

Item #

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM
For December 4, 2002

SUBJECT: Approval of the Preliminary Subdivision Plan for Madison Place PUD

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Shannon Suffron EXT. 7337

Agenda Date <u>12/04/02</u>	Regular <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for the Madison Place Planned Unit Development. It is located at Tuskawilla Road and Sunset Lane.

District 1 – Maloy (Shannon C. Suffron – Planner) *SS*
fc

BACKGROUND:

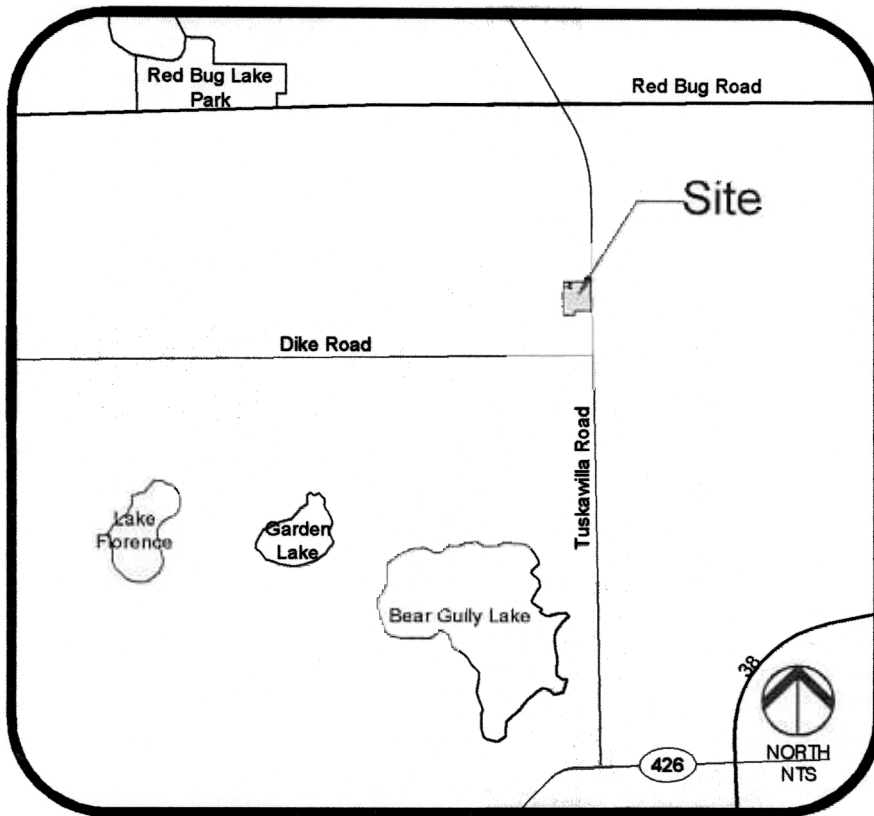
The applicant, Daly Design Group, is requesting Preliminary Subdivision Plan approval for the Madison Place Planned Unit Development. The PSP will contain 48 residential townhome lots. The property is approximately 6.6 acres and is zoned PUD. The project will connect to Seminole County utilities for water and sewer and the internal roads will be privately owned and maintained. The typical lot size will be 2,420 square feet. No waivers have been requested for this project.

STAFF RECOMMENDATION:

Staff has found that the Preliminary Subdivision Plan meets the requirements of the Land Development Code and PUD standards and recommends approval.

Attachments: Location map
Plan Reduction

DR No. <u>02-05500044</u>
Parcel ID#: <u>25-21-30-300-044F-0000</u>



Location Map

Legal Description: As provided by client

BEING 777.8 NORTH OF THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST, BERNHARD COUNTY, FLORIDA; THENCE RUN WEST 386 FEET, THENCE SOUTH 88.3 FEET, THENCE WEST 698 FEET, THENCE NORTH 66 FEET TO THE NORTH LINE OF ROADWAY J OF THE NE 1/4, THENCE EAST TO THE NORTHEAST CORNER OF SAID HWY 1 OF NE 1/4 AND SOUTH TO POINT OF BEGINNING.

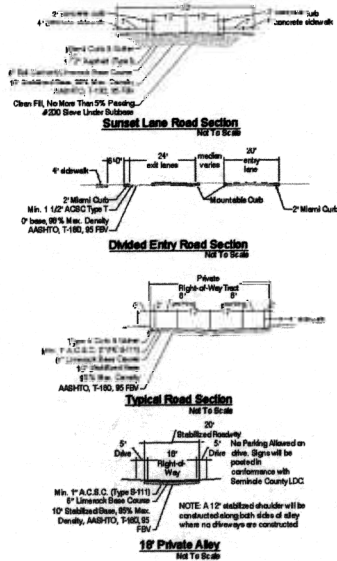
(LESS THE WEST 400 FEET THEREOF)

SUBJECT TO A RIGHT-OF-WAY FOR OVER AND ACROSS THE NORTH 18 THEREOF FOR HIGHWAY 8 EGRESS.

MINOR PARCEL 141 - RIGHT-OF-WAY TAKING

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST, BERNHARD COUNTY, FLORIDA; THENCE RUN N. 0°00'00" E. ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 777.8 OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N. 82°00'00" W. ALONG SAID NORTH LINE 18 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD AS SHOWN ON THE PLAT OF MAP OF BERNHARD COUNTY, FLORIDA, BEING 18 FEET; THENCE S. 82°00'00" W. ALONG SAID WEST RIGHT-OF-WAY LINE 43.6 FEET; THENCE RUN N. 82°00'00" W. PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE 34.10 FEET TO A POINT ON SAID CORNER E AND LINE J; THENCE RUN N. 82°00'00" W. ALONG SAID CORNER E AND LINE J TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF SAID TUSKAWILLA ROAD AS SHOWN ON THE PLAT OF MAP OF BERNHARD COUNTY, FLORIDA, BEING 18 FEET; THENCE RUN N. 82°00'00" W. ALONG SAID WEST RIGHT-OF-WAY LINE 34.10 FEET TO A POINT ON SAID CORNER E AND LINE J; THENCE RUN N. 82°00'00" W. ALONG SAID CORNER E AND LINE J TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF SAID TUSKAWILLA ROAD AS SHOWN ON THE PLAT OF MAP OF BERNHARD COUNTY, FLORIDA, BEING 18 FEET; THENCE RUN N. 82°00'00" W. ALONG SAID WEST RIGHT-OF-WAY LINE 34.10 FEET TO A POINT ON SAID CORNER E AND LINE J; THENCE RUN N. 82°00'00" W. ALONG SAID CORNER E AND LINE J TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF SAID TUSKAWILLA ROAD AS SHOWN ON THE PLAT OF MAP OF BERNHARD COUNTY, FLORIDA, BEING 18 FEET; THENCE RUN N. 82°00'00" W. ALONG SAID WEST RIGHT-OF-WAY LINE 34.10 FEET TO A POINT ON SAID CORNER E AND LINE J; THENCE RUN N. 82°00'00" W. ALONG SAID CORNER E AND LINE J TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF SAID TUSKAWILLA ROAD AS SHOWN ON THE PLAT OF MAP OF BERNHARD COUNTY, FLORIDA, BEING 18 FEET.

Typical Roadway Sections



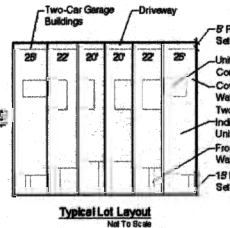
Owners
 Emmette A & Joan Beasley
 1500 Tuskwilla Road
 Oviedo, FL, 32765
 (407) 871-8505
 Contact: Emmette Beasley

Developer
 Centex Homes
 385 Douglas Ave., Suite 2000
 Altamonte Springs, FL, 32714
 (407) 861-2188
 Contact: Michael Oliver PE

Applicant/Agent
 Daily Design Group
 913 N. Pennsylvania Ave.
 Winter Park, FL, 32789
 (407) 740-7373
 Contact: Thomas Day ASLA

Engineer
 Miller Einhouse Rymen Associates, Inc.
 500 Winderley Place, Suite 222
 Maitland, FL, 32751
 (407) 838-8041
 Contact: Steve Beasley

Surveyor
 American Surveying & Mapping
 320 East South Street, Suite 180
 Orlando, Florida, 32801
 (407) 426-7679
 Contact: Brett A. Moscovitz



Madison Place Planned Development

Preliminary Subdivision Plan

Seminole County, Florida
 September 2002

- 1 10.28.02 Revised per staff comments dated 10.08.02
- 2 11.19.02 Revised per staff comments dated 11.13.02

Prepared for:

Centex Homes

385 Douglas Avenue, Suite 2000
 Altamonte Springs, FL 32714

Development Order Conditions of Approval

- A. The developer shall dedicate 50 feet along the north boundary of the subject property for use as a right-of-way for joint use with a neighboring subdivision on property described in Exhibit B, per the approved development order #02-2200002.
- B. Screen walls and landscape features adjacent to Tuskwilla Road will have a stone veneer finish to complement the existing subdivision on the East side of Tuskwilla Road. These features will be evaluated at Final Master Plan review.
- C. Rear sides of units shall not face Tuskwilla Road.
- D. The site shall not be elevated above Tuskwilla Road. Elevations shall be provided at Final Master Plan review showing finished floor heights and building heights in relation to Tuskwilla Road.
- E. The development shall bear a pro-rata share to the cost of signalization, when warranted, at Sunset Lane.
- F. Building appearance shall be similar to designs presented at the public hearing, as shown in Exhibit C, per the approved development order #02-2200002.

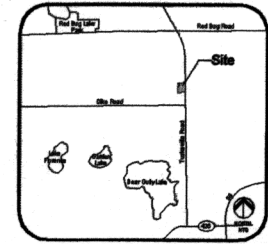
- D. The project will be designed in conformance with the Seminole County Land Development Code.
- E. This project will not be marketed or designed to accommodate student housing.
- F. Solid waste will be collected on an individual basis, no dumpsters will be installed.
- G. No accessory building will be allowed on individual lots within the residential portions of this project, excluding detached garages.
- H. Townhomes will be developed and sold on individual lots. All landscape areas within an individual lot will be maintained by the homeowners association.
- I. Recreation areas will be privately owned and maintained by The Homeowners Association.
- J. Stormwater retention will be provided on the adjacent proposed subdivision.
- K. Lighting along the western and southern property boundaries will be limited to ornamental fixtures affixed to the buildings.

Preliminary Master Plan Conditions of Approval

- A. No building shall exceed two story or 35 feet height to the eave elevation.
- B. All buffer and setbacks unless noted on the preliminary master plan shall, adhere to the provisions of the Seminole county land development code.
- C. All utilities will be provided by Seminole County and individually metered to each unit.

General Notes

1. Streets will be privately owned & maintained by the home owners association.
2. Buffer, landscaping, and common areas will be privately owned & maintained by The Homeowners Association.
3. Project will be developed in accordance with the approved development order CR... Pgs...
4. Project infrastructure will be developed in one phase.



Location Map

Site Data

Over all Site	
Total Land Area	0.09 Ac.
Out Parcel (Existing Residential, Cell Tower)	0.00 Ac.
Adjusted Gross Land Area	0.09 Ac.
Net Land Area (Deduction Private ROW)	0.10 Ac.
Approved Zoning	PLD
Approved Land Use Designation	Medium Density Residential
Total Units	40 Units
Proposed Dens by	0.44 Units/Acre
Required open space	1.64 Ac. (25%)
Provided open space	1.99 Ac. (31%)
Maximum Building Height	20' 2-story
Typical Lot Size	2200 s.f. (20' x 110')
Minimum Lot Frontage	20'
Minimum Lot Area	1,400 s.f.
Proposed Setbacks	
Front Lane	20'
West Property Line	0'
South Property Line	0'
East Property Line	0'
Minimum Building Setbacks on Lots	
Front	10'
Side	0'
Rear (Attached Garage Only)	0'
Minimum Building Setback Requirements	
Side to Side	20'
Rear to Rear	40'
Side to Rear	20'
Dwelling Unit to Detached Garage (than any Dwelling Unit to Detached Garage (than any	42'
Parking	
Required Spaces	00 (2/avg)
Garage	10
Off Street	30
Total Parking	120

Sheet Index

SHEET	DESCRIPTION
1	Overall Utility Plan
2	Preliminary Subdivision Plan
3	Tract Plan
4	Topo Map
5	Aerial Photo



Tuskwilla Road Typical Elevation
 Not To Scale

daily design group inc.
 Land Planning, Landscape Architecture, Project Management, Development Consulting
 813 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373
 Date: Sept. 2002 Scale: As Noted Job No: 2135

daily design group inc.
 3715 Ferryman Ave., West Park, FL 32789-4512
 Land Parcel: Landmark Architecture, Project Management, Development Consulting

NO.	DATE	DESCRIPTION
1	10/02/11	Final
2	11/02/11	Final
3	11/02/11	Revised and Resubmitted
4	11/02/11	Revised and Resubmitted
5	11/02/11	Final

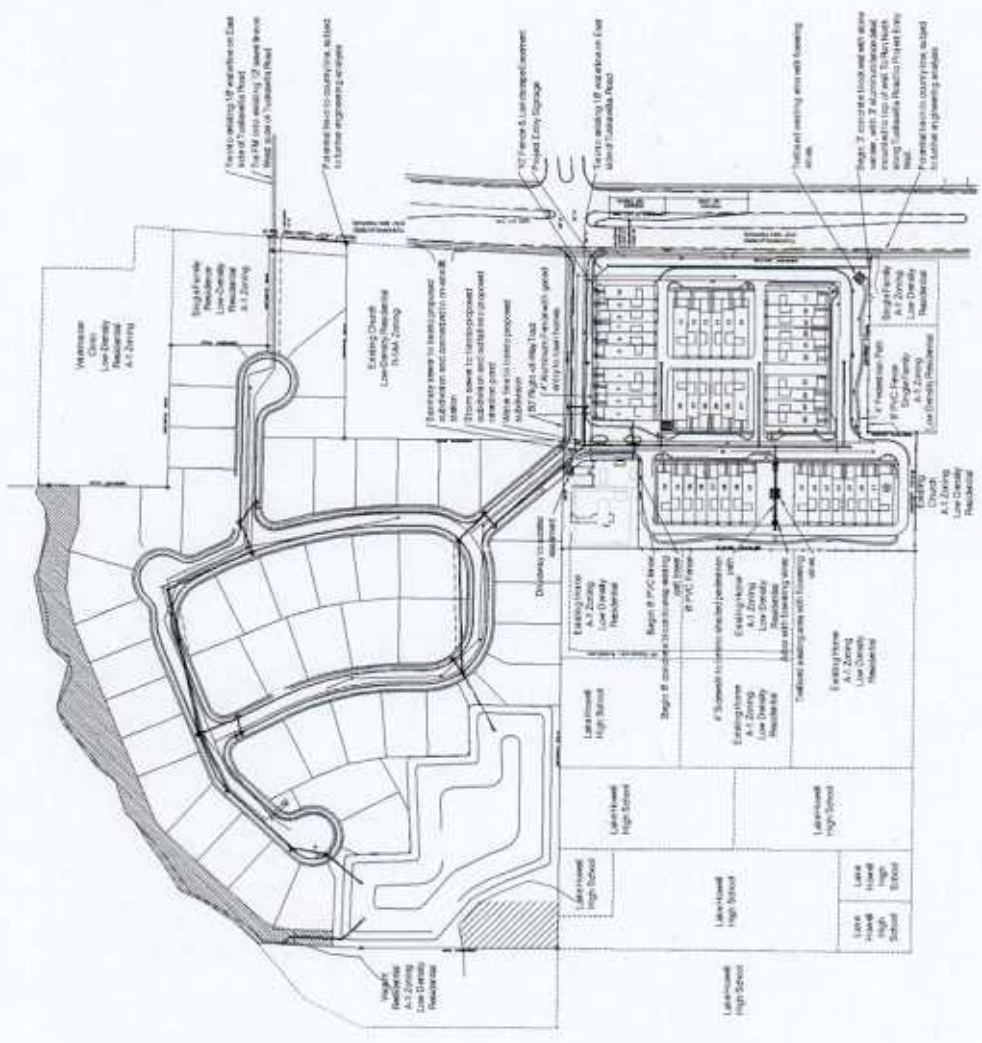
Overall Utility Plan
 Preliminary Subdivision Plan
Madison Place
 Larimer County, Florida

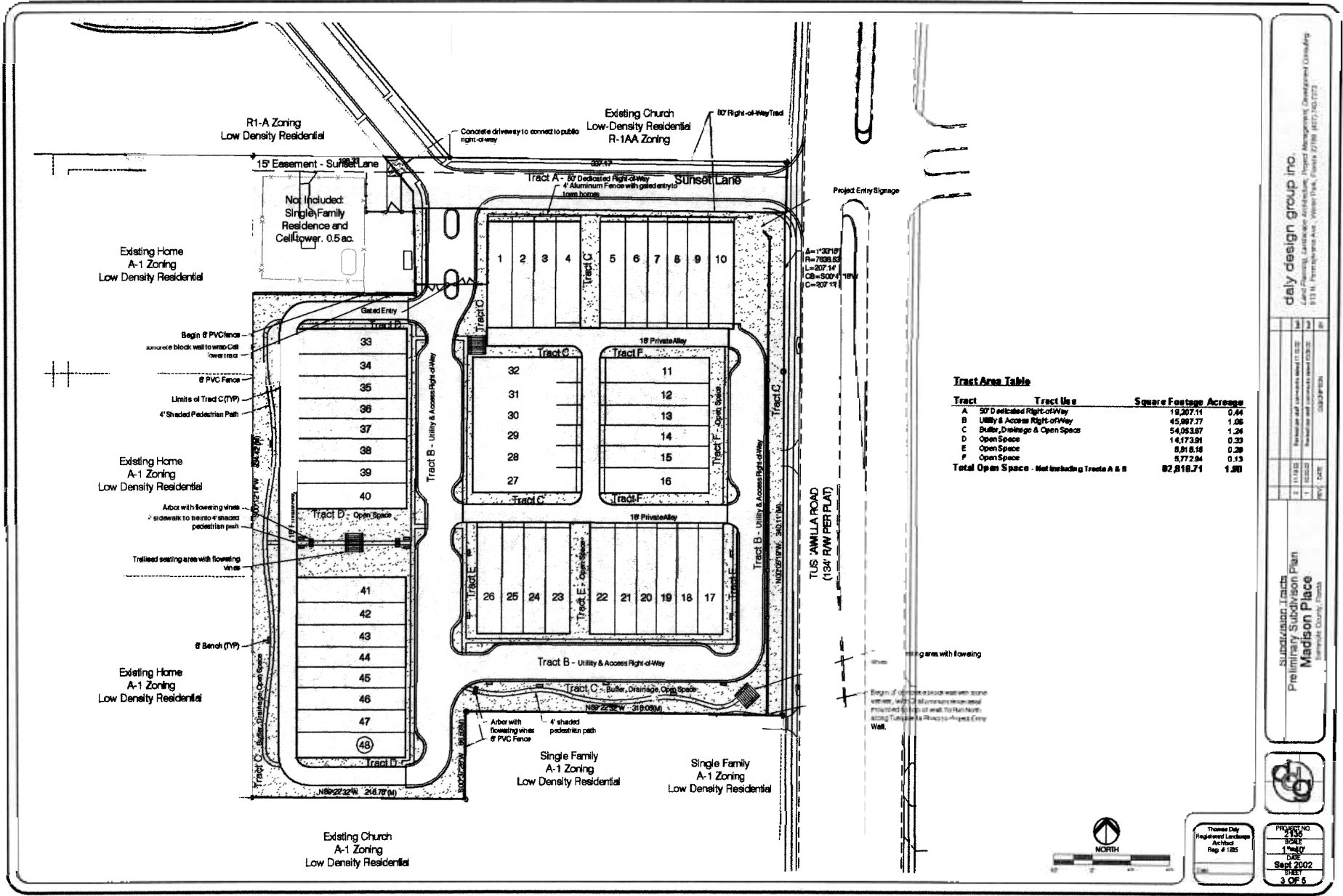


Project Name:	Madison Place
Project No.:	11-001
Scale:	1" = 60'
Date:	Aug 11 2011
Sheet No.:	5 of 20
Scale:	1" = 60'



- Legend**
- Existing Watermain
 - Existing Storm San
 - Existing Firemain
 - Proposed Watermain
 - Proposed Storm Sewer
 - Proposed Storm San
 - Proposed Firemain
 - Existing Power Pole
 - Existing Storm Pole
 - Proposed Storm Pole
 - Proposed Storm Valve
 - Proposed Storm Check
 - Proposed Fire Hydrant





Tract Area Table

Tract	Tract Use	Square Footage	Acres
A	50' D dedicated Right-of-Way	19,207.71	0.44
B	Utility & Access Right-of-Way	45,997.77	1.06
C	Buffer, Drivings & Open Space	54,063.67	1.24
D	Open Space	14,173.99	0.33
E	Open Space	8,918.58	0.20
F	Open Space	5,772.94	0.13
Total Open Space - Not including Tracts A & B		82,818.71	1.80

daily design group inc.
 Land Planning, Landscape Architecture, Project Management, Development Consulting
 813 N. Parrish Road, Suite 200, Fayetteville, AR 72703

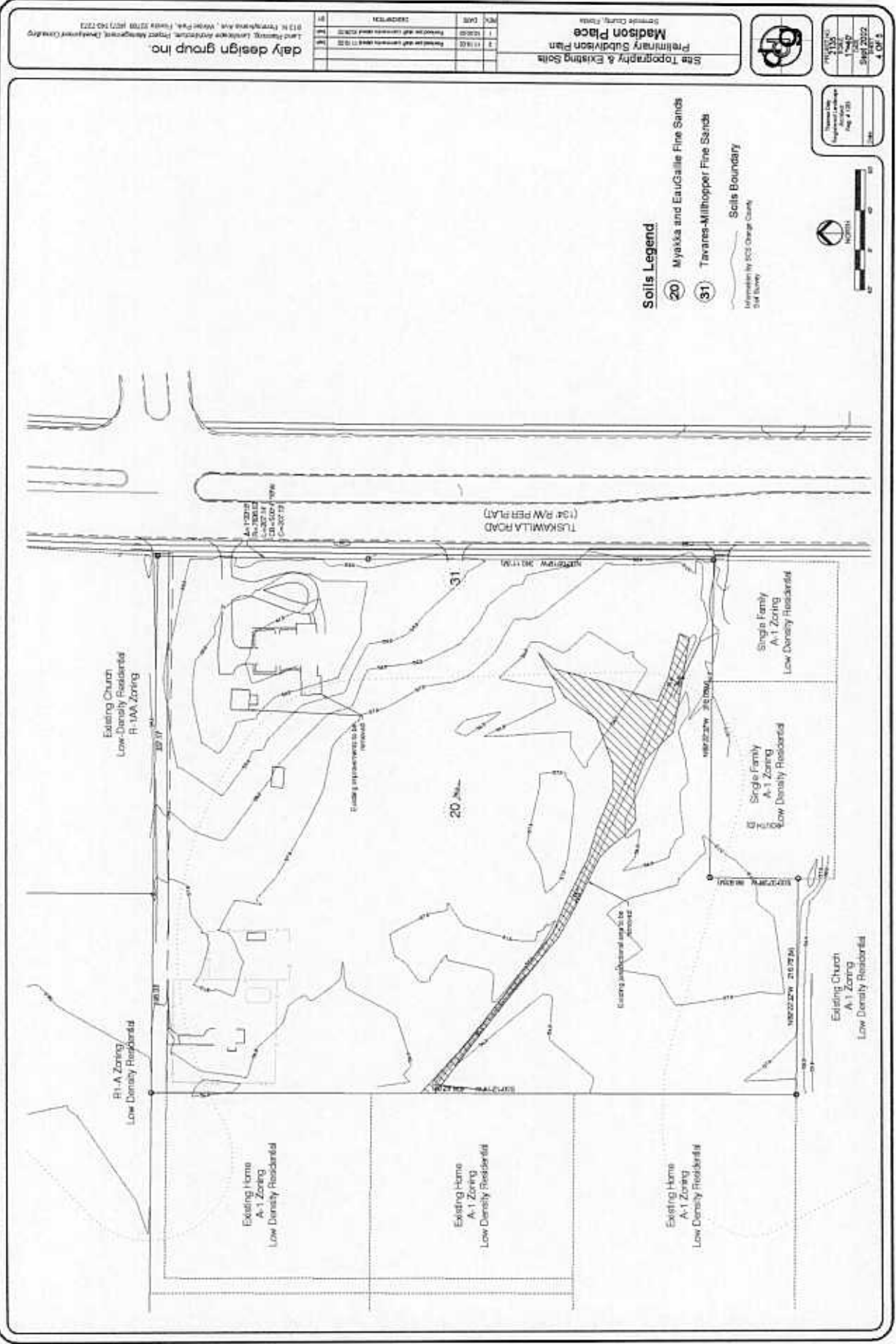
NO.	DATE	DESCRIPTION	BY	CHKD
1	11/19/02	Revised and submitted final P&ID		
2	11/19/02	Revised and submitted final P&ID		

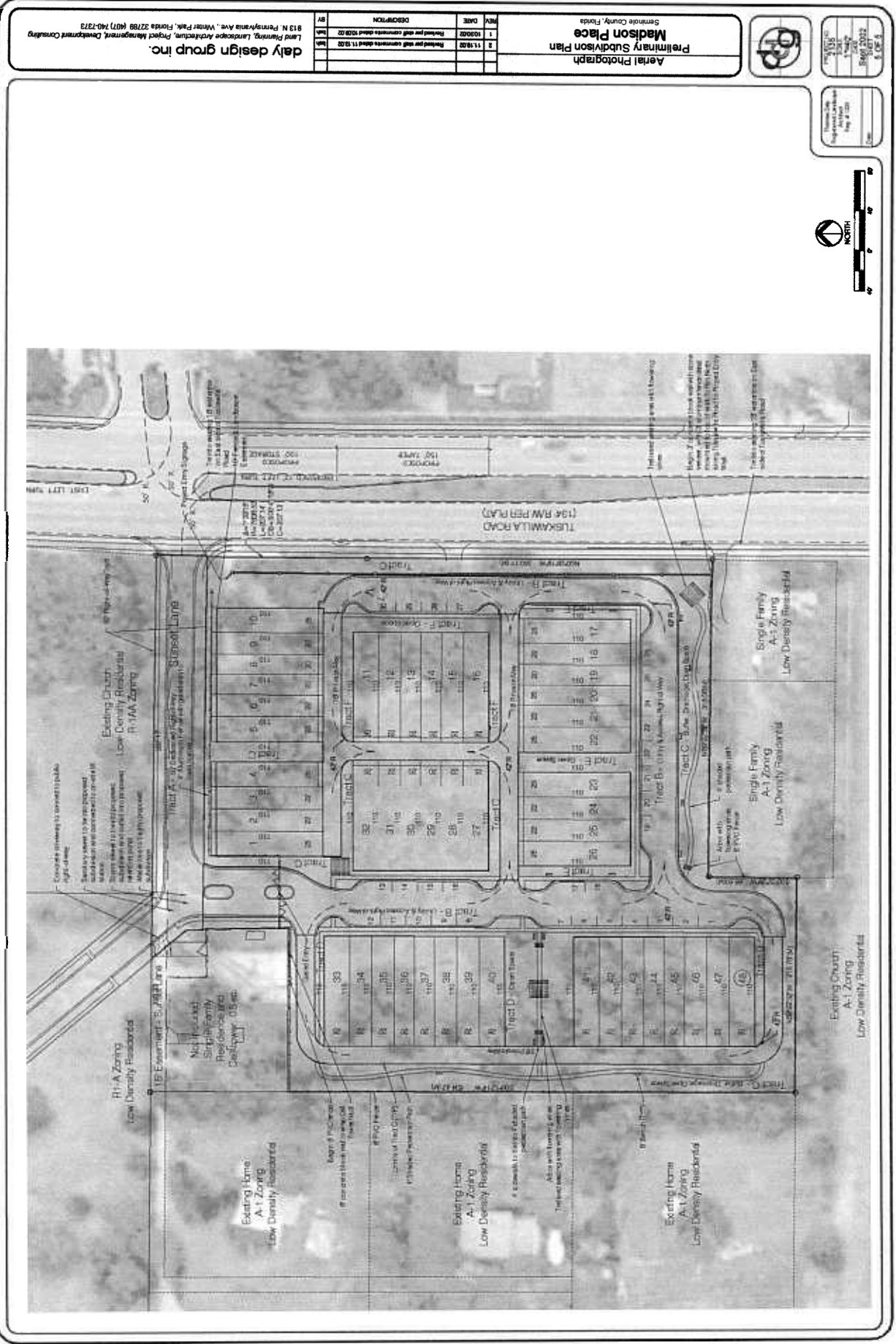
Subdivision: Tract
 Preliminary Subdivision Plan
 Madison Place
 Madison County, Texas



Thomas Day
 Registered Landscape Architect
 Reg # 1265

PROJECT NO.
 2135
 SHEET
 1 of 1
 DATE
 Sept 2002
 SHEET
 3 OF 5







ARBOR APPLICATION/TREE REMOVAL Seminole County, Florida

1101 EAST FIRST STREET • SANFORD, FLORIDA 32771

PERMIT #: _____ PARCEL ID #: 25-21-30-300-0446-0000
25-21-30-300-044F-0000

ADDRESS OF LOCATION: 1500 S. TUSKAWILLA ROAD, OVIEDO, FL.

PROJECT NAME: MADISON PLACE # OF ACRES: 6.2 AC.

PURPOSE FOR REMOVAL:

- Located in building area
- Located in street right-of-way
- OTHER Please describe:

TREE SPECIES	NUMBER TO BE REMOVED
<u>OAK</u>	<u>10</u>
<u>OAK</u>	<u>10</u>

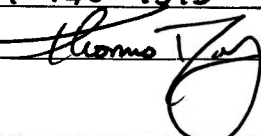
SPECIES AND NUMBER OF TREES TO BE RETAINED ON PROPERTY:

TREE SPECIES	NUMBER TO BE RETAINED
<u>OAK</u>	<u>10</u>

APPLICANT: THOMAS DALY, DALY DESIGN GROUP

ADDRESS: 913 N. PENNSYLVANIA AVE. WINTER PARK, FL. 32789

PHONE: 407-740-7373 FAX: 407-740-7661

SIGNATURE: 

INSTRUCTIONS:

This application must be approved prior to the removal of any tree with a trunk diameter of 3" or larger. Two copies of a site plan, indicating location of trees to be removed, must accompany the application. During construction, care must be taken to avoid damage to those that are to be retained.

RELOCATION OR REPLACEMENT TREES MAY BE REQUIRED PER S.C.L.D.C. CH60

FOR OFFICE USE ONLY

APPROVED DISAPPROVED

CONDITIONS:

FEE: _____ APPROVED BY: _____

DATE: _____ JOB TITLE: _____

PHONE: (407) 665- _____