

Item # 52

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: North Myrtle Street Urban Conservation Village Final Master Plan

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Dan Matthys **CONTACT:** Tony Walter **EXT.** 7375

Agenda Date <u>1/10/06</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. APPROVE the Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road and authorize the Chairman to execute the Developer's Commitment, per the attached staff report and subject to the conditions in the attached Developer's Commitment Agreement; (Acorn Development Company, applicant); or
2. DENY the Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road; (Acorn Development Company, applicant); or
3. CONTINUE the item to a time and date certain.

District 5 – Commissioner Carey

Tony Walter, Planning Manager

BACKGROUND:

The applicant requests approval of an Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road. The future land use designation of the subject property is SE (Suburban Estates), which permits a maximum density of one (1) dwelling unit per acre. Approval of the Urban Conservation Village Final Master Plan will permit a maximum density of two (2) dwelling units per acre per Policy FLU 9.3 of the Vision 2020 Comprehensive Plan. The applicant intends to develop twenty-nine (29) single-family homes at a net density of 2.0 units per net buildable acre.

LPA/P&Z RECOMMENDATION:

At the November 2, 2005 meeting, the LPA/P&Z unanimously recommended approval of the Urban Conservation Village Final

Reviewed by: <u>KL</u> Co Atty: _____ DFS: _____ Other: _____ DCM: <u>TS</u> CM: <u>TS</u> File No. <u>ph130pdp02</u>
--

Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road, per the attached staff report and subject to the conditions in the attached Developer's Commitment Agreement.

STAFF RECOMMENDATION:

Recommend APPROVAL of the Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road and authorize the Chairman to execute the Developer's Commitment, per the attached staff report and subject to the conditions in the attached Developer's Commitment Agreement.

Attachments: Staff Report
Final Master Plan
Location Map
Land Use & Zoning Map
Aerial Map
Plat Map
Developer's Commitment Agreement
November 2, 2005 LPA/P&Z Meeting Minutes

MYRTLE STREET UCV FINAL MASTER PLAN

APPLICANT	Acorn Development Company	
PROPERTY OWNER	Acorn Development Company	
REQUEST	Approval of an Urban Conservation Village Master Plan	
PROPERTY SIZE	24.8 ± acres	
HEARING DATE (S)	P&Z: November 2, 2005	BCC: January 10, 2006
PARCEL ID	24-20-30-300-0180-0000, 23-20-30-5AQ-0000-0540	
LOCATION	North side of Myrtle Street, approximately 665 feet east of Nolan Road	
FUTURE LAND USE	SE (Suburban Estates)	
ZONING	A-1 (Agriculture District)	
FILE NUMBER	Z2005-053	
COMMISSION DISTRICT	#5 – Carey	

Proposed Development:

The applicant is proposing to develop 29 single-family dwelling units at a net density of 2.0 units per acre.

ANALYSIS OVERVIEW:

ZONING REQUEST

The applicant, Acorn Development Company, requests approval an Urban Conservation Village Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road. The future land use designation of the subject property is SE (Suburban Estates), which permits a maximum density of one (1) dwelling unit per acre. By providing a minimum of 50% open space, committing to enhanced stormwater treatment and retention and committing to preserving rural area on the site using a Greenway Management Plan, approval of the Urban Conservation Village Master Plan will permit a maximum density of two (2) dwelling units per acre per Policy FLU 9.3 of the Vision 2020 Comprehensive Plan.

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Final Master Plan
Minimum Lot Size	43,560 square feet	13,500 square feet
Minimum House Size	N/A	2,200 square feet
Minimum Width at Building Line	150 feet	70 feet
Front Yard Setback	50 feet	25 feet
Side Yard Setback	30 feet	5 feet
(Street) Side Yard Setback	25 feet	25 feet
Rear Yard Setback	10 feet	25 feet
Maximum Building Height	35 feet	35 feet

Urban Conservation Setbacks*	Existing Zoning (A-1)	Proposed Master Plan
Residential – Myrtle Street	N/A	140 feet from Center Line
Residential - excluding Myrtle Street	N/A	35 feet
Accessory Buildings - Myrtle Street	N/A	120 feet from Center Line
Accessory Building – excluding Myrtle Street	N/A	15 feet
Swimming Pools – Myrtle Street	N/A	130 feet Center Line
Swimming Pools – excluding Myrtle Street	N/A	25 feet
Pool Screen Enclosures – Myrtle Street	N/A	125 feet
Pool Screen Enclosures – excluding Myrtle Street	N/A	20 feet
Garage from back of sidewalk	N/A	20 feet

*Setbacks are from the Land Development Code – Urban Conservation Village Ordinance No. 2004-32

PERMITTED & SPECIAL EXCEPTION USES

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Zoning District	Permitted Uses	Special Exception	Minimum Lot Size
A-1 (existing)	Agricultural uses such as citrus or other fruit crops cultivation, production and horticulture, truck farms, plant nurseries and greenhouses not involved with retail sales general public, silva culture, public and private elementary schools, publicly owned and/or controlled parks and recreation areas, bait production, stables, barns, single-family dwelling and customary accessory uses including one (1) guesthouse or cottage, docks and boathouses, churches and structures appurtenant thereto, community residential homes (group homes and foster care facilities) housing six (6) or fewer permanent unrelated residents.	Special Exception such as cemeteries and mausoleums, kennels including the commercial raising or breeding of dogs, hospitals, sanitariums and convalescent homes, veterinary clinics and assisted living facilities and group homes, public and private nursery schools, kindergartens, middle schools, high schools and colleges, public utility and service structures, fishing camps, marinas, gun clubs, or similar enterprises or clubs making use of land with nominal impacts to natural resources, privately owned and operated recreational facilities open to the paying public, such as athletic fields, stadium, racetracks, and speedways, golf driving ranges, riding stables, water plants, and sanitary landfill operations, off-street parking lots, farm worker housing, mobile homes, retail nurseries, landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm, communication towers, bed and breakfast establishments.	1 acre

Zoning District	Permitted Uses	Special Exception	Minimum Lot Size
A-1 (UCV Master Plan) (proposed)	Single-family dwelling and customary accessory uses, pasture for sport use of horses and equestrian facilities, neighborhood recreational uses such as village greens, open-space commons, picnic areas, community gardens, trails, playing fields, playgrounds, bikeways, tennis courts, basketball courts, stormwater retention, easements for drainage, access, sewer or water lines and bona fide agricultural activities.	N/A	Subject to Project Design

COMPATIBILITY WITH SURROUNDING PROPERTIES

The Future Land Use designations, zoning districts and existing uses for the subject and abutting properties are as follows:

	(North)			
	SE Vacant <i>A-1</i> (1-Acre)	SE Vacant <i>A-1</i> (1-Acre)	SE Vacant <i>A-1</i> (1-Acre)	
(West)	SE Vacant <i>A-1</i> (1-Acre)	SE Vacant <i>A-1</i> (1-Acre)	SE Vacant <i>A-1</i> (1-Acre)	(East)
	SE Vacant <i>A-1</i> (1-Acre)	SE Single-family home <i>A-1</i> (1-Acre)	SE Vacant <i>A-1</i> (1-Acre)	
	(South)			

* **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FIRM map number Casselberry 564, a small area in the northwest portion of the property (approximately 5.09 acres) is located in "Zone A", which is identified as areas located within the 100-year floodplain. Compliance with the Land Development Code regarding floodprone areas is required prior to the issuance of any building permits.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, a small area in the northwest portion of the property (approximately 2.92 acres) contains wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.

Endangered and Threatened Wildlife:

A Threatened, Endangered and Species of Special Concern survey will be required prior to final engineering approval.

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3), Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to defer Concurrency review at this time and therefore, must submit an Affidavit of Concurrency Review Deferral. The applicant is required to undergo Concurrency review prior to subdivision approval.

The following table depicts the impacts the proposed development has on public facilities:

Public Facility	Existing Zoning (A-1)	Proposed Development*	Net Impact
Water (GPD)	4,900	10,150	5,250
Sewer (GPD)	4,200	8,700	4,500
Traffic (ADT)	134	278	144
Schools			
Elementary	3	7	4
Middle	2	3	1
High	2	4	2

* Proposed development is based on 29 units as proposed in the Master Plan.

Utilities:

The site is located in the Seminole County northeast service area and will be required to connect to public utilities. There are two new developments that are extending water and sewer services to within 665 feet of this property. Seminole County is negotiating with the applicant to participate with the County to upsize the water main to a 12-inch line and the force main to an 8-inch line. Approval of the proposed water service utility plan is required prior to the approval of final engineering plans.

Transportation / Traffic:

The property accesses Myrtle Street, which is classified as a two-lane undivided local road, and is currently a substandard roadway. The applicant will be required to widen Myrtle Street to County standards from the end of the existing widened roadway at Nolan Road to the east-end of the property frontage, prior to Final Plan approval. Staff determined that dedication of a minimum 40-foot half right-of-way along the property frontage and a left turn lane is required on Myrtle Street at the site entrance.

School Impacts:

Based on the formulas provided by the Seminole County School District, the proposed zone change will generate approximately 14 school age children. This subject site is currently zoned for, and will affect, the following schools:

Schools Impacted	Proposed Impact	Current Capacity	05/06 Enrollment	Percent Capacity
Northeast Cluster Elementary	7	2,474	2,020	81.6%
Millennium Middle	3	1,964	2,094	106.6%
Seminole High	4	3,404	3,052	89.7%

Public Safety:

The nearest response unit to the subject property is Station # 35, which is located at 201 W. County Home Road. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is 4 minutes. The County level-of-service standard for response time is 5 minutes per Policy PUB 2.1 of the Comprehensive Plan.

Drainage:

The proposed project is located within the Lake Jesup drainage basin. As required by the Urban Conservation Village Concept the applicant must provide the following:

1. Volume reduction by retaining on-site the difference between pre-development and post-development runoff volume for a 25-year/24-hour storm event with recovery of seventy-five (75%) of the volume within seventy-two (72) hours of the storm event.

2. Integrate stormwater quality treatment through an offline stormwater management system.

Parks, Recreation and Open Space:

The applicant is proposing to provide 8.3 acres of Greenway Land as defined in the Urban Conservation Village Concept to include open space, recreation and an amenitized retention pond.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS

This project does not warrant the running of the County Fiscal Impact Analysis Model.

SPECIAL DISTRICTS

The subject property is within the Eureka Hammock Urban Rural Conservation Village Area. The applicant is required to comply with all policies applicable to the Eureka Hammock Urban Conservation Village overlay including, but not limited to, increased open space, enhanced stormwater treatment and retention and connection the central water and sewer services.

COMPREHENSIVE PLAN (VISION 2020)

The following policies are applicable with the proposed project:

- Policy CON 1.8: Conservation Overlay District
- Policy FLU 9.3: Myrtle Street Study Area Urban Conservation Village Development Concept
- Policy POT 4.5 Potable Water Connection
- Policy SAN 4.4: Sanitary Sewer Connection
- Policy PUB 2.1 Public Safety Level-of-Service

INTERGOVERNMENTAL NOTIFICATION:

An Intergovernmental notice was sent to the Seminole County School District on October 20, 2005. To date, no comments have been received.

LETTERS OF SUPPORT OR OPPOSITION:

At this time, Staff has received no letters of support or opposition.

At the November 2, 2005 meeting, the LPA/P&Z unanimously recommended approval of the Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road, per the attached staff report, Final Master Plan and subject to the conditions in the attached Developer's Commitment Agreement.

STAFF RECOMMENDATION:

Recommend APPROVAL of the Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road and authorize the Chairman to execute the Developer's Commitment Agreement, per the attached staff report and subject to the conditions in the attached Developer's Commitment Agreement.

**NORTH MYRTLE STREET SUBDIVISION
FINAL MASTER PLAN
DEVELOPER COMMITMENT AGREEMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On January 10, 2006, the Board of County Commissioners of Seminole County, Florida issued this Developer Commitment Agreement relating to and touching and concerning the following described property:

1. LEGAL DESCRIPTION

See attached Exhibit A (the Property).

(The aforementioned legal description has been provided to Seminole County by the Owner of the Property.)

The Urban Conservation Village Final Master Plan, a reduced copy of which is attached hereto as Exhibit B (the Final Master Plan) has been approved by the Board of County Commissioners of Seminole County concurrently with the approval of this Developer's Commitment Agreement.

2. PROPERTY OWNERS

The Property owners are:

Acorn Development Company
131 Park Lake Street
Orlando, Florida 32803

3. STATEMENT OF BASIC FACTS

- | | |
|------------------------------------|-------------------------------|
| 1. Total Acreage: | 24.8 acres |
| 2. Zoning: | A-1 (Agricultural District) |
| 3. Land Use: | Suburban Estates |
| 4. Number of Lots: | 29 |
| 5. Maximum Density for Residential | 2 lots per net buildable acre |

4. LAND USE BREAKDOWN

<u>Use</u>	<u>Approximate Square Footage of Building Area</u>	<u>Gross Area of Space</u>	<u>% of Site</u>
Residential Area	29 units	6.20 acres	25.00%
Greenway/Open Space	N/A	8.30 acres	33.47%
On Site Right-of-Way	N/A	1.83 acres	7.38%
Wetlands	N/A	2.92 acres	11.78%
Flood Plain	N/A	5.09 acres	20.52%
Dedicated Right-of-Way	N/A	0.46 acres	1.85%
Total		24.8 acres	100%

5. GREENWAY/OPEN SPACE CALCULATIONS

Greenway/Open Space shall be provided at minimum of 8.17 acres, in the form of upland conservation areas.

24.80 Acres Total Land
 Less 2.92 Acres Wetlands
 Less 5.09 Flood Plain
 Less 0.46 Acres Dedicated ROW
 16.33 Acres Buildable Land
 Times 50% Minimum Greenway/Open Space
 8.17 Acres Required Greenway/Open Space

Open Space Provided: 8.3 acres = 50.82% of buildable land

6. BUILDING SETBACKS

Minimum Building Setbacks:

Residential:
 140 feet from the center line of Myrtle Street
 35 feet from all other external property boundaries

Accessory Buildings less than 200 s.f. and privacy fences:
120 feet from the center line of Myrtle Street
15 feet from all other external property boundaries

Swimming Pools
130 feet from the center line of Myrtle Street
25 feet from all other external property boundaries

Swimming Pool Screen Enclosures
125 feet from the center line of Myrtle Street
20 feet from all other external property boundaries

7. PERMITTED USES

Single-family dwelling and customary accessory uses, pasture for sport use of horses and equestrian facilities, neighborhood recreational uses such as village greens, open-space commons, picnic areas, community gardens, trails, playing fields, playgrounds, bikeways, tennis courts, basketball courts, stormwater retention, easements for drainage, access, sewer or water lines and bona fide agricultural activities.

8. LANDSCAPE & BUFFER CRITERIA

As presented on the Final Master Plan and in the Greenway Ownership and Management Plan.

9. DEVELOPMENT COMMITMENTS

The following conditions shall apply to the development of the Property:

1. That a Greenway Ownership and Management Plan include landscape and hardscape design, including street and amenities lighting concepts and hours of operation, permitted uses, maintenance plans and estimated costs become part of the Home Owner's Association documents governing the use and maintenance of the open space and Greenway areas.
2. That a perpetual conservation easement be executed that runs with the land and prohibits any development other than that listed in the Greenway Ownership and Management Plan.
3. That 0.46 acres of land be dedicated to the County as right-of-way for Myrtle Street with the recording of the plat.
4. That Myrtle Street is widened to County Standards along the frontage of the property abutting Myrtle Street.
5. That a left turn lane be constructed on Myrtle Street.
6. That sidewalks be constructed as part of the required Myrtle Street roadway improvements.

7. That pedestrian access connecting the subdivision's internal circulation system to the Myrtle Street sidewalk system be provided.

10. **PUBLIC FACILITIES**

The Owners have received the Notice of Concurrency Review Test Results, Application Number 05-20000017, dated October 18, 2005, evidencing that all Concurrency Review Requirements as provided by Chapter 10, Seminole County Land Development Code, have been satisfied. This DCA is not a vesting certificate. Among the conditions relating to concurrency public facilities are the following:

WATER:

The development shall be supplied with central water. Water service shall be provided by Seminole County. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

SANITARY SEWER:

The development shall connect to central sanitary sewer. Central sanitary sewer shall be provided by Seminole County. Design of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE:

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site according to Seminole County and the St. Johns River Water Management Districts ERP regulations.

FIRE PROTECTION:

Fire protection shall be provided by Seminole County. Fire hydrants shall be located according to Seminole County regulations.

11. **STANDARD COMMITMENTS**

1. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including the impact fee ordinances, in effect in Seminole County at the time of permit issuance.
2. The conditions upon which the Developer's Commitment Agreement and related commitments are made are accepted by and agreed to by the Owner of the Property.

3. This Agreement touches and concerns the Property, and the conditions, commitments and provisions of the Agreement 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 Owner of the property has expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.
4. 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.
5. The development approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.
6. The Owner of the Property has expressly agreed to be bound by and subject to the development conditions and commitments stated above and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the Property.
7. If any conflict between a term or provision of the Developer's Commitment Agreement and the Final Master Plan exists, the term or provision of this Developer's Commitment Agreement shall remain valid and the conflicting term of the Final Master Plan shall be null and void.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

MARYANNE MORSE
 Clerk to the Board of
 County Commissioners of
 Seminole County, Florida.

By: _____
CARLTON D. HENLEY, Chairman

Date: _____

Exhibit "A" Legal Description of Property
Exhibit "B" Reduced Copy of Final Master Plan

EXHIBIT A

THE PROPERTY

LEGAL DESCRIPTION

North Myrtle Street PUD Legal Description:

A Parcel of land all lying in the Northwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 30 East, more particularly described as follows:

Lot 54, Map of Eureka Hammock, according to the plat thereof, as recorded in Plat Book 1, Page 106, of the Public Records of Seminole County, Florida, Less the South 8.50 feet, for Public Utilities, per Deed Book 83, Page 387, of the Public Records of Seminole County, Florida.

Together with the following described:

The East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 30 East, Less the North 660 feet of the West 330 feet, and Less the South 20 feet for Myrtle Street, and Less the 8.50 feet lying North of Myrtle Street for Public Utilities per said Deed Book 83, Page 387.

FINAL MASTER PLAN

FINAL MASTER PLAN AND PRELIMINARY SUBDIVISION PLAN FOR

North Myrtle Street Subdivision

ACORN DEVELOPMENT COMPANY
SEMINOLE COUNTY, FLORIDA

**APPLICANT/
OWNER**

ACORN DEVELOPMENT COMPANY
131 PARK LANE STREET
ORLANDO, FLORIDA 32803
(407) 724-6600
CONTACT: SALLY BEARLY

ENGINEER

CPH ENGINEERS, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32772
(407) 322-6841
CONTACT: LAWRENCE M. POLNER, P.E.

PLANNER

CPH ENGINEERS, INC.
1117 EAST FORBES STREET
ORLANDO, FLORIDA 32801
(407) 425-0452
CONTACT: MICHELLE H. TANNER

LANDSCAPE ARCHITECT

CPH ENGINEERS, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32772
(407) 322-6841
CONTACT: JIM WINTER

SURVEYOR

DOUDNEY SURVEYING AND MAPPING CORP.
PROFESSIONAL SURVEYORS & MAPPERS
200 EAST COMMERCIAL STREET
SANFORD, FL. 32771
(407) 322-1451
CONTACT: DAVID A. DOUDNEY, PLS

**SOILS
CONSULTANT**

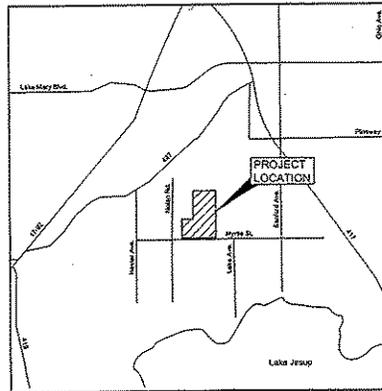
ECS-FLORIDA LLC
2815 DIRECTORS ROW, SUITE 500
ORLANDO, FL 32809
(407) 858-8378
CONTACT: BRUCE H. WOLOSHYN, P.E.

**ENVIRONMENTAL
CONSULTANT**

MORGAN ENVIRONMENTAL CONSULTING INC.
740 FLORIDA CENTRAL PARKWAY, SUITE 200A
LONGWOOD, FL 32750
(407) 899-9448
CONTACT: STEVE BUTLER

UTILITIES

WATER - SEMINOLE ENVIRONMENTAL SERVICE DIV.
SEWER - SEMINOLE ENVIRONMENTAL SERVICE DIV.
STORM WATER - NORTH MYRTLE STREET SUB. HOA.
ELECTRIC - PROGRESS ENERGY
TELEPHONE - BELL SOUTHWEST
CABLE - FLORIDA PUBLIC UTILITIES
CABLE - BRIGHT HOUSE



VICINITY MAP
NTS

LEGAL DESCRIPTION

A PARCEL OF LAND ALL LYING IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 54 MAP OF BURKA HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 08, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 8.50 FEET FOR PUBLIC UTILITIES, PER DEED BOOK 43, PAGE 587, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

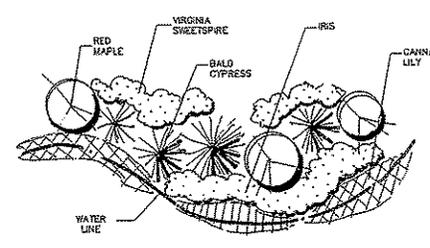
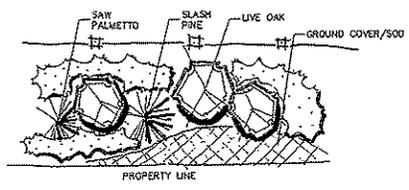
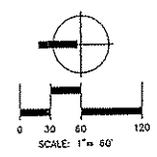
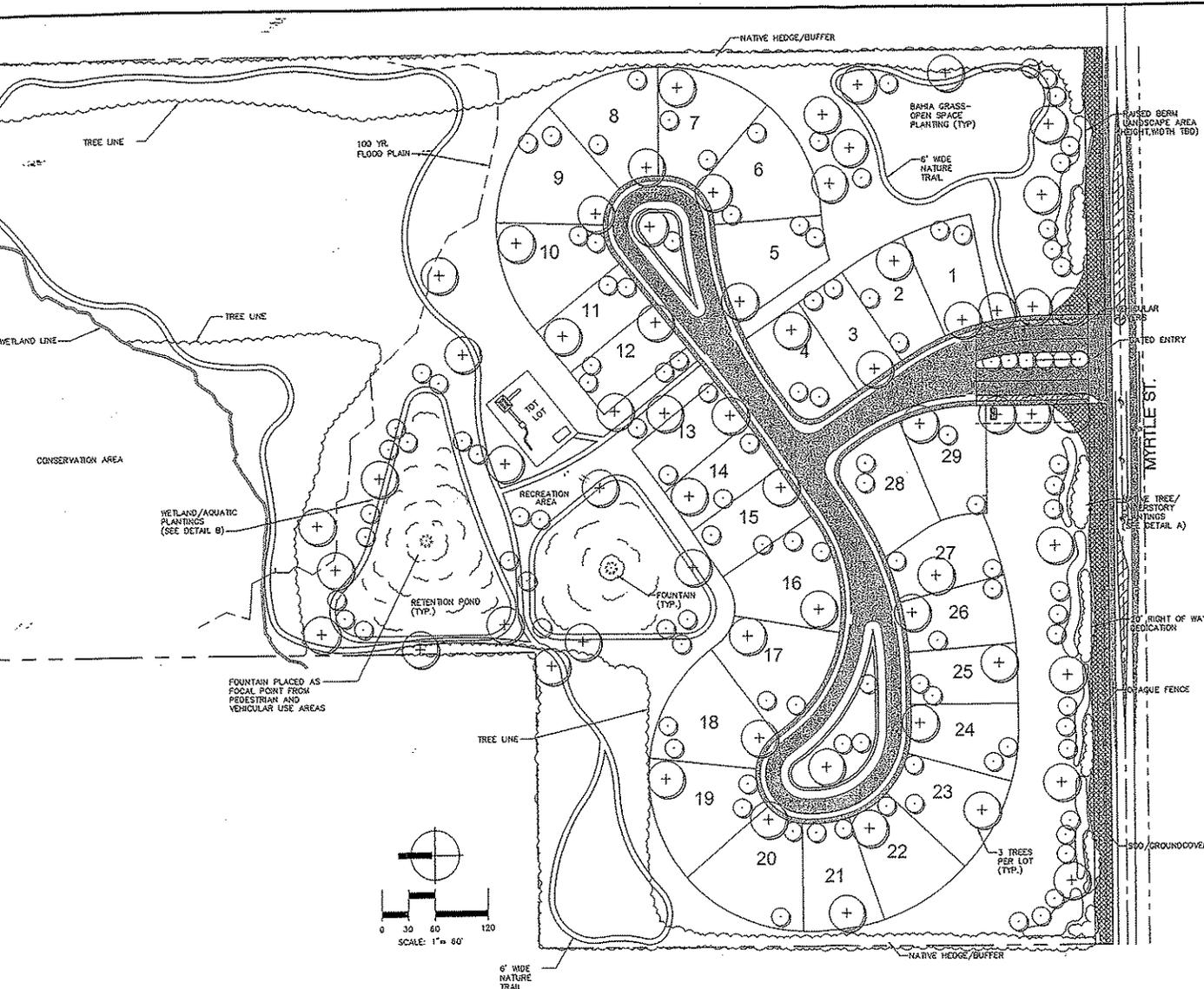
TOGETHER WITH THE FOLLOWING DESCRIBED:

THE EAST 1/2 OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST, LESS THE NORTH 50 FEET OF THE WEST 330 FEET, AND LESS THE SOUTH 20 FEET FOR MYRTLE STREET, AND LESS THE 3.50 FEET LINES NORTH OF MYRTLE STREET FOR PUBLIC UTILITIES PER SAID DEED BOOK 43, PAGE 587.

INDEX OF SHEETS

1. COVER SHEET
2. EXISTING RESOURCES AND SITE ANALYSIS MAP
3. PRELIMINARY SITE PLAN
4. PRELIMINARY ENGINEERING PLAN
5. PRELIMINARY LANDSCAPE PLAN
6. SURVEY

		Scale: NONE Date: SEPT. 5, 2005 Job No.: A-889 Title: COVER Approved: [Signature] © 2005	
Activity	Name	Date	No.
Designed by:	MBT	8/05	1
Drawn by:	GCMBHR	8/05	1
Checked by:		8/05	1
Approved by:		8/05	1
Confirmed/checked/initials/initials			
COVER SHEET			
ACORN DEVELOPMENT COMPANY NORTH MYRTLE STREET SUBDIVISION SEMINOLE COUNTY, FLORIDA.			



- LANDSCAPE NOTES:**
1. Refer to preliminary native plant schedule as to the types and uses of plant materials to be used within various areas of the proposed site.
 2. Refer to Greenway Ownership and Management Plan as to the methods in which particular areas (i.e. conservation, buffer) are to be managed.
 3. Refer to biobioss management schedule for proposed activities and the timing of each activity within open space areas.
 4. Refer to tree, shrub, and groundcover schedule for proposed activities and the timing of each activity within open space areas.



Engineer
Savannah Landscapes Architects
Environmental Scientists
Construction Management
111 West Adams St., Suite 1118
Savannah, GA 31401
Phone: 912.233.2222 Fax: 912.233.2222

Scale: AS SHOWN	Date: SEPT. 5, 2005	Job No. A4809	File: LSP	Approved: [Signature]																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">No.</th> <th style="width: 10%;">Date</th> <th style="width: 10%;">Name</th> <th style="width: 10%;">Activity</th> <th style="width: 10%;">No.</th> <th style="width: 10%;">Date</th> <th style="width: 10%;">Name</th> <th style="width: 10%;">Activity</th> </tr> <tr> <td>1</td> <td>04/00</td> <td>BLB</td> <td>DESIGNED BY</td> <td>1</td> <td>04/00</td> <td>BLB</td> <td>DESIGNED BY</td> </tr> <tr> <td>2</td> <td>08/05</td> <td>RES</td> <td>DRAWN BY</td> <td>2</td> <td>08/05</td> <td>RES</td> <td>DRAWN BY</td> </tr> <tr> <td>3</td> <td>08/05</td> <td>BLB</td> <td>CHECKED BY</td> <td>3</td> <td>08/05</td> <td>BLB</td> <td>CHECKED BY</td> </tr> <tr> <td>4</td> <td>08/05</td> <td>BLB</td> <td>APPROVED BY</td> <td>4</td> <td>08/05</td> <td>BLB</td> <td>APPROVED BY</td> </tr> </table>					No.	Date	Name	Activity	No.	Date	Name	Activity	1	04/00	BLB	DESIGNED BY	1	04/00	BLB	DESIGNED BY	2	08/05	RES	DRAWN BY	2	08/05	RES	DRAWN BY	3	08/05	BLB	CHECKED BY	3	08/05	BLB	CHECKED BY	4	08/05	BLB	APPROVED BY	4	08/05	BLB	APPROVED BY
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<p>PRELIMINARY LANDSCAPE PLAN ACORN DEVELOPMENT COMPANY NORTH MYRTLE STREET SUBDIVISION SEMINOLE COUNTY, FLORIDA</p>																																												

ACORN DEVELOPEMENT COMPANY INC.

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION

A parcel of land all lying in the Northwest 1/4, of Section 24, Township 20 South, Range 30 East, more particularly described as follows:

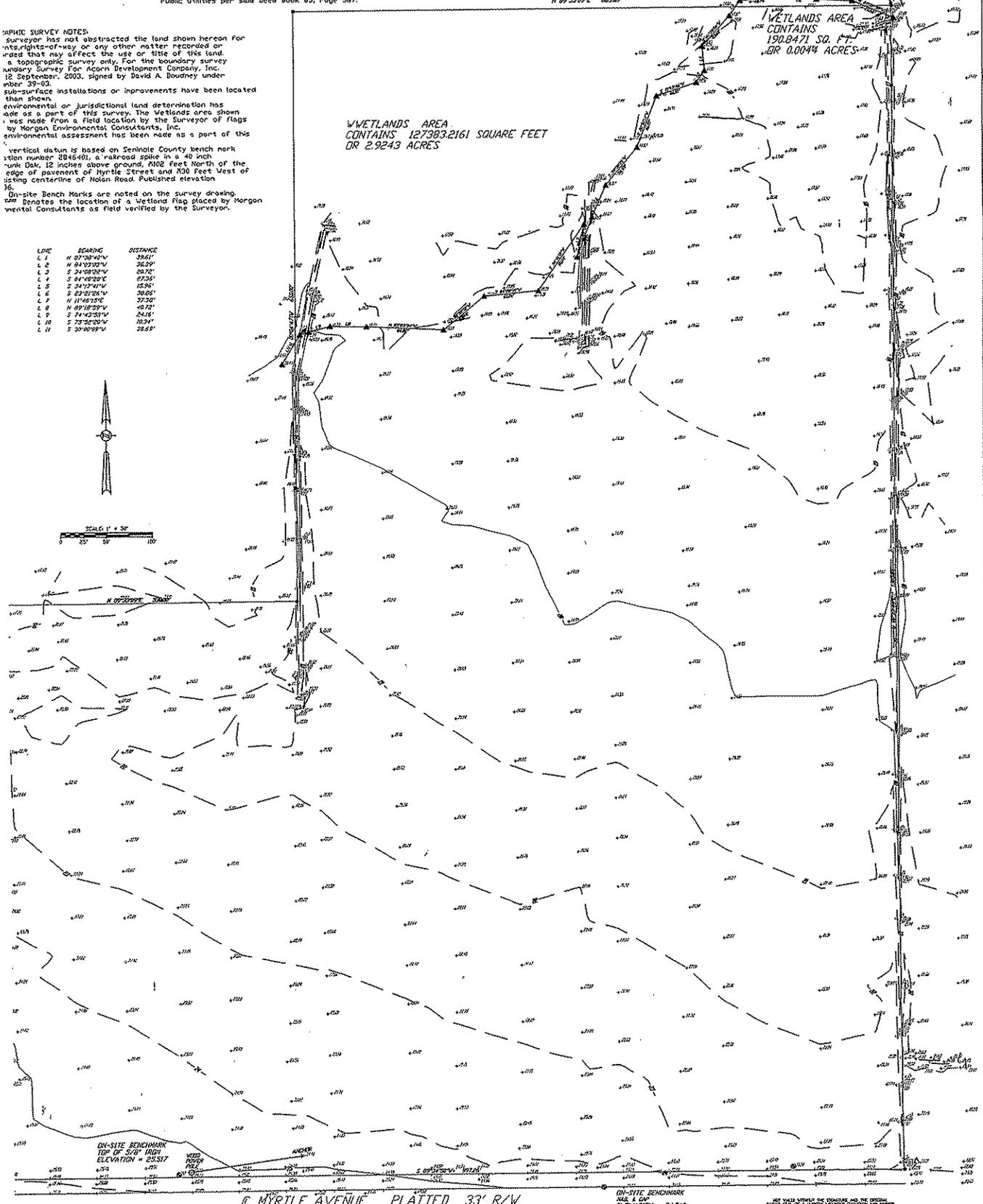
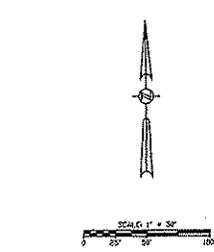
Lot 54, MAP OF EURCKA HAYSTACK, according to the plat thereof, as recorded in Plat Book 1, Page 106, of the Public Records of Seminole County, Florida, LESS the South 8.50 feet, for Public Utilities, per Deed Book 83, Page 387, of the Public Records of Seminole County, Florida.

TOGETHER WITH the following described:

The East 1/2, of the Southwest 1/4, of the Northwest 1/4, of Section 24, Township 20 South, Range 30 East, LESS the North 660 Feet of the West 320 Feet, AND LESS the South 20 Feet For Myrtle Street, AND LESS the 8.50 feet lying North of Myrtle Street For Public Utilities per said Deed Book 83, Page 387.

APPLIC SURVEY NOTES:
Surveyor has not abstracted the land shown hereon for rights-of-way or any other matter recorded or noted that may affect the use or title of this land, a topographic survey only. For the boundary survey secondary Survey For Acorn Development Company, Inc. 12 September, 2003, signed by David A. Bouwey under order 39-03.
Sub-surface installations or improvements have been located than shown.
Environmental or Jurisdictional land determination has been made as a part of this survey. The Wetlands area shown was made from a field location by the Surveyor of flags by Morgan Environmental Consultants, Inc. environmental assessment has been made as a part of this survey.
Vertical datum is based on Seminole County bench mark station number 2B4640, a railroad spike in a 40 inch iron box, 12 inches above ground, 1102 Feet North of the edge of pavement of Myrtle Street and 800 Feet West of existing centerline of Nolan Road. Published elevation 16.
On-site Bench Marks are noted on the survey drawing.
W denotes the location of a Wetland flag placed by Morgan Environmental Consultants as field verified by the Surveyor.

LINE	BEARING	DISTANCE
L 1	N 07°30'40"W	236.1'
L 2	N 04°12'22"W	262.9'
L 3	S 24°08'02"W	23.72'
L 4	S 81°40'22"E	37.01'
L 5	S 24°17'41"W	125.85'
L 6	S 82°02'26"W	26.05'
L 7	N 11°56'52"E	27.30'
L 8	N 82°18'33"W	42.72'
L 9	S 74°42'33"W	24.81'
L 10	S 72°52'33"W	20.97'
L 11	S 30°00'09"W	28.65'



JDNEY SURVEYING AND MAPPING CORP.

PROFESSIONAL SURVEYORS AND MAPPERS 200 EAST COMMERCIAL STREET SANFORD, FLORIDA 32771 (407) 322-1451

FILED	B.W.D.	ISSUING	DATE

JDNEY SURVEYING AND MAPPING CORP. By David A. Bouwey, President, Florida Registration Number 2075
Field 24-086 NOV. 2004 PAGE 1 OF 1 JOB NO. 39-03-7

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
NOVEMBER 2, 2005**

Members present: Rob Wolf, Matt Brown, Ben Tucker, Walt Eismann, and Jason Brodeur

Members absent: Dudley Bates, and Beth Hattaway

Also present: Tony Walter, Planning Manager; Dan Matthys, Director of Planning and Development; Brian Nelson, Principal Coordinator; Denny Gibbs, Senior Planner; Cynthia Sweet, Planner; Tony Matthews, Principal Planner; Tom Radzai, Senior Engineer, Development Review; and Candace Lindlaw-Hudson, Senior Staff Assistant.

G. North Myrtle Street Subdivision UCV Final Master Plan; Acorn Development Co., Laurence M. Poliner, applicant; approximately 24.80 acres; Rezone from A-1 to A-1 Urban Conservation Village Overlay; located on the north side of Myrtle Street, 750 feet east of Nolan Road. (Z2005-053)

Commissioner Carey – District 5
Tony Walter, Planning Manager

Mr. Walter said that this was the final master plan of the Myrtle Street Overlay which was executed years ago. The applicant has 24.8 acres with a density of 2 units per acre. There will be 50 % open space. This complies with the overlay district provision, providing conservation area and upland available to the residents of the subdivision. The community will not be gated. The applicant will bring Myrtle Street up to county standards for about a quarter of a mile.

The requirements of the code are fulfilled here. Staff recommends approval. From here, the PSP will be back to be approved, and a final engineering plan is made. This plan will go to the BCC on January 10.

The applicant had no comment.

Catherine L. Times of 1260 Myrtle Street lives next door to the project on 10 acres. She was concerned with the infrastructure. There is flooding on Myrtle Street. She gave the county 20 feet of her property a few years ago. She has a ditch that is unfinished in front of her house. The street floods in front of her house. There is Autumn Chase and another group of houses there. Now there will be more.

Tony Walter said that there will be approximately 29 here.

Ms. Times said that if the ditches will be on both sides and the flooding will be improved, she would not object. There are significant problems with traffic, too.

The commissioners gave Ms. Times a copy of the plan proposed.

Commissioner Wolf said that the road will be improved at the turn off and the ditches will be improved, to address flooding.

Larry Polmer of CPH Engineering said that the road would be improved from 18 feet to 24 feet. Water and sewer have been brought in from Nolan Road. He is planning to put drainage along the road to move the water out. There will be no curb and gutter.

Ms. Times stated that there is a ditch in front of her house that was dug out 2 years ago by the county. There is a ditch across the road from her house also. It has a drainpipe that runs from that ditch, under the road to her ditch. Her ditch does not drain at this time, adding to the flooding problem.

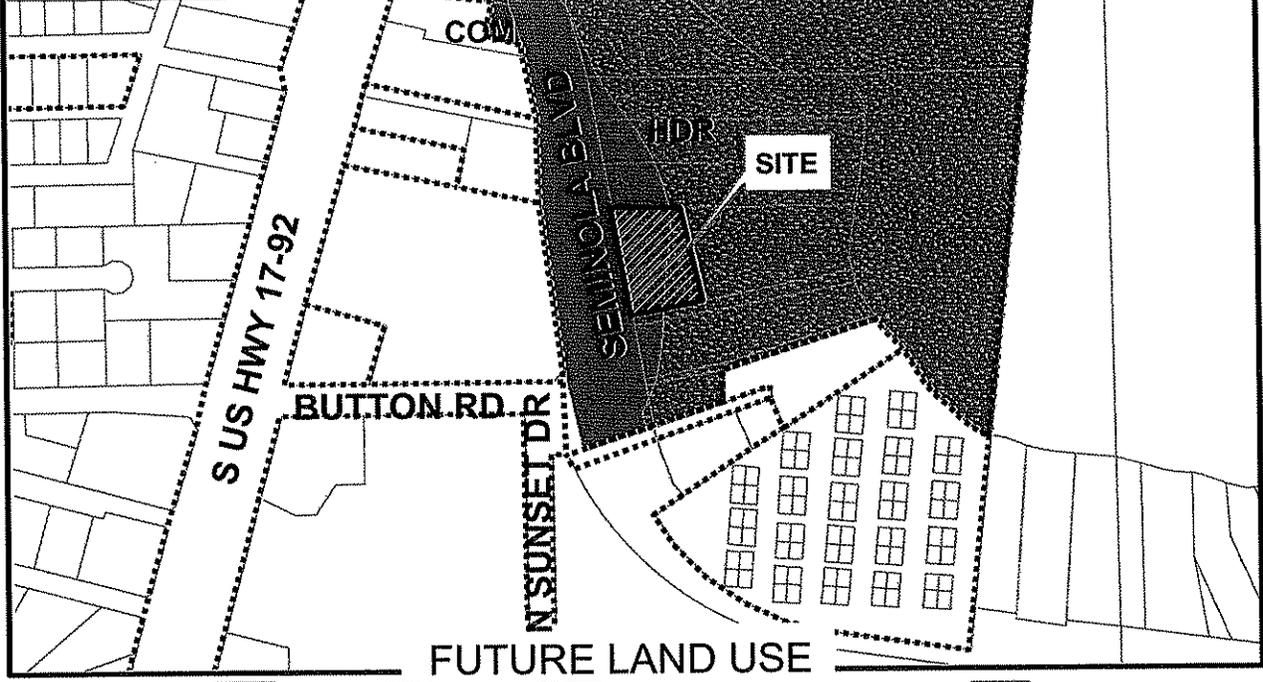
There was no further discussion.

Commissioner Brown made a motion to recommend approval with staff conditions listed in the staff report.

Commissioner Eismann seconded the motion.

The motion passed unanimously (5-0).

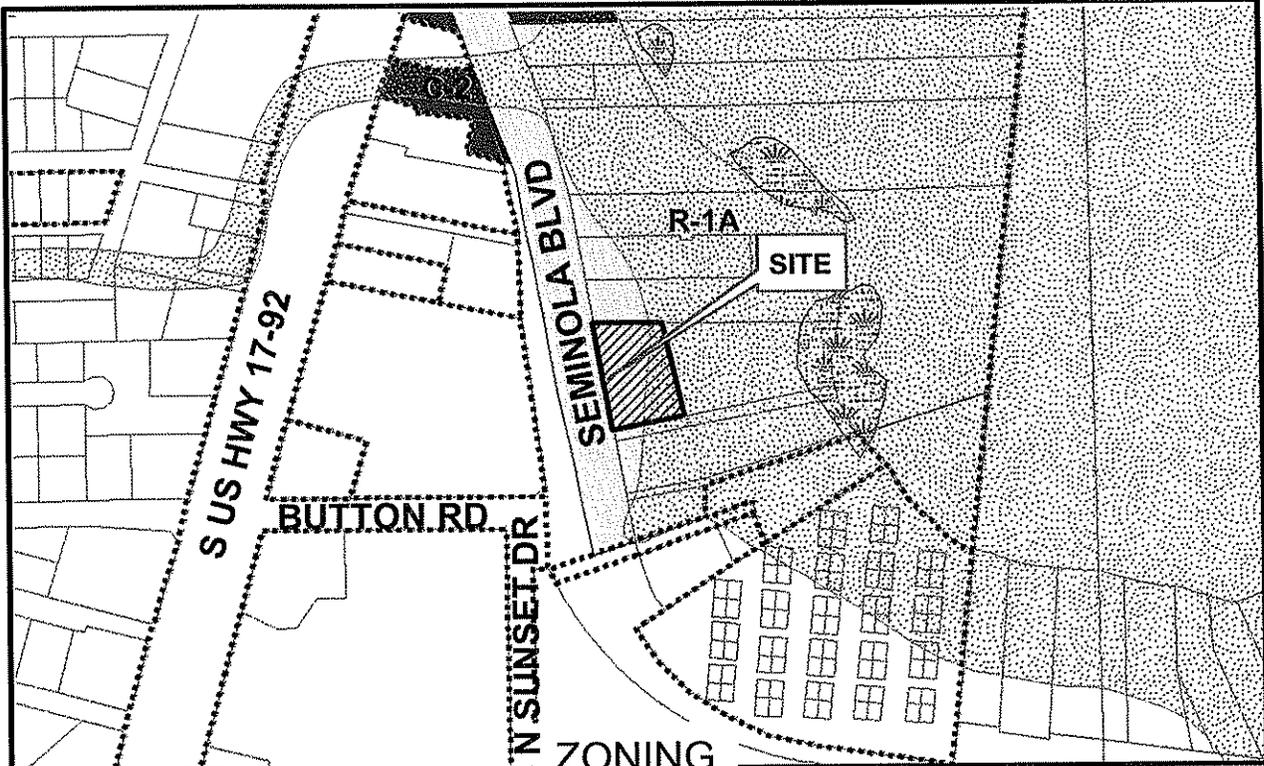
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



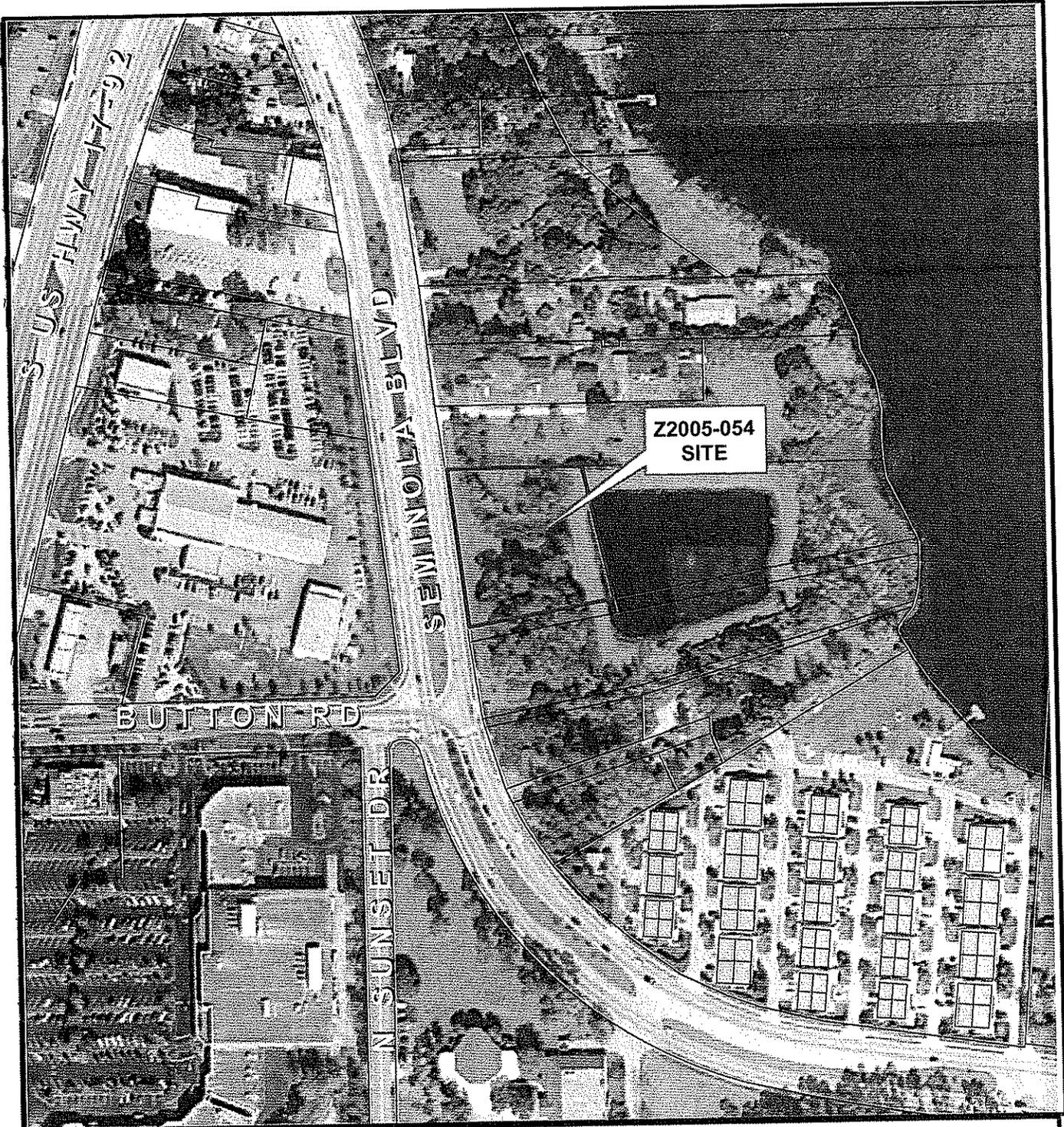
Site HDR COM Municipality CONS

Applicant: William Lenihan
 Physical STR: 08-21-30-501-0000-0020
 Gross Acres: .78 +/- BCC District: 2
 Existing Use: Vacant Residential
 Special Notes: None

	Amend/ Rezoning#	From	To
FLU	--	--	--
Zoning	Z2005-054	R-1A	PUD



Site C-2 R-1A Municipality FP-1 W-1



Rezone No: Z2005-053
From: R-1A To: PUD

- Parcel
- Subject Property



January 2004 Color Aerials

