

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

SUBJECT: Walden Chase Preliminary Subdivision Approval

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Rebecca Hammock EXT. 7438

Agenda Date: <u>9/7/05</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 the Walden Chase Subdivision, located on the East side of Alafaya Trail (SR 434), north of E. Palm Valley Dr. in Section 34 Township 21, Range 31.

District 1-Dallari (Rebecca Hammock, AICP, Principal Planner)

**BACKGROUND:**

The applicant, Tom Daly for Daly Design Group is requesting preliminary subdivision plan (PSP) approval for 64 town home lots with a maximum density of 9.05 units/acre on approximately 8.1 acres zoned Planned Unit Development (PUD).

The minimum living area for the proposed town homes is 1,000 sq. ft. The proposed development will be served by Seminole County water and sewer and the internal subdivision roads will be private.

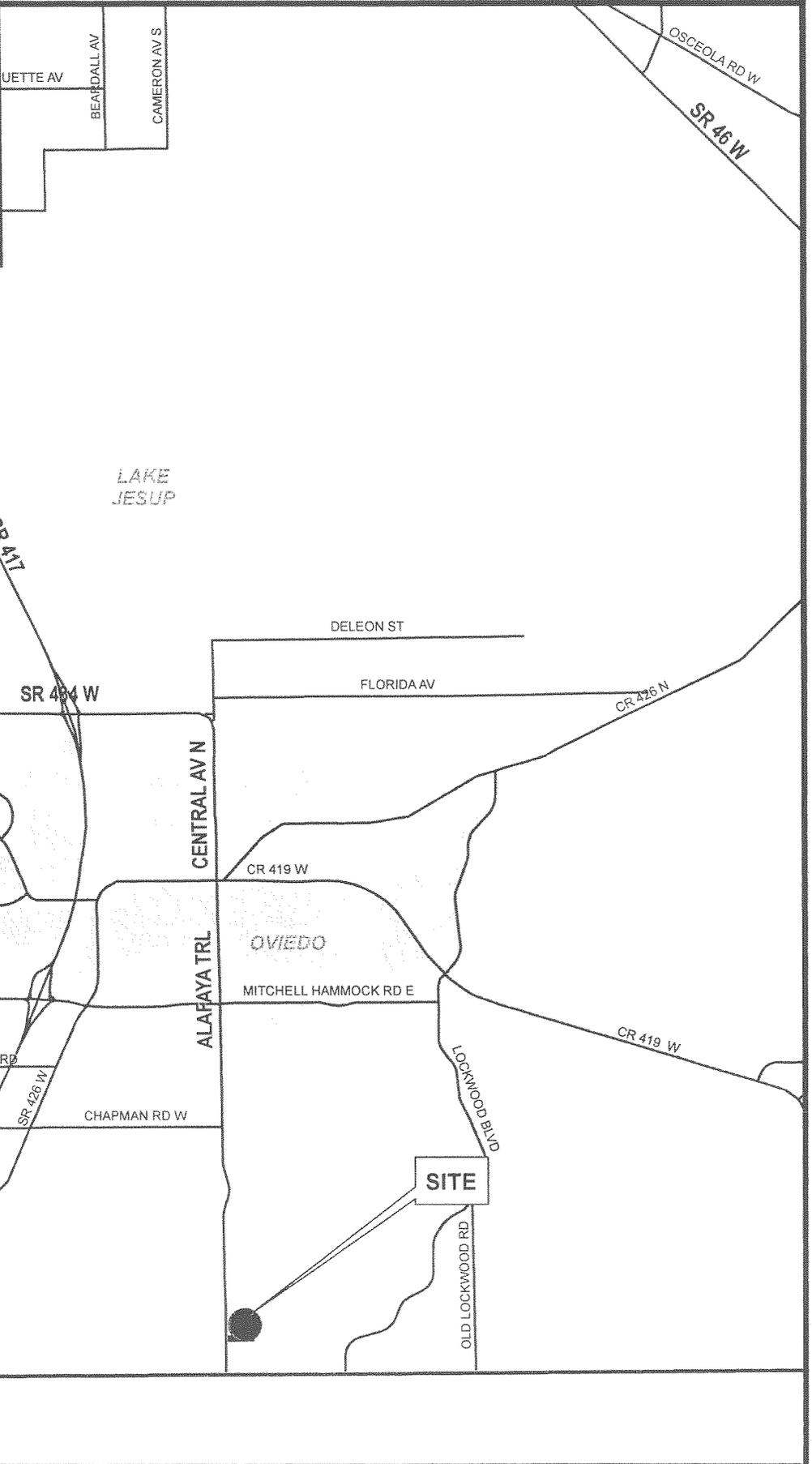
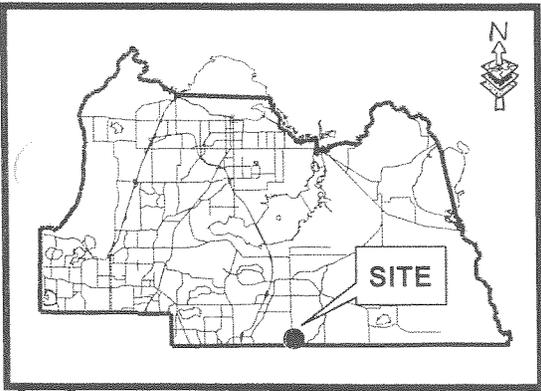
The Final Master Plan for the PUD was approved by the Board of County Commissioners on August 9, 2005. The proposed PSP complies with the approved Master Plan and Developer's Commitment Agreement.

**STAFF RECOMMENDATION:**

Staff recommends approval of the PSP for Walden Chase town homes.

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

DR No. <u>05-05500021</u>
Parcel ID#: <u>34-21-31-503-0000-022A</u>



Legal Description:

A parcel of land comprising a portion of Lot 23, ORLANDO INDUSTRIAL PARK, according to the Plat thereof as recorded in Plat Book 10, Page 100 of the Public Records of Seminole County, Florida.

Being more particularly described as follows:

Begin at the Northwest corner of aforesaid Lot 23; also being a point on the Southerly right-of-way line of Park Road, also being a point on a non tangent curve concave Northwesterly and having a radius of 1156.78 feet; thence from a tangent bearing of North 79°30'39" East run Northeasterly along the Northerly line of said Lot 23, also being said Southerly right-of-way line, also being said curve through a central angle of 15°37'13" for an arc distance of 315.37 feet to a point of tangency; thence continuing along said Northerly line and said Southerly right-of-way line run North 63°53'26" East for a distance of 263.01 feet to a point on a line 125.00 feet West of and parallel with the Easterly line of said Lot 23; thence departing said Northerly line and said Southerly right-of-way line run South 00°02'02" West along said parallel line for a distance of 784.53 feet to a point on the Northerly right-of-way line of an unnamed private roadway; thence departing said parallel line run North 89°05'16" West along said Northerly right-of-way line for a distance of 537.29 feet to a point on the Westerly line of aforesaid Lot 23; thence departing said Northerly right-of-way line thence run North 00°18'31" East along said Westerly line for a distance of 561.53 feet to aforesaid POINT OF BEGINNING.

Contains 8.096 acres more or less.

# Walden Chase Planned Development

## Preliminary Subdivision Plan

### Seminole County, Florida

June 2005

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

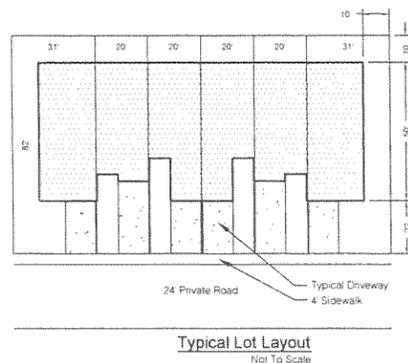
Owners  
Fradkin Brothers Realty Co. LLC  
9199 Reister Town Rd.  
Owings Mills, MD 21117  
Contact: Mark Fradkin

Developer  
Centex Homes  
385 Douglas Ave., Suite 2000  
Altamonte Springs, FL 32714  
(407)661 2189  
Contact: Michael Oliver PE.

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

Engineer  
Madden Engineering, Inc.  
431 E. Horatio Ave., Suite 260  
Maitland, FL 32751  
407-629-8330  
Contact: Charlie Madden

Surveyor  
Allen & Company  
16 E Plant St.  
Winter Garden, FL 34787  
407-654-5355  
Contact: James L. Rickman



**Site Data**

Overall Site	
Parcel I D Number	34-21-31-503-0000-022A
Total Land Area	8.065 ac
Approved Zoning	PUD
Approved Land Use Designation	PUD
Total Units	64
Proposed Net Density	9.05 Units/ac
Maximum Building Height	35' (2 story)
Typical Lot Size	1,640 s.f. (20' x 82')
Minimum Frontage	20'
Minimum Living Area	1,000
Potential School Age Children	52

Tract Data	
A Private Roadway	1.02 ac
B Openpace, and Recreation	0.65 ac
C Buffer and Openpace	0.52 ac
D Drainage, Openpace, Recreation, and Buffer	0.76 ac
E Retention, Openpace, and Buffer	1.24 ac
F Retention, Openpace, and Buffer	0.31 ac
H Lift Station	0.00 ac
G Retention, Openpace, and Buffer	0.56 ac
T Openpace, and Landscape	0.36 ac

Property Setbacks	
North Property Line	25'
South Property Line	35'
East Property Line	25'
West Property Line	25'

\*Sidewalks to be a minimum of 20' from the front building line

Minimum Building Setbacks on Lots	
Front	22'
Rear	10'
Side	0'

Minimum Building Separation Requirements	
Side to Side	20'
Side to Rear	30'

Parking	
Required Spaces	128 (2/unit)
Garage	64
Driveway	64
Visitor	20
Total Parking	148

**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 infrastructure will be developed in one phase.
- Solid waste collection will be curbside pick-up.
- Fire flow to be provided with at least 1250 gpm at 20 psi residual pressure.
- An easement over tract 'A' will be granted to Seminole County for purposes of maintaining utilities.
- Tract 'G' (lift station) will be dedicated to Seminole County.
- All stormwater management piping and ponds will be privately owned and maintained.
- Project outfall system will be owned and maintained by Seminole County.
- Accessory buildings will not be permitted.

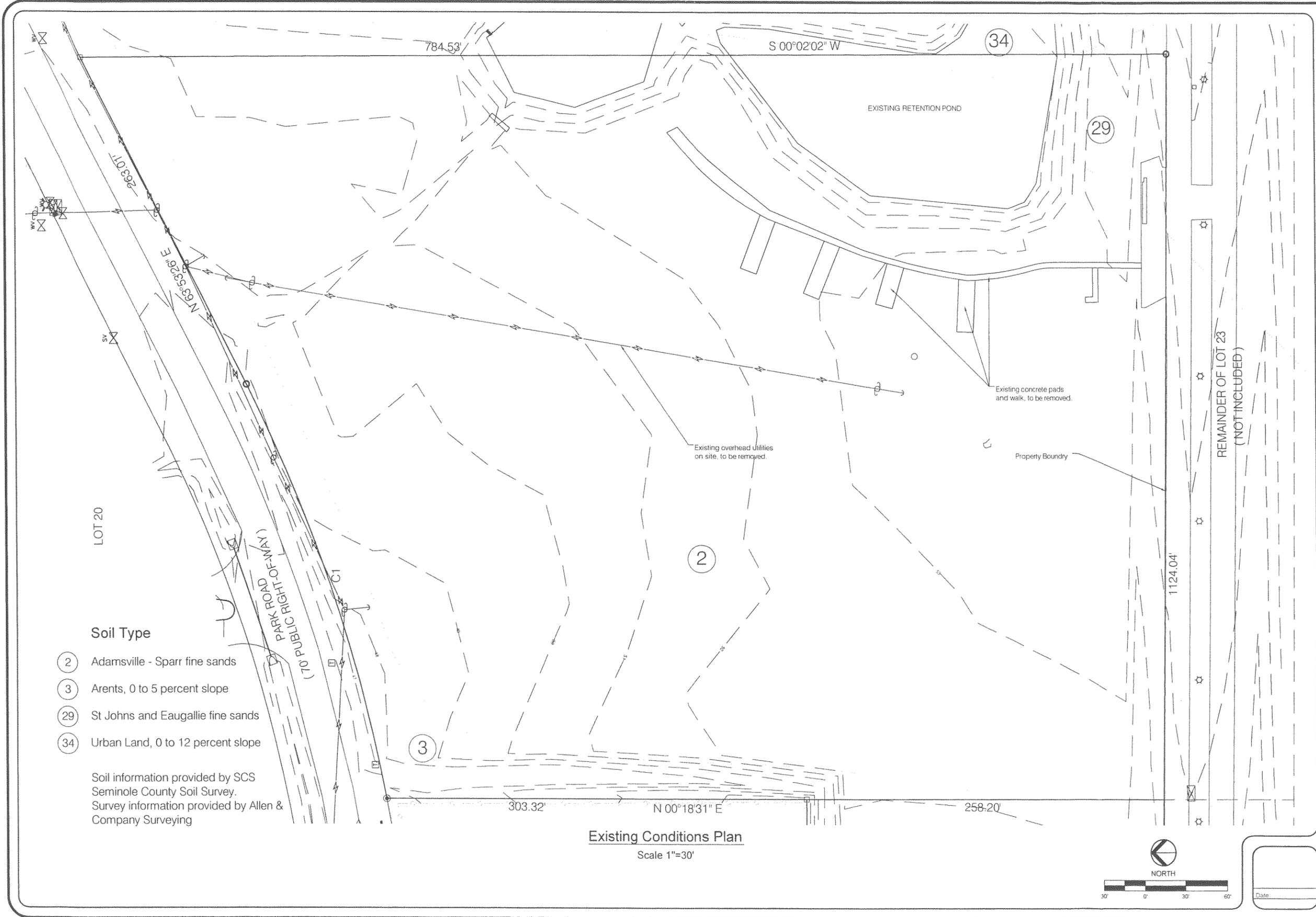
[Ref. Sec. 30.445(f)&(g)]	0.7 acres
Landscape Buffers & Greenbelts	0.7 acres
Recreational Areas	1.51 acres
Usable Open Space	2.21 acres

Net Buildable Acreage Calculation	
Gross Site Area	8.09 acres
External R/W Dedications	- 0.00 acres
Nonresidential Outparcels	- 0.00 acres
Wetlands	- 0.00 acres
Flood Prone Areas	- 0.00 acres
Public Road R/W	- 0.00 acres
Private Road R/W	- 1.02 acres
Drive Aisles (excl. Alleys)	- 0.00 acres
Lakes	- 0.00 acres
Transmission Line Easements	- 0.00 acres
<b>Net Buildable Area</b>	<b>= 7.07 acres</b>
<b>Units</b>	<b>= 64 units</b>
<b>Net Density</b>	<b>= 9.05 units/acre</b>
<b>Gross Density</b>	<b>= 7.91 units/acre</b>
<b>Average Density</b>	<b>= 8.48 units/acre</b>

**Sheet Index**

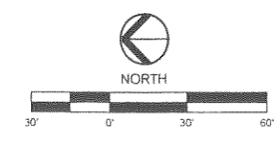
SHEET	DESCRIPTION
PSP 1	Cover
PSP 2	Existing Conditions Plan
PSP 3	Preliminary Subdivision Plan

**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 2005 Scale: As Noted Job No.: 2421



- Soil Type**
- ② Adamsville - Sparr fine sands
  - ③ Arents, 0 to 5 percent slope
  - ②⑨ St Johns and Eaugallie fine sands
  - ③④ Urban Land, 0 to 12 percent slope
- Soil information provided by SCS  
Seminole County Soil Survey.  
Survey information provided by Allen &  
Company Surveying

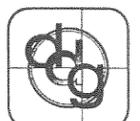
**Existing Conditions Plan**  
Scale 1"=30'



REMAINDER OF LOT 23  
(NOT INCLUDED)

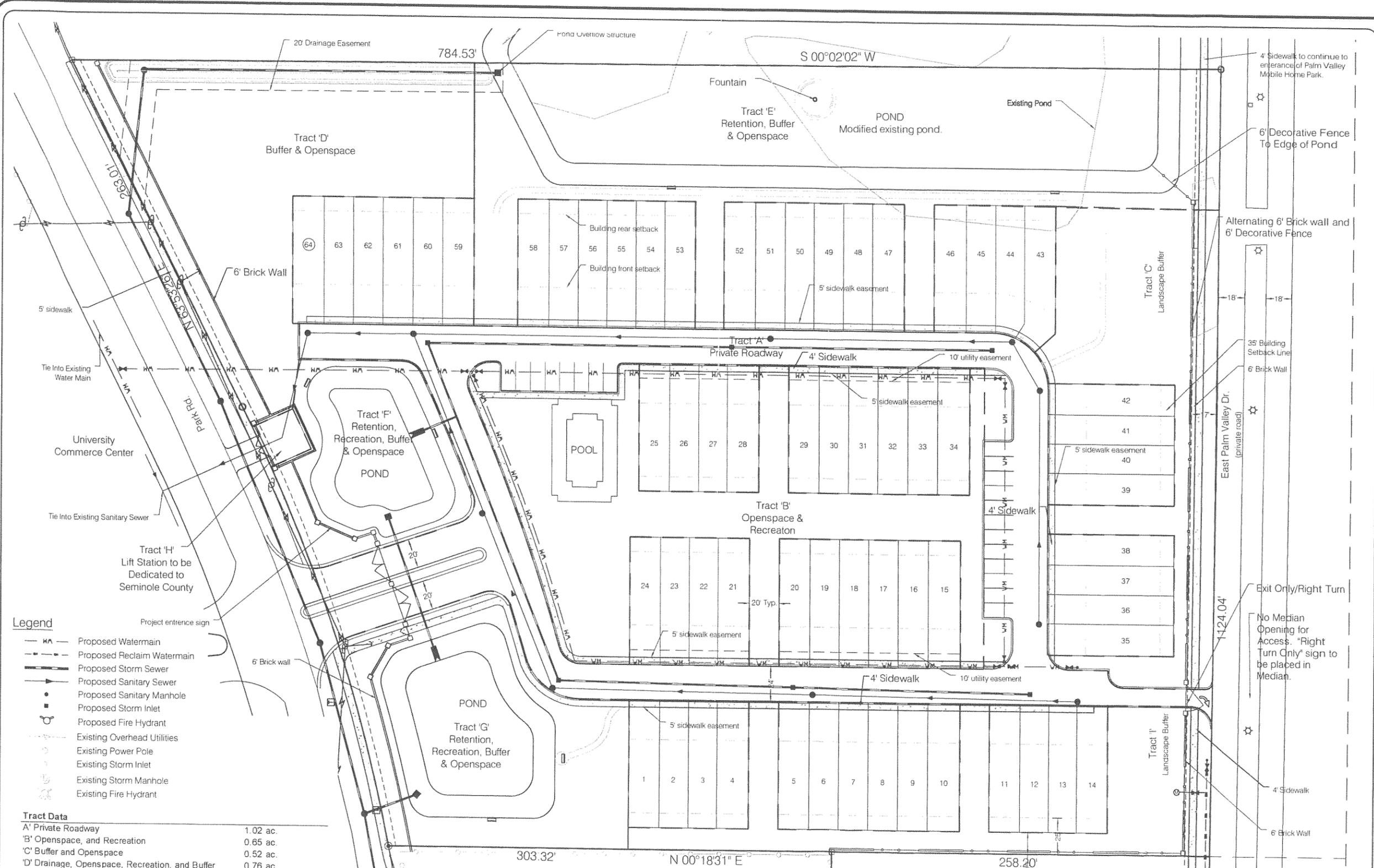
**daly design group inc.**  
Land Planning, Landscape Architecture, Project Management, Development Consulting  
913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 746-7373 www.dalydesign.com

Existing Conditions Plan  
Preliminary Subdivision Plan  
**Walden Chase**  
Seminole County, Florida



PROJECT NO  
2421  
SCALE  
1"=30'  
DATE  
June 2005  
SHEET  
PSP-2

REV	DATE	DESCRIPTION	BY



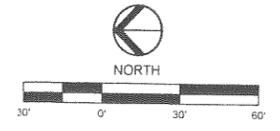
**Legend**

- HA — Proposed Watermain
- RWA — Proposed Reclaim Watermain
- SSS — Proposed Storm Sewer
- SSS — Proposed Sanitary Sewer
- SSM — Proposed Sanitary Manhole
- SI — Proposed Storm Inlet
- FH — Proposed Fire Hydrant
- OU — Existing Overhead Utilities
- EP — Existing Power Pole
- SI — Existing Storm Inlet
- SM — Existing Storm Manhole
- FH — Existing Fire Hydrant

**Tract Data**

A' Private Roadway	1.02 ac.
B' Openspace, and Recreation	0.65 ac.
C' Buffer and Openspace	0.52 ac.
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I' Openspace, and Landscape	0.36 ac.

**Preliminary Subdivision Plan**  
Scale 1"=30'



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NO.	DATE	REV	DESCRIPTION	BY

Preliminary Subdivision Plan  
Preliminary Subdivision Plan  
**Walden Chase**  
Seminole County, Florida

PROJECT NO.  
2421  
SCALE  
1"=30'  
DATE  
August 2004  
SHEET  
PSP-3