

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

SUBJECT: Savannah Park Townhome Preliminary Subdivision Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Bryan Potts CONTACT: Brian Walker ^{by BW} EXT. 7337

Agenda Date <u>08/01/07</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 (PSP) for Savannah Park Townhome Subdivision located on the west side of International Parkway between Wilson Road and Wayside Drive.

District 5 – Carey Brian Walker, Senior Planner

BACKGROUND:

The applicant, Ashton Woods Homes is requesting approval of the Preliminary Subdivision Plan for Savannah Park Townhome Subdivision. The Property is zoned PUD (Planned Unit Development).

The subdivision is located on the west side of International Parkway between Wilson Road and Wayside Drive on 34.66 acres more or less and consists of 156 townhome lots

The subdivision will use Seminole County sewer and water.

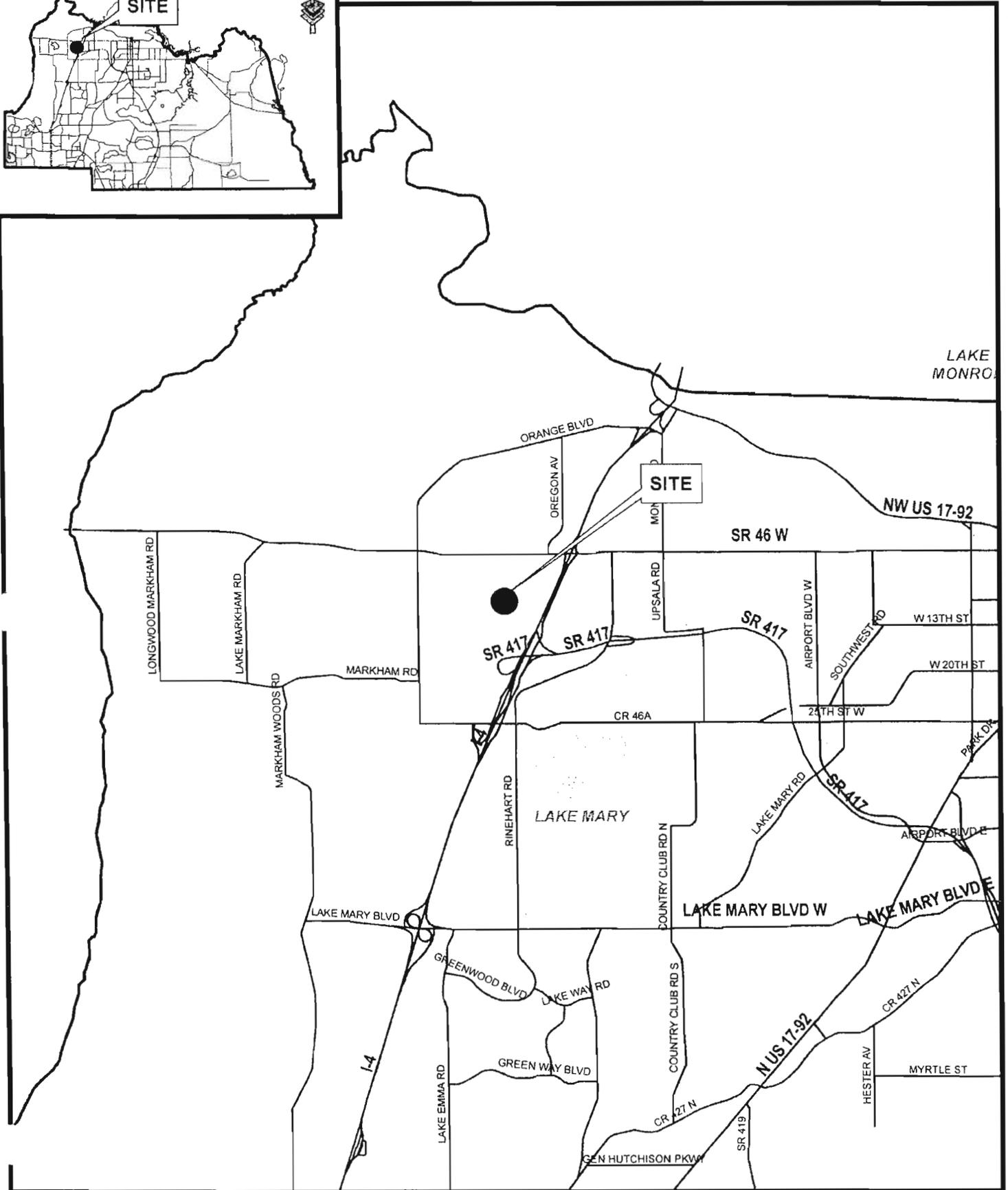
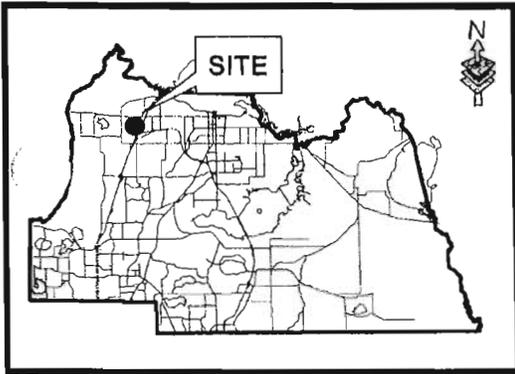
STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan (PSP) for Savannah Park Townhome Subdivision located on the west side of International Parkway between Wilson Road and Wayside Drive.

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

DR No. <u>07-05500018</u>
Parcel ID#: <u>30-19-30-300-0410-0000</u>

SAVANNAH PARK TOWNHOMES PSP



III. STATEMENT OF BASIC FACTS

- A. Total Area: 33.64 Acres
- B. Zoning: Planned Unit Development
- C. Permitted Uses:
 - North Residential Area:* Townhouse units, single family homes, home occupations and home offices
 - South Residential Area:* Townhouse units, single family homes, home occupations and home offices
 - Mixed Use Area:*
 1. Maximum 20 condominium units.
 2. CN (Restricted Neighborhood Commercial District) uses with the addition of sit-down restaurants, specialty groceries, bakeries, and banks with no outside automatic teller machines. Drive-throughs shall be prohibited.
- D. The development approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance with all other applicable regulations and ordinances.
- E. 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 afore described property.

IV. LAND USE BREAKDOWN

North Residential Area

64 townhouse lots	3.40 ac
Retention	0.00 ac
Open Space/Buffers	3.18 ac
Roads	2.46 ac
TOTAL	9.04 ac

South Residential Area

92 townhouse lots	5.51 ac
Retention	1.40 ac
Open Space/Buffers	4.99 ac
Roads	2.85 ac
TOTAL	14.75 ac

Mixed Use Area

Total Site Area	9.85 ac
Proposed Retail Floor Area	43,211 s.f.
Proposed Office Floor Area	48,736 s.f.
Proposed Residential	20 units maximum
Proposed Parking	455 spaces

V. OPEN SPACE

A minimum of 25 percent of the project area shall be designated as open space per requirements of the Land Development Code. Wet retention areas may be counted as open space if amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. Maintenance of the open space shall be funded by one or more property owners' associations. Use of common areas shall be limited to open space, recreational amenities, stormwater management and utility facilities serving all residents of the development.

Gross Site Area	33.64 ac
Internal Roadway / Parking	-11.61 ac
Required Buffer Areas	-2.30 ac
Townhouse Lots	-8.91 ac
Commercial Buildings	-2.11 ac
Upland common areas less than 15' in width, not amenitized w/sidewalk	-0.00 ac
TOTAL OPEN SPACE	8.71 ac

VI. BUILDING SETBACKS AND BUILDING HEIGHTS

- A. Along the west site boundary, the following standards shall apply:
 1. 50-foot setback for 1- and 2-story structures;
 2. 90-foot setback for 3-story buildings in the Mixed Use Area;
 3. 120-foot setback for 3-story buildings in the North and South Residential Areas.
- B. All structures shall be set back a minimum of 25 feet from Wilson Road, Wayside Drive, and International Parkway.
- C. A 10 foot setback shall be required from the front wall of any unit to the nearest of the street or sidewalk.
- D. Building height shall be limited to 35 feet for structures within 100 feet of the west property line, 45 feet for all others. Height shall be measured from the mean elevation between roof ridge and eaves, as specified in the Land Development Code.

VII. LANDSCAPING AND BUFFERING

- A. The Owner shall provide a 50-foot undisturbed buffer and a 6-foot masonry wall along the east side of the buffer. The Owner shall supplement this buffer with additional vegetation as needed to create an active buffer as defined by the Land Development Code.
- B. Adjacent to Wilson Road and Wayside Drive, the Owner shall provide a 15-foot landscape buffer with 4 canopy trees and 5 understory trees per 100 feet.
- C. No stormwater retention ponds or facilities shall be permitted within the 50-foot undisturbed buffer along the west property line.
- E. All landscape buffers and common areas shall be maintained by one or

- more property owners' associations.
- F. Existing trees that are preserved during construction may satisfy landscaping requirements stated in this Developer's Commitment Agreement or the Land Development Code.

VIII. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM

- A. The Owner shall provide a pedestrian circulation system giving access from and between all portions of the development and public rights of way, as well as connecting to existing sidewalks outside of the development.
- B. Parking shall be provided as follows:

<i>North Residential Area</i>	128 garage spaces 43 visitor spaces 171 total
<i>South Residential Area</i>	184 garage spaces 54 visitor spaces 238 total
<i>Mixed Use Area</i>	368 spaces for office/retail uses 40 spaces for condominium units 408 total

- C. Off-street parking facilities shall be constructed in accordance with the requirements of Section 30.1221 of the Land Development.

IX. FACILITY COMMITMENTS

- A. Drainage. Through a joint use agreement with the Seminole County Public Works Department, the existing County retention pond adjacent to the northern portion of the site shall be incorporated into the project's stormwater management system.
- B. Water and Wastewater. Water and wastewater services shall be provided by Seminole County.

X. OTHER COMMITMENTS

- A. Westward-facing balconies shall be prohibited within 100 feet of the west property line.
- B. Mechanical units shall be located and/or screened so as not to be visible from International Parkway or adjoining single family development.
- C. Outdoor lighting shall be cutoff/shoebox style fixtures and shall not exceed a height of 16 feet.
- D. Street lighting adjacent to the west boundary will be limited to decorative lighting affixed to the fronts of the units. Security lighting with motion sensors shall be permitted on any side of the building.
- E. One or more property owners' associations will be established to maintain all common areas within the development including private road rights of ways, all open space and recreational facilities.
- F. Dock high loading facilities shall be prohibited.
- G. No single non-residential building footprint shall exceed 10,000 square feet.
- H. No advertising signs shall be permitted to the west of Buildings A, B, G, and H in the Mixed Use Area.
- I. All landscape plans shall be submitted to Seminole County with Final Engineering Plans for review.

XI. DEVELOPMENT COMMITMENTS

- A. The Development approval sought is consistent with the Seminole County Comprehensive Plan.
- B. The Owner of the Property has expressly agreed to be bound by and subjected to the development conditions and commitments herein set forth and hereby covenants and agrees to have such conditions and commitments restrict, run with and perpetually burden the Property.
- C. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including the impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- D. This Developer's Commitment Agreement touches and concerns the Property, and the conditions, commitments, and provisions of this Developer's Commitment Agreement shall perpetually burden, run with and follow said Property and be a servitude upon and binding upon said Property unless released in whole or part by action of Seminole County as evidenced in writing. The Owner of said Property has expressly covenanted and agreed to this provision and all other terms and provisions of the Developer's Commitment Agreement.
- E. The terms and provisions of this Developer's Commitment Agreement are not severable and, in the event any portion of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Developer's Commitment Agreement shall be null and void.
- F. If any term or provision of this Developer's Commitment Agreement is in conflict with any portion of the Final Master Plan, the portion of the Final Master Plan in conflict shall be void, and the terms and provisions of this Developer's Commitment Agreement shall control and remain in full force and effect.



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Suite 301
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(407) 647-3700
(407) 647-0700

Savannah Park PUD
Seminole County, Florida

Preliminary Subdivision Plan

Developer's Commitment Agreements

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: _____
Title: Registration #88775
Certificate of Authorization #27233

Revisions

NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

SHEET NUMBER
2 OF 3



Denham Summitt
Engineering, LLC

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2670 Eagle Lake Drive 1861 Citinash Trail
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Savannah Park PUD
Seminole County, Florida

Preliminary Subdivision Plan

Overall Site Plan

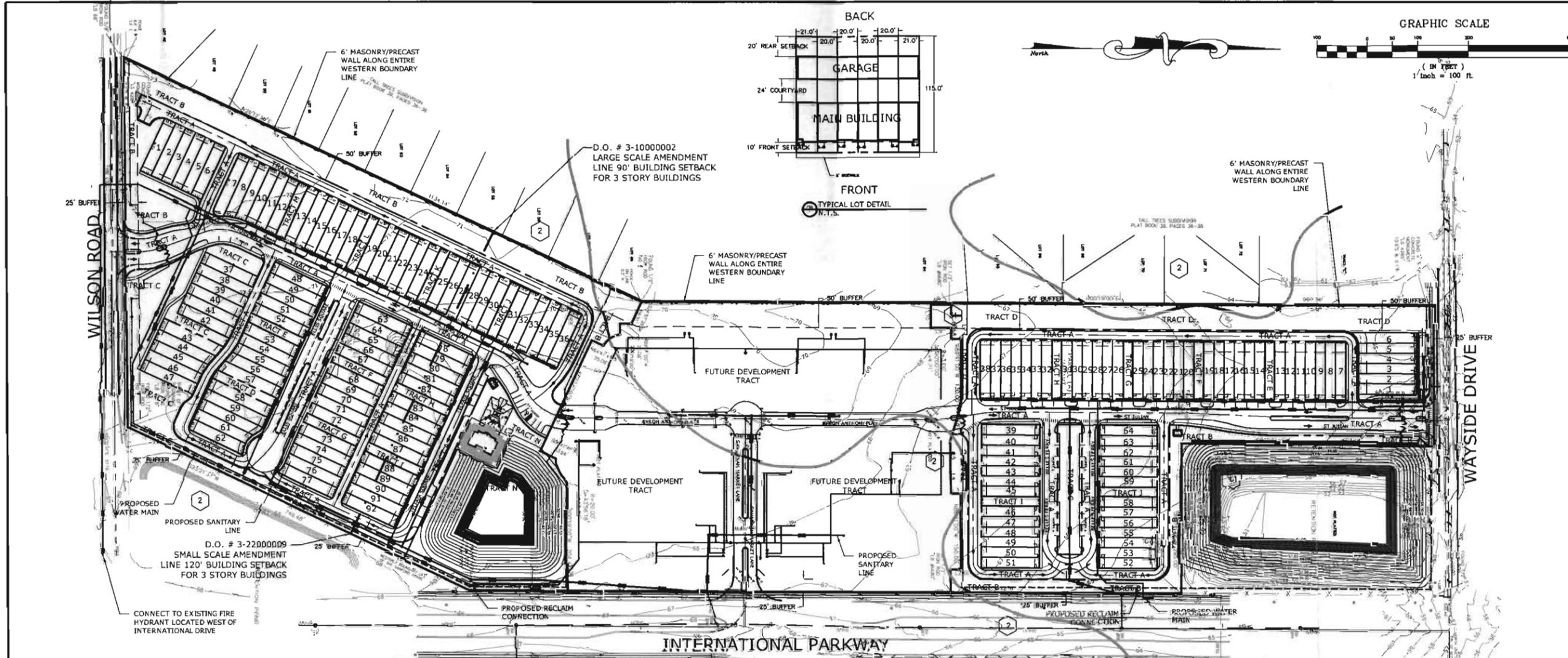
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6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

SHEET NUMBER
3 OF 3



Small Scale Amendment Site Data:

- Development Order Number #3-2200003
- Site is located in Section 31, Township 19 South, Range 30 East, Seminole County Florida
- Current Zoning: PUD Proposed Zoning: PUD
- Site Area: 3.501 acres (148,311 sq ft)
- Existing Use: Vacant/Agriculture Proposed Use: Mixed Use: Office, Retail & Residential
- Total Number of Proposed Single Family Units: 112 units
- Residential Density: 32 units per acre (32 units/acre) Average density: 1.02 d.u./ac. (per Small Scale Amendment)

1. Open Space Breakdown:
Open Space Required: 3.501 ac. Requires at least 21% of developable area (0.74 ac.)

Category	Area (ac)
Total Area	3.50 ac
External Roadway & Parking	1.81 ac
Required Buffer Area	0.70 ac
Terminals, Lot Area	4.40 ac
Commercial Building	0.00 ac
Common Area - 13' wide	0.40 ac
Retention Area (per 30,134.4)	0.00 ac
Park/Play Area	0.00 ac
Required Open Space (20%)	1.47 ac
Provided Open Space	1.48 ac

Large Scale Amendment Site Data:

- Development Order Number #3-2200003
- Site is located in Section 31, Township 19 South, Range 30 East, Seminole County Florida
- Current Zoning: PUD Proposed Zoning: PUD
- Site Area: 13.74 acres (593,114 sq ft)
- Existing Use: Vacant/Agriculture Proposed Use: Mixed Use: Office, Retail & Residential
- Total Number of Proposed Single Family Units & Condominiums: 112 units
- Residential Density: 32 units per acre (32 units/acre) Average density: 1.11 d.u./ac. (per Large Scale Amendment)

1. Open Space Breakdown:
Open Space Required: 13.74 ac. Requires at least 21% of developable area (2.88 ac.)

Category	Area (ac)
Total Area	13.74 ac
External Roadway & Parking	1.74 ac
Required Buffer Area	1.47 ac
Terminals, Lot Area	4.49 ac
Commercial Building	0.00 ac
Common Area - 13' wide	0.31 ac
Retention Area (per 30,134.4)	1.40 ac
Park/Play Area	0.00 ac
Required Open Space (20%)	2.84 ac
Provided Open Space	1.81 ac

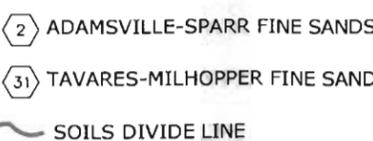
Total Open Space Provided:

Category	Area (ac)
Combined Open Space Provided: Land Use Amendment	Open Space Provided
3-2200003	2.43 ac
3-2200003	0.83 ac
Total Open Space Provided	3.26 ac
Total Open Space Required	3.41 ac

SOILS DATA

NO.	DESCRIPTION	AREA (ac)	AREA (sq ft)	AREA (sq ft)
1	ADAMSVILLE-SPARR FINE SANDS	1.81	78,800	78,800
2	TAVARES-MILHOPPER FINE SANDS	1.69	74,400	74,400

SOILS LEGEND



North Residential Parcel

TRACT	DESCRIPTION	ACRES	OWNERSHIP	EASEMENT
A	ROADS & ALLEYS	2.81	HOME OWNERS ASSOCIATION	SEMINOLE COUNTY
B	PARK OPEN SPACE	0.81	HOME OWNERS ASSOCIATION	
C	PARK OPEN SPACE	0.81	HOME OWNERS ASSOCIATION	SEMINOLE COUNTY
D	OPEN SPACE	1.38	HOME OWNERS ASSOCIATION	
E	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
F	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
G	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
H	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
I	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
J	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	

South Residential Parcel

TRACT	DESCRIPTION	ACRES	OWNERSHIP	EASEMENT
A	ROADS & ALLEYS	1.81	HOME OWNERS ASSOCIATION	SEMINOLE COUNTY
B	OPEN SPACE	0.81	HOME OWNERS ASSOCIATION	
C	PARK OPEN SPACE	1.14	HOME OWNERS ASSOCIATION	SEMINOLE COUNTY
D	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
E	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
F	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
G	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
H	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
I	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
J	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
K	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
L	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
M	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
N	OPEN SPACE	0.01	HOME OWNERS ASSOCIATION	
O	CLUBHOUSE/RECREATION	1.81	HOME OWNERS ASSOCIATION	SEMINOLE COUNTY

PROPERTY APPRAISER ID: 30-19-30-200-0410-0000

SEMINOLE COUNTY APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO THE DEVELOPER'S COMPLIANCE WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE REGULATIONS OF THE BOARD OF COUNTY COMMISSIONERS. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. THE DEVELOPER'S ACCEPTANCE OF THE DEVELOPER'S PLANS AND THE BOARD OF COUNTY COMMISSIONERS' ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

DATE: _____