

November 13<sup>th</sup>, 2021

Ms. Joy Giles  
Senior Planner  
Planning & Development Services  
Seminole County Government  
1101 E. 1<sup>st</sup> St. 2<sup>nd</sup> Floor  
Sanford, FL 32771

**RE: Riverside Oaks Major PD Amendment Community Meeting Summary**

Dear Ms. Giles,

This letter shall serve as our Final Report under the Community Meeting required for the proposed PD Major Amendment Application for the parcels listed above.

In accordance with the County's adopted policy a notification was mailed to the property owners identified in the mailing list received from your office. Included in the mailer was a letter explaining the proposed request as well as a location map and a reduced copy of the Overall Plan from the PD submittal.

A reservation was made at Hamilton Elementary school for the community meeting on November 9, 2021 at 6:30 pm. We coordinated with school staff the morning of the 9th to ensure that the space was available and that additional chairs and a large screen monitor was available for displaying the proposed plan.

Directions to the meeting area were posted from the parking area in front of the school to provide residents direction to attend the meeting and periodic visits outside were made in case there was any confusion as to the location. The meeting location was ready at 6:15 with a sign-in table, masks and sanitizer should residents need them. At 7:15 the meeting was closed after the failure of any residents to show for the meeting.

Prior to the meeting two phone calls were received from recipients of the notice. One resident asking for clarification about the request with no stated objection and a second from Mr. Daryl McLain who was concerned that the proposed residential lots would be too close to his driveway. Mr. McLain asked that a 40' landscape buffer be provided adjacent to his property (specifically his driveway) which we will accommodate in the Final Master Plan/PSP for the project.

Attached to this summary you will find a copy of the mailer notice, location map and site plan along with a copy of the mailing list used to provide notification to the adjacent property owners.

If you have any questions concerning the mailer or the response that was received, please do not hesitate to contact us.

Sincerely,



Geoffrey L. Summitt, P.E.  
President

Attach:  
Community Meeting Notice Letter  
Location Map  
PD Site Plan  
Mailing List for Adjacent Property Owners

October 19<sup>th</sup>, 2021

**RE: Parcels: 28-19-31-300-0180-0000, 23-acre Planned-Unit Development Rezoning Request Community Meeting Notice**

Dear Affected Property Owner,

I'm writing to inform you of a pending application before the Seminole County Commission concerning a Rezoning request changing the property zoning from A-1 to PUD. The application is the first step in the process of entitling the property for future development as a single-family residential subdivision. The property is located north of Celery Ave., east of the Toll Brothers Riverside Oaks subdivision and has an address of 3560 Celery Ave. Sanford, FL 32771

The proposed use of the property will be single-family residential homes which will be incorporated into the existing Riverside Oaks subdivision by Toll Brothers. Attached to this letter is a location map of the property and a copy of the proposed Master Plan showing a conceptual development plan and details.

The rezoning request is the first step in the approval process. This community notice is being sent so that affected property owners can have an opportunity to review the project with the applicant and discuss the proposed development and any concerns there may be. Minutes of the meeting will be taken and will be provided to the County Commission as part of public record for the request. Affected property owners may also attend the Planning and Zoning Commission hearing as well as the County Commission hearing should an owner feel the need to attend. Currently the anticipated date for the Planning and Zoning Commission is December 1st, 2021, and the anticipated County Commission hearing is December 14th, 2021, however these are subject to change.

The community meeting for the above request will be held on **November 9th, 2021, at 6:30 pm.** The meeting will be held at **Hamilton Elementary School, located at 1501 E 8th St, Sanford, FL 32771.** Please note that in compliance with Seminole County Public School policy all attendees will be subject to temperature checks and are asked to be respectful of others regarding COVID and the rights of others to voice their opinions and concerns.

Should there be any questions or concerns after reading this notice and reviewing the attached information please feel free to contact me either by phone at (407) 323-0705 or by e-mail at [geoff@glseng.com](mailto:geoff@glseng.com). Again, any received questions or comments will be provided to staff prior to public hearing so that those concerns are included in the public record for the request.

Sincerely,

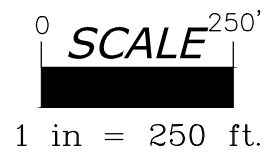


Geoffrey L. Summitt, P.E.  
President, #58775  
G L Summitt Engineering, Inc.  
C.O.A. # 29665  
Date: \_\_\_\_\_

Attach: Location Map, Master Plan



PROJECT NO./FILE NAME	DSGN
Riverside	GLS
DATE	DRWN
Dec. 2020	GLS
	CHKD
	GLS
SHEET NO.	
of 1	1



**Riverside Oaks  
Subdivision Phase 4**

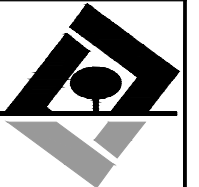
Seminole County, Florida

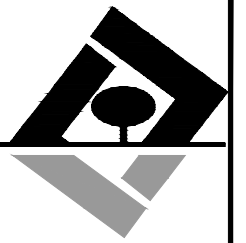
SEC.28, TWN5HP 19S, R 31E

**Location Map  
Exhibit A**

**G L SUMMITT**  
ENGINEERING INC

3667 Simonton Pl., Lake Mary, FL 32746  
Ph. 407-323-0705, Fx. 407-992-8650





**G L SUMMITT**  
ENGINEERING INC  
Office: Lake Mary  
3667 Simonton Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-992-8650  
www.GLSeng.com

**Toll Brothers**  
America's Luxury Home Builder®

Toll Southeast LP Company, Inc.  
2966 Commerce Park Drive  
Suite 100  
Orlando, FL 32819  
407-345-6000

Riverside Oaks  
Subdivision  
Seminole County, Florida

PD Major  
Amendment

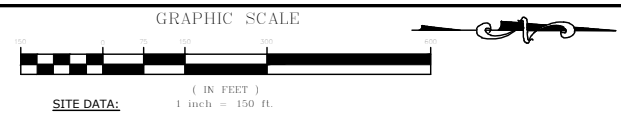
Master Site Plan

GEOFFREY L. SUMMITT, P.E.  
Date: September 24, 2021  
FL Registration #583775  
Certificate of Authorization #296605

Revisions

NO.	DATE	DESCRIPTION
1	09/24/21	Initial Submittal
2	09/24/21	Revised Per County Comments
3	09/24/21	Revised Per County Comments
4	09/24/21	Revised Per County Comments
5	09/24/21	Revised Per County Comments
6	09/24/21	Revised Per County Comments
7	09/24/21	Revised Per County Comments
8	09/24/21	Revised Per County Comments
9	09/24/21	Revised Per County Comments
10	09/24/21	Revised Per County Comments

SHEET NUMBER  
**4 OF 4**



**SITE DATA:**  
Parcel I.D. #: 28-19-31-300-0180-0000  
Parcel Land Use: LDR  
Existing Zoning: PD, A-1  
Proposed Zoning: PD

Existing PD Area: 63.25 acres  
Additional PD Area: 23.08 acres  
Existing Wetland Area: 21.67 acres  
Existing Wetland Buffer Area: 0.77 acres  
Additional Wetland Buffer Area: 3.36 acres  
Existing Right-of-Way Dedication: 0.25 acres  
Additional Right-of-Way Dedication: 0.16 acres  
Gross Developable Area: 86.33 acres (Existing & New)  
Net Buildable Area: 86.33 (Gross Area)  
- 22.44 (Existing Wetlands/Floodprone Areas)  
- 0.25 (Existing ROW Dedication)  
- 5.56 (Additional Wetlands/Floodprone Areas)  
- 0.16 (Additional ROW Dedication)  
57.92 acres (Net Buildable Area)

Existing Private Right-of-Way Area: 6.65 acres  
New Private Right-of-Way Area: 2.68 acres

Existing PD Residential Units: 125 Single-Family Detached Lots  
Proposed Additional Residential Units: 60 Single-Family Detached Lots  
Existing PD Residential Density: 3.08 dwelling units/Net Buildable Acre  
Proposed PD Residential Density: 3.19 dwelling units/Net Buildable Acre

Minimum Living Area: 1,000 sqft. (Heated/cooled space)  
Maximum Building Height: Two Stories, 35'  
Minimum Lot Width: 50'  
Minimum Lot Depth: 120'  
Minimum Open Space %: 15% (Gross Developable Area, per D.O.)

**Setbacks:**  
Front: 20'  
Side: 5'  
Side Street: 15'  
Rear: 20'  
PD Setback: 25' (all property lines)  
North Buffer: 10'  
East Buffer: 25'  
South Buffer: 20'  
West Buffer: 0'

**Open Space Requirements:**  
Per Development Order 15% of Developable Area (Gross Area - Dedicated ROW)  
85.92ac. \* .15 = 12.89 acres (required)  
**Open Space Provided:**  
Tracts (A-J), (P-Q), (T-U): 30.12 acres  
Total: 30.12 acres (12.89 required)

**Major Street Setbacks:**  
Celery Ave. 30' (setback from right-of-way line)

- Additional Notes:**
- Water & Sewer services by City of Sanford, pre-annexation approved.
  - There is proposed 100 yr. Flood Plain encroachment and all impacts will be volumetrically compensated for.
  - Utility easements dedicated to the City of Sanford shall be provided over all water and sewer mains located outside public right-of-way.
  - The proposed roadways are to be owned by the HOA.
  - The stormwater system will be designed to meet Seminole County and SJRWMD criteria.
  - Project will be incorporated into the existing Riverside Oaks HOA.
  - No additional signage shall be allowed for this amendment.
  - Open space tracts as shown meet the requirements of the Seminole County/City of Sanford JPA, and will be placed in separate tracts and owned by the HOA. A minimum 25' buffer shall be required along the entire eastern boundary line.
  - Required landscape buffers configuration will meet or exceed the requirements of the Seminole County Land Development Code Part 67.
  - The Final Layout may be affected, and Maximum density may be decreased based on final post 100-year floodplain determination.
  - all post development flood plains are required to be placed in a conservation tract or easement.

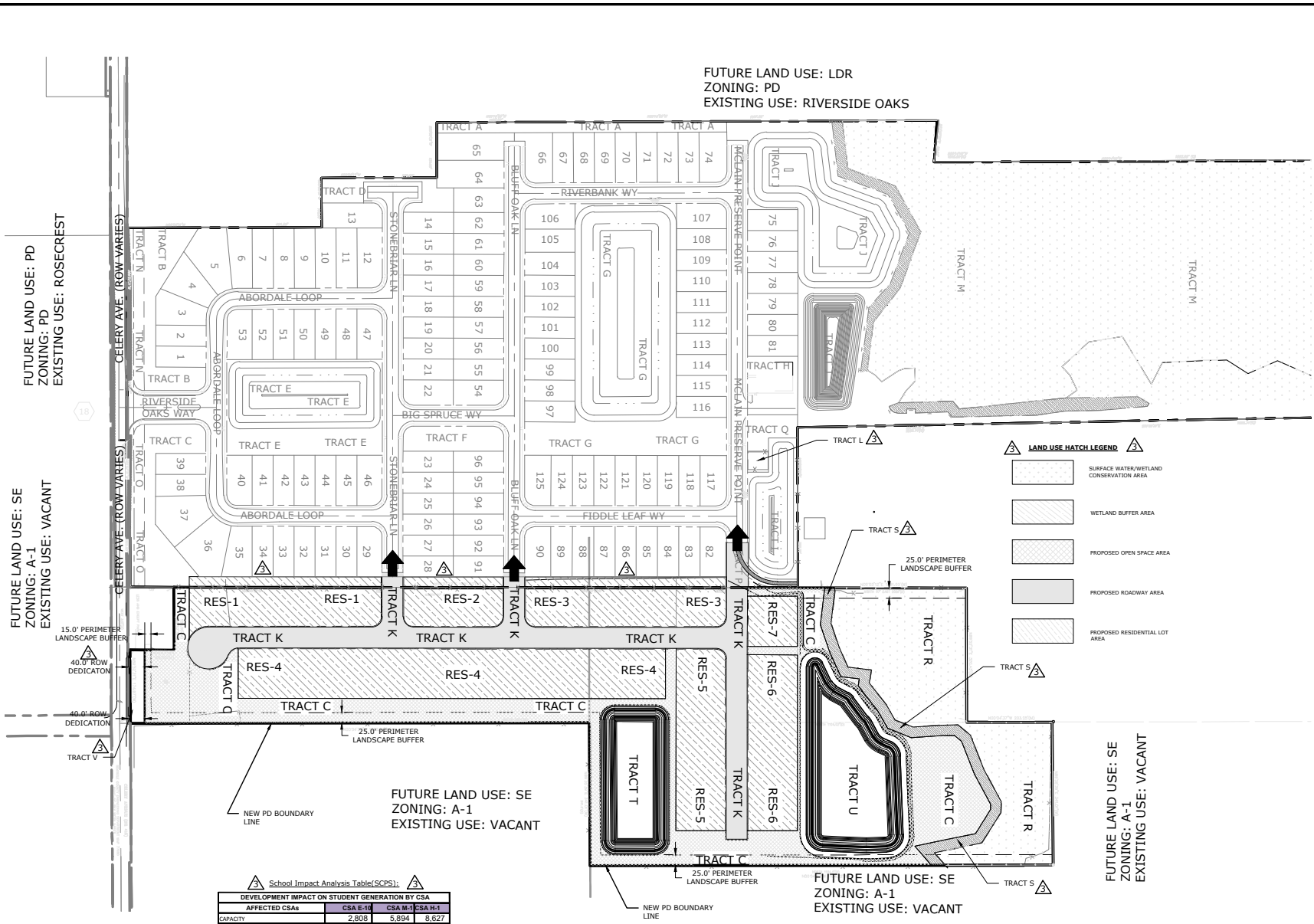
**Off-Street Parking:**  
Required Parking: 2.0 spaces per Unit (for Single-Family Residences): (60 units x 2.0 spaces/unit) = 120  
Total Required Parking: 120  
Provided Parking: 120 spaces  
2 Driveway Spaces per Unit: 120 spaces  
Total Parking Provided: 240 spaces

**Phasing:**  
This project is a single phase development.

**Traffic:**  
Single-Family Residential: 60 d.u. \* 9.57 trip/d.u. = 574 A.D.T.  
P.M. Peak Trips (SFR): 60 d.u. \* 1.01 trip/d.u. = 61 P.M. Peak

**Needed Fire Flow (NFF):** (Based on FFPC 2017 Edition Chapter 18 & Annex 1)  
Single-Family (less than 5,000 sqft.): 1,000 gpm

**Water, Sewer and Solid Waste Demand:**  
**Water Demand:**  
60 Units \* 350 gallons/day = 21,000 gallons/day  
**Sewer Demand:**  
60 Units \* 300 gallons/day = 18,000 gallons/day  
**Solid Waste Demand:**  
60 Units \* 2.6 persons/unit \* 4.3 Lb./person/day = 671 Lb/day



**LAND USE HATCH LEGEND**

[Hatch]	SURFACE WATER/WETLAND CONSERVATION AREA
[Hatch]	WETLAND BUFFER AREA
[Hatch]	PROPOSED OPEN SPACE AREA
[Hatch]	PROPOSED ROADWAY AREA
[Hatch]	PROPOSED RESIDENTIAL LOT AREA

**School Impact Analysis Table (SCPSI)**

AFFECTED CSAs	CSA E-10	CSA M-1	CSA H-1
CAPACITY	2,808	5,894	8,627
LINEAR PROGRAM CAPACITY	150	150	150
ENROLLMENT	2,057	4,875	7,724
AVAILABLE CAPACITY	751	1,019	1,053
SCALD RESERVATIONS TO DATE	380	411	534
SA - RIVERSIDE OAKS - PHASE 4 (see SCALD 2018-18)	11	6	9
REMAINING CAPACITY	360	602	510

**Riverside Oaks Original PDT tract Table**

TRACT LABEL	TRACT TYPE	Area (A.c.)	TRACT OWNERSHIP
A	Open Space	0.41	Riverside Oaks HOA
B	Open Space/Landscape Buffer	0.59	Riverside Oaks HOA
C	Open Space/Landscape Buffer	1.36	Riverside Oaks HOA
D	Open Space	0.32	Riverside Oaks HOA
E	Retention/Open Space/Drainage	1.94	Riverside Oaks HOA
F	Open Space/Drainage	0.32	Riverside Oaks HOA
G	Retention/Open Space/Drainage	3.80	Riverside Oaks HOA
H	Open Space/Drainage/Recreation	0.38	Riverside Oaks HOA
I	Retention/Open Space/Access Easement	0.78	Riverside Oaks HOA
J	Retention/Open Space/Drainage/Canal	12.24	Riverside Oaks HOA
K	Right-of-Way	6.65	Riverside Oaks HOA
L	Lift Station	0.06	City of Sanford
M	Wetlands	21.11	Riverside Oaks HOA
N	25' Trail/Utility	0.22	Riverside Oaks HOA
O	25' Trail/Utility	0.22	Riverside Oaks HOA
P	Open Space	0.10	Riverside Oaks HOA
Q	Open Space	0.19	Riverside Oaks HOA
R	Wetland Area	3.36	Riverside Oaks HOA
S	Upland Buffer Area	0.80	Riverside Oaks HOA
T	Stormwater	1.34	Riverside Oaks HOA
U	Stormwater	2.29	Riverside Oaks HOA
V	Celery Ave. Right-of-Way Dedication	0.16	Seminole County
W	Single Family Lots	12.16	Private
X	Additional Single Family Lots	8.74	Private
Y	Celery Ave. Right-of-Way Dedication	0.25	Seminole County
<b>Totals:</b>			<b>63.25</b>

**Riverside Oaks PD Amendment Tract Table**

TRACT LABEL	TRACT TYPE	Area (A.c.)	TRACT OWNERSHIP
A	Open Space	0.41	Riverside Oaks HOA
B	Open Space/Landscape Buffer	0.59	Riverside Oaks HOA
C*	Open Space/Landscape Buffer	5.42	Riverside Oaks HOA
D	Open Space	0.32	Riverside Oaks HOA
E	Retention/Open Space/Drainage	1.94	Riverside Oaks HOA
F	Open Space/Drainage	0.32	Riverside Oaks HOA
G	Retention/Open Space/Drainage	3.80	Riverside Oaks HOA
H	Open Space/Drainage/Recreation	0.38	Riverside Oaks HOA
I	Retention/Open Space/Access Easement	0.78	Riverside Oaks HOA
J	Retention/Open Space/Drainage/Canal	12.24	Riverside Oaks HOA
K**	Right-of-Way	9.33	Riverside Oaks HOA
L	Lift Station	0.06	City of Sanford
M	Wetlands	21.11	Riverside Oaks HOA
N	25' Trail/Utility	0.22	Riverside Oaks HOA
O	25' Trail/Utility	0.22	Riverside Oaks HOA
P***	Open Space	0.10	Riverside Oaks HOA
Q	Open Space	0.19	Riverside Oaks HOA
R	Wetland Area	3.36	Riverside Oaks HOA
S	Upland Buffer Area	0.80	Riverside Oaks HOA
T	Stormwater	1.34	Riverside Oaks HOA
U	Stormwater	2.29	Riverside Oaks HOA
V	Celery Ave. Right-of-Way Dedication	0.16	Seminole County
W	Single Family Lots	12.16	Private
X	Additional Single Family Lots	8.74	Private
Y	Celery Ave. Right-of-Way Dedication	0.25	Seminole County
<b>Totals:</b>			<b>86.33</b>

\* Tract C Modified to add adjacent open space in Phase 4 and remove 0.74 acres  
\*\* Tract K modified to add the proposed private right-of-way in Phase 4  
\*\*\* Tract P modified to remove open area proposed as right-of-way in Phase 4  
\*\*\*\* Lots 11, 19, 30, and 31 will be replatted to accommodate new rights-of-way  
All post development flood plains are required to be placed in a conservation tract or easement

SEE ABOVE AA

SEE BELOW AA