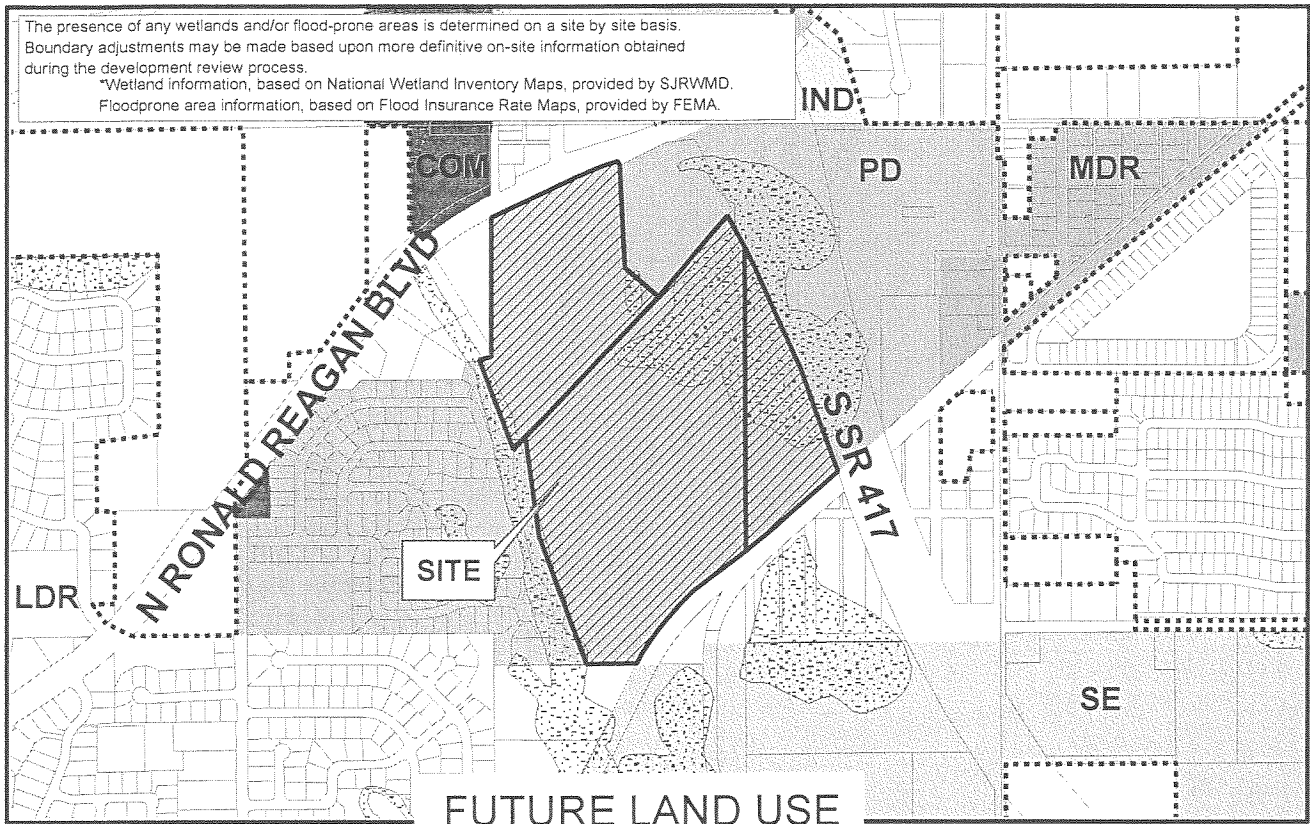
Commissioner Dorworth noted that the staff had received a fax from the Mixon's indicating that this was low income housing. This would not be low income housing.

Commissioner Dorworth made a motion to recommend approval with the following conditions: sidewalks to be on one side of the internal road, a PVC fence on the west perimeter, and the lights would be allowed on the back porches.

Commissioner Eismann seconded the motion.

The motion passed unanimously.

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.

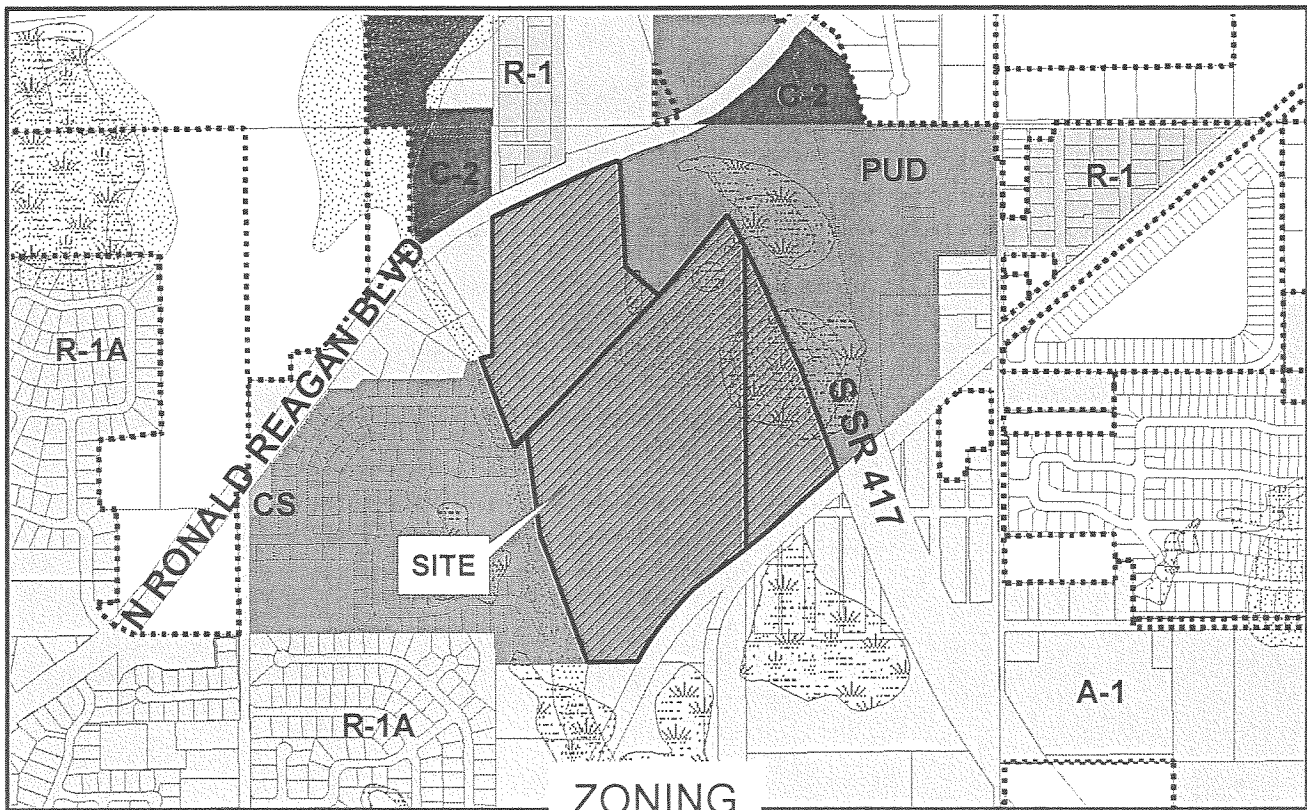


FUTURE LAND USE

Site
 Municipality
 SE
 LDR
 MDR
 PD
 COM
 IND
 CONS

Applicant: BLR Investments, Inc.
 Physical STR: 13-20-30-300-0030, 003D, & 0490-0000
 Gross Acres: +/- 66 BCC District: 5
 Existing Use: Vacant
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2004-040	PUD	PUD





ZONING

Site
 Municipality
 A-1
 R-1A
 R-1
 CS
 C-2
 PUD
 FP-1
 W-1



Rezone No: Z2004-040
From: PUD To: PUD

-  Parcel
-  Subject Property



February 1999 Color Aerials