Item #

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

SUBJECT: Approval of Preliminary Subdivision Plan for Wilshire Blvd Townhomes

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

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

Agenda Date 9/3/03 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Wilshire Blvd Townhomes subject to the approval by the Board of County Commissioners of the Final Master Plan and Developer's Commitment Agreement for the Wilshire Blvd Townhomes Planned Unit Development.

District 4 – Carlton Henley (Cynthia Sweet - Planner)

BACKGROUND:

The applicant, Thomas Daly with Daly Design Group is requesting approval of a 130 lot Preliminary Subdivision Plan (PSP) for Wilshire Blvd Townhomes. The project is approximately 12.79 acres zoned Planned Unit Development (PUD) with a minimum lot size requirement of 1,700 square feet; a minimum lot width requirement at the building line of 20 feet and the minimum house size will be 1,000 square feet. The site is located on the south side of Wilshire Blvd. and approximately ¼ mile south of SR 436 in Section 20, Township 21 S, and Range 30 E. The PSP is subject to all the conditions of the proposed Final Master Plan and the Wilshire Blvd Townhomes PUD Developer's Commitment Agreement which shall be approved by the Board of County Commissioners prior to development.

Seminole County will provide potable water and sewer to the development. The internal roads will be private. The PSP meets all the conditions of the approved Development Order # 03-22000002 and the Seminole County Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan for Wilshire Blvd Townhomes subject to approval by the Board of County Commissioners of the Final Master Plan and

DR #: 03-05500022

Parcel ID#: 20-21-30-300-001H-0000

Developer's Commitment Agreement for Wilshire Blvd Townhomes Planned Unit Development.

Attachments: Reduced PSP plan – Exhibit A
Location map

Wilshire Blvd Townhomes

Planned Development

Preliminary Subdivision Plan

Seminole County, Florida

June 2003

Prepared for:
E.C.P Development
175 Lookout Place
Suite 201
Maitland FL. 32751

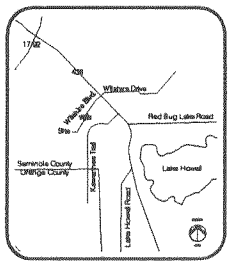
Legal Description: As provided by client

DESCRIPTION

A tract of land being a portion of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 19, Block "B" Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 88 Public Records of Seminole County, Florida; thence run North 90° 00' 00" West along the North line of Indian Hills Unit 4 according to the Plat thereof as recorded in Plat Book 15, Page 19 Public Records of Seminole County, Florida for a distance of 467.85 feet to the most Easterly corner of Lot 11, Indian Hills Unit No. 5 as recorded in Plat Book 15, Page 53, Public Records of Seminole County, Florida; thence continue along the North boundary of the aforesaid plat North 83° 55' 23" West for 314.87 feet; thence south 75° 33' 50" West for 196.31 feet; thence North 55° 25' 03" West for 200.00 feet; thence South 49° 49' 10" West for 252.15 feet; thence departing said plat boundary run North 03° 58' 10" West for a distance of 353.21 feet to a point lying on a curve concave Southeasterly having a radius of 528.59 feet; said point being on the South Right-of-Way of Wilshire Boulevard according to the plat of Coach Light Estates as recorded in Plat Book 21, Pages 30 - 31, Public Records of Seminole County, Florida; thence from a Tangent bearing of North 80° 31' 45" East run Northeasterly along the arc of a curve and said Right-of-Way through a central angle of 13° 40' 38" for 125.70 feet to the point of tangency; thence North 83° 12' 23" East for a distance of 177.85 feet; thence departing said Right-of-Way South 05° 00' 00" West for a distance of 49.36 feet; thence North 90° 00' 00" East for 43.20 feet; thence North 05° 00' 00" East for 57.04 feet; to a point on the afore described South Right-of-Way of Wilshire Boulevard; said point being on a curve concave Northwesterly and having a radius of 411.28 feet; thence from a tangent bearing of North 76° 59' 58" East run Northeasterly along the arc of a curve and said Right-of-Way through a central angle of 34° 12' 40" for 245.57 feet to the point of tangency; thence continue North 42° 47' 18" East along said Right-of-Way for a distance of 190.94 feet to a point on the west line of Wilshire Plaza according to the plat thereof as recorded in Plat Book 32, Page 80 Public Records of Seminole County, Florida; thence South 47° 12' 42" East along said Boundary for a distance of 590.00 feet; thence North 42° 47' 18" East for a distance of 334.56 feet to a point on the west line of Coach Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 88 Public Records of Seminole County, Florida; thence South 00° 07' 00" East along said Boundary also being the east line of Section 20, Township 21 South, Range 30 East per said plat for a distance 556.92 feet to the POINT OF BEGINNING.

Contains: 12.799 Acres, more or less.



Location Map

Site Data

Overall Site	
Parcel I.D. Numbers	20-21-30-300-0018-0000 20-21-30-300-0017-0000 20-21-30-300-0011-0000
Total Land Area	12.79 Ac
Net Land Area (Excluding Prelim ROW & Alleys)	10.86 Ac
Approved Zoning	PC
Approved Land Use Designation	PC
Total Units	130 Units
Proposed Density	11.82 Units/Acre
Required Open Space	3.19 Ac. (25%)
Provided Open Space	5.71 Ac. (44%)
Maximum Building Height	35' 2-story
Typical Lot Size	1,700 s.f. (20' x 85')
Minimum Lot Frontage	20
Minimum Living Area	1,000 s.f
Property Setbacks	
North Property Line	25
West Property Line	20
South Property Line (Side of Building)	40
South Property Line (Rear of Building)	50
East Property Line (Along Commercial Lot)	20
East Property Line (Along Residential Lots)	50
Minimum Building Setbacks on Lots	
Front	20
Side	0
Rear	10
Minimum Building Separation Requirements	
Side to Side	20
Rear to Rear	40
Rear to Side	30
Parking	
Required Spaces	260 (2/unit)
Garage	130
Residential	130
Visitor	72
Total Parking	332

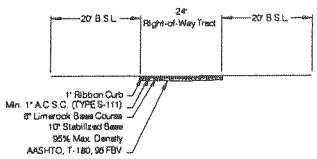
Owners
Lawrence Jackman
Jerry D Albert
PO Box 940637
Maitland FL 32794

Developer
E.C.P Development
175 Lookout Place, Suite 201
Maitland Fl, 32751
(407)645-5244
Contact: Pete Leerdam

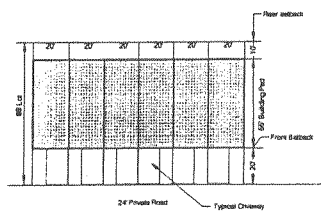
Applicant/Agent
Daly Design Group
913 N. Pennsylvania Ave.
Winter Park, Fl, 32789
(407) 740 7373
Contact Thomas Daly ASLA

Engineer
GTC Engineering
95 Semoran Blvd
Orlando, FL 32807
(407) 380-0402
Contact: Claude Cassagnol

Surveyor
Tinklepaugh Surveying Services
379 W. Michigan St., Suite 208
Orlando, FL 32806
(407) 422-0957
Contact: Jerry Livernoise



Typical Road Section
Not To Scale



Typical Lot Layout
Not To Scale

Conditions of Approval per Development Order #3-22000002

1. All townhouse units will be located on individual platted lots.
2. The development will not be designed as student housing.
3. Balconies shall be prohibited within the development.
4. Use of common areas shall be limited to open space, recreational amenities, and utility facilities serving all residents of the development.
5. Permitted uses on residential lots shall be townhouse units, single family homes, home occupations and home offices.
6. Density within the portion of the site described in Exhibit B shall be limited to 9.9 units per net build able acre.
7. Required setbacks and buffers along the south and east property line shall be as follows:
   a. 50 feet from the front or rear wall of any unit.
   b. 40 feet from the side wall of any unit.
   c. 15 foot landscape buffer with 4 canopy and 5 understory trees per 100'.
8. A 6 PVC fence shall be constructed and maintained along the south and east property line.
9. Landscape buffers a minimum of 15 feet in width shall be provided along Wilshire Blvd. A minimum of 4 canopy trees per 100 feet shall be planted in said buffer.
10. Front walls of townhouse units shall be staggered.
11. Mechanical units shall be located and/or screened so as not to be visible from Wilshire Blvd. or adjoining single family development.
12. A minimum of (25) percent of the project area must be designated as open space per the requirements of the Land Development Code. Wet retention areas to be counted as open space shall be amortized in accordance with the design criteria of Section 30.1344 of the Land Development Code. The applicant shall demonstrate on the Final PUD Master Plan that the open space requirements have been met.
13. All landscape buffers and common areas within the residential portion of the development shall be maintained by a homeowners association.
14. No accessory buildings shall be allowed on individual townhouse lots.
15. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.
16. Outdoor lighting shall be cutoff/shoebox style fixtures a maximum of 18 feet in height.
17. The project street lighting adjacent to the south and east property boundaries will be limited to decorative lighting affixed to the fronts of the units. Security lighting with motion sensors shall be permitted on any side of the buildings.
18. Building height shall be limited to 35 feet. Height shall be measured from the mean elevation between roof ridge and eaves, as specified in the Land Development Code.
19. The principal access road shall be aligned with Coachlight Drive. Additional vehicular access shall be permitted on Wilshire Blvd. and Kewannee Trail, limited to emergency use only and stabilized per requirements of the Land Development Code.
20. Existing trees that are preserved during construction may satisfy the landscaping requirements of this development order or the code.

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 infrastructure will be developed in one phase.
4. Solid waste collection will be curbside pick-up.

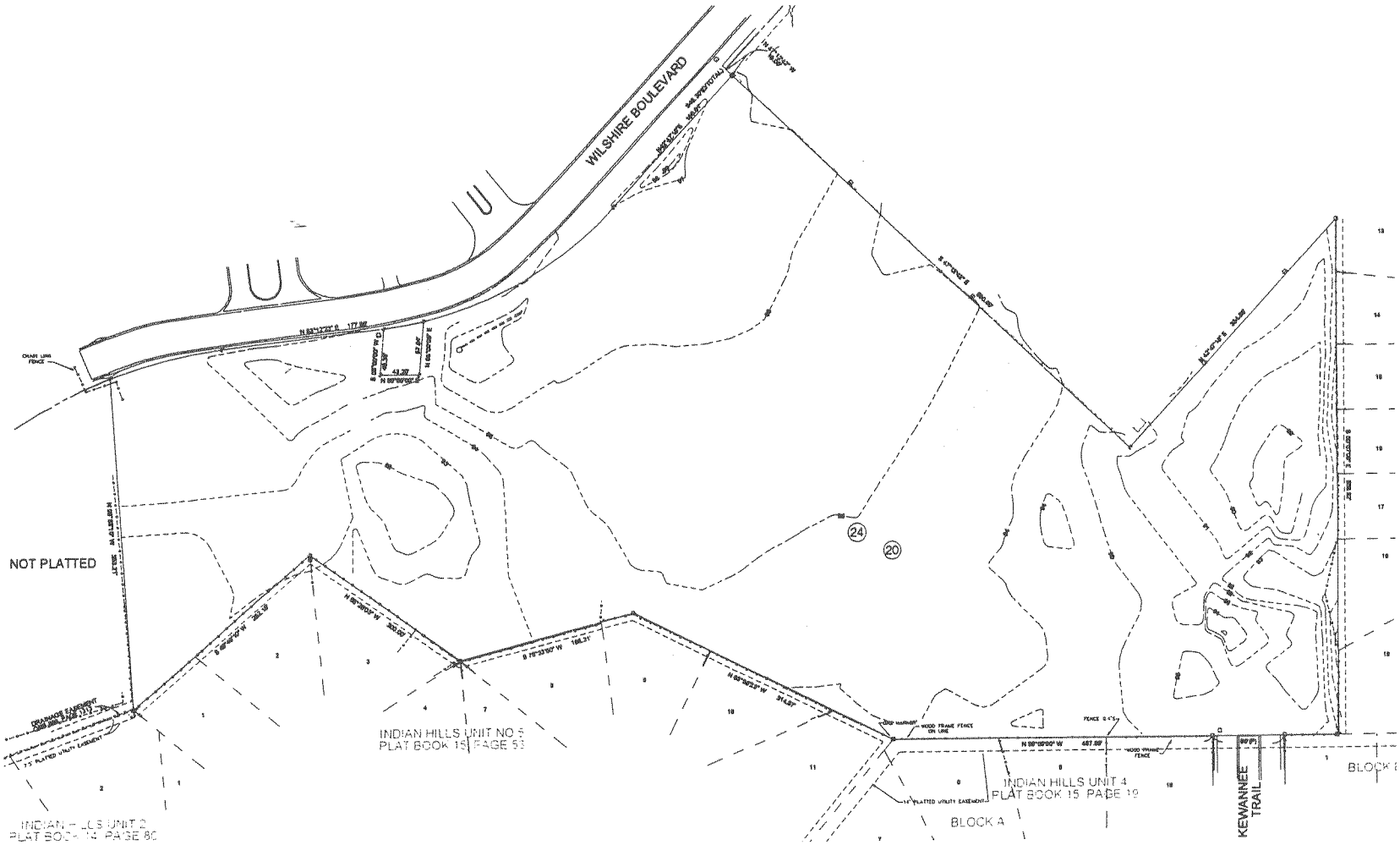
Sheet Index

SHEET	DESCRIPTION
1	Topographic Map
2	Preliminary Subdivision Plan
3	Tract Plan

daly design group, inc.
Land Planning • Landscape Architecture • Project Management
913 N. Pennsylvania Ave., Winter Park, Florida 32789
Phone 407 740 7373 • Fax 407 740 7661 • www.dalydesign.com

Date: June 2003 Scale: As Noted Job No. 2238

PSP – EXHIBIT A



Soils Legend

20 Myakka and EauGallie fine sands

24 Paola - St. Lucie sands, 0-5 % slope

Soil Line .....

Soil information provided by the
Soil Survey of Seminole County, Florida pg. 28

NORTH

daly design group inc.

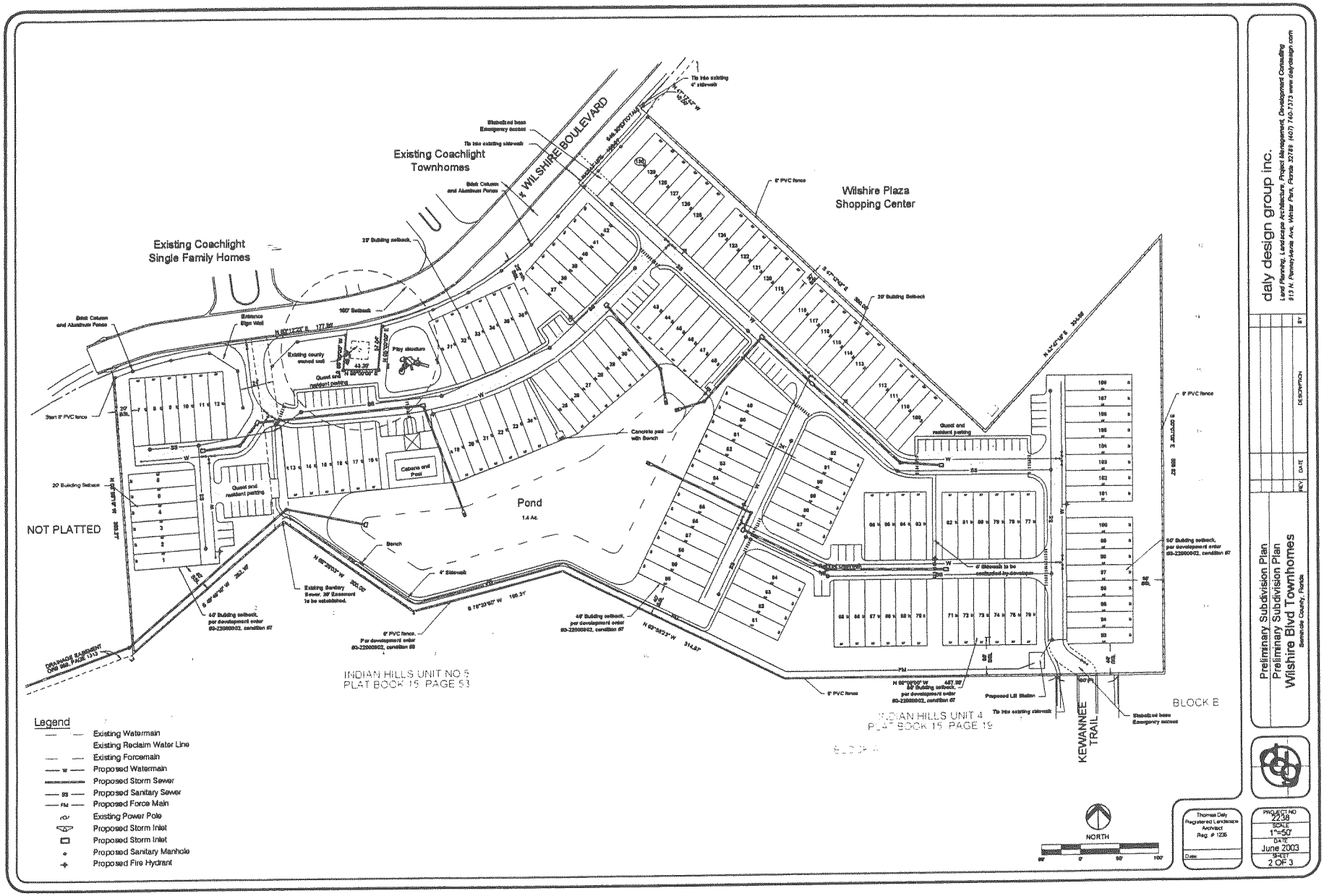
Land Planning, Landscape Architecture, Project Management, Development Consulting
815 N. Pennsylvania Ave, Winter Park, Florida 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY

Topography Map
Preliminary Subdivision Plan
Wilshire Blvd Townhomes
Seminole County, Florida

Thomas Daly
Registered Landscape Architect
Reg. # 1236
Date

PROJECT NO 2238
SCALE 1"=50'
DATE June 2003
SHEET 1 OF 3



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REV	DATE	DESCRIPTION	BY

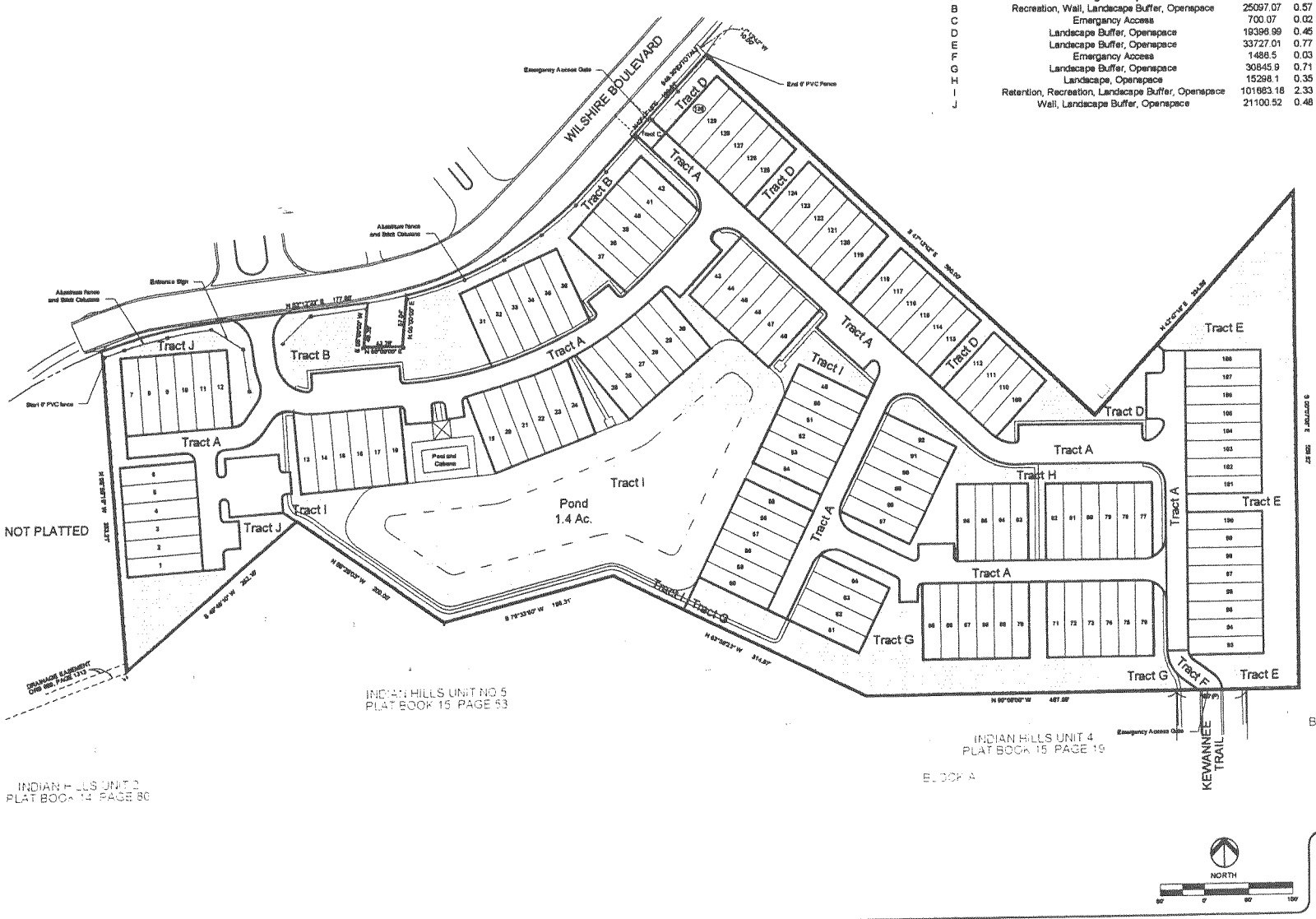
Preliminary Subdivision Plan
Preliminary Subdivision Plan
Wilshire Blvd Townhomes
Seminole County, Florida

Thomas Daly
Registered Landscape Architect
Reg. # 1235
Date

PROJECT NO 2238
SCALE 1"=50'
DATE June 2003
SHEET 2 OF 3

Tract Table

Tract	Tract Use	Sq. Ft.	Ac.
A	Right of Way	82940.2	1.9 Ac.
B	Recreation, Wall, Landscape Buffer, Openspace	25097.07	0.57 Ac.
C	Emergency Access	700.07	0.02 Ac.
D	Landscape Buffer, Openspace	19398.99	0.45 Ac.
E	Landscape Buffer, Openspace	33727.01	0.77 Ac.
F	Emergency Access	1486.5	0.03 Ac.
G	Landscape Buffer, Openspace	30845.9	0.71 Ac.
H	Landscape, Openspace	15298.1	0.35 Ac.
I	Retention, Recreation, Landscape Buffer, Openspace	101663.18	2.33 Ac.
J	Wall, Landscape Buffer, Openspace	21100.52	0.48 Ac.



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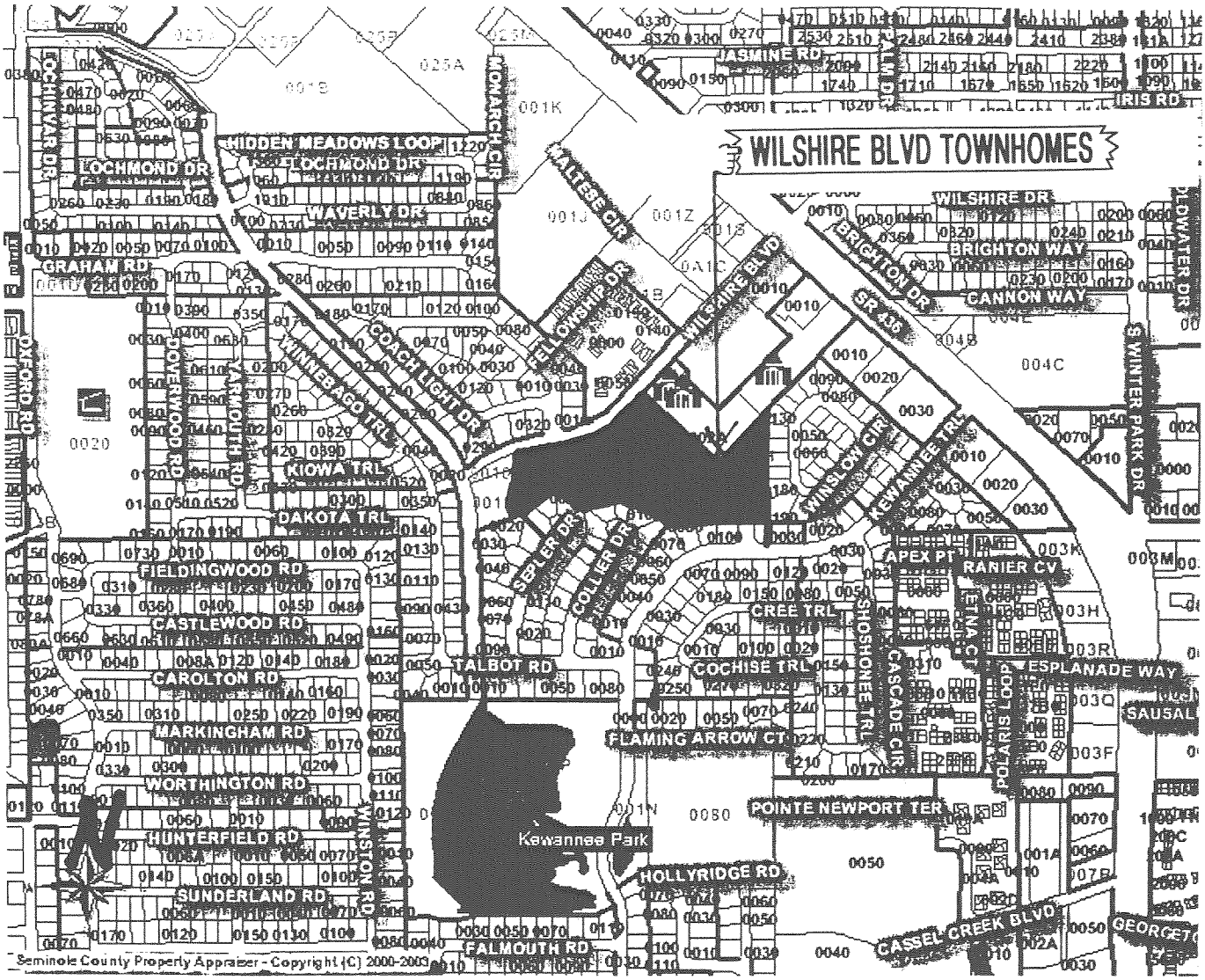
REV	DATE	DESCRIPTION	BY

Tract Plan
Preliminary Subdivision Plan
Wilshire Blvd Townhomes
Sarasota County, Florida

Thomas Daly
Registered Landscape Architect
Reg. # 1235
Date

PROJECT NO 2238
SCALE 1"=50'
DATE June 2003
SHEET 3 OF 3



LOCATION MAP–EXHIBIT B