

SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM

SUBJECT: Approval of Preliminary Subdivision Plan (PSP) for East Lake Brantley Townhomes – Tom Daly, Daly Design Group, Inc.

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Cynthia Sweet *CDS* EXT. 7443

Agenda Date	<u>3/5/03</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 type="checkbox"/>		

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for East Lake Brantley Townhomes subject to the approval by the Board of County Commissioners of the Master Plan and Developer's Commitment Agreement for the East Lake Brantley Drive Planned Unit Development.

District 3 – Dick Van Der Weide (Cynthia Sweet - Planner) *TC*

**BACKGROUND:**

The applicant, Thomas Daly, Daly Design Group is requesting approval of East Lake Brantley Townhomes Preliminary Subdivision Plan (PSP) for 74 lots. The proposed project is located at the intersection of the southeast corner of Wekiva Springs Road and E. Lake Brantley Drive in Section 04, Township 21 S, Range 29 E in the East Lake Brantley Drive Planned Unit Development. The PSP is subject to all the conditions of the East Lake Brantley PUD Developer's Commitment Agreement and the proposed master plan which must be approved by the Board of County Commissioners to be able to develop as proposed.

Utilities Inc. of Florida is the utility provider for water and Florida Water Services is the provider for wastewater. Access to the subdivision is on Wekiva Springs Road.

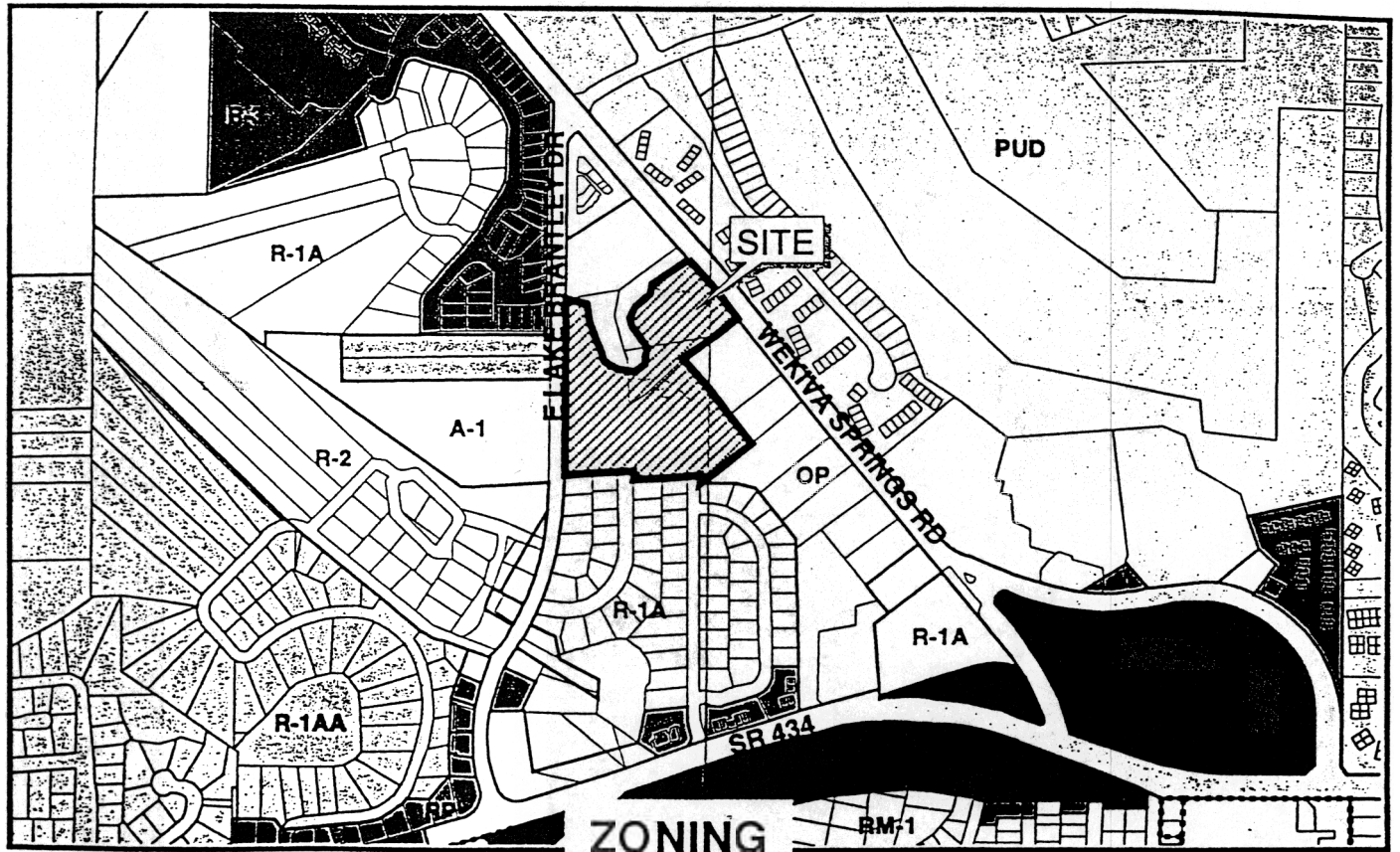
**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Subdivision Plan subject to the approval by the Board of County Commissioners of the Master Plan and Developer's Commitment Agreement for East Lake Brantley Planned Unit Development.

Attachments: Location map  
Plan Reduction

DR #: <u>02-05500050</u>
Parcel ID#: <u>04-21-29-300-003A-0000</u>

# EAST LAKE BRANTLEY TOWNHOMES



Legal Description: As provided by client

LEGAL DESCRIPTION (CONTINUED)
FROM THE EAST CORNER OF SECTION 4, TOWNSHIP 23 NORTH RANGE 18 EAST...
TO THE EAST CORNER OF SECTION 4, TOWNSHIP 23 NORTH RANGE 18 EAST...

East Lake Brantley Drive
Planned Development
Preliminary Subdivision Plan

Seminole County, Florida
December 2002

Revised 02.11.02 Revised per client comments dated 01.29.02

Prepared for:
Centex Homes
385 Douglas Avenue, Suite 2000
Altamonte Springs, FL 32714

Owner:
Max F. Morin
P.O. Box 2809
Orlando, FL 32803
Contact: Deborah Simmons, Esq.

Developer:
Centex Homes
385 Douglas Ave., Suite 2000
Altamonte Springs, FL 32714
(407) 941-2298
Contact: Michael Oline, P.E.

Applicant/Agent:
Daly Design Group
813 N. Pineapple Avenue Ave.
Winter Park, FL 32789
(407) 240-7373
Contact: Thomas Daly, AIA

Engineer:
Madison Engineering
431 E. Hovland Ave., Suite 200
Maitland, FL 32751
(407) 825-0252
Contact: Cheryl Madson

Surveyor:
Altamonte Surveying and Plotting, Inc.
445 Douglas Avenue, Suite 1508
Altamonte Springs, Florida 32714
(407) 802-0225
Contact: Michael W. Zebko

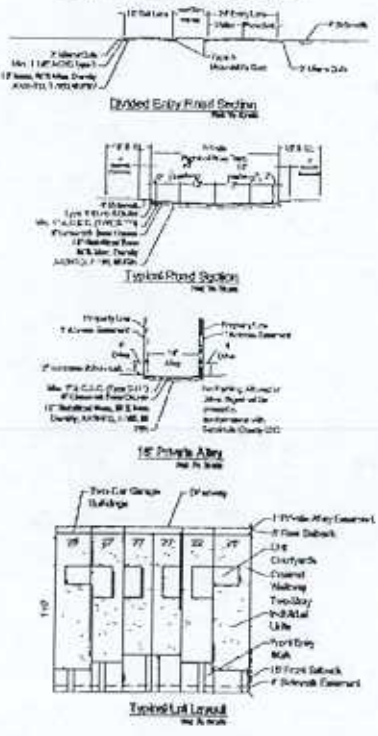


Location Map

Site Data

Table with 2 columns: Item and Value. Includes Parcel ID Numbers, Total Land Area, Approved Zoning, Proposed Density, and various setback and easement details.

Typical Roadway Sections



Conditions of Approval per
Development Order #2-22000005

- 1. All overhead utility lines shall be installed in individual utility vaults.
2. The development shall be designed as a divided roadway.
3. Retention walls for residential lots shall be constructed in accordance with the Florida Building Code.
4. All setbacks shall be as shown on the approved Development Order #2-22000005.
5. Required setbacks and easements along the south property line shall be as follows:
a. 30 feet for 1-way building
b. 40 feet for 2-way building
c. 15-foot landscape buffer with 1 canopy and 1 shrubbery tree per 100 sq. ft.
6. A 6-foot brick or masonry wall shall be installed and maintained along the south property line.
7. Landscape buffers a minimum of 25 feet in width shall be provided along East Lake Brantley Drive and Valley Springs Road.
8. A minimum of 4 canopy trees per 100 sq. ft. shall be planted in said buffer.
9. Street walls of landscape walls shall be staggered.
10. Canopies and shrubbery walls shall be installed under a canopy wall to be visible from Valley Springs Road, East Lake Brantley Drive, or Valley Springs Road to the south.
11. A minimum of 20% percent of the ground area shall be designated as open space per the requirements of the Land Development Code.
12. Canopies and shrubbery walls shall be installed in accordance with the design criteria of Section 20.12.14 of the Land Development Code.
13. The applicant shall demonstrate as the final 1/10 plan that the open space requirements have been met.
14. All landscape buffers and canopy walls shall be installed within the portion of the development that is zoned for residential use.
15. All setbacks shall be as shown on the approved Development Order #2-22000005.
16. The applicant shall provide a landscape irrigation system plan to all portions of the development as well as a plan for watering systems within the development.
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Preliminary Master Plan Conditions
of Approval

- 1. All utility lines shall be installed in individual utility vaults.
2. The project shall be designed in accordance with the Seminole County Land Development Code.
3. All setbacks shall be as shown on the approved Development Order #2-22000005.
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10. All setbacks shall be as shown on the approved Development Order #2-22000005.

General Notes

- 1. Streets shall be primarily served & maintained by the County.
2. All utility lines shall be installed in individual utility vaults.
3. The project shall be designed in accordance with the Seminole County Land Development Code.
4. All setbacks shall be as shown on the approved Development Order #2-22000005.
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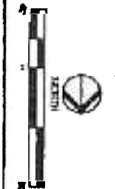
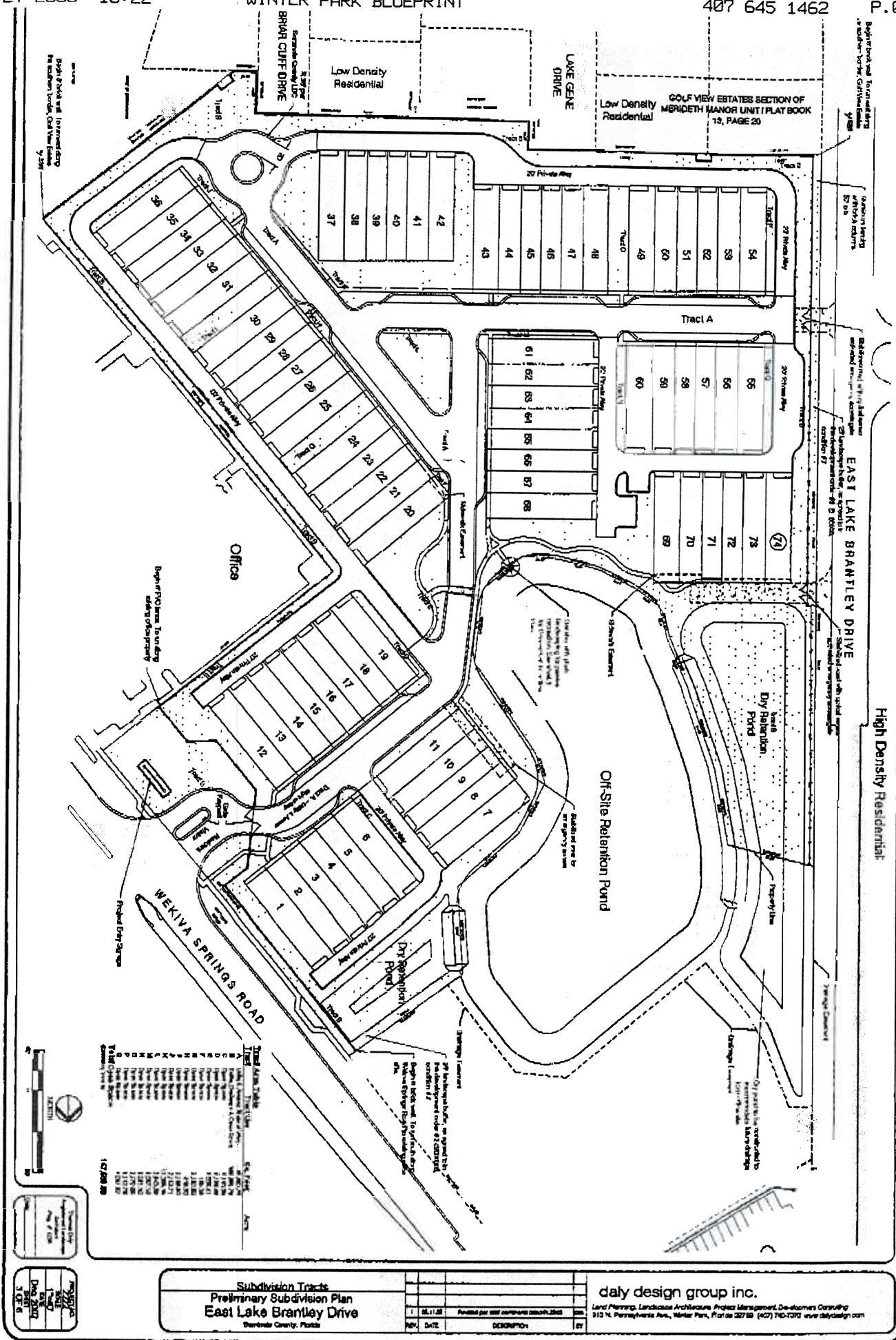


Southern Boundary Buffer Elevation

Sheet Index

Table with 2 columns: SHEET and DESCRIPTION. Lists sheets 1 through 5 with their respective descriptions: Topographic Map, Preliminary Subdivision Plan, Final Plan, Landscape Plan, Aerial Photograph, Conceptual Aerial Plan.

daly design group inc.
Civil/Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pineapple Ave., Winter Park, Florida 32789 (407) 745-7373
Date: Dec. 2002 Etek, Jr/10/02 App No. 2202



**TRACT AREA TABLE**

TRACT	AREA (SQ. FT.)	AREA (ACRES)
TRACT A	1,234,567	0.28
TRACT B	1,234,567	0.28
TRACT C	1,234,567	0.28
TRACT D	1,234,567	0.28
TRACT E	1,234,567	0.28
TRACT F	1,234,567	0.28
TRACT G	1,234,567	0.28
TRACT H	1,234,567	0.28
TRACT I	1,234,567	0.28
TRACT J	1,234,567	0.28
TRACT K	1,234,567	0.28
TRACT L	1,234,567	0.28
TRACT M	1,234,567	0.28
TRACT N	1,234,567	0.28
TRACT O	1,234,567	0.28
TRACT P	1,234,567	0.28
TRACT Q	1,234,567	0.28
TRACT R	1,234,567	0.28
TRACT S	1,234,567	0.28
TRACT T	1,234,567	0.28
TRACT U	1,234,567	0.28
TRACT V	1,234,567	0.28
TRACT W	1,234,567	0.28
TRACT X	1,234,567	0.28
TRACT Y	1,234,567	0.28
TRACT Z	1,234,567	0.28
TOTAL	12,345,678	2.82

Subdivision Tracts  
 Preliminary Subdivision Plan  
 East Lake Brantley Drive  
 Brevard County, Florida

daly design group inc.  
 Land Planning, Landscape Architecture, Project Management, Design-build Consulting  
 313 N. Perryville Ave., Winter Park, Florida 32789 (407) 740-7370 www.dalydesign.com