

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

SUBJECT: Longwood Hills PUD Preliminary Subdivision Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Bryan Potts *BP* CONTACT: Tony Walter *TW* EXT. 7349

Agenda Date 08/01/07 Regular Work Session Briefing
Special Hearing – 6:00 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for Longwood Hills PUD Subdivision located on Longwood Hills Road west of Ronald Reagan Boulevard.

District 4 – Henley Tony Walter, - Principal Planner

BACKGROUND:

The applicant, Mike Towers is requesting approval of the Preliminary Subdivision Plan for Longwood Hills PUD Subdivision. The Property is zoned PUD (Planned Unit Development). The project received Final Master Plan approval at the July 24, 2007 Board of County Commission meeting.

The subdivision is located on Longwood Hills Road west of Ronald Reagan Boulevard on 3.8 acres more or less and consists of 16 townhome residential units

The subdivision will use City of Longwood sewer and water.

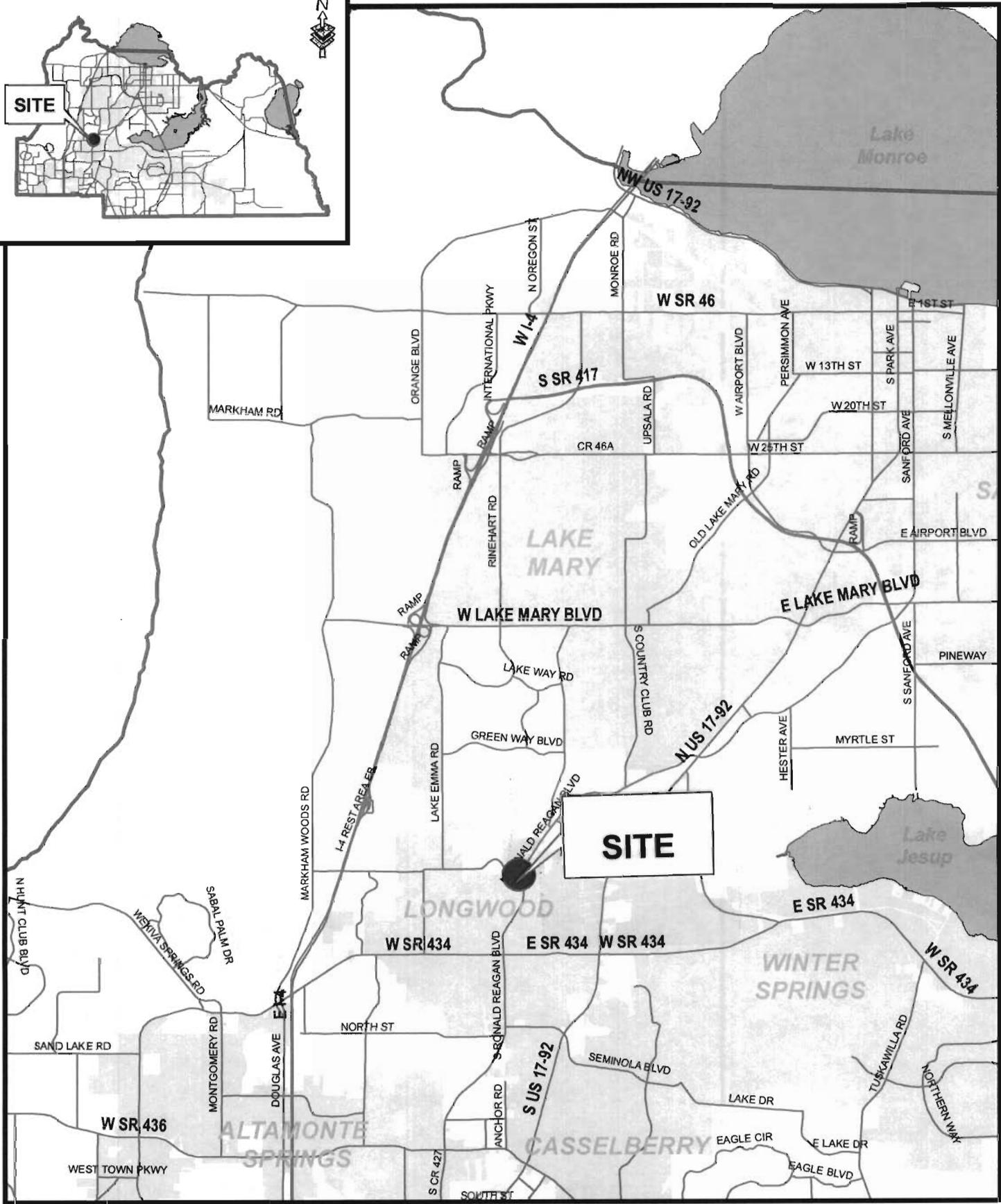
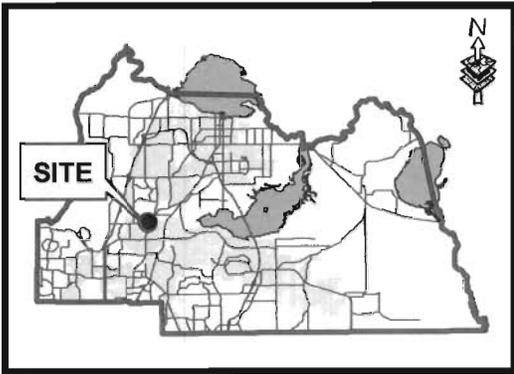
STAFF RECOMMENDATION:

Staff recommends approval of the requested Preliminary Subdivision Plan for Longwood Hills PUD Subdivision.

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

DR No. 07-05500006

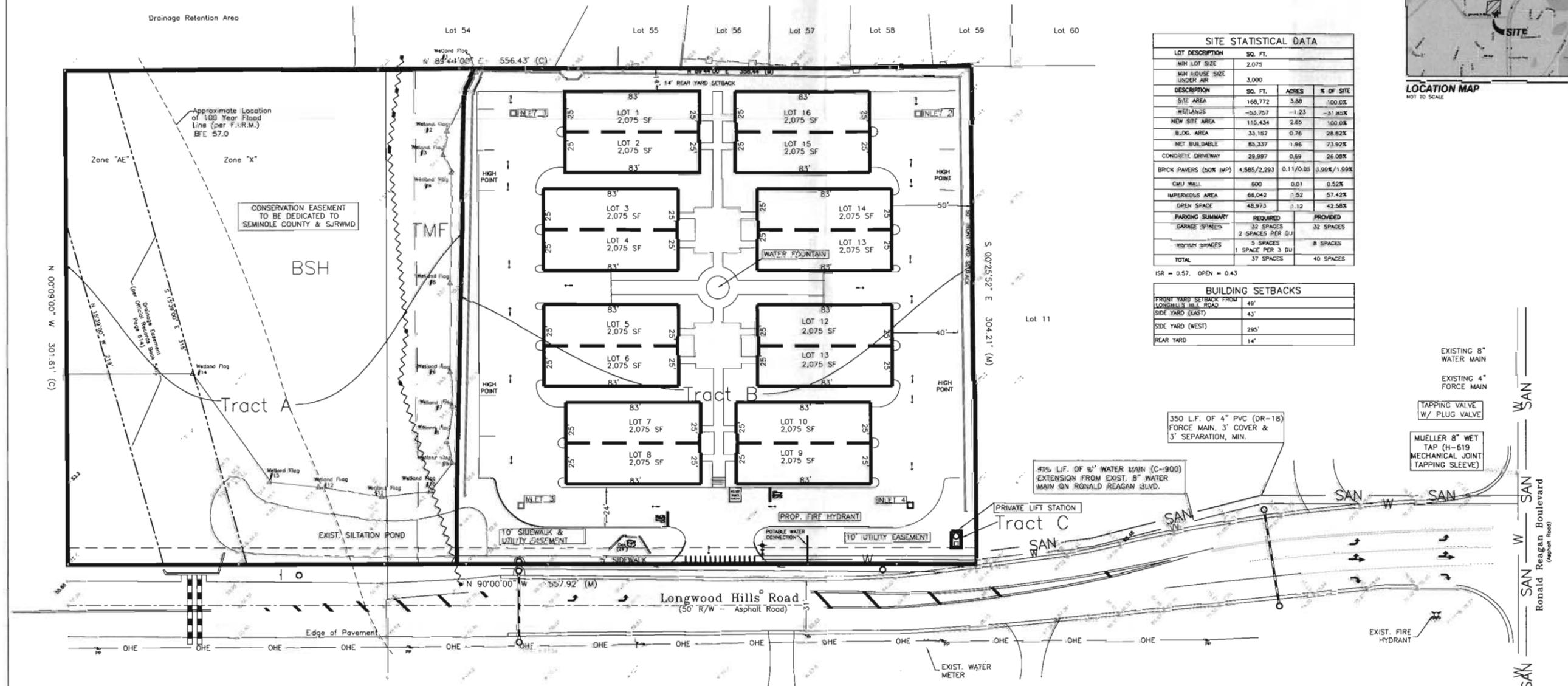
Parcel ID#: 29-20-30-5AT-0000-0120



Longwood Hills Preliminary Subdivision Plan

Legal Description

Lot 12 and the East 215.88 feet of Lot 14, Longwood Hills, according to the Plat thereof, as recorded in the Plat Book 6, Page(s) 15-16, Public Records of Seminole County, Florida.



SITE STATISTICAL DATA			
LOT DESCRIPTION	SQ. FT.		
MIN LOT SIZE	2,075		
MIN HOUSE SIZE UNDER AIR	3,000		
DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	168,772	3.88	100.0%
WETLANDS	-53,757	-1.23	-31.85%
NEW SITE AREA	115,434	2.65	100.0%
B.D.C. AREA	33,152	0.76	28.82%
NET BUILDABLE	85,337	1.96	73.92%
CONCRETE DRIVEWAY	29,997	0.69	26.08%
BRICK PAVERS (BOX IMP)	4,585/2,293	0.11/0.05	3.99%/1.99%
CMU WALL	600	0.01	0.52%
IMPERVIOUS AREA	66,042	1.52	57.42%
OPEN SPACE	48,973	1.12	42.58%
PARKING SUMMARY			
	REQUIRED	PROVIDED	
GARAGE SPACES	32 SPACES	32 SPACES	
W/DRY SPACES	2 SPACES PER DU	2 SPACES PER DU	
W/DRY SPACES	5 SPACES	8 SPACES	
TOTAL	37 SPACES	40 SPACES	

BUILDING SETBACKS	
FRONT YARD SETBACK FROM LONGWOOD HILLS ROAD	49'
SIDE YARD (EAST)	43'
SIDE YARD (WEST)	295'
REAR YARD	14'



LOCATION MAP NOT TO SCALE

DATE:	2/7/07
SCALE:	1" = 30'
DESIGNED:	JR
DRAWN:	AW
CHECKED BY:	MS
CADD FILE:	TITLE: LONGWOOD HILLS
CADD FILE:	LONGWOOD HILLS

Soils Legend
 BSH = Bosinger Samsula and Hooton Soils
 TMF = Toveres Millhopper Finesands
 --- = Soils Boundary

- NOTES:
- TRACT A IS DEDICATED TO THE HOMEOWNERS ASSOCIATION WITH A CONSERVATION EASEMENT OVER THE ENTIRE TRACT DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
 - TRACT B IS DEDICATED TO THE HOMEOWNERS ASSOCIATION.
 - TRACT C IS DEDICATED TO THE HOMEOWNERS ASSOCIATION OR THE SANITARY SEWER SERVICE PROVIDER.

Seminole County Site Permit Required
 Seminole County Land Development Code Requirements
 Adequate site visibility per g.m. blades, must be graphically on site plans prior to approval of access location. all conditions on or off site which would create a sight obstruction shall be located on needed plans. any sight obstruction found in field which is not on approved plans will cause immediate revocation of permit.
 Seminole County Land Development Code Requirements
 ALL traffic control signs and striping must be in accordance with Seminole County Land Development Code Chapter 250.23 Incorporating MUTCD and Seminole County Traffic Standards and must be installed PRIOR TO OCCUPANCY OF structures.



DEVELOPMENT COMMITMENTS

- CONVERTING GARAGES TO LIVING SHALL BE PROHIBITED. THIS PROHIBITION SHALL BE STATED IN THE CONDOMINIUM ASSOCIATION'S COVENANTS AND RESTRICTIONS.
- STORAGE OF RV'S AND BOATS ON SITE SHALL BE PROHIBITED. THIS PROHIBITION SHALL ALSO BE STATED IN THE CONDOMINIUM ASSOCIATION'S COVENANTS AND RESTRICTIONS.
- GUEST PARKING SHALL BE PROVIDED AT A MINIMUM RATIO OF 1 SPACE PER 3 DWELLING UNITS IN ADDITION TO THE REQUIRED TWO SPACES PER DWELLING UNIT.

CONTACT INFORMATION	
OWNER	MICHAEL F. TOMERS DAKWOOD CONSTRUCTION AND DEV. 754 FLEET FINANCIAL COURT LONGWOOD, FL 32750
PROJECT INFORMATION	
PROJECT DESCRIPTION	THE PROJECT WILL CONSIST OF TOWNHOMES WITH A TOTAL OF 16 UNITS PER ACRE FOR A TOTAL OF 16 TOWNHOMES.
LOCATION:	131 LONGWOOD HILLS ROAD
PARCEL ID:	28-20-10-541-000-0120
ZONING CLASSIFICATION	
ZONING	PLD (PLANNED UNIT DEV.)
LAND USE	MDR (MED. DENSITY RESIDENTIAL)
UTILITIES	
WATER AND SEWER UTILITIES DESIGN SHALL MEET THE REQUIREMENTS OF SEMINOLE COUNTY, THE CITY OF LONGWOOD, OR UTILITIES, INC. AND TDEP.	
SANITARY:	PROVIDED BY THE CITY OF LONGWOOD OR UTILITIES INC.
WATER:	PROVIDED BY THE CITY OF LONGWOOD OR UTILITIES INC.
STORMWATER	
THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF SEMINOLE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. A PORTION OF THE RETENTION WILL BE UNDER THE PARKING AND DRIVING AREAS IN WALLS OF EXISTING RETENTION SYSTEM.	
OPEN SPACE	
25% OPEN SPACE REQUIRED (3.8 ACRES X 25% = .95 ACRES)	
OPEN SPACES PROVIDED (6.3% WETLANDS (0.37 ACRES) AND COURTYARD BUFFER (0.83 ACRES) FOR A TOTAL OF 1.62 ACRES)	

AMERICAN CIVIL ENGINEERING CO.
 807 N. BOSS WOOD DRIVE, SUITE 100, BOSS WOOD, FLORIDA 32709
 TEL: (407) 321-2221 FAX: (407) 321-2222

WEY PLANNING GROUP LLC
 Town Planners & Community Builders

LONGWOOD HILLS
 PRELIMINARY SUBDIVISION PLAN
 LONGWOOD HILLS ROAD
 LONGWOOD, FLORIDA

THOMAS H. SKELTON, P.E.
 STATE OF FLORIDA
 REG. NO. 42782

PLR NAME: LONGWOOD HILLS