Item # 46

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: MYRTLE STREET CONCEPT PHASE II

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Tony Walter **EXT.** 7375

Agenda Date 3/11/03 **Regular** ☐ **Consent** ☐ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. To accept the Study; and
   a. Select one of the land use concepts; or,
   b. Modifying one of the land use concepts; or,
   c. Provide an alternative concept; and
   d. Direct staff to conduct further financial analysis and implement the preferred concept at the current densities, or
   e. Direct staff to conduct further financial analysis and implement the preferred concept with the opportunity for increased densities.
2. To accept the Study and recommend no further action and the land use in Sub-Area One remain Suburban Estates (1 du/acre).

District 5 – Commissioner McLain — Tony Walter, Principal Planner

BACKGROUND:

The Seminole County Board of County Commissioners (BCC) at its meeting of October 22, 2002, directed staff to conduct a planning study to prepare alternative conceptual land use plans and an illustrative plan for Sub-Area 1 located in the Myrtle Street Special Study Area. The purpose of the study is the development of conceptual land use scenarios at the existing permitted density of one dwelling unit per acre (1 du/ac) and at two and one half dwelling units per acre (2.5 du/ac) using innovative development techniques to illustrate how the area might develop and maintain the quality of life desired.

A task force representing the various interests in the neighborhood was formed to meet with the consultant and staff to insure involvement of the residents through the entire study. Two half-day charrettes were held to identify

Reviewed by:
Co Atty:
DFS:
OTHER:
DCM:
CM:

File No. ph700pdp03

issues and develop concept plans for the future development of Sub-Area 1. The first charrette was highly educational providing information both in Central Florida and nationally on emerging and successful trends in sustainable development and smart growth management. The opportunities and constraints analysis and associated map(s) were used as a tool to spark discussion among the Task Force members and to provide the consultant with additional information on the area's existing conditions and issues. The Task Force, consultant, and staff identified a set of underlying planning and design objectives to guide the preparation of the concept plans.

- protect existing residential "villages" in Sub-Area 1
- maintain the rural character, including ability to keep animals
- protect and utilize wetlands, floodplain & wildlife habitat
- reduce drainage issues in Sub-Area 1 and minimize runoff & pollutants
- limit added infrastructure/cost
- protect attractive "viewsheds"
- minimize water consumption
- develop amenities, but not at cost of local character
- maintain quality of life/property values

Two alternative land use concept plans for each build-out scenario, 1 du/ac and 2.5 du/ac, were presented to the Task Force at their second meeting on February 6, 2003. Members of the Task Force then provided input into the alternative concept plans regarding the proposed arrangements and mix of land uses in the sub-area. The concept plans identified the following:

- Boundary of the sub-area,
- Major natural features,
- Existing and proposed streets,
- Proposed land use types and their locations
- Proposed residential densities,
- Approximate number of proposed units,
- Proposed method of providing:
    - Water and sewer service
    - Storm water management
    - Parks/recreation facilities
- Acreage and percentage of open space/recreation areas, and
- Proposed pedestrian/horseback riding trails/amenities.

After incorporating input from the second Task Force meeting a final draft concept plan for each build-out scenario was prepared. Staff presented two draft concept plans, Conservation Villages and Coving which identified development opportunities for the large-scale vacant parcels and discussed the challenges afforded in master planning the smaller and scattered land parcels that exist throughout the sub-area at a public meeting on February 17, 2003 and to the Land Planning Agency/Planning and Zoning

Commission (LPA/P&Z) on February 19, 2003. The consultant and staff high-lighted the input from the public meeting in the February 19, 2003 LPA/P&Z meeting

LPA/P&Z RECOMMENDATION:

At the February 19, 2003 LPA/P&Z meeting Staff presented the Conservation Village Concept and the Coving Concept to the members for their review and comment. Public input was also taken regarding the concepts. Issues discussed were increased densities, storm water drainage, traffic impacts and funding of existing infrastructure needs.

The general consensus was that the Conservation Village Concept which focuses on preservation of open space and area character by permanently preserving sensitive areas, clustering of home sites and addressing some of the existing needed improvements was the preferred concept. The LPA/P&Z felt that while the Conservation Village Concept is a good alternative to traditional development in this sensitive area that they could not recommend any land use change or increase in density due to the unfunded infrastructure needs for storm water, roads, water and sewer.

The LPA/P&Z voted unanimously to recommend accepting the study and that no land use change or increase in density be pursued at this time.

Planning Staff will make a brief presentation of the concepts and study progress to date and request direction from the Commission.

STAFF RECOMMENDATION:

To accept the Study and:

a. Select the Conservation Village Concept as the preferred design alternative for Sub-Area 1; and

e. Direct Staff to conduct further financial analysis and implement the Conservation Villages Concept with the opportunity for increased densities.

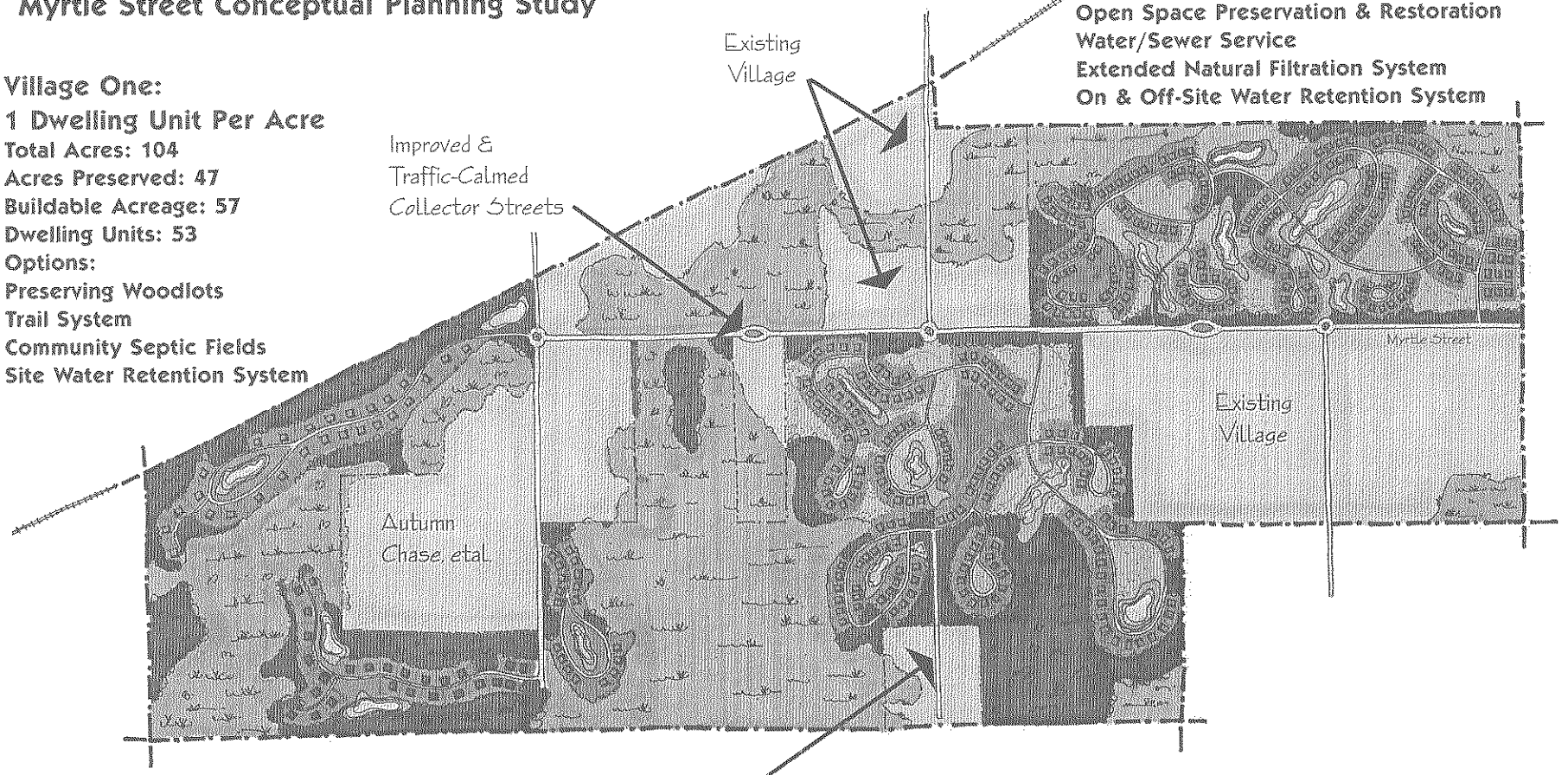
Attachments: Copy of the LPA/P&Z PowerPoint Presentation
Copy of the Conservation Village Concept
Copy of the Coving Concept

Conservation Village Technique

Alternative Development Scenario Two
Myrtle Street Conceptual Planning Study

Village One:
1 Dwelling Unit Per Acre
Total Acres: 104
Acres Preserved: 47
Buildable Acreage: 57
Dwelling Units: 53
Options:
Preserving Woodlots
Trail System
Community Septic Fields
Site Water Retention System

Village Three:
2.5 Dwelling Units Per Acre
Total Acres: 94
Acres Preserved: 42
Buildable Acreage: 79 (52 developed)
Dwelling Units: 187 (3.6 units/dev. acre)
Options:
Preserving & Restoring Woodlots
Trail System
Open Space Preservation & Restoration
Water/Sewer Service
Extended Natural Filtration System
On & Off-Site Water Retention System



Village Two:
1.5 Dwelling Units Per Acre
Total Acres: 199
Acres Preserved: 148
Buildable Acreage: 127 (51 developed)
Dwelling Units: 180 (3.5 units/dev. acre)

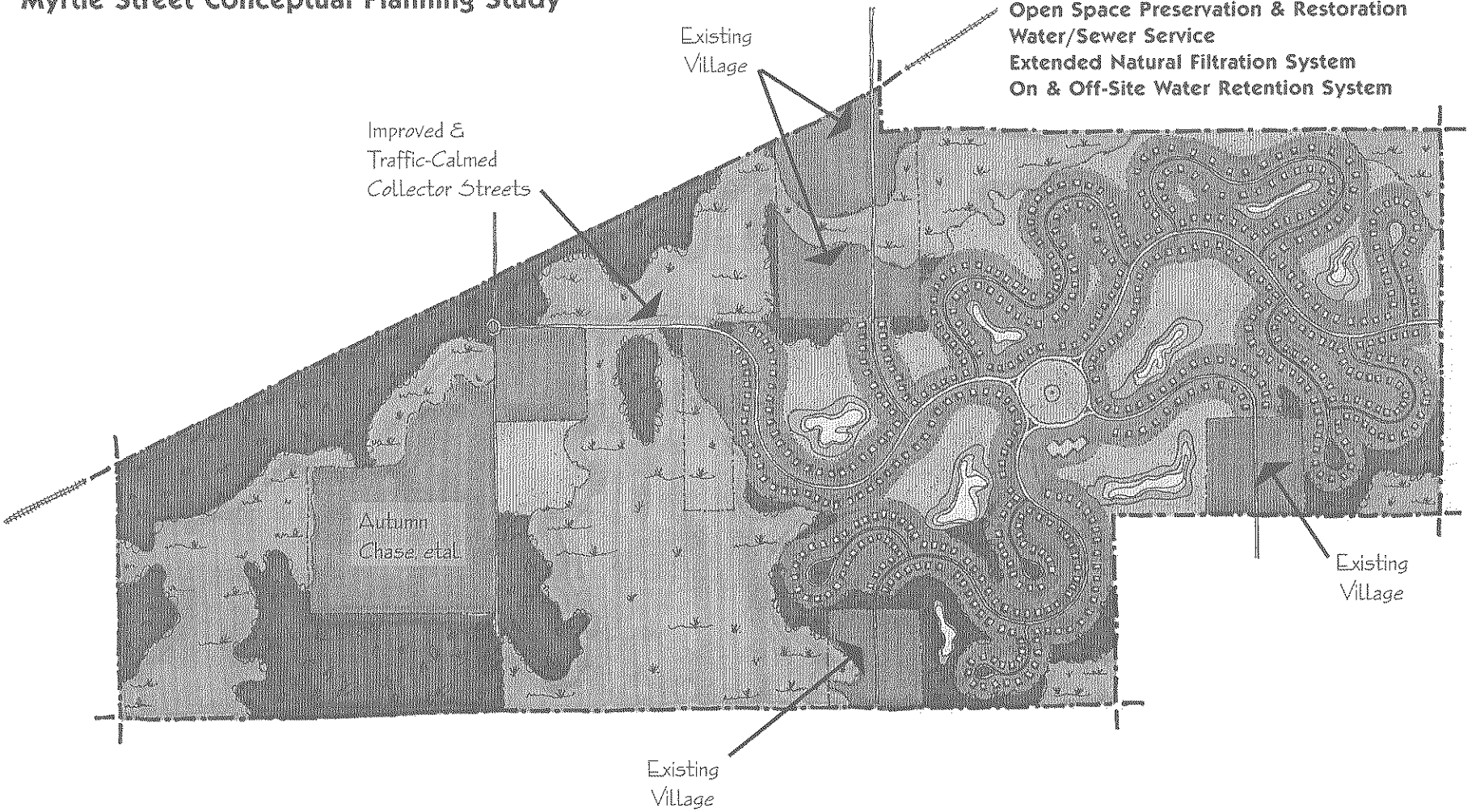
Options:
Preserving Woodlots
Trail System
Open Space Preservation
Water/Sewer Service
Natural Filtration System
Site Water Retention System

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Coving Community Technique

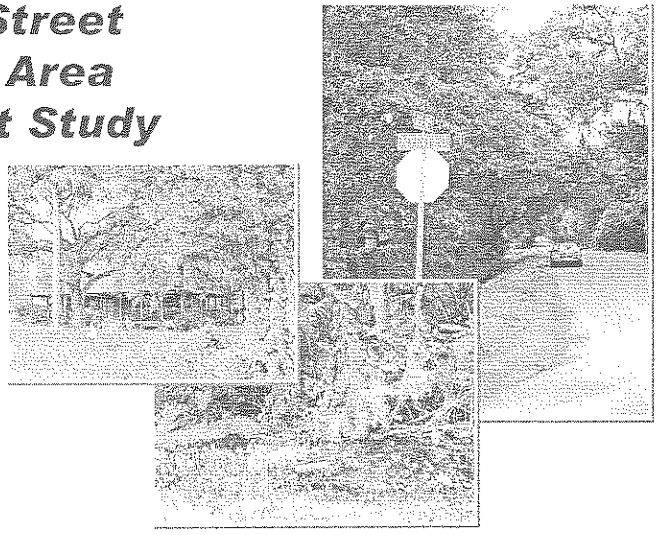
Alternative Development Scenario One
Myrtle Street Conceptual Planning Study

Coved Community:
2.5 Dwelling Units Per Acre
Total Acres: 377
Area Preserved: 195
Buildable Acreage: 280 (182 developed)
Dwelling Units: 642 (3.5 units/dev. acre)
Options:
Preserving & Restoring Woodlots
Trail System
Open Space Preservation & Restoration
Water/Sewer Service
Extended Natural Filtration System
On & Off-Site Water Retention System



SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Myrtle Street Special Area Concept Study

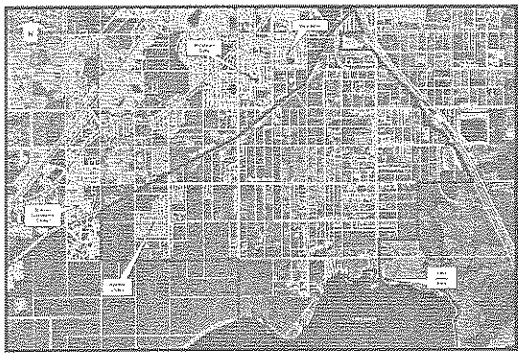


LPA/ P&Z Presentation

February 19, 2003

Background

The BCC directed County Staff to conduct an initial special area study to evaluate land use patterns and urban services within the "Myrtle Street Special Area."

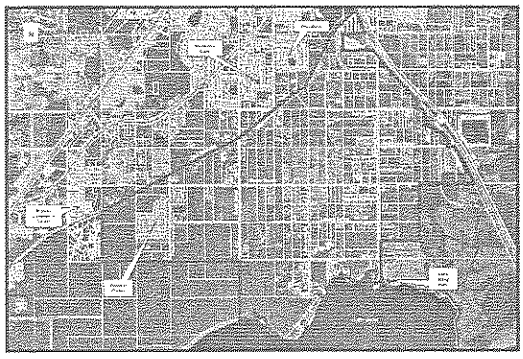


MYRTLE STREET SPECIAL AREA STUDY

Background

Analysis of the area included "theoretical" buildout at three densities:

- *1 dwelling unit per acre (as per existing zoning)*
- *2.5 dwelling units per acre*
- *4 dwelling units per acre (as per rezoning to Low-Density Residential)*

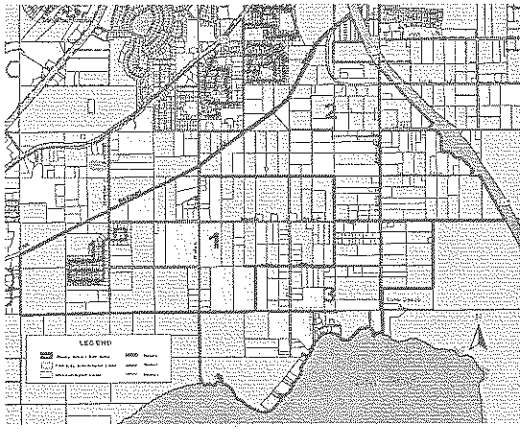


MYRTLE STREET SPECIAL AREA STUDY

Background

For further study, the special area was divided into three smaller "sub-areas" based upon:

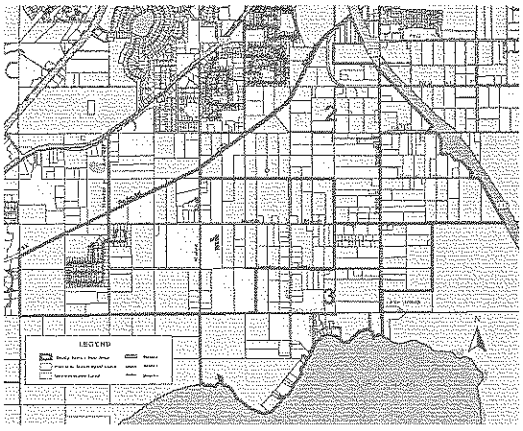
- *ownership patterns*
- *Impacts of wetlands and flood zones*
- *land use characteristics*
- *development patterns*
- *roadway characteristics*



Background

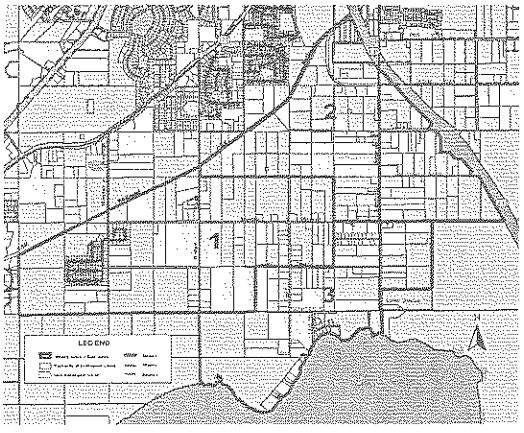
The study analyzed each sub-area based upon:

- *development potential at each level of density*
- *cost of improving and expanding services and facilities, including water, wastewater, roads, schools, and drainage*
- *environmental conditions and constraints*



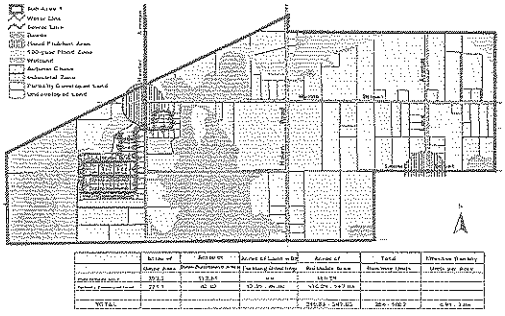
Background

Upon review of the initial study, BCC directed County Staff to expand the Special Area Study to a Phase II Concept Study specifically for Sub-Area 1, the westernmost portion of the Study Area.



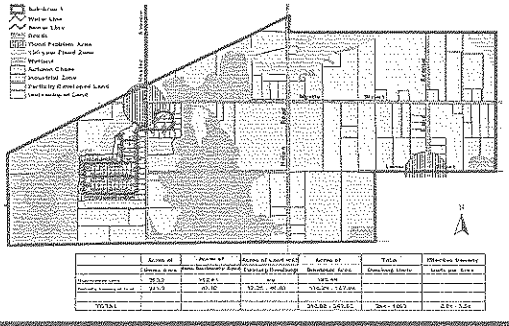
Sub-Area 1 Facts

- *620 Acres (1)*
- *239 Parcels (2)*
- *110 lots (378 Acres) are Vacant*
- *118.5 Acres of Wetlands (3)*
- *23.5 Acres of 100-year Flood Zones*
- *"Theoretical Build-Out" 284 @ 1 du/ac, 644 @ 2.5 du/ac*



Sub-Area 1 Facts

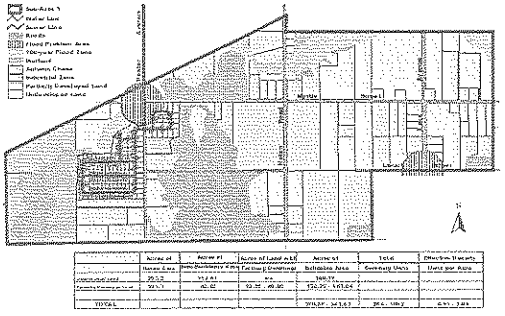
- *63 acres of industrial zoning*
- *Autumn Chase and two proposed land use amendments*
- *Large buildable land area belonging to same owners*
- *Wetland and flooding zones are concentrated*
- *Urban Services – existing trend (water and sewer services)*
- *Good N-S/E-W traffic circulation*



Anticipated Costs and Funding

Roadway Improvements

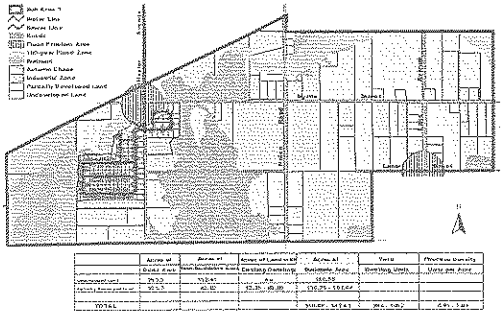
- *$3.8 million for partial replacement*
- *$7.9 million for total replacement*
- *No current funding is identified for improvements*
- *Funding options may include adding project to sales tax or an assessment district*



Anticipated Costs and Funding

Water, Sewer and Drainage Improvements

- *$661,000 for water improvements*
- *$526,000 for sewer improvements*
- *$14 million for drainage improvements*
- *No current funding is identified for improvements*
- *Funding options may include connection fees or an assessment district*



Phase II Purpose

To present innovative development practices that can address the unique character issues of Sub-Area 1.

- *protect existing residential "villages" in Sub-Area 1*
- *maintain the rural character, including ability to keep animals*
- *protect and utilize wetlands, floodplain & wildlife habitat*
- *reduce drainage issues in Sub-Area 1 and minimize runoff & pollutants*
- *limit added infrastructure/cost*
- *protect attractive "viewsheds"*
- *minimize water consumption*
- *develop amenities, but not at cost of local character*
- *maintain quality of life/property values*

Phase II Highlights

The BCC ensured that the Phase II study would provide carefully considered alternatives created with public input.

- *analysis was to consider development at two possible densities – the existing 1 dwelling unit per acre and an increased 2.5 dwelling units per acre*
- *the study began with an analysis of various development techniques and will end with a presentation of plans to the LPA/P&Z and the BCC*
- *public involvement is ongoing and critical to the success of the study*
- *conclusion of the study will include a final illustrative plan and report*

The Neighborhood Task Force

A Neighborhood Task Force was developed to provide guidance to County Staff during development of the Phase II study.

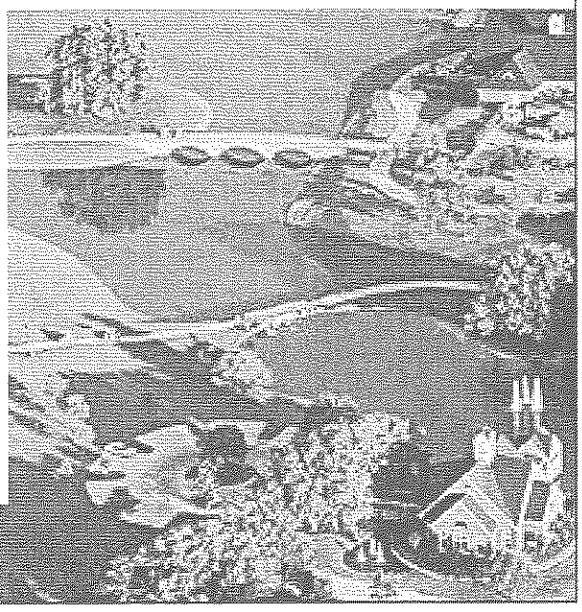
- *Mr. & Ms. DeCiryan*
- *Mr. Dickison*
- *Mrs. Esterson*
- *Mr. Fauver*
- *Mr. Jasmin*
- *Ms. Lanzon*
- *Ms. Lefils*
- *Ms. Minton*
- *Ms. Snyder*
- *Mr. Lord*

Project Schedule

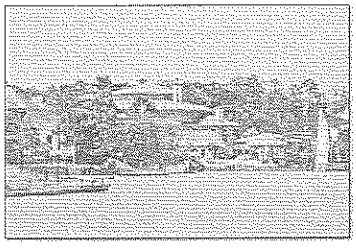
- **1st Neighborhood Task Force Meeting:**
  to collect information and discuss potential development concepts
  January 29, 2003
- **2nd Neighborhood Task Force Meeting:**
  to present 2 development concepts at assigned densities (1 DUA & 2.5 DUA)
  February 6, 2003
- **Sub-Area 1 Neighborhood Public Meeting:**
  to present 2 development concepts to the public for consideration and feedback
  February 17, 2003
- **LPA/P&Z Review of Study Outcome:**
  to present findings to the LPA/P&Z for consideration
  February 19, 2003 @ 7pm
- **BCC Review of Study Outcome:**
  to present findings to BCC for consideration
  March 11, 2003

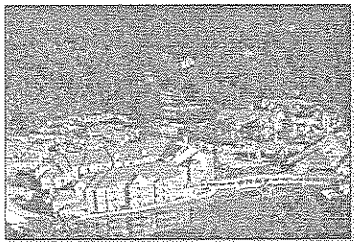
A look at Innovative Alternatives

Addressing the significant issues and concerns raised by area residents and through analysis of the physical characteristics of the area required an alternative to traditional subdivision design.



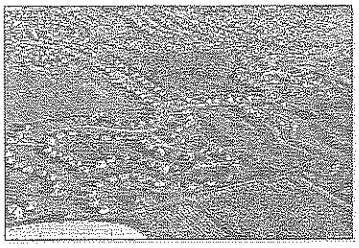
A look at Innovative Alternatives

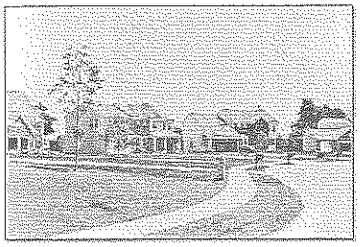




- ***Water-Focused Development*** *takes advantage of water features. Rather than simple drainage ponds and storm drain structures, water-focused development makes the storm drainage system into a marketable and highly functional amenity.*
- *An example of water-focused development includes the Woodlands, near Houston, Texas.*

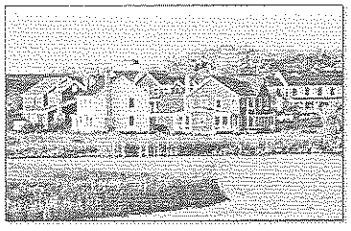
A look at Innovative Alternatives

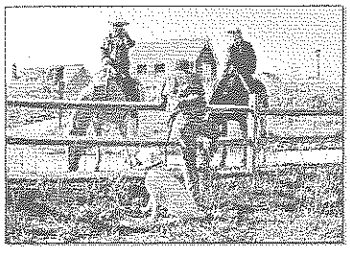




- ***Coving*** *is a unique design created and marketed by Rick Harrison that is noted by its distinctive curvilinear street system and incredibly efficient system of streets and infrastructure. The pattern of development naturally incorporates parks and trails.*
- *Several recent examples of coving are found throughout Florida.*

A look at Innovative Alternatives



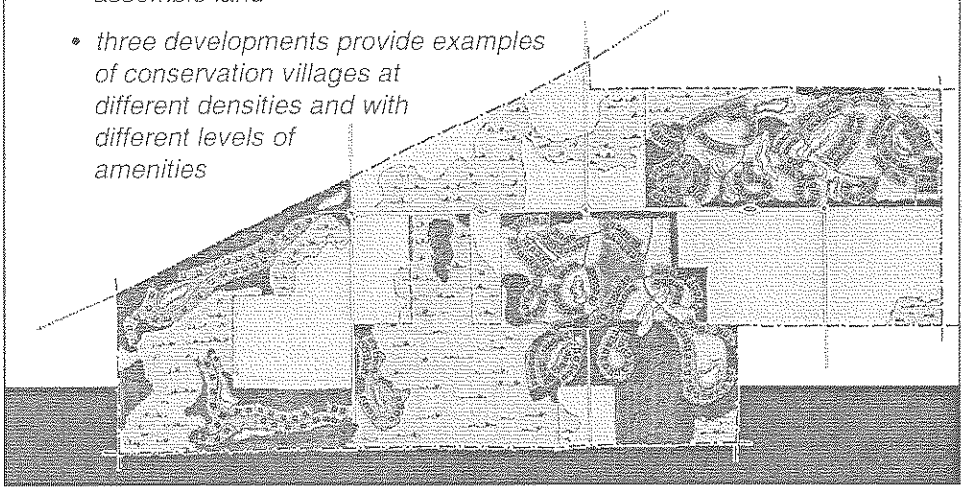


- ***Conservation Subdivision Design*** *focuses on preservation of open spaces and area character. Through creative design, conservation subdivisions permanently preserve, and even highlight, many of the characteristics that make an area unique. Open spaces can function as natural areas or park spaces.*
- *A premier example of conservation subdivision design includes Prairie Crossing, located in Grayslake, Illinois.*

Conservation Village Technique

Example for Sub-Area 1:

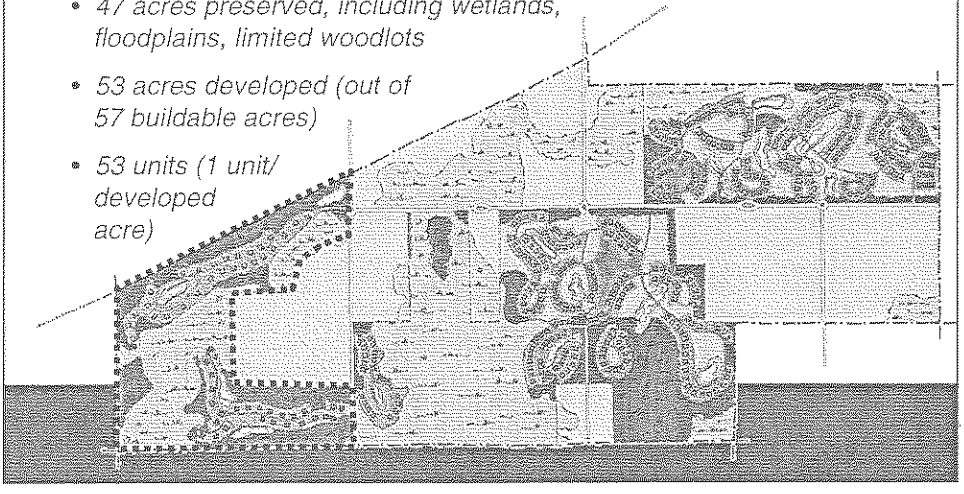
- *developed over time as each developer is able to assemble land*
- *three developments provide examples of conservation villages at different densities and with different levels of amenities*



Conservation Village Technique

Proposed Village One: 1 dwelling unit per acre

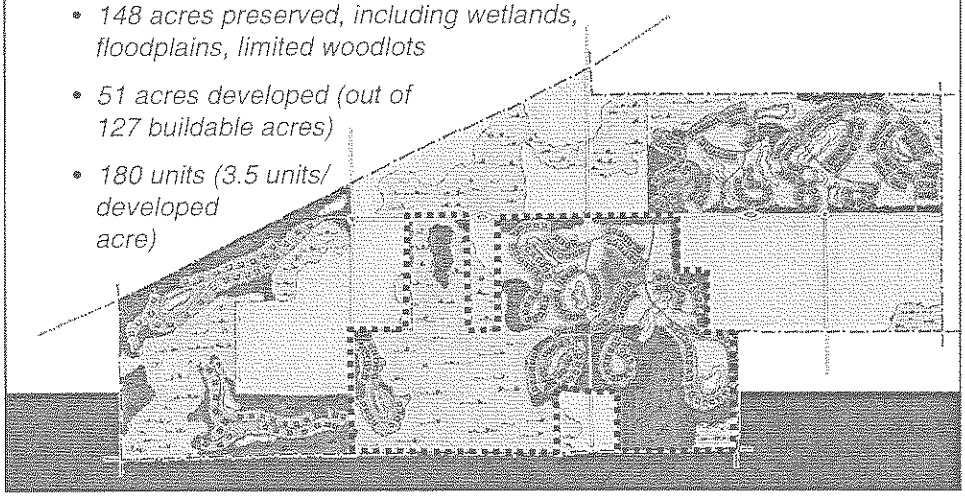
- *104 total acres*
- *47 acres preserved, including wetlands, floodplains, limited woodlots*
- *53 acres developed (out of 57 buildable acres)*
- *53 units (1 unit/ developed acre)*



Conservation Village Technique

Proposed Village Two: 1.5 dwelling units per acre

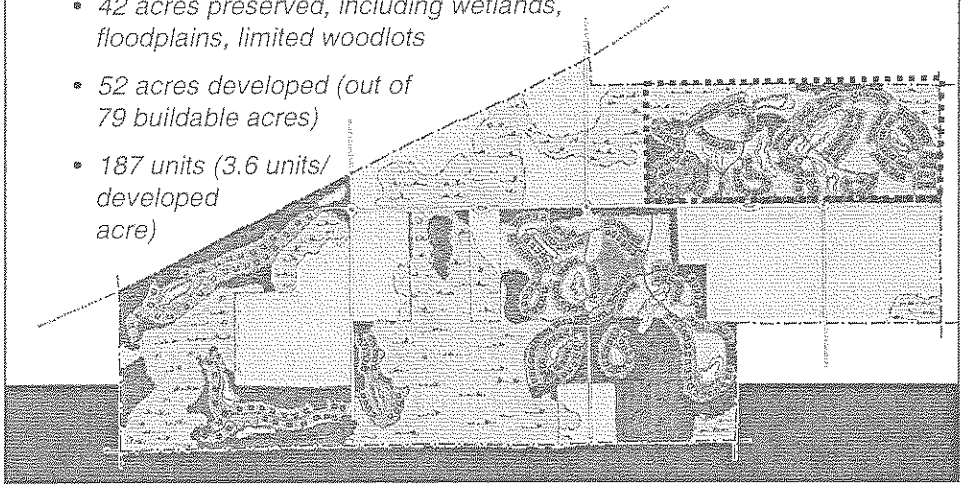
- *199 total acres*
- *148 acres preserved, including wetlands, floodplains, limited woodlots*
- *51 acres developed (out of 127 buildable acres)*
- *180 units (3.5 units/ developed acre)*



Conservation Village Technique

Proposed Village Three: 2.5 dwelling units per acre

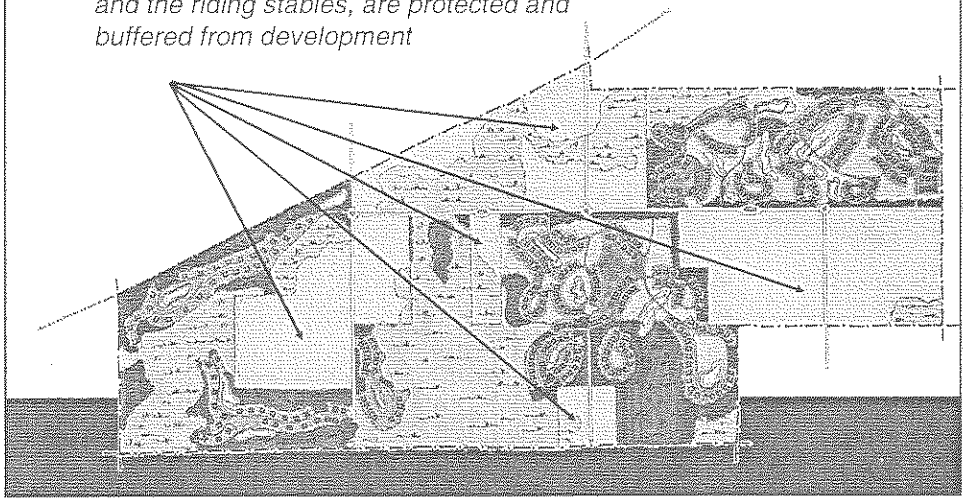
- *94 total acres*
- *42 acres preserved, including wetlands, floodplains, limited woodlots*
- *52 acres developed (out of 79 buildable acres)*
- *187 units (3.6 units/ developed acre)*



Conservation Village Technique

Features of Conservation Village Examples

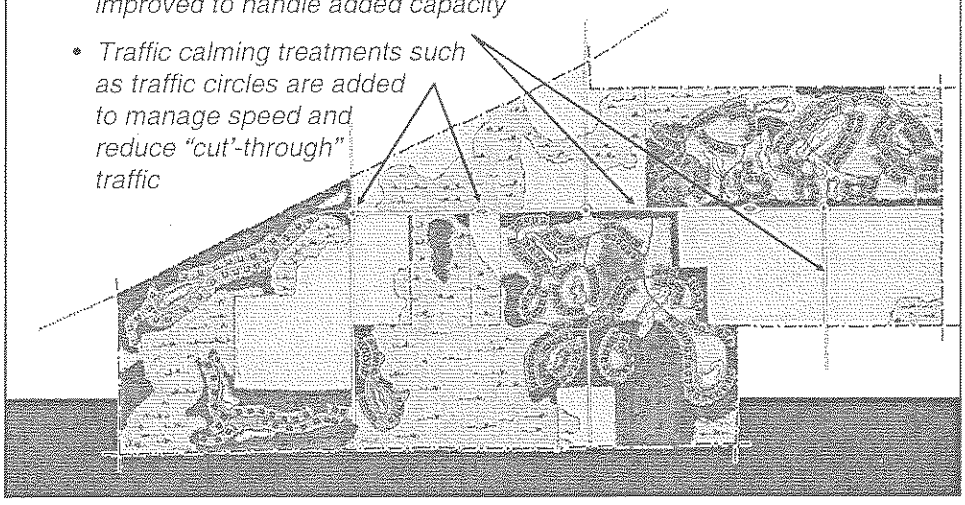
- *Existing "villages", including Autumn Chase and the riding stables, are protected and buffered from development*



Conservation Village Technique

Features of Conservation Village Examples

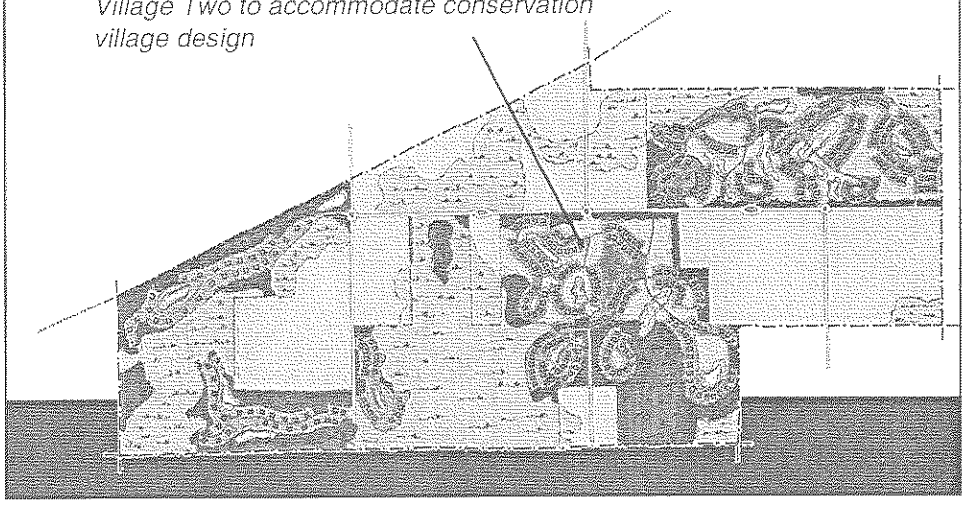
- *Myrtle Street and other collectors are improved to handle added capacity*
- *Traffic calming treatments such as traffic circles are added to manage speed and reduce "cut'-through" traffic*



Conservation Village Technique

Features of Conservation Village Examples

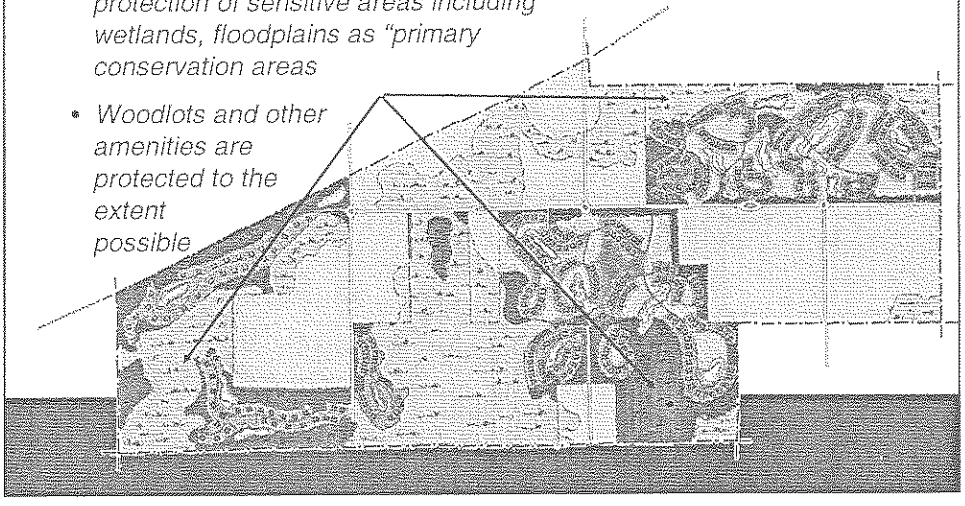
- *A portion of Nolan Road is removed in Village Two to accommodate conservation village design*



Conservation Village Technique

Features of Conservation Village Examples

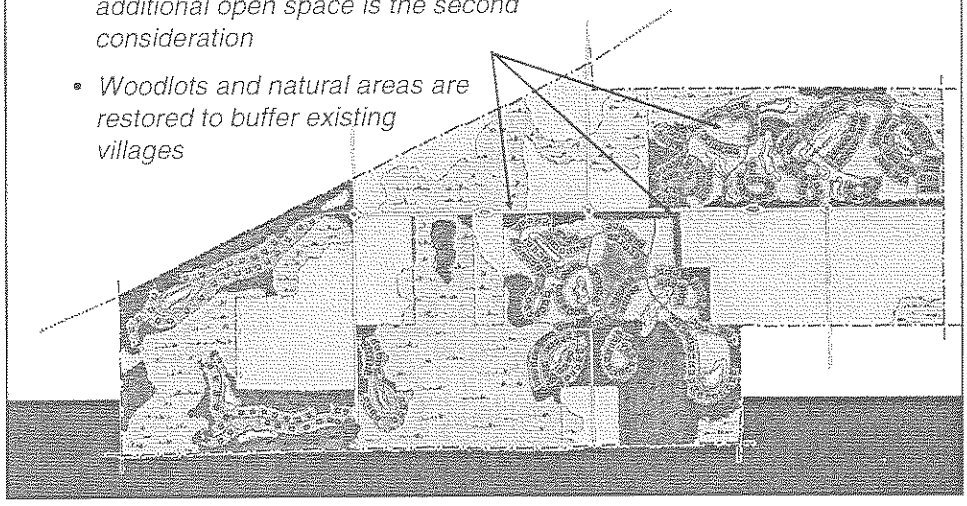
- *In each village, the first concern is protection of sensitive areas including wetlands, floodplains as "primary conservation areas*
- *Woodlots and other amenities are protected to the extent possible*



Conservation Village Technique

Features of Conservation Village Examples

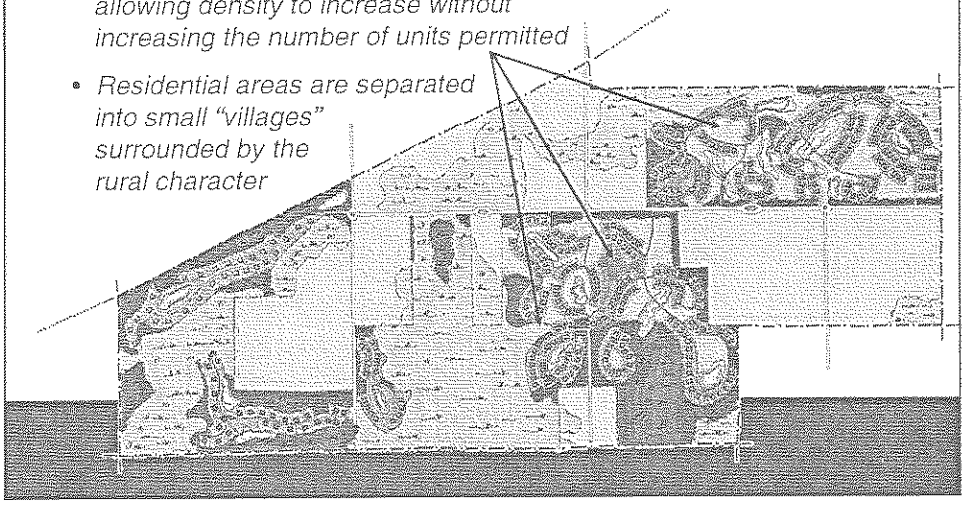
- *Rural character and preservation of additional open space is the second consideration*
- *Woodlots and natural areas are restored to buffer existing villages*



Conservation Village Technique

Features of Conservation Village Examples

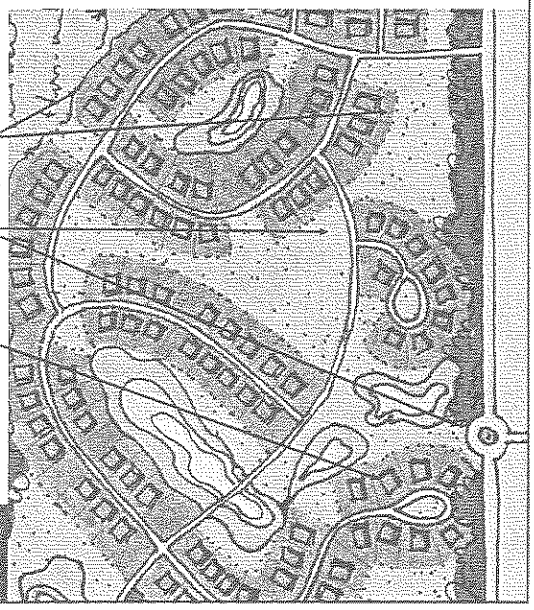
- *Additional open space is preserved by allowing density to increase without increasing the number of units permitted*
- *Residential areas are separated into small "villages" surrounded by the rural character*



Conservation Village Technique

Features of Conservation Village Examples:

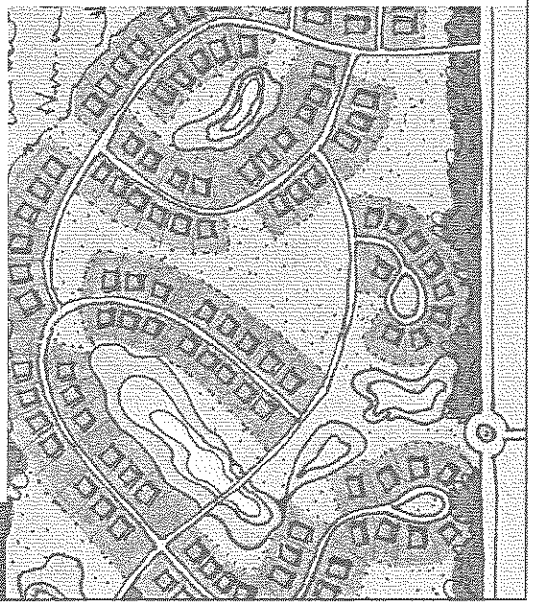
- *each home has a view open space and rural character*
- *specific views are preserved to further add to the open "feel" of the community*
- *oversized cul-de-sacs further enhance the rural character of the development – even in Village Three*



Conservation Village Technique

Features of Conservation Village Examples:

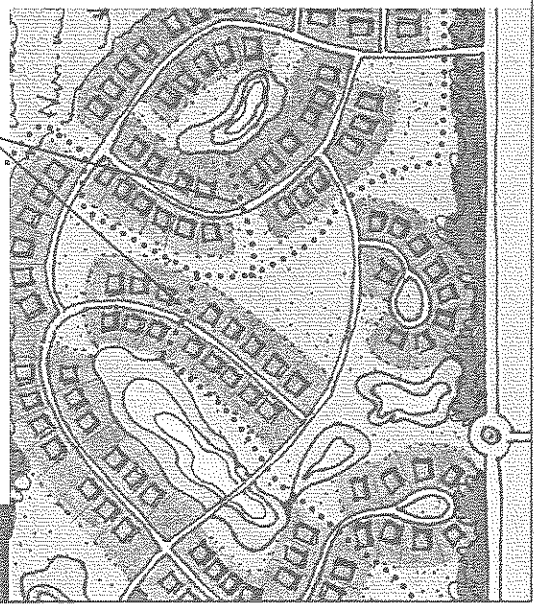
- *large open spaces can occasionally serve as parks but are primarily designed to be restored to a natural state*
- *while lot sizes are reduced, homeowners are surrounded with the appearance of open space*
- *the amount of each site maintained in a natural state also results in decreased water usage*



Conservation Village Technique

Features of Conservation Village Examples:

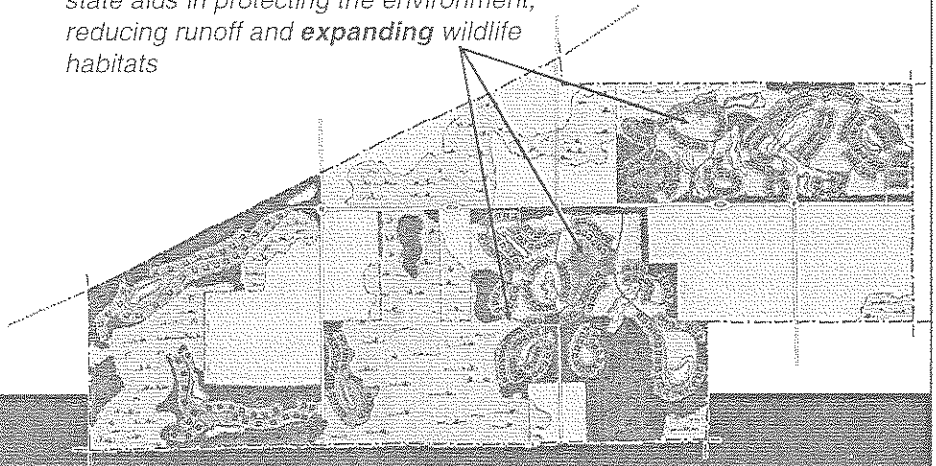
- *Pedestrian traffic can utilize one of several trails in open areas that can be developed throughout the expanse of open spaces and natural areas*
- *Trails can be designed to serve multiple uses including walking, biking and horseback riding*



Conservation Village Technique

Features of Conservation Village Examples

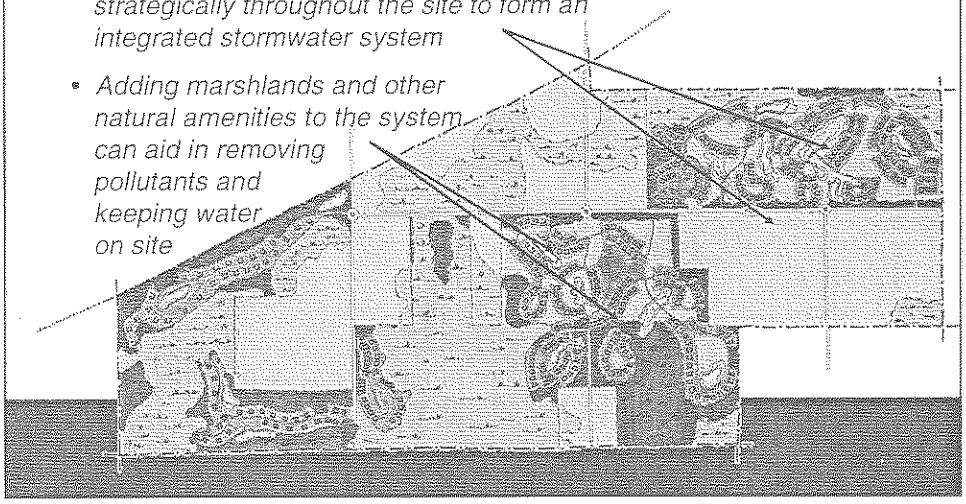
- *Maintaining much of the site in its natural state aids in protecting the environment, reducing runoff and* ***expanding*** *wildlife habitats*



Conservation Village Technique

Features of Conservation Village Examples

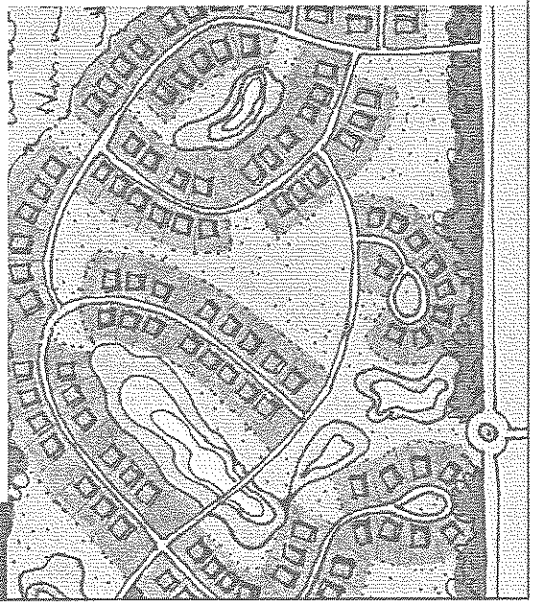
- *Numerous retention ponds are scattered strategically throughout the site to form an integrated stormwater system*
- *Adding marshlands and other natural amenities to the system can aid in removing pollutants and keeping water on site*



Conservation Village Technique

Issues to Consider:

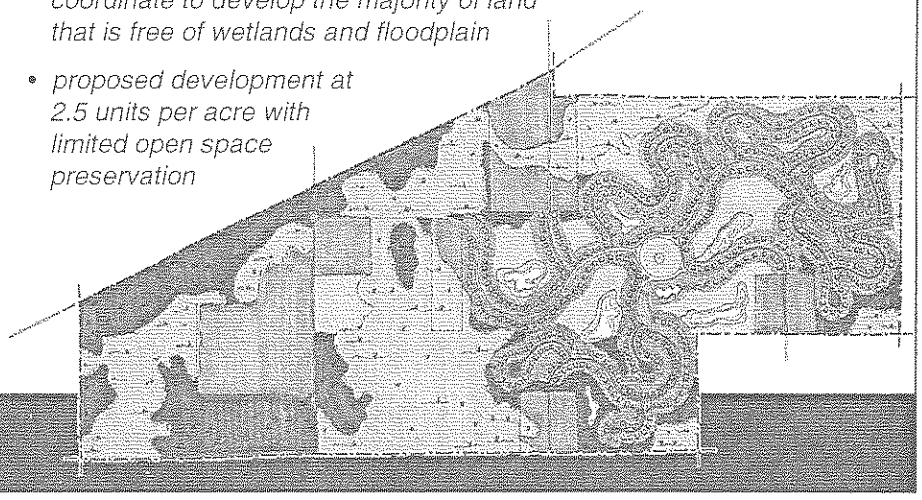
- *places additional traffic along collector streets*
- *requires coordination between property owners or significant land assembly to be most effective*
- *may require changes in comprehensive plan and roadway design standards*
- *creative component is contrary to traditional subdivision engineering*



Coving Community Technique

Example for Sub-Area 1:

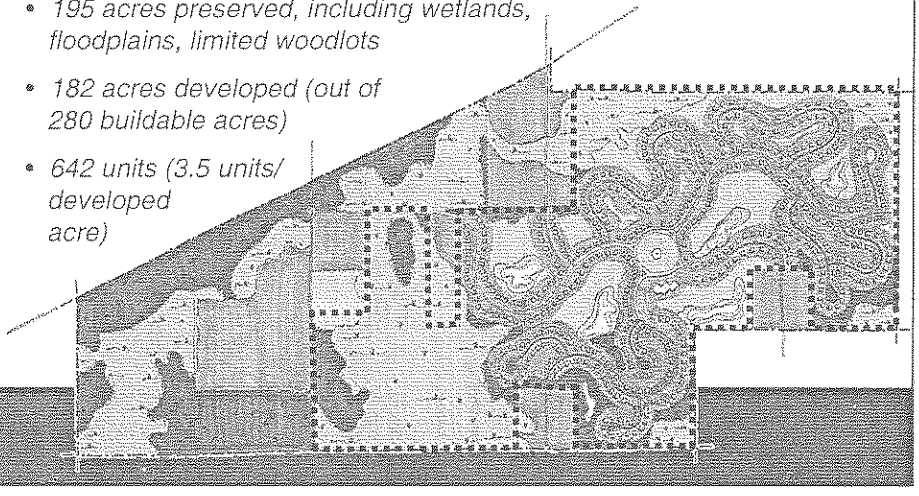
- *assumes that a large number of property owners coordinate to develop the majority of land that is free of wetlands and floodplain*
- *proposed development at 2.5 units per acre with limited open space preservation*



Coving Community Technique

Proposed Development Site

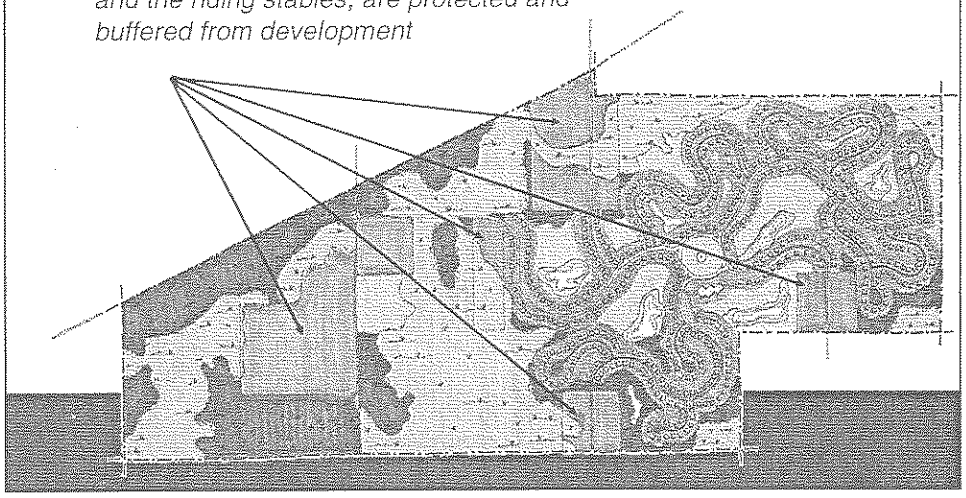
- *377 total acres*
- *195 acres preserved, including wetlands, floodplains, limited woodlots*
- *182 acres developed (out of 280 buildable acres)*
- *642 units (3.5 units/ developed acre)*



Coving Community Technique

Features of Coving Community Example

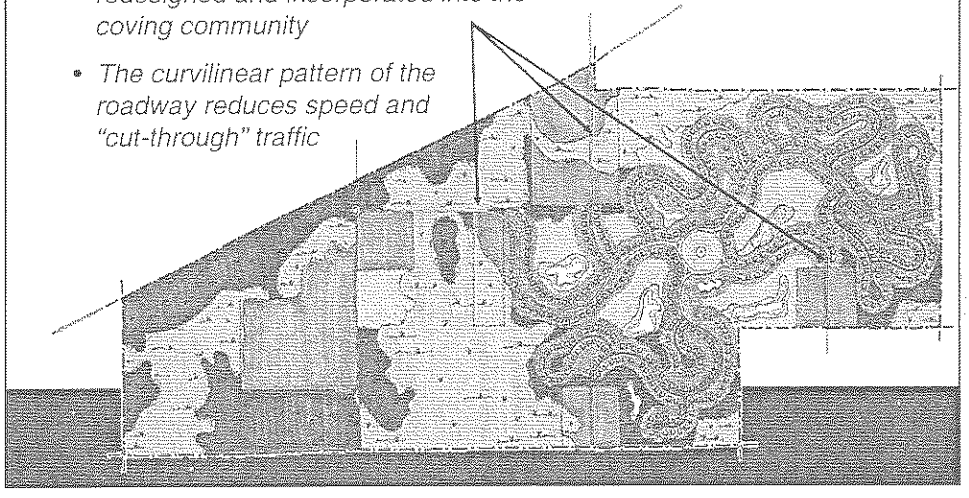
- *Existing "villages", including Autumn Chase and the riding stables, are protected and buffered from development*



Coving Community Technique

Features of Coving Community Example

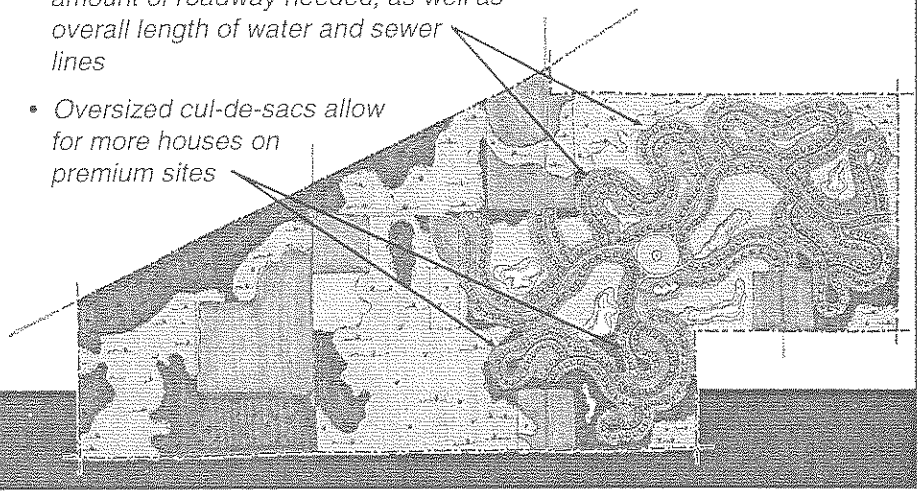
- *Myrtle Street and other collectors are redesigned and incorporated into the coving community*
- *The curvilinear pattern of the roadway reduces speed and "cut-through" traffic*



Coving Community Technique

Features of Coving Community Example

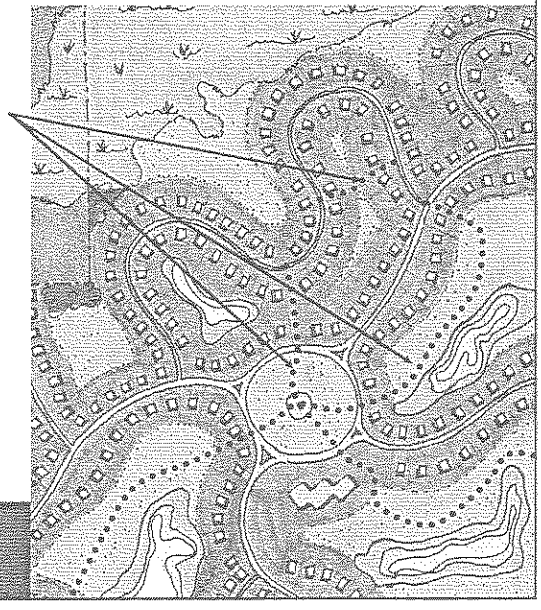
- *The unique street pattern reduces the total amount of roadway needed, as well as overall length of water and sewer lines*
- *Oversized cul-de-sacs allow for more houses on premium sites*



Coving Community Technique

Features of Coving Community Example

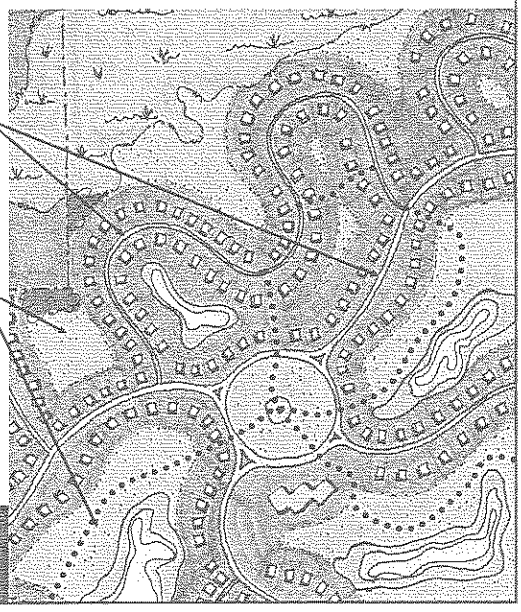
- *Pedestrian traffic can utilize one of several trails in open areas that significantly reduce walking time throughout the community*
- *Trails are also uniquely designed to support emergency vehicles if need arises*



Coving Community Technique

Features of Coving Community Example

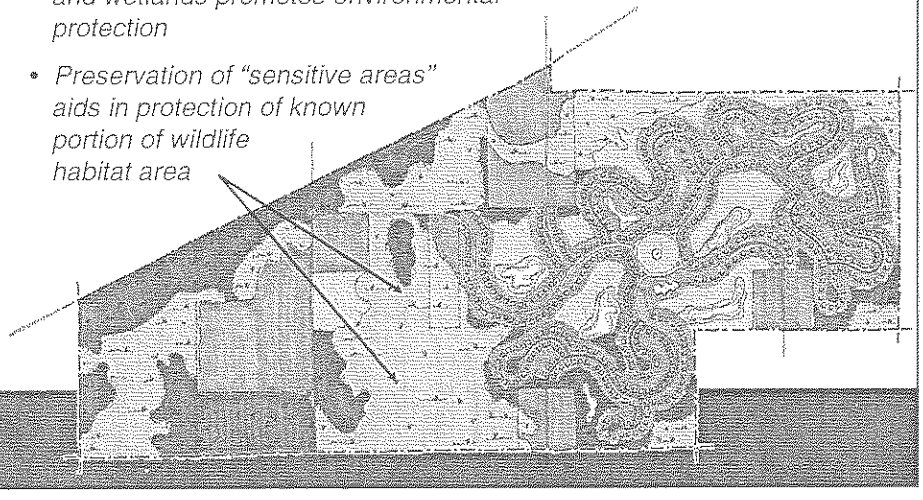
- *Setbacks can be extended and manipulated to make the "streetscape" appear more spacious and "green"*
- *Pockets of open space can be used as parks or restored to their natural state to improve views, overall environmental impact and reduce runoff*



Coving Community Technique

Features of Coving Community Example

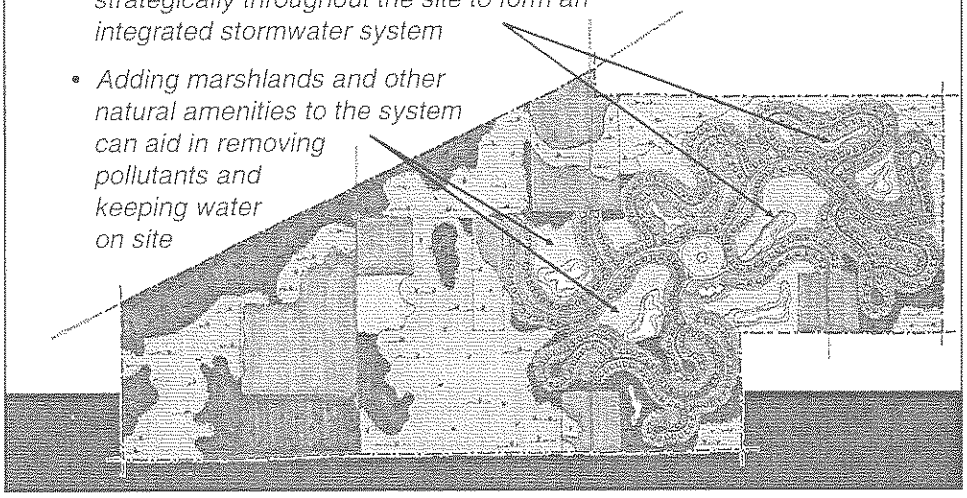
- *Incorporation of a portion of the floodplain and wetlands promotes environmental protection*
- *Preservation of "sensitive areas" aids in protection of known portion of wildlife habitat area*



Coving Community Technique

Features of Coving Community Example

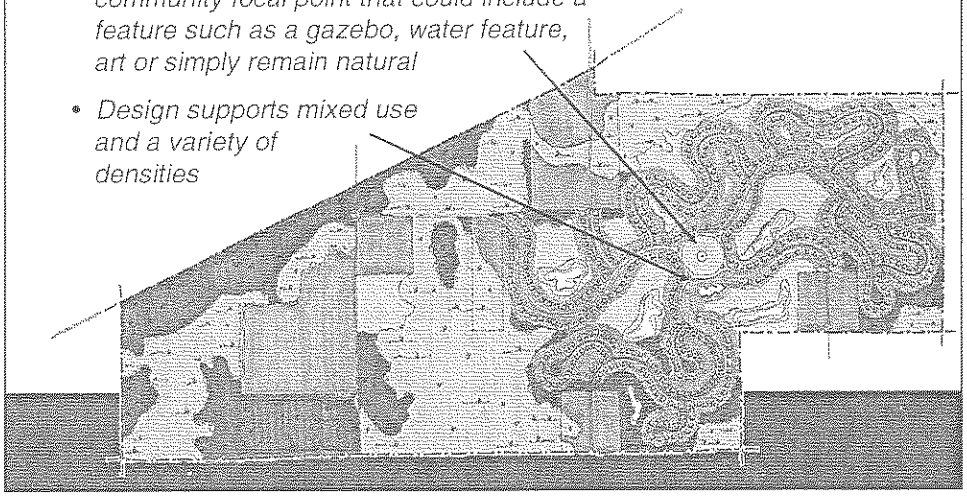
- *Numerous retention ponds are scattered strategically throughout the site to form an integrated stormwater system*
- *Adding marshlands and other natural amenities to the system can aid in removing pollutants and keeping water on site*



Coving Community Technique

Features of Coving Community Example

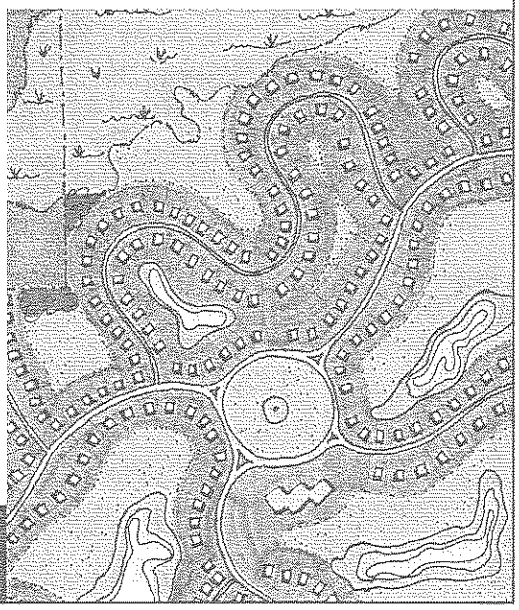
- *Large scale roundabout forms a community focal point that could include a feature such as a gazebo, water feature, art or simply remain natural*
- *Design supports mixed use and a variety of densities*



Coving Community Technique

Other Issues to Consider:

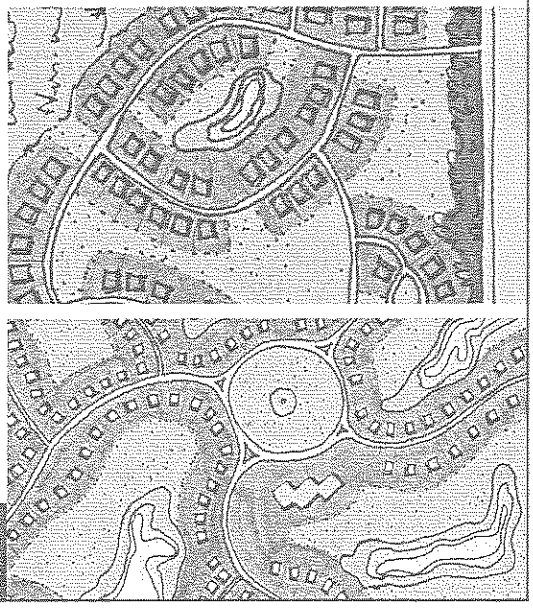
- *character is more "suburban" than rural*
- *requires coordination between property owners or significant land assembly to be most effective*
- *requires changes in comprehensive plan and roadway design standards*
- *proposes significant revision to "collectors" that will alter travel patterns*



Utilizing Either Technique

Drainage Improvements:

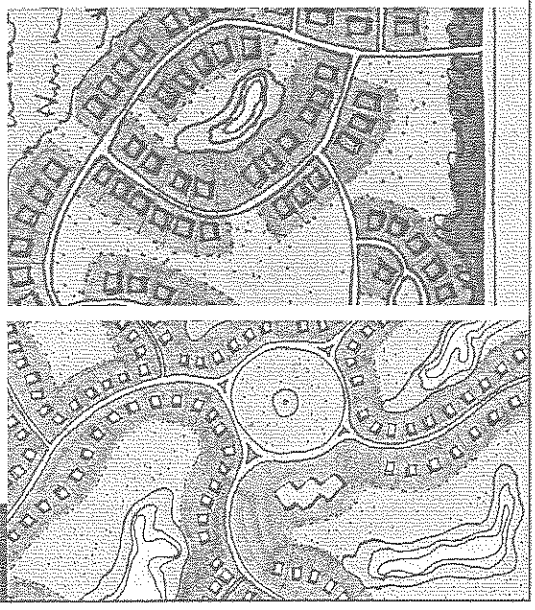
- *both techniques can incorporate recommendations of the Lake Jesup Study*
- *added density (increased units) can be granted to the developer to provide further improvements, such as marshlands, that address issues such as improved drainage and pollution control*



Utilizing Either Technique

Drainage Improvements:

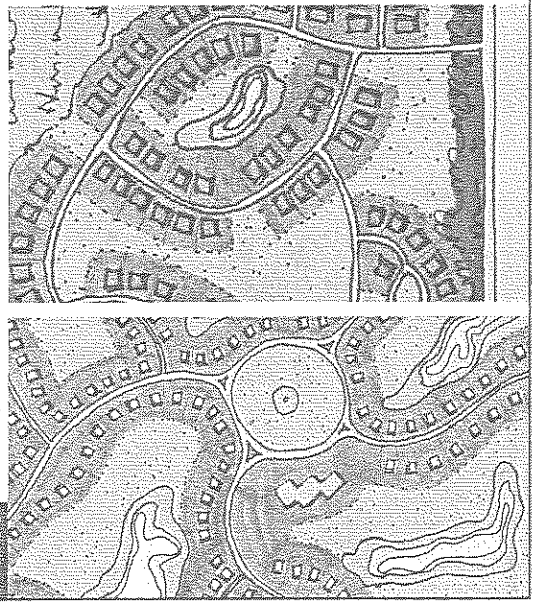
- *techniques such as density bonuses can reward a developer with added number of units for improving the drainage condition* ***beyond its current state****, such as percentage reduction of runoff below undeveloped level, improved drainage of surrounding area, or reduced level of pollutants.*



Utilizing Either Technique

Protecting Open Spaces:

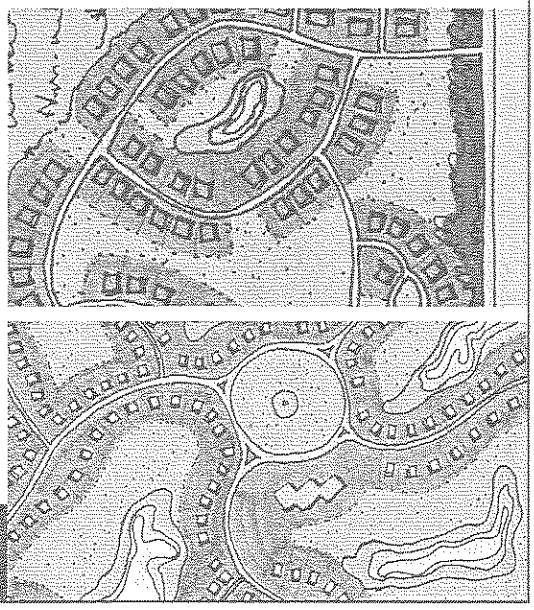
- *sensitive areas and open spaces can be preserved through use of "conservation easements" that permanently protect the property from future development*
- *traditionally, the property and the easement is maintained by a land trust or public entity*
- *easements are maintained through an assessment*



Utilizing Either Technique

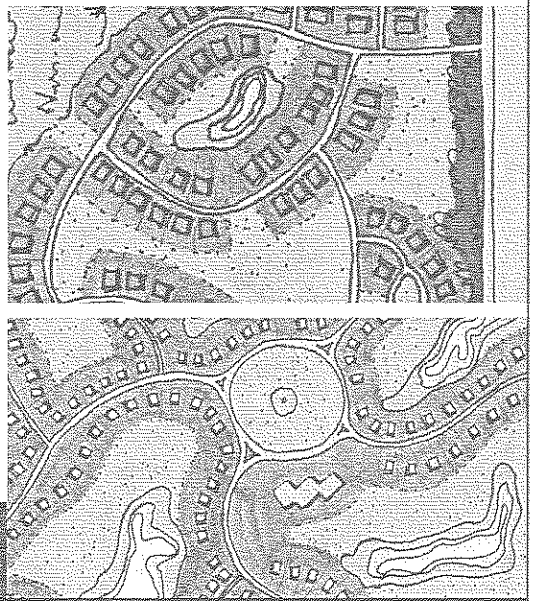
Mixed Use Development:

- *densities can vary throughout site and may include single family and multi-family units*
- *number of units proposed in each example is too small to support commercial activity, but each design is capable of including mixed use or commercial activity*
- *services such as schools, police or fire are easily supported*



Public Meeting Comments

- *densities*
- *drainage*
- *funding*
- *traffic*
- *Coving Community Technique*
- *Conservation Villages Technique*



Possible Future Actions

- *Do nothing and maintain the current course*
- *Select a concept and implement at current densities*
- *Select a concept and implement with the opportunity for increased densities*

Questions & Answers

LPA/P&Z Presentation

February 19, 2003

Minutes for the Seminole County
LPA/P&Z Board
February 19, 2003
7:00 P.M.

Members present: Alan Peltz, Dick Harris, Chris Dorworth, Thomas Mahoney, Ben Tucker, Beth Hattaway, and Dudley Bates

Also present: Matt West, Planning Manager, Mahmoud Najda, Development Review Manager, Kent Cichon, Financial Manager, Jeff Hopper, Senior Planner, Rob Walsh, Principal Coordinator, Cynthia Sweet, Planner, and Candace Lindlaw-Hudson, Sr. Staff Assistant.

G. **Myrtle Street Special Area Concept Study - Phase II** ; County Staff is conducting a planning study to prepare alternative Conceptual Land Use Plans and an illustrative plan for Sub-Area 1 located in the Myrtle Street Study Area. Sub-Area 1 consists of approximately 621 acres in the southwestern portion of the Myrtle Street Study Area.
Commissioner McLain - District 5 Tony Walter, Principal Planner

Tony Walter presented a PowerPoint presentation which outlined all of his major points. (See printout of presentation in agenda item.)

Mr. Walter stated that Phase 1 had a potential of 620 acres. 110 lots, comprising 378 acres were empty at this time. 63 acres were industrial. Autumn Chase is adjacent to this area. There are intense wetlands in the area. There is good road access and water service is approaching the area. Necessary road improvement will cost an estimated $3.8 million to $7.9 million . This would also need $660,000. in improvements for water service and $500,000. for sewers. An estimated $14 million would be needed for drainage improvements. At present, the County has no funding options in place. There is the possibility of using fees or taxes for this.

There were several main issues: protection of existing villages, keeping the character of the area, protect wetlandand wildlife habitat, reduce pollution, limit infrastructure cost, develop amenities without effecting character of the area, and keep home values.

Planners envision 2 scenarios: 1 unit per acre and 2.5 per acre. There has been extensive public comment. A neighborhood task force helped. A final report will go to the BCC.

Alternate design solutions include: water focus community, coving of streets, a conservation subdivision design, taking important areas and designing around them.

The Conservation Village has 1, 1.5, and 2 units per acre, with 53 units having 1 unit per acre.

Area 2, the Nolan Street area has 1.5 units per acre, and 3.6 units per acre. Special property is preserved. The Conservation Village works well on small areas; you can preserve 15 percent of the development due to intensity.

Mr. Walters stated that traffic calming mechanisms were considered. This way preserves the sensative areas and saves areas of woodland and open spaces. Residential lots are smaller but spaced. Large open spaces can be used for retention. Pedestrian paths could be put in through natural areas. Wild life can be preserved. There are numerous retention ponds and there could be extensive mars lands left for filtration. This plan puts traffic on Myrtle Street. There would be collector road problems. There are several large property owners in this area whose property would have to be purchased and coordinated by a developer to accomplish this. Also, there may have to be changes in the code. The County would have to work with the developers.

The Coving Technique would involve 2.5 units per acre. 377 acres are available with 642 units.

Myrtle Street would snake around with all homes fronting on it. There would be unique street patterns. A pedestrian trail could accommodate rescue and fire vehicles.

Setbacks could be varied. Parks, green space, water treatment facilities would be included. This is a somewhat conservation driven approach with numerous retention ponds. Water would be filtered before it gets to Lake Jesup. This is not as limited as the Conservation Village. To accomplish this plan there will need to be coordination between 50 plus property owners. There would need to be a change in the Comprehensive Plan.

With these concepts one finds many small retention ponds. Some drainage issues are addressed.

These plans strive to preserve sensitive areas by designing around them. Preservation is accomplished by having conservation easements. Land trusts can be used, also development of common areas or conservation areas.

Density in the different areas can be determined later. Density is an issue. One unit per acre is thought to be too high by some people.

There is no difference in the impact on schools and fire department service.

Future actions on this can include:
1. Do nothing

2. Select a concept with current density
3. Select a concept and increase the density.

Commissioner Hattaway wondered if area residents understand they will have to pay for this change.

Commissioner Mahoney asked about the 70 acre lake.

Mr. Walters said that there was a 70 acre lake for retention in the area.

Commissioner Mahoney stated that the only way this could be done would be to ascess $10,000.00 per unit for water. Currently $7500.00 is paid, for schools, fire and the like. We are talking about $10,000.00 extra on top of the $7500.00 now paid. 700 new homes have a cost of $7 million to add. How feasible is it to go forward with the costs involved?

Mr. Walters stated that the big issue was drainage. With multiple ponds, swales could be used.

Commissioner Mahoney pointed to the problem of multiple owners. The Coving technique requires one developer to acquire all of the parcels. The Conservation Village will work on smaller parcels of 30 to 40 acres with concentrated homesites. The Commissioner stated that two problems were: cost and assembling the lands.

Commissioner Mahoney stated that it is difficult to add 00 units to the environment with a cost of between $7 - $15 million. How could we pay for it?

During public input B.J. Simons of 1550 Myrtle Street spoke about the overcrowded schools and the water run off problem in the area. He stated that a layer of hardpan, 2 – 4 inches below the surface is found in this area. No absorption takes place. Most water evaporates. He requested denial. He asked that density be kept to 1 dwelling unit per acre., or 1 dwelling unit per 2.5 acres.

Randall Priest of 4500 S. Sanford Avenue stated that the conservation technique is fine, but consider the roads and drainage first. No more homes should be built until this issue is addressed.

Robert Jasmine of 1153 Myrtle Street, Sanford, said that Mr. Priest was correct. Commissioner McLain asked that we work with the County and consultants. I will support the Conservation Village concept, but first we need to fix existing problems. Soil and the infrastructure cannot support the changes. There is no funding for any of this. To push the Conservation Village, keep 1 unit per acre. For example, Rose Hill will put 3,075 cars onto roads in the area. In studies in Minneapolis, Rich Harris had good ideas. Keep suburban estates. There is no

sewer system. Use a 6 home septic system technique. Use these as a buffer system to 6 Mile Creek. Address the sewer problems first. Deny ore building until funding is established.

John Climbor of 525 North Carolina Run, Sanford, wanted 1 house per 5 acres. He stated that this entire study came from one couple requesting a rezone. This issue has been blown up. He stated that citizens are opposed and unwilling to pay for this.

Alex Dickerson of 4851 Hester Avenue had questions on the roads, drainage, and costs. He stated that these have not been addressed. The Conservation Village technique is good.

Draconis Deciryan of 1581 Autumn Chase Circle said that a 1999 study identified areas for improvement. The public meetings were attended by between 125 and 175 people. Overwhelming opinion is for the area to remain rural, rather than suburban. Observe the character of the lands. This Board can show developers how to take initiatives to preserve the environment. We need long range techniques.

Ann Esterson of 1235 Myrtle Street said that she is worried by her request to develop 2 parcels. Will it cost $7 million to develop her project? The system will be filled with ditches for drainage. According to the Comprehensive Plan, LDR is compatible to Suburban Estates. To protect the environment, use less sod. The area could be developed at 1 unit per acre with septic. If we develop at 2 or 2.5 units per acre we could afford to do the water and sewer. A developer could do this. Storm drainage can be held on site. A ditch system did work, with the County maintaining the ditches. Some people have built in the wetlands. We can do 1 unit per acre. We want a density so we can afford to bring the utilities down. Increase the density to 2 or 2.5 units per acre. Most other people will approve of this.

The public hearing was now closed.

Commissioner Harris stated that we should look at the overall area potential for development. If we act on a single request, the rest of the pattern gets determined. For example, look at the area near UCF. The area is close to build out, with no area for apartments. We now have a clearer view of the area potential. Density does not address quality. Cost of infrastructure due to hardpan and drainage is unaffordable. There is little we can do to change the development pattern out there. Either the money is not there, or the ability to combine lots is not there.

Commissioner Mahoney stated that we had a good study, but the answer to the study is for an area wide basis change that is inappropriate for the area.

Commissioner Mahoney made a motion to accept the study and recommend no further action . The Land Use will remain Suburban Estates.

Commissioner Peltz seconded the motion.

Commissioner Hattaway asked what will be done in the future.

Commissioner Mahoney said that we will do an individual examination of each application.

Commissioner Tucker said that Suburban Estates land use will remain behind things.

Commissioner Dorworth said that the funding is an issue for the BCC.

The vote was 7 – 0 to accept the report and recommend no further action.