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**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Longwood Hills PUD Final Master Plan

**DEPARTMENT:** Planning and Development      **DIVISION:** Planning

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** Ian Sikonia

**EXT:** 7398

**MOTION/RECOMMENDATION:**

[Continued From 5/8/2007]

1. APPROVE the Final Master Plan and authorize the Chairman to execute the Developer's Commitment Agreement for the Longwood Hills PUD, consisting of 3.8 ± acres and located on the north side of Longwood Hills Road and west of CR 427, based on staff findings (Mike Towers, applicant); or
2. DENY the Final Master Plan for the Longwood Hills PUD, consisting of 3.8 ± acres and located on the north side of Longwood Hills Road and west of CR 427 (Mike Towers, applicant); or
3. CONTINUE the request until a time and date certain.

District 4 Carlton D. Henley

Ian Sikonia

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**BACKGROUND:**

The applicant is seeking Final Master Plan approval for a 16-unit townhouse development with a net density of 8.16 units per net buildable acre. The applicant obtained rezoning approval from A-1 to PUD on November 7, 2006. Staff finds that the proposed Final Master Plan and Developer's Commitment Agreement provided by the applicant comply with all of the conditions contained in the approved Development Order.

At the Board's request, the developer has coordinated this Final Master Plan and the Developer's Commitment Agreement with the City of Longwood. The City staff has reviewed the Master Plan and the Plan has been revised to incorporate the City's issues. The Developer's Commitment Agreement contains voluntary conditions agreed to by the developer to allow this project to be compatible with surrounding City development.

**STAFF RECOMMENDATION:**

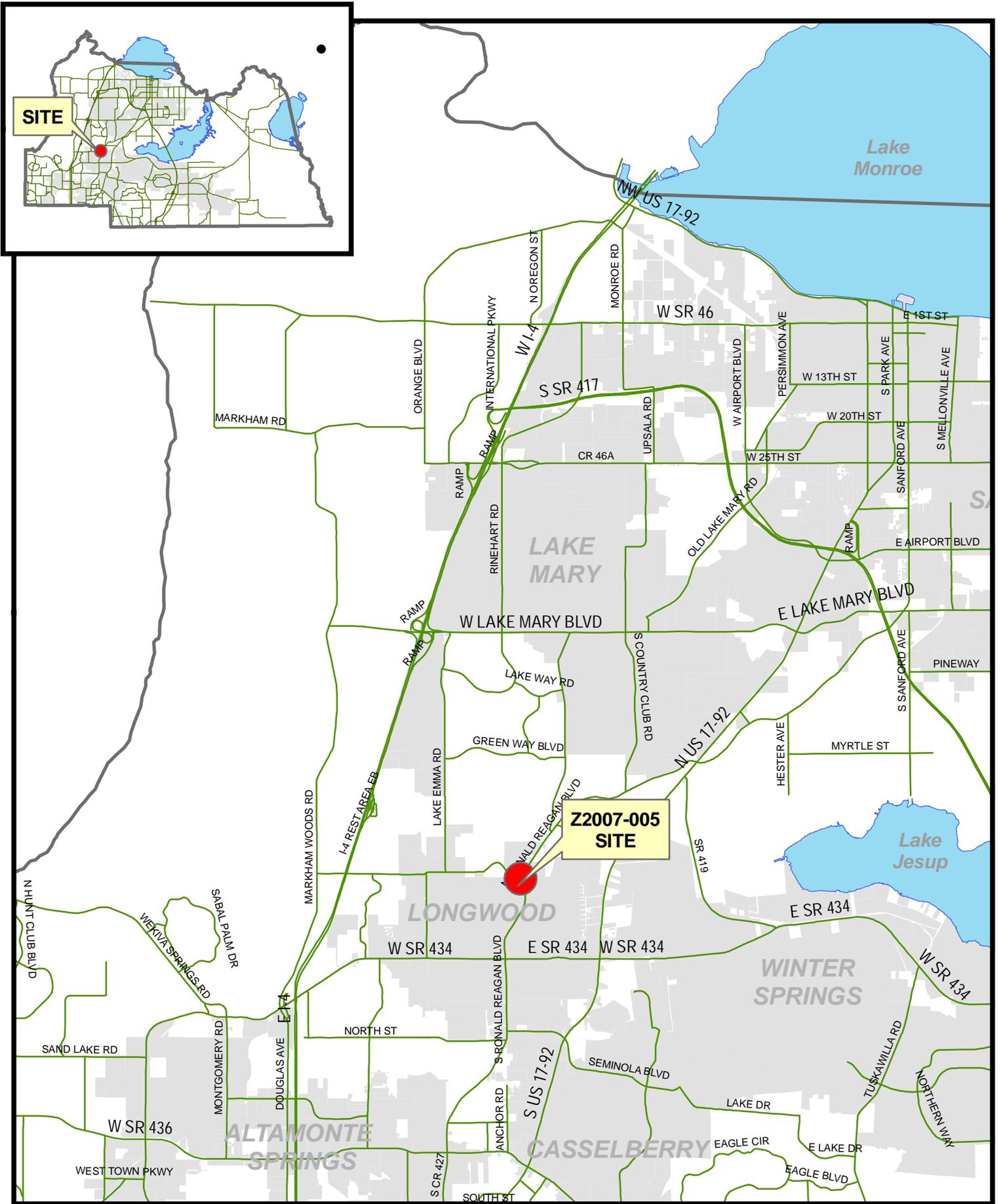
Staff recommends the Board approve the Final Master Plan and authorize the Chairman to execute the Developer's Commitment Agreement for the Longwood Hills PUD, consisting of 3.8 ± acres, located on the north side of Longwood Hills Road and west of CR 427, based on staff findings.

**ATTACHMENTS:**

1. Location Map.pdf
2. Aerial Map.pdf
3. Final Master Plan
4. Developer Commitment Agreement
5. Preliminary Master Plan
6. Development Order
7. November 7, 2006 BCC Minutes.pdf

**Additionally Reviewed By:**

County Attorney Review ( Kathleen Furey-Tran )





Rezone No: Z2007-005  
Final Master Plan

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

# FINAL ENGINEERING PLANS FOR LONGWOOD HILLS TOWNHOMES

PALERMO VISTA COURT  
LONGWOOD, FLORIDA

REQUIRED PERMITS	STATUS

**INDEX OF SHEETS**

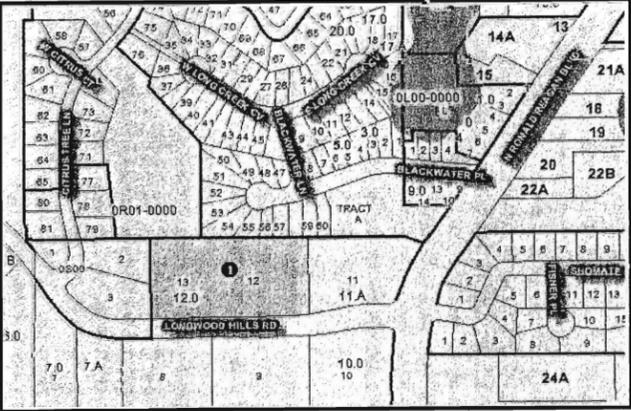
SHEET	DESCRIPTION
1	COVER SHEET
2	CONSTRUCTION NOTES
3	BOUNDARY, TREE & TOPO SURVEY
4	GEOMETRY PLAN
5	UTILITY PLAN
5A	UTILITY STANDARD DETAILS
6	PAVING, GRADING & DRAINAGE PLAN
6A	STORM TECH EXFILLTRATION SYSTEM DETAILS
6B	TURN LANE PLAN
6C	SITE PHOTOMETRIC PLAN
7	LIFT STATION PLAN
8	LANDSCAPE PLAN
9	IRRIGATION PLAN
10	ELEVATIONS

PLANS ISSUED FOR:	DATE

**UTILITY COMPANIES**

- SANITARY SEWER: CITY OF LONGWOOD
- WATER DISTRIBUTION: CITY OF LONGWOOD
- ELECTRICAL POWER: PROGRESS ENERGY
- TELEPHONE: EMBARQ
- CABLE: BRIGHT HOUSE

**PROPOSED USES**  
(16) RESIDENTIAL DWELLINGS



LOCATION MAP

**DESCRIPTION**

SECTION 29, TOWNSHIP 20, RANGE 30  
SEMINOLE COUNTY, FLORIDA

**LEGAL DESCRIPTION**

Lot 12 AND the East 215.88 feet of Lot 13, LONGWOOD HILLS, according to the Plat thereof, as recorded in Plat Book 6, Page(s) 15-16, Public Records of Seminole County, Florida.

**PROJECT DIRECTORY**

- APPLICANT: MICHAEL F. TOWERS  
OAKWOOD CONSTRUCTION & DEVELOPMENT, LLC.  
754 FLEET FINANCIAL COURT  
LONGWOOD, FLORIDA 32750  
TELEPHONE (407) 834-2557  
FAX (321) 233-0256
- ENGINEER: JOHN J. HERBERT, P.E.  
AMERICAN CIVIL ENGINEERING CO.  
207 N. MOSS ROAD, SUITE 211  
WINTER SPRINGS, FLORIDA 32708  
TELEPHONE (407) 327-7700  
FAX (407) 327-0227
- SURVEYOR: JPI SURVEYING AND MAPPING, INC.  
6001 BRICK COURT, SUITE 117  
WINTER PARK, FL 32792  
TELEPHONE (407) 678-3366  
FAX (407) 671-6678
- GEOTECHNICAL ENGINEER: ED MIGUENS, P.E.  
ANDREYEV ENGINEERING, INC.  
4055 ST. JOHN'S PARKWAY  
SANFORD FLORIDA 32771  
TELEPHONE (407) 330-7763  
FAX (407) 330-7765
- ENVIRONMENTAL CONSULTANT: GARY EXNER, ENVIRONMENTAL BIOLOGIST  
ADVANTAGE CONSULTING, LLC  
410 LAKE LENELLE DRIVE  
CHULUOTA, FLORIDA 32766  
TELEPHONE (407) 365-4662

**NOTE TO CONTRACTOR**

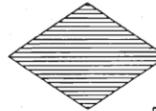
CONTRACTOR SHALL PAY FOR AND OBTAIN A SEMINOLE COUNTY RIGHT-OF-WAY PERMIT AND HOLD A PRE-CONSTRUCTION CONFERENCE BEFORE STARTING WORK. CONTACT JIM ALLEN, DEVELOPMENT REVIEW DIVISION, 407-665-7409 FOR INFORMATION ON SETTING YOUR PRE-CONSTRUCTION MEETING, ISSUANCE OF COUNTY PERMITS AND OTHER REQUIREMENTS.

Property Appraiser ID Number 29-20-30-5AT-0000-0120

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 results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements 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



**AMERICAN CIVIL  
ENGINEERING CO.**

207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708  
TELEPHONE (407) 327-7700 FAX (407) 327-0227  
C.A. 8728

CONSTRUCTION NOTES GENERAL:

- 1. THE FOLLOWING GENERAL NOTES APPLY TO ALL CONSTRUCTION AS DEPICTED ON THE PLANS... 2. ALL PROPOSED SITE CONSTRUCTION SHALL BE PURSUANT TO INFORMATION SHOWN ON THESE PLANS AS APPROVED BY SEMINOLE COUNTY...

- 4. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR... 7. ALL HORIZONTAL LAYOUT FOR SITE CONSTRUCTION SHALL BE BASED ON THE APPROVED SITE PLAN AND VERIFIED BY THE CONTRACTOR'S SURVEY...

CONSTRUCTION NOTES SANITARY SEWER SYSTEM:

- 1. ALL SEWER COLLECTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LONGWOOD AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS...

CONSTRUCTION NOTES GRADING:

- 1. EXISTING TOPOGRAPHY AND CONTOURS ARE BASED ON THE FOLLOWING: SURVEYOR: JPI SURVEYING AND MAPPING, INC. JOB No.: 0038-06 (LPP) DATED: 6/20/06... 2. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW...

CONSTRUCTION NOTES DRAINAGE:

- 1. ALL DRAINAGE RELATED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ST. JOHNS RIVER WATER MANAGEMENT, PERMIT ISSUED FOR THIS PROJECT... 2. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION...

CONSTRUCTION NOTES EROSION & SEDIMENTATION CONTROL:

- 1. EROSION/SEDIMENT CONTROL: THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (MAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY... 2. CONSTRUCTION SEQUENCE TO MINIMIZE EROSION AND SEDIMENTATION AT STORM WATER DISCHARGE POINTS...

CONSTRUCTION NOTES DRAINAGE DURING CONSTRUCTION:

- 1. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL SYSTEMS FOR CONFORMANCE WITH THE SITE CONSTRUCTIONS PLANS AND FIELD CHANGES... 2. THE CONTRACTOR SHALL REPAIR ALL EROSION AND SEDIMENT CONTROL SYSTEMS AS REQUIRED FOR CONTINUED CONSTRUCTION...

CONSTRUCTION NOTES PAVING:

- 1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SEMINOLE COUNTY CONSTRUCTION SPECIFICATIONS... 2. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY... 3. SPECIFICATIONS FOR THE INTERNAL ROADWAYS ARE AS FOLLOWS: SUBBASE REQUIREMENTS: THE SUBBASE SHALL BE STABILIZED TO A MINIMUM DEPTH OF 10 INCHES...

CONSTRUCTION NOTES WATER DISTRIBUTION:

- 1. ALL WATER DISTRIBUTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LONGWOOD FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH DEPT. REQUIREMENTS... 2. ALL MATERIALS FURNISHED BY THE CONTRACTOR UNDER THIS SECTION SHALL BE NEW, HIGH GRADE AND FREE FROM DEFECTS...

MINIMUM WATER MAIN/SANITARY SEWER/FORCE MAIN CONFLICT NOTES:

- 1. MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-804.400(2)(b)-(f), F.A.C., 62-804.400 (3), F.A.C. AND 62-855.314, AS NOTED BELOW... (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS...

Seminole County Approved for construction

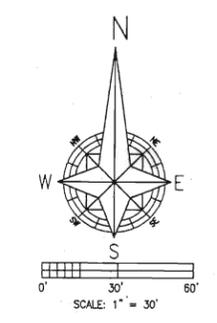
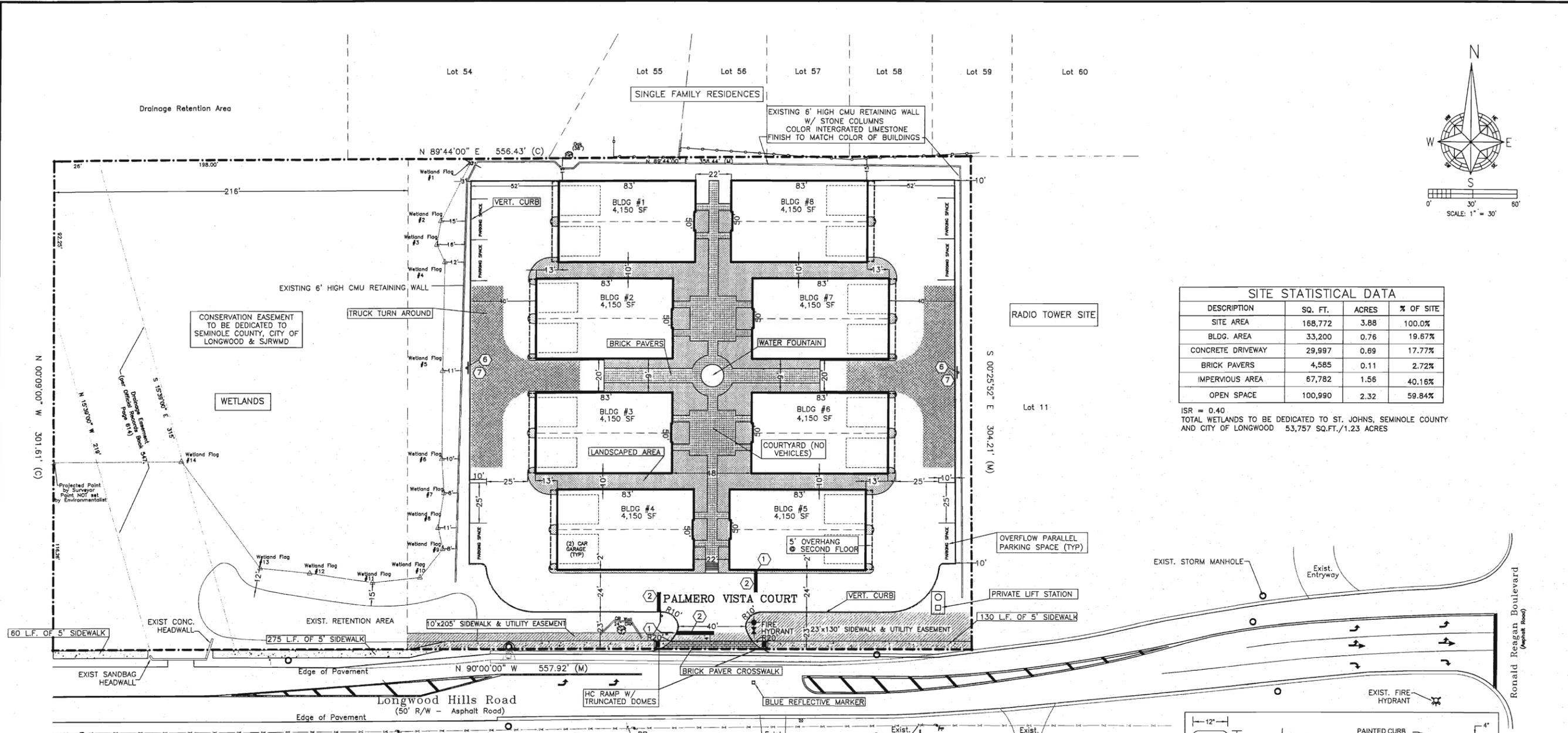
This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements.

Approved: Seminole County Development Review Department Date

AMERICAN CIVIL ENGINEERING CO. LONGWOOD HILLS TOWNHOMES CONSTRUCTION NOTES PALMERO VISTA COURT LONGWOOD, FLORIDA

FILE NAME: LONGWOOD JOB # SHEET: 2 OF 10





**SITE STATISTICAL DATA**

DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	168,772	3.88	100.0%
BLDG. AREA	33,200	0.76	19.67%
CONCRETE DRIVEWAY	29,997	0.69	17.77%
BRICK PAVERS	4,585	0.11	2.72%
IMPERVIOUS AREA	67,782	1.56	40.16%
OPEN SPACE	100,990	2.32	59.84%

ISR = 0.40  
 TOTAL WETLANDS TO BE DEDICATED TO ST. JOHNS, SEMINOLE COUNTY AND CITY OF LONGWOOD 53,757 SQ.FT./1.23 ACRES

DATE: 5/9/07  
 SCALE: 1" = 30'  
 DESIGNED: JHR  
 DRAWN: MWF  
 CHECKED BY: TJS  
 CAD FILE TITLE: LONGWOOD HILLS  
 CAD FILE: LONGWOOD HILLS  
 PROJECT NO: 04450

DATE	REVISIONS
5/9/07 <td>1</td>	1

**AMERICAN CIVIL ENGINEERING CO.**  
 207 N. MOSS ROAD, SUITE 211, WATER SPRINGS, FLORIDA 32706  
 TEL: (407) 227-7700 FAX: (407) 227-0227  
 CERTIFICATE OF AUTHORIZATION 0000723

**LONGWOOD HILLS GEOMETRY PLAN**  
 PALMERO VISTA COURT  
 LONGWOOD, FLORIDA

JOHN J. HERBERT, P.E.  
 STATE OF FLORIDA  
 REG. NO. 39505  
 FILE NAME: LONGWOOD HILLS  
 JOB # 04450  
 SHEET: 4 OF 10

CONSERVATION EASEMENT TO BE DEDICATED TO SEMINOLE COUNTY, CITY OF LONGWOOD & SJRWMD

WETLANDS

RADIO TOWER SITE

LOT 11

S 00°25'52" E 304.21' (M)

PALMERO VISTA COURT

**GENERAL NOTES**

- ALL LANDSCAPE AREAS TO BE SODDED.
- PROPERTY IS ZONED A-1 (SEMINOLE COUNTY).
- 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
- STOP BAR SHALL BE 24" WIDE, WHITE THERMOPLASTIC AND LOCATED AS SHOWN ON SITE PLAN.
- ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM STREET.
- INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE 810.09, PARAGRAPH D.
- POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
- ALL MARKINGS TO COMPLY W/ THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL NEW F.H.W.A. "OLDER ROAD USER OF UNIFORM TRAFFIC CONTROL DEVICES, THE SEMINOLE CO. LAND DEVELOPMENT CODE AND THE OF UNIFORM TRAFFIC CONTROL DEVICES, STANDARDS" 6" EDGE LINE, LANE LINES AND SINGLE CENTER LINE PATTERNS. ALL DOUBLE PATTERNS SHALL BE 4" RPM'S AT 20' CENTERS W/ 200' OF INTERSECTIONS 40' SPACING OTHERWISE, THE PEDESTRIAN CROSSING MARKINGS ARE TO BE A MIN. OF 6" WIDE.
- ALL STRIPPING LAYOUT W/ THE RIGHT OF WAY MUST BE INSPECTED BY SEMINOLE CO. INSPECTORS PRIOR TO PERMANENT INSTALLATION OF MARKINGS.
- ALL WORK IN THE RIGHT OF WAY WILL BE REPAIRED OR REPLACED IF DAMAGED DURING CONSTRUCTION.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- POTABLE WATER IS SUPPLIED BY CITY OF LONGWOOD PUBLIC UTILITIES.
- STORAGE OF RV'S AND BOATS ON THE SITE SHALL BE PROHIBITED.
- CONVERTING GARAGES TO LIVING SPACE SHALL BE PROHIBITED.
- ALL DEVELOPMENT SHALL COMPLY WITH SEMINOLE CO. DEV. ORDER #06-22000006.
- MAX BUILDING HEIGHT SHALL NOT EXCEED 35'.
- NO DUMPSTERS, ROLLOUT GARBAGE CANS FOR CURBSIDE PICK UP (CITY OF LONGWOOD)

**PARKING CALCULATIONS**

- (2) SPACES PER (1) DWELLING UNIT
- (1) SPACE PER (3) DWELLING UNITS FOR GUEST PARKING
- (16) DWELLING UNITS \* 2 = 32 SPACES
- (16) DWELLING UNITS/3 \* 1 = 5.3 SPACES
- 38 SPACES REQUIRED
- 40 SPACES PROVIDED

**SIGN LEGEND**

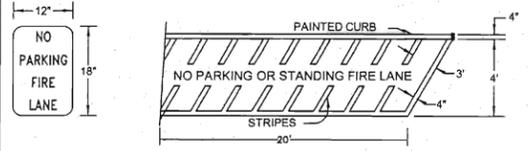
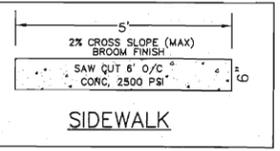
- STOP SIGN (30" HIGH INTENSITY)
- STOP BAR (24" WIDE WHITE THERMOPLASTIC)
- HANDICAP SYMBOL (WHITE TRAFFIC RATED PAINT)
- HANDICAP SIGN
- 25 LF OF 6" DOUBLE YELLOW, (THERMOPLASTIC)
- NO PARKING/FIRE LANE SIGN
- FIRE LANE STRIPING

**BUFFERYARDS**

- NORTH 15'
- SOUTH 18'
- EAST 10'
- WEST 10' AVERAGE (EXIST. WETLANDS)

**SETBACKS**

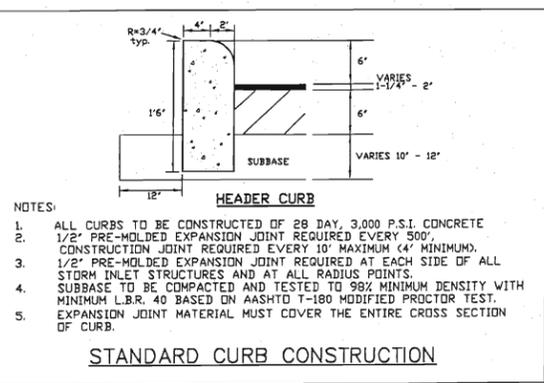
- NORTH 15'
- SOUTH 49'
- EAST 10'
- WEST 10'

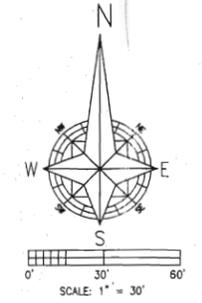


**FIRE VEHICLE ACCESS ROUTES MARKING**

- SIGNS SHALL BE TWELVE (12) INCHES WIDE BY EIGHTEEN (18) INCHES IN HEIGHT, WHITE WITH THREE-INCH HIGH RED LETTERS NOT LESS THAN ONE-HALF INCH WIDE TO READ "NO PARKING FIRE LANE".
- SIGNS SHALL BE DOUBLE FACED, SPACED NOT GREATER THAN ONE HUNDRED (100) FEET APART.
- SIGNS SHALL BE MOUNTED ON METAL POSTS, NOT LESS THAN TWO (2) INCHES IN SIZE WITH BOTTOM OF SIGN NOT LESS THAN SEVEN (7) FEET FROM GRADE TO BOTTOM OF SIGN.
- WHERE A CURB IS PROVIDED, FOUR INCHES (4") OF CURB TOP AND FACE TO BE TRAFFIC YELLOW (F.D.O.T. TRAFFIC RATED PAVEMENT PAINT). STRIPES FOUR INCHES (4") WIDE EXTENDING OUTWARD TO A WIDTH OF FOUR (4) FEET FROM CURB WITH THREE (3) FEET BETWEEN EACH STRIPE. STRIPING TO BE YELLOW THERMO-PLASTIC
- LETTERS NOT LESS THAN FOUR (4) INCHES IN HEIGHT AND NOT LESS THAN TWO (2) INCHES IN WIDTH WITHIN THE STRIPING (BETWEEN THE POSTED SIGNS) TO READ "NO PARKING FIRE LANE". LETTERING TO BE TRAFFIC YELLOW THERMO-PLASTIC
- SIGNS AND PAINTING ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- FIRE LANES SHALL COMPLY WITH THE NATIONAL FIRE PROTECTION ASSOC.

Seminole County  
 Approved for construction  
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 Approved:  
 Seminole County Development Review Department  
 Date





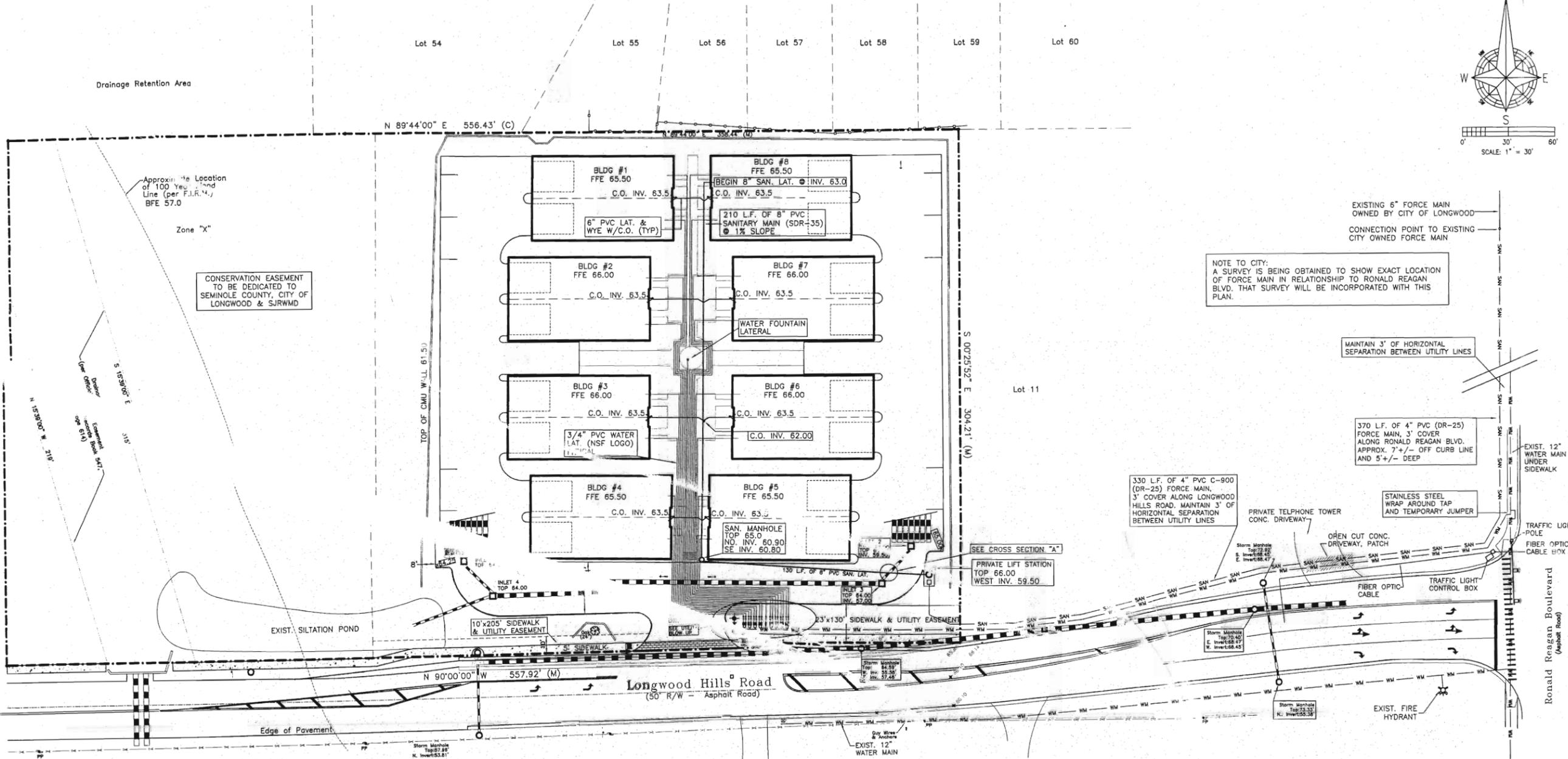
DATE	2/2/07
SCALE	1" = 30'
DESIGNED	JAH
DRAWN	MBF
CHECKED BY	TMS
CADD FILE TITLE	LONGWOOD HILLS
CADD FILE	LONGWOOD HILLS
PROJECT NO.	06450

REVISIONS	
DATE	8/30/07
DESCRIPTION	ADDRESS CITY OF LONGWOOD COMMENTS (6/19/07)

**AMERICAN CIVIL ENGINEERING CO.**  
 207 N. MASS ROAD, SUITE 211, WINDY SPRINGS, FLORIDA 32008  
 TEL (407) 527-7000 FAX (407) 327-0227  
 CERTIFICATE OF AUTHORIZATION 00000729

**LONGWOOD HILLS UTILITY PLAN**  
 PALERMO VISTA COURT  
 LONGWOOD, FLORIDA

JOHN J. HERBERT, P.E.  
 STATE OF FLORIDA  
 REG. NO. 39505  
 FILE NAME: LONGWOOD HILLS  
 JOB # 06450  
 SHEET 5 OF 10

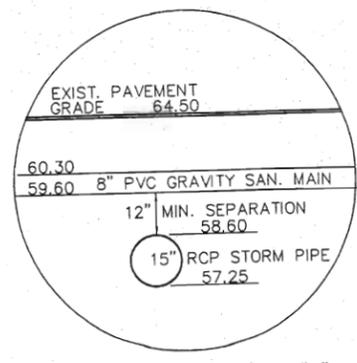


NOTE TO CITY:  
 A SURVEY IS BEING OBTAINED TO SHOW EXACT LOCATION OF FORCE MAIN IN RELATIONSHIP TO RONALD REAGAN BLVD. THAT SURVEY WILL BE INCORPORATED WITH THIS PLAN.

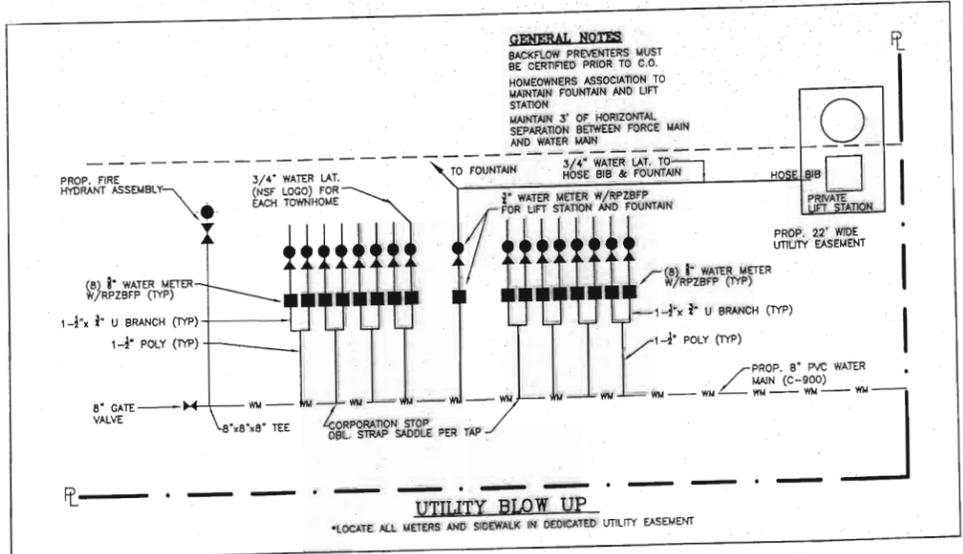
EXISTING 6" FORCE MAIN OWNED BY CITY OF LONGWOOD  
 CONNECTION POINT TO EXISTING CITY OWNED FORCE MAIN

370 L.F. OF 4" PVC (DR-25) FORCE MAIN, 3" COVER ALONG RONALD REAGAN BLVD. APPROX. 7'+/- OFF CURB LINE AND 5'+/- DEEP

330 L.F. OF 4" PVC C-900 (DR-25) FORCE MAIN, 3" COVER ALONG LONGWOOD HILLS ROAD, MAINTAIN 3' OF HORIZONTAL SEPARATION BETWEEN UTILITY LINES



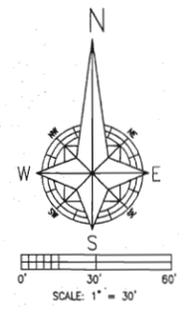
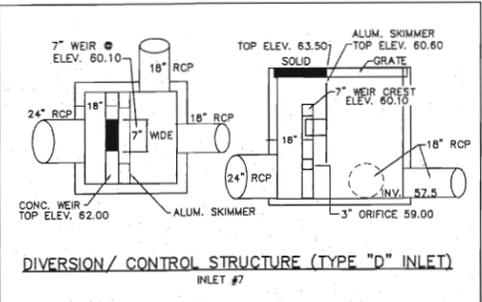
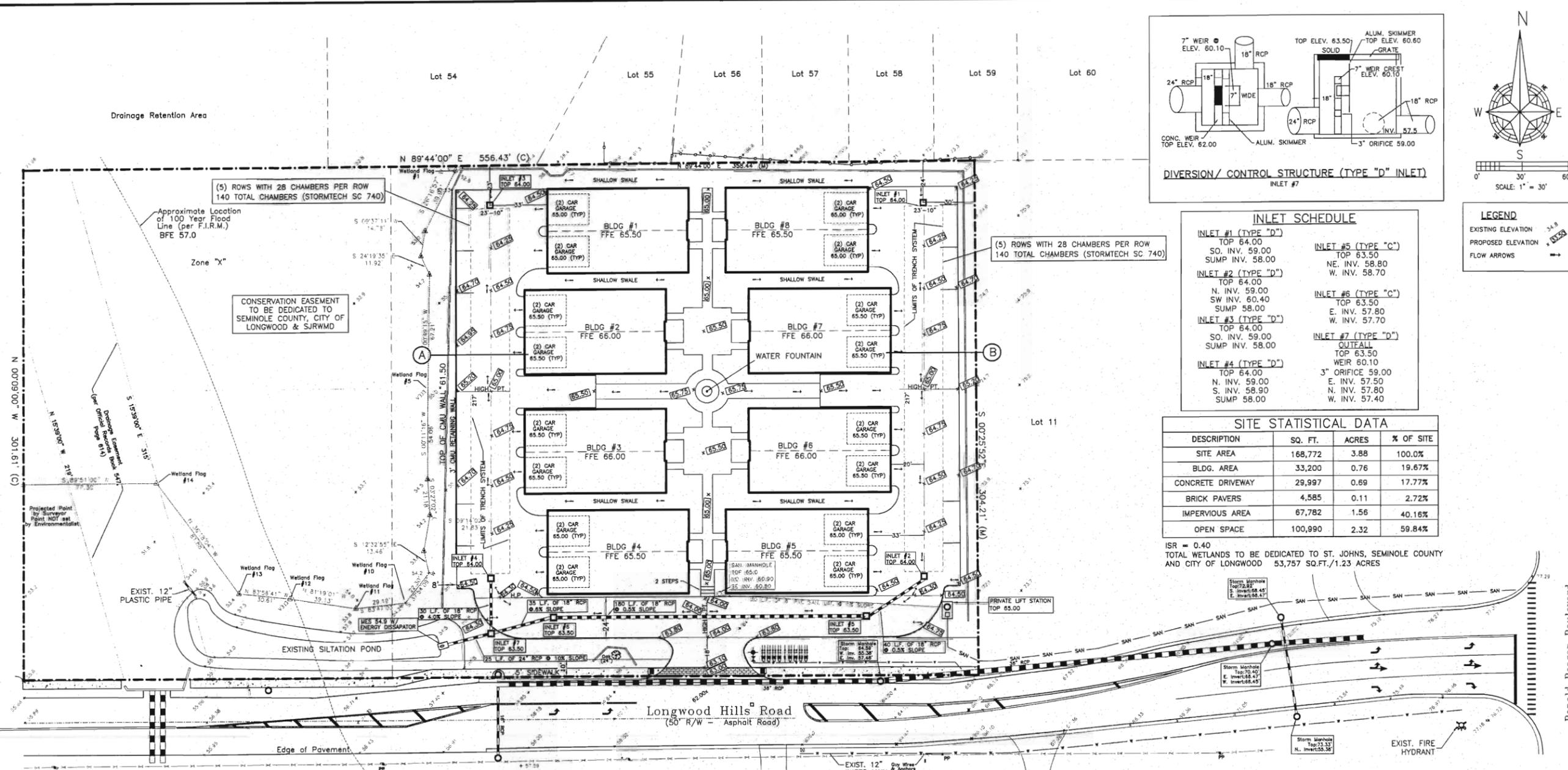
UTILITY CROSS SECTION "A"



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**INLET SCHEDULE**

<b>INLET #1 (TYPE "D")</b> TOP 64.00 SO. INV. 59.00 SUMP INV. 58.00	<b>INLET #5 (TYPE "C")</b> TOP 63.50 NE. INV. 58.80 W. INV. 58.70
<b>INLET #2 (TYPE "D")</b> TOP 64.00 N. INV. 59.00 SW INV. 60.40 SUMP INV. 58.00	<b>INLET #6 (TYPE "C")</b> TOP 63.50 E. INV. 57.80 W. INV. 57.70
<b>INLET #3 (TYPE "D")</b> TOP 64.00 SO. INV. 59.00 SUMP INV. 58.00	<b>INLET #7 (TYPE "D")</b> CUTTELL TOP 63.50 WEIR 60.10 3" ORIFICE 59.00
<b>INLET #4 (TYPE "D")</b> TOP 64.00 N. INV. 59.00 S. INV. 58.90 SUMP 58.00	

**SITE STATISTICAL DATA**

DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	168,772	3.88	100.0%
BLDG. AREA	33,200	0.76	19.67%
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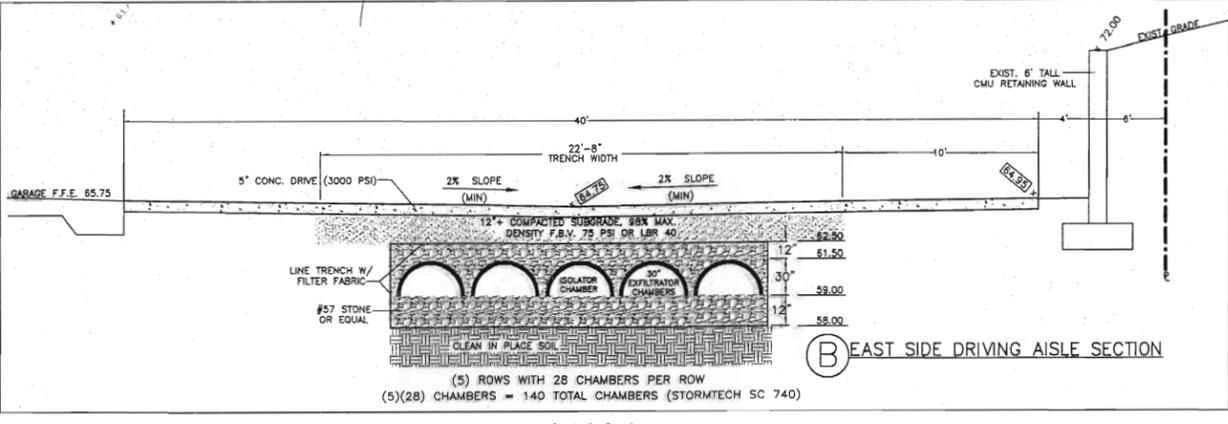
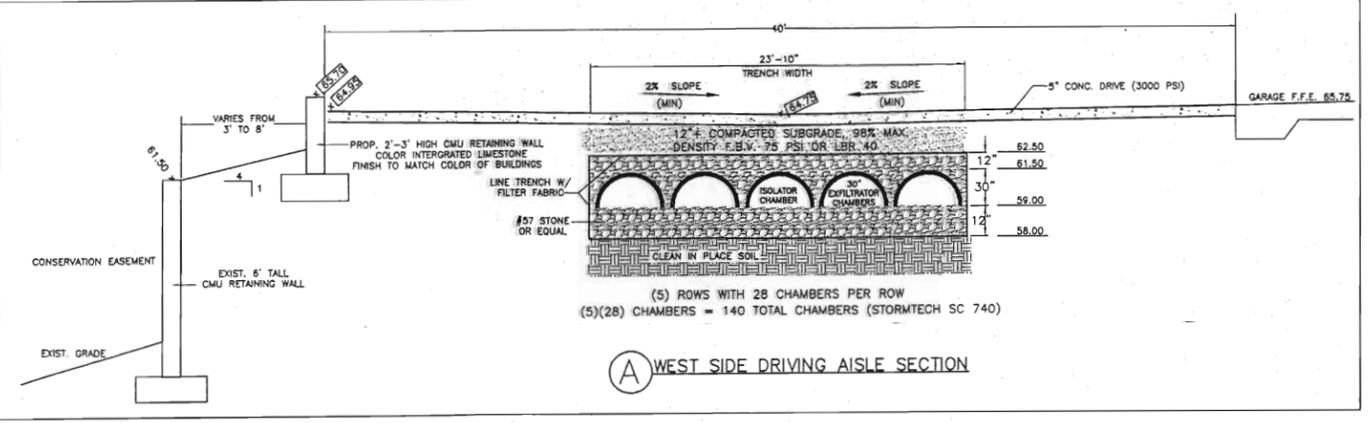
Drainage Retention Area

Zone "X"

Approximate Location of 100 Year Flood Line (per F.I.R.M.) BFE 57.0

CONSERVATION EASEMENT TO BE DEDICATED TO SEMINOLE COUNTY, CITY OF LONGWOOD & SJRWMD

ISR = 0.40  
TOTAL WETLANDS TO BE DEDICATED TO ST. JOHNS, SEMINOLE COUNTY AND CITY OF LONGWOOD 53,757 SQ.FT./1.23 ACRES



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Approved:  
Seminole County Development Review Department  
Date

**AMERICAN CIVIL ENGINEERING CO.**  
307 N. MOSS ROAD, SUITE 811, WINDY SPRINGS, FLORIDA 32708  
TEL: (407) 327-7000 FAX: (407) 327-0227  
CERTIFICATE OF AUTHORIZATION 00000725

**LONGWOOD HILLS PAVING, DRAINAGE AND GRADING PLAN**  
PALERMO VISTA COURT  
LONGWOOD, FLORIDA

DATE: 8/27/07  
SCALE: 1" = 30'  
DESIGNED: JHR  
DRAWN: JMF  
CHECKED BY: THS

CADD FILE TITLE: LONGWOOD HILLS  
CADD FILE: LONGWOOD HILLS  
PROJECT NO: 06450

DATE: 8/27/07  
ADDRESS: CITY OF LONGWOOD'S COMMENTS (6/19/07)  
REVISIONS:  
JHR (CHECKED)  
JHR (REVISED)

FILE NAME: LONGWOOD HILLS  
JOB # 06450  
SHEET: 6 OF 10

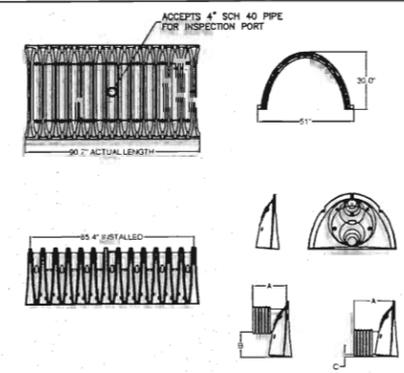
This drawing was prepared to support the design engineer for the proposed conversion. It is the ultimate responsibility of the design engineer to assure that the stormwater system's design is in full compliance with all applicable laws and regulations. It is the design engineer's responsibility to ensure that the StormTech products are designed in accordance with StormTech minimum requirements. StormTech LLC does not approve plans, sizing, or system designs. The design engineer is responsible for all design decisions.

REVISIONS	DATE



DRAWING TITLE

STORMTECH SC-740 CHAMBER DETAIL SHEET	
SAVED AS	JBR
DRAWN BY	CHECKED BY JSH
SCALE	DRAWING NO.
DATE	6/20/07
	6A OF 10



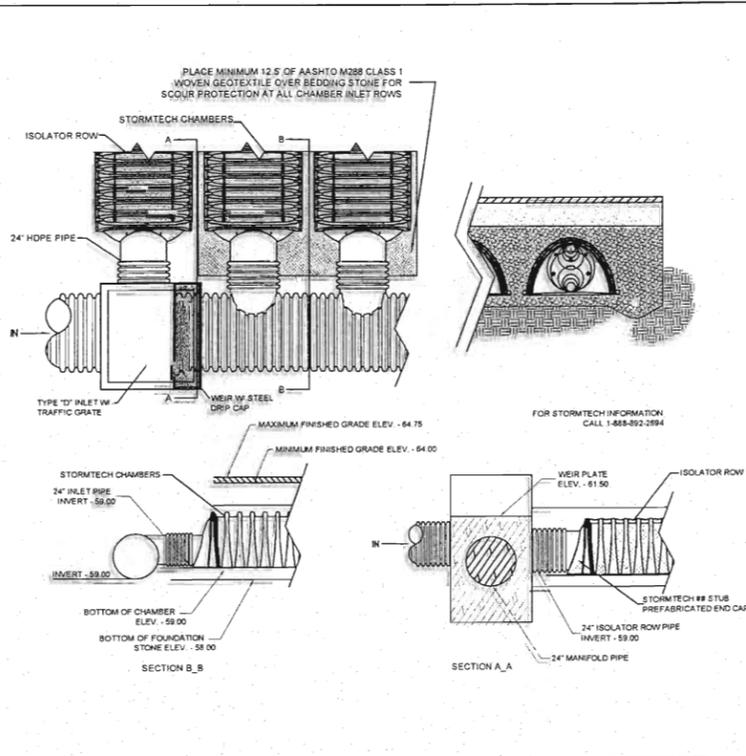
NOMINAL CHAMBER SPECIFICATIONS  
 SIZE (W x H x INSTALLED LENGTH)  
 CHAMBER STORAGE  
 MINIMUM INSTALLED WEIGHT

CHAMBER	PIPE SIZE	A	B	C
SC740E060	6" (152mm)	30.00 (977mm)	30.00 (914mm)	N/A
SC740E072	8" (203mm)	30.00 (914mm)	30.00 (914mm)	N/A
SC740E084	10" (254mm)	30.00 (914mm)	30.00 (914mm)	N/A
SC740E108	12" (305mm)	30.00 (914mm)	30.00 (914mm)	N/A
SC740E144	18" (457mm)	30.00 (914mm)	30.00 (914mm)	N/A
SC740E180	24" (609mm)	30.00 (914mm)	30.00 (914mm)	N/A

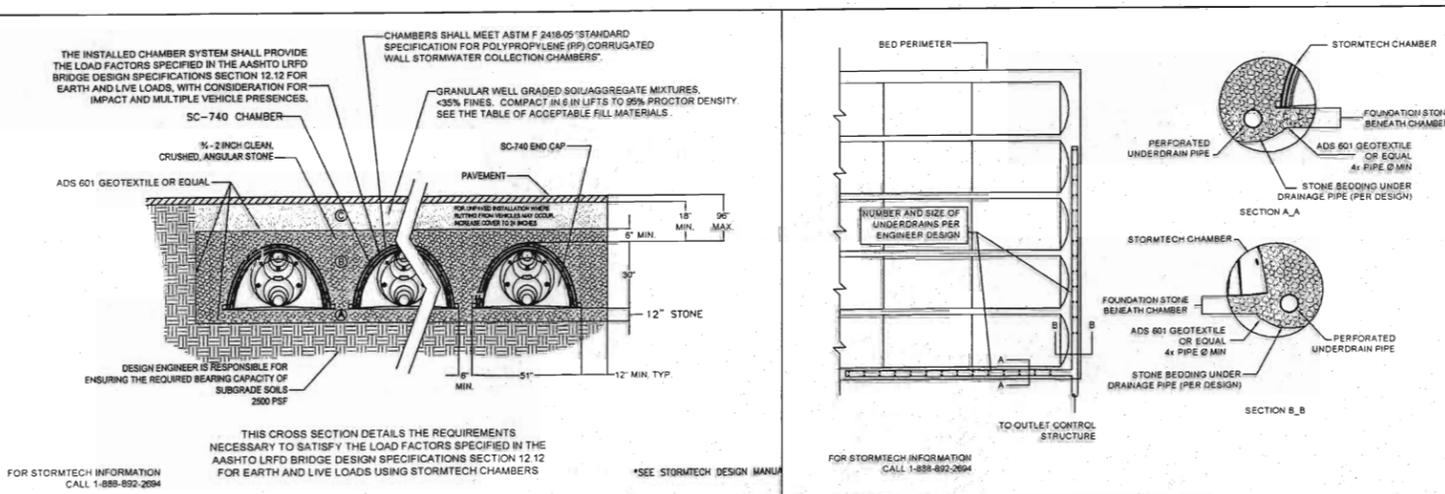
STUBS AT TOP OF END CAP FOR PARTS IN NUMBERS ENDED WITH "T"  
 STUBS AT BOTTOM OF END CAP FOR PARTS IN NUMBERS ENDED WITH "B"

ALL STUBS EXCEPT FOR THE SC740E060-T ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUBS IS FLUSH WITH THE BOTTOM OF THE END CAP FOR ADDITIONAL INFORMATION CONTACT STORMTECH@STORMTECH.COM

\* FOR THE SC740E060-T THE 24" STUB IS PLACED AT THE BOTTOM OF THE END CAP APPROXIMATELY 1/2" BELOW ALL MANHOLE SHOULD BE LOCATED FROM BELOW THE 12" STUB SO THAT THE FITTING SET LEVEL.



STORMTECH ELEVATIONS

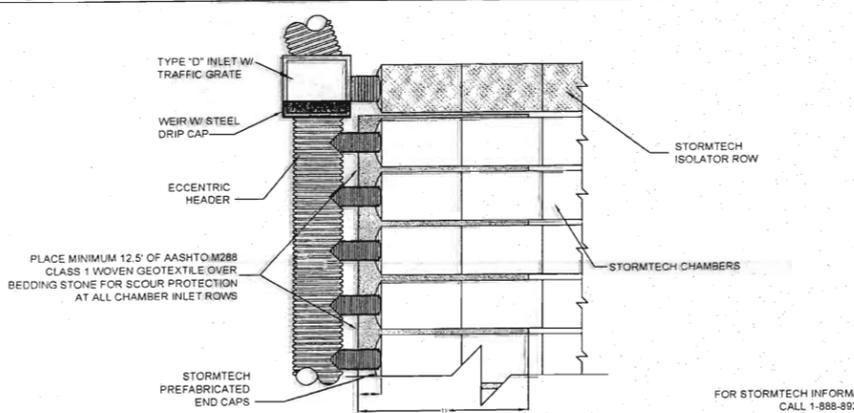


SC-740 TYPICAL CROSS SECTION  
 ACCEPTABLE FILL MATERIALS  
 STORMTECH SC-740 CHAMBER SYSTEMS

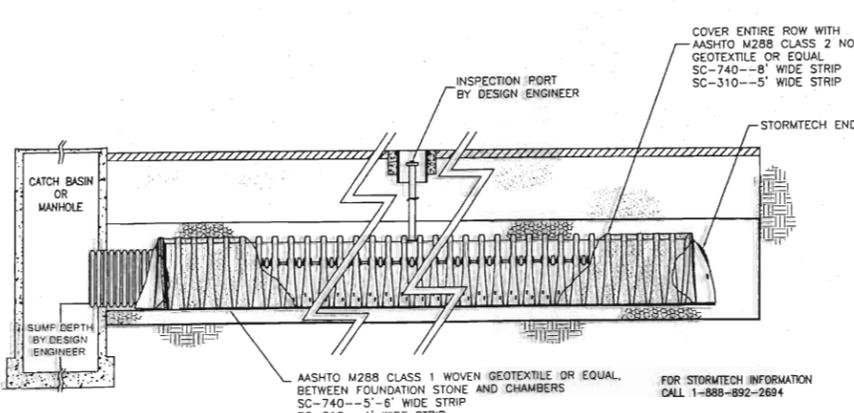
MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
FILL MATERIAL FROM 18" TO GRADE ABOVE CHAMBERS	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
FILL MATERIAL FOR 6" TO 18" ELEVATION ABOVE CHAMBERS (24" FOR UNPAVED INSTALLATIONS)	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES	3, 357, 4, 467, 5, 56, 57, 8, 67, 68, 7, 78, 8, 89, 9, 10	A-1, A-2, A-3	COMPACT IN 8" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
EMBEDMENT STONE SURROUNDING AND TO A 6" ELEVATION ABOVE CHAMBERS	CLEAN ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" - 2" INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
FOUNDATION STONE BELOW CHAMBERS	CLEAN ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" - 2" INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS CLEAN, CRUSHED, ANGULAR NO. 4 STONE.

STORMTECH ACCEPTABLE FILL MATERIALS

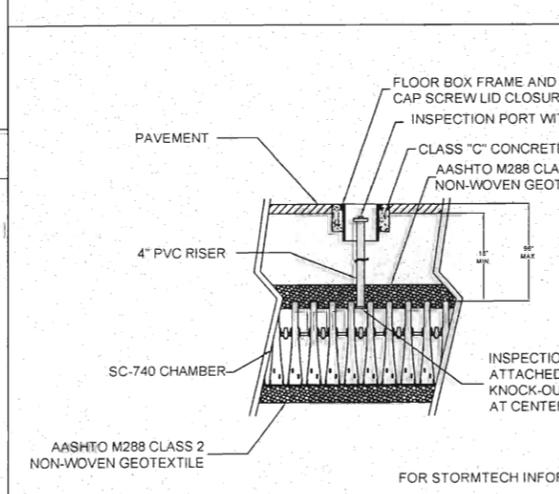


STORMTECH ISOLATOR™ ROW MANIFOLD DETAIL

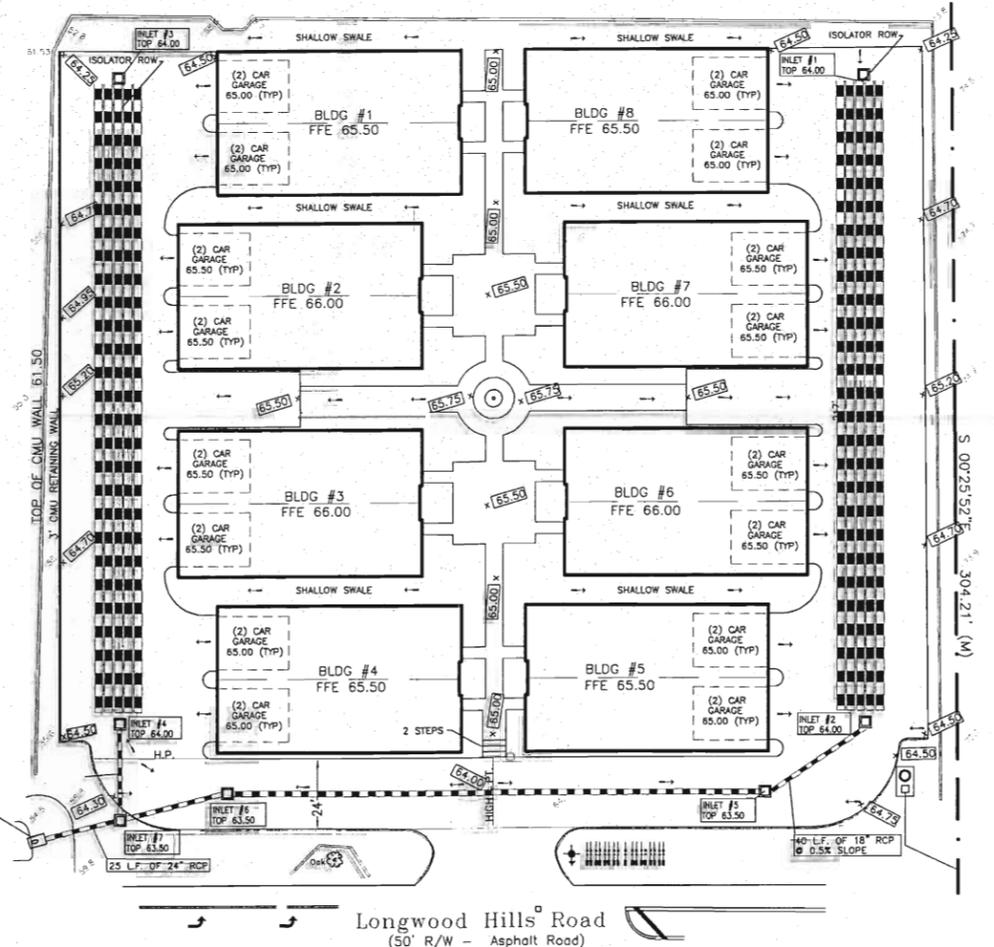


STORMTECH INSPECTION PORT DETAIL

NOTES:  
 1. ALL DESIGN SPECIFICATIONS FOR STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.  
 2. THE INSTALLATION OF STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.  
 3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.  
 4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

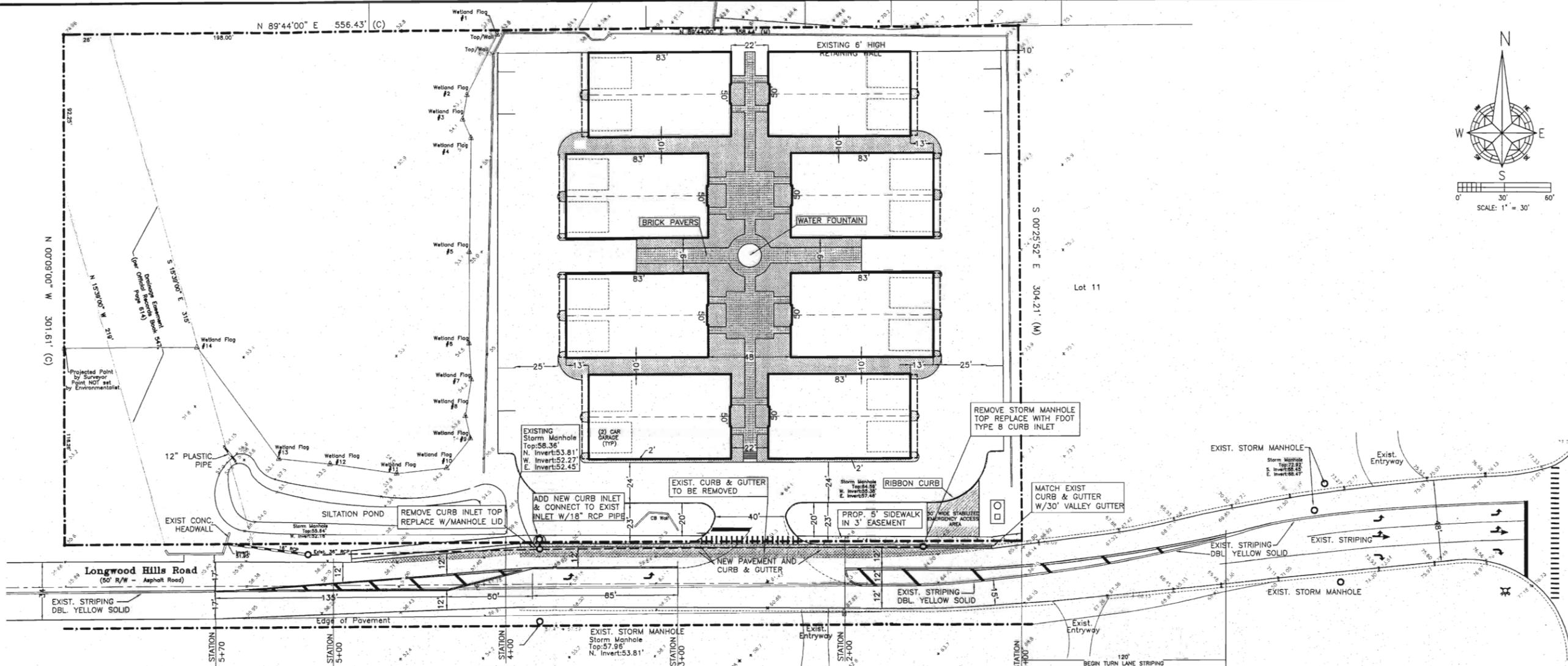


STORMTECH MANIFOLD DETAILS

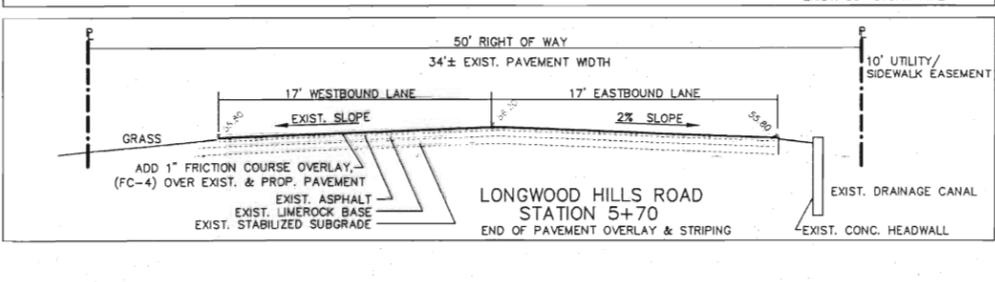
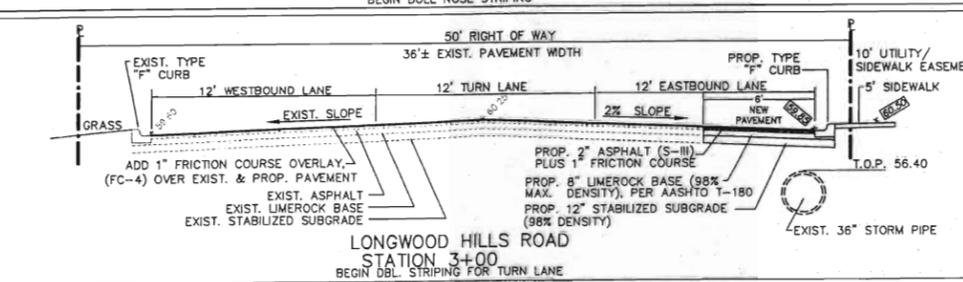
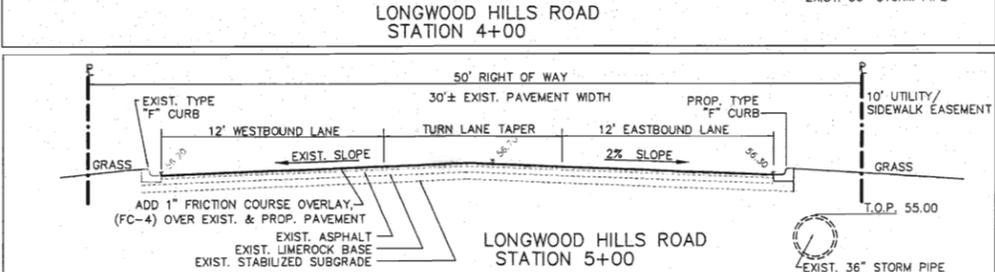
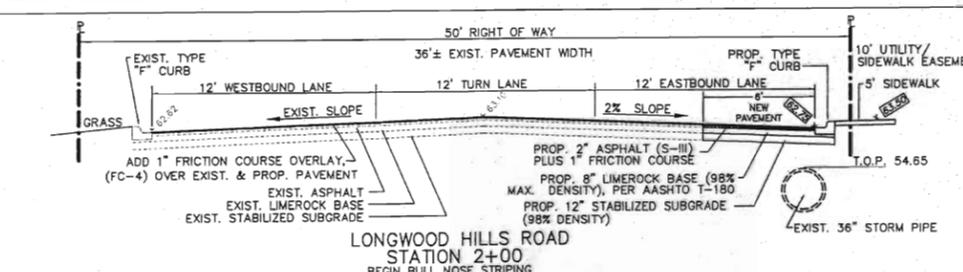
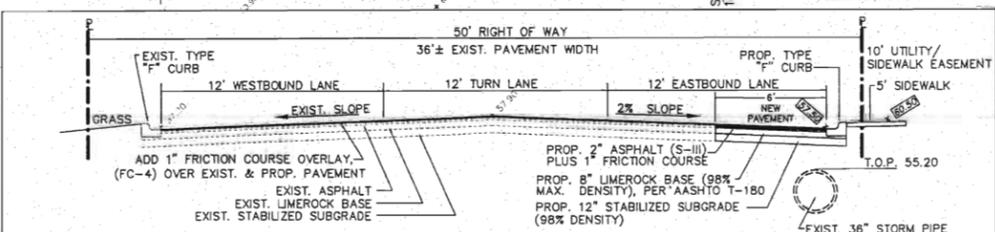
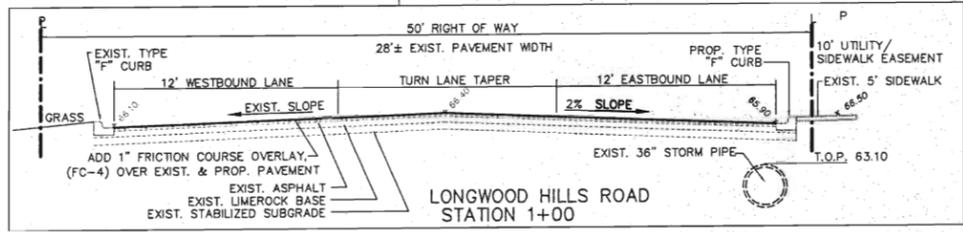


CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS LOADS SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3 AND SHALL INCLUDE H20 DESIGN TRUCK, IMPACT FACTOR, MULTIPLE PRESENCE, AND LANE LOAD.

STORMTECH SC-740 CHAMBER LAYOUT



DATE	5/9/07
SCALE	1" = 30'
DESIGNED	JHR
DRAWN	IMF
CHECKED BY	THS
CADD FILE TITLE	LONGWOOD HILLS
CADD FILE	LONGWOOD HILLS
PROJECT NO.	06450
REVISIONS	
DATE	



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 results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements 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

**AMERICAN CIVIL  
ENGINEERING CO.**

207 N. WOODS ROAD, SUITE 211, WINTER SPRINGS, FLORIDA 32789  
TEL: (407) 327-7000 FAX: (407) 327-0227  
CERTIFICATE OF AUTHORIZATION 0000272

**LONGWOOD HILLS  
PROPOSED LEFT TURN LANE**

PALERMO VISTA COURT  
LONGWOOD, FLORIDA

JOHN J. HERBERT, P.E.  
STATE OF FLORIDA  
REG. NO. 39505

FILE NAME: LONGWOOD HILLS

JOB # 06450

SHEET: 6B OF 10





# LSMCo Grinder/Pac.

## PART 1 - GENERAL

1.01 Furnish and install two grinder pumps to deliver 55.0 GPM against a total head of 40.0 feet Total Dynamic Head (TDH). Pumps shall be capable of handling domestic sewage with minimal maintenance. The motor shall be 1.2 HP, 3450 RPM, 230 VOLT/1 PHASE/ 60 HERTZ.

Pumps, control system, and FRP (fiberglass reinforced polyester) wetwell shall be LSMCo Grinder/Pac. provided and manufactured by Lift Station Management & Co., Inc. of Longwood, Florida 32750 Ph (407) 265-9963

Contract award shall be on the basis of the base bid LSMCo/Grinder Pac system. Alternative deductive systems shall be considered only after contract award. Alternative deductive system must be specified at bid time. The contractor shall reimburse the engineer for additional expenses to review alternative system. Any savings shall be shared with the owner.

Due to the superior corrosion resistance and leak proof design of fiberglass, a concrete wetwell will NOT be permitted.

The entire lift station system shall be supplied by the pump supplier and certification of supply will be required.

Any Deviation in the Specified Bid Procedure will result in automatic rejection of alternative systems and will require base bid system to be supplied.

## PART 2 - PRODUCTS

2.01 GRINDER PUMP - Pump shall be HOMA Model TP30V16/2/1 with an integrally built grinder unit and submersible type motor. The pump shall be mounted in the FRP basin by a dual slide rail system in such a way that solids are fed in an up-flow direction to the grinder impeller with no feet or other obstruction below the grinder inlet.

The grinder unit shall be capable of macerating all material in normal domestic and commercial sewage including reasonable amounts of foreign objects such as wood, plastic, glass, rubber, sanitary napkins, disposable diapers and the like to a fine slurry that will pass freely through the pump and discharge pipe.

The pump motor shall be of the submersible type. Single phase motors shall be of the capacitor start, capacitor run type for high starting torque.

Stator windings shall be of the open type with Class F insulation for operating in air or clean dielectric oil that lubricates bearings and seals and cools the windings. Motor stator shall be pressed into housing for best alignment and maximum heat transfer.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in control box to stop motor if motor winding temperature reaches 200 degrees F. Thermostat to automatically reset when motor cools. Two heat sensors are to be used on 3 phase motors.

The common motor pump and grinder shaft shall be of AISI 416 SS threaded to take pump impeller and grinder impeller.

2.02 DUPLEX PUMP CONTROL PANEL - Pump control panel shall control two 1.2 HP, 230v /1 phase, 60HZ pumps.

The enclosure shall be NEMA 3R, minimum 24" high x 20" wide x 8" deep, fabricated from type 304, 14 ga. stainless steel with padlockable draw latches. The enclosure shall have external mounting feet to allow for wall mounting. All hardware shall be stainless steel. All conduit penetrations shall have approved seal off fittings and shall be properly sealed to prevent gas from entering enclosure.

The following components shall be mounted through the enclosure:

- 1 ea. Red Alarm Beacon
- 1 ea. Alarm Horn
- 1 ea. Generator Receptacle with weatherproof cover
- 1 ea. Silence Pushbutton

The backpanel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws. Self tapping screws are not acceptable.

The following components shall be mounted to the backpanel:

- 2 ea. Motor Contactors
- 2 ea. Start Capacitors to match motor requirements, single phase only
- 2 ea. Run Capacitors to match motor requirements, single phase only
- 2 ea. Start Relays to match motor requirements, single phase only
- 1 ea. Voltage Monitor With fuses. (Single Phase) Phase/Monitor (Three Phase)
- 1 ea. Control Transformer with primary and secondary fuses, 480 Volt only
- 1 ea. Silence Relay
- 1 ea. Intrinsically Safe Float Input Module
- 1 ea. Duplex Alternator
- 20 ea. Terminals for field connections
- 6 ea. Terminals for motor connections, single phase only
- 3 ea. Ground Lugs
- 1 ea. Space Heater

The innerdoor shall be fabricated from .080, 5052-H32 marine alloy aluminum. The innerdoor shall have a continuous aluminum piano hinge, a handle and catch and shall be installed by stainless steel screws for ease of removal. The inner door shall open a minimum of 110 degrees to allow safe access to backpanel.

The following components shall be mounted through the innerdoor:

- 1 ea. Main Circuit Breaker
- 1 ea. Emergency Circuit Breaker
- 1 ea. Mechanical Interlock for main breakers
- 2 ea. Motor Short Circuit Protectors
- 1 ea. Control Circuit Breaker
- 1 ea. Hand-Off-Auto selector switches
- 1 ea. Sequence selector switch, 1 -Auto-2
- 1 ea. Alternator Test Switch
- 1 ea. Pump Run Pilot Lights
- 1 ea. Power On Pilot Light
- 4 ea. Float Indicating Pilot Lights
- 2 ea. Seal Failure Pilot Lights
- 2 ea. Elapsed Time Meters
- 1 ea. GFI Duplex Convenience Outlet

### COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded case thermal magnetic. Circuit breakers shall be sealed by the manufacturer after calibration to prevent tampering. Each breaker shall be adequately sized to meet the equipment operating conditions.

The mechanical interlock shall prevent the normal and emergency main breakers from being energized at the same time. The interlock shall be fabricated from aluminum or stainless steel.

An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

All motor short circuit protection devices must provide for undervoltage release and class 10 overload protection on all three phases. Visible trip indication, test and reset capability must be provided without opening inner door.

Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals. Contactor contacts and coil shall be easily replaceable without removing the contactor from its mounted position.

A lightning arrester to meet or exceed the requirements of ANSI/IEEE Std. ANSI/IEEE Std. C62.21-1984 section 8.6.1 and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.

A voltage monitor shall be supplied for single phase service. The voltage monitor shall be designed to sense a low voltage condition. The relay shall de-energize the motors when the line voltage drops 15% below the relay setting. The voltage monitor shall be protected by dual element fuses.

A phase monitor shall be supplied for three phase service. The phase monitor shall be designed to sense a low voltage, phase loss, power failure and improper phase sequence condition. The relay shall de-energize the motors upon a condition fault. The phase monitor shall be protected by dual element fuses.

The control system shall be designed to operate the floats at intrinsically safe voltage levels (5V @ 100 microamps). Each input shall cause a contact closure to start and stop pumps as well as energize alarms.

The duplex alternator shall be the solid state type. The alternator shall switch each pump to lead upon a single complete cycle and shall provide for lag pump operation upon level rise.

The design logic for this system shall include float failure detection. Upon a float failure, the logic shall automatically compensate for the loss by removing the failed float from the circuit and electrically re-position the floats for a fail safe mode. As an example, if the "STOP PUMPS" float failed, the "START LEAD" float would become the "STOP PUMPS" float, the "START LAG" float would become the "START LEAD" float and the "HIGH LEVEL" float would become the "START LAG/HIGH LEVEL" float. Further, if the "STOP PUMPS" float and the "START LEAD" float failed, the "START LAG" float would become the "STOP PUMPS" float and the "HIGH LEVEL" would become the "START LEAD/START LAG/HIGH LEVEL" float.

The Control Module shall be programmable to start both pumps simultaneously every 24 hours to increase pump discharge velocity and to provide "WIPE DOWN" of wetwell wall.

A lag pump time delay shall be supplied to prevent both pumps from simultaneously starting after a power outage. The time delay shall be set at 10 seconds minimum.

An alternator sequence (1-Auto-2), three position toggle type selector switch shall be supplied to manually override the alternator. In the '1' position, motor #1 shall always be the lead motor. In the 'Auto' position, the motors shall sequence to become the lead motor. In the '2' position, motor #2 shall always be the lead motor.

An alternator test switch, toggle type shall be supplied to test the alternator circuit.

Hand-Off-Auto, three position toggle type selector switches shall be supplied for each motor.

A red run light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.

A yellow seal failure light shall be supplied for each motor. The pilot light shall illuminate upon detection of water in the seal chamber of the pump.

Each motor shall have an elapsed time meter to record the accumulated running time. The ETM shall be a 2" diameter, non-resettable, six digit, totally encapsulated unit.

A red pilot light shall be supplied for each float. The appropriate pilot light shall illuminate each time the float switch closes.

A green pilot light shall be supplied for control power. The pilot light shall illuminate when control power is available in the panel.

Relays shall be ice-cube plug-in type. Relay contacts shall be rated 10 amp minimum, DPDT.

Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum and shall be mounted on a 30 degree angle for ease of field wiring. Float connection terminals shall be arranged such that each float is connected in consecutive order and does not require any crossing of wires.

Each motor over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor.

A 15A GFI duplex convenience outlet shall be supplied and mounted on the innerdoor to provide service technicians with an outlet for trouble lights, etc.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

A space heater shall be provided to maintain the temperature within the enclosure a minimum of 2-3 degrees F. above ambient to prevent condensation build up. The heater shall be mounted with stainless steel screws and protected by a shield. Self adhesive means of fastening by glue, tape, ect. are not acceptable.

Nameplates for the innerdoor shall be of a graphic design, specifically depicting the intent for each device. One nameplate shall be supplied for all control devices. One nameplate shall be supplied for all power devices. All text and graphics on each nameplate shall be scratch resistant. The nameplates shall be fabricated from laser-screened laminated mylar.

Nameplates for the backpanel shall be of a graphic design, specifically depicting the intent for each component. One nameplate shall be supplied for each component. All text and graphics on each nameplate shall be scratch resistant. The nameplates shall be fabricated from laser-screened laminated mylar.

MISCELLANEOUS:  
All wiring on the backpanel shall be contained within wiring duct. All wiring between the innerdoor and the backpanel shall be contained within a plastic spiral wrap.

Each wire shall have a wire number at each end to correspond to the asbuilt drawing for field troubleshooting.  
The control panel shall be assembled by an Underwriters Laboratories UL508 listed manufacturing facility.

2.03 FASTENER and APPURTENANCES- All fasteners, lifting cables, float cable bracket and appurtenances shall be made of AISI 304SS or other material inert to the highly corrosive atmosphere of a sewage lift station. Hinges for the wet well and valve box shall be AISI 304SS minimum.

An aluminum slide/latch assembly shall be provided for holding the doors open on both the wet well and the valve box.

Slide rails shall be SCH 40 AISI 304SS pipe.  
Pump lifting devices shall be made of AISI 304SS (min.) cable (1/4" min) or 304SS chain of sufficient size, with safety factor to handle safely the specific pumps. AISI 304SS (min.) pump lifting balls shall be provided.

2.04 FRP PRODUCTS - The fiberglass wet well must be H-20 load rated and certification of this rating must be supplied at time of submittal. The pump wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of diameter and depth as shown on the lift station elevation detail. The basin/wetwell wall thickness shall be adequate for the depth of the tank to maintain the H-20 load rating.

Material for the FRP shall be as follows:

Resin: The resin used shall be a commercial grade unsaturated "isothalic" polyester resin. Orthothalic resins are not acceptable.

Reinforcing Materials: The reinforcing material shall be commercial grade "E" type glass in the form of mat, chopped or roving fabric, having a coupling agent that will provide a suitable bond between the glass reinforcement and the resin.

Fillers and Additives: Fillers of any type shall not be utilized. Additives, such as thixotropic agents, catalysts, promoters, etc., may be added as required by the specific manufacturing process to be used to meet the requirements of this specification.

## PART 3 - EXECUTION

3.01 INSTALLATION - shall be in strict accordance with the manufacturer's instructions and recommendations in the locations shown on the drawing.

3.02 INSPECTION AND TESTING - A factory representative shall be provided for one (1) day and shall have complete knowledge of proper operation and maintenance to inspect the final installation and supervise the test run of the equipment.  
Megger the motor. The pump motors shall be megged out prior to startup to ensure the insulation of the pump motor/cable system is intact.

The pump controls and pumps shall be checked for mechanical reliability and proper operation.

### PUMP DATA CHART

①	PRIMARY PUMP CAPACITY	55.0 GPM
②	PRIMARY TDH	40.0 FT
③	SECONDARY PUMP CAPACITY	55.0 GPM
④	SECONDARY TDH	40.0 FT
⑤	PEAK INFLUENT FLOW RATE	6.0 GPM
⑥	PUMP CYCLE TIME	30.0 MIN.
⑦	PUMP SYSTEM MANUFACTURER	LSMCo, Inc.
⑧	PUMP MANUFACTURER	HOMA
⑨	PUMP MODEL NO.	TP30V16/2/1
⑩	R.P.M.	3450
⑪	HORSE POWER	3.5
⑫	ELECTRICAL -VOLTS/PHASE	230V/ 2 P
⑬	PUMP DISCHARGE SIZE	4"
⑭	IMPELLER DIA.	88mm

### ELEVATION CHART

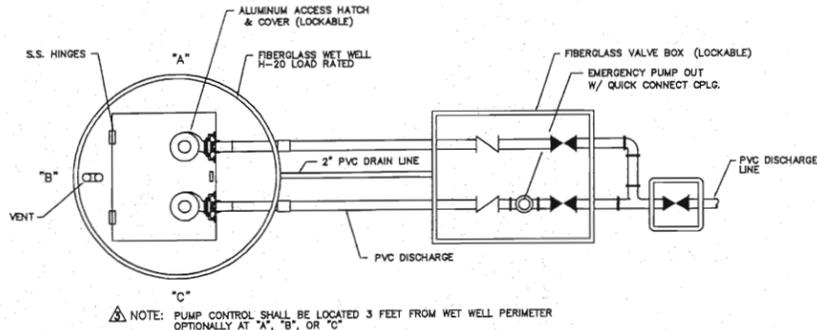
①	TOP OF WETWELL	65.00
②	TOP OF VALVE BOX	65.00
③	INLET INVERT	59.50
④	HIGH LEVEL ALARM	59.00
⑤	1ST PUMP ON	57.00
⑥	2ND PUMP ON	56.00
⑦	PUMPS OFF	56.00
⑧	BOTTOM OF WET WELL	55.00

### NOTES:

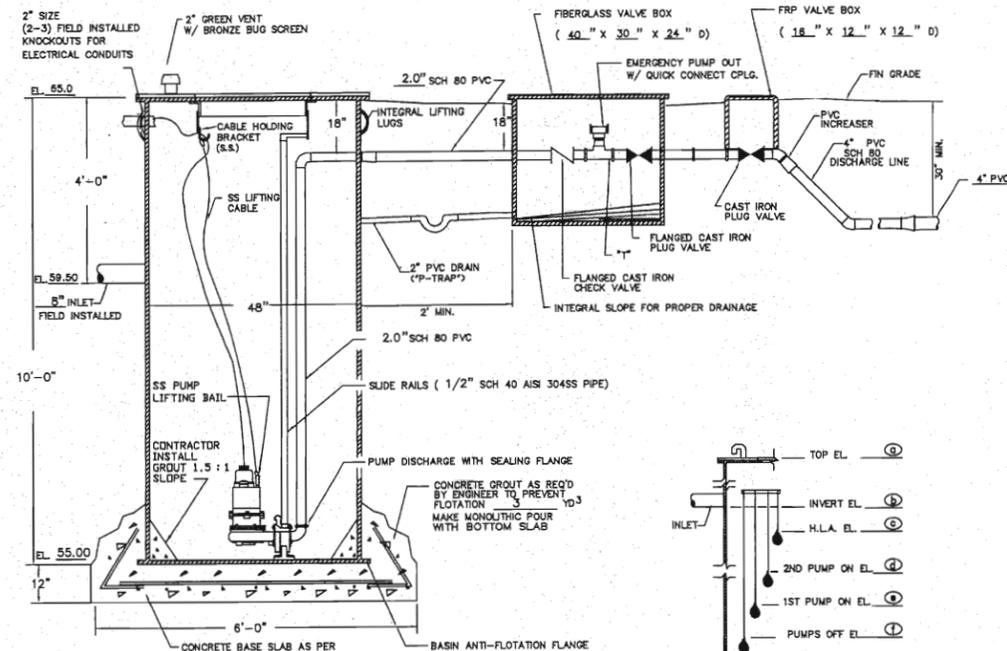
1. ALL DIMENSIONS ARE IN FEET EXCEPT AS NOTED.
2. DRAWING IS NOT TO SCALE.
3. ALL DIMENSIONS AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
4. PAINT EXPOSED FRP AS REQUIRED BY OWNER/ENGINEER.
5. F.R.P. INDICATES FIBERGLASS REINFORCED POLYESTER.
6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
7. ELECTRICIAN TO RUN JND. (2 HP PUMPS) / 2MBEE (3 HP & LARGER PUMPS) SEPARATE 2" CONDUITS (ONE EACH FOR HIGH & LOW VOLTAGES) PER ELECTRICAL CODE BETWEEN CONTROL PANEL AND WETWELL.
8. ALUMINUM WIRE SHALL NOT BE USED BETWEEN MAIN METER AND CONTROL PANEL.
9. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS INSIDE WETWELL AND INSIDE OF CONTROL PANEL.
10. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT (AHEAD OF THE PUMP CONTROL PANEL).
11. BOTH WETWELL AND VALVE BOX SHALL BE PROVIDED WITH A MEANS FOR LOCKING.
12. CONTRACTOR SHALL FIELD INSTALL INLET FITTING AT PROPER ELEVATION.
13. ALL HARDWARE AND FASTENERS SHALL BE STAINLESS STEEL.
14. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.
15. NEUTRAL REQUIRED ON ALL ELECTRICAL SERVICE TO CONTROL PANEL.

\* ELECTRICIAN NOTE

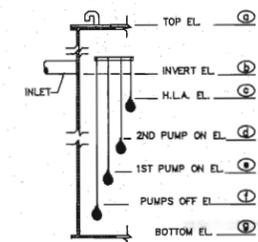
LSMCo - Grinder Pac 9/00



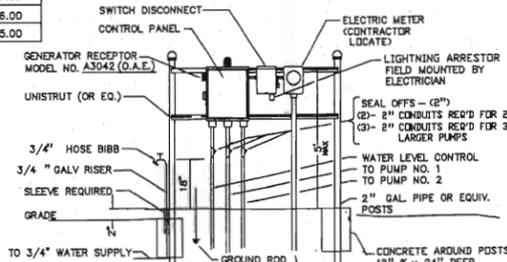
### LIFT STATION PLAN



### LIFT STATION SECTION



### LEVEL CONTROL DIAGRAM



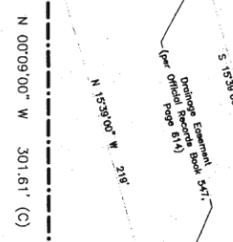
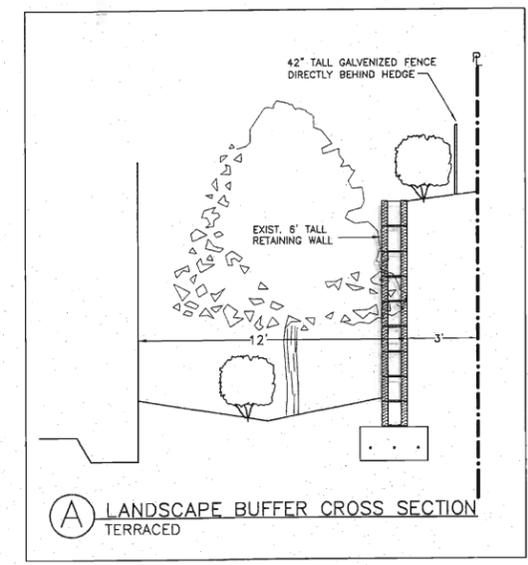
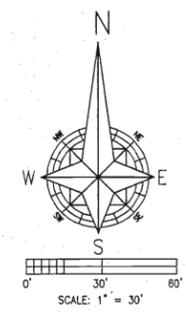
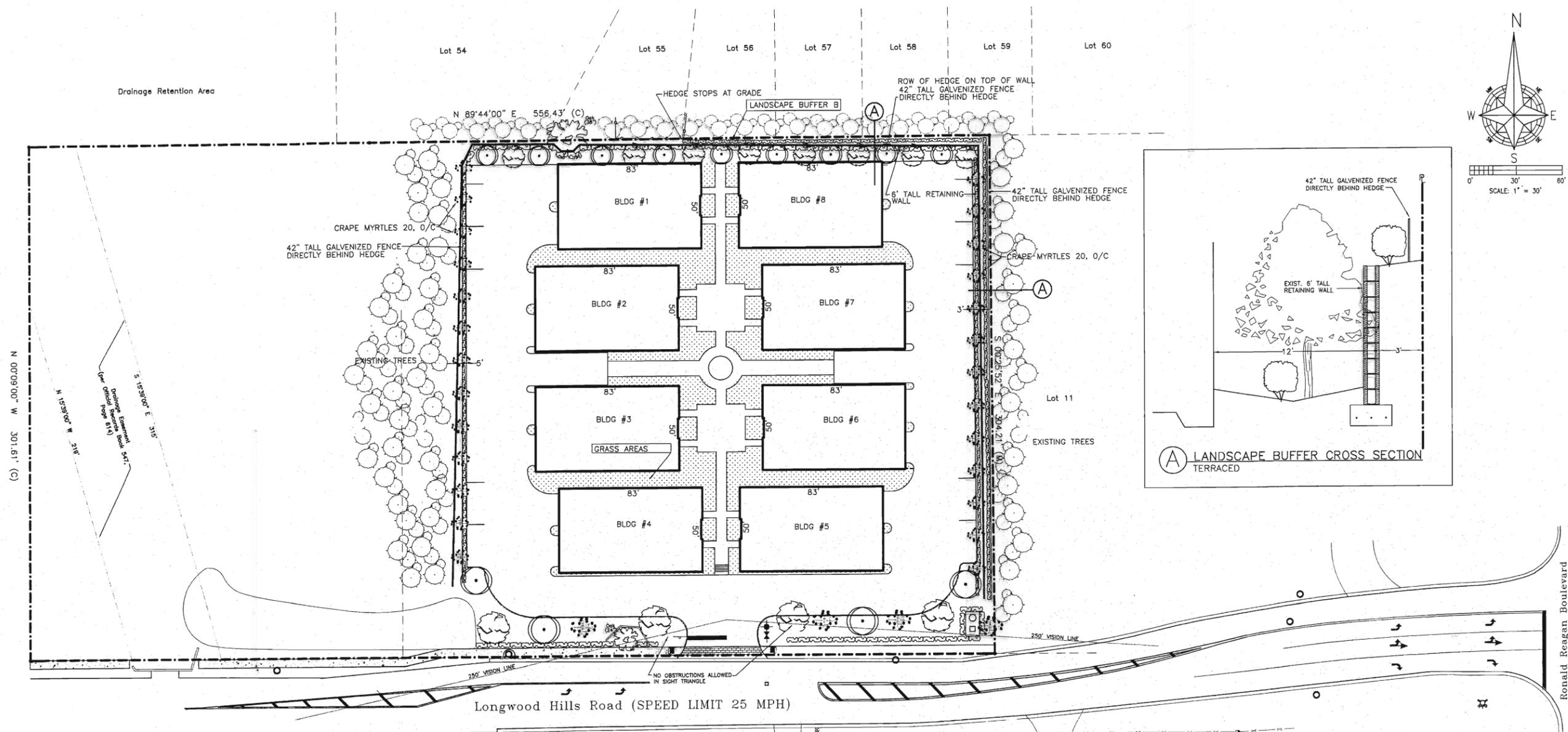
### ELECTRICAL RISER

DATE	5/9/00
SCALE	1" = 3'
DESIGNED	AMR
DRAWN	AMR
CHECKED BY	THS
CADD FILE	LONGWOOD HILLS
PROJECT NO.	08450
REVISIONS	
NO.	
DESCRIPTION	
DATE	

**AMERICAN CIVIL ENGINEERING CO.**

207 N. MOSS ROAD, SUITE 211, WINTER SPINGS, FLORIDA 32789  
TEL: (407) 387-7000 FAX: (407) 387-0627  
CERTIFICATE OF PROFESSIONAL ENGINEERING

LONGWOOD HILLS  
LIFT STATION PLAN  
LONGWOOD HILLS ROAD  
LONGWOOD, FLORIDA

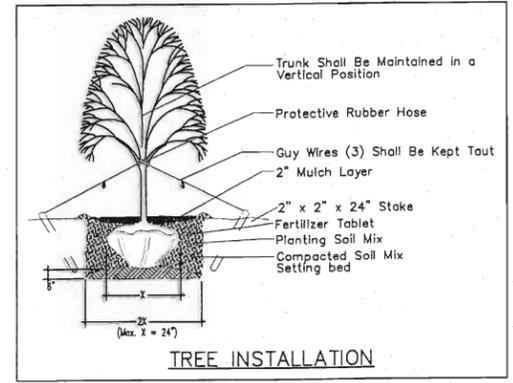
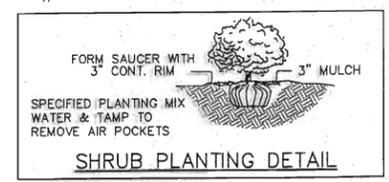
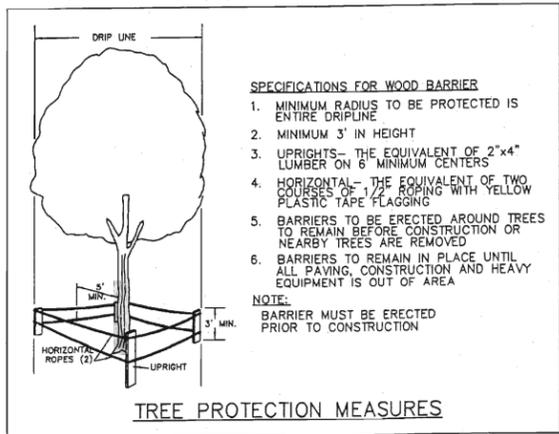


- LANDSCAPING GENERAL NOTES:**
1. ALL LANDSCAPE AREAS TO BE COVERED W/ AN AUTOMATIC SPRINKLER SYSTEM.
  2. ALL LANDSCAPED AREAS TO BE SODDED (ST. AUGUSTINE) AND MULCHED (2" MIN). PER SCLDC SEC. 30.1228 (g).
  3. PRIOR TO REMOVAL OF ANY TREES, PROTECTIVE TREE BARRIERS SHALL BE INSTALLED AND INSPECTED BY SEMINOLE COUNTY.
  4. ALL PROPOSED PLANTS WILL BE FLORIDA #1 GRADE OR BETTER ACCORDING TO THE SCLDC SEC. 30.1228 (e).
  5. ALL DISTURBED AREAS W/ 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 SIGHT TRIANGLE 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 CLEAR SIGHT TRIANGLE.
  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).

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 results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements 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



- LANDSCAPE LEGEND**
- (670) VIBURNUM HEDGE (30" HGT. PLANTED AT 30" O/C.) MEDIUM WATER USE, (VIBURNUM OBOVATUM)
  - (12) LIVE OAK (QUERCUS VIRGINIANA) 3" CALIPER MEASURED @ 1' ABOVE GROUND AND 8' HIGH (LOW WATER USE)
  - (30) GRAPE MYRTLE/ SINGLE TRUCK 2.5" CALIPER MEASURED @ 1' ABOVE GROUND AND 8' HIGH (LOW WATER USE)
  - (13) WINGED ELM 3" CALIPER MEASURED @ 1' ABOVE GROUND AND 8' HIGH (MEDIUM WATER USE)
  - (2) EXIST. TREES TO REMAIN (OAK)

DATE: 5/2/07  
SCALE: 1" = 30'  
DESIGNED: JHR  
DRAWN: JHR  
CHECKED BY: TMS  
CAUD FILE TITLE: LONGWOOD HILLS  
CAUD FILE: LONGWOOD HILLS  
REVISIONS: JHR  
DATE: 6/20/07  
ADDRESS: CITY OF LONGWOOD'S COMMENTS: (6/19/07)  
REVISIONS: JHR

**AMERICAN CIVIL ENGINEERING CO.**  
207 N. WINDY ROAD, SUITE 211, WINDY SPRINGS, FLORIDA 32706  
TEL: (407) 322-7700 FAX: (407) 322-0227  
CERTIFICATE OF AUTHORIZATION: 00000272

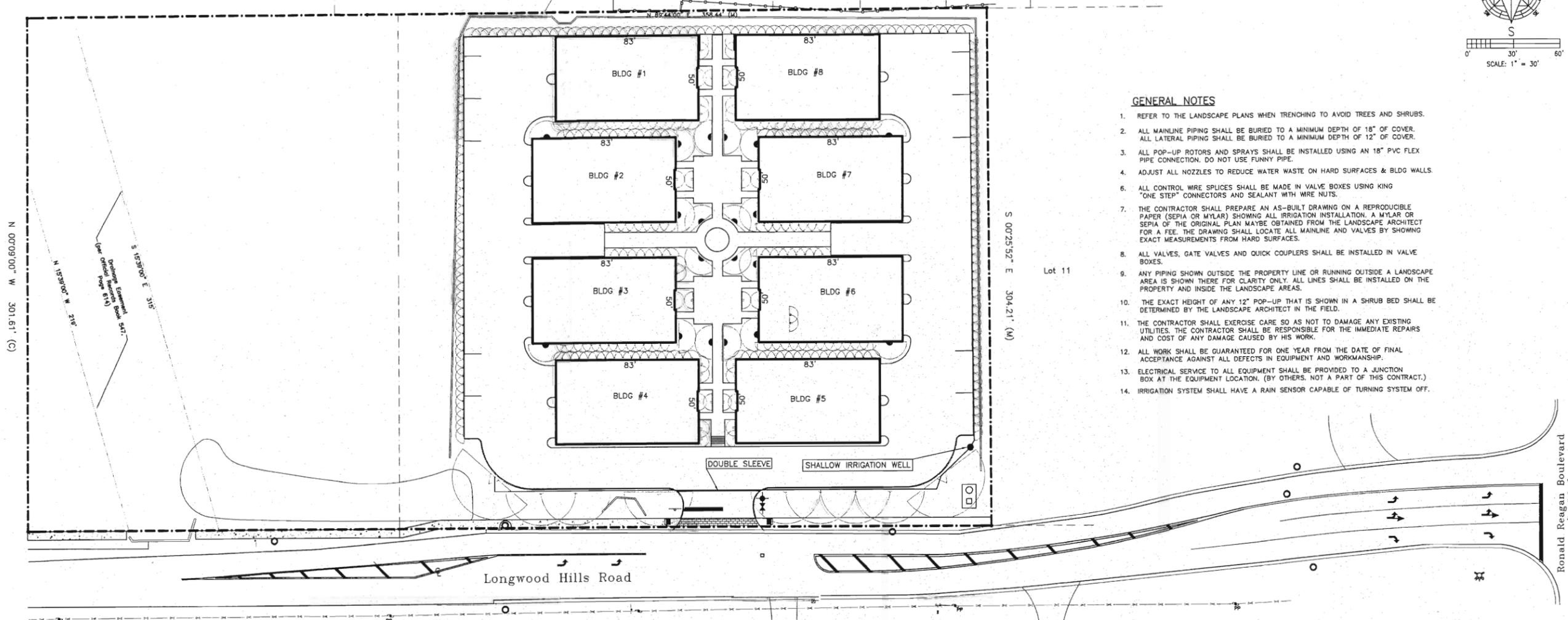
**LONGWOOD HILLS LANDSCAPE PLAN**  
PALMERO VISTA COURT  
LONGWOOD, FLORIDA

FILE NAME: LONGWOOD HILLS  
JOB # 06450  
SHEET: 8 OF 10

Lot 54 Lot 55 Lot 56 Lot 57 Lot 58 Lot 59 Lot 60

Drainage Retention Area

N 89°44'00" E 556.43' (C)

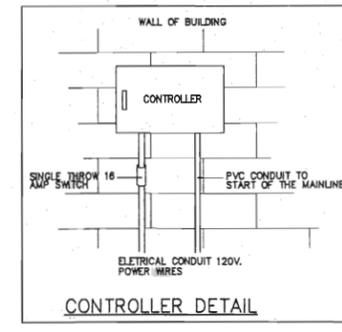
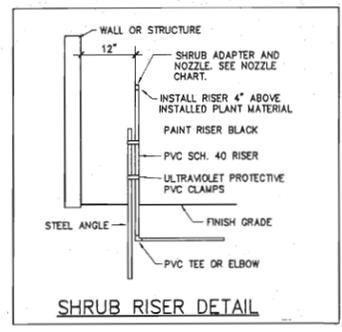
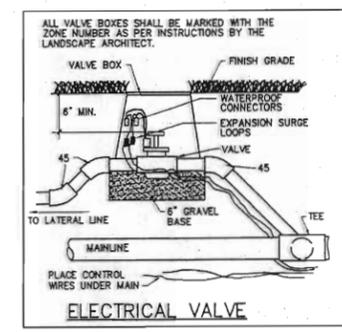
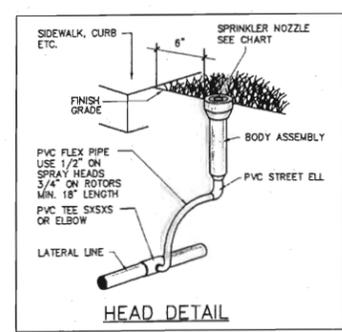


**GENERAL NOTES**

1. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
2. ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3. ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
4. ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG WALLS.
6. ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT WITH WIRE NUTS.
7. THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL IRRIGATION INSTALLATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
8. ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
9. ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
10. THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
11. THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
12. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
13. ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION. (BY OTHERS, NOT A PART OF THIS CONTRACT.)
14. IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR CAPABLE OF TURNING SYSTEM OFF.

**IRRIGATION GENERAL NOTES:**

1. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY A LICENSED IRRIGATION CONTRACTOR.
  2. SYSTEM TO HAVE MULTIPLE ZONES.
  3. SYSTEM TO HAVE RAIN SENSOR
- 5' FULL RADIUS  
 ◻ 5' HALF RADIUS  
 ◻ 10' HALF RADIUS  
 ◻ 20' HALF RADIUS  
 △ 25' ROTATING STREAM



DATE	SCALE	DESIGNED	DRAWN	CHECKED BY	CADD FILE TITLE	CADD FILE	PROJECT NO.
5/8/07	1" = 30'	JHR	JHR	JHR	LONGWOOD HILLS	LONGWOOD HILLS	08450
6/20/07					ADDRESS CITY OF LONGWOOD'S COMMENTS (6/19/07)		
					REVISIONS		

**AMERICAN CIVIL  
ENGINEERING CO.**

207 N. MOSS ROAD, SUITE 211, WINTER SPRINGS, FLORIDA 32789  
PH: (407) 327-7700, FAX: (407) 327-0227  
CERTIFICATE OF AUTHORIZATION 00005723

LONGWOOD HILLS  
SCHEMATIC IRRIGATION PLAN

PALMERO VISTA COURT  
LONGWOOD, FLORIDA

JOHN J. HERBERT, P.E.  
STATE OF FLORIDA  
REG. NO. 38505

FILE NAME: LONGWOOD HILLS

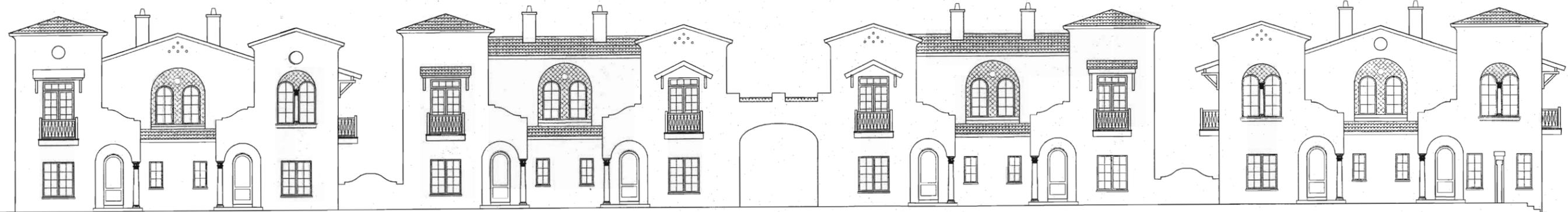
JOB # 08450

SHEET: 9 OF 10

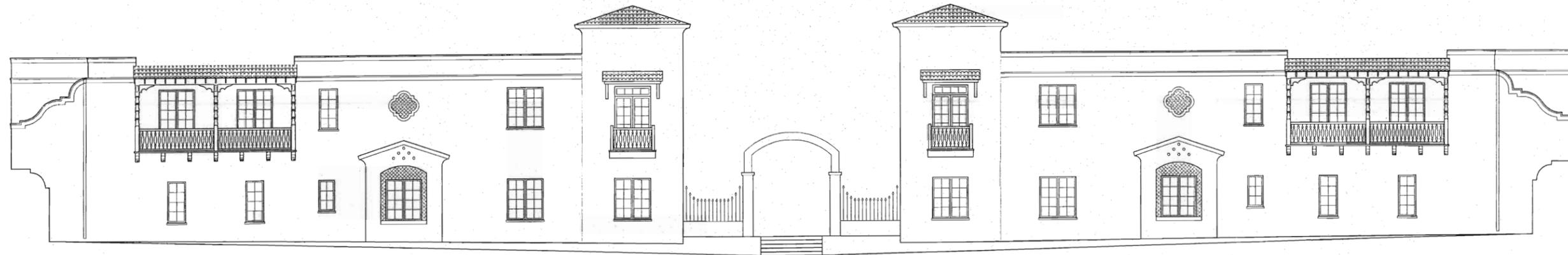
Seminole County Site Permit Required

Seminole County Land Development Code Requirements  
Adequate site visibility per sign brackets 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 sited 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.



COURTYARD ELEVATION



LONGWOOD HILLS ROAD ELEVATION

DATE:	5/20/07
SCALE:	1" = 30'
DESIGNED BY:	JHR
DRAWN BY:	JHR
CHECKED BY:	TIS
CADD FILE TITLE:	LONGWOOD HILLS
CADD FILE:	LONGWOOD HILLS
PROJECT NO:	06450
REVISED:	CHECKED:
DATE:	

**AMERICAN CIVIL  
ENGINEERING CO.**

207 N. MOSS ROAD, SUITE 211, WINTER SPRINGS, FLORIDA 32708  
TEL (407) 327-7700 FAX (407) 327-8527  
CERTIFICATE OF AUTHORIZATION 0000078

LONGWOOD HILLS  
ELEVATIONS  
PALMERO VISTA COURT  
LONGWOOD, FLORIDA

## Longwood Hills PUD

### **FINAL MASTER PLAN DEVELOPER'S COMMITMENT AGREEMENT COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On July 24, 2007, the Seminole County Board of County Commissioners issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

1. LEGAL DESCRIPTION:

Legal description attached as Exhibit A.

2. PROPERTY OWNER: Oakwood Construction & Development, LLC

3. STATEMENT OF BASIC FACTS

A. Total Area: 3.8 acres

B. Net Developable Area: 1.96 acres

C. Zoning: Planned Unit Development (PUD)

D. Maximum Density: 8.16 dwelling units per net buildable acre, not to exceed a total of 16 units.

E. 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.

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

G. 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 owners are as follows.

4. PERMITTED USES:

- A. Town Homes
- B. Home offices
- C. Home occupations
- D. Customary recreational facilities for the use of the residents

5. OPEN SPACE: 25% Usable Open Space Required, a minimum of 0.95 acres.

6. MINIMUM UNIT SIZE: 3,000 square feet

7. MAXIMUM BUILDING HEIGHT: Two (2) stories, not to exceed 35'.

8. BUILDING SETBACKS:

- A. Front Yard Setback from Longwood Hills Road: 49 feet.
- B. Side Yard Setback (East): 43 feet.
- C. Side Yard Setback (West): 295 feet.
- D. Rear Yard Setback: 15 ft.

9. LANDSCAPE & BUFFER REQUIREMENTS:

- A. The developer will provide a 10 ft. landscape buffer along the eastern property line, containing a 6 ft. high masonry wall.
- B. The developer will provide a 15 ft. landscape buffer along the northern property line, containing a 6 ft. high masonry wall.
- C. The developer will provide a 23-foot landscape buffer along the southern property line, adjacent to Longwood Hills Road.
- D. The Western Property line will be buffered by the existing wetlands and contain a double hedge line with an intergraded fence to be placed at the top of the existing 6-foot high masonry retaining wall located on the eastern side of said wetlands.

10. DEVELOPMENT COMMITMENTS:

- A. All development shall comply with the Final Master Plan attached as Exhibit B.
- B. Converting garages to living space shall be prohibited. This prohibition shall also be stated in the Homeowner Association's Covenants and Restrictions.
- C. Storage of RV's and boats on site shall be prohibited. This prohibition shall also be stated in the Homeowner Association's Covenants and Restrictions.

- D. 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 as shown on the attached site/master plan.
- E. All development requirements, conditions, commitments and provisions of Development Order #06 22000006 shall also perpetually burden, run and follow said property.
- F. The name of the development will be "Palermo Vista" and the street name as approved by the "911 Committee" will be "Palermo Vista Court".
- G. All light poles and fixtures will be decorative in nature and be of similar style to those found in section 3.2.3 D11 of the City of Longwood Development Code.
- H. Upon submittal of final engineering plans to Seminole County, the applicant shall provide public notice in accordance with Section 10.2.2 C and 10.0.6 of the Longwood Development Code and submit photocopies of certified mail receipts' to the City of Longwood Community Development Division.
- I. The attached Master Plan and future submittals for development approval shall conform to the site development plan dated July 5th 2007, containing the City of Longwood site plan department approval signatures. Any variation from said plan shall require prior review and approval by the City of Longwood.
- J. Within one week of annexation into the City of Longwood, the Developer will submit a variance request for the wetland setback requirements as stated in section 4.2.3 D of the Longwood Development Code and for the retaining wall and additional landscaping as a substitute for the separating wall as defined in section 3.2.5 C5 of the Longwood Development Code.
- K. Developer agrees to incorporate into the Homeowner Association By-Laws and Deed Restrictions the language contained in Exhibit "C" entitled Private Subdivision Requirements and Deed Restrictions for Infrastructure.
- L. All exposed sides of retaining walls on the northern and eastern property lines shall be faced with brick, stone, or alternative comparable material that duplicates the appearance and quality of brick or stone in accordance with Section 3.2.5 C5. The side of the retaining wall facing the interior of the property on the western property line shall not be visible above grade.

#### 11. STANDARD PROVISIONS:

- A. All landscape buffers and common areas shall be maintained by a homeowners association.
- B. The development shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting existing sidewalks outside the development.

- C. This Developer's Commitment Agreement 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 servitude upon and binding upon said property unless  
released in whole or in part by action of Seminole County, or when  
annexed, the City of Longwood by virtue of a document of equal dignity  
herewith. The owners have expressly covenanted and agreed to this  
provision and all other terms and provisions of the development order.
- D. The terms and provisions of this Agreement are not severable, and in  
the event any portion of this Agreement shall be found to be invalid or  
illegal, then the entire Agreement shall be null and void.

INTERPRETATION: RELATIONSHIP TO FINAL MASTER PLAN AND  
DEVELOPMENT ORDER

This Developer's Commitment Agreement is intended to summarize material provisions of the Final Master Plan of the Property approved concurrently herewith by the Seminole County Board of County Commissioners. In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan, the terms and conditions of the Developer's Commitment Agreement shall control. Furthermore, in the event of a conflict between the terms of the Developer's Commitment Agreement and Development Order Number 06 22000006, the terms of the Development Order shall control.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Carlton D. Henley  
Chairman of Seminole County  
Board of County Commissioners



**Exhibit A**

Legal Description

Lot 12 and the East 215.88 feet of Lot 13, Longwood Hills, according to the Plat thereof, as recorded in Plat Book 6, Pages(s) 15-16, Public Records of Seminole County, Florida.

Exhibit B

Final Master Plan

# FINAL ENGINEERING PLANS FOR LONGWOOD HILLS TOWNHOMES

## PALERMO VISTA COURT LONGWOOD, FLORIDA

PROPERTY I.D. #07-20-30-061-0000-0000

**UTILITY COMPANIES**

WATER: CITY OF LONGWOOD

SEWER: CITY OF LONGWOOD

ELECTRICAL: PALERMO POWER DISTRICT

TELEPHONE: COMCAST

CABLE: SPECTRUM

**PROJECT DIRECTORY**

ARCHITECT: JAMES J. COOPER ARCHITECTS & ASSOCIATES, LLC  
10000 PALERMO VISTA COURT, SUITE 100  
LONGWOOD, FLORIDA 32740  
TEL: (407) 321-1000

OWNER: PALERMO VISTA COURT, LLC  
10000 PALERMO VISTA COURT, SUITE 100  
LONGWOOD, FLORIDA 32740  
TEL: (407) 321-1000

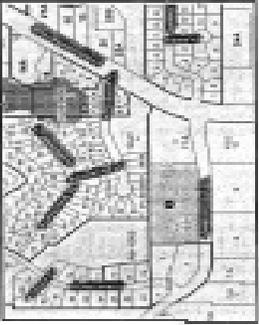
ENGINEER: AMERICAN CIVIL ENGINEERING CO.  
10000 PALERMO VISTA COURT, SUITE 100  
LONGWOOD, FLORIDA 32740  
TEL: (407) 321-1000

DESIGNER: JAMES J. COOPER ARCHITECTS & ASSOCIATES, LLC  
10000 PALERMO VISTA COURT, SUITE 100  
LONGWOOD, FLORIDA 32740  
TEL: (407) 321-1000

CONTRACTOR: GARY COOK, DEVELOPMENTAL SERVICES  
10000 PALERMO VISTA COURT, SUITE 100  
LONGWOOD, FLORIDA 32740  
TEL: (407) 321-1000

**REQUIRED PERMITS**

STATUS



**LOCATION MAP**

**DESCRIPTION**

SECTION 16, TOWNSHIP 30 N, RANGE 40 E, COUNTY OF SEMINOLE COUNTY, FLORIDA

**LEGAL DESCRIPTION**

1/4 AC IN THE EAST 1/4 OF 1/4 OF 1/4 LONGWOOD HILLS, ACROSS FROM THE PALERMO VISTA COURT, TOWNSHIP 30 N, RANGE 40 E, COUNTY OF SEMINOLE COUNTY, FLORIDA

**NOTE TO CONTRACTOR**

CONTRACT NO. 07-20-30-061-0000-0000

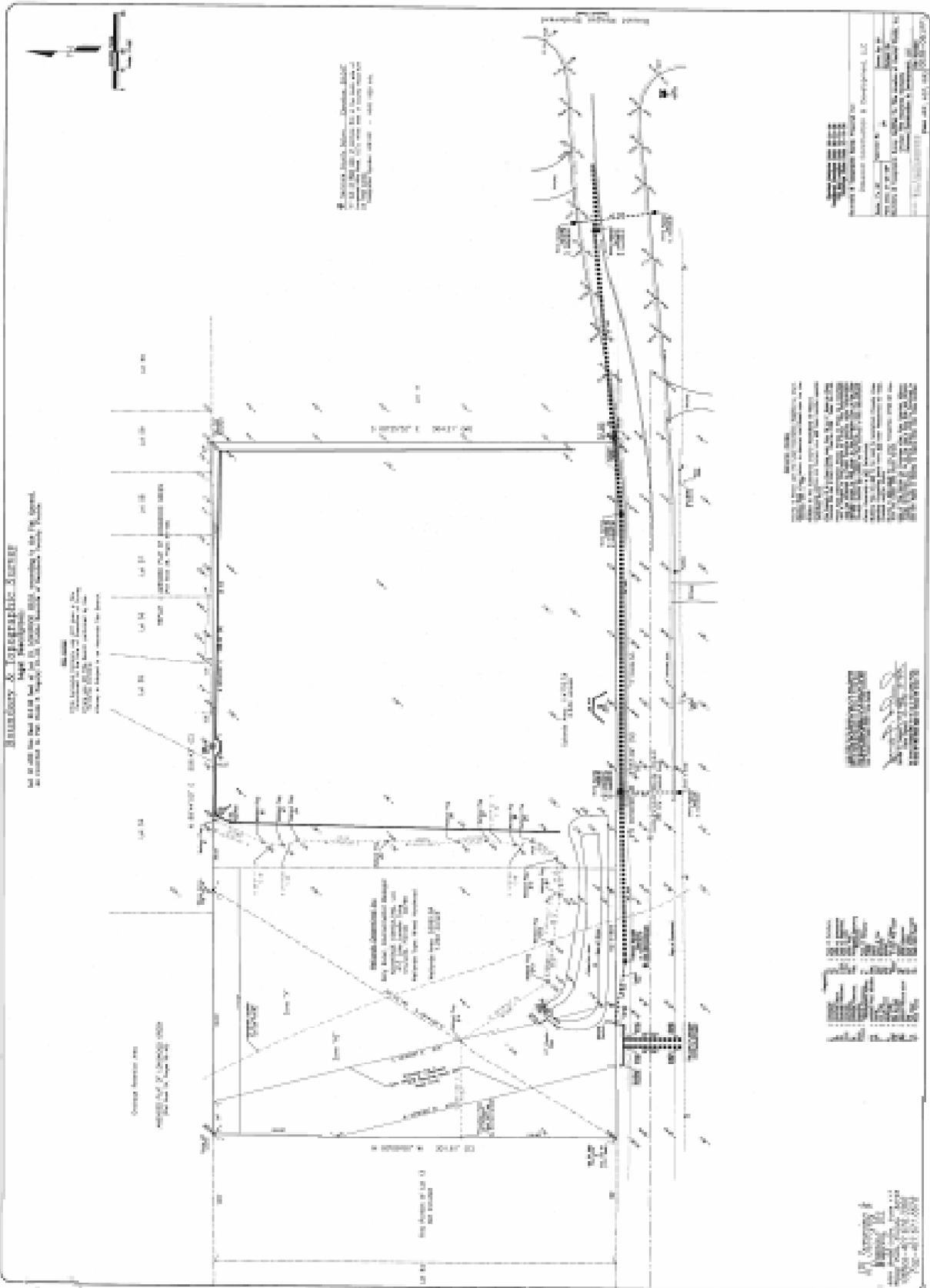
THIS PLAN WAS PREPARED BY THE ENGINEER AND DESIGNER FOR THE PROJECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

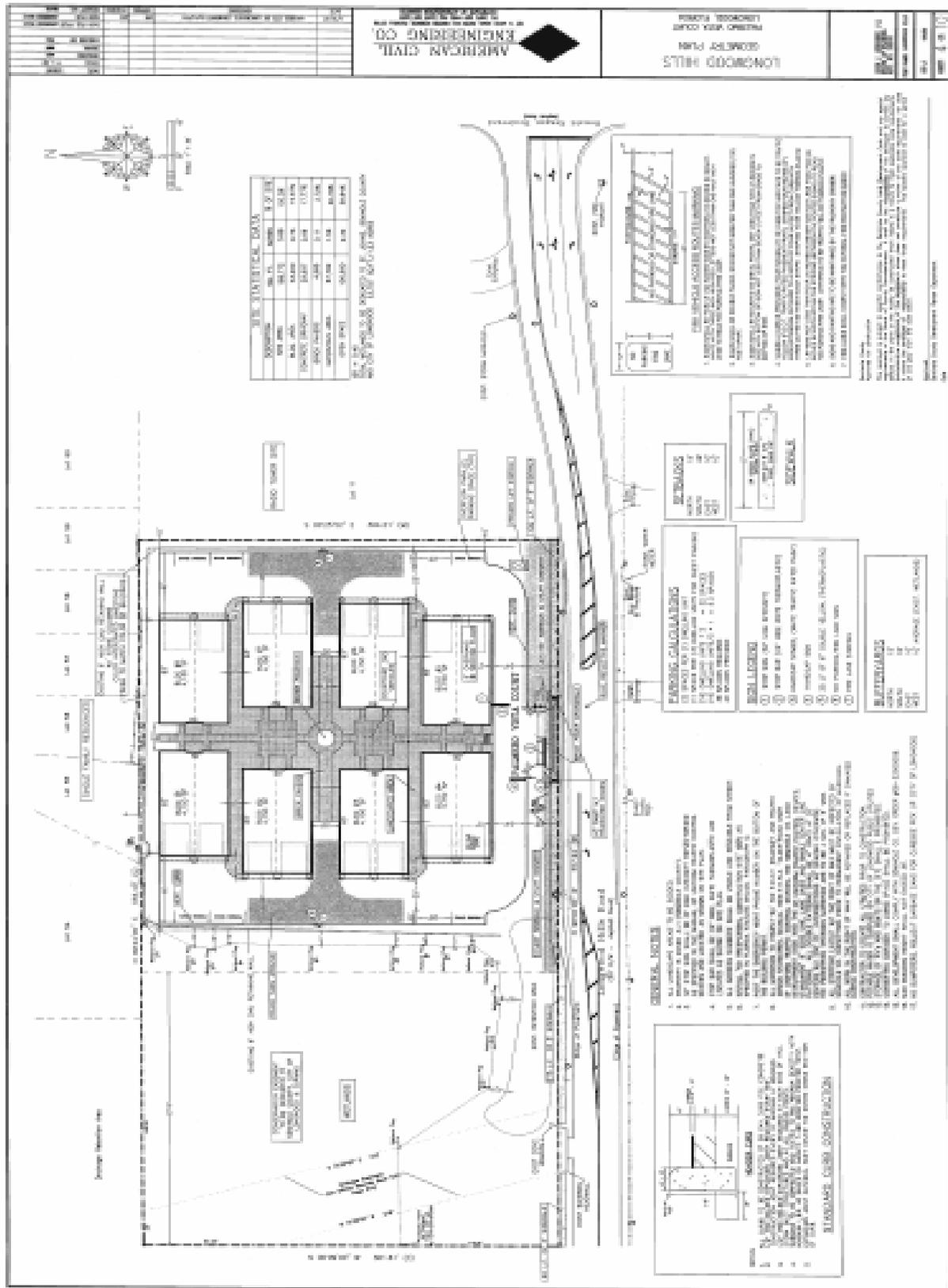
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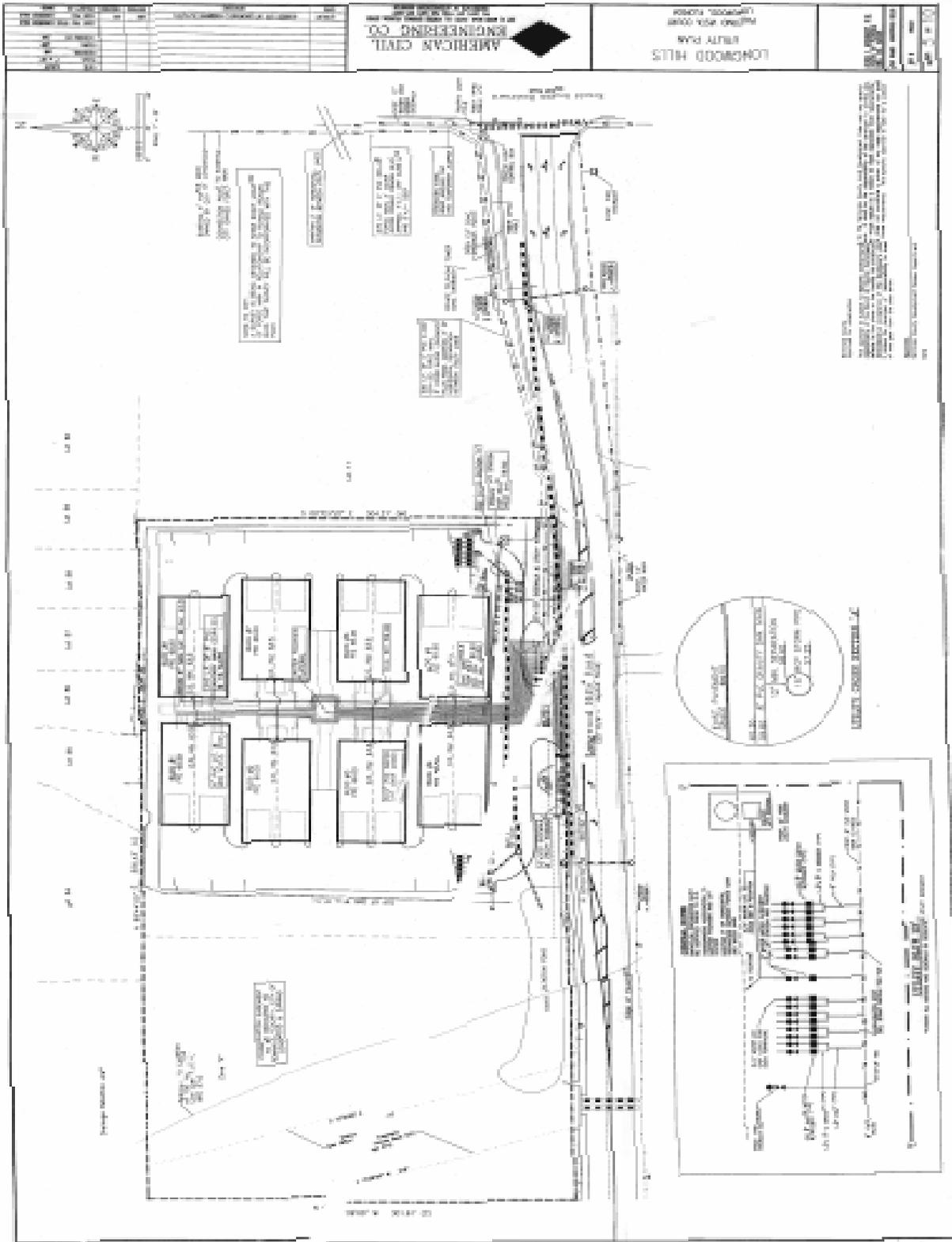
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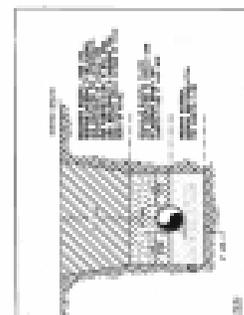
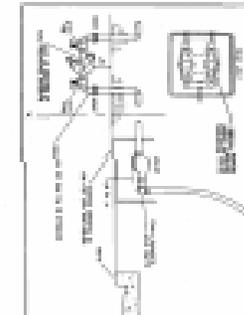
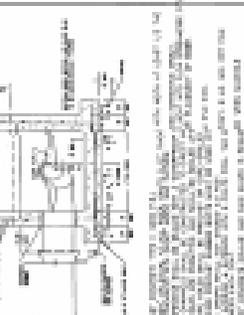
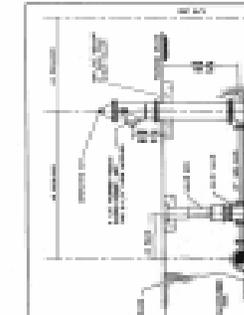
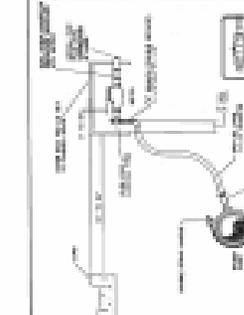
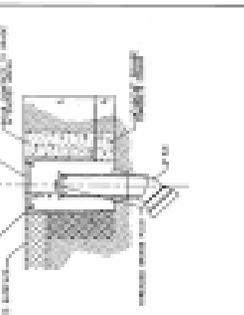
AMERICAN CIVIL ENGINEERING CO.  
10000 PALERMO VISTA COURT, SUITE 100  
LONGWOOD, FLORIDA 32740  
TEL: (407) 321-1000





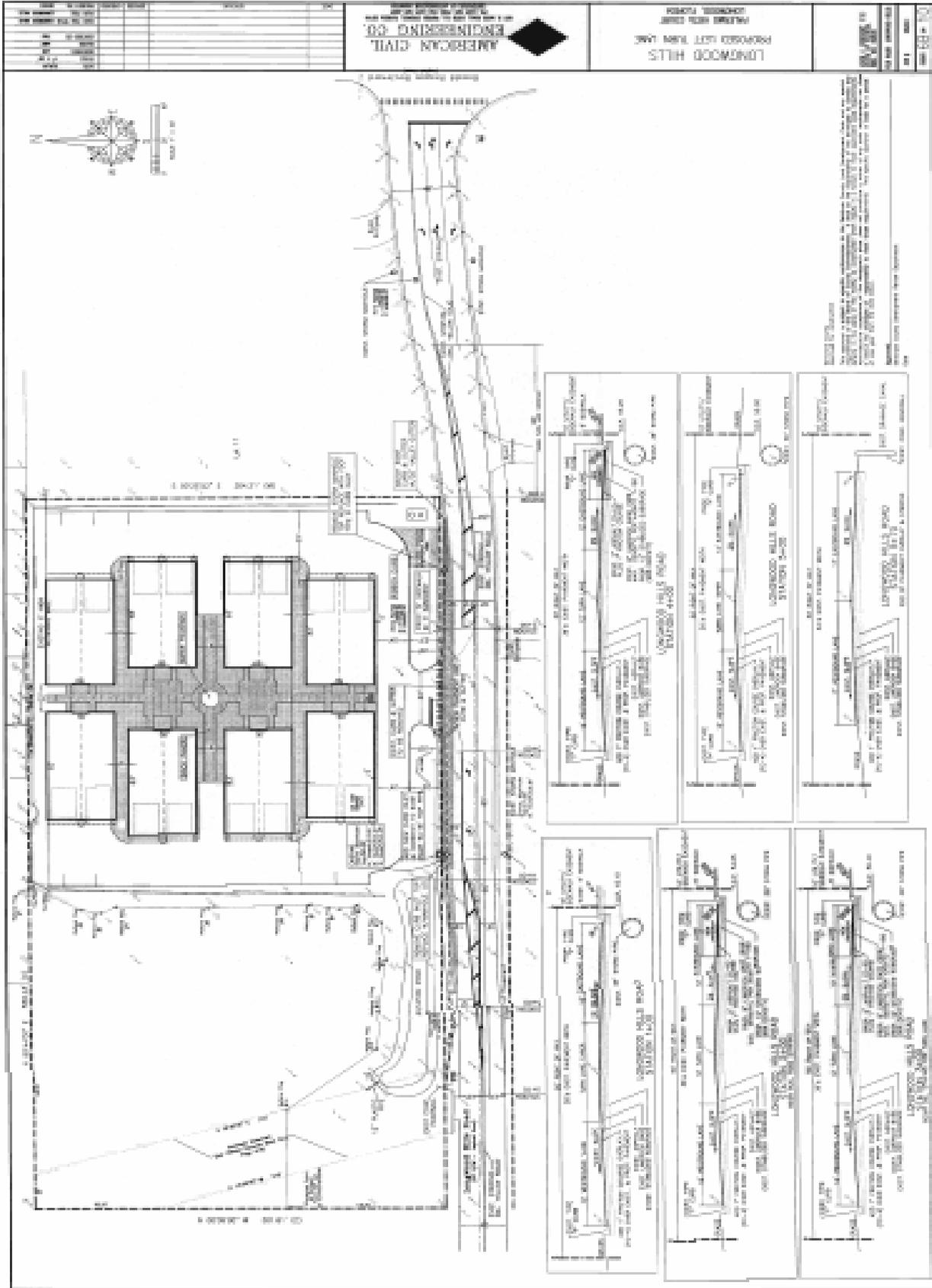


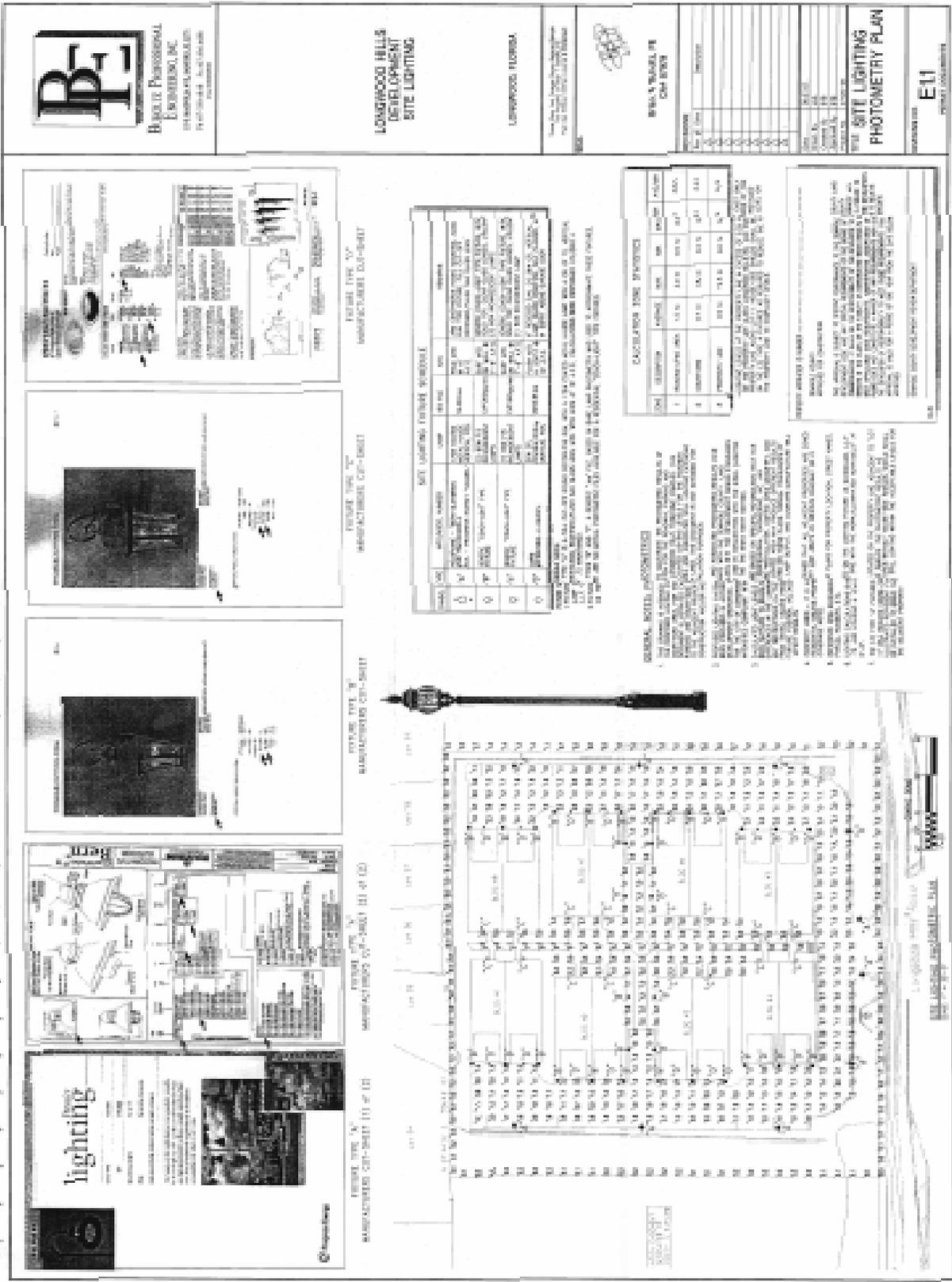


<p>DATE: 7/24/07          DRAWN BY: [Name]          CHECKED BY: [Name]          PROJECT: [Name]</p>	<p>AMERICAN CIVIL ENGINEERING CO.          171 LONGWOOD HILLS ROAD          LONGWOOD, FLORIDA</p>	<p>LONGWOOD HILLS          WATER DEPARTMENT          171 LONGWOOD HILLS ROAD          LONGWOOD, FLORIDA</p>
 <p><b>NOTE:</b></p> <ol style="list-style-type: none"> <li>1. INSTALL WATER METER ASSEMBLY TO WATER MAIN.</li> <li>2. WATER METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LONGWOOD WATER DEPARTMENT SPECIFICATIONS.</li> <li>3. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> <li>4. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> <li>5. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> <li>6. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> <li>7. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> </ol>	<p>SECTION 05100 - METALS          PART 1 - SUMMARY          A. Section Includes          1. Cast Iron Water Meter          B. Related Sections          1. Cast Iron Pipe and Fittings          2. Cast Iron Valves</p>	 <p><b>NOTE:</b></p> <ol style="list-style-type: none"> <li>1. INSTALL WATER METER ASSEMBLY TO WATER MAIN.</li> <li>2. WATER METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LONGWOOD WATER DEPARTMENT SPECIFICATIONS.</li> <li>3. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> <li>4. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> <li>5. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> <li>6. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> <li>7. THE METER SHALL BE INSTALLED IN A CONCRETE ENCLOSURE.</li> </ol>
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LONGWOOD HILLS DEVELOPMENT SITE LIGHTING

LONGWOOD FLORIDA

BRUNNEN & CO. INC.

PHOTOMETRY PLAN

E11

FIGURE TYPE 'W' MANUFACTURED CUP-SHED

FIGURE TYPE 'C' MANUFACTURED CUP-SHED

FIGURE TYPE 'W' MANUFACTURED CUP-SHED

FIGURE TYPE 'W' MANUFACTURED CUP-SHED (1) OF (2)

FIGURE TYPE 'W' MANUFACTURED CUP-SHED (1) OF (1)

**SITE LIGHTING DESIGN SUMMARY**

ITEM NO.	DESCRIPTION	QTY	WATTAGE	TYPE	HEIGHT	SPACING
1	MANUFACTURED CUP-SHED	1	100	W	10	100
2	MANUFACTURED CUP-SHED	1	100	C	10	100
3	MANUFACTURED CUP-SHED	1	100	W	10	100
4	MANUFACTURED CUP-SHED	1	100	W	10	100
5	MANUFACTURED CUP-SHED	1	100	W	10	100

**CALCULATED FOOT CANDLE**

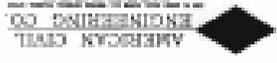
ITEM NO.	DESCRIPTION	QTY	WATTAGE	TYPE	HEIGHT	SPACING
1	MANUFACTURED CUP-SHED	1	100	W	10	100
2	MANUFACTURED CUP-SHED	1	100	C	10	100
3	MANUFACTURED CUP-SHED	1	100	W	10	100
4	MANUFACTURED CUP-SHED	1	100	W	10	100
5	MANUFACTURED CUP-SHED	1	100	W	10	100

**GENERAL NOTES:**

1. THE LIGHTING DESIGN IS BASED ON THE ASSUMPTION THAT THE LIGHTING FIXTURES WILL BE MAINTAINED AT A MINIMUM OF 10 FEET ABOVE THE GROUND SURFACE.
2. THE LIGHTING DESIGN IS BASED ON THE ASSUMPTION THAT THE LIGHTING FIXTURES WILL BE MAINTAINED AT A MINIMUM OF 10 FEET ABOVE THE GROUND SURFACE.
3. THE LIGHTING DESIGN IS BASED ON THE ASSUMPTION THAT THE LIGHTING FIXTURES WILL BE MAINTAINED AT A MINIMUM OF 10 FEET ABOVE THE GROUND SURFACE.
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**LSMCo Grinder/Pac.**



**AMERICAN CIVIL ENGINEERING CO.**

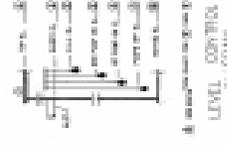
**LONGWOOD HILLS LIFT STATION BOSSMAN**

**DATE:** 11/15/07

**PROJECT:** LONGWOOD HILLS LIFT STATION BOSSMAN

**SCALE:** AS SHOWN

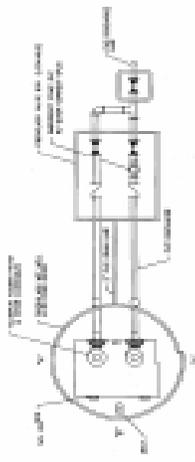
**LEVEL CONTROL DIAGRAM**



**PROJECT NO.:** 07-2100001

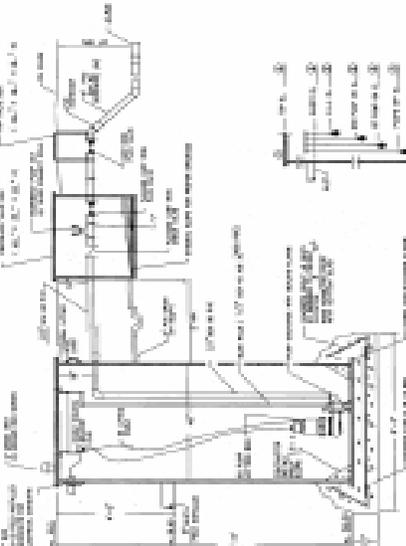
**DATE:** 11/15/07

**PLAN**



**LIFT STATION PLAN**

**SECTION**



**LIFT STATION SECTION**

**ELECTRICAL RISE**



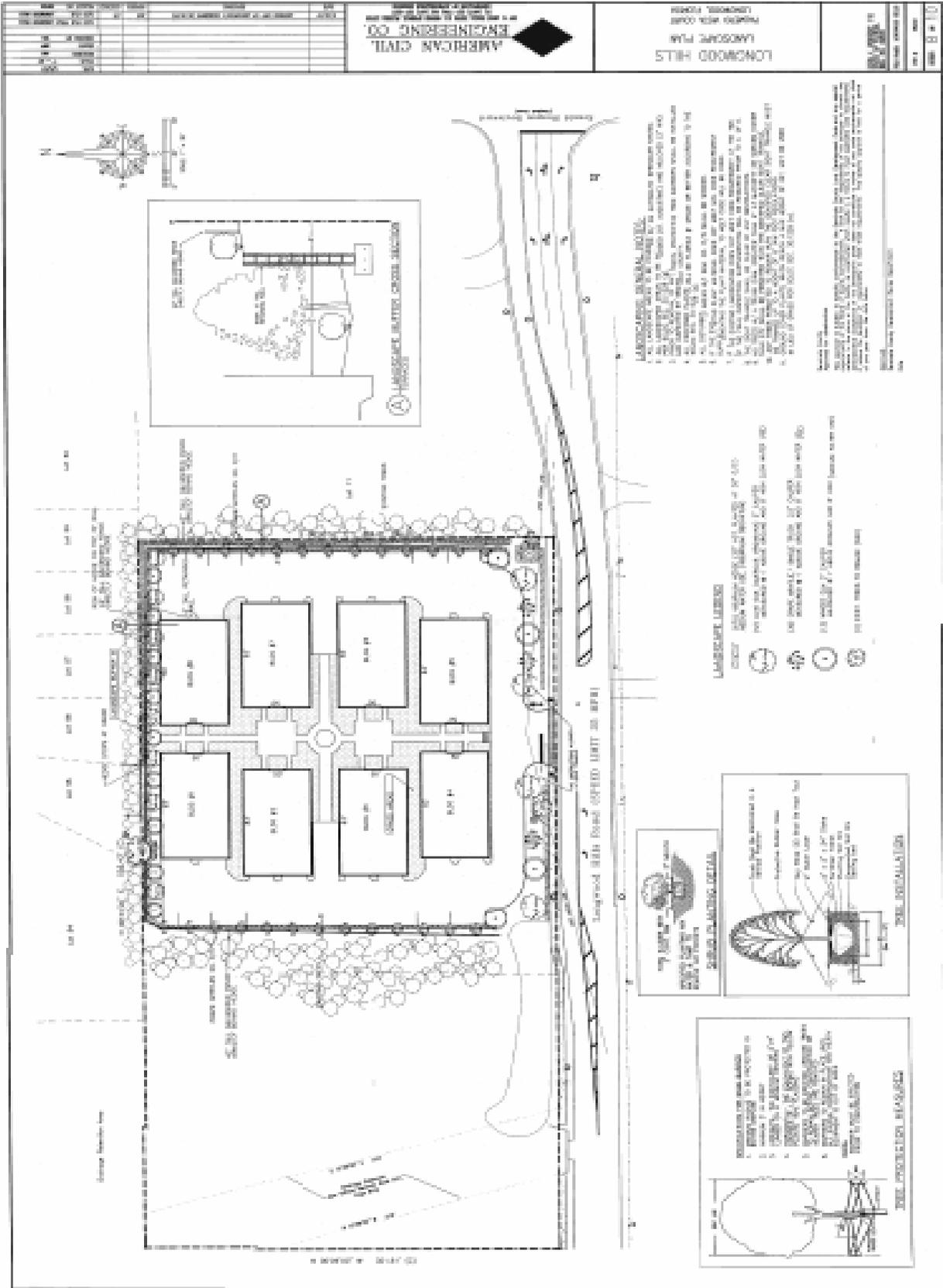
**ELECTRICAL RISE**

**NOTES:**

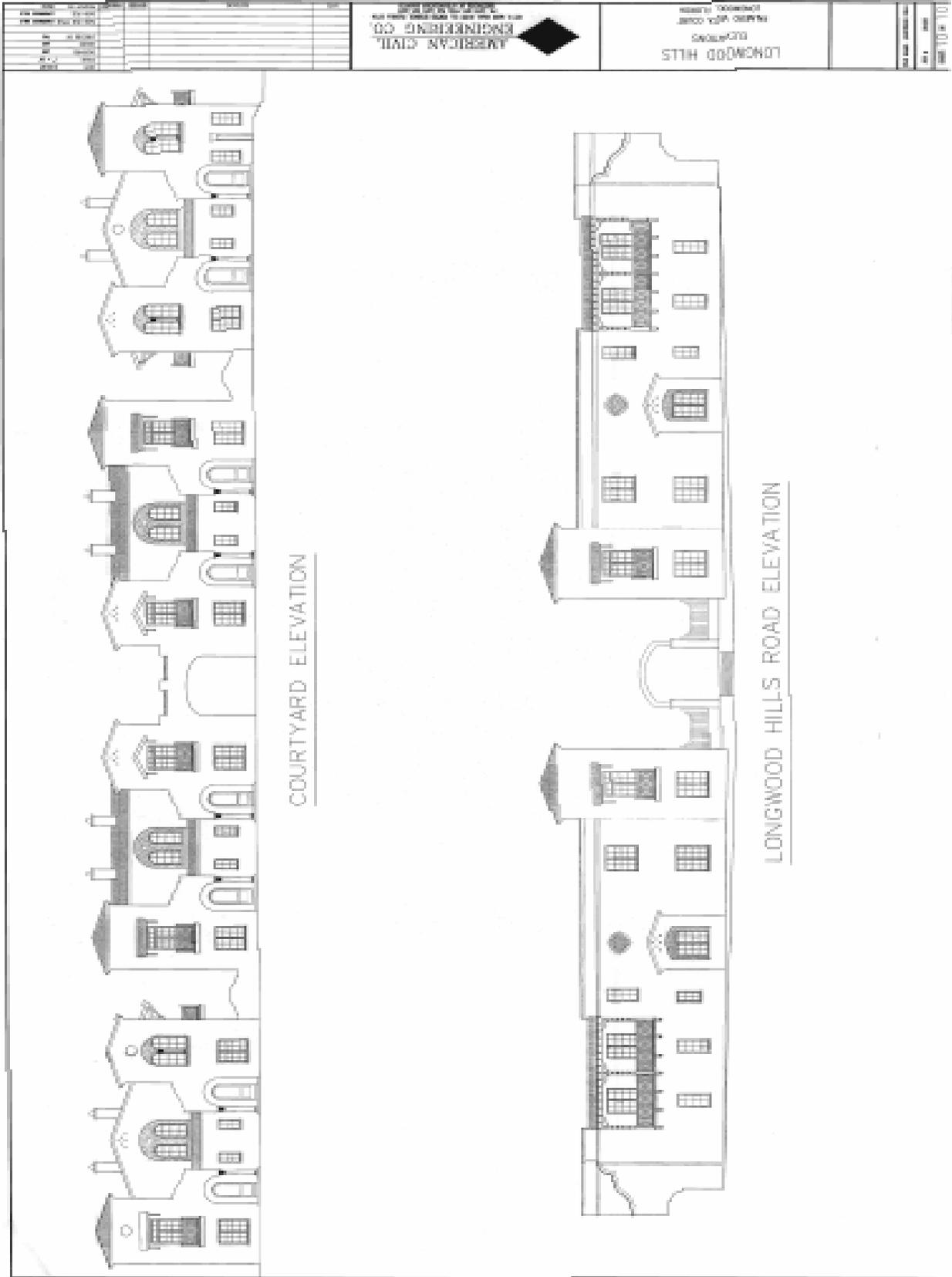
1. THE LIFT STATION SHALL BE CONSTRUCTED TO LIFT AND DISCHARGE WASTEWATER TO THE SEWER MAIN AT THE LOCATION SHOWN ON THE PLAN.
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**TABLE**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	1.0000	1	EA
2	2.0000	2	EA
3	3.0000	3	EA
4	4.0000	4	EA
5	5.0000	5	EA
6	6.0000	6	EA
7	7.0000	7	EA
8	8.0000	8	EA
9	9.0000	9	EA
10	10.0000	10	EA







## **EXHIBIT "C"**

### **PRIVATE SUBDIVISION** **Requirements and Deed Restrictions for Infrastructure**

The City of Longwood ("City") recognizes the desire for private subdivisions, including those with limited access, private infrastructure, gated and or not gated. It also recognizes that the public interest is served only when the "infrastructure" such as but not limited to streets, drainage, walls, buffers, lighting, landscaping and signage of the community is allowed as a privilege, not a right, of the developer and the subsequent property owners. The infrastructure must comply with City standards.

The privilege of having a Subdivision runs with the land and is subject to forfeiture for failing to comply with any of the following conditions. The City has the right to revoke privileges and/or assume ownership including but not limited to gates, infrastructure and common areas if any of the following requirements are not in compliance.

#### **GENERAL REQUIREMENTS**

A Subdivision with access as approved by the City will comply and include the following as disclosures in the Declaration of Restrictions and Covenants of record:

1. Street and drainage shall be platted as separate tracts separate from the common area tract and tract of individual lots
2. Streets and drainage improvements shall be owned and maintained by a mandatory home/property owners association.
3. Transfer of property rights to the City of Longwood will require concurrence of 60% of the property owners unless it occurs as forfeiture to the City.
4. Access easement rights over the tracts shall be maintained in perpetuity.
5. The Developer shall construct all infrastructure to City standards as approved by the City and include certificates of completion and approval of maintenance as if the systems were "public improvement" and as provided for in the City of Longwood Manual of Standards.
6. Entry gates shall be equipped with override devices as approved by the City to allow access to the community by emergency response/public safety and City personnel and shall include a battery back-up system.

7. Prior to the recording of the project/subdivision plat the developer shall record in the Official Records of Seminole County and file a recorded copy of same documentation with the City of Longwood the declaration of deed restrictions and covenants. The documents are to be to the City's satisfaction, legally sufficient and enforceable to accomplish or otherwise ensure the following:
- Establish a "mandatory" home/property owners association (HOA) with the ability and duty to make assessments and collect on assessments for annual routine maintenance of all infrastructure and other common areas. Such assessments are to be in an amount or amounts approved by the City prior to recordation to be sufficient to meet the annual maintenance and required reserves. All assessments and reserves shall comply with Florida Statutes, including Chapter 720.
  - Establish a fund for reserves for periodic major replacement or renovation to common areas, infrastructure, including ponds and repaving of roads. The minimum level of reserves shall be maintained in perpetuity and replenished as part of the annual assessments. The minimum level of reserves shall be in such amount or amounts as approved by the City prior to recordation.
  - Provide that all common area and infrastructure system funds shall be held in accounts separate and apart from all other HOA funds and otherwise comply with Florida Statutes.
  - Require an annual audit or other financial report (in form and detail acceptable to the City) to be submitted to the City confirming existence and proper maintenance of their infrastructure system funds.
  - Require an inspection of the street, drainage and retention system by a registered engineer every three (3) years. This inspection shall, using good engineering practices, include but not be limited to determining the level of maintenance and identify any needed repairs. The inspection shall be written in a report format. Report must be submitted to the City within sixty (60) calendar days following inspection and will require City inspection upon completion of such repairs. All maintenance and repairs shall be completed within one hundred and twenty (120) days of the date of the report.
  - Require that the streets shall be resurfaced at least once every twelve (12) years or as required and will meet current City standards.
  - The Development Order and these Requirements and Deed Restrictions shall be attached to all sale contracts and acknowledged by signature and date by the seller and purchaser.
  - Expressly hold the City harmless from any tort liability or award of damages related to or stemming from, the common areas, infrastructure and including but not limited to cost of maintenance and reconstruction.
  - Expressly disclose that homeowners/property owners receive no discount in property or other taxes because of private streets infrastructure.
  - Declare that upon any default in any of these requirements, the City, at its option and after due notice of its declaration of a default and the stated time to cure, may remove the gates and upon dedication of any or all infrastructure assume the responsibility for maintenance, using available HOA revenues, or if an insufficient amount exists, use other financing methods as the City may elect (i.e. assessments).

- **Require that standard and basic traffic enforcement shall be enforced by the City of Longwood Police Department. Code enforcement shall be enforced by the City.**

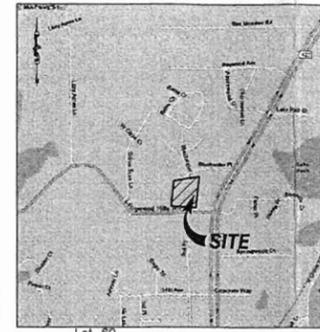
**8. Documents pertaining to the subdivision conditions/requirements described herein shall be in a form acceptable to the City shall be included in deed restrictions and covenants for each lot and using the standard developer's agreement form shall be submitted for review by the City prior to plat recording.**

**Additional and Specific DEED RESTRICTIONS:**

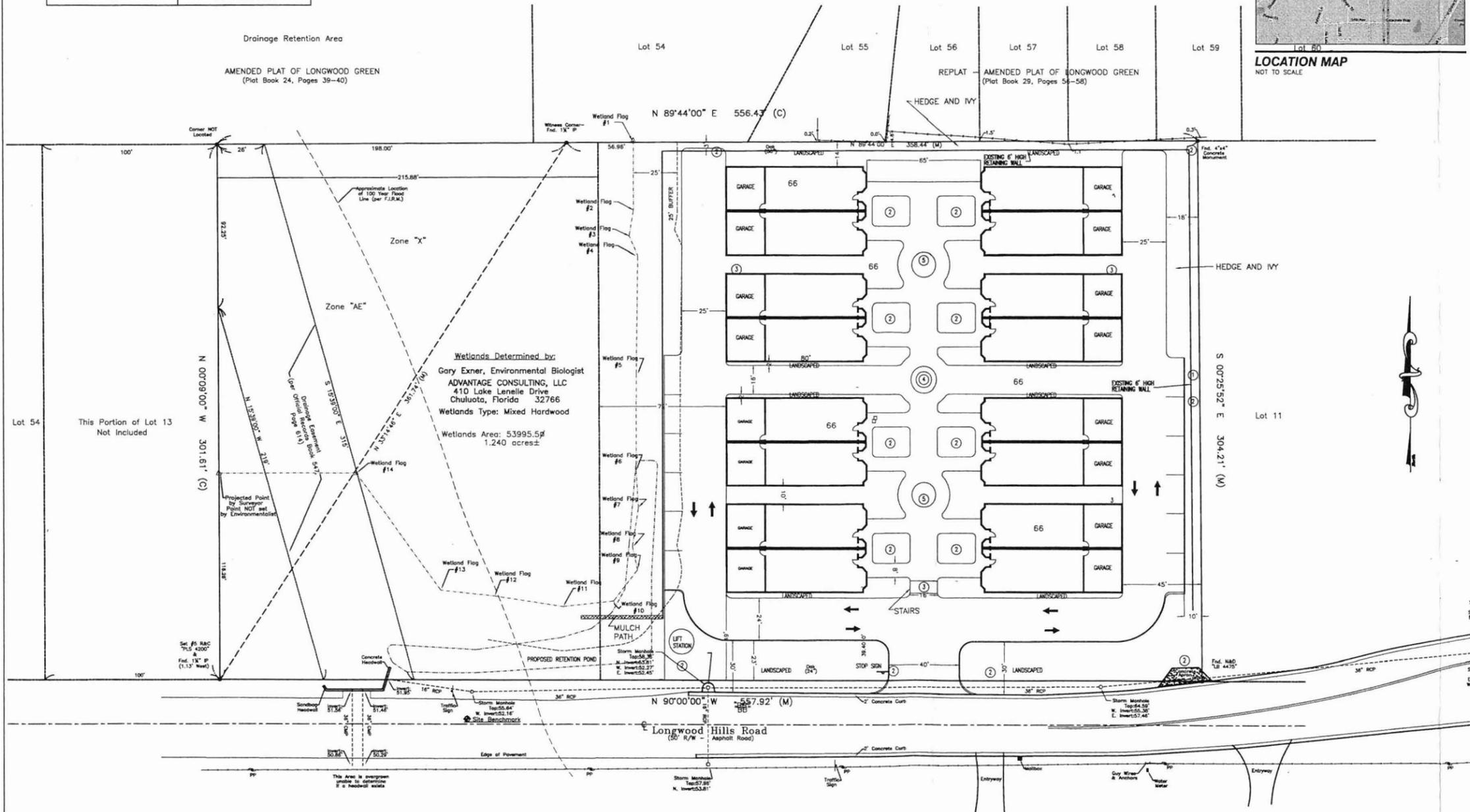
- 1. No fences, sheds or storage of any materials allowed in easements related to the drainage systems and ponds.**
- 2. All common areas, easements, water bodies, sidewalks, roadways and infrastructure are to be maintained using best management practices.**
- 3. All Storm water systems including swales and lot grades shall be maintained at installed and established elevations. All storm water collection systems will receive regular maintenance to be free a debris, inspected and cleaned not less than once a year. The inspection and maintenance to be certified by letter thirty (30) days after each annual inspection to the City of Longwood.**
- 4. All homes will have and maintain gutters to receive rainwater and direct runoff to the appropriate drainage system.**
- 5. Disclose on lots that are at the maximum impervious surface ratio or highest set-backs that pools, sheds and other improvements may not be able to be constructed on the property and the City of Longwood will not accept applications for variances to construct pools, sheds or anything that will increase the imperviousness of the property.**

PROPERTY FIXTURES	
1	FLORIDA POWER LIGHT TRANSFORMER
2	STREETLIGHT/ FLOWERBED
3	STAIRS/VEHICLE BARRIER
4	FOUNTAIN
5	PLANTER

BUFFERS		
LOCATION	WIDTH	PLANTING
NORTH	14'	HEDGE/IVY
EAST	10'	HEDGE/IVY
SOUTH	23'	4 TREES/ 100' HEDGE



LOCATION MAP  
NOT TO SCALE



**CONTACT INFORMATION**

APPLICANT: MICHAEL F. TOWERS  
OAKWOOD CONSTRUCTION AND DEV.  
754 FLEET FINANCIAL COURT  
LONGWOOD, FL 32750

PLANNER: IVEY PLANNING GROUP, LLC  
1309 S. INTERNATIONAL PARKWAY  
LAKEMARY, FL 32746  
PHONE: 407-660-8881  
FAX: 407-660-8886

SURVEYOR: JPI SURVEYING AND MAPPING, INC.  
6001 BRICK COURT, SUITE 117  
WINTER PARK, FL 32789  
PHONE: 407-678-3366  
FAX: 407-671-6678

**PROJECT INFORMATION**

**PROJECT DESCRIPTION**

THE PROJECT WILL CONSIST OF CONDOS WITH A TOTAL OF 8.1 UNITS PER ACRE FOR A TOTAL OF 16 CONDOS.

**SITE DATA**

LOCATION: 131 LONGWOOD HILLS ROAD  
PARCEL ID: 29-20-30-5A1-000-0120

**ACREAGE**

GROSS ACREAGE	3.8 ACRES
WETLANDS	0.372 ACRES
GREEN SPACE & BUFFERS	.83 ACRES
<b>TOTAL</b>	<b>1.202 ACRES</b>
ROADS	.60 ACRES
NET BUILDABLE	1.96 ACRES
NET DENSITY	8.16 DU/ACRES

**PARKING SUMMARY**

	REQUIRED	PROVIDED
GARAGE SPACES	32 SPACES	37 SPACES
2 SPACES PER DU	2.33 SPACES PER DU	
VISITOR SPACES		12 SPACES
<b>TOTAL</b>	<b>32 SPACES</b>	<b>49 SPACES</b>

**ZONING CLASSIFICATION**

	CLASSIFICATION
EXISTING ZONING	A-1 (AGRICULTURE)
EXISTING USE	VACANT
PROPOSED ZONING	PUD (PLANNED UNIT DEV.)
PROPOSED FUTURE LAND USE	MDR (MED. DENSITY RESIDENTIAL)
FUTURE LAND USE DESIGNATION	LDR (LOW DENSITY RES) (LOW DENSITY RESIDENTIAL)

**LOT BULK REQUIREMENTS**

BUILDING HEIGHT: 35' OR 2 STORIES

**UTILITIES**

WATER AND SEWER UTILITIES DESIGN SHALL MEET THE REQUIREMENTS OF SEMINOLE COUNTY, THE CITY OF LONGWOOD AND FDEP.

SANITARY: PROVIDED BY THE CITY OF LONGWOOD  
WATER: PROVIDED BY THE CITY OF LONGWOOD

**STORMWATER**

THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGN 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 AISLES IN VAULTS OR INFILTRATION SYSTEM.

**BUFFERS**

SEE BUFFER TABLE.

**OPEN SPACE**

25% OPEN SPACE REQUIRED (3.8 ACRES X 25% = .95 ACRES).

OPEN SPACE PROVIDED (30% WETLANDS (0.37 ACRES) AND COURTYARD/BUFFER (0.83 ACRES) FOR A TOTAL OF 1.02 ACRES).

**FLOOD ZONE**

PARCEL IS LOCATED WITHIN FLOOD ZONE AE AND X PER FEMA.

**PRIVATE ROAD & COMMON AREAS**

THE PRIVATE ROAD AND THE COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE H.O.A. COMMON AREAS SHALL HAVE PEDESTRIAN CONNECTIONS FOR RECREATIONAL USES. FINAL LOCATION AND DESIGN TO BE DETERMINED AT FINAL MASTER PLAN STAGE.

**IMPACT ANALYSIS**

SCHOOLS: BASED ON 16 UNITS  
ELEMENTARY SCHOOL: 2 STUDENTS  
MIDDLE SCHOOL: 1 STUDENT  
HIGH SCHOOL: 1 STUDENT  
TOTAL: 4 STUDENTS

ROADS: 94 ADT AND 8 PEAK TRIPS

**LONGWOOD HILLS PUD**  
LONGWOOD, FLORIDA  
SEMINOLE COUNTY  
LONGWOOD HILLS AND C.R. 427

TITLE: PRELIMINARY PUD PLAN  
PROJECT NUMBER: TOWERS\_01

**IVEY PLANNING GROUP, LLC** SCALE: 1"=30'-0"  
Town Planners & Community Builders

DATE	REVISIONS	BY	CHECKED
9/14/06	REVISIONS PER DRC MEETING	JSS	MW

SEMINOLE COUNTY DEVELOPMENT ORDER

On November 7, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

FINDINGS OF FACT

Property Owner: Mike Towers

Project Name: Longwood Hills Condominium Rezone and Small Scale Land Use Amendment

Requested Development Approval:

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 owners of the property have 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 ~~af~~redescribed property.

Prepared by: Mike Rumer  
1101 East First Street  
Sanford, Florida 32771

RETURN TO SANDY MCCANN

This Development Order is being re-recorded to include the Development Plan as Exhibit 3. The Development Plan was inadvertently not recorded as part of the original document.

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
CLERK OF SEMINOLE COUNTY  
BK 06660 Pgs 0312 - 317; (6pgs)  
FILE NUM 2007055337  
RECORDED 04/16/2007 09:37:20 AM  
RECORDING FEES 52.50  
RECORDED BY G Harford

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
CLERK OF SEMINOLE COUNTY  
BK 06586 Pgs 0350 - 362; (5pgs)  
FILE NUM 2007021084  
RECORDED 02/09/2007 03:36:57 PM  
RECORDING FEES 44.00  
RECORDED BY G Harford

BK 341 Pg. 1671.1

**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's approval, all of which have been accepted by and agreed to by the owner of the property are as follows;

Standard Conditions:

- a. All development shall comply with the Development Plan attached as Exhibit B.
- b. The maximum building height shall be two stories, not to exceed 35'.
- c. Permitted uses shall be condominiums, home offices, home occupations, and customary recreational facilities for the use of the residents.
- d. All landscape buffers and common areas shall be maintained by a homeowners association.
- e. The development shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.
- f. Converting garages to living space shall be prohibited.
- g. Storage of RVs and boats on the site shall be prohibited.
- h. Guest parking shall be provided at a minimum rate of 1 space per 3 dwelling units in addition to the required two spaces per dwelling unit.

Project Specific Conditions:

- a. The project shall be developed at a maximum density of 8.16 dwelling units per net buildable acre, not to exceed 16 condominium units.
- b. The minimum living space for each condominium shall be 3,000 sq. ft.
- c. The following minimum buffer standards shall apply:
  - The applicant will provide a 10-foot landscape buffer along the eastern property line and contain a 6-foot high masonry wall.
  - The applicant will provide a 14-foot landscape buffer along the northern property line and contain a 6-foot high masonry wall.
  - The applicant will provide a 23-foot landscape buffer along the southern property line, adjacent to Longwood Hills Road.
  - The western property line will be buffered by the existing wetlands and contain a 6-foot high masonry wall located on the eastern side of said wetlands.

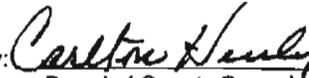
BIC. 341 Pg. 1671.2

(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 owners of the said property have 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.

Done and ~~Ordered~~ on the date first written above.

Attest:   
Maryanne Morse  
Clerk to the Board of County Commissioners

By:   
Board of County Commissioners  
Carlton D. Henley, Chairman



Not a certified copy

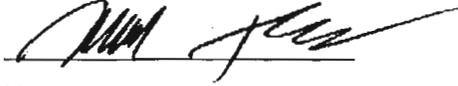
BLK. 341 Pg. 1671.3

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, Mike Towers, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

  
Witness

Jan Sierra  
Print Name

  
Mike Towers

  
Witness

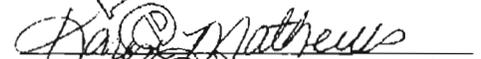
Patricia Johnson  
Print Name

STATE OF FLORIDA )

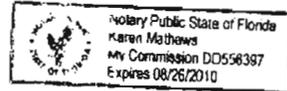
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Mike Towers, who is personally known to me or who has produced Fla Drivers License has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of February, 2008.

  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:



BK. 341 PG 1671.4

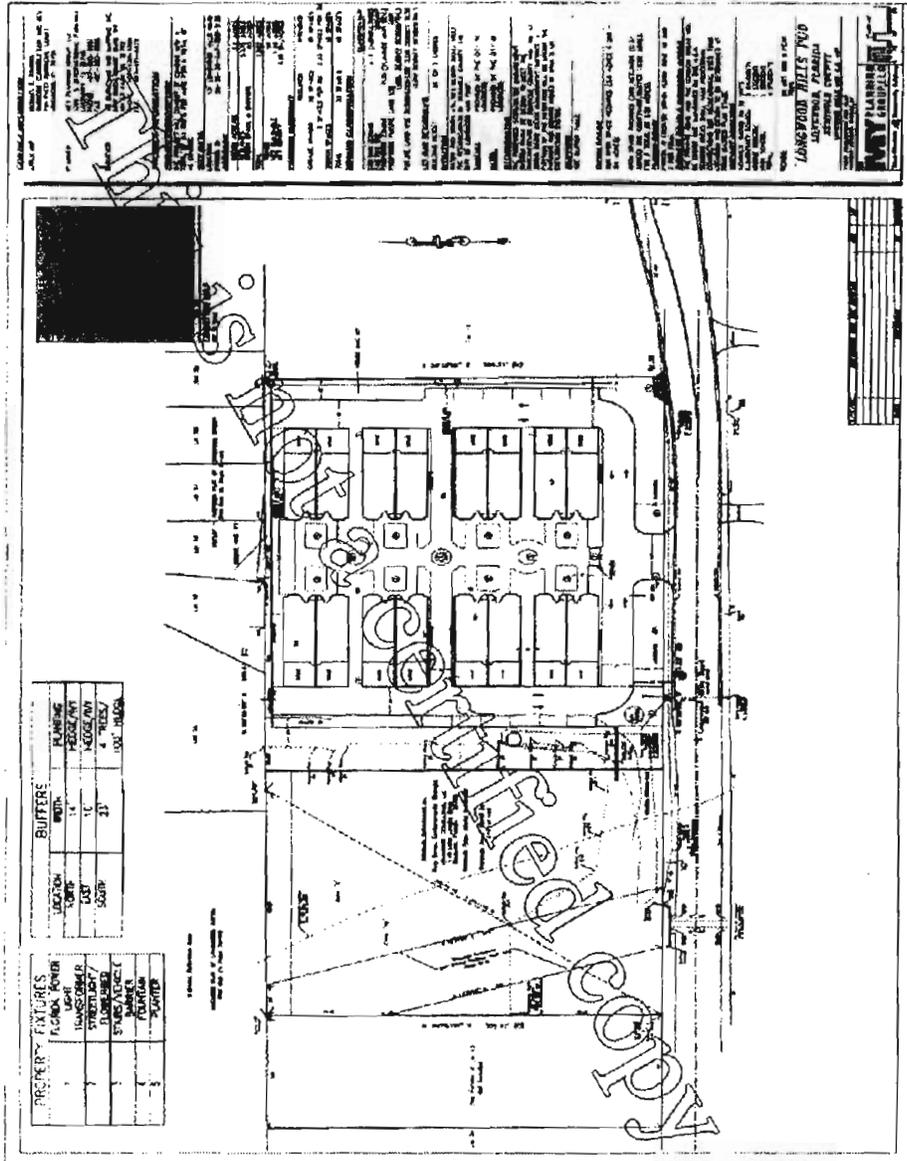
EXHIBIT "A"

Lot 12 and the East 215.88 feet of Lot 13, Longwood Hills, according to the Plat thereof, as recorded in Plat Book 6, Pages(s) 15-16, Public Records of Seminole County, Florida.

This is not a certified copy

Blk. 341 Pg. 1671.5

EXHIBIT "B"



serious on briefing the necessary people up front.

Districts 1, 2, 3, 4 and 5 voted AYE.

**SMALL SCALE FLU AMENDMENT AND  
REZONE/MIKE TOWERS**

Proof of publication, as shown on page \_\_\_\_\_, calling for a public hearing to consider adoption of a Small Scale Future Land Use Amendment from Low Density Residential (LDR) to Medium Density (MDR) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 3.8+/- acres located on the north side of Longwood Hills Road and west of CR 427, Mike Towers, received and filed.

Mr. Rumer presented the request and noted a change to the zoning map that the property on the east side of the site has been annexed into the city of Longwood and has a commercial designation. He said staff is recommending approval and, per the staff findings, the P&Z Commission voted three to two to recommend approval.

Upon inquiry by Chairman Henley, County Engineer Jerry McCollum addressed the Board to advise the driveway is probably 1,200 to 1,300 feet from the road. Whereupon, Chairman Henley said the distance from the major road is what concerns him.

Commissioner Morris stated that is a 140 foot right-of-way and it is probably 800 feet from the driveway to the intersection at the subject site.

The Board discussed the annexation of the property. Ms. Boswell stated she believes the annexation was done last year and there was probably just a delay in getting the Property Appraiser's records updated to reflect that.

Matt West, Ivey Planning Group, 1349 S. International Parkway, representing the applicant, addressed the Board to discuss an issue

that was brought up at the P&Z meeting. He said the P&Z Chairman was concerned that this might be out of character with medium density on the north side of Longwood Hills Road, and he felt the subdivision to the north was a low density residential subdivision in medium density land use. Mr. West said the issue whether the property is low density or not is mute. Seminole County defines it as medium density. Therefore, he said this project is consistent with the land use to the north. He thinks this design for the property is superior to what might go in on standard 50-foot lots. He showed a picture (not received and filed) of the design and said the access point is probably 800 feet from Ronald Reagan Boulevard. He said they are talking about 16 condominium units and he described those. He stated the impact to the schools is minimal; it is estimated that four students will be generated. He said he thinks this is the perfect example of a high quality development that will support the goals of having enough rooftops together with commercial.

Mike Towers, 754 Fleet Financial Court, addressed the Board to discuss the annexation agreement regarding Seminole County and the city of Longwood. He said it was alleged that this was something Longwood was objecting to. He said he will submit minutes (not received and filed) from the Longwood workshop held in September that indicates clearly their position. They had discussed the architecture involved. The City had indicated they would like to see the Mediterranean look. He showed some of the comments (not received and filed) of the City Commissioners. He also showed mail (not received and filed) from Paul Sizmore, Coordinator with Longwood, stating the project does meet the Land Development Code for Longwood. Mr. Towers said they will be doing underground retention.

He showed a memorandum (not received and filed) from Mr. Drago with his feedback on the colors on the walls, post caps, etc. He also showed a photograph (not received and filed) of the wall with a stone finish that will be used; and LPA minutes (not received and filed). He said they do not have and never had a stop work order from the St. Johns River Water Management District on this project. He showed a letter (not received and filed) from the St. Johns District (dated in July) stating the applicant did not reach the threshold of requiring a St. Johns permit. Subsequent to that, they ran into some problems which breached on the wetland site and that would have wetland impacts. They met with St. Johns and immediately took corrective action and resolved that. They have had one inspection and there were some other areas they wanted them to address, and he thinks that inspection has yet to be scheduled in the near future. He showed a picture (not received and filed) of the workers and stated they have worked with staff as closely as they can on all issues. They have had two field changes--the filtration pond and the height of the side walls that abuts the homeowner on Lot 55, Mr. Brobst. He said they have been as forthright with the County as they possibly can and have coordinated with the city of Longwood.

Chairman Henley explained his displeasure with information made available to him at the last moment. He asked if the applicant's intent is to annex into Longwood and everything he has done is approved by Longwood, then why does the County staff have to spend their time on this. He asked why the applicant is not going ahead with Longwood so he does not have two staffs tied up. He said the intent of the interlocal agreement is when the property changes hands. He said according to the information, this property changed

hands in March 20, 2006, but the deed has not been recorded yet. He thinks the applicant is taking advantage of a phrase in the agreement, which does not keep with the intent of when the property changes hands. He asked Mr. Towers why did he not go ahead and annex when he bought the property, rather than tying up the County staff.

Mr. Towers explained that the city of Longwood has some difficulties and they are currently in litigation with the City. He said halfway through the process, the City decided they didn't like what the outcome of the code was going to allow and so they decided to change the code mid-stream and not grandfather them in. Rather than bring this project forward and into that environment, they withdrew the application. In addition, the City is in the process of changing their Land Development Code with regard to lot sizes. They approached Commissioner Morris and contacted the County Attorney's Office and they concurred with the assessment he had regarding this. The best they could do was to try to work with the City, but any reliability with the City that they would not have this problem down the road when they already have it under the current project did not make any sense.

Chairman Henley stated he raised this issue because he wanted to make a point. He said the County has a local agreement with the cities with the intent that when property changes hands, it will automatically go in. They have a phrase that they have upon registration. He wants the Board to change this phrase. There is no time limit on when they have to register a deed. He said he doesn't like to see that a city, where an enclave is involved, is going to have to live with the decision the County makes whether the city agrees or not. He added he feels Mr. Towers manipulated the system.

Mr. McMillan clarified his discussion early on to Commissioner Morris. He said he was not providing any advice to Mr. Towers but talked about what the interlocal agreement provides. He said it is a risky thing to not record the deed because someone else could do so and then Mr. Towers would not own the property. It would not be proper to change the terms of the interlocal because recording of the deed is something he thinks the Property Appraiser would get antsy about if forced to track some non-activity. The Board doesn't have to wait for the property to be recorded. They can enter into an agreement with the City the day that property is annexed immediately if they think someone is playing the system. He said he doesn't know if the Board wants to change the mechanism that triggers annexation automatically.

Commissioner Carey stated her concern is that the County's annexation agreement has a loophole. She said the transfer of ownership has occurred whether the deed is recorded or not.

Mr. McMillan stated if the Board believes it to be an issue, they could enter into an agreement with Longwood today and say it is effective today. Staff could talk to the City and Property Appraiser if they want to change that date, but he thinks they will want to leave it alone rather than try to learn about a recurring annexation.

Commissioner Morris stated there is litigation occurring now on this. With this particular property owner, there is no smoke and no fire. The City Commission is split on this issue and litigation is occurring. The property owner clearly has a problem with staff and management. The property ultimately has to transfer and Mr. Towers is at risk and he knows it. He has made his decision to do it this way. The other thing they did not anticipate was that the County is

being manipulated by a jurisdiction. This is an isolated, particular situation they are dealing with.

Mr. Towers stated they had a traffic study done and they are approximately 230 feet over the threshold by DOT. They also came to the County with regard to this question. It was a concern they had and there was a question whether they would move in a certain direction or not. They thought they had an understanding originally on why they would not do this in Longwood. He said no one is complaining. It is their concern about how they proceed.

Commissioner Carey said she understands all the situations Mr. Towers has with Longwood. It is disappointing that when you have these agreements in place that someone is working through the process. The fact the County has this agreement and has allowed this to happen, she thinks it may not be setting the best example.

Robert Brobst, 251 Blackwater Place, addressed the Board to state he thinks he can answer some of the questions about why the applicant does not want this annexed into Longwood. He said Mr. Towers has destroyed plenty of trees. He showed a copy of an arbor study (received and filed). He said a tree which is on his property has been run into by Mr. Towers on both sides. He said he will cut back the side of the tree if it stays in the County, but he can't do that if it goes into Longwood. He said when Mr. Towers received the fill dirt permit, he would have to sign the development order in Longwood before the permit was issued. The development order says no permits are to be issued, and lots of permits have been issued to Mr. Towers. He said Mr. Towers cut all the tree roots of all abutting property owners. He referred to the site plan and said Mr. Towers used a tractor and cut approximately seven feet down at his property

line. He said if you destroy the trees, there won't be The Oaks subdivision. He stated that is one reason Mr. Towers would like to stay with Seminole County. He stated he's concerned about the unheard residents of The Oaks and abutting property owners who have issues with this development. He further said the walls were built with undersized footers. Now there are walls built in the wetlands. That needs to be mitigated. He stated this property is not in compliance with St. Johns, and the gentleman from St. Johns will provide a letter when the property is in compliance. He said the retention ponds were built without permits. Some of the residents feel Seminole County government has mismanaged this project because permits were issued against the development order that says no permits would be issued. He said Mr. Towers should annex now into the city of Longwood. The City has a tree ordinance that would further protect the abutting property owners.

Chairman Henley advised of two Written Comment Forms from Patsy Alderson and Janis Liro.

At the request of Commissioner Morris, Planning & Development Director Dori Debord, Larry Goldman, Building Director, and Brian Potts, Development Review Manager, addressed the Board to answer questions. Ms. Debore stated Mr. Goldman has a list of all the permits that have been issued on this project.

Mr. Goldman advised that only one building permit was issued on the wall. It was inspected and does meet the minimum standards of the Florida Building Code.

Mr. Potts said he had a copy of the noncompliance letter and staff has called St. Johns. As of yet, this has not been resolved. The only issue, and it was really because of staff error, is that

staff issued a masquerading permit and there is nothing in the Land Development Code that gives staff the authority to do or not do that.

Commissioner Morris asked Mr. Potts if he has seen any duplicity because of the error that staff made, and he answered no.

Ms. Debord stated permits issued were based on what the property owner could do on single-family property at that time.

Mr. Goldman said the footers had been revised to meet the new requirements. They did pass inspection and meet the code. He believes the tallest point of the wall is 11 feet along Mr. Brobst's point.

DCM Don Fisher addressed the Board to advise the property was zoned agricultural and there is no height restriction on agricultural zoning.

Janis Liro, 361 Lazy Acres Lane, addressed the Board to state she lives in the area and has seen this property get totally demolished and destroyed. She was told this was the beginning to have the property rezoned and she heard rumors that the applicant was going to do condominiums. She said this is appalling what has been done to this property and she is hearing now this has been allowed without the deed being recorded yet. It is appalling to think condos fit into this area. Also, she said there is a very dangerous curve in the area already. She said she doesn't have a lot of confidence that the County is monitoring what is happening here.

Commissioner Morris asked Ms. Liro if she was aware of what the Commission did, that they have been responsible, particularly with Lazy Acres. He said for six years the County has defended this neighborhood against Longwood. He said he hopes she will put that into context with this parcel that is next to the former AT&T tower,

which is a commercially-zoned property. He said these are townhomes and the same property under agricultural exemption could have been cleared lawfully. The wetlands will be protected by the St. Johns River Water Management District. Those same things would have occurred in Longwood on that piece of property. He said this is the same Longwood the County Commission protected her neighborhood from. He stated the subject property is not in the Lazy Acres neighborhood, but Ms. Liro drives by it to get to her neighborhood.

Ms. Liro stated she appreciates what the County Commission did for them in Lazy Acres. She asked if there are any townhomes within three miles of the subject area. She said single-family homes were put in and are very beautiful.

Mr. Towers gave rebuttal comments concerning the other neighboring subdivisions; the cost of this project; height of the wall; the permits; the question of why they are not annexed into the City; the question of the tree roots; their letter in receipt from the St. Johns District; the annexation agreement; and Mr. Brobst's interest in this project.

No one else spoke in support or in opposition.

The Speaker Request Form for Mr. Brobst was received and filed.

Upon inquiry by Commissioner Carey, Mr. Potts advised staff talked to St. Johns regarding their issuance of a letter of violation that was dated May 30. Letters dated September 11 from Mr. Towers were about the violation.

Commissioner Carey stated she hopes that any staff who were here that helped Mr. Towers circumvent the system is not still with the County. She knows he has not gone outside the letter of the law but outside the intent. She is very disappointed with the way this was

handled by the County's staff.

Chairman Henley said he shares a lot of those comments and this is very distasteful to him. He thinks there has been some manipulation going on, but the applicant has not violated the law; and the fact is he has not had anyone, other than Mr. Brobst, approach him in opposition. Therefore, he will recommend approval.

**Motion** by Commissioner Van Der Weide, seconded by Commissioner Morris, to enact Ordinance #2006-78, as shown on page \_\_\_\_\_, adopting a Small Scale Land Use Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR); and enact Ordinance #2006-79, as shown on page \_\_\_\_\_, rezoning from A-1 (Agriculture) to PUD (Planned Unit Development) 3.8+/- acres located on the north side of Longwood Hills Road and west of CR 427, subject to the Preliminary Master Plan and Development Order, as shown on page \_\_\_\_\_; and authorize the Chairman to execute the documents; as described in the proof of publication, Mike Towers, based on staff findings.

Districts 1, 2, 3, 4 and 5 voted AYE.

Commissioner Morris stated he hopes the comments of Commissioners Henley and Carey are well taken. He hopes Mr. Towers moves this process through the city of Longwood and approaches them and gets that taken care of. He thinks the Board handled this right and he doesn't think this is one of those cases that is going to be repeatable. He hopes Mr. Towers will move forthrightly and get the annexation done and he hopes that is his intent.

Chairman Henley stated he hopes this is an isolated case also. He said the County Manager has assured him that things will be straightened out.