

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

SUBJECT: Approval of the Revised Preliminary Subdivision Plan for Terracina at Lake Forest (fka SR 46/Lake Forest Boulevard Preliminary Subdivision Plan)

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Larry Poliner CONTACT: Cynthia Sweet EXT. 7443

Agenda Date 2/6/2008 Regular Work Session Briefing
Special Hearing – 6:00 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve the revised Preliminary Subdivision Plan for Terracina at Lake Forest, 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, Robert T. Hattaway, Taylor Morrison of Florida, Inc., and Fifth Third Bank, applicants.

District 5 – Carey

(Cynthia Sweet, Senior Planner)

BACKGROUND:

The applicants, Robert T. Hattaway, Taylor Morrison of Florida, Inc., and Fifth Third Bank, are requesting approval of the revised Preliminary Subdivision Plan (PSP) for Terracina at Lake Forest, formerly known as SR 46/Lake Forest Boulevard Preliminary Subdivision Plan, consisting of 284 townhome lots and 4 commercial lots, zoned PUD (Planned Unit Development). The PSP was revised to comply with the approved Final Master Plan, amendment to the PUD Developer’s Commitment Agreement, and site development improvements. See letter of changes attached as Exhibit C.

Seminole County is the utility provider for water and sewer and the internal roadways are private.

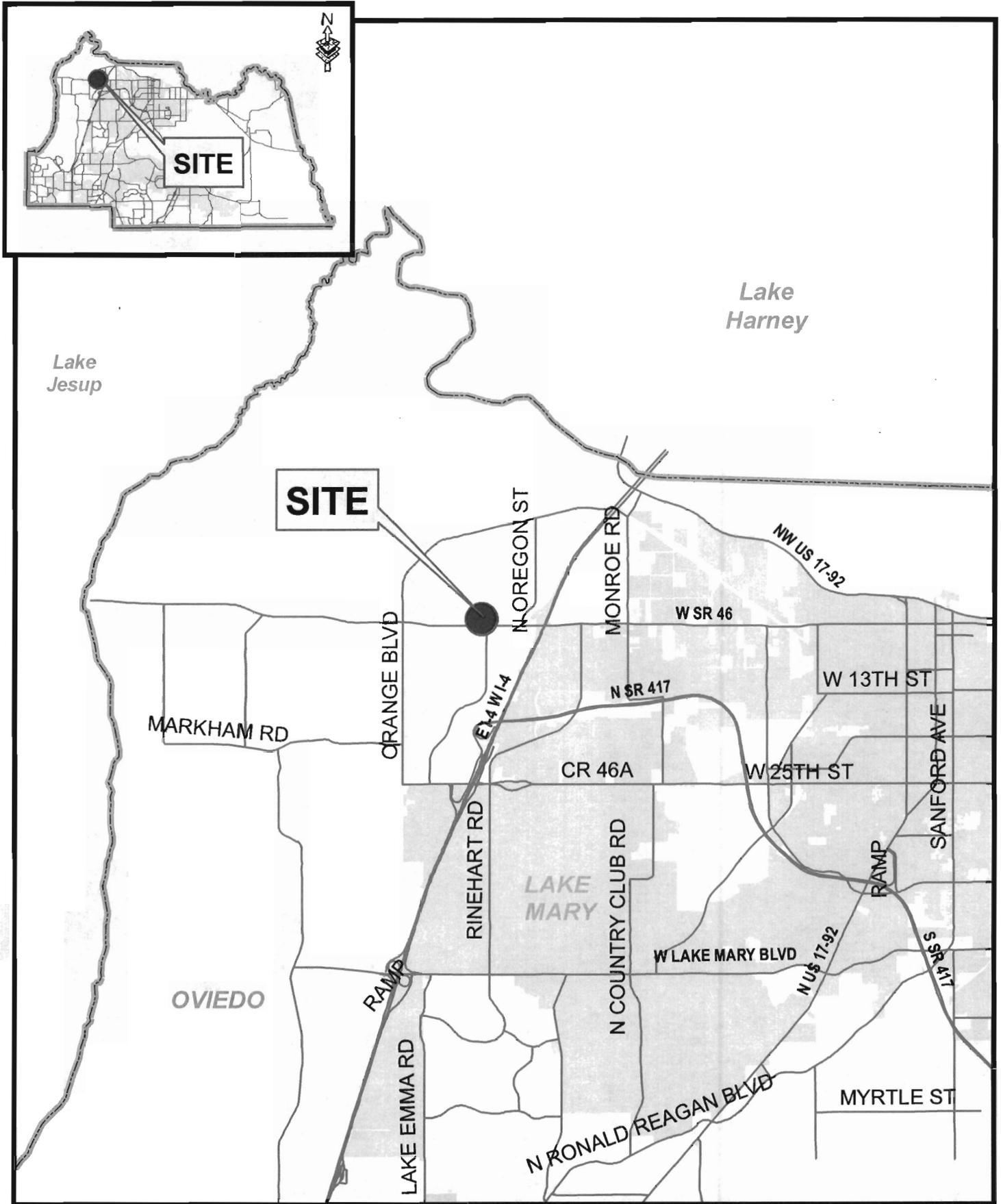
The revised PSP meets all the conditions of the approved SR 46/Lake Forest PUD Final Master Plan and Developer’s Commitment Agreement and the SCLDC Chapter 35, Section 35.43.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission approve the revised Preliminary Subdivision Plan for Terracina at Lake Forest, 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, Robert T. Hattaway, Taylor Morrison of Florida, Inc., and Fifth Third Bank, applicants.

Attachments: Location Maps – Exhibit A1/A2
Reduced Copy of PSP – Exhibit B
Letter of Explanation – Exhibit C

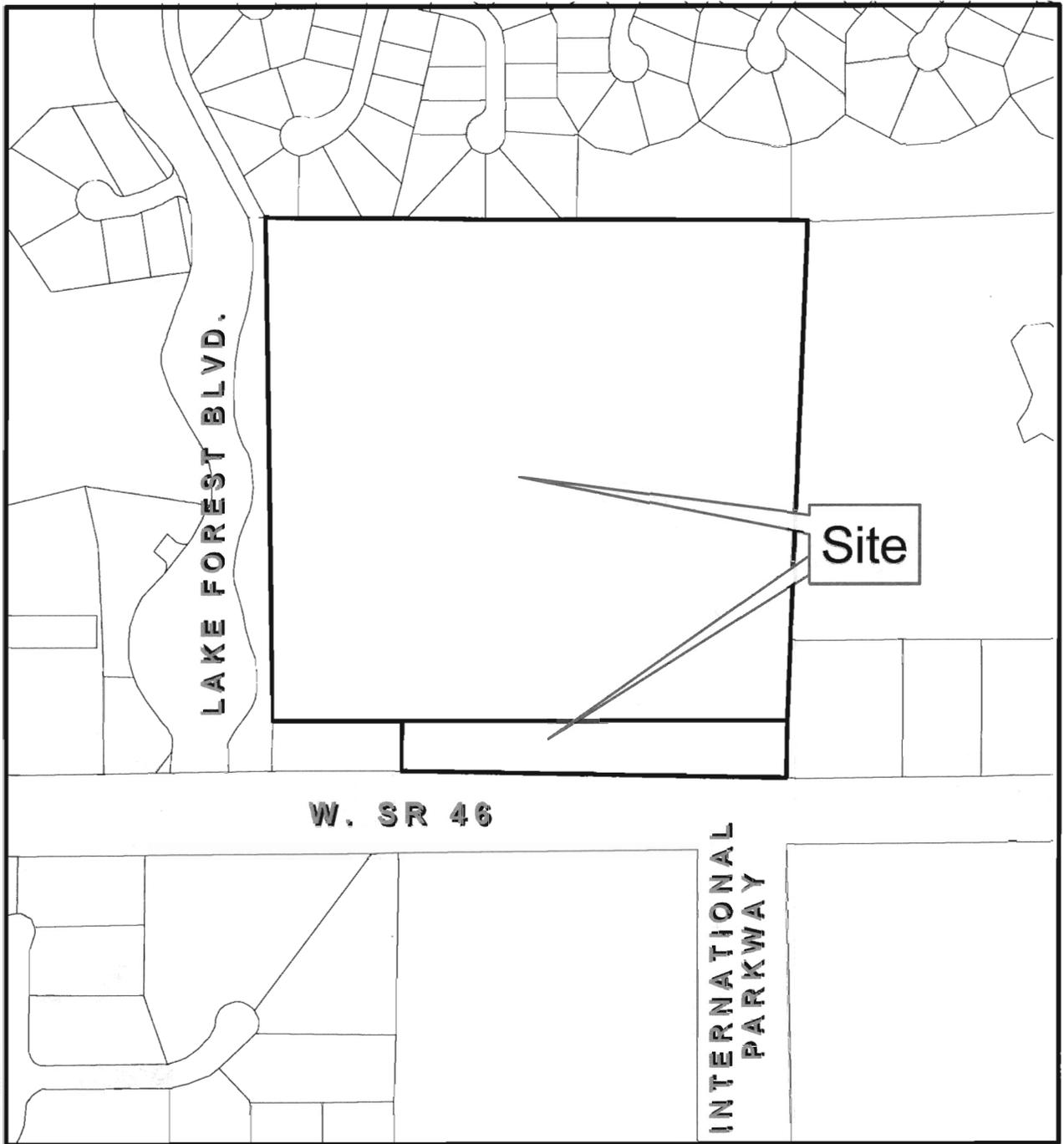
DR #: 05-05500025
Parcel ID#: 30-19-30-300-0010-0000



filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd ***/06

Terracina at Lake Forest

EXHIBIT A1



Terracina at Lake Forest



Principals

Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.
William T. Stone

January 15, 2008

DRMP Job # 06-0076.002

Ms. Cynthia Sweet
Senior Planner
Seminole County Development Review Division
1101 East First Street
Sanford, Florida 32771

**Subject: SR 46/Lake Forest Boulevard PUD (aka Terracina at Lake Forest)
Preliminary Site Plan
Project # 07-06000129**

Dear Cynthia:

Below please find a summary of the revisions to the Preliminary Site Plan for Terracina at Lake Forest (fka Northridge Meadow). The changes are with respect to the current PSP now being submitted compared to the PSP approved by the Seminole County Board of County Commissioners on January 9, 2007. A copy of the Developer's Commitment Agreement (DCA) is included with this submittal for your reference.

1. Revised the building unit mix for the project. The current plan shows 47 total buildings: 45-6-unit buildings and 2-7-unit buildings.
2. Minimum House Size is shown as 1,400 s.f., consistent with the approved DCA.
3. The clubhouse and pool site plan and parking configuration have been updated to reflect minor revisions that occurred during the course of final engineering.
4. Parking count has been updated to reflect 11 total spaces at the clubhouse. The total parking provided has been updated accordingly.
5. Side Street (Corner Lot) Setback is shown as 15 feet.
6. Minimum Lot Size is shown as 18' x 95'.
7. The commercial lot configuration on the plan has been updated to reflect minor revisions that occurred during the course of final engineering. The Commercial Lot Table has been updated accordingly.
8. The note referencing the fence at north edge of the project has been updated to reflect further discussions that occurred during the course of final engineering.
9. The Proposed Land Use data including developable area, open space, buffer areas, etc. has been updated to reflect minor revisions that occurred during the course of final engineering.
10. The phasing line has been added to the plan. Please refer to the Legend which delineates the two phases.
11. The lift station site plan has been updated to reflect minor revisions that occurred during the course of final engineering.

941 Lake Baldwin Lane
Orlando, Florida 32814
Phone: 407.896.0594
Fax: 407.896.4836

Charlotte, North Carolina
Chipley, Florida
Columbia, South Carolina
DeLand, Florida
Ft. Lauderdale, Florida
Ft. Myers, Florida
Gainesville, Florida
Jacksonville, Florida
Lakeland, Florida
Palm Coast, Florida
Panama City Beach, Florida
Pensacola, Florida
Punta Gorda, Florida
Tallahassee, Florida
Tampa, Florida

1.800.375.3767
www.drmp.com

If you have any questions or concerns, please do not hesitate to contact me at (407) 896-0594.

Sincerely,
Dyer, Riddle, Mills & Precourt, Inc.



David S. Arms, P.E.
Project Manager

cc: Drew Abel, Morrison Homes, Inc.

REVISED PRELIMINARY SUBDIVISION PLAN

for

TERRACINA AT LAKE FOREST

(fka NORTHRIDGE MEADOW)

SEMINOLE COUNTY, FLORIDA

INDEX OF SHEETS

CIVIL DESCRIPTION	SHEET #
C0.0	COVER SHEET
C1.0	PRELIMINARY SUBDIVISION PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN DETAILS

CONSULTANT LIST

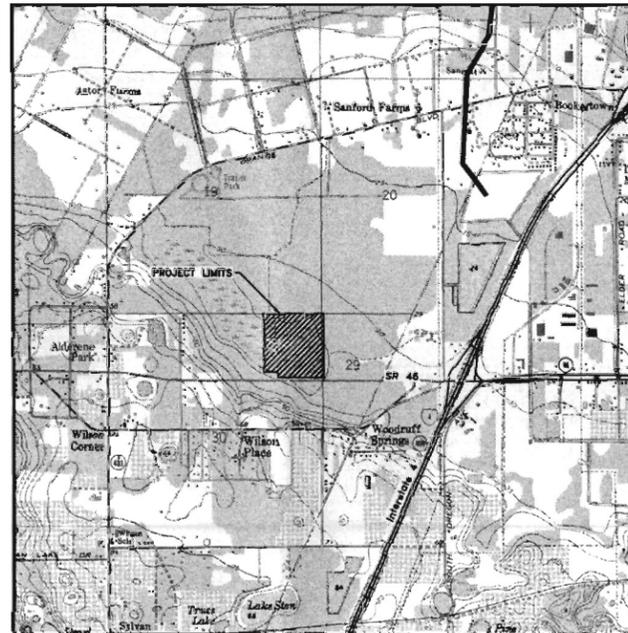
CIVIL ENGINEER
 DYER, RIDDLER, MILLS, & PRECOURT, INC.
 941 LAKE BALDWIN LANE
 ORLANDO, FLORIDA 32814
 PHONE: (407) 896-0594
 FAX: (407) 896-4836
 e-mail: darms@drmp.com
 FLORIDA LICENSE NO. 2648

GEOTECHNICAL ENGINEER
 UNIVERSAL ENGINEERING SCIENCES
 952 MAGGIE BOULEVARD
 ORLANDO, FLORIDA 32811
 PHONE: (407) 423-0504
 FAX: (407) 423-3106

SURVEYOR
 MILLER LEGG
 631 SOUTH ORLANDO AVENUE SUITE 200
 WINTER PARK, FLORIDA 32789-7122
 PHONE: (407) 629-8880
 FAX: (407) 629-7883

PREPARED FOR

MORRISON HOMES, INC.
 151 SOUTHWALL LANE, SUITE 200
 MAITLAND, FLORIDA 32751-7172
 PHONE: (407) 629-0077
 FAX: (407) 670-1448



VICINITY MAP

LEGAL DESCRIPTION

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30,
 TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.
 AND:
 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30,
 TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA,
 LYING NORTH OF STATE ROAD NO. 46. LESS THE WEST 320.00
 FEET THEREOF.

CONTAINING 42.55 ACRES, MORE OR LESS.

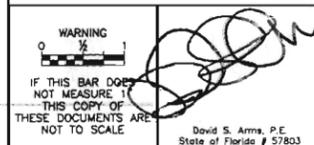
UTILITIES

WATER SUPPLY: SEMINOLE COUNTY UTILITIES
 FIRE PROTECTION: SEMINOLE COUNTY
 SEWER SYSTEM: SEMINOLE COUNTY UTILITIES
 REUSE WATER: SEMINOLE COUNTY UTILITIES

NOTE: CONTRACTOR SHALL PAY FOR AND OBTAIN THE REQUIRED SEMINOLE COUNTY PERMITS AND HOLD A PRE-CONSTRUCTION CONFERENCE BEFORE STARTING WORK. CONTACT JIM ALLEN, DEVELOPMENT REVIEW DIVISION, (407) 665-7409 FOR INFORMATION ON SETTING YOUR PRE-CONSTRUCTION MEETING, ISSUANCE OF COUNTY PERMITS, AND OTHER REQUIREMENTS.

JAN 24 2008

DEVELOPMENT REVIEW



David S. Arma, P.E.
 State of Florida # 57803



REVISED PRELIMINARY SITE PLAN
 JOB NUMBER 06-0076.000
 SHEET C0.0
 ISSUE DATE: 12/03/2007
 REVISION DATE: 1/15/2008

PROPERTY APPRAISER ID NUMBER 30-18-30-300-0010-0000

SEMINOLE COUNTY
 APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFICIENCIES IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENT NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

APPROVED _____
 SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT
 DATE _____



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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

PARCEL DATA:
TOTAL AREA INCLUDING WETLANDS: 42.55 AC
LAND USE DESIGNATION: MULTI-FAMILY
RESIDENTIAL TOWNHOUSES AND CUSTOMARY ACCESSORY USES INCLUDING HOME OCCUPATIONS;
C-1 PERMITTED USES

EXCLUDING CONVENIENCE STORES AND SELF-SERVE LAUNDRY

RESIDENTIAL SITE INFORMATION:
MAXIMUM BUILDING HEIGHT: 35 FEET (TWO STORY)
MAXIMUM IMPERVIOUS: 70%
MINIMUM GREEN SPACE: 25%
MAXIMUM DENSITY: 10 UNITS/NET B.A.
TOTAL # OF UNITS: 284
7-UNIT BUILDINGS: 2
6-UNIT BUILDINGS: 45
MINIMUM HOUSE SIZE: 1,400 S.F.
PRIVATE GARAGE PARKING: 378
DRIVEWAY PARKING: 378
TOTAL PARKING PROVIDED: 756
ALL END UNITS WILL CONTAIN 2-CAR GARAGES.

RESIDENTIAL SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 10'
SIDE STREET (CORNER LOT) REAR SCREEN ENCLOSURES: 15'
MINIMUM LOT SIZE: 18'x55'
TYPICAL INTERIOR UNIT SIZE: 10'x55' OR 22'x55'
TYPICAL END UNIT SIZE: 21'x55'

COMMERCIAL SITE INFORMATION:
MAXIMUM BUILDING HEIGHT: 35 FEET (TWO STORY)
MAXIMUM IMPERVIOUS: 75%
MINIMUM GREEN SPACE: 25%
MAXIMUM FAR: 0.35

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

FROM ROAD R.O.W. PER THE S.R. 46 GATEWAY CORRIDOR OVERLAY DISTRICT.

BUFFER SHALL COMPLY WITH ACTIVE/PASSIVE BUFFER AT FINAL ENGINEERING

COMMERCIAL LOT TABLE

LOT #	AREA (AC)
1	0.66
2	1.88
3	1.25
4	2.77
ROW	0.74
TOTAL	7.30

LANDSCAPE AND BUFFER CRITERIA:
SITE BUFFERS:
NORTH: 50' UNDISTURBED
WEST: 35' UNDISTURBED
EAST: 25' UNDISTURBED
SOUTH: AS REQ'D BY S.R. 46 CORRIDOR

THE NORTH BUFFER WILL INCLUDE A BLACK ALUMINUM FENCE ADJACENT TO SINGLE FAMILY LAKE FOREST RESIDENTIAL LOTS ALONG THE NORTH SIDE OF THE PROPERTY.

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 = 4.00 AC
HYDRIC PASTURE = 12.60 AC
FRESHWATER MARSH = 3.83 AC
OTHER SURFACE WATERS = 0.95 AC
TOTAL ACREAGE = 36.86 AC

EXISTING LAND USE:
UPLANDS = 5.69 AC
WETLANDS & OTHER SURFACE WATERS = 36.86 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 = 4.00 AC
HYDRIC PASTURE = 12.60 AC
FRESHWATER MARSH = 3.83 AC
OTHER SURFACE WATERS = 0.95 AC
TOTAL ACREAGE = 42.55 AC

PROPOSED LAND USE:
RESIDENTIAL LOTS = 15.81 AC (LOTS 1-284)
POND & WILDLIFE CORRIDOR = 10.17 AC
COMMUNITY/LANDSCAPE AREAS INCLUDING CLUBHOUSE AND POOL = 2.37 AC
TOTAL DEVELOPABLE AREA = 28.35 AC

UNDISTURBED BUFFER (CONSERVATION EASEMENT) = 3.39 AC
RESIDENTIAL RIGHT-OF-WAY = 3.51 AC

TOTAL COMMERCIAL AREA = 7.30 AC (LOTS 1-4)

NOTE: ALL EASEMENTS SHOWN ARE TO BE DEDICATED AS SUCH BY PLAT.

OPEN SPACE:

	RESIDENTIAL	COMMERCIAL	TOTAL
TOTAL AREA:	35.25 AC	7.30 AC	42.55 AC
OPEN SPACE REQUIRED*:	8.81 AC	1.83 AC	10.64 AC
OPEN SPACE PROVIDED:	14.34 AC	1.83 AC MIN.***	16.17 AC MIN.

RESIDENTIAL OPEN SPACE CALCULATION:
BUFFER ZONES AND GREENBELTS: 1.44 AC (CLASS A) (INCLUDES WILDLIFE CORRIDOR) (EXCLUDES CONSERVATION EASEMENT)
COMMON AREAS: 0.31 AC (CLASS A)
LANDSCAPED AREAS: 0.73 AC (CLASS A)
ACTIVE RECREATION: 0.48 AC (CLASS A)
STORMWATER POND: 8.73 AC (CLASS A)
PEDESTRIAN ACCESS EASEMENT: 0.10 AC (CLASS B)
CONSERVATION EASEMENT: 3.39 AC (2.25 CREDIT USED**) (CLASS C)
RESIDENTIAL OPEN SPACE CREDIT: 14.04 AC

* PER SEMINOLE COUNTY DEVELOPERS COMMITMENT AGREEMENT 3/14/06.
** PER SOLDC, NO MORE THAN 25% OF REQUIRED OPEN SPACE MAY BE CONSERVATION.
*** COMMERCIAL OPEN SPACE WILL BE 25% PER PARCEL, MIN. (COMMERCIAL PARCELS ARE NOT BEING DEVELOPED UNDER THIS CONTRACT).

PHASE 2
PHASE 1

PHASE 2
PHASE 1

NOTE: ALL ROADS BOTH RESIDENTIAL AND COMMERCIAL SHALL BE PRIVATE.
NOTE: BUILDING NO. 26 WILL SERVE AS THE SALES MODEL.
NOTE: IF TOWNHOME PROJECT IS CONSTRUCTED FIRST, THE 6' CMU WALL IS REQUIRED TO BE BUILT PRIOR TO THE DEVELOPMENT OF THE COMMERCIAL LOTS TO COMPLY WITH THE ACTIVE/PASSIVE BUFFER SETBACK DESIGN STANDARDS.

LEGEND

- OPEN SPACE (SEE CALCULATIONS ABOVE)
- PHASE 2
- LIMITS OF PROPOSED CONSERVATION EASEMENTS
- LIMITS OF EXISTING CONSERVATION EASEMENTS

PROPERTY APPRAISER'S NUMBER: 30-18-30-300-0010-0000
SEMINOLE COUNTY APPROVED FOR CONSTRUCTION
THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY NOTICES BY THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENT NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BEING APPROVED.
SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT
DATE

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY	DATE
12/03/07	REVISD PRELIMINARY SITE PLAN	DMM	DSA					
12/19/07	RESPONSE TO SEMINOLE COUNTY COMMENTS	DMM	DSA					
1/10/08	RESPONSE TO SEMINOLE COUNTY COMMENTS	DMM	DSA					

WARNING
IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

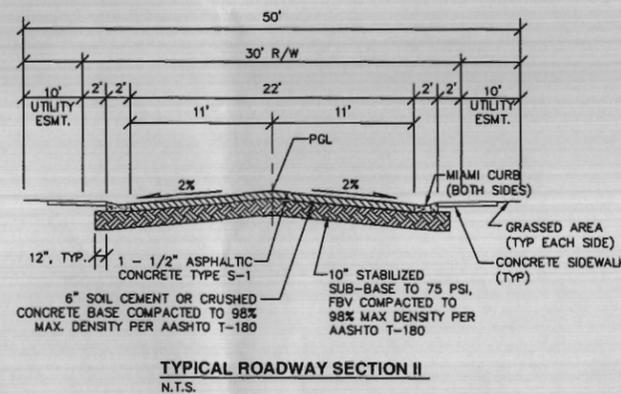
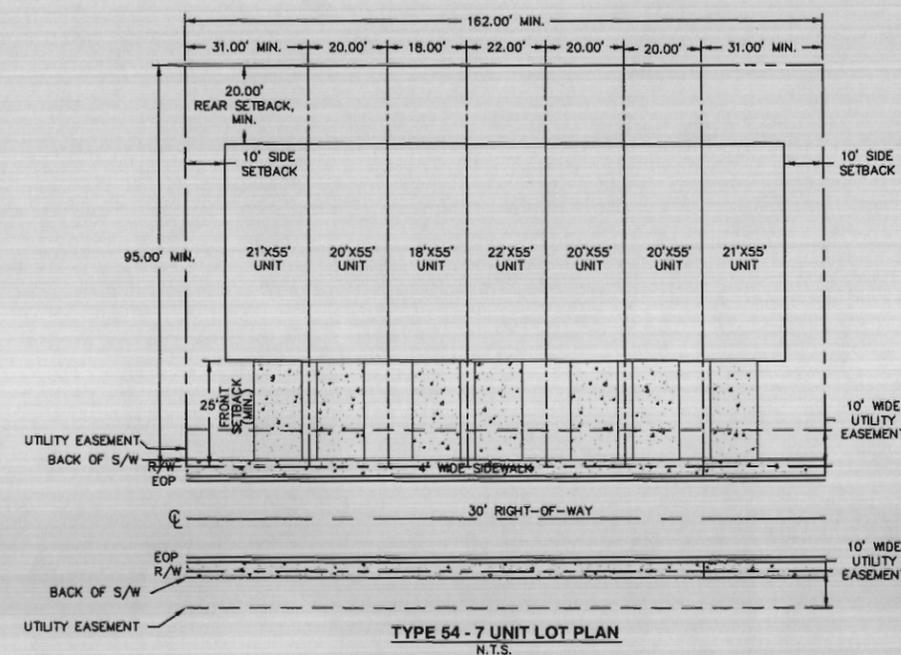
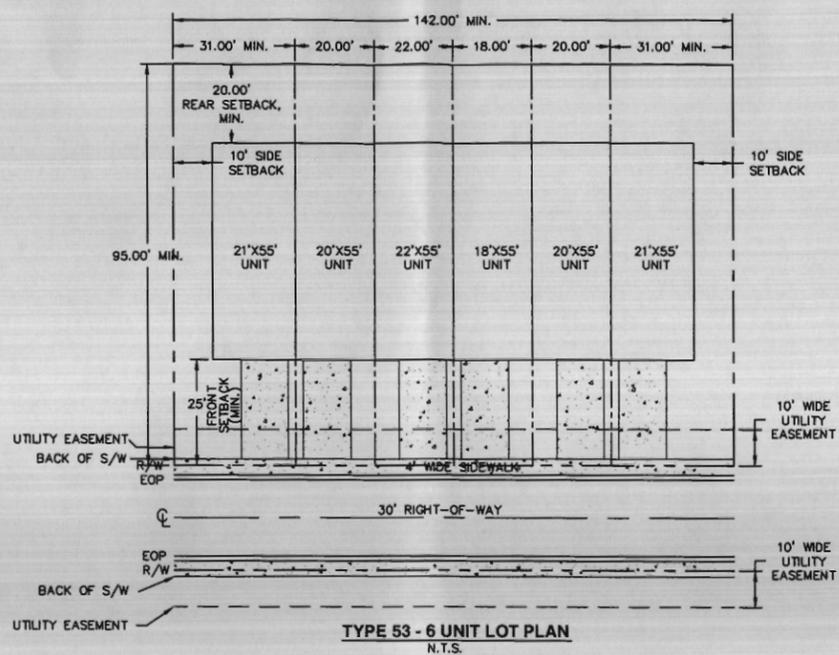
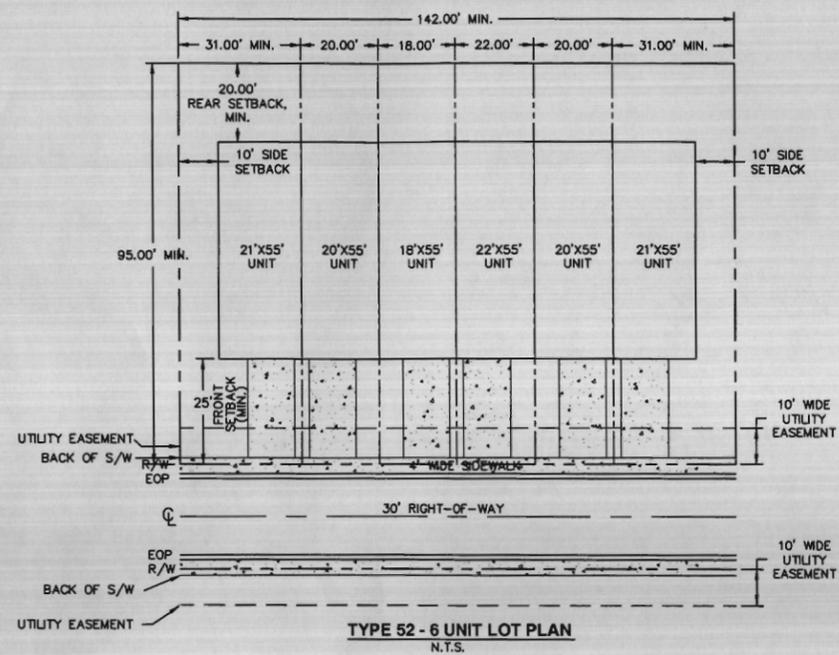
CDDD	NAME	DATE
DESIGNED BY	DRMP	08/07
DRAWN BY	DMM	08/07
CHECKED BY	DSA	08/07
APPROVED BY	DSA	08/07

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
941 Lake Baldwin Lane - Orlando, Florida 32814
Certificate of Authorization No. 2648
Dyer, Riddle, Miller & Precourt, Inc.

TERRACINA AT LAKE FOREST
(fka NORTHDRIDGE MEADOW)
MORRISON HOMES
PRELIMINARY SUBDIVISION PLAN
PROJECT NO. 06-0076.000
DATE: JUNE, 2005
SCALE: 1" = 100'
SHEET C1.0
David S. Armit, P.E.
State of Florida # 57803

\\erl.cltar01\projects\06-0076.000_baldwin_lane_sr_46_multi-family_rea\dk\design\revised\pap-12.3.07\overall_site.dwg 1/22/2008 3:51 PM

\\l_cluster01\projects\06-0076.000_hattaway_property_sr_46_multi-family_res\design\revise\pap-12.3.07\pap_details.dwg 1/22/2008 3:51 PM



PROPERTY APPRAISER ID NUMBER: 30-19-30-300-0010-0000
 SEMINOLE COUNTY
 APPROVED FOR CONSTRUCTION
 THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF AN CODE REQUIREMENT NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF YEAR FROM THE DATE BELOW.
 APPROVED:
 SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT
 DATE:

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
12/03/07	REVISED PRELIMINARY SITE PLAN	DMM	DSA				



CADD	NAME	DATE
DESIGNED BY	DRMP	09/07
DRAWN BY	DMM	09/07
CHECKED BY	DSA	09/07
APPROVED BY	DSA	09/07

DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 941 Lake Baldwin Lane - Orlando, Florida 32814
 Certificate of Authorization No. 2648

TERRACINA AT LAKE FOREST
 (fka NORTHRIDGE MEADOW)
 MORRISON HOMES
 PRELIMINARY SUBDIVISION PLAN DETAILS

PROJECT NO.	06-0076.000
DATE	JUNE, 2005
SCALE	N/A
SHEET	C2.0