

Item # 44

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Request for Approval of Final Master Plan and Developer's Commitment Agreement for Lake Jesup Woods PUD (Greg Duggan / Greater Construction Corp.)

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

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Tony Walter <sup>TW</sup> **EXT.** 7375

<b>Agenda Date</b> <u>8/10/04</u> <b>Regular</b> <input checked="" type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

1. APPROVE the Final Master Plan for the Lake Jesup Woods PUD, located on the south side of Myrtle Street, 650' east of Hester Avenue, and authorize the Chairman to execute the Developer's Commitment Agreement; based on staff findings (Greg Duggan, applicant); or
2. DENY the Final Master Plan and Developer's Commitment Agreement for the Lake Jesup Woods PUD; located on the south side of Myrtle Street, 650' east of Hester Avenue, (Greg Duggan, applicant); or
3. CONTINUE the request until a time and date certain.

Commission District #5 – McLain

Tony Walter, Assistant Planning Manager

**BACKGROUND:**

The applicant requests approval of the Final Master Plan and Developer's Commitment Agreement for the Lake Jesup Woods PUD in order to develop 116 single family homes on a 78.64 acre site. The Board approved the Preliminary Master Plan for the project on August 12, 2003. The zoning approval permitted minimum size lots of 50 feet in width and 5,000 square feet in area. There is a 100 foot natural buffer along Myrtle Street and a 50 foot natural buffer along the western property line. A minimum upland conservation area of 15.91 acres in its natural state and a pedestrian/equestrian trail are provided.

<b>Reviewed by:</b> <u>[Signature]</u> <b>Co Atty:</b> <u>[Signature]</u> <b>DSF:</b> _____ <b>OTHER:</b> <u>[Signature]</u> <b>DCM:</b> <u>[Signature]</u> <b>CM:</b> _____ <b>File No.</b> <u>rpdp01</u>
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**STAFF FINDINGS:** Staff finds that the proposed Final Master Plan and Developer's Commitment Agreement are consistent with the Preliminary Master Plan, approved Development Order, and the Vision 2020 Plan with the addition of the following commitment:

That the maintenance of the trail/drainage/maintenance/recreation tracts along the east and northeast boundaries be included as a responsibility of the home owners association.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Master Plan and Developers Commitment Agreement with staff findings for the Lake Jesup Woods PUD and authorize the Chairman to execute same.

Attachments: PUD Final Master Plan for Lake Jesup Woods  
Draft Lake Jesup Woods Developer's Commitment Agreement  
Development Ord. #01-10000001

# PRELIMINARY AND MASTER SITE PLAN

FOR

# LAKE JESUP WOODS

BY THE GREATER CONSTRUCTION CORPORATION  
SEMINOLE COUNTY, FLORIDA

**OWNER**  
THE GREATER CONSTRUCTION CORPORATION  
1105 HENNINGTON PARK DRIVE  
LONGWOOD, FLORIDA 32714  
(407) 899-0300  
CREGG CASSIDAL, P.E.

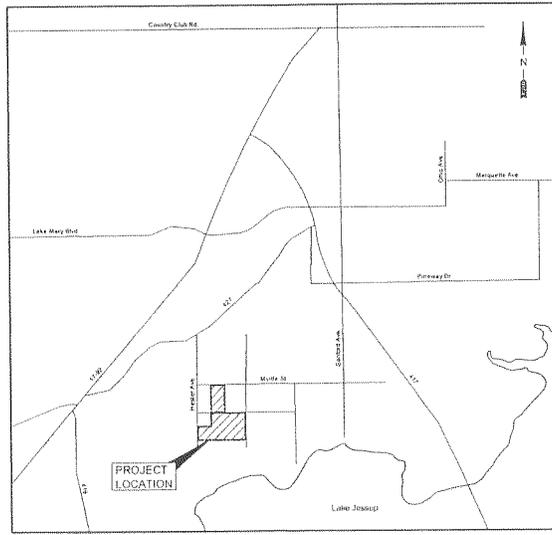
**ENGINEER**  
CPH ENGINEERS, INC.  
1111 EAST ROBINSON STREET  
ORLANDO, FLORIDA 32801  
(407) 425-0452  
CONTACT: WILLIAM R. HOLMES, P.E.

**ENVIRONMENTAL CONSULTANT**  
MORGAN ENVIRONMENTAL CONSULTING, INC.  
740 CENTRAL FLORIDA PARKWAY, SUITE 2004  
LONGWOOD, FLORIDA 32750  
(407) 262-0448  
CONTACT: STEVE BUTLER

**SOILS CONSULTANT**  
PSH ENGINEERING CONSULTING TESTING  
1740 33RD STREET  
ORLANDO, FLORIDA 32809  
(407) 324-2660  
CONTACT:

**SURVEYOR**  
TRIPLEPAUGH SURVEYING SERVICES, INC.  
370 WEST MICHAELS STREET  
ORLANDO, FLORIDA 32806  
(407) 427-4967  
CONTACT: GERALD OLVERHORN, P.L.S.

**UTILITIES**  
WATER - SEMINOLE COUNTY  
SEWER - SEMINOLE COUNTY  
STORM WATER - LAKE JESUP WOODS, HOA  
ELECTRIC - PROGRESS ENERGY  
TELEPHONE - BFL SOUTH  
GAS - FLORIDA PUBLIC UTILITIES  
CABLE - BRIGHTHOUSE



VICINITY MAP  
LEGAL DESCRIPTION

DESCRIPTION PER ORA 317, PAGE 021

Lot 103, 104, 105, 106, 108, 110, 112, 115, 116 and 117, less the Rights 5 West of Lot 105 and 110 for use right of way, EUREKA HAMMOCK according to the plan record, as recorded Plat Book 1, Page 128 of the Public Records of Seminole County, Florida

Being also described as follows:

**PARCEL 1**

Commence at a 1/4 inch iron pipe marking the northeast corner of the Southwest 1/4 of Section 23, Township 28, Range 30 East, Seminole County, Florida, which pipe also being the Centerline Intersection of Myrtle Street and Lake Avenue as shown on the plat of the Map of Eureka Hammock as recorded in Plat Book 1, Page 128 of the Public Records of Seminole County, Florida, thence run South 00° 24' 20" East along said Centerline of Lake Avenue a distance of 25.00 feet to the intersection with an Existing portion of the County Right of Way of Myrtle Street, thence run South 00° 24' 20" East along said Centerline of Lake Avenue a distance of 1325.00 feet to the Centerline of Lot 103 of said Eureka Hammock by the Point of Beginning, thence run South 00° 24' 20" East along said Right of Way for a distance of 1275.17 feet to a point on the North Right of Way of Lake Shalaka Avenue and thence go, on the Southwest corner of said Lot 103 thence run South 00° 14' 40" West along said North Right of Way for a distance of 400.00 feet to the Southwest corner of Lot 105 of Eureka Hammock, thence run North 00° 24' 20" East along said West line of said Lot 110 a distance of 1272.75 feet to the aforementioned South Right of Way of Myrtle Street, thence run South 00° 24' 20" East along said Right of Way for a distance of 400.00 feet to the Point of Beginning.

**PARCEL 2**

Commence at a 1/4 inch iron pipe marking the northeast corner of the Southwest 1/4 of Section 23, Township 28, Range 30 East, Seminole County, Florida, which pipe also being the Centerline Intersection of Myrtle Street and Lake Avenue as shown on the plat of the Map of Eureka Hammock as recorded in Plat Book 1, Page 128 of the Public Records of Seminole County, Florida, thence run South 00° 24' 20" East along said Centerline of Lake Avenue a distance of 25.00 feet to the intersection with an Existing portion of the County Right of Way of Myrtle Street, thence run South 00° 24' 20" East along said Centerline of Lake Avenue a distance of 1325.00 feet to the Centerline of Lot 103 of said Eureka Hammock, thence run South 00° 24' 20" East along the Eastline and East Right of Way of said Lot 103 for a distance of 1112.37 feet to the South Right of Way of the parcel described in the plat of Eureka Hammock, thence run South 00° 24' 20" East along said Right of Way for a distance of 400.18 feet to the northeast corner of Lot 105 of Eureka Hammock, thence run South 00° 24' 20" East a distance of 1296.45 feet to the Southwest corner of said Lot 110 and the North Right of Way of the parcel described in the plat of Eureka Hammock, thence run North 00° 24' 20" East along said North Right of Way for a distance of 69.54 feet to the northeast corner of Lot 117 of said Eureka Hammock, thence run North 00° 14' 40" West along the North Right of Way of said Lot 117 a distance of 62.30 feet to the Southwest corner of the aforementioned Lot 115, thence run North 00° 24' 20" East along the West line of said Lot 115 a distance of 183.18 feet to the Northeast corner of said Lot 115 and the aforementioned South Right of Way of Myrtle Street, thence run North 00° 14' 40" West along said South Right of Way for a distance of 150.00 feet to the Point of Beginning.

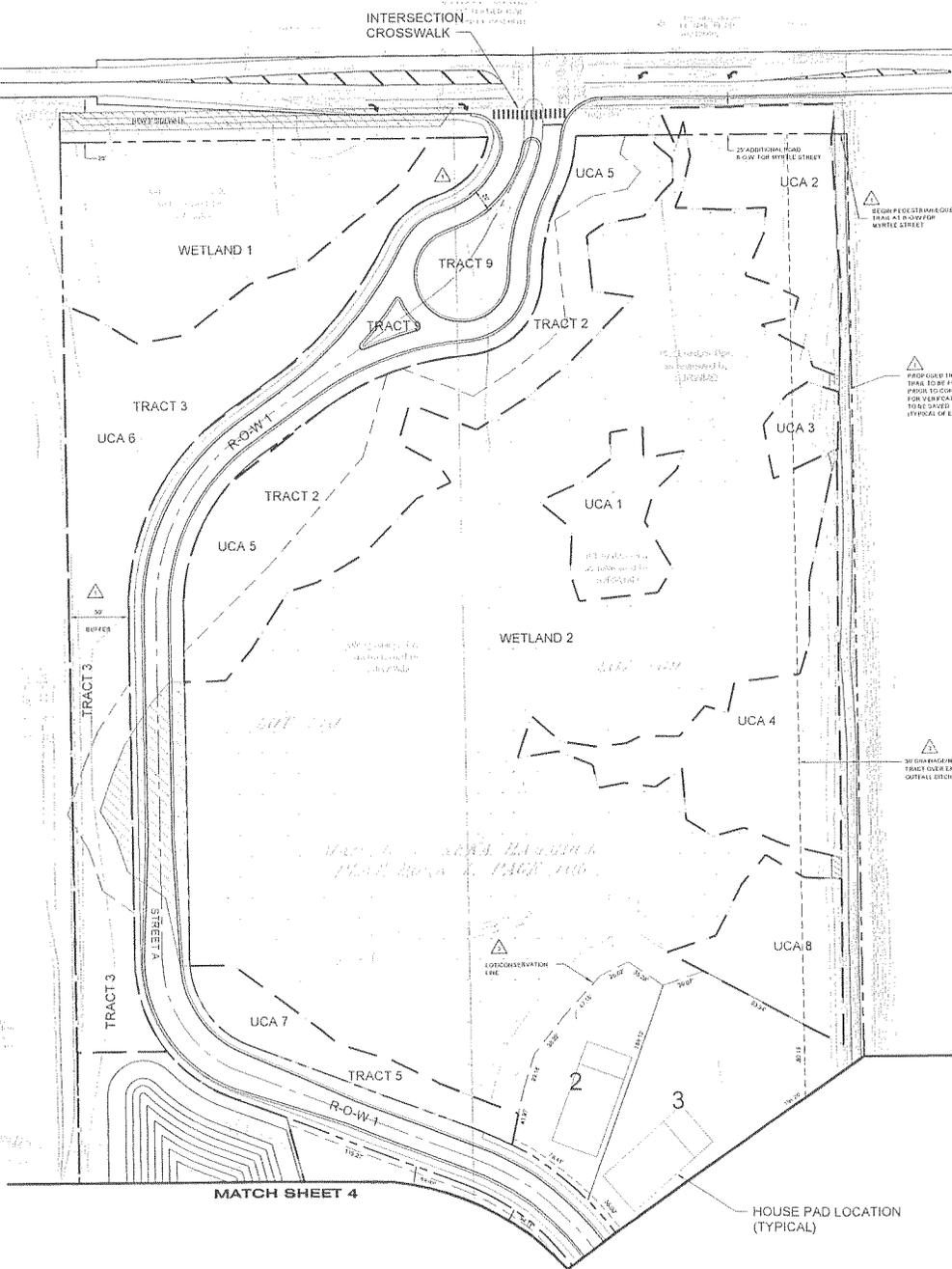
**INDEX OF SHEETS**

1. COVER SHEET
2. SURVEY
- 2A. SURVEY
- 3 - 5. MASTER LAND USE PLAN
- 6 - 8. SITE DEVELOPMENT AND TRANSPORTATION PLAN
- 9 - 11. UTILITY AND FIRE PROTECTION PLAN
12. EARTHMOVING CONCEPT PLAN
13. OFFSITE ROAD IMPROVEMENTS

Seminole County Site Permit Required  
Seminole County Right of Way Utilization Permit Required  
Seminole County Underground Utility Permit Required  
Seminole County Land Development Code Requirements  
Adequate site utility plan per the rules provided applicable to site plans prior to approval of access location. All utilities on or off site which would create a right-of-way shall be located on shared plans, and right-of-way located in field shall be used on approved plans with stated approximate location of lines.  
Seminole County Land Development Code Requirements  
All site utility plans and utility maps to be submitted with Seminole County Land Development Code Chapter 20-22 incorporating METCO and Seminole County Traffic Standards and must be submitted PRIOR to COMMENCEMENT of location.  
Seminole County Rider  
Contingencies to not authorized for sanitary collection systems, water distribution systems, and storm water management systems, and all applicable federal, state and local management guidelines, and permits are obtained.  
Private Approval of Home  
Seminole County  
Approved for construction  
This approval is subject to specific covenants to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or to the fully executed which results in a violation of any applicable code requirements. Administrative acceptance of the documents does not constitute a waiver of any code requirements. It does not release the developer of its responsibility for meeting the requirements. This specific approval is valid for a period of one year from the date below.  
Expiration  
Seminole County Development Review Department  
Date



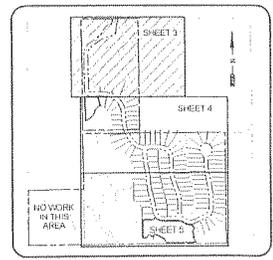




WETLAND AREA TABLE		UPLAND CONSERVATION AREA (UCA) TABLE	
WETLAND	AREA (AC)	UCA	AREA (AC)
1	0.80	1	0.32
2	5.23	2	0.40
3	11.48	3	0.00
4	1.14	4	0.04
5	1.17	5	1.00
6	3.37	6	0.00
7	0.53	7	0.21
8	0.07	8	0.37
9	0.13	9	1.05
10	0.12	10	2.93
11 (TOTAL)	1.36	11	1.42
12	0.30	12	3.48
		13	0.18
		14	1.90
		15	0.30
		16	0.30
TOTALS	25.65 AC		15.81 AC

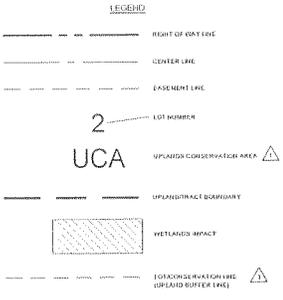
TRACT TABLE			
NUMBER	DESCRIPTION	AREA	OWNER
R-O-W-1	STREET A & B	23.87 AC	SEM. CO.
TRACT 2	OPEN SPACE	43.08 AC	SEM. CO.
TRACT 3	OPEN SPACE	11.25 AC	SEM. CO.
TRACT 4	POND	11.48 AC	UGA
TRACT 5	OPEN SPACE	40.21 AC	SEM. CO.
TRACT 6	OPEN SPACE	49.36 AC	HOA
TRACT 7	POND 2	43.24 AC	UGA
TRACT 8	OPEN SPACE / LOT STATION	25.19 AC	SEM. CO.
TRACT 9	OPEN SPACE	4.81 AC	SEM. CO.

OPEN / PUBLIC / SEMI-PUBLIC AREAS		
LOCATION	USE / DESCRIPTION	AREA
TRACTS	SEMI-PUBLIC OPEN AREA	2.92 AC
UCA	SEMI-PUBLIC OPEN AREA	15.91 AC
PUBLIC	ROAD ROW	1.97 AC
PUBLIC	LOT LOT RECREATION AREA	0.20 AC
TOTAL	OPEN SPACE	24.78 AC
	NET DEVELOPABLE AND OPEN SPACE	32.30 AC
	USABLE OPEN SPACE AND RECREATION AREA	46.74 %



**PROJECT DATA**  
 PROJECT AREA: 788.84 AC  
 CURRENT ZONING: PD  
 PLANNED UNIT DEVELOPMENT, SINGLE FAMILY  
 DENSITY: LOW DENSITY RESIDENTIAL  
 TOTAL EXISTING LOTS: 110  
 OVERLAYS: 0 AREAS IMPACTED  
 NUMBER OF PHASES: 1  
**FLOOD ZONE**  
 THIS PROPERTY IS IN FLOOD ZONE X: OUTSIDE 100 YEAR FLOOD PLAIN, PER F.E.M.A. FLOOD INSURANCE MAPS (FIRM), WITHIN  
**LOT DATA**  
 118 SINGLE-FAMILY LOTS  
 MINIMUM LIVING AREA: 1000 SF  
 MIN. LOT SIZE: 5,000 SF  
 SET BACKS: FRONT: 30  
 SIDE: 5 (20' ON CORNER LOTS)  
 REAR: 25  
 MIN. LOT WIDTH: 30 AT RASH OF LOT  
 WETLANDS: 20' (AVERAGE)  
 15' (MINIMUM)  
 PAVEMENT: 15' MIN. 21' 5" FT 3" RADIUS  
 GROUND DENSITY: 1.81 LOTS / 52.89 AC = 2.7 LOTS PER ACRE  
 UPLAND CONSERVATION AREA AVAILABLE: 15.81 AC  
 UPLAND CONSERVATION AREA REQUIRED: 13.95 AC  
 DOCUMENTATION TO BE PROVIDED TO CREATE TRACTS OVER UPLAND CONSERVATION AREAS: 25 AC AVAILABLE AND 13.95 AC REQUIRED. USE LOTS IN CONSERVATION LINE, WETLANDS AND EXISTING DRAINAGE WITH PUBLIC SITE REQUIREMENTS. THE TRACTS SHALL BE DEDICATED TO SEMI-PUBLIC USE.

AREAS			
AREAS	ACRES	% TOTAL AREA	
NET DEVELOPABLE	27.00	47.15%	
WETLANDS	25.45	32.27%	
UPLAND AREA	15.91	20.23%	
OPEN SPACE (TRACTS)	24.78	31.38%	
PROJECT RIGHT-OF-WAY	5.87	7.45%	
EXISTING RIGHT-OF-WAY	5.20	6.60%	
PROJECT LOTS	24.70	31.19%	
TOTAL SITE	78.84	100%	



No.	Date	Revision	Approved	No.	Date	Revision	Approved
W2204		REVISIONS PER SEMCO EIRC COMMENTS	ACL	Δ			
W2204		REVISIONS TO PROJECT DATA TABLE AND SITE AREAS	ACL	Δ			
W2204		REVISIONS PER SEMINOLE COUNTY EIRC COMMENTS	ACL	Δ			

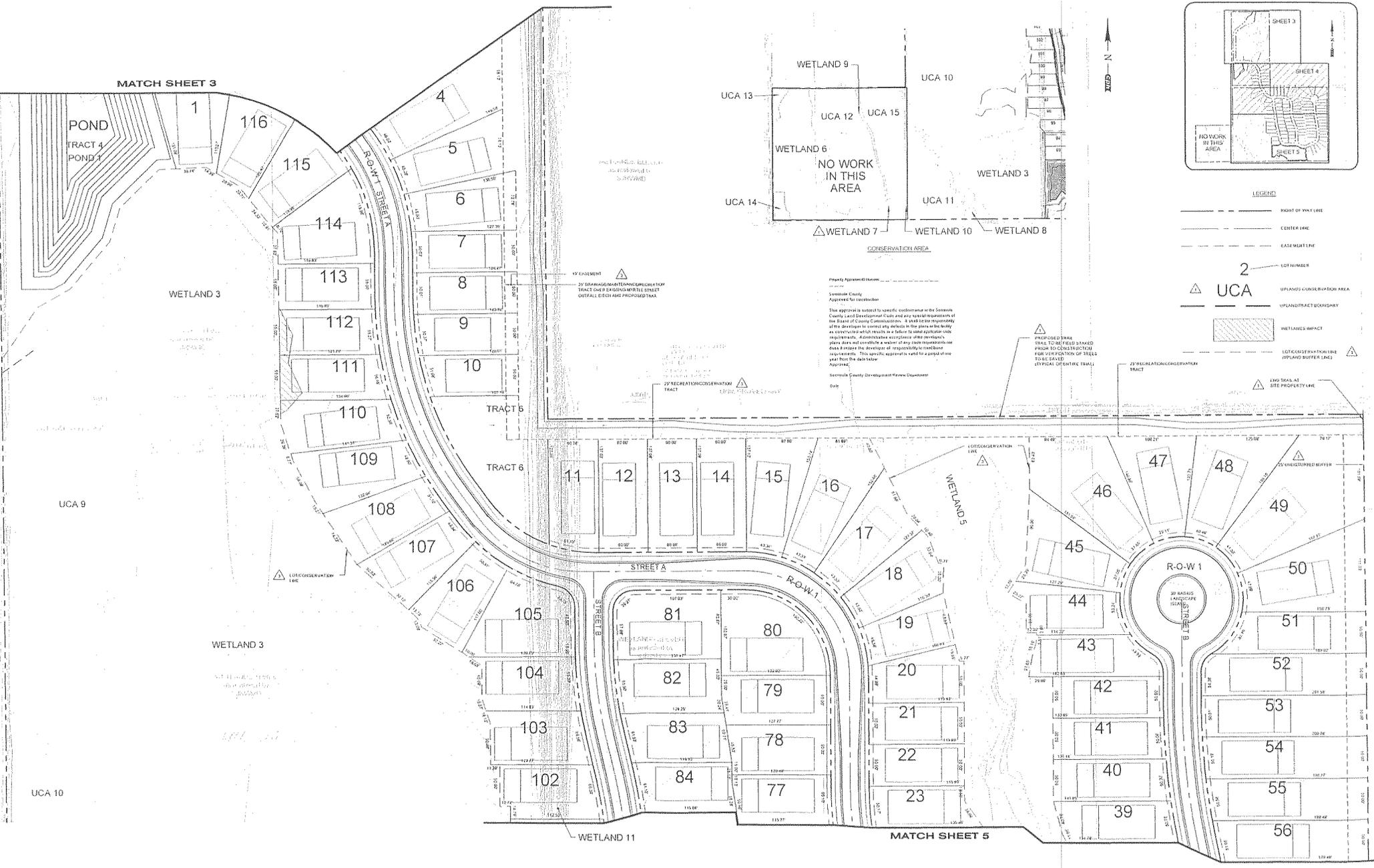
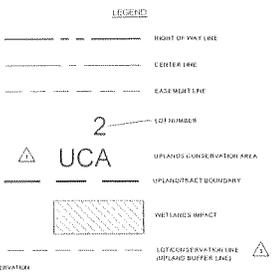
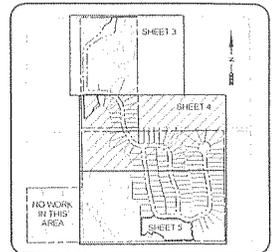
Designed by:	WBH/ACL	1/04
Drawn by:	CKJ/GCM	3/04
Checked by:	WBH/ACL	5/04
Approved by:	ACL	5/04
Scale:	1" = 50'	
Date:	March 2004	
Proj. No.:	02134	
File:	MASTER LAND	

**LAKE JESUP WOODS**  
 THE GREATER CONSTRUCTION CORPORATION  
 SEMINOLE COUNTY FLORIDA

Property Appraiser's Office  
 Seminole County  
 Approved for submission  
 This approval is valid in accordance with the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any errors in the plan. No liability is assumed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer plan does not constitute a waiver of any code requirements and does not relieve the developer of responsibility to meet code requirements. This special approval is valid for a period of one year from the date shown.

**MASTER LAND USE PLAN**

Sheet No. **3**



**Property Approval/Status:**  
 Approved by: Seminole County  
 Approved for construction:  
 This approval is subject to specific coordination with the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to coordinate with the Board of County Commissioners, an authorized official, or a third party to ensure all applicable code requirements, administrative procedures, and other requirements are met and satisfied. A waiver of any code requirements does not waive the developer's responsibility to ensure compliance. This specific approval is valid for a period of one year from the date below.  
 Approved: \_\_\_\_\_  
 Seminole County Development Review Department  
 Date: \_\_\_\_\_

No.	Date	Revision	Approved	No.	Date	Revision	Approved	Designed by	YRH/ACL	104	Scale	1" = 50'
1	5/25/04	REVISIONS PER SEM DOB DRG COMMENTS	ACL	1				Drawn by	CK/JJM	304	Date	March 2004
2	6/23/04	REVISIONS PER SEMINOLE COUNTY DRG COMMENTS	ACL	2				Checked by	YRH/ACL	504	Job No.	040704
								Approved by	ACL	504	Drawn by	MASTER PLAN

**LAKE JESUP WOODS**  
**THE GREATER CONSTRUCTION CORPORATION**  
 SEMINOLE COUNTY FLORIDA



ALLEN LANE, JR., P.E.  
 REG-900148

**MASTER LAND USE PLAN**



**TYPICAL WET POND SECTION**  
NOT TO SCALE

DeSoto County  
Approved by subdivision

This approval is subject to specific performance in the DeSoto County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to carry out any details in the plan which do not conform with results in a future final plat approval case requirements. Applicability of requirements after developer's plan does not constitute a waiver of code requirements nor does it relieve the developer of responsibility for meeting requirements. This specific approval is valid for a period of one year from the date below approved.

DeSoto County Development Review Department

Date

UPLAND/TRACT BOUNDARY

2 LOT NUMBER

UCA UPLAND CONSERVATION AREA

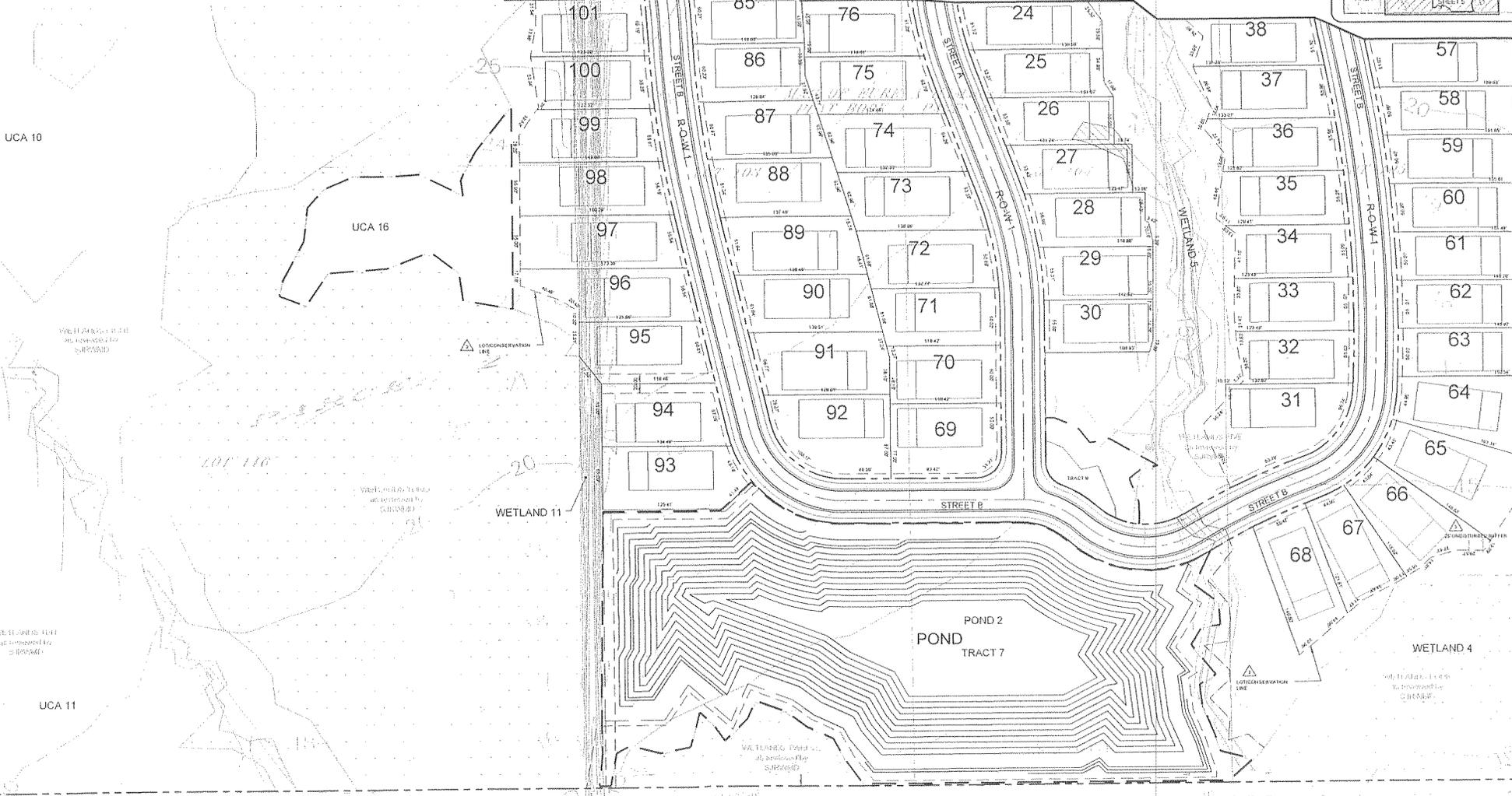
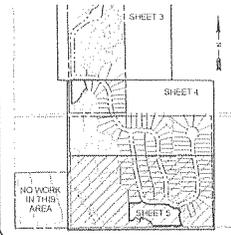
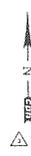
RIGHT OF WAY LINE

CENTER LINE

BASELINE LINE

WETLANDS IMPACT

LOT CONSERVATION FEE (UPLAND BUFFER LINE)



No.	Date	Revision	Approved	No.	Date	Revision	Approved
5/25/04		REVISIONS PER SEMCO DRC COMMENTS	ACL				
6/23/04		REVISIONS PER SEMINOLE COUNTY DRC COMMENTS	ACL				

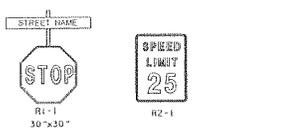
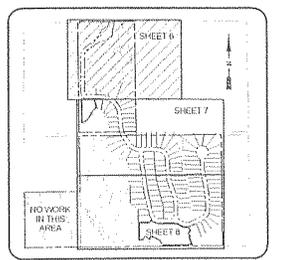
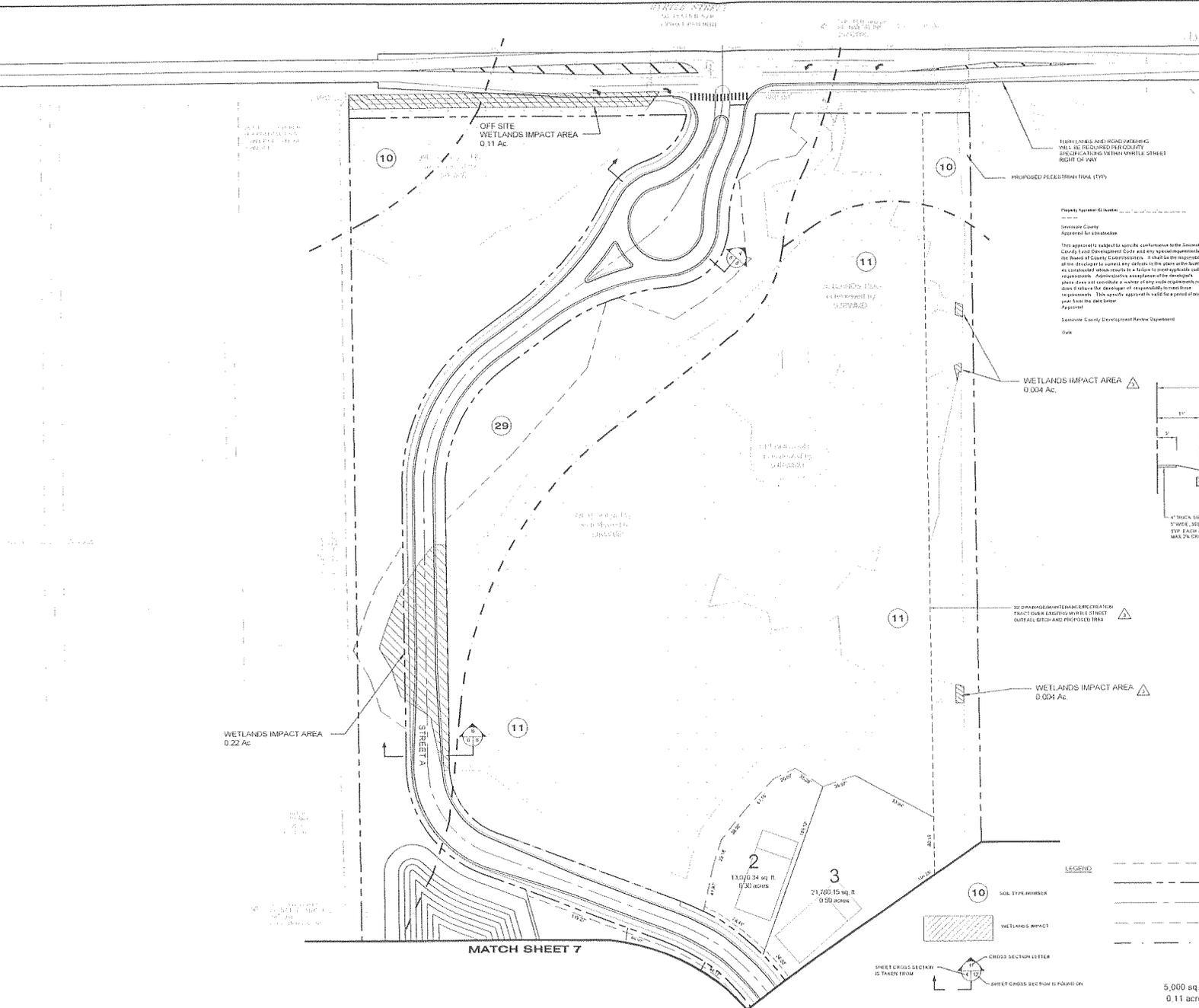
Designed by	WRH/ACL	1/04	Scale	1" = 50'
Drawn by	GLJ/JCM	3/03	Date	March 2004
Checked by	WRH/ACL	5/03	Sub. No.	00738
Approved by	ACL	5/03	File	MASTER PLAN

**LAKE JESUP WOODS**  
THE GREATER CONSTRUCTION CORPORATION  
SEMINOLE COUNTY FLORIDA

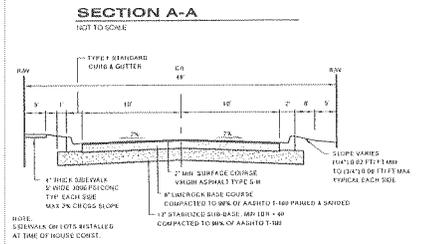
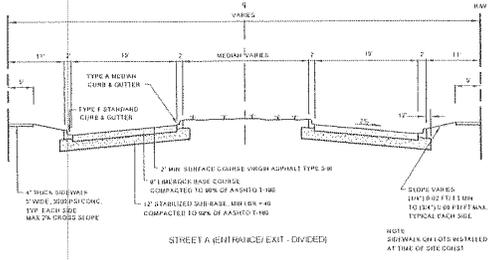


ALLEN LANE, JR. P.E.  
REG. 10414

**MASTER LAND USE PLAN**



**TRAFFIC CONTROL SIGNAGE**  
N13



**LEGEND**

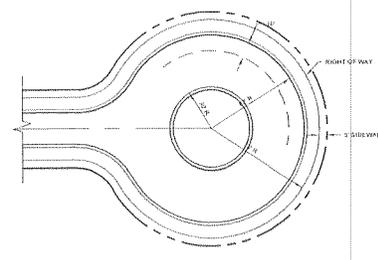
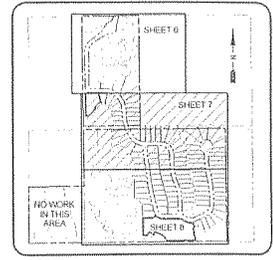
- 10 SOIL TYPE BINDER
- 11 LOT/OBSERVATION LINE (UPLAND BUFFER LINE)
- 13 EASEMENT AND UNPAVED FREE SIDING, 12.0'x 24.0'
- 29 ST. JOHNS AND EASSELLE FREE SIDING, 24.0'x 23.0'
- LOT NUMBER
- LOT AREA (SQUARE FEET)
- LOT AREA (ACRES)

Date	Revision	Approved	No.	Date	Revision	Approved	No.	Date	Revision	Approved	No.
03/28/24	REVISIONS PER SEMINOLE COUNTY DDC COMMENTS	ACL									

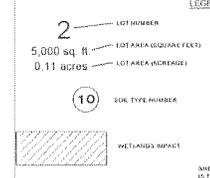
**LAKE JESUP WOODS**  
THE GREATER CONSTRUCTION CORPORATION  
SEMINOLE COUNTY FLORIDA

ALLEGHANY ENGINEERING, P.C.  
100-619144

**SITE DEVELOPMENT AND TRANSPORTATION PLAN**

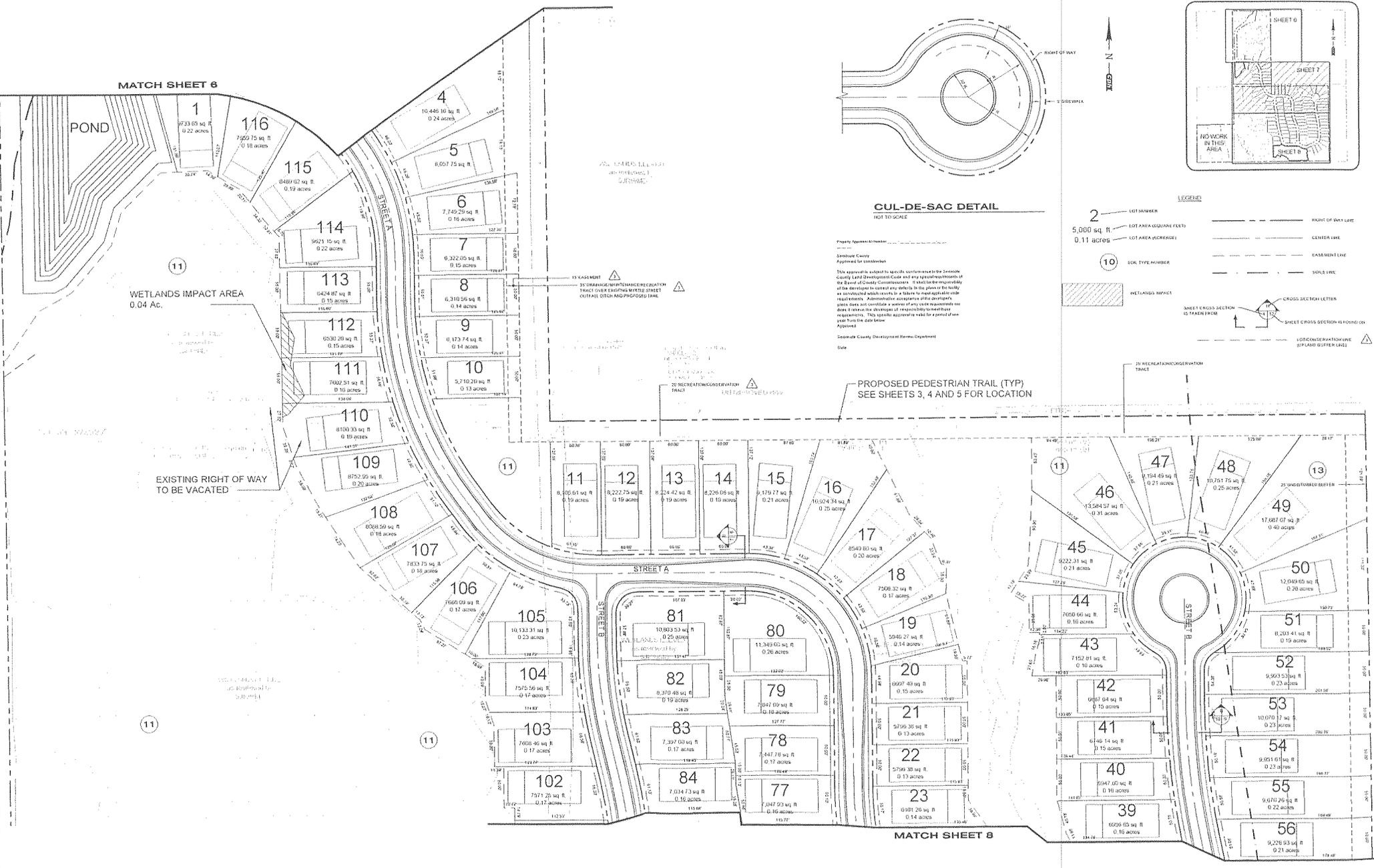


**CUL-DE-SAC DETAIL**  
NOT TO SCALE



Property Approval Number: \_\_\_\_\_  
 Seminole County  
 Approved for subdivision  
 This approval is subject to specific conditions set forth in the Seminole County Land Development Code and any amendments thereto, and the requirements of the Board of County Commissioners. It is not to be interpreted as a guarantee of the accuracy of any information on this plan or the validity of the design or construction of any structure on the premises. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies. Administrative agencies shall not be held liable for any delay or denial of any application or permit. The applicant shall be responsible for meeting all requirements. This approval is not valid for general use without the date below.  
 Approved: \_\_\_\_\_  
 Seminole County Development Permit Director  
 Date: \_\_\_\_\_

PROPOSED PEDESTRIAN TRAIL (TYP)  
 SEE SHEETS 3, 4 AND 5 FOR LOCATION



No.	Date	Revision	Approved	No.	Date	Revision	Approved
1	7-21-04		ACL	1			
2	02/20/04	REVISIONS PER SEMINOLE COUNTY ERG COMMENTS	ACL	2			

**LAKE JESUP WOODS**  
**THE GREATER CONSTRUCTION CORPORATION**  
 SEMINOLE COUNTY FLORIDA

Designed by: WRRACL 104  
 Drawn by: OJUGCM 384  
 Checked by: ACLWRH 504  
 Approved by: ACL 504

Scale: 1" = 50'  
 Date: March 2004  
 Job No: 00784  
 File: MASTER SDP

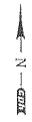
gph  
 Planning  
 Engineering  
 Architecture  
 Surveying  
 Environmental Management

ALLSIE, TAYLOR, PE  
 REG # 61144

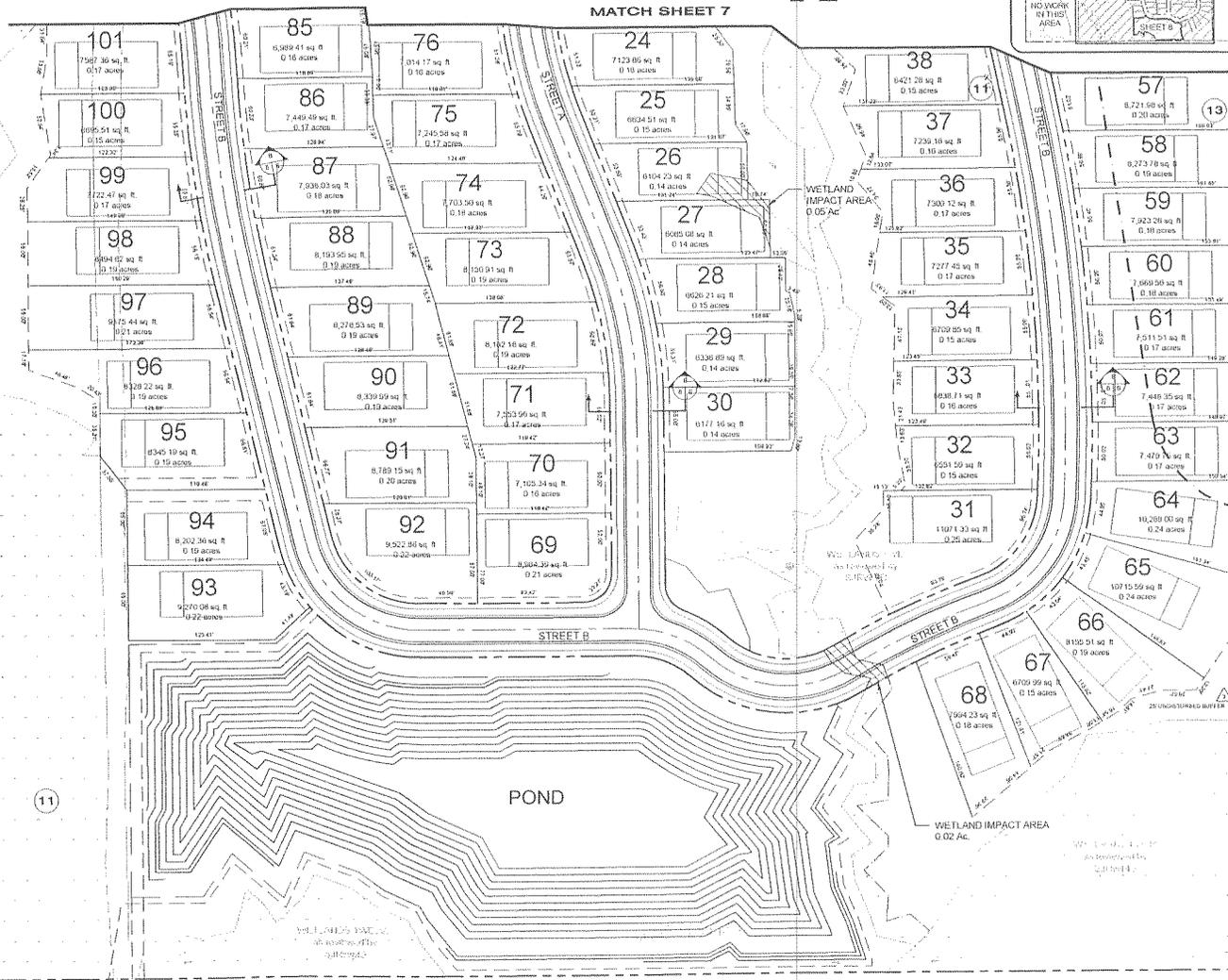
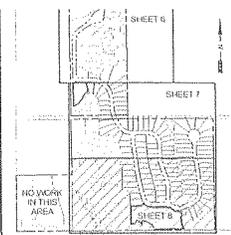
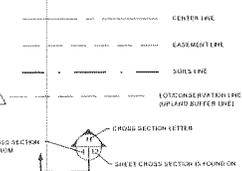
**SITE DEVELOPMENT AND TRANSPORTATION PLAN**

Sheet No. **7**

Property Approval is based on:  
 Seminole County  
 Approved for construction  
 This approval is subject to specific performance to the Seminole County Land Development Code and any specific requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any errors in the plan and the liability as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plan does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility for meeting requirements. This specific approval is valid for a period of one year from the date shown.  
 Approved:  
 Seminole County Government Review Department  
 Date:



5,000 sq ft LOT AREA (30,000 FEET)  
 0.11 acres LOT AREA (INCREASE)  
 10 SOIL TYPE NUMBER



No.	Date	Revision	Approved	No.	Date	Revision	Approved
1							
2							
3							
4	6/23/04	REVISIONS PER SEMINOLE COUNTY DRC COMMENTS	ACL				

Designed by	WIRNIAKS	10/4
Drawn by	CHANDLER	3/04
Checked by	ACLAIR	5/04
Approved by	ACL	5/04
Credentialed Authority No.	101	

Scale: 1" = 50'  
 Date: March 2004  
 Job No: 07084  
 File: MASTER.SCP

**LAKE JESUP WOODS**  
 THE GREATER CONSTRUCTION CORPORATION  
 SEMINOLE COUNTY FLORIDA



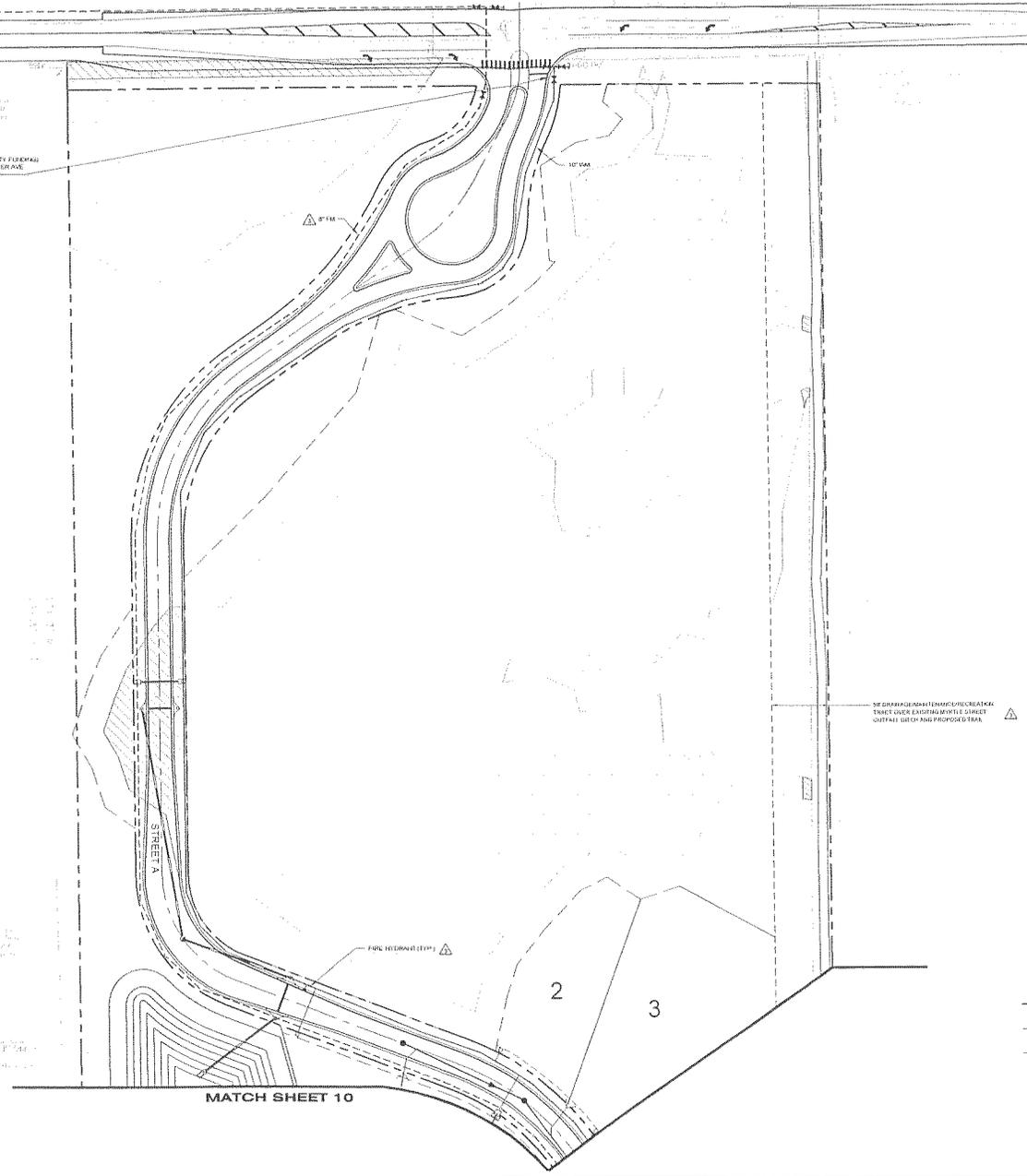
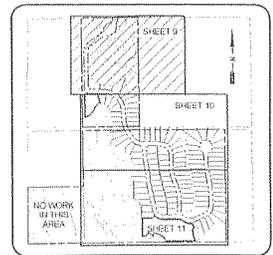
ALLIGRE LANE, JR., P.E.  
 REG. NO. 1044

**SITE DEVELOPMENT AND TRANSPORTATION PLAN**

INSTALL 6" FORCE MAIN TO INTERSECTION OF HENDERSON AVE AND THE TOWNSHIP. (BY DEVELOPER PER SEMINOLE COUNTY (COVERGE FROM 0' TO 6' W COUNTY EASEMENT))

6" WATER MAIN TO EXISTING 12" W/M (BY DEVELOPER PER SEMINOLE COUNTY) (CONDUIT LINE FROM 0' TO 6' W COUNTY EASEMENT) INSTALL W/M TO INTERSECTION OF HENDERSON AVE AND T8 TO EXISTING W/M

(BLANKING BY 118939)

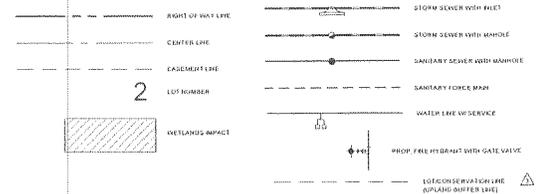


NO DRAINAGE (WATER) TRENCH/RECREATION TRAIL OVER EXISTING PORTLE STREET OVERFALL WITH NO PROPOSED TRENCH

FIRE HYDRANT (EFP)

Planetary Approval ID Number: 118939  
 Approved for construction:  
 Seminole County  
 Approved for construction:  
 The approval is subject to specific confirmation to the Developer County Land Development Code and any special requirements of the Seminole County Commission. It shall be the responsibility of the developer to correct any defects in the plan or the County as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the Developer's plan does not constitute a waiver of any code requirements. It is the responsibility of the developer to correct any such requirements. This approval is valid for a period of one year from the date below.  
 Approved:  
 Seminole County Development Review Department  
 Date:

LEGEND



No.	Date	Revision	Approved	By	Date	Revision	Approved	Designed by	Checked by	Scale
1	5/28/04	REVISIONS PER SEM CO DRC COMMENTS	ACL	ACL				WRH/ACL	CKJ/JCM	1" = 50'
2	8/23/04	REVISIONS PER SEMINOLE COUNTY DRC COMMENTS	ACL	ACL				ACL/NWH	5/04	March 2004
3								ACL	5/04	Job No. G6784

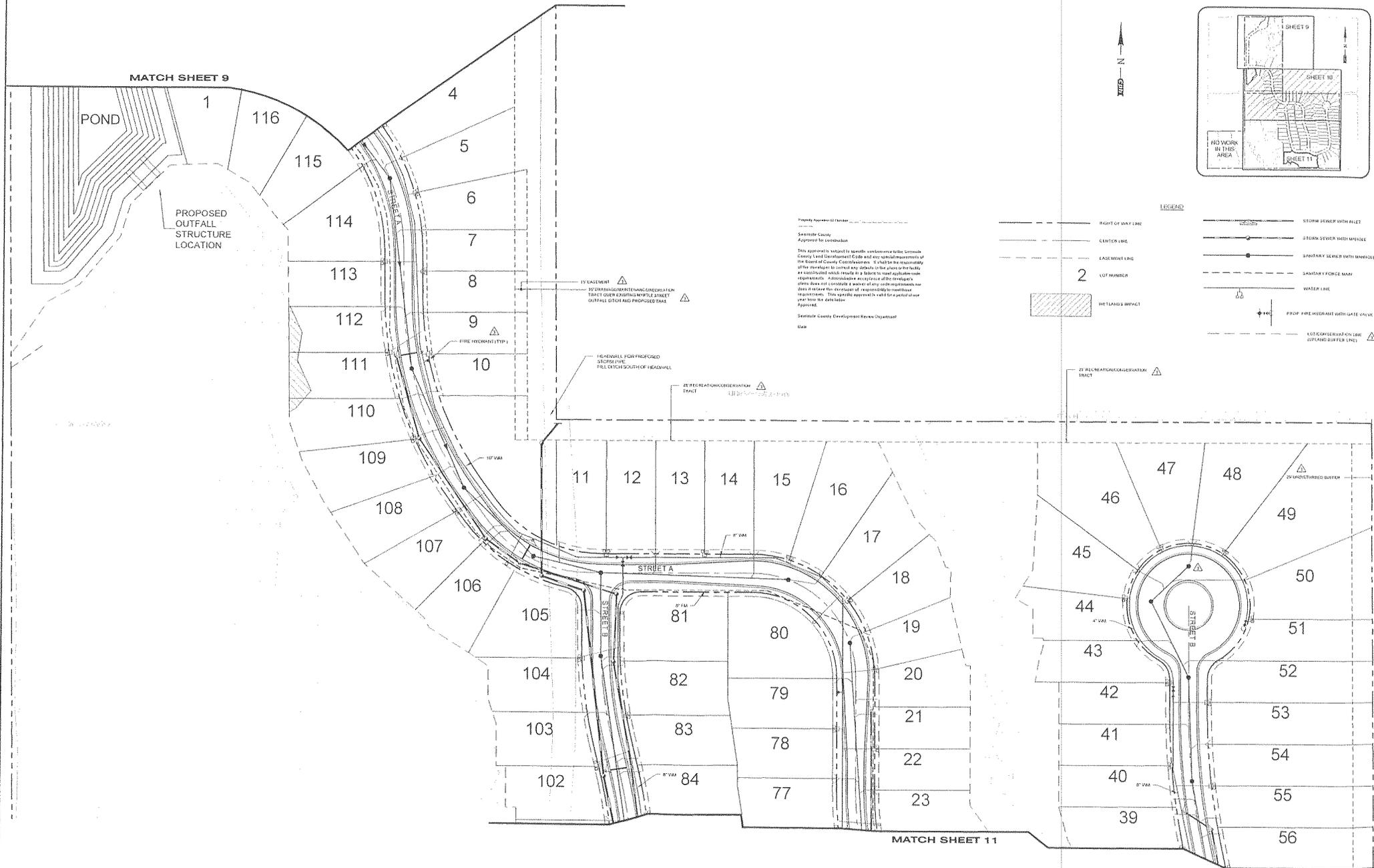
**LAKE JESUP WOODS**  
**THE GREATER CONSTRUCTION CORPORATION**  
 SEMINOLE COUNTY FLORIDA

Expansive  
Flexibility  
Innovation  
Sustainability  
Collaborative Management

ALLENIC LAKE JR. PE  
 REG.#00104

**SITE UTILITY AND  
 FIRE PROTECTION PLAN**

Sheet No.  
**9**



Priority Approval Number: \_\_\_\_\_  
 Seminole County  
 Approved for Construction

This approval is subject to specific performance by the Seminole County Land Department (CLD) and any special requirements of the Board of County Commissioners. It shall be the responsibility of the applicant to correct any defects in the plan or to make any adjustments which result in a failure to meet applicable code requirements. A disclaimer of responsibility by the applicant does not constitute a waiver of any code requirements nor does it reduce the standard of responsibility for the same. This specific approval is valid for a period of one year from the date herein.

Seminole County Development Review Department  
 Date: \_\_\_\_\_

**LEGEND**

- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT LINE
- LOT NUMBER
- ▨ SETTING & IMPACT
- STORM SEWER WITH RILET
- STORM SEWER WITH MANHOLE
- SANITARY SEWER WITH MANHOLE
- SANITARY FORCE MAIN
- WATER LINE
- ⊕ PROP. FIRE HYDRANT WITH GATE VALVE
- ⚠ NOT CENTERED ON LANE (OFF-LANE BUFFER LINE)

No.	Date	Revision	Approved	By	Date	Revision	Approved	By	Checked by	WR/ACL	Scale
1	5/25/24	REVISIONS PER SEM CO. DRC COMMENTS	ACL	ACL					CK/CSM	SR4	1" = 50'
2	6/23/24	REVISIONS PER SEMINOLE COUNTY DRC COMMENTS	ACL	ACL					ACL/VRH	SR4	Date: March 2024
									ACL	SR4	Job No: 06784
											File: Utility Plan.dwg

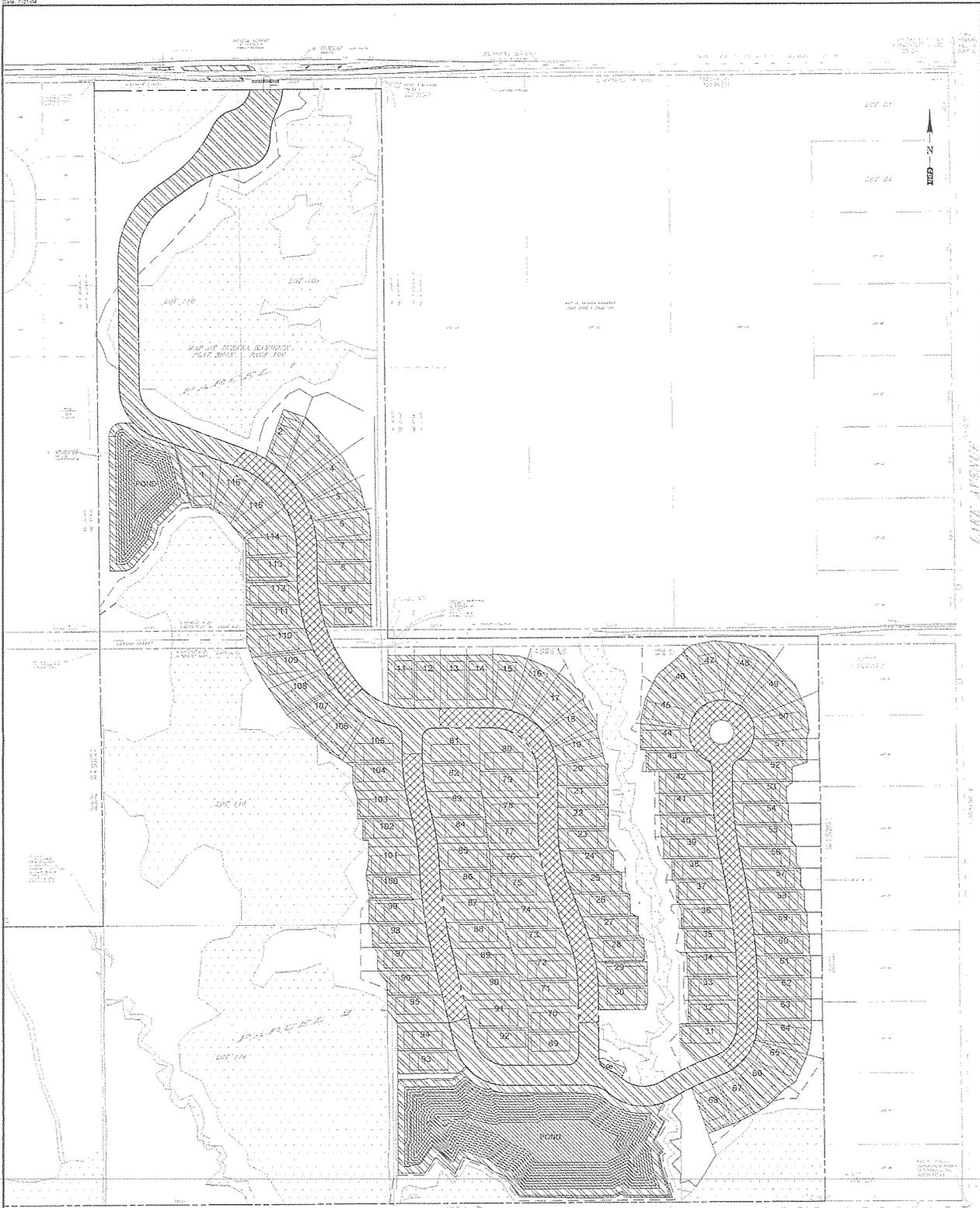
**LAKE JESUP WOODS**  
 THE GREATER CONSTRUCTION CORPORATION  
 SEMINOLE COUNTY  
 FLORIDA



ALLEN LANE, SR. P.E.  
 REG.#00104

**SITE UTILITY AND  
 FIRE PROTECTION PLAN**





**12** EARTH MOVING CONCEPT PLAN

**THE GREATER CONSTRUCTION CORP.**  
LAKE JESUP WOODS

SEMINOLE COUNTY FLORIDA

**INTERNET PROTECTION NOTES:**

1. THIS PLAN IS A PRELIMINARY CONCEPT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE SITE TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE SITE TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
4. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE SITE TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
5. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE SITE TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.

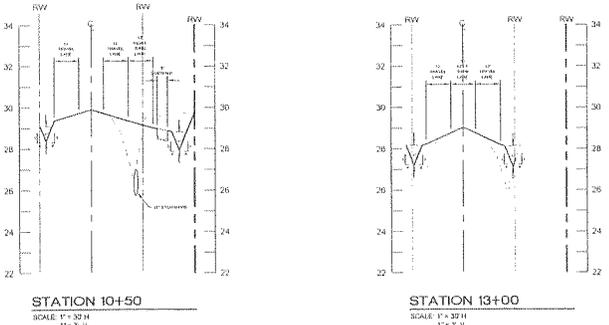
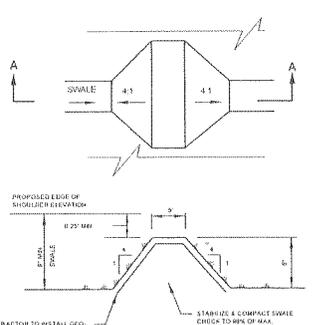
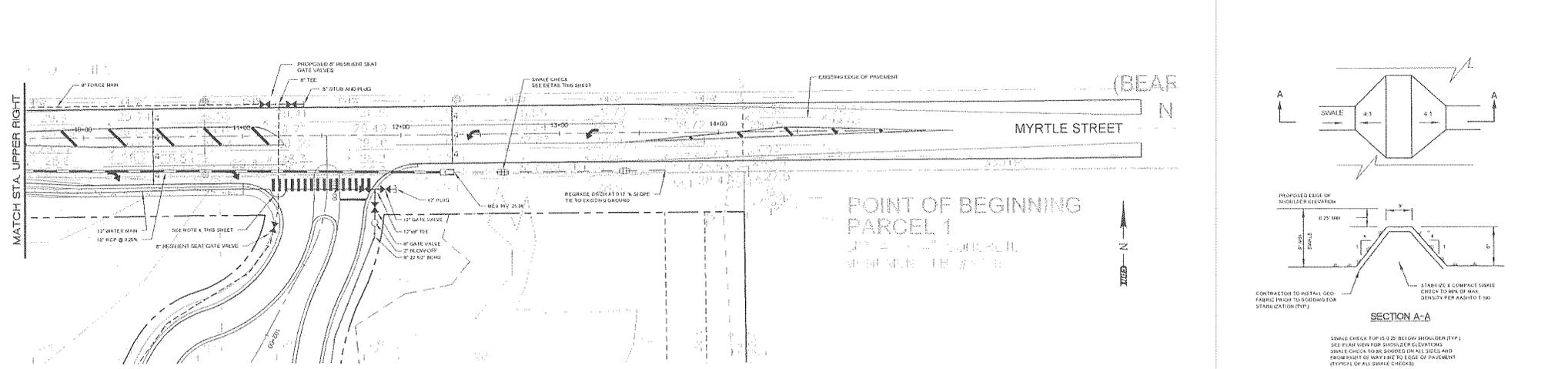
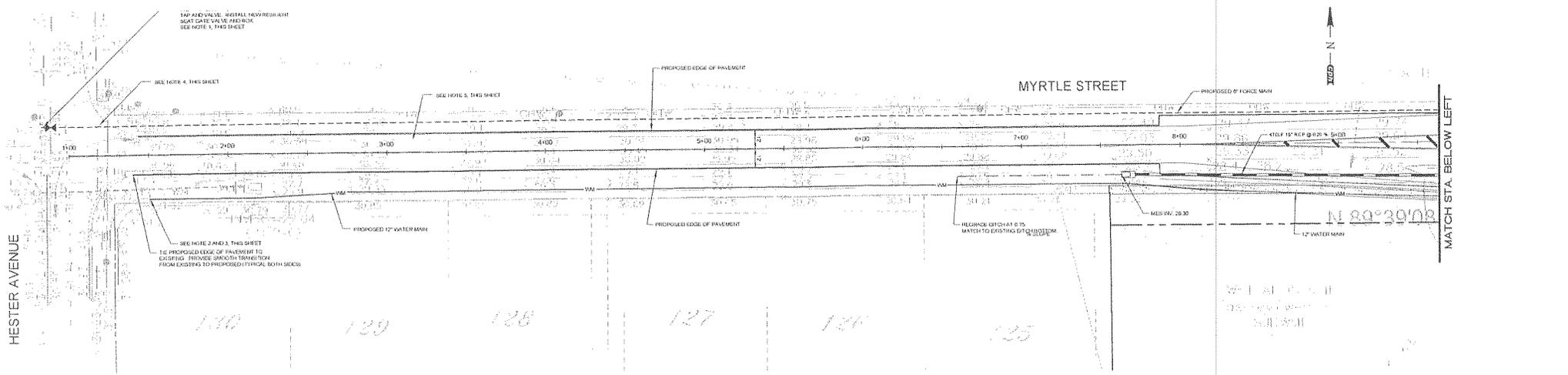
**LEGEND:**

- EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION

Sheet No.	<b>12</b>	EARTH MOVING CONCEPT PLAN	Activity	Name	Date	△		Scale:	1" = 200'
		THE GREATER CONSTRUCTION CORP.	Designed by:	ACL	5/04	△		Date:	May 2004
		LAKE JESUP WOODS	Drawn by:	CKJ	5/04	△	REVISIONS PER SEMINOLE COUNTY ORG COMMENTS	Job No:	05784
		SEMINOLE COUNTY	Checked by:	WRH	5/04	△		File:	PRE DEV BASIN.dwg
		FLORIDA	Approved by:	ACL	5/04	△	REVISIONS PER SEMINOLE COUNTY ORG COMMENTS	Approved:	2004
			Certificate of Registration No. 839	No.	Date	Revision			

**gph** Engineers  
Planners  
Landscape Architects  
Surveyors  
Construction Management

1127 East Robinson Street, Orlando, FL 32801  
Phone: 407.653.0100 Fax: 407.653.0100



**POINT OF BEGINNING PARCEL 1**  
 SEE NOTE 10 FOR PARCEL 1  
 SEE NOTE 11 FOR PARCEL 2

- SITE SPECIFIC NOTES:**
- CONTRACTOR TO CONCRETE VERT TAP CONNECTION WITH SEMINOLE COUNTY INSPECTOR AND ENVIRONMENTAL SERVICES DEPARTMENT. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS. PRIOR TO ACTUAL CONSTRUCTION CONTRACTOR SHALL VERIFY CONDITIONS ARE PRESENT.
  - CONTRACTOR TO REMOVE PLUG ON EXISTING WATER MAIN AFTER AND CONNECT PROPOSED TO EXISTING. FINAL CONNECTION TO EXISTING WATER MAIN TO BE COMPLETED AFTER CERTIFICATION OF RECONSTRUCTION AND APPROVAL FROM SEMINOLE COUNTY.
  - CONTRACTOR TO INSTALL TEMPORARY JUMPER AT WATER MAIN CONNECTION. CONTRACTOR TO COORDINATE WITH COURTY OF SHORLICK LOCATION OF JUMPER.
  - WATER MAIN TO CROSS OVER FORCE MAIN WITH MINIMUM 18\"/>

**LEGEND**

- PROPOSED STORM SEWER WITH TIE
- PROPOSED WATER MAIN WITH GATE VALVE
- PROPOSED FORCE MAIN WITH GATE VALVE
- RIGHT OF WAY
- PROPOSED SPOT GRADE
- SEWER MAINS NEAR TO HIGH VOLTAGE AREAS TO BE INSTALLED AT END OF ROADWAY CONSTRUCTION BY THE SITE CONTRACTOR

Property Appraiser (if known): \_\_\_\_\_  
 Seminoole County: \_\_\_\_\_  
 Approved for Submittal: \_\_\_\_\_  
 This approval is subject to specific compliance to the Seminoole County Land Development Code and any amendments of the Seminoole County Commission. It is the responsibility of the developer to correct any defects in the plans or the facility as constructed within 30 days of a notice of non-compliance with requirements. Additionally, acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it release the developer of responsibility for meeting those requirements. This specific approval is valid for a period of one year from the date of approval.  
 Seminoole County Development Review Department  
 Date: \_\_\_\_\_

No.	Date	Revision	Approved	No.	Date	Revision	Approved	Design by	ACL	1/04	Scale	1" = 32'	<b>LAKE JESUP WOODS</b> <b>THE GREATER CONSTRUCTION CORPORATION</b> <b>SEMINOLE COUNTY FLORIDA</b>		<b>ALLEY LANE JR. STE</b> <b>REG-00144</b>	<b>OFFSITE ROAD IMPROVEMENTS</b>	<b>Sheet No.</b> <b>13</b>
Δ			Δ				Drawn by	CKJ	3/04								
Δ			Δ				Checked by	WRH	3/04	Date	March 2004						
Δ	02/23/04	REVISIONS PER SEMINOLE COUNTY DRC COMMENTS	ACL	Δ			Approved by	ACL	3/04	Job No.	G0704						

Certificate of Authorization No. 2211 File: OFFSITE ROAD

**LAKE JESUP WOODS PUD  
FINAL MASTER PLAN  
DEVELOPERS' COMMITMENT AGREEMENT  
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On \_\_\_\_\_, 2004, the Board of County Commissioners of Seminole County, Florida issued this Developers 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 Final PUD 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 owner is: Lake Jessup Woods Partnership consisting of Robert Hara, General Partner, Judith Hara, Joseph Hara, Ethel Portnoy, Sharon Habif, Helene Wallenstein, Ethlynn Schorr, and Greta Singer.

**3. STATEMENT OF BASIC FACTS**

- |                                    |                          |
|------------------------------------|--------------------------|
| 1. Total Acreage:                  | 78.64 acres              |
| 2. Zoning:                         | Planned Unit Development |
| 3. Number of Lots:                 | 116                      |
| 4. Maximum Density for Residential | 2.19 lots per 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>
Stormwater Management Area 1 (Pond 1, Tract 4)	N/A	1.49 acres	1.89 %
Stormwater Management Area 2 (Pond 2, Tract 7)	N/A	3.54 acres	4.50%
Residential Area	116 units	24.67 acres	31.48%
Common Areas – Upland conservation area, Tract 6, Tract 9	N/A	16.45 acres	20.92%
On Site Right-of-Way	N/A	5.97 acres	7.59%
Wetlands	N/A	25.65 acres	32.62 %
Additional Wetlands Buffer Areas	N/A	0.78 acres	1.0 %
Total		78.64 acres	100%

Myrtle Street dedication 0.38 acres  
 Off Site Right-of-Way

5. **OPEN SPACE CALCULATIONS**

Open Space shall be provided at minimum of 15.50 acres, in the form of upland conservation areas, throughout the entire PUD per Development Order #01-10000001, Item (3), 10. Open space (as listed below) is achieved through active recreation, passive recreation, and other green space in the PUD.

That maintenance of the trail/drainage/maintenance/recreation tracts along the east and northeast boundaries, further described as the eastern boundary, north portion of site – 50’ tract north of Lot 6 to Myrtle Street and a 35’ tract and 15’ easement east of Lots 6 through 10 and the northern boundary, eastern portion of site – 25’ tract, to be included as a responsibility of the home owners association.

Total Land Area: 78.64 acres  
Open Space Required: 15.50 acres  
Open Space Provided: 22.42 acres = 28.51%

## 6. BUILDING SETBACKS

Minimum Building Setbacks:

Residential:

Front - 20'

Rear - 20'

Side - 5' (25' on corner lots)

Accessory Buildings less than 200 s.f.

Side - 5' (15' on corner lots)

Rear - 5' \*

Swimming Pools

Side - 7' (15' on corner lots)

Rear - 5' \*

Screen Enclosures

Side 5' (15' on corner lots)

Rear 3' \*

\*Minimum setback of 25' on all lots along the eastern boundary.

## 7. PERMITTED USES

Single Family Residential and customary accessory uses including home occupations.

## 8. LANDSCAPE & BUFFER CRITERIA

1. Eastern Boundary, North portion of site - 50' tract north of Lot 6 to Myrtle Street and a 35' tract and 15' easement east of Lots 6 through 10.
2. Northern Boundary, Eastern portion of site - 25' tract.
3. North Boundary - 100' natural buffer excluding ingress/egress, landscaping, sign wall, signage, entry sign lighting, and irrigation.
4. Eastern Boundary - East side of property - 25' undisturbed buffer.
5. Western Boundary - North portion of site - 50' undisturbed buffer, excluding the retention area.

## 9. DEVELOPMENT COMMITMENTS

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

1. Minimum house size +1,800 SF.
2. The applicant pays its prorata share for County water and sewer facilities to service the property.
3. The applicant pays its prorata share for signalization at the intersection of Hester Avenue and Ronald Reagan Boulevard (CR 427).
4. The Applicant to construct improvements to Myrtle Street from intersection of Myrtle Street and Hester east to the eastern property boundary of the project fronting on Myrtle Street.
5. The Applicant to dedicate 25 feet of ROW for Myrtle Street along the project northern boundary.
6. Create legal instruments to provide for dedication and maintenance of common areas including, but not limited to wetlands and upland conservation areas.
7. Lighting to be designed to minimize impacts on adjacent properties and conservation lands.
8. That the maintenance of the trail/drainage/maintenance/recreation tracts along the east and northeast boundaries, further described as the eastern boundary, north portion of site – 50' tract north of Lot 6 to Myrtle Street and a 35' tract and 15' easement east of Lots 6 through 10 and the northern boundary, eastern portion of site – 25' tract, to be included as a responsibility of the home owners association.

## 10. PUBLIC FACILITIES

The Owners have received the Notice of Concurrency Review Test Results, Application Number #21000001, dated June 18, 2004, evidencing that all Concurrency Review Requirements as provided by Chapter 10, Seminole County Land Development Code, have been satisfied. Among the conditions relating to concurrency public facilities are the following:

### 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. The County is requiring the water main along Myrtle Street to be upsized from 8-inch to 12-inch. The County has agreed to reimburse the Developer the difference in cost.

### 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. The County is requiring the force main along Myrtle Street to be upsized from 6-inch to 8-inch. The County has agreed to reimburse the Developer the difference in cost.

**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 hydrant 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 ordinance, 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.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

**ATTEST:**

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

\_\_\_\_\_

**By:** \_\_\_\_\_

**MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of**

**DARYL MCLAIN, Chairman**

**Date:** \_\_\_\_\_

**Seminole County, Florida.**

**For use and reliance of  
Seminole County only.  
Approved as to form  
and legal sufficiency.**

**As authorized for execution by the Board of  
County Commissioners in their \_\_\_\_\_,  
2004 regular meeting.**

\_\_\_\_\_  
**County Attorney**

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

**OWNERS' CONSENT AND COVENANT**

COMES NOW, the Owner, Lake Jessup Woods Partnership consisting of Robert Hara, General Partner, Judith Hara, Joseph Hara, Ethel Portnoy, Sharon Habif, Helene Wallenstein, Ethlynn Schorr, and Greta Singer, on behalf of themselves and their heirs, successors, assigns and transferees of any nature whatsoever and consent to, agree with and covenant to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

WITNESSES:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

NAME  
dated

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Robert Hara, General Partner as the  
person authorized to sign for  
Lake Jessup Woods Partnership

STATE OF FLORIDA )

COUNTY OF SEMINOLE )

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned  
My Commission Expires:

THE PROPERTY  
LEGAL DESCRIPTION

---

EXHIBIT A

Lots 103, 104, 105, 109, 110, 115, 116 and 117, less the North 8.5 feet of Lots 109 and 110 for road right of way, EUREKA HAMMOCK according to the plat thereof, as recorded in Plat Book 1, Page 106, of the Public Records of Seminole County, Florida.

Being also described as follows:

Parcel 1

Commence at a 1 inch Iron Pipe marking the Northeast corner of the Southeast 1/4 of Section 23, Township 20 South, Range 30 East, Seminole County, Florida, said point also being the Centerline intersection of Myrtle Street and Lake Avenue as shown on the plat of the Map of Eureka Hammock as recorded in Plat Book 1, Page 106, of the Public Records of Seminole County, Florida; thence run S 00E 34' 27" E along said Centerline of Lake Avenue a distance of 25.00 feet to the intersection with an Easterly projection of the Southerly Right-of-Way of Myrtle Street, thence run S 89E 39'08" W along said projection and along said right of way line a distance of 1320.16 feet to the East line of Lot 109 of said Eureka Hammock for the Point of Beginning; thence run South 00E 34' 24" E along said East line a distance of 1275.17 feet to a point on the North Right-of-Way of Lanark Street as shown on aforesaid plat, and the Southeast corner of said Lot 109; thence run S 89E 46' 33" W along said North Right-of-Way line a distance of 660.00 feet to the Southwest corner of Lot 110 of aforesaid Eureka Hammock; thence run N 00E 34' 25" W along the W line of said Lot 110 a distance of 1273.75 feet to the aforementioned South Right-of-Way of Myrtle Street; thence run N 89E 39' 08" E along said right of way line a distance of 660.00 feet to the Point of Beginning.

Parcel 2

Commence at a 1 inch Iron Pipe marking the Northeast corner of the Southeast 1/4 of Section 23, Township 20 South, Range 30 East, Seminole County, Florida, said point also being the Centerline intersection of Myrtle Street and Lake Avenue as shown on the plat of the Map of Eureka Hammock as recorded in Plat Book 1, Page 106, of the Public Records of Seminole County, Florida; thence run S 00E 34' 27" E along said Centerline of Lake Avenue a distance of 25.00 feet to the intersection with an Easterly projection of the Southerly Right-of-Way of Myrtle Street; thence run S 89E 39' 08" W along said projection and along said Right-of-Way line a distance of 1320.16 feet to the East line of Lot 109 of said Eureka Hammock; thence run S 00E 34' 24" E along the East line of said Lot 109 a distance of 1315.17 feet to the South Right-of-Way line and Lanark Street and the Northeast corner of Lot 115 of said Eureka Hammock for the Point of Beginning; thence run N 89E 46' 33" E along said Right-of-Way line a distance of 990.19 feet to the Northeast corner of Lot 105 of said Eureka Hammock; thence run S 00E 34' 06" E a distance of 1284.45 feet to the Southeast corner of said Lot 105 and the North Right-of-Way line of Cadillac Street; thence run S 89E 47' 28" W along said North Right-of-Way line a distance of 2296.87 feet to a point on the East Right-of-

Way line of Hester Avenue; thence run N 00E 19' 21" W along said East Right-of-Way line a distance of 644.05 feet to the Northwest corner of Lot 117 of said Eureka Hammock; thence run N 89E 46' 32" E along the North line of said Lot 117 a distance of 643.97 feet to the Southwest corner of aforementioned Lot 115; thence run N 00E 34' 25" W along the West line of said Lot 115 a distance of 639.78 feet to the Northwest corner of said Lot 115 and the aforementioned South Right-of-Way line of Lanark Street; thence run N 89E 46' 33" E along said South Right-of-Way line a distance of 660.00 feet to the Point of Beginning.

---

T03-E51

Sheet 1  
See Sketch of Description  
Included as Attachment "A"

LEGAL DESCRIPTION

A parcel of land being a portion of Lanark Street per map of Eureka Hammock, Plat Book 1, Page 106 Public Records of Seminole County, Florida lying in the Southeast 1/4 of Section 23, Township 20 South, Range 30 East and being more particularly described as follows:

Commence at the Northeast Corner of the Southeast 1/4 of said Section 23, Township 20 South, Range 30 East, thence South 00°34'03" East, a distance of 1,342.53 feet; thence South 89°45'05" West along the South Right-of-Way of Lanark Street, a distance of 330.01 feet to the POINT OF BEGINNING; said point being the Northeast corner of Lot 105 of said plat; thence continue Westerly along said Right-of-Way for a distance of 1,650.03 feet; to the Northwest corner of Lot 115 of said plat; thence North 00°34'03" West, a distance of 40.00 feet to the Southwest corner of Lot 110 of said plat; thence North 89°45'05" East along the North Right-of-Way of Lanark Street, a distance of 1,650.03 feet to the Southeast corner of Lot 106 of said plat; thence South 00°34'03" East, a distance of 40.00 feet to the POINT OF BEGINNING.

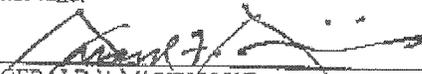
Containing 66,000.178 square feet or 1.515 acres, more or less.

T04-B38

Prepared by:

Tinklepaugh Surveying Services, Inc.  
379 West Michigan Street  
Suite 208  
Orlando, Florida 32806  
(407) 422-0957

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 61G17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes, Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

  
GERALD E. LIVERMOISE P.L.S. #3517  
Date: 3-26-04

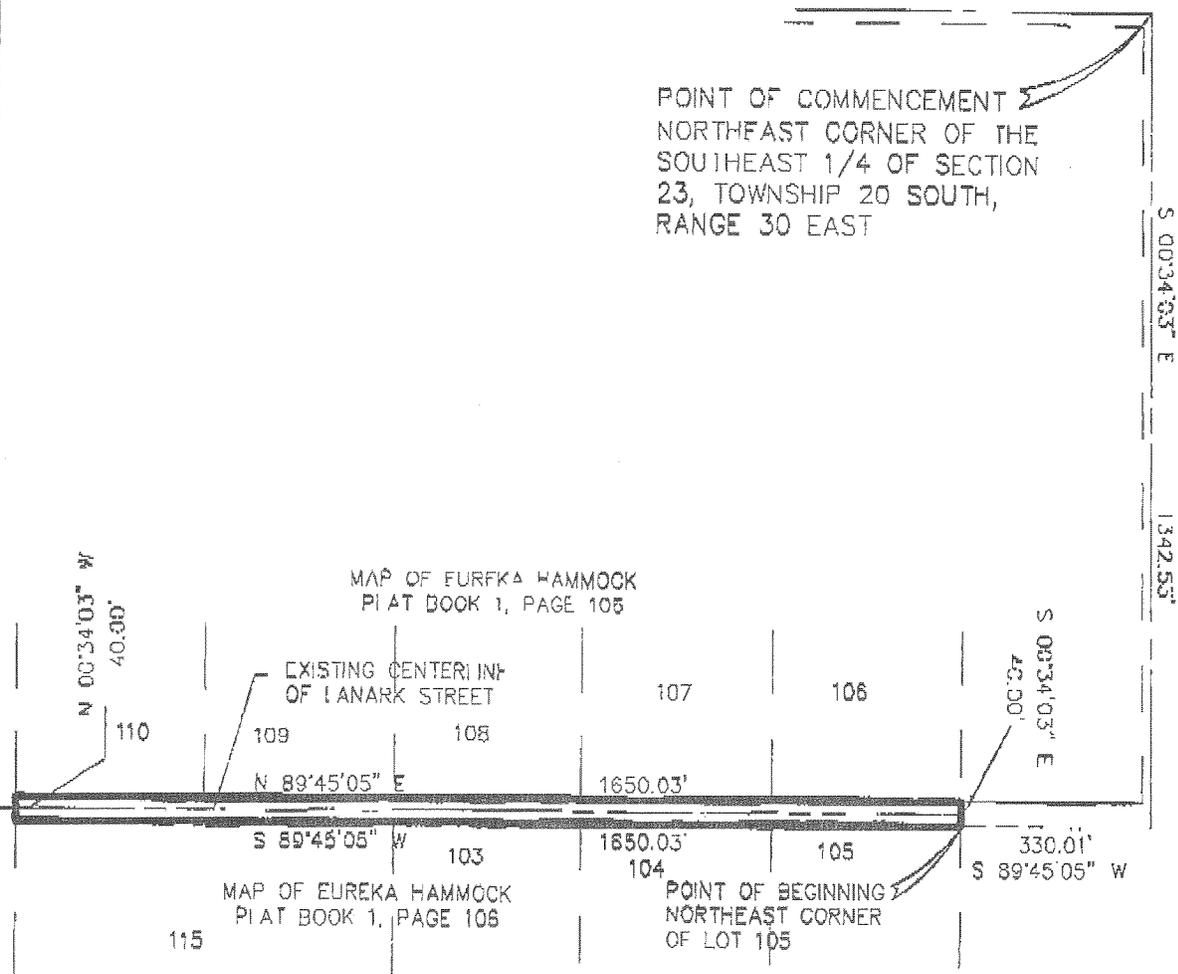
# SKETCH OF DESCRIPTION NOT A SURVEY

ATTACHMENT "A"

- 1.) BEARINGS BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, BEING N 89° 39' 08" E.
- 2.) THIS SURVEY PREPARED WITHOUT BENEFIT OF CURRENT TITLE MATTERS AND IS SUBJECT TO EASEMENTS AND MATTERS OF RECORD.
- 3.) THIS IS NOT A BOUNDARY SURVEY.



POINT OF COMMENCEMENT  
NORTHEAST CORNER OF THE  
SOUTHEAST 1/4 OF SECTION  
23, TOWNSHIP 20 SOUTH,  
RANGE 30 EAST



## Tinklepaugh

SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 203 - Orlando, Florida 32806

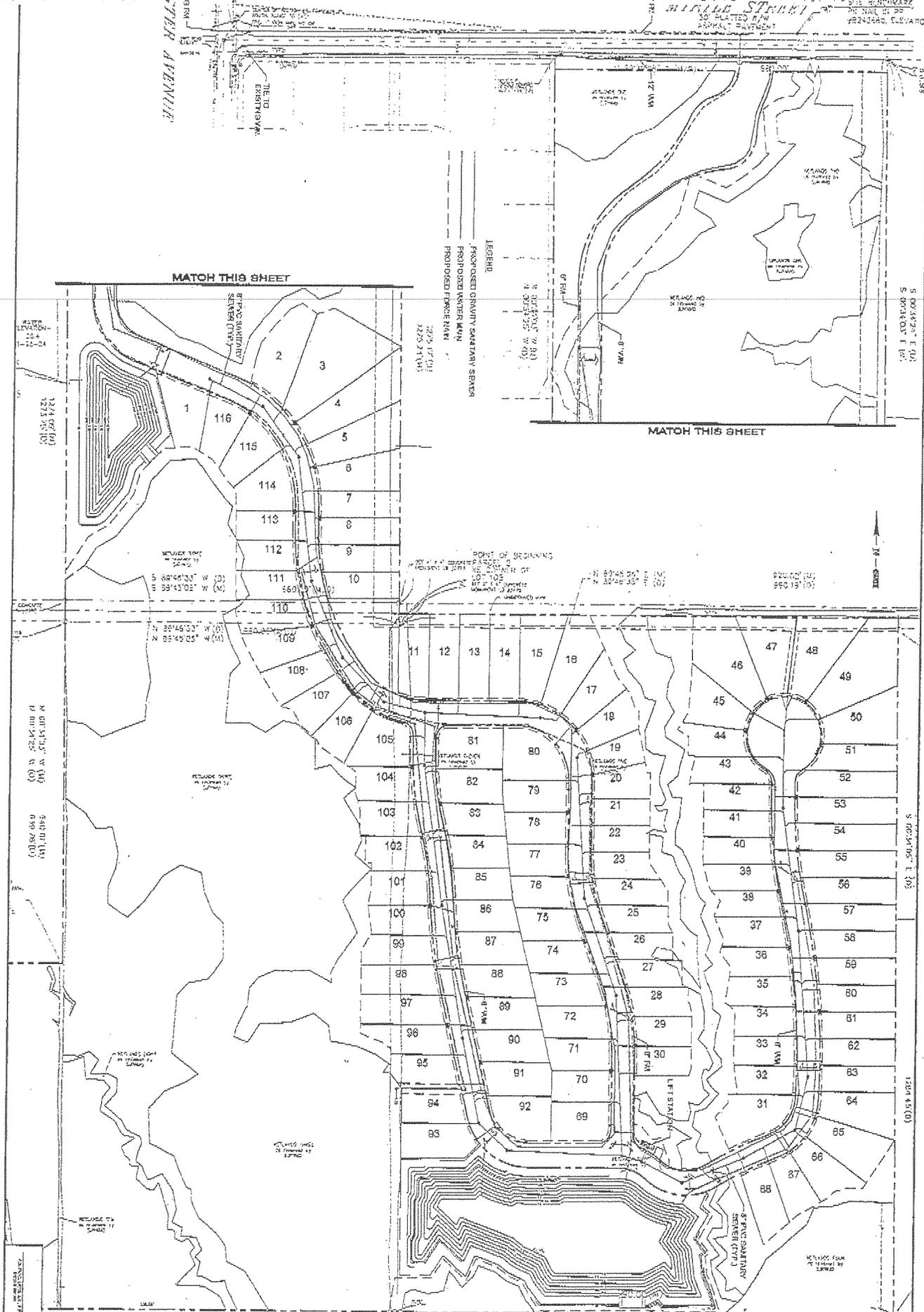
Tele. No. (407) 422-0857 Fax No. (407) 422-6816  
LICENSED BUSINESS No. 3778

JOB #T04-B58  
FILE FOLDER X-7463

**FINAL MASTER PLAN**

---

**EXHIBIT "B"**



Sheet No. <b>1</b>	<b>SITE PLAN</b> <b>LAKE JESSUP WOODS</b> <b>THE GREATER CONSTRUCTION CORP.</b> REMONDO COUNTY FLORIDA	Activity: ACL 1/04 Designed by: CXL 3/04 Checked by: WPH 3/04 Approved by: ACL 3/04	Scale: 1" = 50' Date: MARCH 2004 Job No.: 02734 File: COM-UTL-150	City Planning Engineering Surveying Construction Management 1117 East Robinson Street, Suite 211 Miami, FL 33136
		Approved: [Signature] 03/2004	Approved: [Signature] 03/2004	

# SEMINOLE COUNTY DEVELOPMENT ORDER

RETURN TO SANDY MCCANN

On AUG. 12, 2003, Seminole County issued this Development Order relating to and touching and concerning the following described property:

23-20-30-5AQ-0000-1090

Leg Lots 109 + 110 (Less North 8 1/2 feet for road) Eureka Hammock Plat Book 1, Page 106

23-20-30-5AQ-0000-1150

Leg Lots 115, 116 & 117 Eureka Hammock Plat Book 1, Page 106

23-20-30-5AQ-0000-1030

Leg Lots 103 to 105 Eureka Hammock Plat Book 1, Page 106

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

## FINDINGS OF FACT

**Property Owner:** Lake Jesup Woods Partnership  
118 N. Wymore Road  
Winter Park, FL 32789

**Project Name:** LAKE JESUP WOODS

**Requested Development Approval:** Comprehensive Plan Amendment from Suburban Estates to Low Density Residential and associated rezoning from A-1 (Agriculture) to PUD (Planned Unit Development)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

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

Prepared by: TONY WALTER  
1101 East First Street  
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 05036 PG 0619  
CLERK'S # 2003173190  
RECORDED 09/26/2003 07:14:36 AM  
RECORDING FEES 19.50  
RECORDED BY J Eckenroth

CERTIFIED COPY  
MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

BY Eva Roach  
DEPUTY CLERK

## Order

### NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  1. The wetlands shall be delineated in order to ensure adequate buffering and a means to transition lot sizes from the west to the east to ensure the compatibility of the rural like character of the area.
  2. There shall be a transitioning of lot sizes within the proposed subdivision with an overall density of 2.18 units/net buildable acre, not to exceed a total of 116 dwelling units.
  3. The minimum house size shall be 1,800 square feet.
  4. There shall be a 100' natural buffer along the northern property line, excluding the ingress/egress easement and 50' natural buffer along the western property line.
  5. The applicant pays his prorata share for County water and sewer facilities to service the Lake Jesup Woods property.
  6. The applicant pays his prorata share for signalization at the intersection of Hester Avenue and CR 427 and improvements to the railroad crossing on Hester Avenue, which may include signalization.
  7. There shall be no net loss of wetlands within the Lake Jesup Basin.
  8. The applicant commits to paying his prorata share of improving Myrtle Street to County Standards and paying his prorata share of offsite improvements to Hester Avenue to bring these roads up to County Standards to include but not limited to road pavement, right of way, drainage and sidewalk standards. Improvements to be determined at the time of PUD final master site plan approval.
  9. The applicant commits to dedication of 25 feet of road right of way along Myrtle Street.
  10. A minimum upland conservation area of 15.5 acres will be provided in it's natural vegetative state.
  11. The applicant will create legal instruments to provide for the dedication and maintenance of the common areas including but not limited to wetland and upland conservation areas to insure that the areas are maintained and are not developed in the future.
  12. That the development shall incorporate a pedestrian/equestrian trail 8 feet wide with a 6 foot equestrian element that provides for connectivity to a future community trail system with one terminus being the Sanford Boat Ramp on Lake Jesup. Final design to be determined at Final Master Plan stage.
  13. That the lot size, lot width and setbacks be consistent with the R-1BB, 5,000 square foot lot, 50 foot lot width, and 20 feet front/5 feet side/20 feet rear yard setbacks respectively.
  14. That the pool setbacks be - 7 foot side and 5 foot rear yard.
  15. That the pool screen enclosures setbacks be - 5 foot side and 3 foot rear yard set backs.
  16. That the retention ponds be constructed per County standards so that fencing is not required.
  17. That the subdivision lighting be designed to minimize impacts on adjacent properties and common/conservation areas.
  18. That the internal roadway right of way and pavement width not exceed 46 feet and 20 feet respectively and include appropriate sidewalk and utility easements.
  19. That placement of home structures occur so that the 5 foot side yard setbacks are adjacent to each other on adjacent lots and the larger side yard setbacks between alternative lots are adjacent to each other to save existing trees.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

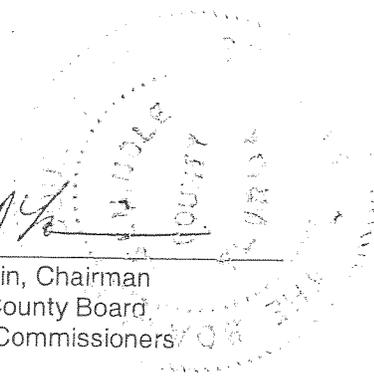
(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first above.

By:



Daryl McLain, Chairman  
Seminole County Board  
Of County Commissioners



### Order

#### OWNER'S CONSENT AND COVENANT

COMES NOW, Lake Jesup Woods Partnership, the owner of the aforescribed property in this Development Order, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

[Signature]  
Witness

By: [Signature]

Hugh W. Harling, Jr.  
Print Name

Robert Hara  
Print Name

[Signature]  
Witness

Title: General Partner

Lori Hansen  
Print Name

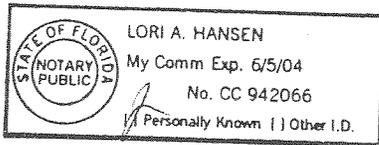
STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Robert Hara who is the General Partner of \_\_\_\_\_ personally known to me or who has produced personally known as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of September, 2003.

[Signature]  
Notary Public, in and for the County and State  
Aforementioned.

Lori A Hansen  
Print Name



My Commission Expires: 6/5/04