Board of County Commissioners

Public Hearing

August 28, 2012

Signature Lakes PD/LUP

Case:	**CDR-12-05-092**
Project:	**Signature Lakes Planned Development / Land Use Plan (PD/LUP) - Substantial Change**
Applicant:	**John Prowell**
District:	**1**

Signature Lakes PD/LUP

Request: **To consider a substantial change to the approved Signature Lakes PD/LUP to:**

1) **Amend the PD/LUP by reducing residential entitlements within PD Parcels SC-11, SC-12 and SC-19 by 130 dwelling units, including a 57-unit reduction resulting from net-developable acreage refinements and a 73-unit reduction resulting from the use of TDRs (6 *pre-existing TDRs and* 67 *new TDRs*).**

2) **Grant the following five (5) waivers from the original Village Planned Development Code, applicable only to PD Parcel SC-11:**

    1. **A waiver from Section 38-1386(b)(2) is granted to decrease the minimum average lot size from 4,800 square feet to 3,500 square feet;**

    2. **A waiver from Section 38-1386(b)(4) is granted to decrease the minimum lot width from 40 feet to 32 feet;**

    3. **A waiver from Section 38-1389(b)(8)(a) is granted to reduce the minimum front porch setback from 10 feet to 7 feet;**

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Request: **To consider a substantial change to the approved Signature Lakes PD/LUP to:**

4. **A waiver from Section 38-1386(b)(8)(b) is granted to decrease the minimum side building setback from 5 feet to 4 feet for lots less than 40 feet wide; and**

5. **A waiver from Section 38-1384(c) is granted to allow for an average block length of 350 feet in lieu of 300 feet, where lot widths less than 60 feet are proposed.**

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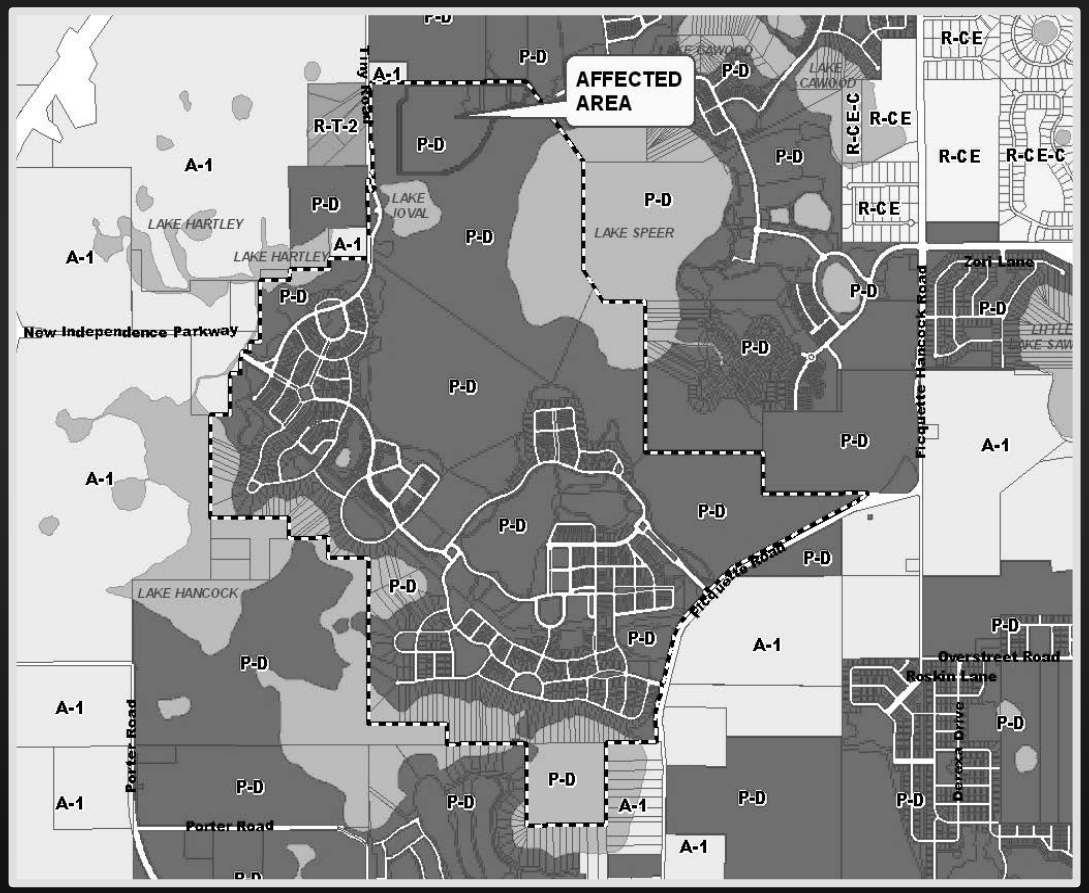
Zoning



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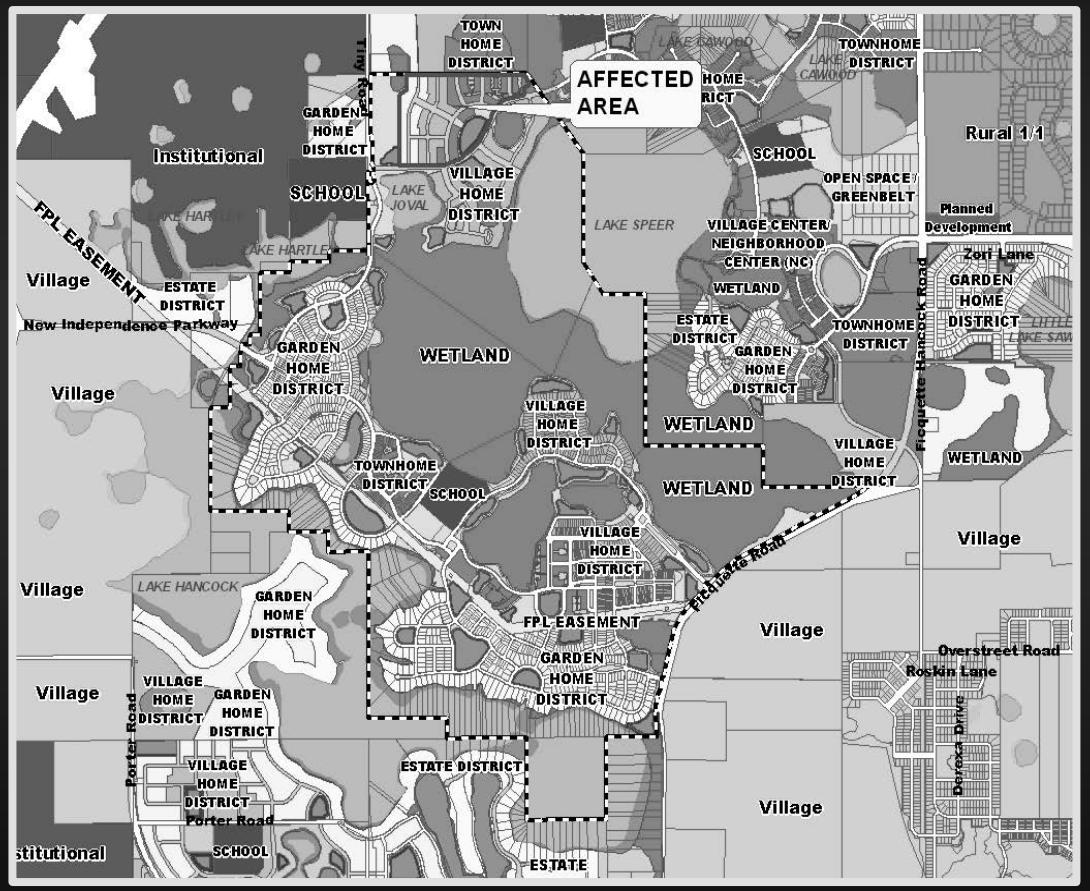
Future Land Use



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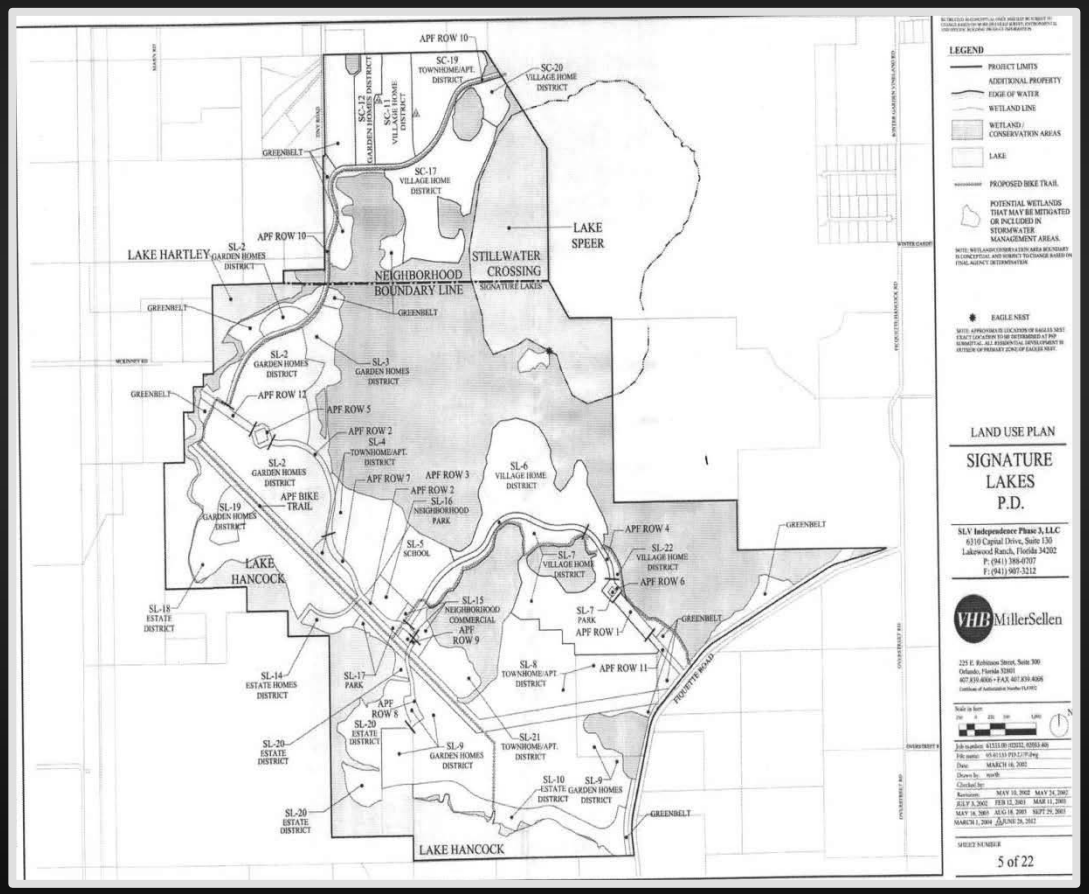
PD Land Use Plan



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Action Requested

- Find the request consistent with the Comprehensive Plan and approve the Substantial Change to the Signature PD/LUP dated “Received June 29, 2012,” subject to the five (5) conditions in the staff report.

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