

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

**SUBJECT:** Line Drive Townhome Rezone PUD To PUD

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

**AUTHORIZED BY:** Tony Walter **CONTACT:** Michael Rumer EXT. 7431

**Agenda Date** 09/06/06 **Regular**  **Work Session**  **Briefing**   
**Special Hearing – 6:00**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

1. **RECOMMEND APPROVAL** of the request to rezone approximately 0.62 acres, located on the east side of Line Drive, approximately 300 feet south of Sand Lake Road, from PUD (Planned Unit Development) to PUD (Planned Unit Development), and approval of the attached Preliminary Master Plan and Development Order, per staff findings; (Huned Botee, applicant); or
2. **RECOMMEND DENIAL** of the request to rezone approximately 0.62 acres, located on the east side of Line Drive, approximately 300 feet south of Sand Lake Road, from PUD (Planned Unit Development) to PUD (Planned Unit Development); (Huned Botee, applicant); or
3. **CONTINUE** the item to a time and date certain.

District 3 – Van Der Weide

Michael Rumer, Senior Planner

**BACKGROUND:**

The applicant, Huned Botee, requests the rezoning of approximately 0.62 acres, on the east side of Line Drive, approximately 300 feet south of Sand Lake Road, from PUD (Planned Unit Development) to PUD (Planned Unit Development). The parcel was previously located within Tract 5 of the Stockbridge PUD which permitted 280 townhomes and single-family dwellings on 33.3 acres with a density of 8.4 units per acre. Tract 5's final approved development pattern is a total of 250 townhome and single-family dwellings, leaving the 0.62 acres vacant. The applicant intends to create a new PUD consisting of seven (7) townhomes at a density of 11.2 dwelling units per net buildable acre.

Reviewed by: \_\_\_\_\_  
Co Atty: KEY  
DFS: \_\_\_\_\_  
OTHER: \_\_\_\_\_  
DCM: \_\_\_\_\_  
CM: \_\_\_\_\_

File No. Z2006-041

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request to rezone approximately 0.62 acres, located on the east side of Line Drive, approximately 300 feet south of Sand Lake Road, from PUD (Planned Unit Development) to PUD (Planned Unit Development), and approval of the attached Preliminary Master Plan and Development Order, per staff findings.

Attachments:

Staff Report  
Preliminary Master Plan  
Location Map  
Land Use & Zoning Map  
Aerial Map  
School District Capacity Analysis  
Development Order  
Ordinance

LINE DRIVE TOWNHOMES PUD Rezone from PUD to PUD		
APPLICANT	Jack Reynolds, American Civil Engineering, Authorized Agent	
PROPERTY OWNER	Huned Botee	
REQUEST	Rezone from PUD (Planned Unit Development) to PUD (Planned Unit Development).	
PROPERTY SIZE	0.62 ± acres	
HEARING DATE (S)	P&Z: September 6, 2006	BCC: October 24, 2006
PARCEL ID	07-21-29-300-019C-0000	
LOCATION	Located at 125 N. Line Drive, 300 feet south of Sand Lake Rd.	
FUTURE LAND USE	PD (Planned Development)	
ZONING	PUD (Planned Unit Development)	
FILE NUMBER	Z2006-041	
COMMISSION DISTRICT	#3 – Van Der Weide	

**Proposed Development:**

The applicant is proposing to develop seven (7) townhome dwelling units at a net density of 11.2 dwelling units per net buildable acre.

**ANALYSIS OVERVIEW:**

**ZONING REQUEST**

The applicant is requesting to rezone approximately 0.62 acres, located on the east side of Line Drive, approximately 300 feet south of Sand Lake Road, from PUD (Planned Unit Development) to PUD (Planned Unit Development). The parcel was previously located within Tract 5 of the Stockbridge PUD which permitted 280 townhome and single-family dwellings on 33.3 acres with a density of 8.4 units per acre. Tract 5's final approved development pattern is a total of 250 townhome and single-family dwellings, leaving the 0.62 acres vacant. The Stockbridge PUD received an amendment that removed the 0.62 acres from the original PUD. The applicant intends to develop seven (7) townhomes at a density of 11.2 dwelling units per net buildable acre. The following table depicts the minimum regulations for the current zoning district of PUD (Planned Unit Development) and the requested district of PUD (Planned Unit Development):

DISTRICT REGULATIONS	Existing Zoning (PUD)	Proposed Zoning (PUD)
Minimum Lot Size	1,540 sq. ft.	1,376 sq. ft.
Minimum House Size	600 sq. ft.	2,200 sq. ft.
Minimum Width at Building Line	N/A	N/A
Front Yard Setback	25/15 feet*	20 feet
Side Yard Setback	15/7/0 feet*	7.5 feet
(Street) Side Yard Setback	15 feet	15 feet
Rear Yard Setback	15 feet	15 feet
Maximum Building Height	35 feet	35 feet

\*Setbacks for lots not adjacent to the main access road. The lots are adjacent to access courts and lanes.

**PERMITTED & SPECIAL EXCEPTION USES**

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Uses	PUD (existing)	PUD (proposed)
Permitted Uses	Single-family, Duplex, Office, Residential Professional Office, customary accessory uses.	Townhomes and their customary accessory uses, home occupations and home offices
Special Exception Uses	N/A	N/A
Minimum Lot Size	1,540 sq. ft.	1,376 sq. ft.

**COMPATIBILITY WITH SURROUNDING PROPERTIES**

Staff has reviewed the request to determine compatibility with surrounding developments, and determined the request is compatible. Within the existing Stockbridge PUD, there are townhomes and apartments, which are located along the east property line and 830 feet to the south. The property adjacent on the north side is a church and the property adjacent on the south side is a residential professional office.

**SITE ANALYSIS:**

**ENVIRONMENTAL IMPACTS**

*Floodplain Impacts:*

Based on FIRM map 12117C0115E, with an effective date of April 17, 1995, there appears to be no 100-year floodplain on the subject property.

*Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

*Endangered and Threatened Wildlife:*

Based on preliminary analysis, there are no endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final site plan approval.

**PUBLIC FACILITY IMPACTS**

Rule 9J-5.0055(3), Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to defer Concurrency Review at this time. The applicant will be required to undergo Concurrency Review prior to final engineering approval.

The following table depicts the impacts the proposed development has on public facilities:

<b>Public Facility</b>	<b>Existing Zoning (PUD)*</b>	<b>Proposed Development (7 Lot PUD)<sup>1</sup></b>	<b>Net Impact</b>
Water (GPD)	1,750	2,450	24,150
Sewer (GPD)	1,500	2,100	20,700
Traffic (ADT)	29	41	660

\* Impacts based on approved density of 8.4 units per net buildable acre or 5 units.

<sup>1</sup> Proposed PUD Development is based on number of units requested by the applicant.

*Utilities:*

The site is located in the service area of Seminole County and is proposing to connect to public utilities for water and sewer. There is an 8-inch water main on the east side of Line Drive. The project must receive a utility easement from the parcel adjacent on the north side, in order to tie into the 6-inch sewer lines located at the rear of their property. Reclaimed water is not available.

*Transportation / Traffic:*

The property is adjacent to Line Drive which is classified as a local road. Line Drive is not currently programmed to be improved according to the County 5-year Capital Improvement Program.

*School Impacts:*

Based on the formulas provided by the Seminole County School District, the proposed zone change will generate approximately 2 school age children. The Seminole County Public School District has prepared an analysis regarding impacts resulting from recently platted residential developments that are zoned for the same schools as the subject property, but are not yet included in school capacity numbers. This analysis is included as an attachment to this report.

*Public Safety:*

The County Level-Of-Service standard for fire protection and rescue, per Policy PUB 2.1 of the Comprehensive Plan, is 5 minutes average response time. The nearest response unit to the subject property is Station 34, which is located at 4905 W SR 46,

approximately 2.85 miles from the project. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is 5 minutes.

*Drainage:*

The site does not appear to have a positive, legal outfall and so will be required to retain the 100 year/24 hour storm event.

*Parks, Recreation and Open Space:*

The applicant is proposing to provide 0.34 acres (54.12%) of open space, which will include a residential common area equipped with a barbeque grill and picnic table.

**APPLICABLE POLICIES:**

**FISCAL IMPACT ANALYSIS**

This project does not warrant running the County Fiscal Impact Analysis Model.

**SPECIAL DISTRICTS**

The subject property is not within a special district.

**COMPREHENSIVE PLAN (VISION 2020)**

The following policies are applicable with the proposed project:

- Policy FLU 2.5: Transitional Land Uses
- Policy FLU 2.11: Determination of Compatibility in PUD and PCD Zoning Classifications
- Policy POT 4.5: Potable Water Connection
- Policy SAN 4.4: Sanitary Sewer Connection
- Policy PUB 2.1: Public Safety Level-of-Service

**INTERGOVERNMENTAL NOTIFICATION:**

Intergovernmental notice was sent to the Seminole County School District on August 9, 2006. The School District has provided a School Capacity Report, which is attached.

**LETTERS OF SUPPORT OR OPPOSITION:**

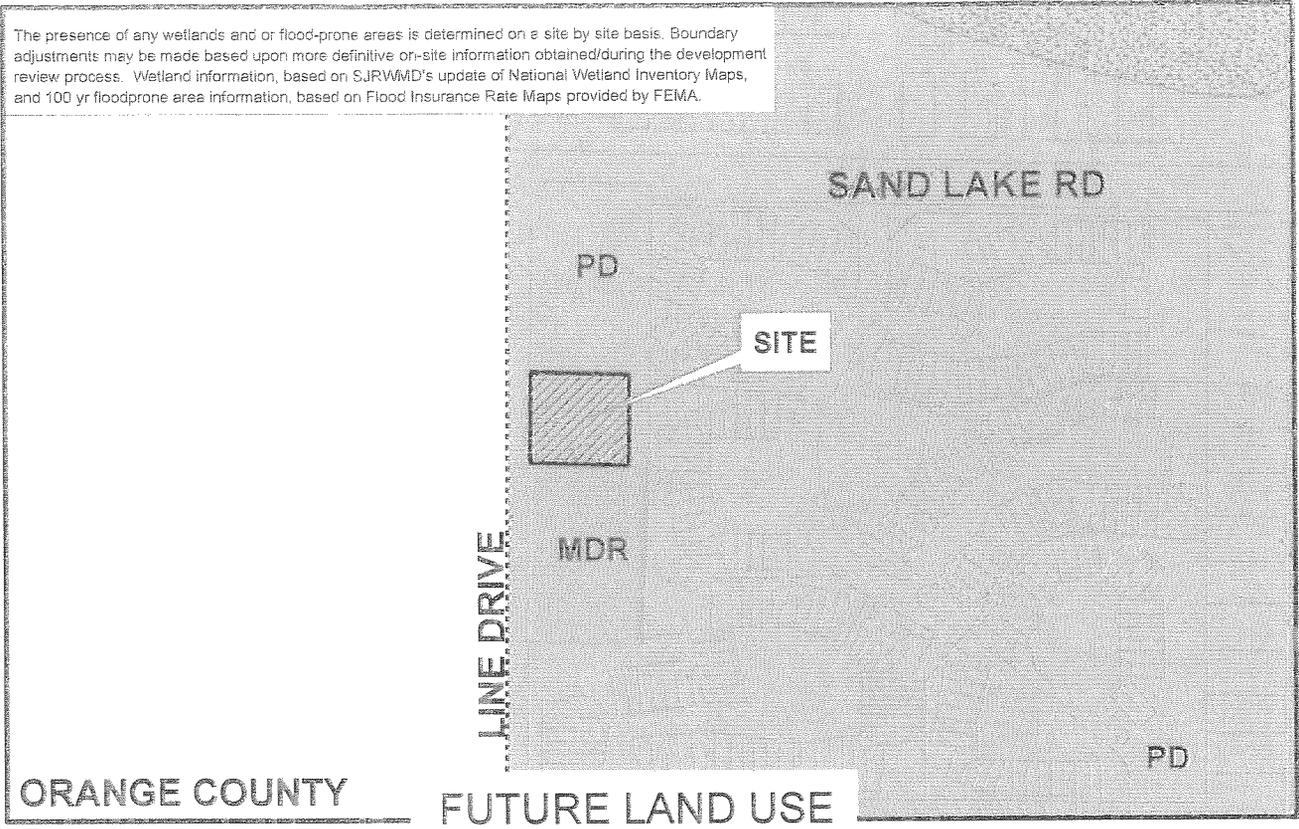
At this time, Staff has received no letters of support or opposition.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request to rezone approximately 0.62 acres, located on the east side of Line Drive, approximately 300 feet south of Sand Lake Road, from PUD (Planned Unit Development) to PUD (Planned Unit Development), and approval of the attached Preliminary Master Plan and Development Order, per staff findings.



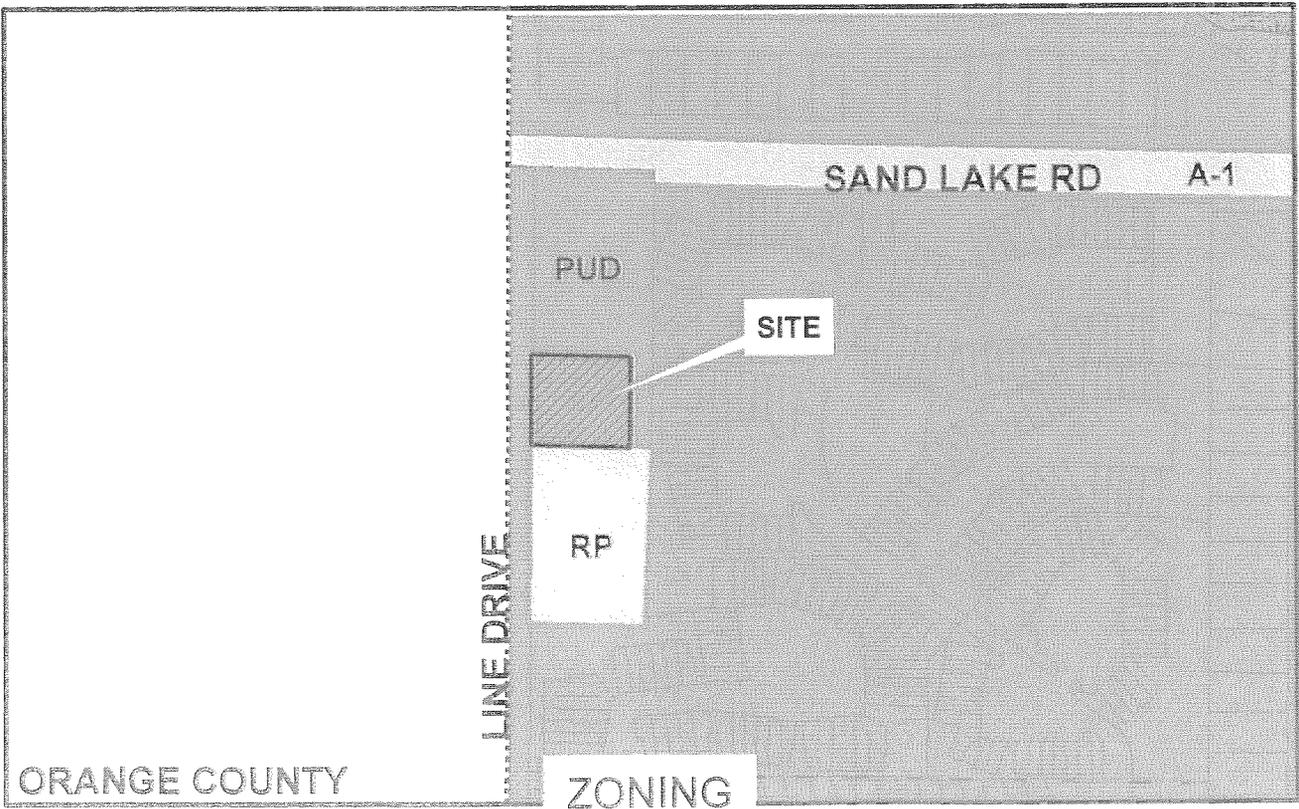
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr flood-prone area information, based on Flood Insurance Rate Maps provided by FEMA.



Site
  Municipality
  MDR
  PD
  CONS

Applicant: H. M. Botee  
 Physical STR: 07-21-29-300-019C-0000  
 Gross Acres: .62 +/- BCC District: 3  
 Existing Use: Vacant  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2006-041	PUD	PD

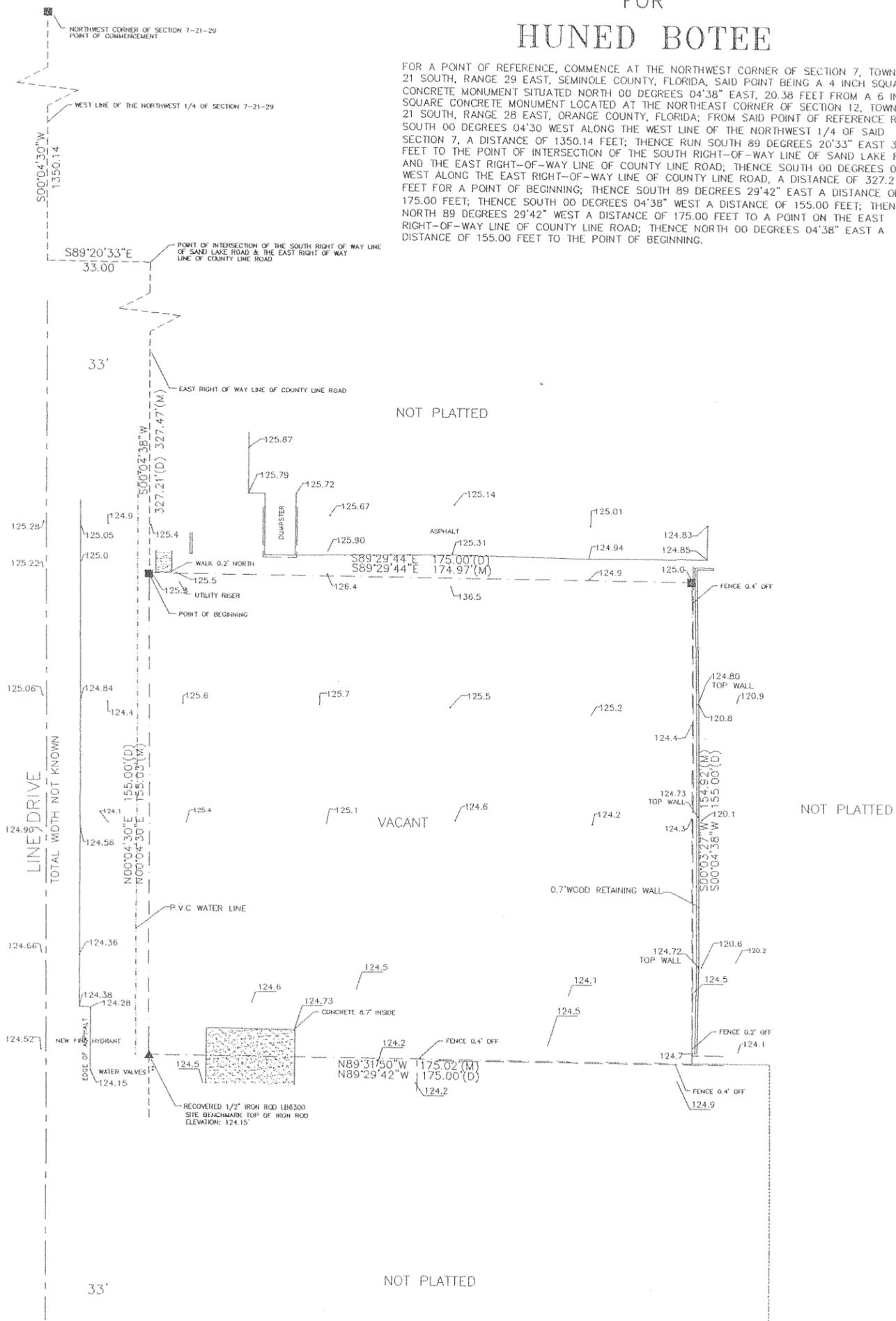


A-1
  RP
  PUD
  FP-1
  W-1



# BOUNDARY AND TOPOGRAPHIC SURVEY FOR HUNED BOTEE

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, SAID POINT BEING A 4 INCH SQUARE CONCRETE MONUMENT SITUATED NORTH 00 DEGREES 04'38" EAST, 20.38 FEET FROM A 6 INCH SQUARE CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; FROM SAID POINT OF REFERENCE RUN SOUTH 00 DEGREES 04'30" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1350.14 FEET; THENCE RUN SOUTH 89 DEGREES 20'33" EAST 33.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAND LAKE ROAD AND THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE SOUTH 00 DEGREES 04'38" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, A DISTANCE OF 327.21 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29'42" EAST A DISTANCE OF 175.00 FEET; THENCE SOUTH 00 DEGREES 04'38" WEST A DISTANCE OF 155.00 FEET; THENCE NORTH 89 DEGREES 29'42" WEST A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE NORTH 00 DEGREES 04'38" EAST A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.



SITE BENCHMARK  
4"X4" CONCRETE MONUMENT  
SEMINOLE COUNTY 479-59-01  
ELEVATION 122.69' NGVD 1929

BEARINGS ARE BASED ON WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7-21-29 AS BEING SOUTH, PER DESCRIPTION  
LEGAL DESCRIPTION FURNISHED BY CLIENT (UNLESS OTHERWISE NOTED)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE: 1"=30'  
REVIEWED BY: MWS  
DRAWN BY: LJC  
DATE: 5/11/00  
JOB No.: 12273  
REVISED: ADD SPOT ELEVATIONS 10/26/05

- LEGEND**
- = RECOVERED 4"X4" CONCRETE MONUMENT #LS1969
  - ▲ = RECOVERED NAIL & DISK #LB1221
  - = RECOVERED 4"X4" CONCRETE MONUMENT NO#
  - = RECOVERED 1/2" IRON ROD #
  - ⊙ = RECOVERED 1/2" IRON ROD #LB1221
  - ⊕ = RECOVERED 5/8" IRON ROD NO #
  - = SET 1/2" IRON ROD #LB 6300
  - = POWER POLE AS SHOWN
  - = 6' WOOD FENCE
  - x- = 6' CHAIN LINK FENCE
  - ▒ = CONCRETE SLAB AS SHOWN

△ = CENTRAL ANGLE, L = ARC, R = RADIUS,  
R/W = RIGHT OF WAY, A/C = AIR CONDITIONER,  
(R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT,  
(M) = MEASURED, (C) = CALCULATED, (D) = DEED,  
POB = POINT OF BEGINNING, CONC. = CONCRETE,  
POC = POINT OF COMMENCEMENT, POL = POINT ON LINE  
THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

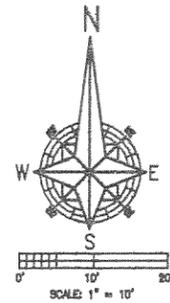
MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF ALTAMONTE SURVEYING AND PLATTING,  
INC. #LB 6300

## ALTAMONTE SURVEYING AND PLATTING, INC.

PHONE (407) 862-7555

435 DOUGLAS AVENUE, SUITE 1505-F  
ALTAMONTE SPRINGS, FLORIDA 32714

FAX (407) 862-6229



**SETBACKS**

FRONT (ALONG R/W) 25'  
 SIDE YARD 10'  
 REAR YARD 30'

**PARKING CALCULATIONS**

(2) SPACES PER DWELLING UNIT  
 (7) DWELING UNITS \* 2 = 14 SPACES

14 SPACES REQUIRED  
 16 SPACES PROVIDED\*  
 \* INCLUDES (1) HC SPACES

**SITE DATA**

- STATEMENT OF BASIC FACTS**
  - Total area: 0.62 acres
  - Zoning: Planned Development
  - Allowable area of development: 0.62 acres
  - The development approval sought is consistent with the Seminole County comprehensive plan and will be developed consistent with and in compliance with all other applicable regulations and ordinances.
  - The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitment run with, follow and perpetually burden the aforescribed property.
- LAND USE BREAKDOWN**

LAND USE	AREA	% OF SITE
Pavement & Building Area	12,446 s.f./ 0.28 ac	45.88%
Open Space		
(including retention)	14,679 s.f./ 0.34 ac	54.12%
<b>Total Developable Area</b>	<b>27,125 s.f./ 0.62 ac</b>	<b>100%</b>
<b>Total Land Area</b>	<b>27,125 s.f./ 0.62 ac</b>	<b>100%</b>
- OPEN SPACE AREAS**

Maintenance of the open space shall be funded by the Owner.  
 Total Land Area: 0.62 acres  
 Required Open Space: 25.00%/0.155 acres  
 Open Space Provided: 54.12%/0.34 acres
- BUILDING SETBACKS**

Front.....25'  
 Side.....10'  
 Rear.....10'  
 Median roof height.....30'
- PERMITTED USES**

7 Single family townhomes
- LANDSCAPE & BUFFER CRITERIA**

Parking areas shall be landscaped in accordance with the provisions of the Section 30.1230, "Landscaping of Parking Area" of the Seminole County Land Development Code.
- BUFFER YARDS**

Front.....10'  
 Side.....5'  
 Rear.....10'
- PARKING REQUIREMENTS**
  - Parking spaces shall be 10'x20' or 10'x18' w/2' overhang
  - Parking calculations shall be based on:  
 Two spaces per unit = 14 spaces required  
 Total spaces provided = 16 spaces
- WATER, SEWER AND STORMWATER**

**WATER:** Water services shall be provided by Seminole Co. Public Utilities design of water lines and fire hydrants shall conform to all Seminole Co. and Florida Department of Environmental Protection.

**SANITARY SEWER:** Sanitary sewer shall be provided by a gravity line to offsite manhole

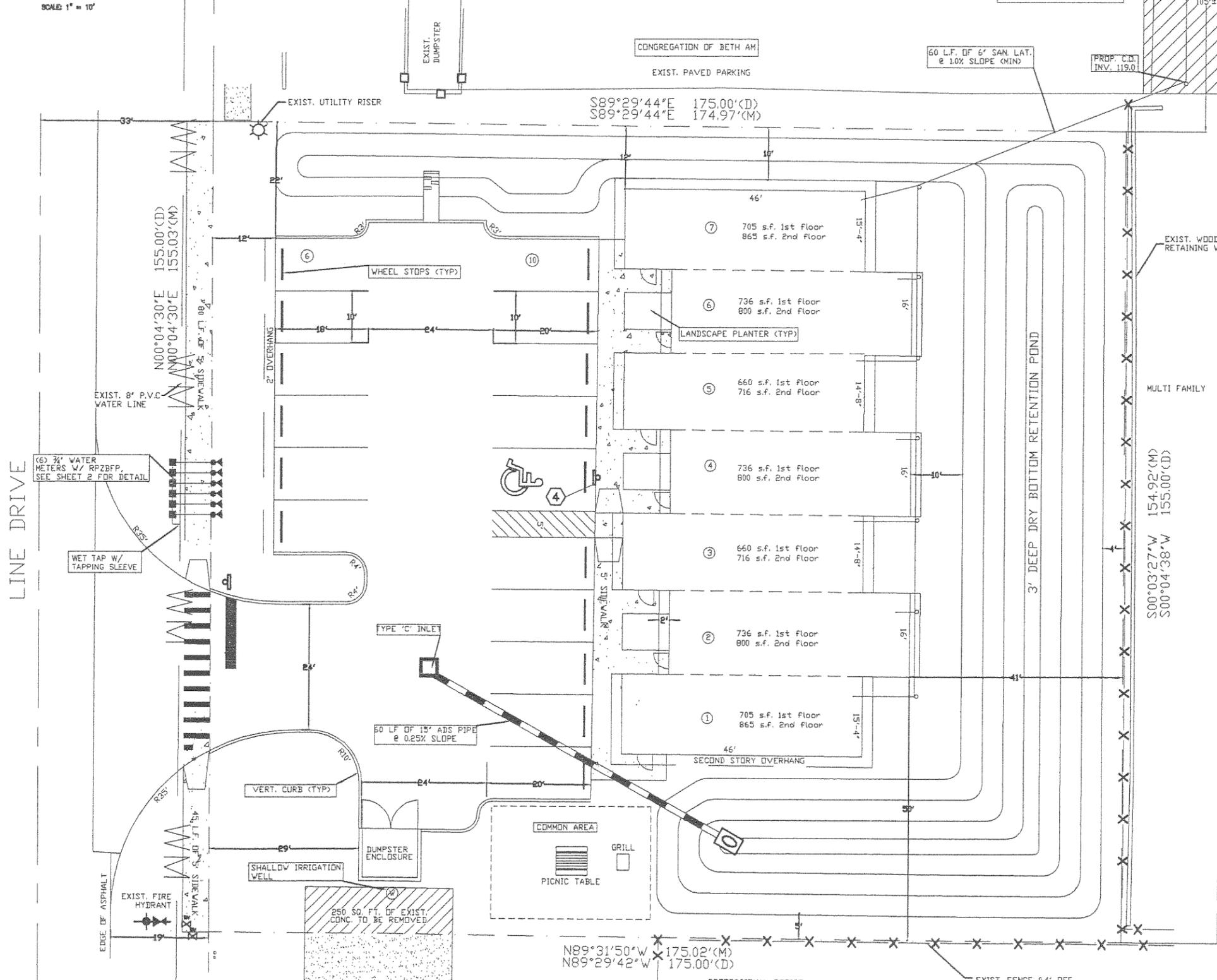
**STORMWATER:** Stormwater drainage and stormwater management shall be provided by on-site retention pond. The system will be reviewed and approved by Seminole County and St. Johns River Water Management District.

**FIRE PROTECTION:** Fire protection shall be provided by Seminole Co. Fire flow will be a minimum of 1250 gpm w/ 20 psi. Fire Hydrants shall be located according to Seminole Co. Fire Loss Management regulations. Building shall be protected by automatic fire sprinkler.
- PHASING**

Proposed development shall be developed in single phase.
- STANDARD COMMITMENTS**
  - Unless specifically addressed otherwise herein, all development shall fully comply with all the codes and ordinances, including impact fees ordinances, in effect in Seminole County at the time of permit issuances.
  - The conditions upon this development approval and commitments made as to this development approval have been accepted by and agreed to by the owners of the property.
  - The DCA touches and concerns the aforescribed property, and the conditions, commitments and provisions of the DCA shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole Co. by virtue of a document of equal dignity herewith. The owners of said property have expressly covenanted and agreed to this provision and all other terms and provisions of the DCA.
  - The terms and provisions of the DCA are not severable, and in the event any portion of this DCA shall be found to be invalid or illegal, then the entire DCA shall be null and void.
- DEVELOPMENT COMMITMENTS AGREED TO BY OWNER**
  - THE FOLLOWING STATEMENT INCLUDED ON THE SITE PLAN, "THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED TWENTY-FIVE PERCENT (25%) OPEN SPACE FOR THE PD."
  - ALL OUTDOOR LIGHTING SHALL BE A MAXIMUM OF SIXTEEN (16) FEET IN HEIGHT SHALL COMPLY WITH THE PROVISIONS OF SEC. 30.1233(B) OF THE SEMINOLE CO. LAND DEVELOPMENT CODE.

SITE STATISTICAL DATA			
DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	27,125	0.62	100.00%
PROP. BLDG. FOOTPRINT	4,938	0.11	18.20%
PROP. PAVEMENT AREA	7,866	0.16	28.97%
IMPERVIOUS AREA	12,634	0.29	46.58%
OPEN SPACE (RETENTION)	6,848	0.16	25.25%
GREEN SPACE	7,843	0.18	28.91%

F.A.R. = .35 I.S.R. = .47



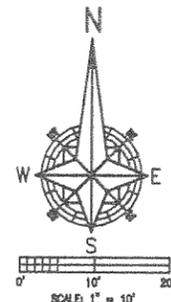
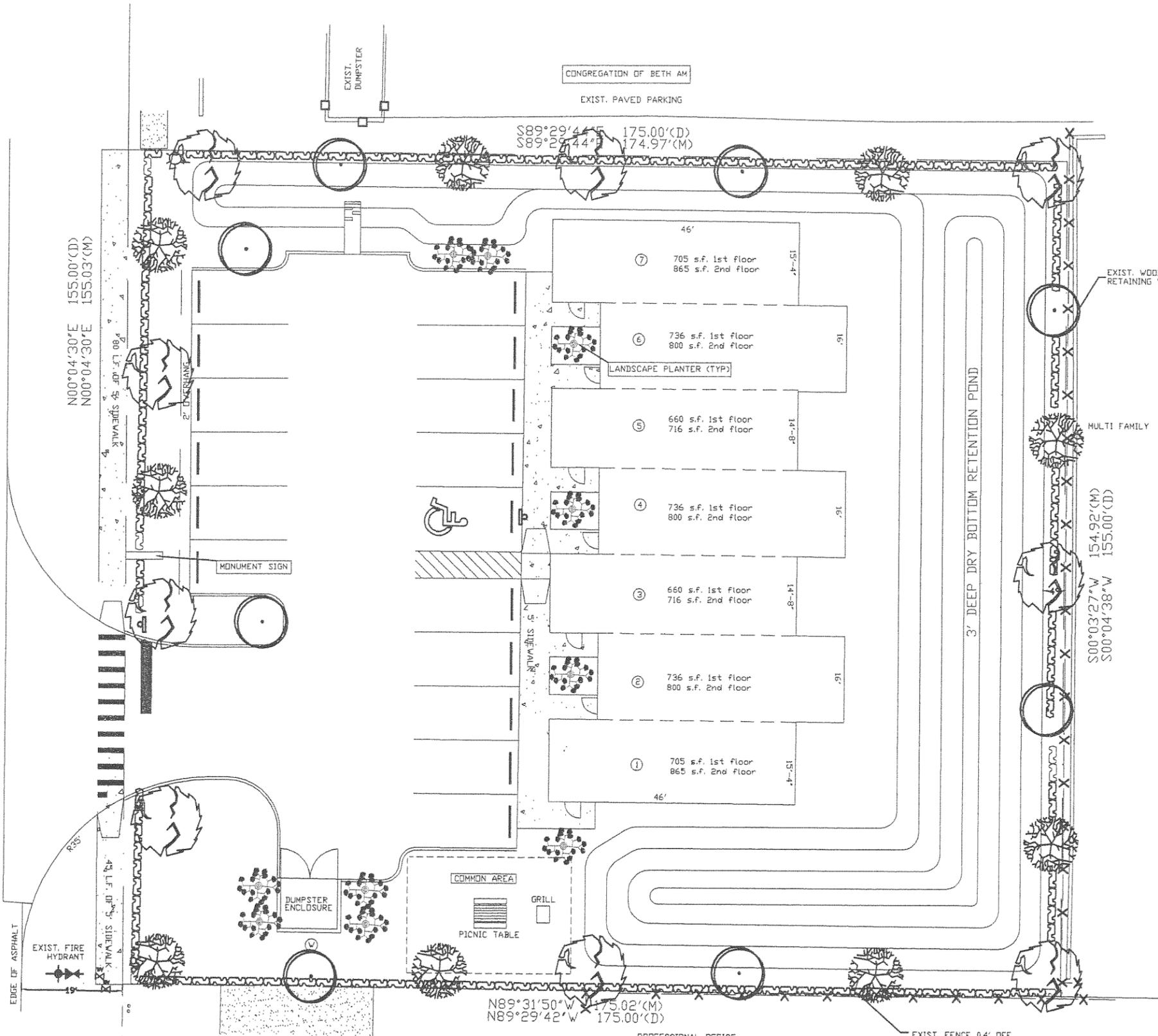
**AMERICAN CIVIL ENGINEERING CO.**  
 100 N. HIGHLAND AVENUE, SUITE 100, APOPKA, FLORIDA 32709  
 TEL: (407) 287-7700 FAX: (407) 287-0877 CA. 0729

**LINE DRIVE TOWNHOMES PUD PRELIMINARY MASTER PLAN**  
 LINE DRIVE  
 APOPKA, FLORIDA

DATE: 11/11/10  
 SCALE: 1" = 10'  
 DRAWN BY: HURD BOTOS  
 CHECKED BY: HURD BOTOS  
 DATE: 11/11/10  
 PROJECT NO.: 10-001

SHEET 3 OF 4

LINE DRIVE



**LANDSCAPING GENERAL NOTES:**

1. ALL LANDSCAPE AREAS TO BE COVERED W/ AN AUTOMATIC SPRINKLER SYSTEM.
2. ALL LANDSCAPED AREAS TO BE SODDED (ST. AUGUSTINE) AND MULCHED (2" MIN.) PER SCLDC SEC. 30.1228 (g).
3. PRIOR TO REMOVAL OF ANY TREES, PROTECTIVE TREE BARRIERS SHALL BE INSTALLED AND INSPECTED BY SEMINOLE COUNTY. CONTACT JACKIE LARACUENTE @ 407-865-7409.
4. ALL PROPOSED PLANTS WILL BE FLORIDA #1 GRADE OR BETTER ACCORDING TO THE SCLDC SEC. 30.1228 (a).
5. ALL DISTURBED AREAS W/1 SEM. CO. R/W SHALL BE SODDED.
6. IF THE EXISTING PLANT MATERIAL DOES NOT MEET MIN. CODE REQUIREMENT SUPPLEMENTING THE PLANT MATERIAL TO MEET CODE WILL BE DONE.
7. IF THE EXISTING LANDSCAPING DOES NOT MEET CODE REQUIREMENT AT THE TIME OF THE FINAL INSPECTION, SUPPLEMENTING WILL BE REQUIRED PRIOR TO C. OF O.
8. THE VISION LINE SHALL BE CLEAR OF ANY OBSTRUCTIONS.
9. NO TREES W/ A TRUNK DIAM. GREATER THAN 4" AT MATURITY OR SHRUBS HIGHER THAN 2.5' SHALL BE PERMITTED W/IN THE IDENTIFIED VISION LINE.
10. ANY TREES PERMITTED TO REMAIN W/IN THE IDENTIFIED CLEAR SIGHT TRIANGLE MUST BE TRIMMED UP TO A HEIGHT OF 8' IAW FDOT REGULATIONS.
11. GROUND COVER PLANTS, WHICH REACH A MAX HEIGHT OF 24", MAY BE USED IN LIEU OF GRASS PER SCLDC SEC. 30.1228 (e).
12. ALL LANDSCAPING SHALL BE INSTALL IAW SCLDC SEC. 30.1228 (h).
13. SIGN SHALL NOT EXCEED 46 SQ. FT.

**LANDSCAPE LEGEND**

- (260) VBURNUM HEDGE (30" HGT. PLANTED AT 30" O/C.)  
LOW WATER USE
- (8) WINGED ELM 2.5" CALIPER @ W/  
OVERALL AVERAGE OF 3" CALIPER  
MEASURED @ 1' ABOVE GROUND & 8' HIGH (LOW WATER USE)  
4 TREES PER 100 L.F. ALONG R/W & INTERIOR PROPERTY LINES
- (9) LIVE OAK 2.5" CALIPER @ W/  
OVERALL AVERAGE OF 3" CALIPER  
MEASURED @ 1' ABOVE GROUND AND 8' HIGH (LOW WATER USE)  
4 TREES PER 100 L.F. ALONG R/W & INTERIOR PROPERTY LINES
- (9) CHINESE ELM 2.5" CALIPER @ W/  
OVERALL AVERAGE OF 3" CALIPER  
MEASURED @ 1' ABOVE GROUND & 8' HIGH (LOW WATER USE)  
4 TREES PER 100 L.F. ALONG R/W & INTERIOR PROPERTY LINES
- (10) CRAPE MYRTLE  
12' HIGH AT PLANTING, 6' SPREAD  
6" CLEAR, SINGLE TRUNK  
MEDIUM WATER USE

DATE:	4/27/20
SCALE:	1" = 10'
DRAWN BY:	HWB
CHECKED BY:	HWB
CAD FILE TYPIC:	HWB-001
CAD FILE:	HWB-001
PROJECT:	PROFESSIONAL OFFICE

**AMERICAN CIVIL  
ENGINEERING CO.**

507 N. JAMES ROAD, SUITE 201, TAMPA, FLORIDA 33609  
TEL: (813) 287-7700, FAX: (813) 287-7701, WWW.ACECO.COM

**LINE DRIVE TOWNHOMES  
PUD PRELIMINARY LANDSCAPE PLAN**

LINE DRIVE  
APOPKA, FLORIDA

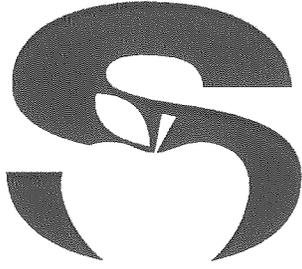


Rezone No: Z2006-041  
From: PUD To: PD

-  Parcel
-  Subject Property



Winter 2006 Color Aerials



## SEMINOLE COUNTY PUBLIC SCHOOLS School Capacity Report

**To:** Seminole County Board of County Commissioners

**From:** George Kosmac, Deputy Superintendent, Seminole County Public Schools

**Date:** July 14, 2006

**RE:** RZ-2006-40 Line Drive Townhomes rezone to PUD

Seminole County Public Schools (SCPS), in reviewing the above rezone request, has determined that if approved, the new zoning designation would have the effect of increasing residential density, and as a result generate additional school age children.

**Description** –. 62 acres located at 125 N. Line Drive, 300 feet south of Sand Lake Road Parcel ID 07-21-29-300-019C-0000. The request is to amend the existing PD to construct 7 townhouse units.

Based on information received from Seminole County Planning and from the staff report for the Line Drive Town Home rezone request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

<b>Total Proposed units</b>					
Total # of Units		# of Single-Family Lots		# of Multi-Family Units	
7		0		7	
<b>Student Generation</b>					
<b>Impacted Schools</b>	<b>Projected Number of Additional Students</b>	<b>Current Capacity</b>	<b>Current Enrollment</b>	<b>Percent Utilization</b>	<b>Students Resulting from Recently Platted Developments</b>
<b>Elementary</b> Wekiva	1	603	930	154.2	4
<b>Middle</b> Teague	0	1397	1699	109.5	7
<b>High</b> Lake Brantley	1	2944	3221	103.9	8

**Projected Number of Additional Students** is determined by applying the current SCPS student generation rate (calculated by using US Census data analysis) to the number and type of units proposed. The number of units is determined using information provided by the County and/or from the applicant's request. If no actual unit count is

provided, the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation.

**Full Time Equivalent (FTE)** - A calculation of student enrollment conducted by The Florida Department of Education (FDOE) authorized under Section 1011.62, Florida Statutes to determine a maximum total weighted full-time equivalent student enrollment for each public school district for the K-12 Florida Educational Funding Program (FEFP).

**Current Capacity** is based on the current enrollment full time equivalent student (FTE) date not including relocatable stations.

**Current Enrollment** is based on the most recent official FTE count (February 2006).

**Percent Utilization** is the ratio of enrollment to total permanent building student stations. The utilization ratio is based on the total student stations available in a school.

**Students Resulting from Recently Platted Developments** is a summary of the number of students estimated to be generated from developments approved and platted within the respective school attendance zones since January 2005.

**Comments:**

The students generated from the new residential dwelling units could not be absorbed into the elementary, middle, or high schools without the increased use of relocatable student stations (portables) or significant reduction in level of service at the affected campus. The current SCPS five-year plan includes an additional 252 student stations to relieve Wekiva Elementary, however that relief will not be sufficient to accommodate the current and projected students. There are no planned expansions/additions in the current five-year capital plan that would provide additional student capacity to relieve Teague Middle or Lake Brantley High schools.

## SEMINOLE COUNTY DEVELOPMENT ORDER

On October 24, 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

### FINDINGS OF FACT

**Property Owner:** Huned Botee  
2200 Classic Court.  
Longwood, Florida 32779

**Project Name:** Line Drive Townhome PUD

**Requested Development Approval:**

Rezone from PUD (Planned Unit Development) To PUD (Planned Unit Development).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Michael Rumer, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - a. All development shall comply with Exhibit B, Preliminary Master Plan.
  - b. Permitted uses shall be townhouse residential units, home occupations, and home offices.
  - c. Minimum unit size shall be 1,300 square feet.
  - d. Accessory structures shall be prohibited.
  - e. Boat and recreational parking on site shall be prohibited.
  - f. Front walls of townhouse units shall be staggered.
  - g. Maximum building height shall be 2 stories not to exceed 35 feet in height.
  - h. Recreational uses to be provided within designated open space shall include a picnic area consisting of an outdoor grill and picnic table.
  - i. All landscape buffers and common areas shall be maintained by a homeowners association.
  - j. A 6-foot high decorative fence shall be provided along the north & south property boundary.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.





AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Line Drive Townhome PUD.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONINGS.** The zoning classification assigned to the following described property is changed from PUD (Planned Unit Development) to PUD (Planned Unit Development):

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, SAID POINT BEING A 4 INCH SQUARE CONCRETE MONUMENT SITUATED NORTH 00 DEGREES 04'38" EAST, 20.38 FEET FROM A 6 INCH SQUARE CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; FROM SAID POINT OF REFERENCE RUN SOUTH 00 DEGREES 04'30 WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1350.14 FEET; THENCE RUN SOUTH 89 DEGREES 20'33" EAST 33.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAND LAKE ROAD AND THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE SOUTH 00 DEGREES 04'38" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, A DISTANCE OF 327.21 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29'42" EAST A DISTANCE OF 175.00 FEET; THENCE SOUTH 00 DEGREES 04'38" WEST A DISTANCE OF 155.00 FEET; THENCE NORTH 89 DEGREES 29'42" WEST A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE NORTH 00 DEGREES 04'38" EAST A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

**Section 3. EXCLUSION FROM CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order # 06-22000004 in the Official Land Records of Seminole County.

ENACTED this 24h day of October, 2006.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton D. Henley  
Chairman

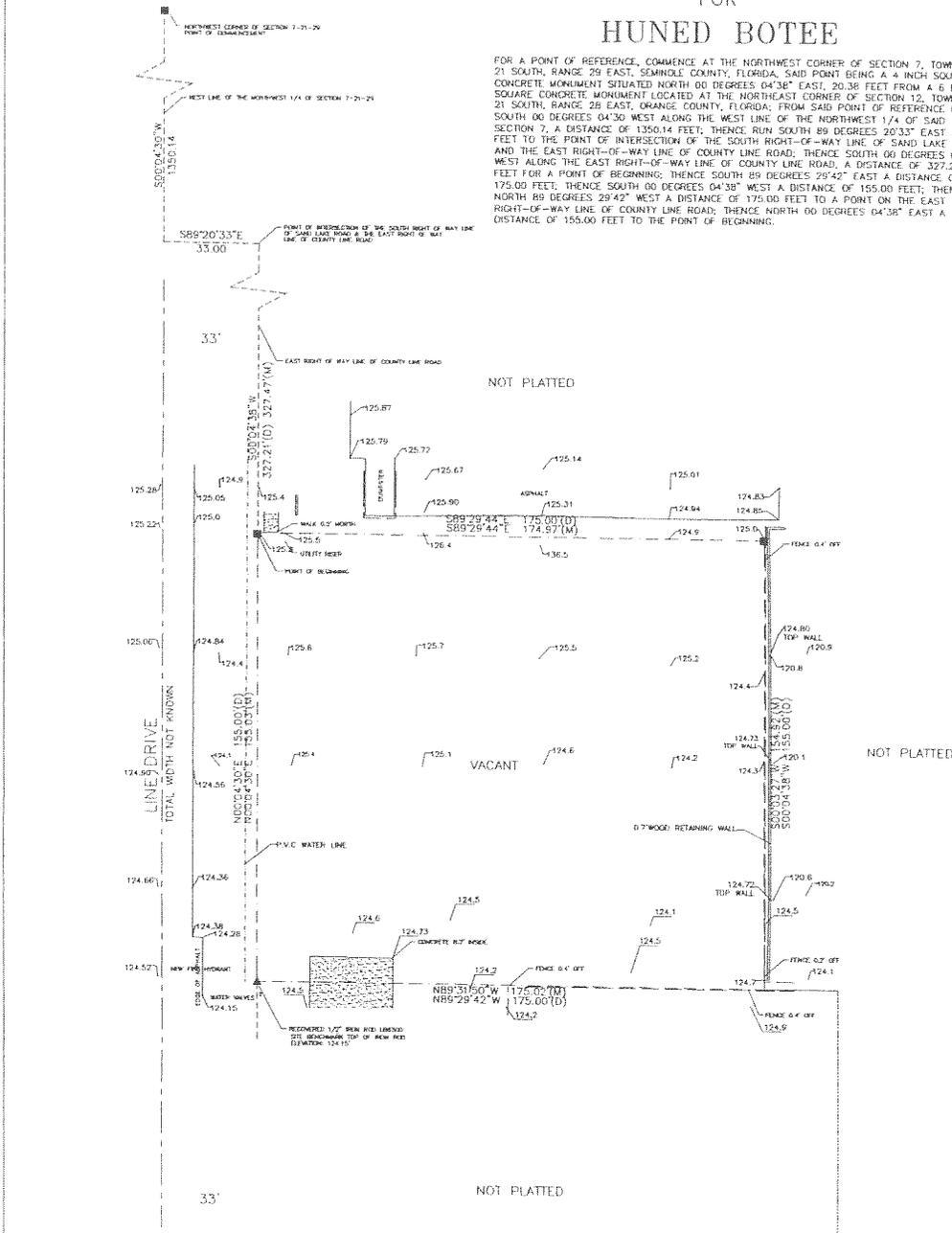
**EXHIBIT A**

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, SAID POINT BEING A 4 INCH SQUARE CONCRETE MONUMENT SITUATED NORTH 00 DEGREES 04'38" EAST, 20.38 FEET FROM A 6 INCH SQUARE CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; FROM SAID POINT OF REFERENCE RUN SOUTH 00 DEGREES 04'30 WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1350.14 FEET; THENCE RUN SOUTH 89 DEGREES 20'33" EAST 33.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAND LAKE ROAD AND THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE SOUTH 00 DEGREES 04'38" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, A DISTANCE OF 327.21 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29'42" EAST A DISTANCE OF 175.00 FEET; THENCE SOUTH 00 DEGREES 04'38" WEST A DISTANCE OF 155.00 FEET; THENCE NORTH 89 DEGREES 29'42" WEST A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE NORTH 00 DEGREES 04'38" EAST A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.



# BOUNDARY AND TOPOGRAPHIC SURVEY FOR HUNED BOTEE

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, SAID POINT BEING A 4 INCH SQUARE CONCRETE MONUMENT SITUATED NORTH 00 DEGREES 04'38" EAST, 20.38 FEET FROM A 6 INCH SQUARE CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA. FROM SAID POINT OF REFERENCE RUN SOUTH 00 DEGREES 04'30" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1350.14 FEET; THENCE RUN SOUTH 89 DEGREES 20'33" EAST 33.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAND LAKE ROAD AND THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE SOUTH 00 DEGREES 04'38" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, A DISTANCE OF 327.21 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29'42" EAST A DISTANCE OF 175.00 FEET; THENCE SOUTH 00 DEGREES 04'38" WEST A DISTANCE OF 155.00 FEET; THENCE NORTH 89 DEGREES 29'42" WEST A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE NORTH 00 DEGREES 04'38" EAST A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.



BEARINGS ARE BASED ON WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7-21-29 AS BEING SOUTH PER DESCRIPTION  
LEGAL DESCRIPTION FURNISHED BY CLIENT (UNLESS OTHERWISE NOTED)

SITE BENCHMARK  
4"x4" CONCRETE MONUMENT  
SEMINOLE COUNTY 479-59-01  
ELEVATION 122.69' NGVD 1929

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE: 1"=30'  
REVIEWED BY: MWS  
DRAWN BY: LJK  
DATE: 5/11/00  
JOB No.: 12273  
REVISED: ADD SPOT ELEVATIONS 10/24/05

- LEGEND**
- ⊙ = RECOVERED 4"x4" CONCRETE MONUMENT #LS1965
  - ▲ = RECOVERED NAIL & DISK #LB1221
  - ⊕ = RECOVERED 4"x4" CONCRETE MONUMENT NO#
  - ⊗ = RECOVERED 1/2" IRON ROD #
  - ⊘ = RECOVERED 1/2" IRON ROD #LB1221
  - ⊙ = RECOVERED 5/8" IRON ROD NO #
  - = SET 1/2" IRON ROD #LB16300
  - ⊖ = POWER POLE AS SHOWN
  - D- = 6" WOOD FENCE
  - x- = 6" CHAIN LINK FENCE
  - ▣ = CONCRETE SLAB AS SHOWN

△ = CENTRAL ANGLE, L = ARC, R = RADIUS,  
R/W = RIGHT OF WAY, A/C = AIR CONDITIONER,  
(R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT,  
(M) = MEASURED, (C) = CALCULATED, (D) = DEED,  
POB = POINT OF BEGINNING, CONC = CONCRETE,  
POC = POINT OF COMMENCEMENT, PCL = POINT ON LINE

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER UNDERGROUND FORMATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

MICHAEL W. SOLITRO, PSJ #4458  
FOR THE FIRM OF ALTAMONTE SURVEYING AND PLATTING, INC. #LB 6300

## ALTAMONTE SURVEYING AND PLATTING, INC.

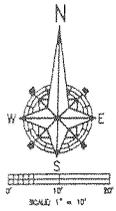
PHONE (407) 862-7555

435 DOUGLAS AVENUE, SUITE 1505-F  
ALTAMONTE SPRINGS, FLORIDA 32714

FAX (407) 862-6229

SHEETS  
2 OF 4

57-2128.DWG



**SETBACKS**

FRONT (ALONG R/W) 25'  
 SIDE YARD 10'  
 REAR YARD 30'

**PARKING CALCULATIONS**

(2) SPACES PER DWELLING UNIT  
 (7) DWELLING UNITS \* 2 = 14 SPACES

14 SPACES REQUIRED  
 16 SPACES PROVIDED\*  
 \* INCLUDES (1) HC SPACES

**SITE DATA**

- STATEMENT OF BASIC FACTS**
  - Total area: 0.82 acres
  - Zoning: Planned Development
  - Allowable area of development: 0.62 acres
  - The development approval sought is consistent with the Seminole County comprehensive plan and will be developed consistent with and in compliance with all other applicable regulations and ordinances.
  - The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitment run with, follow and perpetually burden the aforesaid property.
- LAND USE BREAKDOWN**

LAND USE	AREA	% OF SITE
Footprint & Building Area	12,446 s.f. / 0.28 ac	45.68%
Open Space	(including retention) 14,679 s.f. / 0.34 ac	54.12%
<b>Total Developable Area</b>	<b>27,125 s.f. / 0.62 ac</b>	<b>100%</b>
<b>Total Land Area</b>	<b>27,125 s.f. / 0.82 ac</b>	<b>100%</b>
- OPEN SPACE AREAS**

Maintenance of the open space shall be funded by the Owner.  
 Total Land Area: 0.62 acres  
 Required Open Space: 25.00%/0.155 acres  
 Open Space Provided: 54.12%/0.34 acres
- BUILDING SETBACKS**

Front: 25'  
 Side: 10'  
 Rear: 30'  
 Maximum roof height: 30'
- PERMITTED USES**

1 Single family townhomes
- LANDSCAPE & BUFFER CRITERIA**

Parking areas shall be landscaped in accordance with the provisions of the Section 30.1220 "Landscaping of Parking Area" of the Seminole County Land Development Code.
- BUFFER YARDS**

Front: 10'  
 Side: 5'  
 Rear: 10'
- PARKING REQUIREMENTS**
  - Parking spaces shall be 10'x20' or 10'x18' +/- covering
  - Parking calculations shall be based on:  
 Two spaces per unit = 14 spaces required  
 Total spaces provided = 16 spaces
- WATER, SEWER AND STORMWATER**

**WATER:** Water services shall be provided by Seminole Co. Public Utilities design of water lines and fire hydrants shall conform to all Seminole Co. and Florida Department of Environmental Protection.

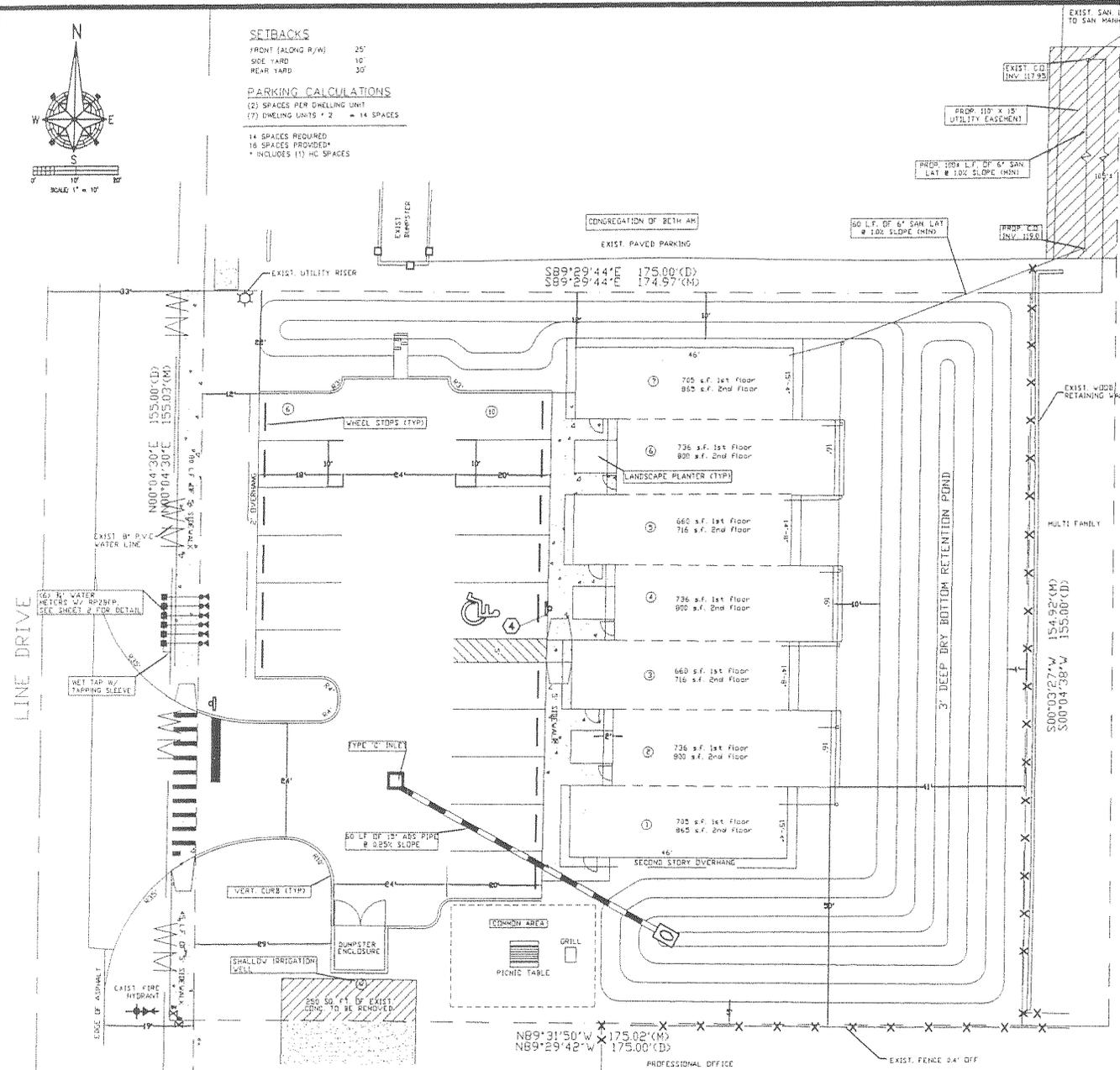
**SANITARY SEWER:** Sanitary sewer shall be provided by a gravity line to off-site manhole.

**STORMWATER:** Stormwater drainage and stormwater management shall be provided by on-site retention pond. The system will be reviewed and approved by Seminole County and St. Johns River Water Management District.
- FIRE PROTECTION:** Fire protection shall be provided by Seminole Co. Fire flow will be a minimum of 1250 gpm +/- 20 gal. Fire hydrants shall be located according to Seminole Co. Fire Loss Management regulations. Building shall be protected by automatic fire sprinkler.
- PHASING**

Proposed development shall be developed in single phase
- STANDARD COMMITMENTS**
  - Unless specifically addressed otherwise herein, all development shall fully comply with all the codes and ordinances, including impact fees ordinances, in effect in Seminole County at the time of permit issuance.
  - The conditions upon this development approval and commitments imposed as to this development approval have been accepted by and agreed to by the owners of the property.
  - The DCA touches and concerns the aforesaid property, and the conditions, commitments and provisions of the DCA shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole Co. by virtue of a document of equal dignity herewith. The owners of said property have expressly consented and agreed to this provision and all other terms and provisions of the DCA.
  - The terms and provisions of the DCA are not severable, and in the event any portion of this DCA shall be found to be invalid or illegal, then the entire DCA shall be null and void.
- DEVELOPMENT COMMITMENTS, AGREED TO BY OWNER**
  - THE FOLLOWING STATEMENT INCLUDED ON THE SITE PLAN, "THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED TWENTY-FIVE PERCENT (25%) OPEN OPEN SPACE FOR THE PD."
  - ALL OUTDOOR LIGHTING SHALL BE A MAXIMUM OF SIXTEEN (16) FEET IN HEIGHT SHALL COMPLY WITH THE PROVISIONS OF SEC 30.123(B) OF THE SEMINOLE CO. LAND DEVELOPMENT CODE.

SITE STATISTICAL DATA			
DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	27,125	0.62	100.00%
PROP. BLDG. FOOTPRINT	4,036	0.11	18.20%
PROP. PAVEMENT AREA	7,090	0.18	28.37%
IMPERVIOUS AREA	12,834	0.29	48.58%
OPEN SPACE (RETENTION)	6,846	0.16	25.26%
OPEN SPACE	7,843	0.18	28.17%

F.A.R. = .38 L.S.R. = .47



**AMERICAN CIVIL  
 ENGINEERING CO.**

**LINE DRIVE TOWNHOMES  
 PUD PRELIMINARY MASTER PLAN**

DATE: 3 OF 4

PROFESSIONAL OFFICE

