

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

SUBJECT: SR 46/Lake Forest Blvd PSP Preliminary Subdivision Plan Approval

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date <u>11/2/2005</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 SR 46/Lake Forest Blvd, located on the north side of SR 46 at the intersection of International Parkway, and approximately 1 ¼ mile west of I-4, in Section 30, Township 19 S, Range 30 E.

District 5 – Carey (Cynthia Sweet, Planner)

BACKGROUND:

The applicant, Hattaway Investment Corporation, is requesting approval of the Preliminary Subdivision Plan (PSP) for SR 46/Lake Forest Blvd, consisting of 282 townhome lots with a net density of 10 dwelling units per net buildable acre and 6 commercial lots, zoned PUD (Planned Unit Development).

The project will be served by Seminole County as the utility provider for water and sewer, and the internal roadways will be private.

The Final Master Plan for the PUD was approved by the Board of County Commissioners on 10/25/05. The PSP complies with all the conditions of the approved Final Master Plan, SR 46/Lake Forest PUD Developer’s Commitment Agreement, and the SCLDC Section 35.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan for SR 46/Lake Forest Blvd with the following conditions:

1. Concept layout may change at the final engineering review process.
2. Approved density by the Board of County Commissioners may result in a reduction at the time of final engineering approval process.

DR No. <u>05-05500025</u>
Parcel ID#: <u>30-19-30-300-0010-0000</u>

3. Total impervious area may be reduced at the final approval of the storm water system.
4. No site activity may occur prior to the approval of the final construction permit.

Attachments: Location Map
Preliminary Plan Reduction

SR 46/LAKE FOREST BLVD
PRELIMINARY SUBDIVISION PLAN

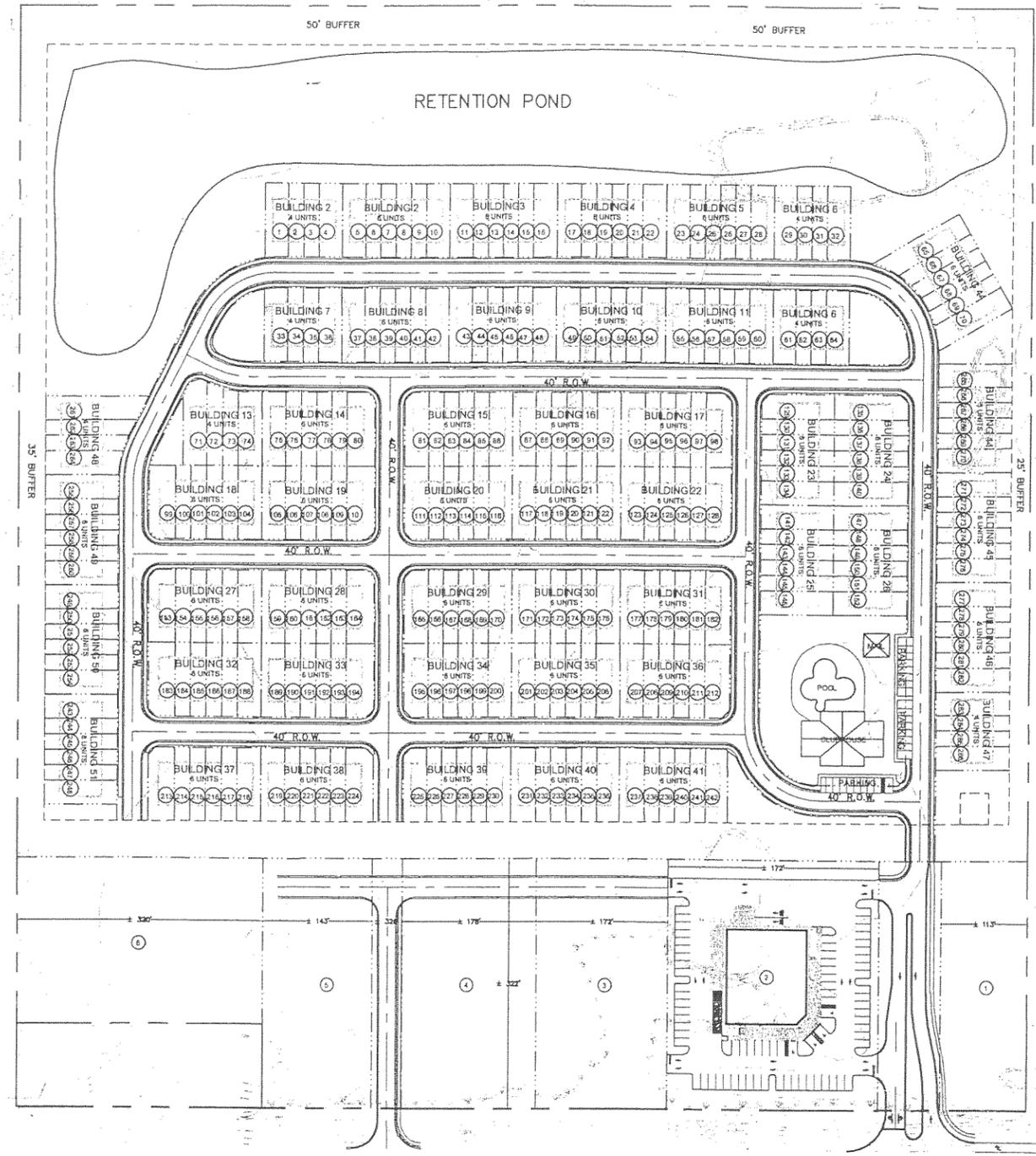


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LOCATION MAP

- LEGEND:**
- WETLAND BOUNDARY
 - SOIL BOUNDARY
 - FLOOD PLANE BOUNDARY
 - RETENTION POND
 - SAN PROPOSED SANITARY SEWER MAIN
 - WM PROPOSED WATER MAIN
 - PROPOSED DRAINAGE PIPE
 - RWM PROPOSED RECLAIMED WATER MAIN
 - FM PROPOSED FORCE MAIN
 - EXISTING SANITARY SEWER MAIN
 - EXISTING WATER MAIN
 - EXISTING RECLAIMED WATER MAIN
 - EXISTING FORCE MAIN
 - SANITARY SEWER MANHOLE
 - TAP
 - MITERED END SECTION
 - DRAINAGE STRUCTURE
 - SOIL TYPE CLASSIFICATION
 - 16 SANITARY SEWER LIFT STATION

- TYPE LEGEND:**
- BASINGER, SAMULA, AND HONTON
 - IMMOKALEE (COVERS THE ENTIRE AREA EXCEPT FOR THE SMALL PORTION OF #16)



SITE DATA:
 SECTION: 30
 TOWNSHIP: 19S
 RANGE: 30E

PARCEL DATA:
 TOTAL AREA INCLUDING WETLANDS: 42.55 AC
 TOTAL DEVELOPABLE AREA: 42.55 AC
 ZONING: R3A - MULTI-FAMILY DWELLING DISTRICT C2 - COMMERCIAL

LAND USE DESIGNATION:
 TWO (2) STORY RESIDENTIAL BUILDINGS COMMERCIAL

RESIDENTIAL SITE INFORMATION:
 MAXIMUM BUILDING HEIGHT: 35 FEET (TWO STORY)
 MAXIMUM IMPERVIOUS: 75%
 MINIMUM GREEN SPACE: 25%
 MAXIMUM FAR: 0.35
 MAXIMUM DENSITY: 10 UNITS/ACRE
 TOTAL # OF UNITS: 286
 6-UNIT BUILDINGS: 43
 4-UNIT BUILDINGS: 7
 MINIMUM HOUSE SIZE: 1,490 S.F.
 PARKING PROVIDED AT CLUBHOUSE: 26 SPACES

RESIDENTIAL SETBACKS:
 FRONT: 20'
 REAR: 20'
 SIDE: 10'
 MINIMUM LOT SIZE: 20'x95'
 MINIMUM LOT AREA: 0.044 AC (1900 SF)
 TYPICAL INTERIOR UNIT SIZE: 20'x55'
 TYPICAL END UNIT SIZE: 21'x55'

COMMERCIAL SITE INFORMATION:
 MAXIMUM BUILDING HEIGHT: 35 FEET (TWO STORY)
 MAXIMUM IMPERVIOUS: 70%
 MINIMUM GREEN SPACE: 25%
 MAXIMUM FAR: 0.35

COMMERCIAL SETBACKS:
 FRONT: 25'
 REAR: 10' MIN.
 SIDE: 0'
 PASSIVE: 25'
 ACTIVE: 50'

UTILITIES TO THE SITE WILL BE PROVIDED BY:
 WATER: SEMINOLE COUNTY UTILITIES
 SEWER: SEMINOLE COUNTY UTILITIES
 ELECTRIC: PROGRESS ENERGY
 SOLID WASTE: TO BE DETERMINED
 TELEPHONE: UNITED TELEPHONE

NOTES:

1. FIRE PROTECTION IS TO BE PROVIDED BY SEMINOLE COUNTY. ALL UTILITY REGULATIONS TO THE LOCATION AND REQUIRED FLOWS OF FIRE HYDRANTS WILL BE MET.
2. EXISTING PIPE IN R.O.W OF S.R. 46 TRANSMITS RUNOFF FROM SOUTH SIDE OF S.R. 46 TO NORTH SIDE. DISCHARGE OF CONCENTRATED FLOW FLOWS TO STUDY POINT VIA EXISTING OVERLAND DRAINAGE CHANNEL WEST OF THE SITE.
3. AREA EAST OF SITE CONTRIBUTES MINIMAL PRE-DEVELOPED RUNOFF; LAKE FOREST BOULEVARD CONTAINS A POST-DEVELOPED DRAINAGE SYSTEM THAT COLLECTS AND ROUTES RUNOFF AROUND SITE.
4. THE SITE IS PRIMARILY IN FLOOD ZONE "A," WITH SOME AREAS IN FLOOD ZONE "X," PER FLOOD INSURANCE RATE MAP OF SEMINOLE COUNTY, FLORIDA, COMMUNITY #120294 PANEL #0030. DATE OF FIRM 4/17/95.

WETLANDS SUMMARY:
 PRE-DEVELOPMENT:
 STOCK POND = 1.76 AC
 HYDRIC OAK FOREST = 1.08 AC
 BAY SWAMP = 0.37 AC
 MIXED WETLAND HARDWOOD = 12.27 AC
 HYDRIC CABBAGE PALM = 4.0 AC
 HYDRIC PASTURE = 12.6 AC
 FRESHWATER MARSH = 3.83 AC
 TOTAL ACREAGE = 35.91 AC

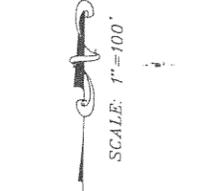
POST-DEVELOPMENT:
 TOTAL ACREAGE = 0.0 AC

EXISTING LAND USE:
 UPLANDS - 6.64 AC
 WETLANDS - 35.91 AC
 STOCK POND = 1.76 AC
 HYDRIC OAK FOREST = 1.08 AC
 BAY SWAMP = 0.37 AC
 MIXED WETLAND HARDWOOD = 12.27 AC
 HYDRIC CABBAGE PALM = 4.0 AC
 HYDRIC PASTURE = 12.6 AC
 FRESHWATER MARSH = 3.83 AC
 TOTAL ACREAGE = 42.55 AC

PROPOSED LAND USE:
 TOTAL RESIDENTIAL AREA = 15.12 AC (LOTS 1-286)
 RESIDENTIAL RIGHT-OF-WAY = 5.65 AC
 CLUB HOUSE / POOL = 0.94 AC
 TOTAL OPEN SPACE = 10.81 AC
 POND = 6.97 AC
 BUFFER = 4.36 AC
 COMMUNITY/LANDSCAPE AREAS = 0.71 AC
 TOTAL COMMERCIAL AREA = 8.12 AC (LOTS 1-6)
 COMMERCIAL RIGHT-OF-WAY = 0.91 AC

COMMERCIAL LOT TABLE

LOT #	AREA (AC)
1	0.84
2	2.06
3	1.27
4	1.32
5	1.06
6	1.57



GRAPHIC SCALE

(IN FEET)
 1 inch = 100 ft.