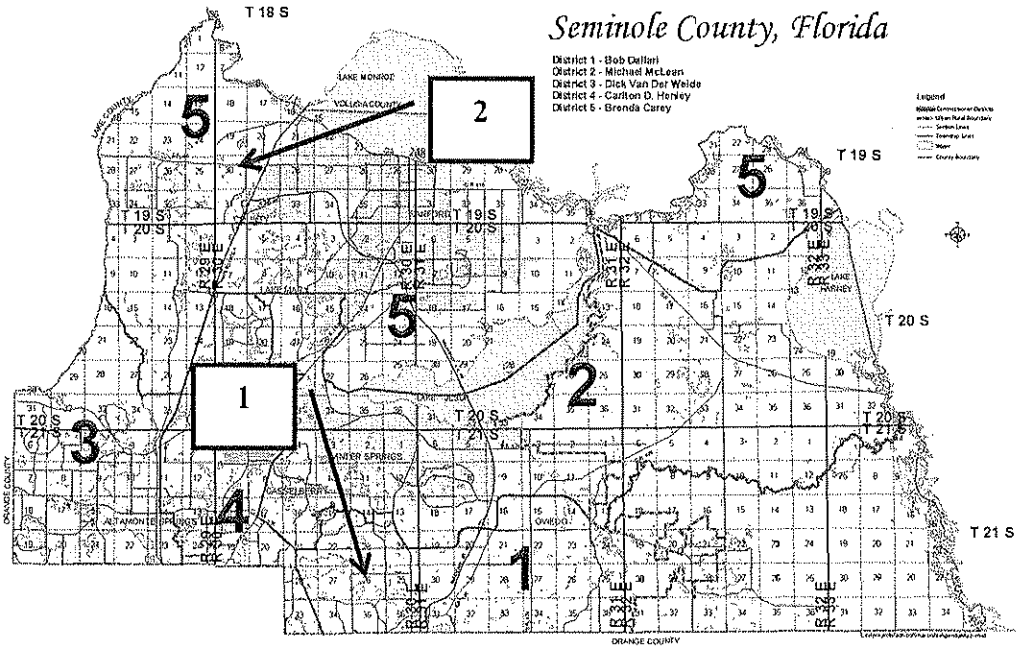
SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET
SANFORD, FLORIDA 32771
(407) 665-7331
www.seminolecountyfl.gov

To: Applicants, Staff and Interested Parties

From: Planning & Development Division

Subject: **PLANNING & DEVELOPMENT MEETING FOR WEDNESDAY 4/28/2010**



County staff and applicants will review the following items according to the schedule below. The meeting will be held in **Room #3024** on the Third floor of the County Services Building.

ITEM NO.: 1	**DR/SUBDIVISION**	**PROJ.NO.**	**10-05500004**	**TIME:** 9:00AM
PROJECT NAME:	~~**HOWELL BRANCH COVE - PSP**~~	**PROJECT MGR:**		**CYNTHIA SWEET (407) 665-7443**
APPLICANT:	HOWELL BRANCH COVE / JAY P BROCK	700 W. MORSE BLVD., STE 220, WINTER PARK FL		(407) 741-8514
LAND USE:	MDR			
CURRENT ZONING:	R-3A	NOTE: THIS DRC HAS BEEN CANCELLED		
PARCEL ID#:	35-21-30-300-040A-0000, 35-21-30-300-0410-0000			
LOCATION:	W SIDE OF HOWELL BRANCH RD, 1600 FT NORTH OF ALOMA AVE			
BCC DISTRICT:	1-DALLARI			
WATER UTILITY:	SEMINOLE COUNTY			
SEWER UTILITY:	SEMINOLE COUNTY			

ITEM NO.: 2	**MAJOR AMDMT TO FMP/DRI NOPC**	**PROJ.NO.**	**10-23000001**	**TIME:** 9:20AM
PROJECT NAME:	**LAKE FOREST PUD MAJOR AMDMT TO FMP, DRI-NOPC**	**PROJECT MGR:**		**IAN SIKONIA (407) 665-7398**

APPLICANT:	DEREK WHEELER	INTEGRA LAND CO, 1525 INT'L PKWY STE 2	(407) 833-3927
LAND USE:	LDR		
CURRENT ZONING:	A-1		
PARCEL ID#:	30-19-30-508-0000-0030, 30-19-30-300-0040-0000		
LOCATION:	EAST OF THE NORTHEAST CORNER OF N HENDERSON LANE & SR 46		
BCC DISTRICT:	5-CAREY		
WATER UTILITY:	SEMINOLE COUNTY		
SEWER UTILITY:	SEMINOLE COUNTY		

Notice to Applicant: A copy of the staff comments and recommendations will be faxed or emailed to the Applicant and the Consultant **by 12:00 noon on the Tuesday before the scheduled meeting**. After review of the comments, the applicant may not need to meet with the staff in a group. If so, please contact Planning & Development so the agenda may be adjusted accordingly. If you have any questions, please contact Planning & Development at (407) 665-7331

NAV# 23000001

APR 05 2010

DEVELOPMENT REVIEW

Lowndes Drosdick Doster Kantor & Reed, P.A.

ATTORNEYS AT LAW

MERITAS LAW FIRMS WORLDWIDE

215 NORTH EOLA DRIVE
ORLANDO, FLORIDA 32801

450 SOUTH ORANGE AVENUE, SUITE 800
ORLANDO, FLORIDA 32801

POST OFFICE BOX 2809, ORLANDO, FLORIDA 32802-2809
TEL.: 407-843-4600 / FAX.: 407-843-4444
www.lowndes-law.com

MIRANDA F. FITZGERALD
Direct Dial: 407-418-6340
North Eola Drive Office
miranda.fitzgerald@lowndes-law.com

April 5, 2010

Mr. Tony Matthews
Seminole County Land Management
1101 E. First Street
Sanford, FL 32771

Re: Integra / Lake Forest

Dear Tony:

As indicated in my letter to you of March 17, 2010, Integra Land Company will not be incorporating the additional 7.27 acres into the Lake Forest DRI. As a result, Integra proposes to convert 52,520 square feet of retail use to 209 multi-family units utilizing the trip equivalency matrix in the Development Order. The multi-family units will be located on the 11.15-acre undeveloped portion of Parcel A.

Enclosed is a draft Fifth Amended and Restated Development Order for the Lake Forest DRI which includes the change to the development program. We have also deleted any reference to the 7.27 acres (sometimes referred to as "Parcel A-3") from the original draft submittal. Finally, we have incorporated the minor changes requested by DRC staff; these changes are shown in bold italics.

Also enclosed is a revised Addendum #2 to the First Amended Commitments, Classification, and District Description for the Lake Forest PUD.

Again, thank you for your assistance. Should you have any questions or require additional information, please let me know.

Sincerely,

Miranda F. Fitzgerald

MFF/cad

APR 05 2010
DEVELOPMENT REVIEW

c: James Stansbury (w/Development Order only)
Fred Milch (w/Development Order only)
Ian Sikonia
Dave McDaniel
Derek Wheeler
Gene Williford
Dave Lowe
Rosann Tafel

0027876\144930\1295880\1

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Lawrence L. Smith, Jr.
William T. Stone

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

April 5, 2010

DRMP Job # 09-0829.000

Development Review Committee
Seminole County Government
1101 East First Street
Sanford, FL 32771

Subject: **Robertson Property - Henderson Lane North Corner of State Road 46**
Project #: 10-23000001

Dear Reviewers:

Dyer, Riddle, Mills & Precourt, Inc. (DRMP) is in receipt of review comments prepared by the Seminole County Government Development Review Committee as of February 27, 2010. The following summarizes our responses to your comments.

D. Consistency with the Comprehensive Plan - Reviewer (TM 2/26/10).

1. Comment: The applicant is requesting a Large Scale Future Land Use Map Amendment, rezoning and major amendment to the Lake Forest PUD final master plan and developer's commitment agreement to add an additional 7.27 +/- acres to the PUD, and convert commercial land use to multi-family use to development 279 multi-family dwelling units. The Applicant is also requesting approval of the Fifth Amended and Restated Development Order for the Lake Forest Development of Regional Impact (DRI) to accommodate these requests.

2. Applicable policies include:

Future Land Use Element Exhibit-Z, Compatible Transitional Uses, states that multi-family uses can be compatible with LDR single family uses with conditions

Policy CON 3.5 Planned Development PD/Cluster Developments
The County shall continue to allow planned developments and cluster type developments in order to preserve large contiguous areas of wetlands and other environmentally sensitive communities. Performance standards contained in the Seminole County Comprehensive Plan and implemented by the Land Development Code shall ensure that the use of the Planned Development option is compatible with surrounding land uses and is a beneficial use within the community.

Policy TRA 2.5.3 Review of Development Applications
As part of the review of development applications, the County shall evaluate the potential impacts of the proposed development on surrounding residential neighborhoods (particularly cut-through traffic impacts) and, as may be required, conditions for approval which will mitigate the potential impacts of the proposed development on surrounding neighborhoods.

Policy TRA 2.5.9 Access Control to Protect Residential Uses
The County shall require that access to properties fronting on more than one roadway shall be designed to minimize impact to adjacent residential areas. Access should be permitted on adjacent collector or arterial roadways and not on the adjacent local or residential streets. However, where improved traffic control can be achieved with minimum impact to adjacent residential neighborhoods, access may be considered on a local or residential street. (TM 2/26/10).

941 Lake Baldwin Lane
Orlando, Florida 32814
Phone: 407.896.0594
Fax: 407.896.4836

Boca Raton, Florida
Buford, Georgia
Charlotte, North Carolina
Chipley, Florida
Columbia, South Carolina
DeLand, Florida
Ft. Myers, Florida
Gainesville, Florida
Jacksonville, Florida
Lakeland, Florida
Panama City Beach, Florida
Pensacola, Florida
Tallahassee, Florida
Tampa, Florida

1.800.375.3767
www.drmp.com

3. NOPC Development Order:

a. Comment: Page 4 - remove the reference to the Planning and Zoning Commission.

b. Comment: Page 9 - Change: Florida ~~Game and Fresh Water~~ Fish and Wildlife Conservation Commission.

c. Comment: Page 12 - Monitoring Mechanism change: The Growth Management Department ~~Planning~~ Director… ~~Planning and Development Department~~.

d. Comment: Page 12 - Biennial Reporting Requirements change: ... every other year beginning in 2011 during the ...; Seminole County Growth Management ~~Planning Department.~~

f. Comment: Page 14 - change: Bob ~~Robert E~~. Dallari, Chairman

Response: The draft Fifth Amended and Restated Development Order which incorporates the changes requested in Comments a, b, c, d, and f is being provided under separate cover.

e. Comment: Page 13 - Down-zoning - December 30, 2012 - be sufficient time to construct the multi-family?

Response: We have revised the down-zoning date to December 30, 2014 for consistency with the termination date of the Development Order.

4. Other

a. Comment: Provide a net density for the proposed multi-family units.

Response: Provided. Please see sheet 7.

b. Comment: Ensure animal proof (including bears) trash dumpsters.

Response: Note added. Please see sheet 7.

c. Comment: Educate residents on water conservation matters - contact Debra Meinert at 407-665- 2121.

Response: Owner will comply.

d. Comment: The property is within the SR 46 Gateway Corridor and must comply with these provisions (LDC, Part 63). As this site is trending toward the Wekiva River Protection Area, staff is recommending that the applicant apply the provisions of the SR Scenic Corridor regarding allowable structures within the SR 46 setback, signage, fences, lighting, and landscaping buffering (LDC, Part 62).

Response: Noted.

e. Comment: Notice to applicant: The Department of Community Affairs (DCA) may object to a future land use map amendment that does not address the need for the proposed use (e.g. residential). DCA is proposing (has not adopted) rulemaking to address this requirement.

Response: No longer applicable. Amendment request withdrawn.

E. Zoning Issues- Reviewer (IS 2-17-10)

1. Comment: On sheet 1 of 9, the location map includes parcel 30-19-30-300-0110-0000, which is not included in this application, please revise.

Response: Revised, please see sheet 1.

2. Comment: On sheet 7 of 9, please change the title from, "Master Plan" to "Final Master Plan".

Response: Revised, please see sheet 7.

3. Comment: On sheet 7 of 9, please provide the buffer width and content under the "Property Information" section of the sheet. Staff understands it is already called out on the plan however can it be put in data section also.

Response: Revised, please see sheet 7.

4. Comment: On sheet 7 of 9, you give the proposed open space of 4.61 acres, however where is this coming from? Can you please provide a breakdown of the 4.61 acres under "Property Information"? Also please put what the required open space percentage and acreage is for this project.

Response: Revised, please see sheet 7.

5. Comment: On sheet 7 of 9, please put the permitted uses, existing & proposed zoning, existing and proposed Future Land Use, maximum building height, and proposed setbacks, buffer widths, and buffer content under "Property Information".

Response: Revised, please see sheet 7.

6. Comment: On sheet 7 of 9, the development plan states that the required amount of parking for this development is 582, however you are only providing 356 spaces, is this correct? It is highly unlikely that staff could recommend approval of a parking variance reducing the total number of required parking spaces by 226.

Response: Please see revised development and parking calculation.

7. Comment: On sheet 7 of 9, you are asking for a parking variance from our code; please provide a written justification and parking study detailing your request.

Response: N/A

8. Comment: On sheet 7 of 9, please provide bicycle racks near heavily used pedestrian areas such as the clubhouse or recreational amenities.

Response: Bike rack provided by clubhouse, please see sheet 7.

9. Comment: On sheet 7 of 9, please provide an internal sidewalk system connecting all areas of the proposed development.

Response: Sidewalk provided, please see sheet 7.

10. Comment: On sheet 7 of 9, you are only showing two gated access points, will there also be one at the cross access with the shopping center? If so, please callout that gated access point on the plan.

Response: **Gates called out, please see sheet 7.**

11. Comment: On sheet 7 of 9, what is the large open area between the two buildings located near North Henderson Lane? Is this a recreation field or park area?

Response: **Open Area.**

12. Comment: On sheet 7 of 9, will this development be building a tot lot or any other recreational area for the community? If so please call out those amenities on the plan sheet.

Response: **Tot lot and & BBQ area provided, please see sheet 7.**

13. Comment: On sheet 7 of 9, will there be automobile garages for the renters of this development? If so, please call them out on the plan.

Response: **Garages called out, please see sheet 7.**

14. Comment: On sheet 7 of 9, what open space amenities will you be providing for this development?

Response: **See response to # 12.**

15. Comment: On sheet 7 of 9, what is going on these three northern parcels (30-19-30-300-0090-0000, 30-19-30-300-0080-0000, and 30-19-30-300-0070-0000) which are not shown on the Final Master Plan?

Response: **Parcels are not currently platted and designated as conservation.**

16. Comment: On sheet 7 of 9, the northern parcel 30-19-300-0070-0000, is missing the "Range" in the 10 number, please correct.

Response: **N/A**

17. Comment: On sheet 7 of 9, please provide pedestrian access to the shopping center east of this site?

Response: **Sidewalk provided, please see sheet 7.**

18. Comment: If you are requesting a waiver from the active/passive buffer setbacks you must first submit the form and pay the fee. This form is located on our website under the Planning Division section under "Forms & Processes".

Response: **Noted.**

19. Comment: Are you proposing any walls or fencing in the buffer for this development?

Response: **No.**

20. Comment: On sheet 7 of 9, you do not distinguish what the west buffer is proposed to be on the plan, please correct. The west buffer on the sheet says "see attached specification", which is not located in your application package.

Response: **See buffer content under property information.**

21. Comment: On sheet 7 of 9, please provide a sidewalk connection from the proposed sidewalk on SR 46 to the club house or other pedestrian entrance to the development.

Response: **Sidewalk connection provided, please see sheet 7.**

22. Comment: Will the development allow residents to park boats or RV's in the parking lot? If so please call out those spaces on sheet 7 of 9.

Response: **No.**

23. Comment: On sheet 7 of 9, will the stormwater retention pond be amenitized?

Response: **Yes, a fountain has been provided.**

24. Comment: On sheet 7 of 9, please change the units for capacity information from mgd to gpd.

Response: **Revised, please see sheet 7.**

25. Comment: On sheet 7 of 9, where will the mailbox kiosk be located, please call it out on the plan?

Response: **Noted on plans, please see sheet 7.**

26. Comment: On sheet 7 of 9, it appears the handicapped parking spaces are not located near the entrances to the apartment buildings, is there a reason for this?

Response: **Revised, please see sheet 7.**

27. Comment: Will you be proposing any home offices or home occupations as permitted uses for this development? If so please put those under the permitted uses section on the plan.

Response: **No.**

28. Comment: On sheet 7 of 9, is there a reason the dumpster is situated near the Forest Glen subdivision, Can this dumpster be relocated to a different section of the development?

Response: **Dumpster relocated, please see sheet 7.**

29. Comment: On sheet 7 of 9, please put the net buildable area and net residential density under "Property Information".

Response: **Provided, please see sheet 7.**

30. Comment: The draft Addendum you submitted as part of your request needs to be expanded to include the data that is not shown on the plan. Please give me a call to discuss this further once the data has been established for the development.

Response: **A further revised Addendum #2 is being provided under a separate cover.**

31. Comment: The proposed development is located within the SR 46 Gateway Corridor Overlay which will affect this site. Please review Chapter 30, Part 63 of the Seminole County Land Development Code for specific details and regulations of the overlay.

Response: **Noted.**

F. Concurrency Management

1. Comment: Received Concurrency deferral affidavit.

2. Comment: Concurrency Deferred.

G. Building Division

The following comments are advisory and all may or may not pertain to your specific building project:

a. Comment: All structures that are required to be accessible per 2007 Florida State Building Code - Chapter 11, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure,.

Response: Noted.

b. Comment: In accordance with Chapter 11 Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.

Response: Noted.

c. Comment: The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of Chapter 11, Florida Building Code.

Response: Noted.

d. Comment: Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.

Response: N/A

e. Comment: A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (Florida Existing Building Code, Chapter 8.) Example: Business to Mercantile, Residential to Commercial.

Response: Noted.

f. Comment: All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a stand alone permit separate from all other required permits.

Response: Noted.

g. Comment: Vertical construction will be reviewed for, and shall be designed and built in accordance with the 2007 FBC, Chapters 3,5,6,7 and 9, for 1) USE, 2) Height and area limitations. 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements.

Response: Noted.

2. Addressing Comments:

a. Comment: No objection to LSLUA, Rezone & Amendment to FMP (MK 02/18/10)

Response: **Noted.**

b. Comment: At Site Plan review street name approval, floor plans and addressing fee will be required prior to approval. (MK 02/18/10)

Response: **Noted.**

H. Public Safety, Fire Loss

1. No comments at this time.

THE REQUIREMENTS BELOW SHALL BE ON ALL SITE PLANS FOR SPRINKLED BUILDINGS:

a. Comment: At minimum, a Class Five contractor is required to install fire lines, Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point t-foot above the finished floor.

Response: **Will be provided during the Final Site Permitting.**

b. Comment: The fire line for sprinkled buildings starts at the double detector check valve.

Response: **Will be provided during the Final Site Permitting.**

c. Comment: No other water connection shall be off of the fire line.

Response: **Will be provided during the Final Site Permitting.**

d. Comment: The Fire Department Connection shall be with-in 200 feet of the fire hydrant.

Response: **Will be provided during the Final Site Permitting.**

e. Comment: Any fire line charged by the FDC shall be DR-14 pipe.

Response: **Will be provided during the Final Site Permitting.**

f. Comment: The only valve allowed in the FDC line is a check valve.

Response: **Will be provided during the Final Site Permitting.**

g. Comment: All fire lines shall be inspected by the Fire Inspection Dept before being covered. A separate permit shall be required to install the FIRE LINE.

Response: **Will be provided during the Final Site Permitting.**

I. Development Review

The Seminole County Land Development Code can be found at: http://www,seminolecountyfl,gov/guide/codes,asp

1. Natural Resources:

No objection to the LSLUA, REZONE, AMEND TO FMP, DRI-NOPC, (ADW 2/15/10)

a. Comment: According to the plan, wetlands will be impacted as part of the project Permitting and mitigation will be required as part of the final engineering approval.

Response: Noted.

b. Comment: Based on preliminary aerial photo and County wetland map analysis, the subject property contains wetlands, Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.

Response: Noted.

c. Comment: Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property, A threatened and endangered study along with a species of special concern survey will be required prior to final engineering approval.

Response: Noted.

2. Traffic Review:

a. Comment: The property is adjacent to SR 46 & Henderson Lane which are classified as arterial & local roads respectively and are not currently programmed to be improved according to the FDOT or County 5-year Improvement Programs.

Response: Noted.

b. Comment: Southbound Henderson left-turn lane will be required (unless FDOT prohibits leftouts).

Response: Noted.

c. Comment: S.R. 46 & Henderson sidewalks will be required. FDOT approval required for all work proposed within SR 46 RIW.

Response: Noted.

d. Comment: Please provide analysis of SR 46/Henderson intersection. This will also be required for the FDOT as well.

Response: N/A. Parcel and access to Henderson has been removed.

3. Stormwater Management:

No objection to the LSLUA, REZONE, AMEND TO FMP, DRI-NOPC. (JP 2/15/10)

a. Comment: The plan will modify the Lake Forest Master Drainage plan and Permit. At final engineering the plans and permit will be required to be modified with the County and SJRWMD.

Response: Noted.

b. Comment: Based on FEMA map there appear to be no floodplains located on the subject property.

Response: **Noted.**

c. Comment: The proposed project is located within the Lake Monroe drainage basin.

Response: **Noted.**

4. Water and Sewer Utilities:

No objection to the LSLUA, REZONE, AMEND TO FMP, DRI-NOPC. (ADW 2/23/10) The following comments are to be addressed prior to final engineering approval, but are not limited to:

a. Comment: There is an 8-inch water main on the east side of Henderson Lane and a 12-inch water main on the north side of SR 46. The system should be connected at both locations for water quality purposes.

Response: **Noted.**

b. Comment: There is a 12-inch force main on the north side of SR 46. (ADW 2/23/10)

Response: **Noted.**

c. Comment: Submit FDEP permit applications or an FDEP letter of exemption from the permitting process to Becky Noggle, Seminole County Environmental Services 500 West Lake Mary Blvd., Sanford, FL, 32773-2143.

Response: **Noted.**

Prior to final engineering plan approval and signing of your FDEP permit applications, capacity must be reserved. To reserve capacity, submit capacity calculations, execute agreements and pay connection fees. For further information, contact Becky Noggle at 407-665-2143.

5. Potable Water Capacity and Conservation:

a. Comment: There is a 20-inch reclaim water main on the south side of SR 46. (ADW 2/23/10)

Response: **Noted.**

6. Project Manager:

a. Comment: No objection to the LSLUA, Rezone, Amendment to FMP, DRI-NOPC. (BMW 2/15/10)

Response: **Noted.**

b. Comment: Informational: The parking variance requested appears to be excessive. In addition to comments below, there will be others at site plan review.

Response: **N/A.**

c. Comment: Is any lighting proposed? All commercial, office, industrial and multi-family development shall comply with Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.

Response: **Noted.**

d. Comment: If any trees are to be removed, please submit the Arbor Permit application along with the application fee per SCLDC 60.22.

Response: **Noted.**

e. Comment: Placement of the Seminole County #1 Approval Stamp is required on all plans submitted for final approval. This includes lighting and landscape plans. The stamp must be placed on the lower right hand corner of all plan sheets in a size no smaller than 10 pt. Compliance expedites the approval process. Seminole County Approval Stamps are available on the web at http://www.seminolecountyfLgov/pd/devrev/forms.asp Seminole County #1 Stamp.

Response: **Noted.**

f. Comment: Please itemize any and all revisions made to the site plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated. We will need one (1) extra site plan set if there are revisions in addition to those made in response to the County's comments.

Response: **Noted.**

g. Comment: Informational: A separate permit (issued by the Building Division) is required for a dumpster and any signage.

Response: **Noted.**

h. Comment: Advisory: Site layout may be subject to change based on Seminole County and Development Code requirements for final engineering.

Response: **Noted.**

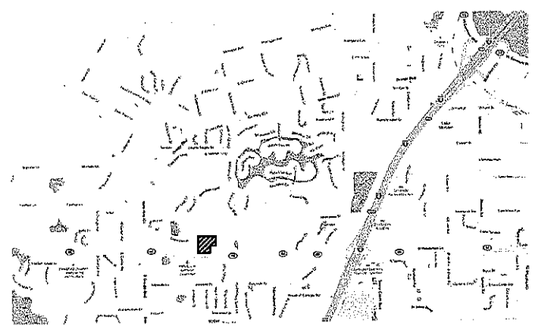
Sincerely,
Dyer, Riddle, Mills & Precourt, Inc.

For DCL

David C. Lowe
Senior Project Manager

CC: Carol Duckworth
File

LAKE FOREST
FINAL MASTER PLAN
SEMINOLE COUNTY, FLORIDA



VICINITY MAP
(Not To Scale)

LOCATION MAP
(Not To Scale)

INTEGRA LAND COMPANY

Integra Land Company ILC
1525 International Parkway
Lake Mary, FL 32746

APRIL, 2010
DRMP PROJECT NO. 09-0829.000

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
941 Lake Baldwin Lane, Orlando, FL 32814
Dyer, Riddle, Mills & Precourt, Inc. - Certificate of Authorization No. 2648

PROJECT SHEET INDEX

1 COVER
2 BOUNDARY SURVEY AND LEGAL DESCRIPTION
3 WETLAND DELINEATION
4 ZONING, FUTURE LAND USE, TOPOGRAPHY, AND FLOOD PLAIN
5 AERIAL PHOTOGRAPHY AND SOILS MAP
6 LAKE FORREST MASTER PLAN (MAP H)
7 MASTER PLAN
8 INFRASTRUCTURE CONCEPTS
9 ARCHITECTURAL SKETCHES

REVISIONS

NO.	DATE	BY	DESCRIPTION

DESIGNED BY DCL
DRAWN BY DPC
CHECKED BY CAD
APPROVED BY CAD

COVER

DEVELOPMENT PLANS FOR
LAKE FOREST
FINAL MASTER PLAN
SEMINOLE COUNTY, FLORIDA

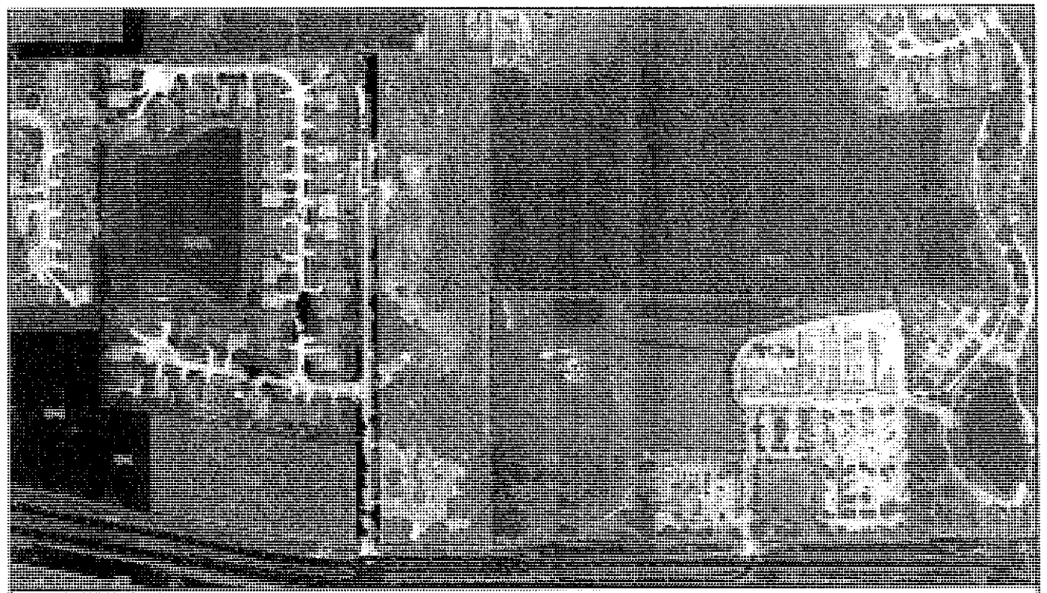
DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
Phone:407.898.0594 Fax:407.898.4836 WWW.DRMP.COM
Dyer, Riddle, Mills & Precourt, Inc.

Robert M. Moon, P.E.
State of Florida # 66501

PROJECT NO.: 09-0829.000
SCALE: NONE
DATE: April, 2010
DRAWING: 1 of 9

\\Ori_cluster01\projects09\09-0829.000_Lake_Forest-Robertson_Property\General-Civil\39-03-Plans\0908290001.dwg Plotted: Apr 05, 2010 - 11:00am by dcarleton

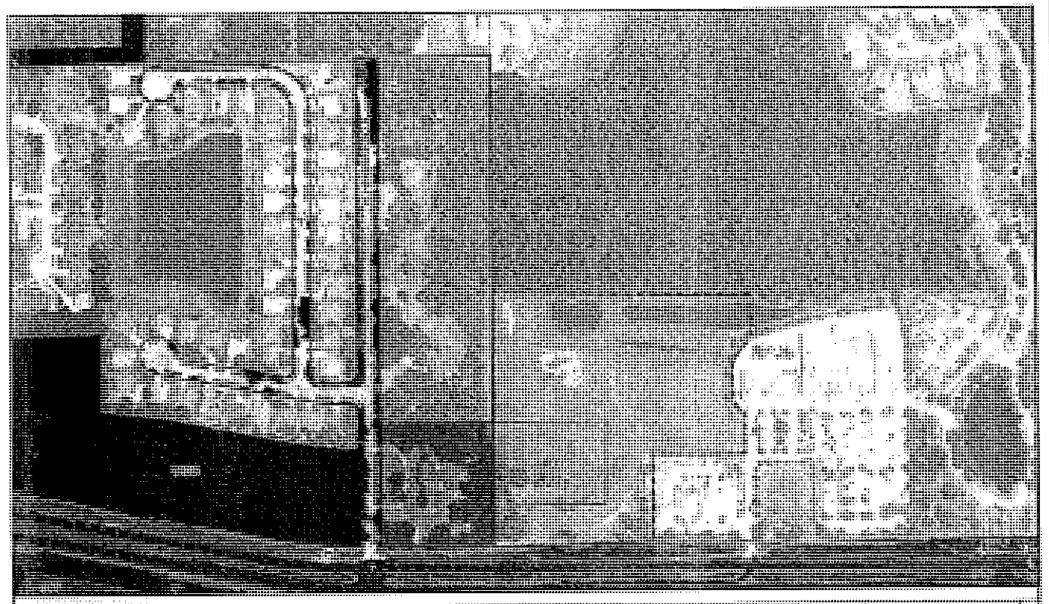


DRMP

Existing Zoning Map

Lake Forest - Final Master Plan

Seminole County, Florida

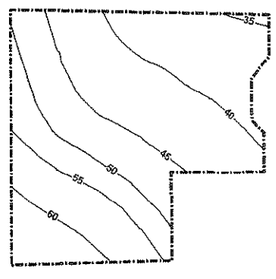


DRMP

Proposed Land Use Map

Lake Forest - Final Master Plan

Seminole County, Florida



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Dyer, Riddle, Mills, & Precourt, Inc.
March 2010

Topography Map

Lake Forest - Final Master Plan

Seminole County, Florida

Legend
Project Area
Contour Lines

Feet
0 50 100 200

DRMP

FEMA Floodplain Map

Lake Forest - Final Master Plan

Seminole County, Florida

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY DQL
DRAWN BY DPC
CHECKED BY CAD
APPROVED BY CAD

ZONING, FUTURE LAND USE, TOPOGRAPHY, AND FLOOD PLAIN

DEVELOPMENT PLANS FOR
LAKE FOREST
FINAL MASTER PLAN
SEMINOLE COUNTY, FLORIDA

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
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941 Lake Baldwin Lane - Orlando, Florida 32814
Phone:407.895.0594 Fax:407.895.4838 www.DRMP.COM

Dyer, Riddle, Mills & Precourt, Inc.

Robert M. Moon, P.E.
State of Florida # 65501

PROJECT NO.: 09-0829.000
SCALE: NONE
DATE: April, 2010
DRAWING: 4 of 9

\\Orl_data\01\project\09\09-0829.000_Lake_Forest-Robertson_Property\General-Civil\39-03-Plans\0908290004.dwg Plotted: Apr 05, 2010 - 11:01am by donfelton

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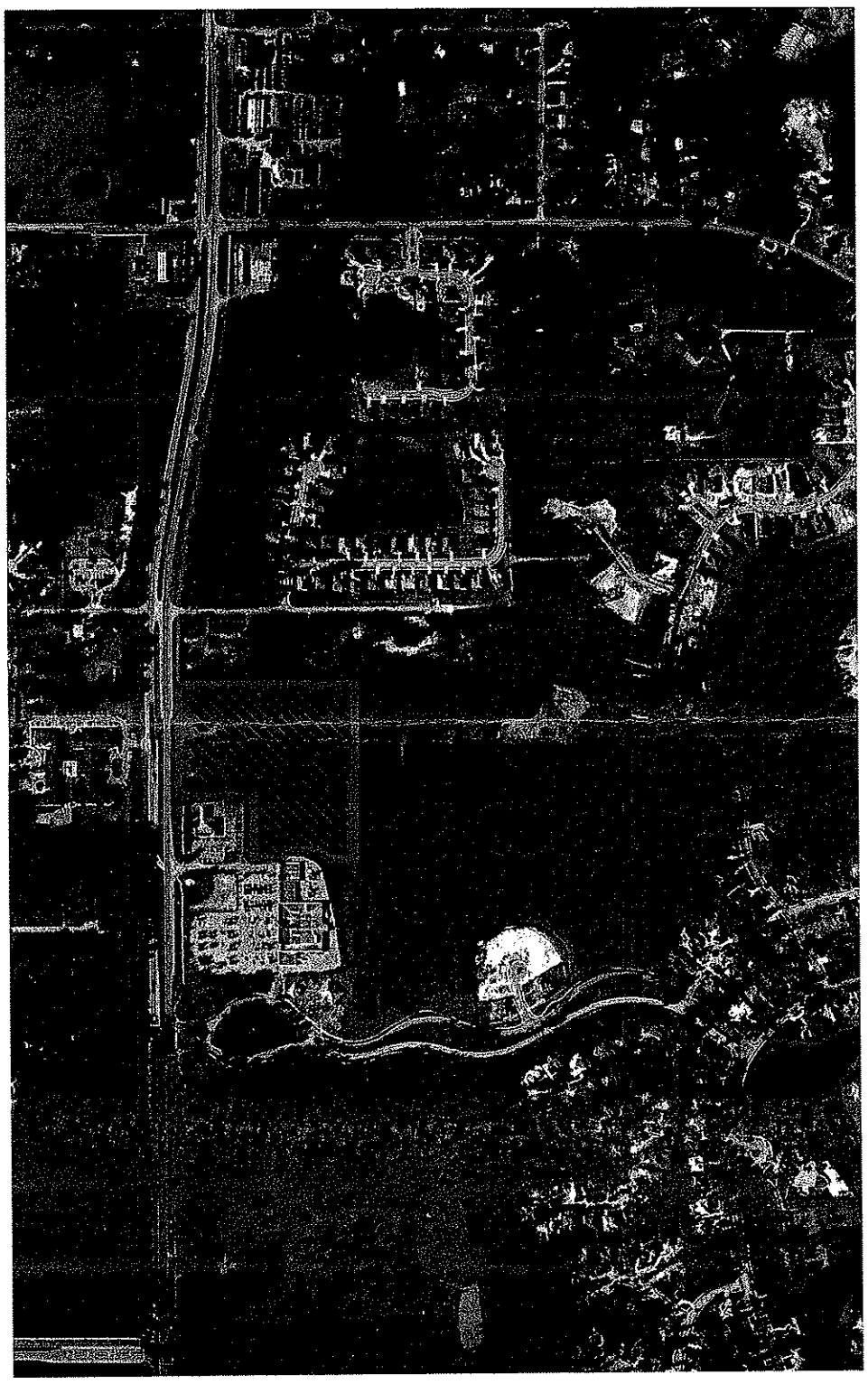

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Dyer, Riddle Mills, & Precourt, Inc.
March 2010

Soils Map

Lake Forest - Final Master Plan

Seminole County, Florida

Legend

Project Area

Soil #, Soil Name, Hydrologic Group

2, ADAMSVILLE, C
6, ASTATULA, A
10, BASINGER, D
16, IMMOKALEE, B/D
31, TAVARES, A
WATER

0 50 100 200 Feet

Data Source
Soils - NRCS Soil Survey Data
Aerial - NRCS Seminole County Aerial

Robert M. Moon, P.E. State of Florida # 66501	Dyer, Riddle, Mills & Precourt, Inc.	DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Certificate of Authorization No. 2648 941 Lake Baldwin Lane - Orlando, Florida 32814 Phone:407.896.0594 Fax:407.896.4836 WWW.DRMP.COM	DEVELOPMENT PLANS FOR LAKE FOREST FINAL MASTER PLAN SEMINOLE COUNTY, FLORIDA	AERIAL PHOTOGRAPHY AND SOILS MAP	DESIGNED BY DCL DRAWN BY DPC CHECKED BY CAD APPROVED BY CAD

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REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJECT NO.: 09-0829.000
SCALE: NONE
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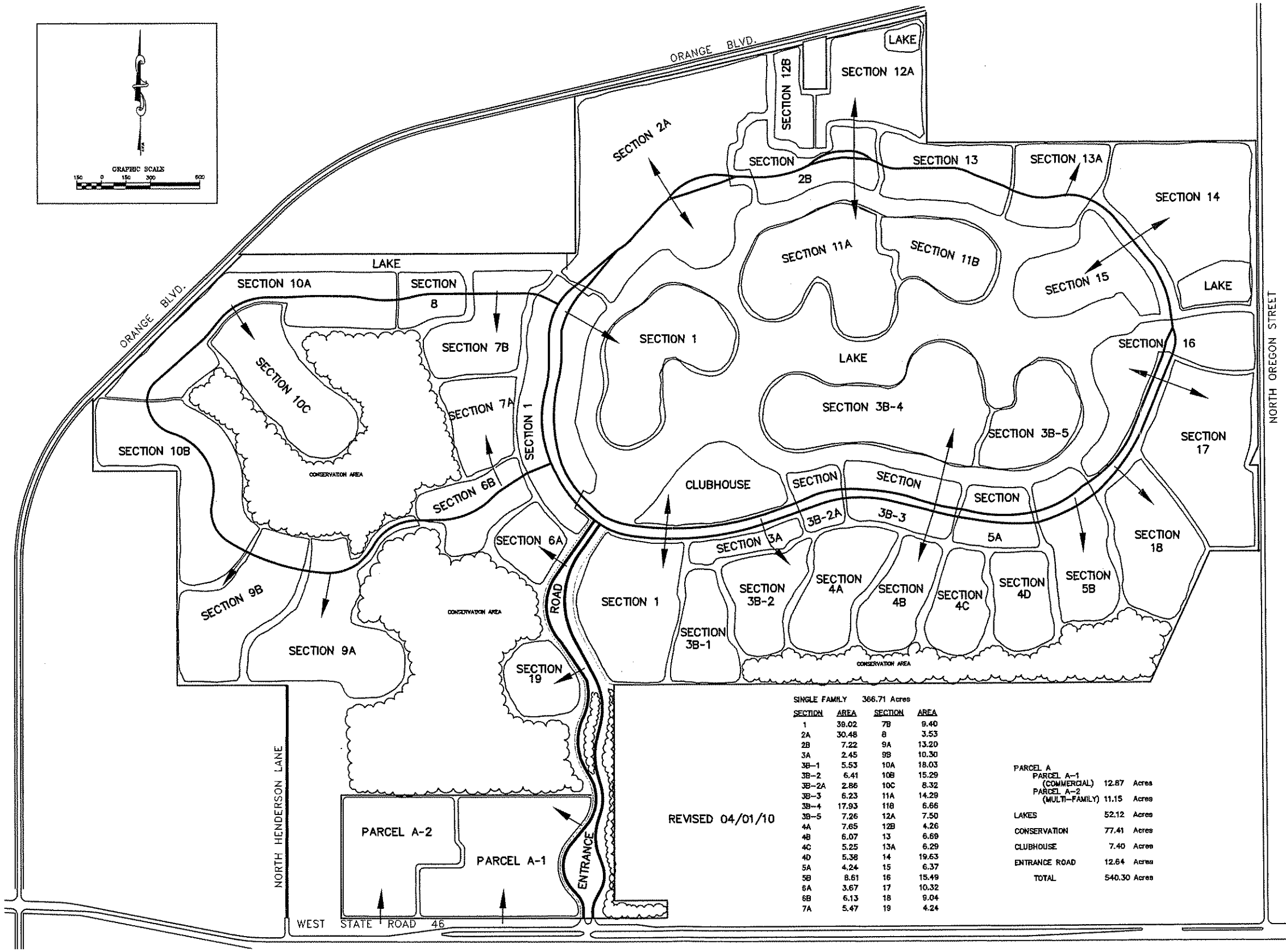
DRAWING: 5 of 9



REVISED 04/01/10

SINGLE FAMILY 366.71 Acres

SECTION	AREA	SECTION	AREA
1	39.02	7B	9.40
2A	30.48	8	3.53
2B	7.22	9A	13.20
3A	2.45	9B	10.30
3B-1	5.53	10A	18.03
3B-2	6.41	10B	15.29
3B-2A	2.86	10C	8.32
3B-3	6.23	11A	14.29
3B-4	17.93	11B	6.66
3B-5	7.26	12A	7.50
4A	7.65	12B	4.26
4B	6.07	13	6.69
4C	5.25	13A	6.29
4D	5.38	14	19.63
5A	4.24	15	6.37
5B	8.61	16	15.49
6A	3.67	17	10.32
6B	6.13	18	9.04
7A	5.47	19	4.24

PARCEL A		
PARCEL A-1 (COMMERCIAL)	12.87	Acres
PARCEL A-2 (MULTI-FAMILY)	11.15	Acres
LAKES	52.12	Acres
CONSERVATION	77.41	Acres
CLUBHOUSE	7.40	Acres
ENTRANCE ROAD	12.64	Acres
TOTAL	540.30	Acres

DESIGNED BY	DCL
DRAWN BY	DPG
CHECKED BY	CAD
APPROVED BY	CAD

REVISIONS

NO.	DATE	BY	DESCRIPTION

LAKE FORREST MASTER PLAN (MAP H)

DEVELOPMENT PLANS FOR

LAKE FOREST
FINAL MASTER PLAN

SEMINOLE COUNTY, FLORIDA

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Dyer, Riddle, Mills & Precourt, Inc.

Robert M. Moon, P.E.
State of Florida # 66501

PROJECT NO.: 09-0829.000

SCALE: 1"=300'

DATE: April, 2010

DRAWING: 6 of 9

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PROPERTY INFORMATION

1.	Existing Land Use:	Vacant
2.	Proposed Land Use:	Multi-Family
3.	Proposed Units:	209
4.	Current Zoning:	PUD
5.	Proposed Zoning:	PUD
6.	Site Area	11.15 Acres
7.	Maximum Building Height	35'
8.	DRI:	Lake Forest
9.	Proposed Density:	18.74 DU/Ac

10 Adjacent Land Use and Zoning:

North	Conservation Area (PD)
South	S.R. 46
East	Commercial (PD)
West	Single Family Homes (A-1)

11. Parking Calculations:

Existing Parking	None
Required Parking	418 Spaces (209 x 2 = 418 spaces)
Provided Parking:	364 Regular Spaces (9' x 18') 13 Handicap Spaces (12' x 18') 33 Free Standing Garage Spaces 32 Regular Spaces (9' x 18') 1 Handicap Space (12' x 18') 8 Carriage Garage Spaces (9' x 18') 418 Provided

12. Open Space Calculations:

Total Site Area	11.15 Acres
Minimum Open Space Required	2.79 Acres (25%)
Proposed Open Space	
Pond @ N.W.L.	0.59 Acres (0.05 %)
Pervious Area	3.96 Acres (0.36 %)
Total	4.55 Acres (0.41 %)
Proposed Impervious	
Sidewalk/Pavement	4.30 Acres (0.38 %)
Buildings	2.30 Acres (0.21 %)
Total	6.60 Acres (0.59 %)

13. Building Setbacks:

	Required	Provided
Front		
2 Story (Abutting Non-residential)	35'	>35'
S.R. 46	50'	>50'
Side		
Abutting Non-residential (1 Story)	25'	>25'
Abutting Residential - Passive (1 Story)	25'	25'
Abutting Residential - Active (2 Story)	100'	100'
Rear		
Conservation Area	50'	50'

14. Landscape Buffers:

	Required	Provided
Front		
2 Story (Abutting Non-residential)	10'	10'
S.R. 46	25'	25'
Side		
Abutting Non-residential	10'	10'
Abutting Residential - Passive (1 Story)	15'	15'
Rear		
Conservation Area	10'	50'

15 Landscape Buffer Content:

Adjacent to residential zoning the buffer will contain an earthen berm and landscaping that will reach a height of 6' with (100%) percent opacity within one (1) year of planting. Four (4) canopy trees with a minimum of two and one-half (2-1/2) diameter, and an overall average of three (3) inches in diameter measured at one (1) foot above the ground for every one hundred (100) linear feet of buffer.

Adjacent to non-residential zoning the buffer will contain plantings of the species and of the size and type which will insure meeting a seventy-five (75) percent opacity requirement no longer than twelve (12) months after first planting.

Adjacent to S.R. 46 the buffer area shall be planted with two (2) rows of trees (seventy-five (75) percent live oaks and twenty-five (25) percent of trees from the list of trees set forth in Section 30.1206(a) which are determined by the Planning Manager to form a canopy along the corridor) with each tree having a minimum three (3) inch diameter measured one (1) foot above the ground at planting. The trees shall be planted every fifty (50) feet and staggered. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and about access points and intersections. The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line.

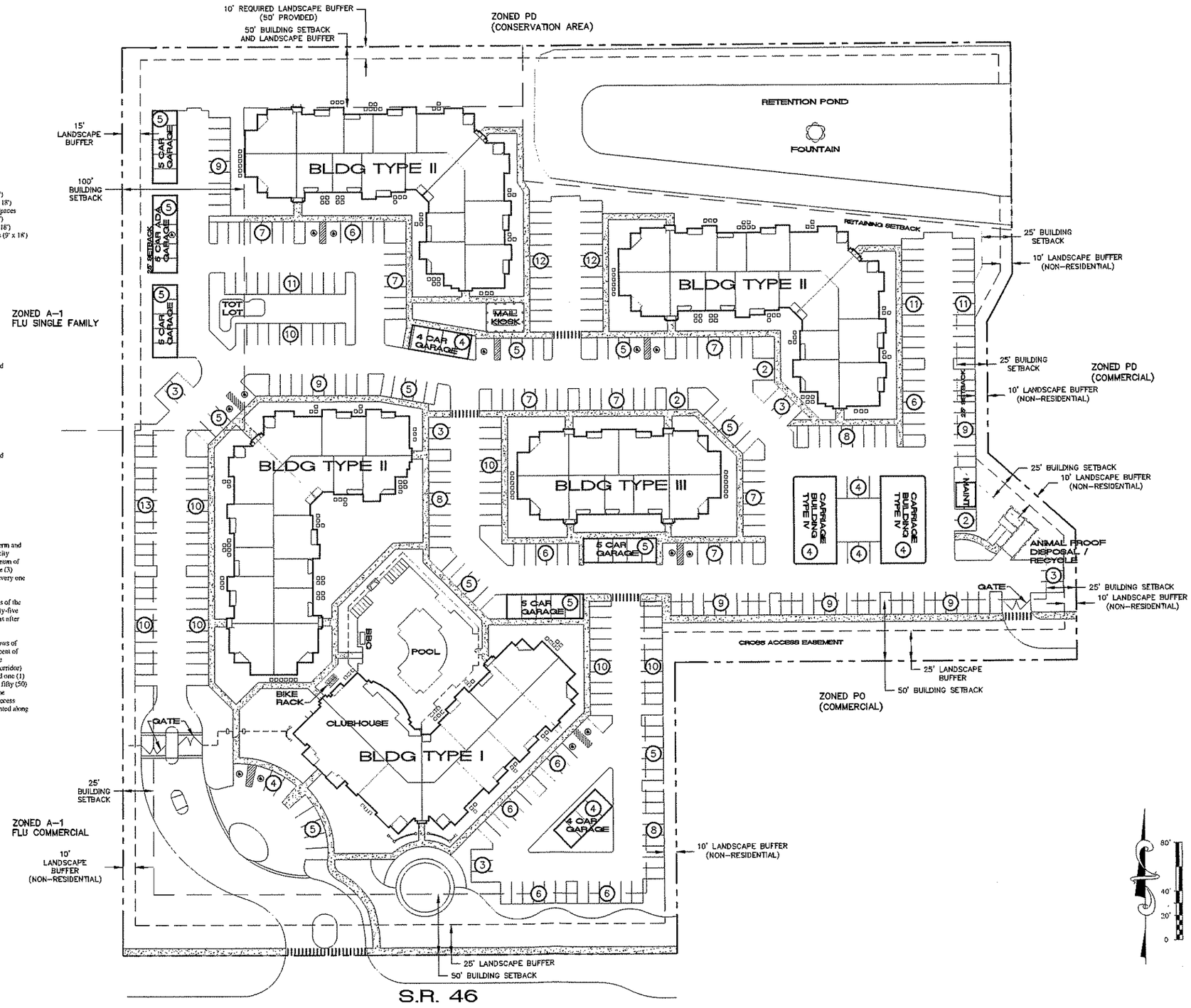
16. Water and Sanitary Sewer:

Supplier	Seminole County

Capacity Information

Maximum Potable Water Demand
209 Units x 350 GPD = 73,150 GPD

Maximum Sanitary Sewer Demand
209 Units x 300 GPD = 62,700 GPD



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FINAL MASTER PLAN

DEVELOPMENT PLANS FOR

LAKE FOREST
FINAL MASTER PLAN

SEMINOLE COUNTY, FLORIDA

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Dyer, Riddle, Mills & Precourt, Inc.

Robert M. Moon, P.E.
State of Florida # 66501

PROJECT NO.: 09-0829.000

SCALE: 1"=40'

DATE: April, 2010

DRAWING: 7 of 9

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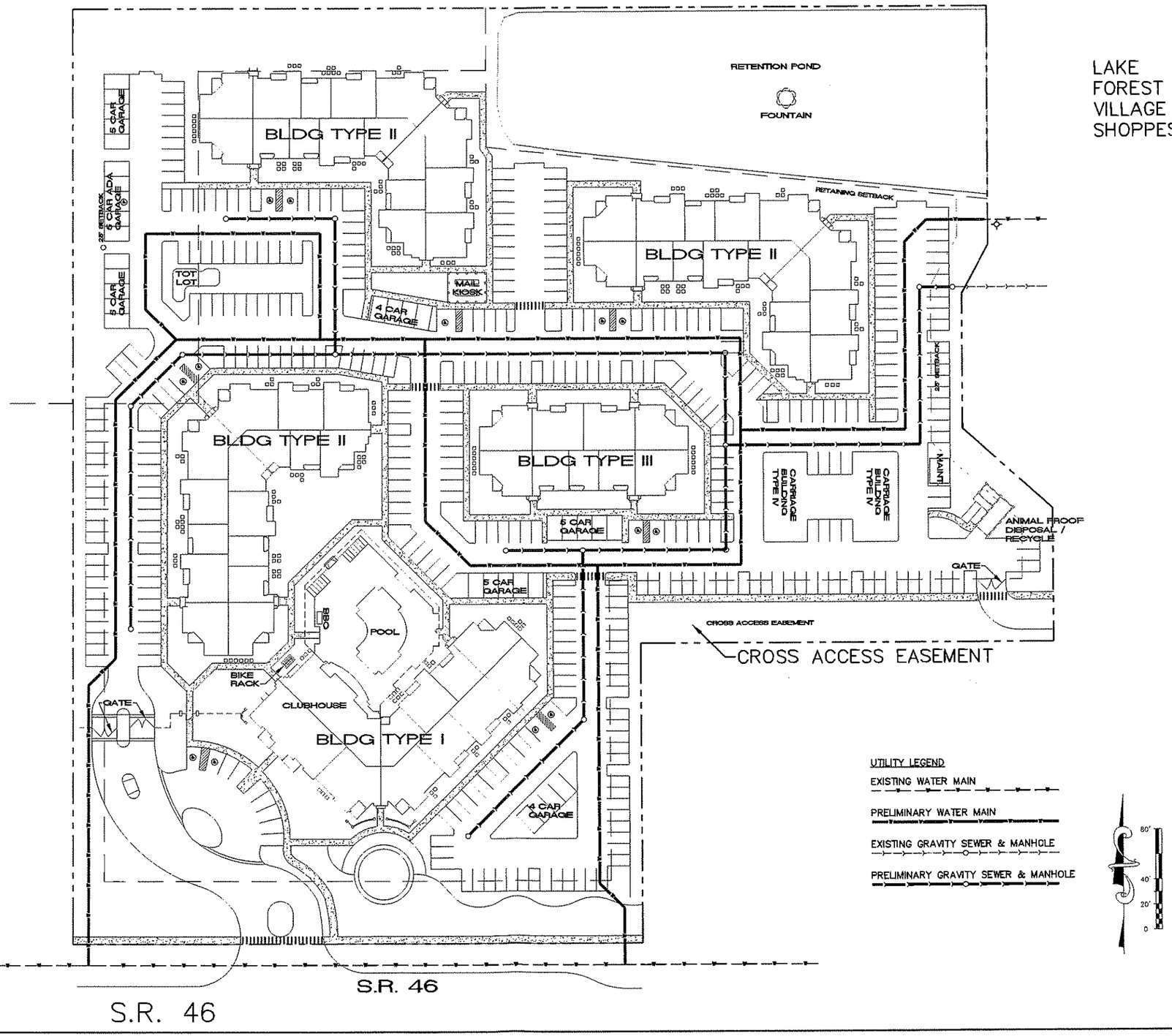

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INFRASTRUCTURE CONCEPTS

DEVELOPMENT PLANS FOR
LAKE FOREST
FINAL MASTER PLAN
SEMINOLE COUNTY, FLORIDA

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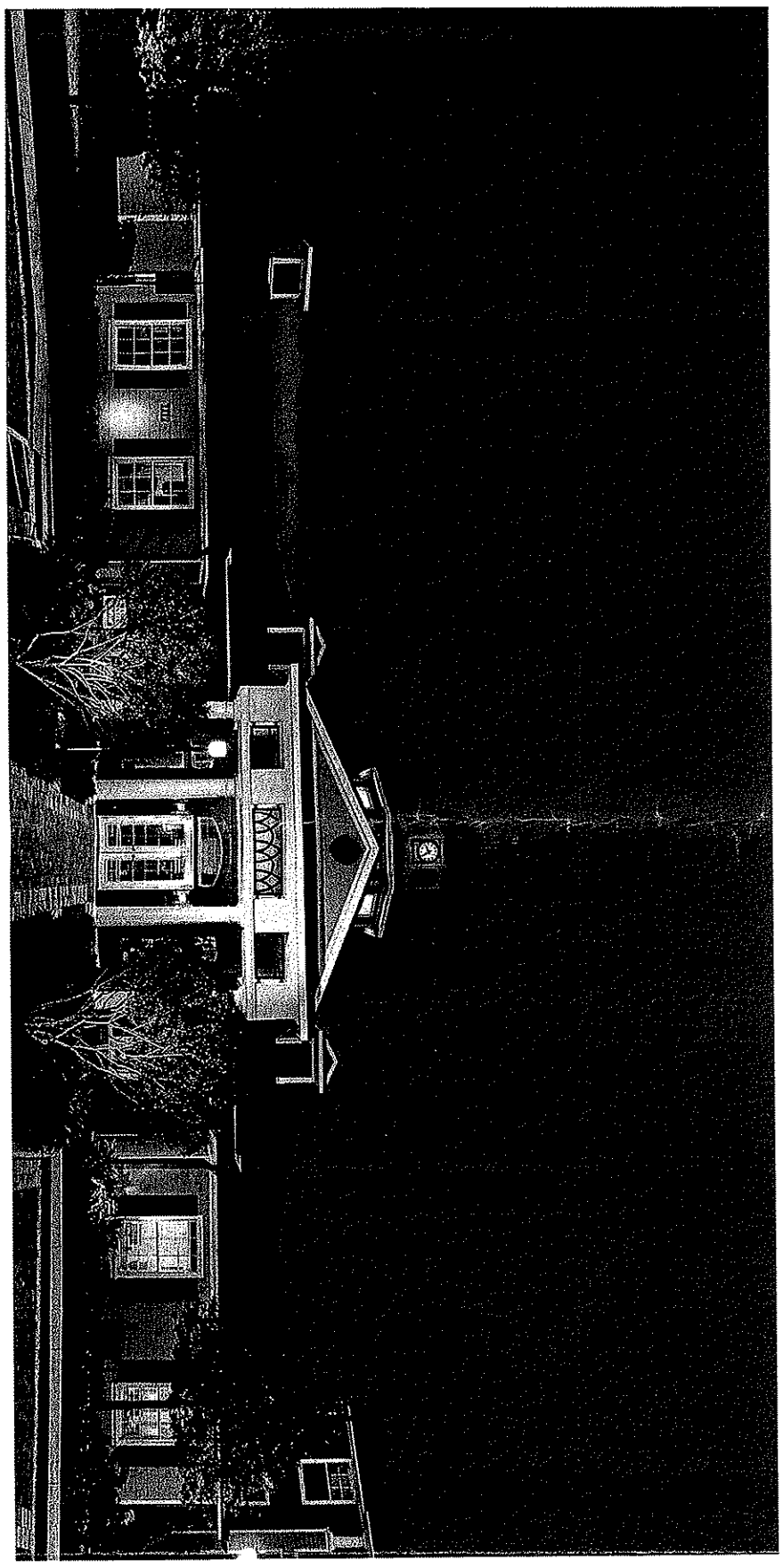

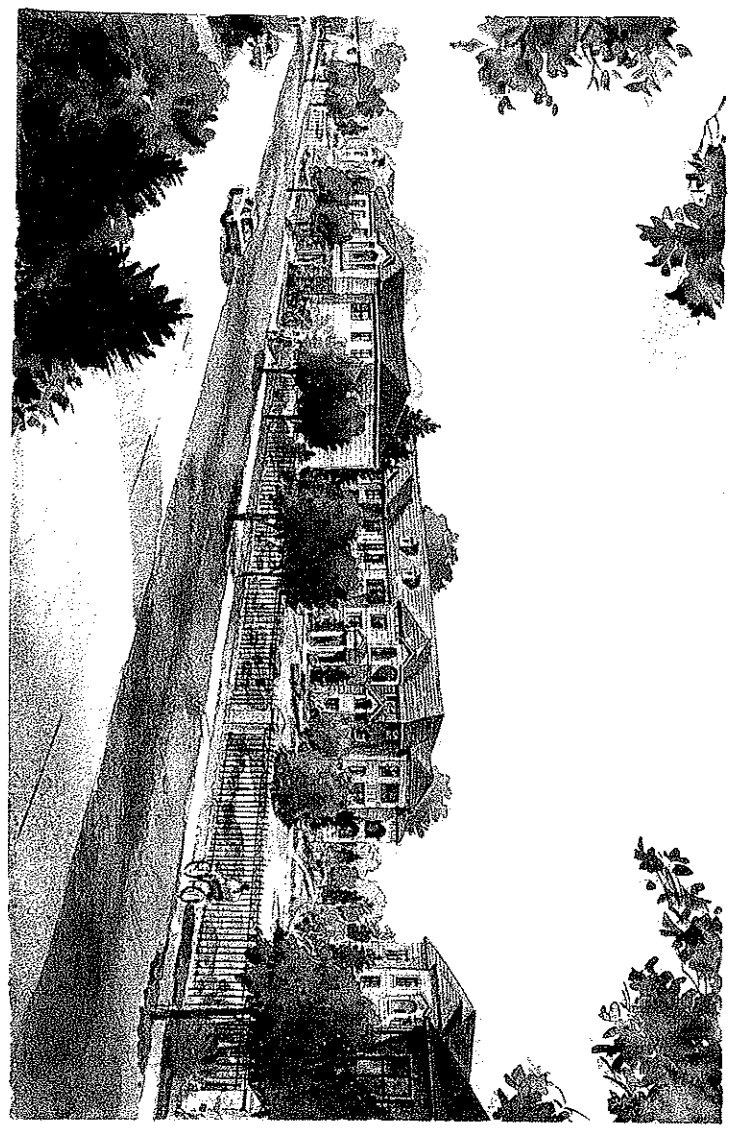

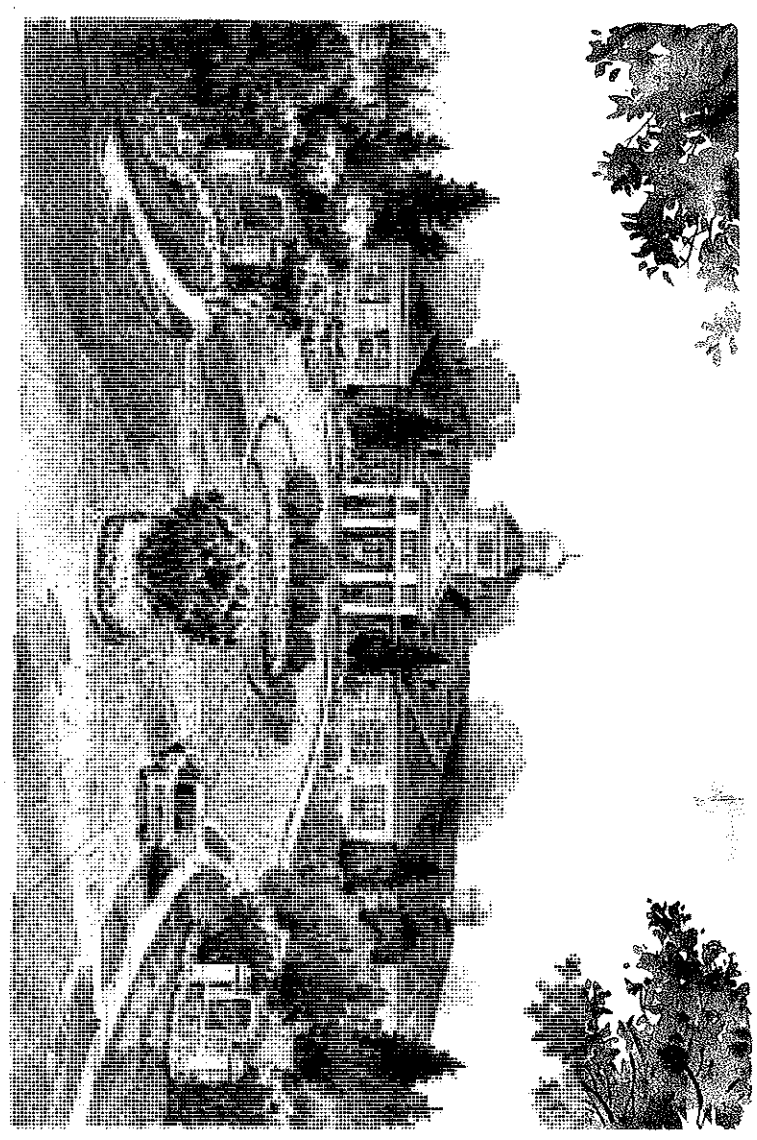

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DEVELOPMENT PLANS FOR

LAKE FOREST FINAL MASTER PLAN

SEMINOLE COUNTY, FLORIDA

ARCHITECTURAL SKETCHES

Dyer, Riddle, Mills & Precourt, Inc.

Robert M. Moon, P.E.
State of Florida # 66501

PROJECT NO.: 09-0829.000

SCALE: NONE

DATE: April, 2010

DRAWING: 9 of 9