ITEM #_____

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

SUBJECT: Approval of the Preliminary Subdivision Plan for Deep Lake (Stratford Green)

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

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

Agenda Date 6/1/2005 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:
Approve the Preliminary Subdivision Plan for Deep Lake (Stratford Green) subdivision as requested by Ryland Homes, applicant.

District 1 – Dallari (Cynthia Sweet, Planner)

BACKGROUND:
The applicant, Ryland Homes, is requesting approval of a Preliminary Subdivision Plan for Deep Lake (Stratford Green). The project consists of 100 townhome units with a minimum lot size requirement of 2,200 square feet on 13.87 acres zoned PUD (Planned Unit Development). Seminole County will provide water and sewer to the development and the internal streets will be private.

The site is located within Deep Lake PUD, approximately 450 feet south of SR 426 (Aloma Avenue), west side of Deep Lake Blvd., and west of SR 417, in Section 36, Township 21 S, Range 30 E.

The Preliminary Subdivision Plan meets all the requirements of the approved Developer's Commitment Agreement for Deep Lake PUD and Chapter 35, Seminole Land Development Code.

STAFF RECOMMENDATION:
Staff recommends approval of the Preliminary Subdivision Plan for Deep Lake (Stratford Green) as requested by the applicant.

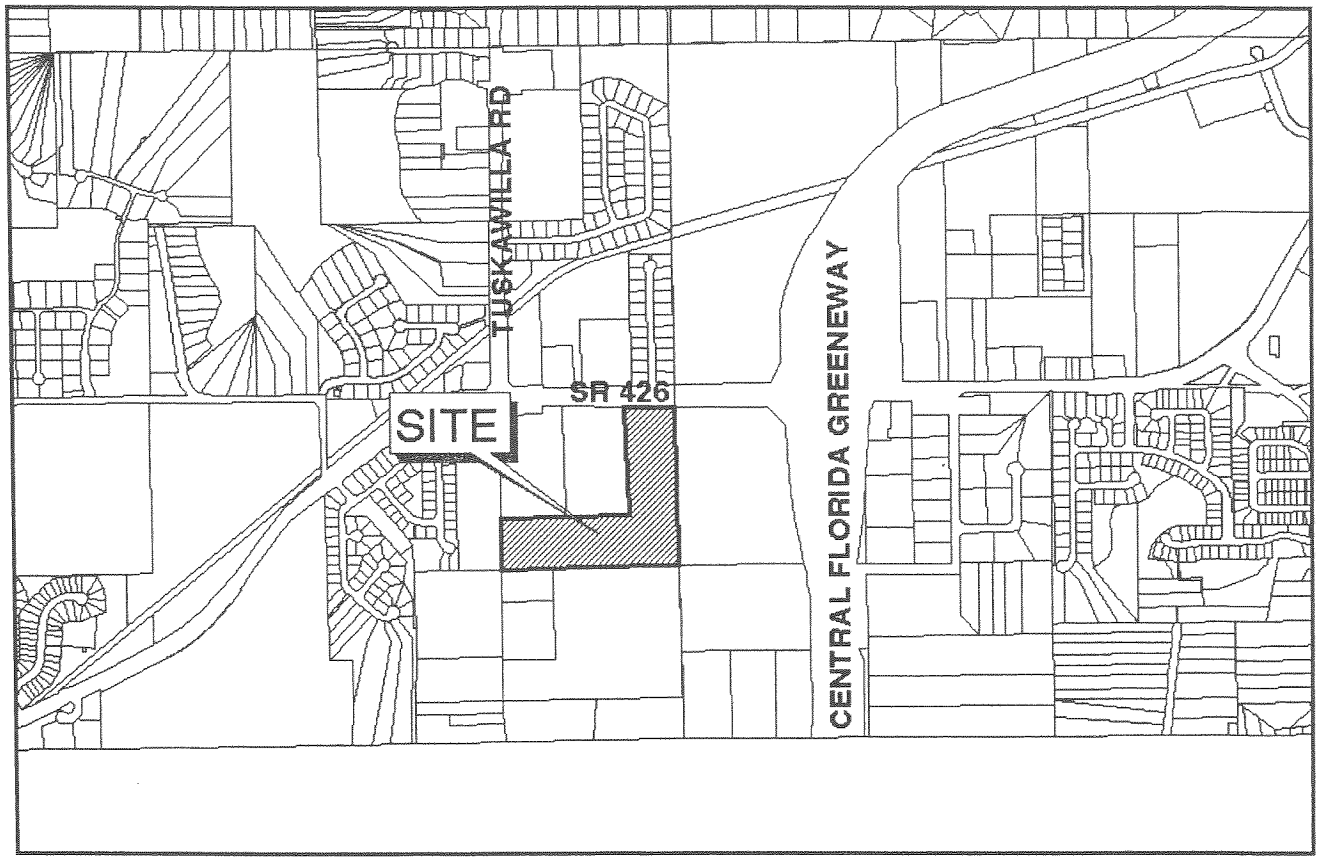
Attachments:
- Location Map
- Reduced Copy of PSP

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____

File No. 04-05500030

DEEP LAKE

PRELIMINARY SUBDIVISION PLAN



TRACT TABLE

TRACT	TRACT USE	ACREAGE	PERCENT
A	OPEN SPACE / LANDSCAPE BUFFER / BUILDING SETBACK	2.45 AC.	18.53%
B	OPEN SPACE	0.32 AC.	2.40%
C	UTILITY AND ACCESS RIGHT-OF-WAY	2.12 AC.	15.9%
D	CONSERVATION	1.68 AC.	12.2%
E	DEEP LAKE ROAD RIGHT-OF-WAY	0.94 AC.	7.10%
F	COMMERCIAL C-1 EQUIVALENT	2.43 AC.	18.3%
G	COMMERCIAL AND/OR OFFICE C-1 EQUIVALENT	1.47 AC.	11.0%
	FEE SIMPLE TOWNHOMES	3.31 AC.	24.9%
	ROADWAY	0.18 AC.	1.3%
	TOTAL SITE AREA:	13.27 AC.	100%

⚠ TRACTS F AND G ARE APPROVED FOR PERMITTED AND SPECIAL EXCEPTION USES WITHIN THE C-1 ZONING DISTRICT, WITH THE EXCEPTION OF OFF-SITE SIGNAGE (BILLBOARDS), MECHANICAL GARAGES, PAINT AND BODY SHOPS, CONTRACTOR'S EQUIPMENT STORAGE YARD, DRIVE-IN THEATERS, AND ADULT ENTERTAINMENT ESTABLISHMENTS.

PROJECT TEAM MEMBERS:

OWNER / DEVELOPER

RYLAND HOMES
1700 WALDEMA BLVD
ORLANDO, FL 32826
PHONE: (407) 872-1203

ENGINEER

MADDEN ENGINEERING, INC.
431 E HORATIO AVE, SUITE 280
MAITLAND, FLORIDA 32751
PHONE: (407) 629-6330

SURVEYOR

ALLEN & COMPANY, INC.
18 E. PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 654-3356

UTILITY PROVIDERS:

ELECTRIC:
FLORIDA POWER - SANFORDTOWN
1001 S. E. 12B
OVIEDO, FL 32765
PH: 407-339-4429

GAS:
PEOPLES GAS
100 WEST ROBINSON ROAD
ORLANDO, FL 32801
PH: 407-445-441

PHONE:
SPRINT
P.O. BOX 110000
MAIL CODE 4042
ALTAMONTE SPRINGS, FL 32715-3000
PH: 407-630-2473

CABLE:
TIME WARNER CABLE
844 WALDEMA ROAD
OCOEE, FL 34761
PH: 407-832-8311

WATER & WASTE WATER:
SEMINOLE COUNTY
500 N. LAKE MARY BLVD.
SANFORD, FL 32773
PH: 407-443-1016

SITE DATA:

1. PARCEL ID # 36-21-30-300-0150-0000
2. EXISTING ZONING: PUD, PLANNED UNIT DEVELOPMENT
3. TOTAL SITE AREA: 13.27 AC
4. LAND USE DESIGNATION: HM-7, HIGH INTENSITY PLANNED DEVELOPMENT - TARGET INDUSTRIES
5. TOTAL NUMBER OF UNITS (TRACTS F AND G NOT INCLUDED): = 100
6. ⚠ ALLOWABLE NET DENSITY: 9.4 DU/AC OR 100 UNITS, WHICHEVER IS GREATER (POR 3.0.)
   = (# UNITS / (GROSS SITE AREA-DEEP LAKE ROAD-COMMERCIAL OUTPARCELS-INTERIOR ROAD-WETLANDS)
   = (100 UNITS) / (13.27 AC - 0.94 AC - 3.82 AC - 1.34 AC - 1.79 AC.) = 9.77 DU/AC.

   INTERIOR ROAD AREA DOES NOT INCLUDE PARKING.
7. ⚠ BUILDING SETBACKS
   25' FROM DEEP LAKE ROAD
   60' ADJACENT TO SALICA PROPERTY (PARCEL I.D. 36-21-30-300-0270-0000)
   54' FOR COMMERCIAL BUILDINGS ON TRACT G FROM THE TOWNHOME BOUNDARY.
   10' ADJACENT TO OTHER PROPERTY LINES
8. ⚠ LOT SETBACKS:
   FRONT: 20' (MEASURED FROM THE PROPERTY LINE OR NEAREST EDGE OF SIDEWALK, WHICHEVER IS LESS)
   SIDE: 0'
   REAR: 10'
   MINIMUM DISTANCE BETWEEN BUILDINGS: 10'
9. ⚠ MINIMUM LOT SIZE = 2,250 S.F.
10. ⚠ THE MINIMUM UNIT SIZE IS 1,224 S.F. OF HABITABLE AREA. ALL UNITS SHALL HAVE AT LEAST 3 BEDROOMS, 2 BATHS, AND A 2 CAR GARAGE.
11. MAXIMUM ALLOWED BUILDING HEIGHT:
    TRACTS F AND G
    COMMERCIAL OR OFFICE COMMERCIAL = 35'
    MULTI-FAMILY TOWN HOMES = 35'
12. PER THE FIRM MAP PANEL NO. 12117C0210 G, DATED APRIL 17, 1995, NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA. THE SITE IS DESIGNATED ZONE X.
13. UTILITY EASEMENT DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
14. ALL UTILITY LINES AND STORM SYSTEM TO MEET SEMINOLE COUNTY AND FDOT SPECIFICATIONS.
15. ALL UTILITY LINES TO HAVE LOCATOR TAPE.
16. THERE SHALL BE A MINIMUM OF 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SANITARY AND POTABLE WATER LINES. WHERE THESE SEPARATIONS CANNOT BE MAINTAINED, UPGRADED PIPE WILL BE PER THE SEMINOLE COUNTY AND FDOT REQUIREMENTS.
17. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS WILL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
18. LANDSCAPE PLANS SHALL BE SUBMITTED WITH FINAL CONSTRUCTION PLANS.
19. DRAINAGE TO BE ACCOMMODATED FOR IN THE S. TUSKAWILLA RD. POND, IN THE S. TUSKAWILLA RD. WATER PLAN.
20. LIFT STATION TO BE BUILT WITH THE S. TUSKAWILLA RD. PROPERTY.
21. LAYOUT ASSUMES 4' SIDEWALK ON THE SIDE ONLY.
22. ⚠ TOTAL NUMBER OF RESIDENT PARKING
    2 GARAGE SPACES + 1 STACK SPACES PER TOWNHOME = 400 SPACES
    TOTAL NUMBER OF GUEST PARKING = 88 SPACES
    TOTAL NUMBER OF SPACES PROVIDED = 488
23. ⚠ 25' AVERAGE REQUIRED WETLAND BUFFER AREA = 0.48 AC.
    PROVIDED WETLAND BUFFER AREA = 0.48 AC
24. ⚠ PER THE DEEP LAKE ROAD DEVELOPMENT AGREEMENT, INITIAL DRIVEWAY LOCATIONS TO ACCESS TRACTS C & D AND THE CLIFTON PROPERTY FROM THE NEW STREET SHALL BE LOCATED AND CONSTRUCTED AT A LATER DATE BY THE INDIVIDUAL PROPERTY OWNERS.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SOILS LEGEND

1	ADAMSVILLE-SPURR FINE SANDS
8	ASTATULA-ARCOLA FINE SANDS
10	BASINGER, SAWSUCK, AND MONTEON SOILS
31	TAVARES-WELLINGTON FINE SANDS
	SOILS LINE

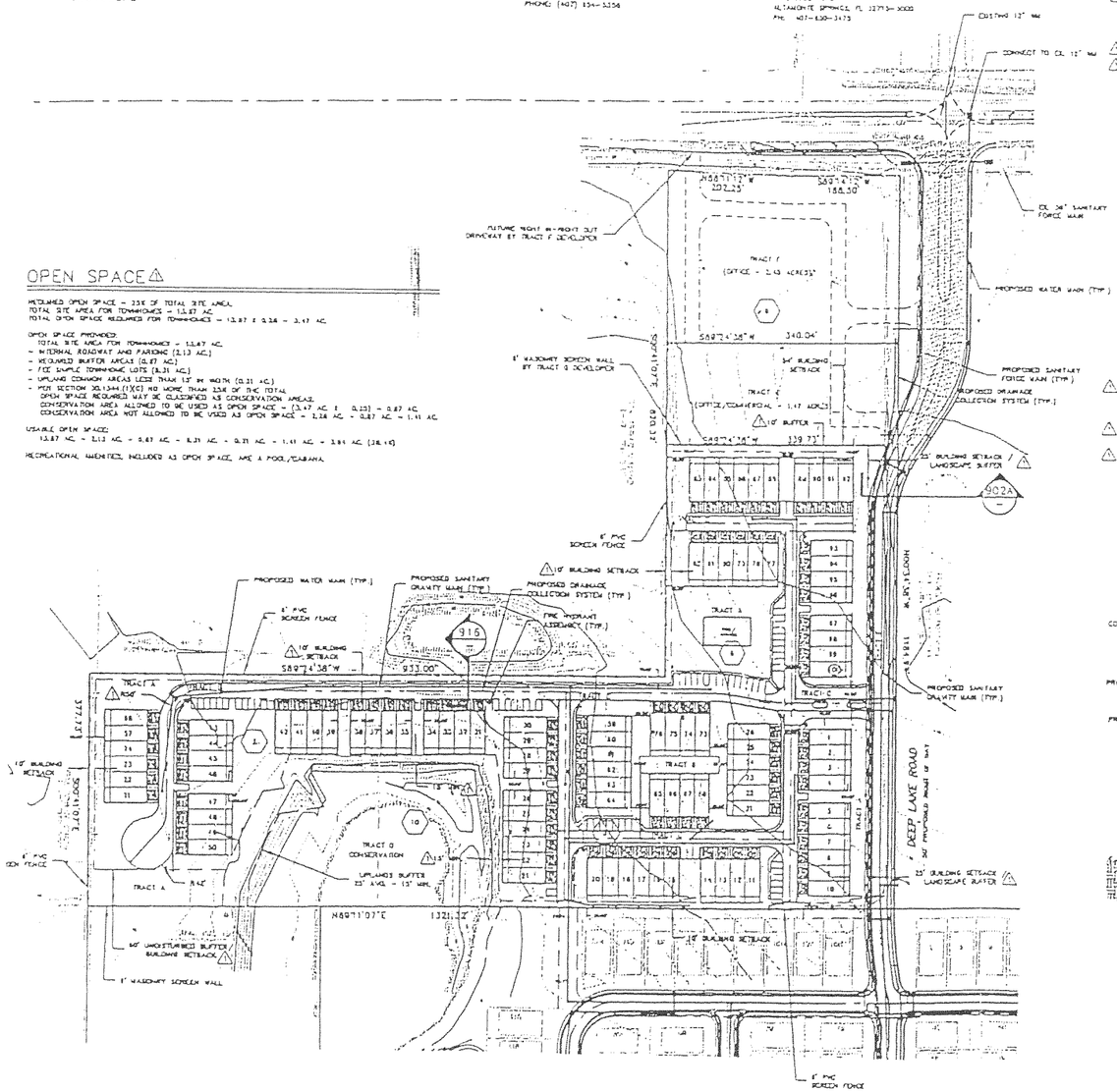
OPEN SPACE ⚠

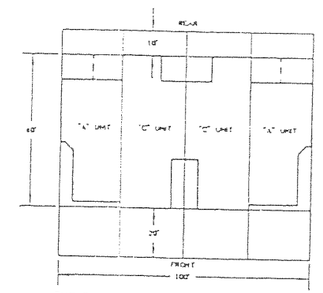
REQUIRED OPEN SPACE = 25% OF TOTAL SITE AREA.
TOTAL SITE AREA FOR TOWNHOMES = 13.27 AC
TOTAL OPEN SPACE REQUIRED FOR TOWNHOMES = 13.27 X 0.25 = 3.17 AC

OPEN SPACE PROVIDED:
- TOTAL SITE AREA FOR TOWNHOMES = 13.27 AC
- INTERNAL ROADWAY AND PARKING (2.13 AC.)
- REQUIRED BUFFER AREAS (0.87 AC.)
- FEE SIMPLE TOWNHOME LOTS (3.31 AC.)
- UPLAND COMMON AREAS LESS THAN 15' IN WIDTH (0.31 AC.)
- PER SECTION 30.1344(1)(C) NO MORE THAN 25% OF THE TOTAL OPEN SPACE REQUIRED MAY BE CLASSIFIED AS CONSERVATION AREAS.
  CONSERVATION AREA ALLOWED TO BE USED AS OPEN SPACE = (⚠ 1.47 AC X 0.25) = 0.37 AC
  CONSERVATION AREA NOT ALLOWED TO BE USED AS OPEN SPACE = 1.68 AC - 0.37 AC = 1.31 AC

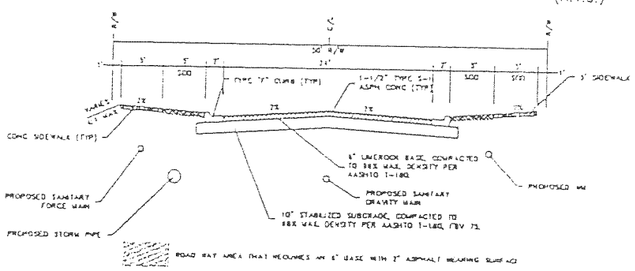
USABLE OPEN SPACE:
13.27 AC - 2.13 AC - 0.87 AC - 3.31 AC - 0.31 AC - 1.31 AC = 3.84 AC (28.9%)

RECREATIONAL AMENITIES, INCLUDED AS OPEN SPACE, ARE A POOL/CABANA.

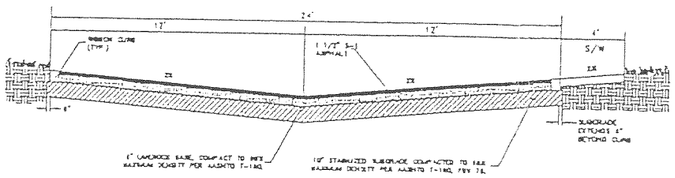




TYPICAL 4 UNIT TOWNHOME LOT PLAN
(N.T.S.)



⚠ 902A TYPICAL 50' RIGHT OF WAY SECTION
N.T.S.



⚠ 916 TYPICAL ROADWAY SECTION
N.T.S.

MADDEN ENGINEERING INC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 280
Maitland, Florida 32751
(407) 629-6330

DEEP LAKE PSP

SEMINOLE COUNTY

CLIENT: RYLAND HOMES
1700 WALDEMA BOULEVARD
ORLANDO, FLORIDA 32826
PH: (407) 872-1203

ENGINEER IN CHARGE: CHARLES M. MADDEN P.E. #38712
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

DATE	REVISIONS

JOB # 24114
DATE: 05/18/04
SCALE: 1" = 100'
DESIGNED BY: WJC
DRAWN BY: IAM
APPROVED BY: CMM

MP-1