

Item #

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

SUBJECT: Hawthorn Glen Preliminary Subdivsion Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: DENNY GIBBS EXT. 7359

Agenda Date 10/01/03 Regular  Work Session  Briefing   
Special Hearing – 6:00  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Hawthorn Glen subdivision.

District 1 – Maloy (Denny Gibbs, Planner)

**BACKGROUND:**

The applicant, Daly Design Group, Inc., is requesting approval of a 224 lot Preliminary Subdivision Plan for Hawthorn Glen subdivision. Hawthorn Glen is located on the northwest corner of E. McCulloch Road and Old Lockwood Road.

The property is approximately 45.97 acres +/- and has a PUD zoning designation for 224 townhomes. The typical lot size will be the required 1,914 sq. ft. lot. There is a commercial tract proposed at the corner of E. McCulloch Road and Old Lockwood Road and 14 +/- acres proposed for conservation areas. The roads will be private.

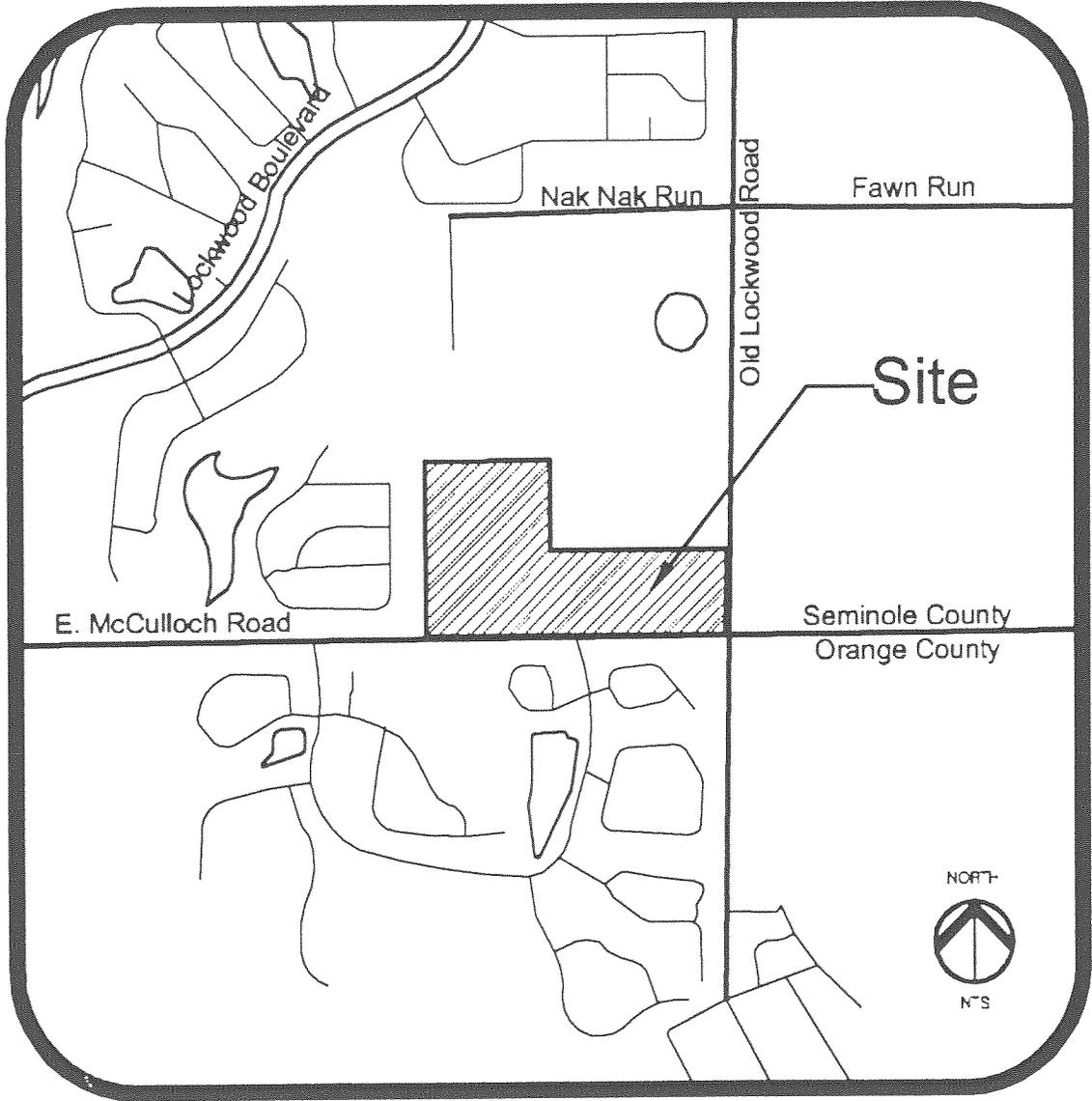
Staff has reviewed the application and finds that it meets all the development standards of the PUD zoning district and applicable requirements of the Land Development Code. No waivers have been requested.

**STAFF RECOMMENDATION:**

Staff recommends approval of Hawthorn Glen PSP.

Attachments: Exhibit A: Location map  
Exhibit B: Preliminary Plan Reduction

DR No. 03-5500028  
Parcel ID#: 35-21-31-300-0070-0000



# Location Map

**Legal Description: As provided by client**

**DESCRIPTION**

A Tract of land being a portion of Section 36, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 36, thence North 00°13'00" West along the East line of the Southeast 1/4 of said Section 36 for a distance of 40.00 feet to the POINT OF BEGINNING, thence South 89°57'29" West along the North right-of-way of McCulloch Road and a line 40.00 feet North and parallel to the South line of the Southeast 1/4 of said Section 36 for a distance of 926.01 feet, thence North 00°19'24" West along the East line of the West 400.00 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 36 and the East line of Tract 331 as Carillon per Plat thereof recorded in Plat Book 46, Page 21-37 Public Records of Seminole County, Florida, for a distance of 1296.74 feet, thence North 89°49'00" East along the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 36 for a distance of 929.18 feet, thence South 00°13'00" East along the East line of the Southeast 1/4 of said Section 36 for a distance of 800.00 feet, thence North 89°59'59" East along the North line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, Township 21 South, Range 31 East for a distance of 1280.92 feet, thence South 00°02'00" East along a line 25.00 feet West of and parallel to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 36 and the West right-of-way of Lochwood Road per Plat Book 6, Page 82 Public Records of Seminole County, Florida, for a distance of 420.70 feet, thence South 89°56'00" West along a line 40.00 feet North of and parallel to the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 36 and the North right-of-way of McCulloch Road for a distance of 1269.80 feet to the POINT OF BEGINNING.

Contains: 45.670 Acres, more or less

# Hawthorn Glen Planned Development

## Preliminary Subdivision Plan

### Seminole County, Florida

#### July 2003

Revisions  
1 - 08 16 03 Revised per DRC Meeting 08 27 03

Prepared for:  
**Centex Homes**  
385 Douglas Avenue, Suite 200  
Altamonte Springs, FL 32714

**Owners**  
John C. Polasak & Family  
59 Interlaken Road  
Orlando, FL, 32804  
(407) 331-3696  
Contact: John Polasak

**Developer**  
Centex Homes  
385 Douglas Ave., Suite 200  
Altamonte Springs, FL, 32714  
(407) 661-2189  
Contact: Michael Oliver PE

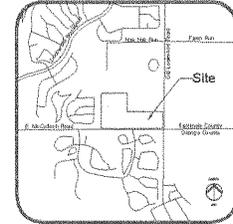
**Applicant/Agent**  
Daily Design Group  
913 N. Pennsylvania Ave  
Winter Park, FL, 32789  
(407) 740-7373  
Contact: Thomas Daly ASLA

**Engineer**  
Madden Engineering  
431 E. Horatio Ave., Suite 200  
Maitland, FL, 32751  
(407) 629-8330  
Contact: Charlie Madden

**Surveyor**  
TriMarkway  
Surveying Services, Inc.  
378 W. Michigan Street, Suite 208  
Orlando, Florida, 32808  
(407) 422-0967  
Contact: Gerald F. Livemore

**Conditions of Approval  
Per D.O. 03-20500005**

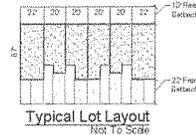
- The owner shall provide a 30' wide landscape buffer consisting of the existing native plants and trees and to supplement with additional native plants and trees in creating 100% opacity to height of six feet (6') located on west property line.
- The building shall be 175 feet from the west property line.
- The applicant, at Final Master Plan, shall provide the County a plan to preserve existing trees and plants when grading for the retention pond along the west property line.
- The applicant shall provide a letter from Florida Power & Light approving the location of improvements including parking and buildings in the easement in the Final Master Plan.
- The buildings shall be setback a minimum of 50 feet from the right-of-way line along McCulloch Road and Old Lochwood Road.
- The owner shall provide a 50' wide landscaped buffer, outside of the rear yard setbacks of the townhomes, consisting of the existing native plant and trees and to supplement with additional native plants and trees in creating 100% opacity to a height of six feet (6') located on east property line.
- The development shall not exceed 235 townhomes.
- The commercial tract shall provide setbacks and buffers along the north and the west property lines that are adjacent to the residential use. Such setback and buffer shall entail an active buffer of 50 feet in width with a six foot masonry wall, a double row of canopy trees and a 50 foot-wide building setback.
- Cross access easement for access to the commercial tract from McCulloch Road between the commercial tract and the townhome development must be provided prior to the first Certificate of Occupancy being issued.
- Permitted uses on the commercial tract are those permitted uses within the CS (Commercial Convenience) District. No gasoline pumps, drive-thru restaurants, car lots, marine lots, flea markets, car washes, auto repair, handstands, packaged liquor stores or bars permitted.
- Lighting on the commercial tract's gas pump canopy structures shall be recessed. A lighting plan must be submitted as part of Final PUD Master Plan.
- The commercial tract's architectural design and scale shall reflect neighborhood commercial standards to ensure compatibility with the surrounding residential uses. These standards will be addresses in the Final PUD Master Plan.
- Operating hours for any business shall be limited to the hours between 7:00 am and 11:00 pm.
- Developer shall record a deed restriction on all residential lots prohibiting the lease of any residential unit for a period of less than one year, prohibiting more than one lease per residential unit per year, prohibiting lease of any residential unit to more than one party and prohibiting lease of individual rooms within the same residential unit.



Location Map

**Site Data**

Overall Site	
Parcel ID Numbers	36-21-31-300-0050-0000 36-21-31-300-0070-0000
Gross Land Area	45.57 Ac.
Net Land Area (Excluding Tracts A & B)	28.46 Ac.
Net Residential (Tracts F & G)	1.46 Ac.
Net Residential Land Area (Excluding Tracts A-D)	25.01 Ac.
Approved Zoning	PUD
Approved Land Use Designation	PUD
Total Units	224 Units
Proposed Density	8.95 Units/Acre
Required Open Space	11.40 Ac. (25%)
Prohibited Open Space (Tracts H, I, J)	15.57 Ac. (35%)
Maximum Building Height	28' 2-story
Typical Lot Size	1,914 s.f. (22' x 87')
Minimum Lot Frontage	22'
Minimum Living Area	1,000 s.f.
Property Setbacks	
Main Property Line	20'
East Property Line - Old Lochwood Road	80'
South Property Line - McCulloch Road	30'
West Property Line - Median/Place Subdivision	175'
Minimum Building Setbacks on Lots	
Front	22'
Side	10'
Rear	10'
Minimum Building Separation Requirements	
Side to Side	20'
Side to Rear	30'
Rear to Rear	40'
Parking	
Required Spaces	448 (2x10)
Garage	224
On Street	224
On Street	124
Total Parking	522



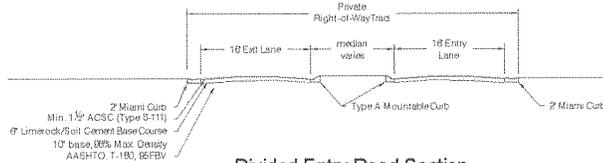
**Sheet Index**

SHEET	DESCRIPTION
1	Cover
2	Topographic Map
3	Preliminary Subdivision Plan
4	Tract Plan
5	Landscape Plan
6	Aerial Photograph

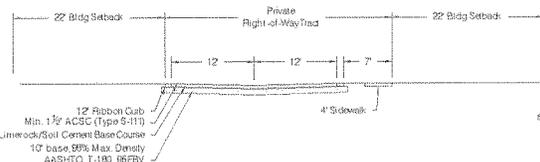
**daly design group, inc.**

Land Planning • Landscape Architecture • Project Management  
913 N. Pennsylvania Ave., Winter Park, Florida 32789  
Phone 407-740-7373 • Fax 407-740-7304 • www.dalydesign.com  
Date July 2003 • Scale As Noted • Job No. 2323

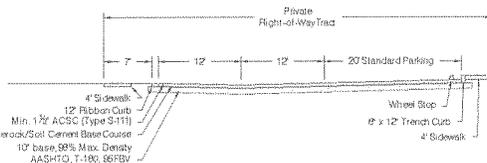
**Typical Roadway Sections**



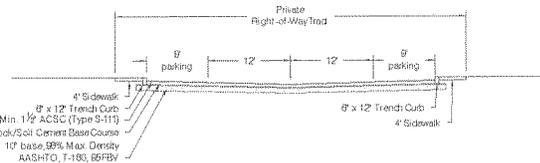
Divided Entry Road Section  
Not To Scale



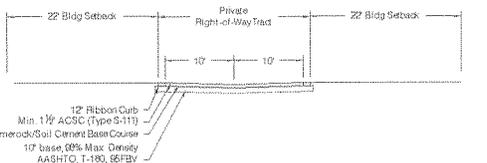
Typical Type A Road Section  
Not To Scale



Typical Type A Road With Standard Parking Section  
Not To Scale



Typical Type A Road With Parallel Parking Section  
Not To Scale



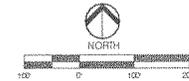
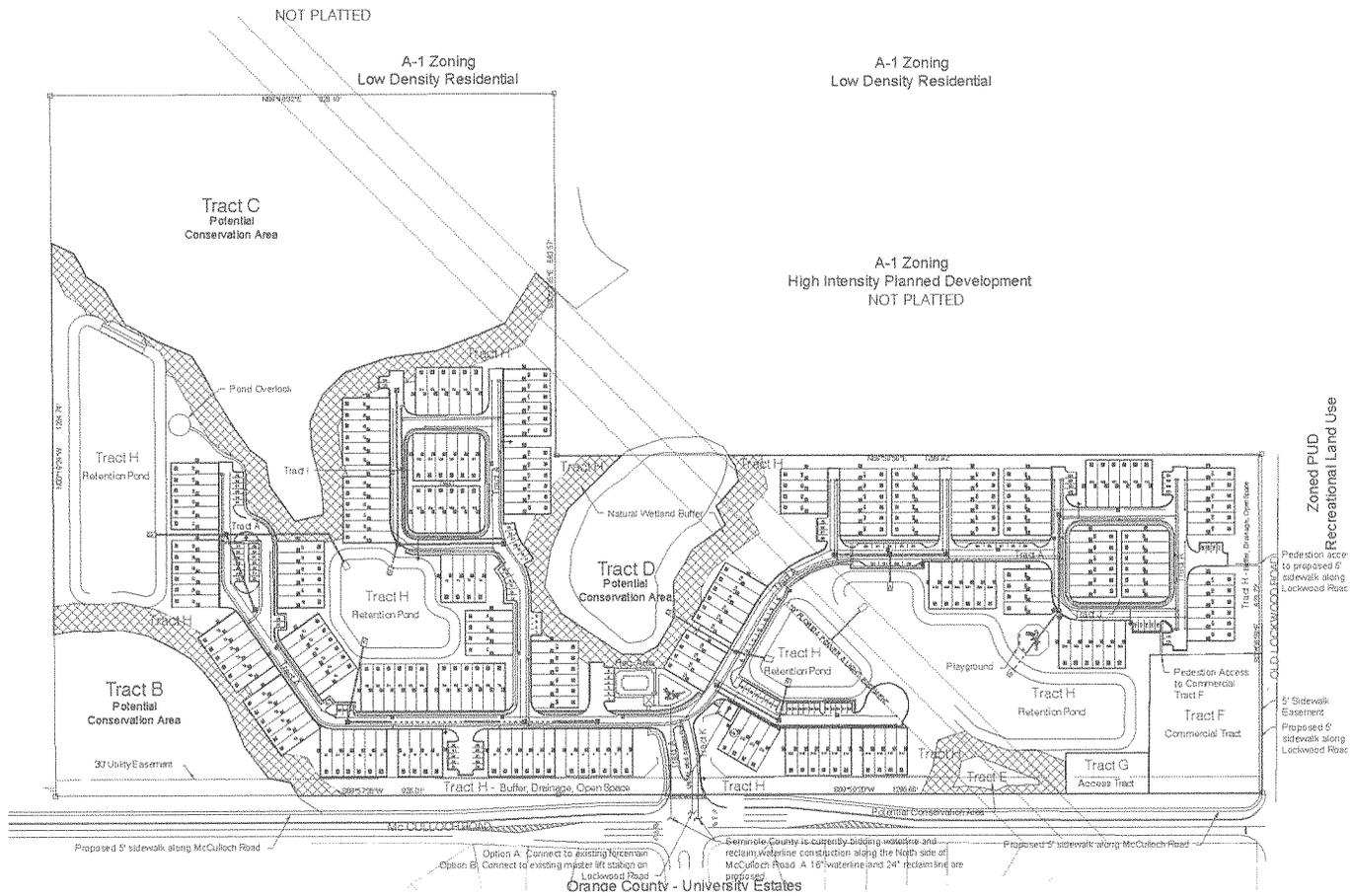
Typical Type B Road Section  
Not To Scale

**General Notes**

- Streets will be privately owned & maintained by the home owners association.
- Buffer, landscaping, and common areas will be privately owned & maintained by The Homeowners Association.
- Project will be developed in accordance with the approved development order D.O. # \_\_\_\_\_, Pgs. \_\_\_\_\_.
- Project infrastructure will be developed in one phase.
- No units will have balconies.
- Solid waste collection will be outside pick-up.
- A 30 ft. wide by 20 ft. deep Fire Lane shall be centered in front of every hydrant.
- Private fire hydrants shall be a minimum of 40 feet from any building.
- Fire flow to be provided with at least 1250 gpm at 20 psi residual pressure.
- Commercial Tract F and Access Tract G are not included in this subdivision package. A separate Final Master Plan will be required for these properties.
- A conservation easement will be placed over all post-development wetlands and wetland buffers.
- Deed restrictions are to include a statement limiting the use of the garage or parking.
- Site layout and number of lots may be subject to change based on technical requirements at final engineering to meet the Seminole County Land Development Code.

Medison Park  
Planned Development

TRACT 301 AT CARILLON  
PLAT BOOK 46- PAGE 31



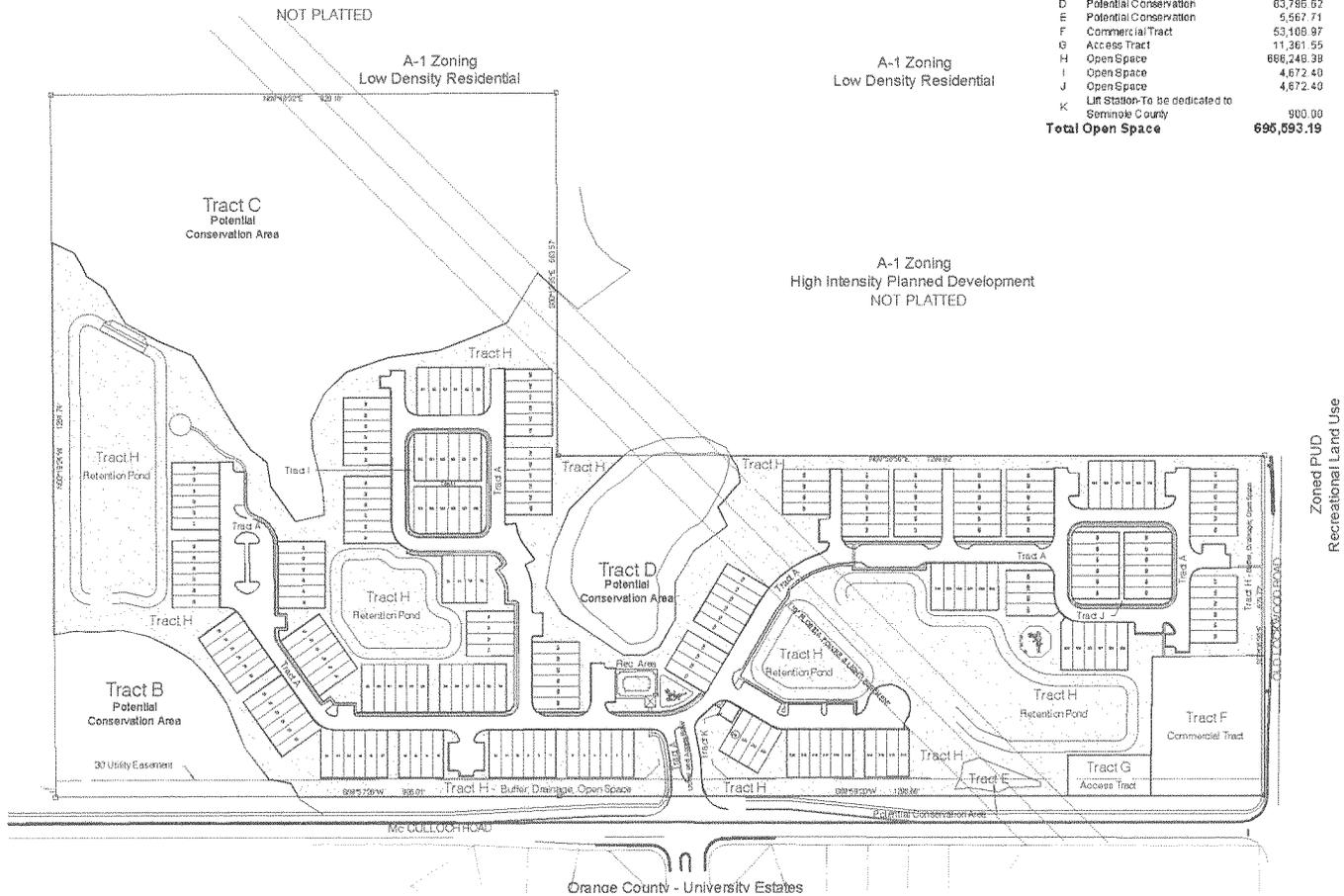
Thomas Daly  
Registered Landman  
Architect  
Reg. # 1251

PROJECT NO.  
2003  
SCALE  
1"=100'  
DATE  
July 2003  
SHEET  
PSP-3

Preliminary Subdivision Plan  
Preliminary Subdivision Plan  
**Hawthorn Glen**  
Seminole County, Florida

1	1.00.0300	Developer (PSP, easements, EIR, etc.)	Sub
		date	BY:

**daly design group inc.**  
Land Planning, Landscape Architecture, Project Management, Development Consulting  
815 N. Pennington Ave., Winter Park, Florida 32789 (407) 763-2723 www.dalydesign.com



**Tract Area Table**

Tract	Tract Use	Sq. Foot	Acre
A	Utility & Access Right-of-Way	211,921.60	4.67
B	Potential Conservation	85,687.16	2.20
C	Potential Conservation	451,160.93	10.36
D	Potential Conservation	63,786.52	1.52
E	Potential Conservation	5,567.71	0.13
F	Commercial Tract	53,108.97	1.22
G	Access Tract	11,361.55	0.26
H	Open Space	666,248.38	15.75
I	Open Space	4,672.40	0.11
J	Open Space	4,672.40	0.11
K	Lift Station To be dedicated to Seminole County	900.00	0.02
<b>Total Open Space</b>		<b>695,593.19</b>	<b>16.97</b>

**daily design group inc.**  
 Land Planning, Landscape Architecture, Project Management, Development Consulting  
 8118 Pennsylvania Ave., Winter Park, Florida 32789 (407) 943325 www.dailydesign.com

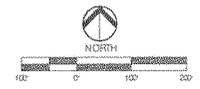
DATE	DESCRIPTION	BY
1. 10. 2001	Revised for LDR-2000-02-020	SSC
2. 10. 2001	USE	SSC
3. 10. 2001	USE	SSC

Subdivision Tracts  
 Preliminary Subdivision Plan  
**Hawthorn Glen**  
 Seminole County, Florida



Thomas Daly  
 Registered Land Surveyor  
 Architect  
 Reg # 1225  
 Date: \_\_\_\_\_

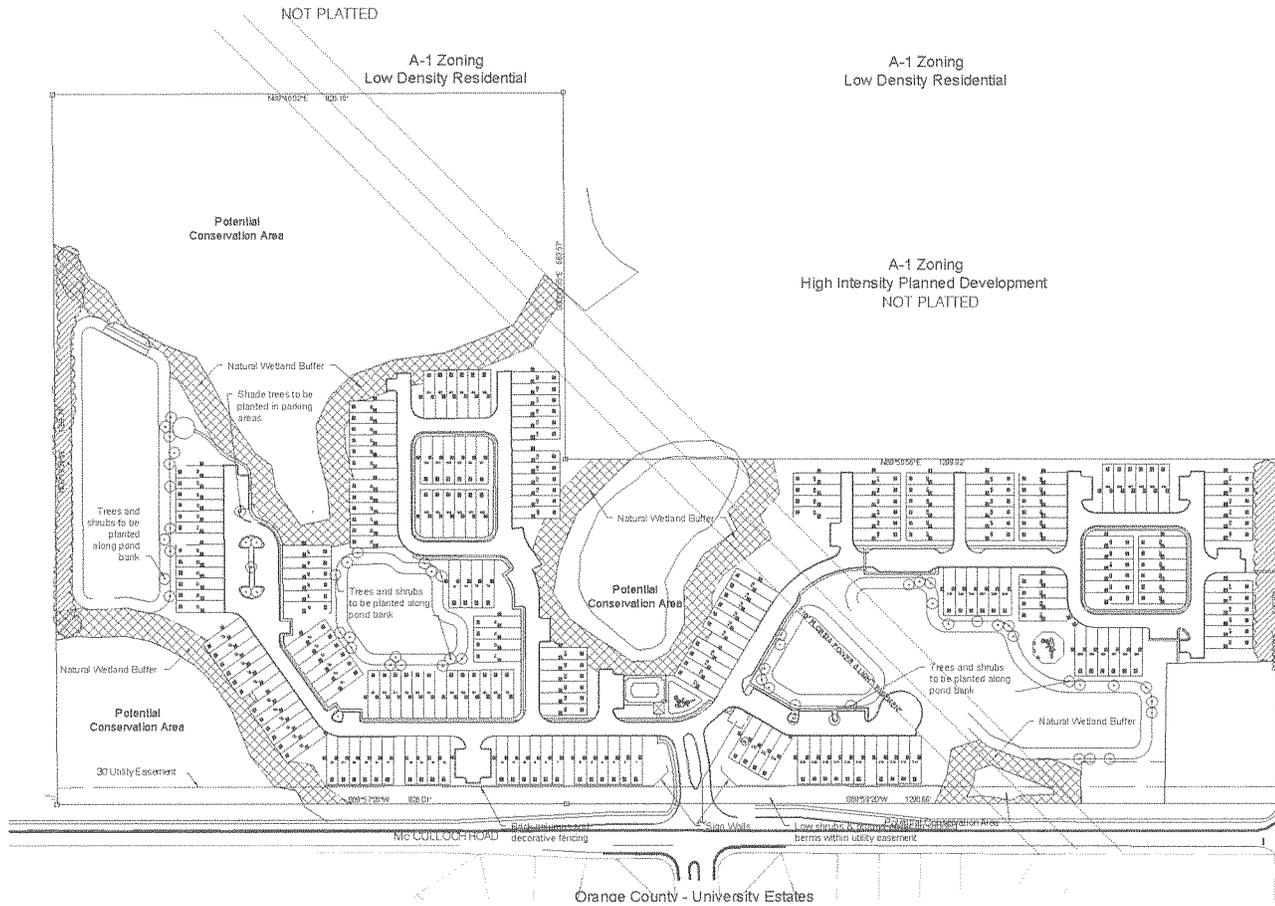
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 26325  
 SCALE  
 1" = 100'  
 DATE  
 July 2003  
 SHEET  
 P-SP-4



Orange County - University Estates

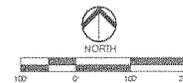
NOTE: The owner shall provide a 30' wide landscape buffer consisting of the existing native plants and trees and to supplement with additional native plants and trees in creating 100% opacity to height of six feet (6') located on west property line. The building shall be 175 feet from the west property line.

TRACT 301 AT CARILLON  
PLAT BOOK 48, PAGE 31  
Madison Park  
Planned Development



Zoned PUD  
Recreational Land Use

NOTE: The owner shall provide a 50' wide landscaped buffer, outside of the rear yard setbacks of the townhomes, consisting of the existing native plant and trees and to supplement with additional native plants and trees in creating 100% opacity to a height of six feet (6') located on east property line.



Thomas Daly  
Registered Landscape  
Architect  
Reg # 1225  
Date: \_\_\_\_\_

daly design group inc.  
Landscape Architecture, Project Management, Development Consulting  
613 N. Pennsylvania Ave. Winter Park, Florida 32789 (407) 741-2120 www.dalydesign.com

1.	DR-1010	Revised: 03/03/2003 (S.D.P.)	Scale	1/8" = 1'-0"
	REV	DATE	DESCRIPTION	

Landscape Plan  
Preliminary Subdivision Plan  
**Hawthorn Glen**  
Orange County, Florida



PROJECT NO:  
2003-001  
SCALE:  
1" = 100'  
DATE:  
July 2003  
SHEET:  
PSP-6

