

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Request for Approval of Final Master Plan and Developer's Commitment Agreement for Hester Oaks Suvdivision PUD (Jim Cooper, applicant.)

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

AUTHORIZED BY: Donald Fisher **CONTACT:** Jeff Hopper **EXT** 7431

Agenda Date	<u>10/14/03</u>	Regular	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Work Session	<input type="checkbox"/>	Briefing	<input type="checkbox"/>
		Public Hearing – 1:30	<input type="checkbox"/>	Public Hearing – 7:00	<input type="checkbox"/>				

MOTION/RECOMMENDATION:

1. APPROVE the Final Master Plan and Developer's Commitment Agreement for Hester Oaks PUD and authorize the Chairman to execute same; located on the west side of Hester Avenue, ¼ mile south of Ronald Reagan Boulevard, based on staff findings (Jim Cooper, applicant); or
2. DENY the Final Master Plan and Developer's Commitment Agreement for Hester Oaks PUD; located on the west side of Hester Avenue, ¼ mile south of Ronald Reagan Boulevard, (Jim Cooper, applicant); or
3. CONTINUE the item until a time and date certain.

(District 5 – Comm. McLain) (Jeff Hopper, Senior Planner)

BACKGROUND:

The applicant requests approval of the Final Master Plan and Developer's Commitment Agreement for Hester Oaks Subdivision PUD in order to develop 40 single family homes on a 16-acre site.

The Board approved the Preliminary Master Plan for the project on July 22, 2003. The zoning approval permitted minimum size lots of 55 feet in width and 6,600 square feet in size; however, the applicant has provided a layout showing lots of 8,150 square feet or greater, and a minimum 75 feet in width. Designed to provide substantial open space adjacent to Hester Avenue, the development will preserve the majority of existing hardwood trees on the site.

STAFF RECOMMENDATION:

Staff finds that the proposed Master Plan and Developer's Commitment Agreement are consistent with the Preliminary Master Plan and approved Development Order, and the Vision 2020 Plan. Therefore, staff is recommending approval of the Final Master Plan and Developer's Commitment Agreement.

Reviewed by:	
Co Atty:	KZC
DFS:	
OTHER:	MW
DCM:	SS
CM:	JLB
File No.	rpdp01

TRACT TABLE			
AREA (AC.)	TYPE	OWNERSHIP	EASEMENT
0.34	ROW DEDICATION	COUNTY	
2.05	PUBLIC ROW	COUNTY	
0.38	OPEN SPACE	HQA	SEMINOLE COUNTY
1.02	DETENTION/OPEN SPACE	HQA	SEMINOLE COUNTY
1.19	OPEN SPACE/RETENTION	HQA	SEMINOLE COUNTY
0.01	LIFT STATION	HQA	SEMINOLE COUNTY
0.10	ROW DEDICATION	COUNTY	
0.11	REPERITIZED	HQA	
7.23			

- SITE DATA:**
- Site is located in Section 23, Township 20 South Range 30 East, Seminole County Florida
 - Current Site Zoning: HQ
 - Site conforms to the minimum lot area of 170,000 sq. feet
 - Existing Use: Values/Agriculture/Existing Home
 - Proposed Use: Single Family Residential
 - Total Number of Proposed Lots: 40 (1 Phase only)
 - Residential Density: 2.43 (U) Area (40/16,440 AC.)
 - Proposed Single-Family Population: (0.524 x 40) = 21 students (Total Student)
 - Minimum Lot Size: 8,350 sq ft
 - Minimum Lot Width: 70' (at setback line)
 - Building Setbacks:
 - Frontyard setback: 20'
 - Sideyard setback: 5'
 - Rearyard setback: 20'
 - No construction within 100' of flood plain is proposed
 - Orange Counters will be dedicated to a mandatory HOA
 - Master Road 155' roadway land of 40' full right of way width
 - Fire flow shall be provided according to the following:
 - Single Family: 500 gpm @ 20 psi
 - Multi Family (2 stories or less): HQA
 - Commercial/Industrial: HQI
 - Water, Sanitary Sewer and solid waste disposal services will be provided by Seminole County
 - The site has water and storm water running along master road
 - Blue reflectors to be installed on streets adjacent to all fire hydrant on per Seminole County Land Development Regulations
 - All traffic markings shall be in accordance with Seminole County and FDOT roadway specifications
 - Project to be constructed in one phase
 - Setbacks will be provided adjacent to one side of streets
 - No wetlands or construction environmental areas exist on proposed subdivision
 - The proposed lift station will be dedicated to Seminole County
 - All retention ponds will be named and maintained by the HOA
 - Site contains 71.3 acres of Open Space including detention ponds pending 10% open space
 - Site contains 40 units @ 10 units per day = 400 ADU

- The conditions upon the development approval and the commitments made as to the development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
- No more than 40 dwelling units shall be permitted
 - Required open space shall be concentrated in the Master Avenue frontage of the development particularly at the project entrance. This shall be evaluated at Final Master Plan
 - No more than 10 lots shall be located adjacent to the east buffer at Master Avenue
 - Homes adjacent to the east buffer shall be limited to 1 story in height
 - Within the east buffer, all landscaped trees of 8" in diameter shall be planted
 - A sound noise assessment shall be established on the applicant's property located south of the CSX Railroad tracks, described as Exhibit B

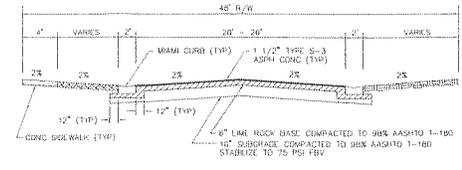
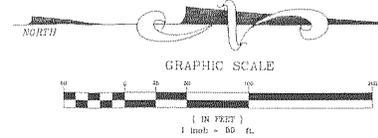
5. On lots having a minimum of 8,100 square feet and 75 feet in width, the following minimum building setbacks shall be required:

Standard Units	Front	Side	Rear
20'	20'	5'	20'
30'	30'	5'	30'
40'	40'	5'	40'

Accessory Buildings less than 200 sq ft	Front	Side	Rear
20'	20'	5'	20'
30'	30'	5'	30'
40'	40'	5'	40'

Front and Screen Enclosures	Screen Enclosure	Pool
Front	20'	25'
Side Street	5'	5'
Rear	5'	5'

- The developer shall dedicate sufficient property along Master Avenue to provide a 40' full right-of-way
- Maximum building height shall be 35'
- Minimum house size shall be 1,000 square feet
- The site shall include 25% walkway common open space, to be evaluated at Final Master Plan approval
- Where required, landscaped open space, all retention ponds shall be configured at site entrance per Section 30.1344, Seminole County Land Development Code. This shall be evaluated at Final Master Plan approval



200 TYPICAL 46' RIGHT OF WAY SECTION
N.T.S.



Community Planning
Project Management
Civil Engineering
Landscape Architecture

**Miller
Einhorn
Rymet &
Boyd**

500 Woodbury Place, Suite 100
Ft. Lauderdale, Florida 33301
Phone: (954) 834-8844
Fax: (954) 834-8847
www.miller-einhorn.com

OWNER: C&D DEVELOPMENT, LLC
OWNER'S REPRESENTATIVE: G. BRANDETT, P.E.

NO.	DATE	DESCRIPTION
1	8/12/03	PRELIMINARY
2	8/12/03	FINAL
3	8/12/03	FINAL
4	8/12/03	FINAL

C&D Development, LLC
215 East Hubbard Street, Suite 150
Orlando, Florida 32801
407.999.9022

HESTER OAKS
SEMINOLE COUNTY, FLORIDA
FINAL MASTER PLAN

DATE	8/12/03
SCALE	1"=50'
PROJECT NO.	00126-00
DRAWN BY	TPV
PREPARED BY	TPV
CHECKED BY	GLS

**HESTER OAKS PUD
DEVELOPER'S COMMITMENT AGREEMENT**

On October 14, 2003, the Board of County Commissioners of Seminole County issued this Agreement relating to, concerning and binding the following described real property situated in Seminole County, Florida:

I. LEGAL DESCRIPTION

Legal description is attached as Exhibit "A".

II. PROPERTY OWNERS

Joseph K. Kelly
521 Jupiter Way
Casselberry, Florida 32707

Mr. Robert L. Kelly, Jr.
5010 Hester Avenue
Sanford, Florida 32771

III. DEVELOPER

Mr. Jim Cooper
C & D Development, LLC
315 E. Robinson Street, Suite 160
Orlando, Florida 32801

IV. STATEMENT OF BASIC FACTS

A.	Total Acres	16.46 acres, more or less
B.	Zoning	PUD
C.	Permitted Uses	single family homes home occupations home offices

V. LAND USE BREAKDOWN

Residential lot area	9.33 ac.
Hester Ave. R/W dedication	0.34 ac.
Internal R/W	2.05 ac.
Lift station	0.03 ac.
Open space/detention	4.60 ac.
Recreation	0.11 ac.
TOTAL AREA	16.46 ac

VI. OPEN SPACE CALCULATIONS

Total Land Area:	16.46 ac.
Open Space Required:	16.46 ac. x 0.25 = 4.12 ac.
Open Space Provided:	4.57 ac. or 27.8%

VI. BUILDING AND LOT RESTRICTIONS

- A. Minimum lot size shall be 8,150 s.f.
- B. Minimum width lot width shall be 75' at building line.
- C. Required setbacks shall be as follows:

<i>Residential Units</i>	
front	20' *
side	5'
side street	15'
rear	20'
*to be measured from front of structure to property line or edge of sidewalk, whichever distance is less	

<i>Accessory Buildings less than 200 s.f.</i>	
side	5'
side street	20'
rear	5'

<i>Pools and Screen Enclosures</i>		
	Screen Enclosure	Pool
front	20'	22'
side	5'	7'
side street	15'	17'
rear	3'	5'

VII. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM

- A. **Roads:** 0.34 Ac. (15' wide strip) will be dedicated for Hester Ave. R/W along east property line.
- B. **Sidewalks:** 4' wide sidewalks shall be installed along one side of interior roadways.
- C. **Lot Access:** No lots shall have direct access to Hester Ave.
- D. **Signal:** The developer will contribute a fair-share payment toward a traffic light at County Road 427, if warranted, not to exceed 20% of the total cost as determined by the Seminole County Traffic Engineer.
- E. **Offsite Improvements:** Developer shall provide a 24' pavement width on Hester Ave. between Myrtle Street and the northern property boundary, exclusive of the area within CSX right-of-way.

VIII. LANDSCAPING, BUFFERS AND OPEN SPACE

- A. Existing trees inside tract D, except for the area of the detention pond, will be preserved. Existing trees in Tracts C, E and H will be preserved. Within the remainder of the site, existing trees will be preserved where they do not fall within a building pad or driveway. Developer will make every effort to save hardwood trees where practicable.
- B. A three rail vinyl fence will be constructed along Hester Avenue.
- C. Within the east buffer, all hardwood trees of 8" or more in caliper shall be preserved.
- D. All rear fences on Lots 7-20 shall have gates to provide access and allow maintenance of the open space easement.

- E. Retention ponds located in Tracts D and E shall be configured as site amenities per Section 30.1344, Seminole County Land Development Code.

IX. DEVELOPMENT COMMITMENTS

- A. No more than 40 dwelling units shall be permitted.
- B. No more than 6 lots shall be located adjacent to the east buffer at Hester Avenue.
- C. Required open space shall be concentrated on the Hester Avenue frontage of the development, particularly at the project entrance.
- D. Within the east buffer, all hardwood trees of 8" or more in caliper shall be preserved.
- E. Homes adjacent to the east buffer shall be limited to 1 story in height.
- F. The developer shall dedicate sufficient property along Hester Avenue to provide a 40' half right-of-way.
- G. Maximum building height shall be 35'.
- H. Minimum house size shall be 1,600 square feet of habitable area.
- I. A conservation easement shall be established on the property located south of the CSX Railroad tracks, described in Exhibit B.

X. FACILITY COMMITMENTS

The following conditions shall be met by the Owner prior to a certificate of occupancy being issued by Seminole County.

- A. **Water.** Water services shall be provided by the Seminole County Environmental Services water system. Design of lines shall conform to all Seminole County and Florida Department of Environmental Protection standards.
- B. **Sanitary Sewer.** Sanitary sewer shall be provided by the Seminole County Environmental Services treatment facilities. The on-site lift station will collect the on-site sewage and pump to the force main running along Hester Avenue. Design of lines shall conform to all Seminole County and Department of Environmental Protection standards.
- C. **Stormwater.** Stormwater drainage and stormwater management shall be provided according to Seminole County's and the St. Johns River Water Management District's stormwater regulations. The developer will dedicate a drainage easement to Seminole County between lots 4 and 5. This area will be maintained by the residents or HOA.
- D. **Fire Protection.** Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 500 gpm with 20 p.s.i. min. residual. Fire hydrants shall be located according to Seminole County Regulations.

XI. OTHER COMMITMENTS

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

- C. This Agreement touches and concerns the Property, and the conditions, commitments and provisions of this Agreement shall perpetually burden, run with and follow said Property and be a servitude upon and binding upon said Property unless released in whole or in part by action of Seminole County as evidenced in writing. The Owner of said Property is expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.
- D. 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.
- E. The development approval being sought is consistent with the Vision 2020 Plan and will be developed consistent with and in compliance with all applicable land development regulations and all other applicable regulations and ordinances.
- F. The Owners of the Property have expressly agreed to be bound by and subject to the development conditions and commitments set forth herein and hereby covenant and agree to have such conditions and commitments restrict, run with and perpetually burden the Property. The development conditions and commitments set forth herein shall not be the personal obligations of the Owner upon the legal transfer of the Property to a subsequent purchaser.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
DARYL G. McLAIN, Chairman

Date: _____

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, JOSEPH K. KELLY, on behalf of himself and his 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.

Witness

Print Name

By: _____
JOSEPH K. KELLY
Property Owner

Witness

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 JOSEPH K. KELLY, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

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

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, ROBERT L. KELLY JR, on behalf of himself and his 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.

Witness

Print Name

By: _____
ROBERT L. KELLY JR
Property Owner

Witness

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 L. KELLY JR, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

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

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE SOUTH 89°49'25" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 23 A DISTANCE OF 1984.99 FEET TO THE WEST LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE NORTH 00°02'27" EAST ALONG SAID WEST LINE A DISTANCE OF 52.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'27" EAST ALONG SAID WEST LINE A DISTANCE OF 1276.41 FEET TO THE NORTH LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE DEPARTING SAID WEST LINE SOUTH 89°56'16" EAST ALONG SAID NORTH LINE A DISTANCE OF 635.72 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HESTER AVENUE; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 977.41 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE SOUTH 64°53'35" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 703.06 FEET TO THE POINT OF BEGINNING

CONTAINING 16.46 ACRES (716,843 SQUARE FEET) MORE OR LESS.

EXHIBIT B

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE SOUTH 89°49'25" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 23 A DISTANCE OF 1991.18 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD AND THE POINT OF BEGINNING; THENCE NORTH 64°55'10" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 696.12 FEET TO THE WEST RIGHT OF WAY LINE OF HESTER AVENUE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE; SOUTH 00°00'00" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 297.02 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE NORTH 89°49'25" WEST ALONG THE SOUTH LINE OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 630.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.15 ACRES (93,633 SQUARE FEET) MORE OR LESS.

EXHIBIT C

Final Master Plan

FINAL MASTER PLAN

FOR

HESTER OAKS

SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST

PARCEL ID: 23-20-30-300-035B-0000

SEMINOLE COUNTY, FLORIDA

SEPTEMBER 16, 2003

NO.	DATE	DESCRIPTION	BY	CHK
1	8/15/03	PRELIMINARY PLANS	MEB	
2	8/15/03	FINAL PLANS	MEB	
3	8/15/03	FINAL PLANS	MEB	
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SHEET INDEX

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| 1 | COVER SHEET |
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| 3 | UTILITY PLAN |
| 4 | DRAINAGE PLAN |
| 5 | TOPOGRAPHIC AND TREE SURVEY |
| 6 | LANDSCAPE PLAN |
| 7 | ARBOR PLAN |

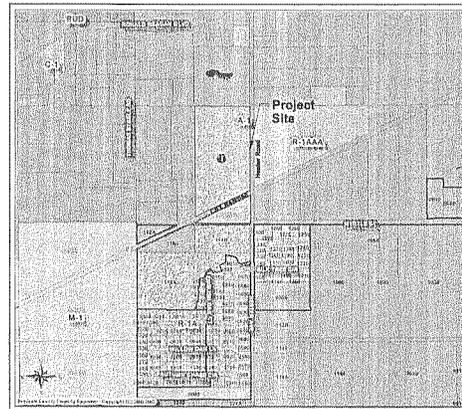
LEGAL DESCRIPTION

A PORTION OF THE THE EAST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23, THENCE SOUTH 89°48'25" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 A DISTANCE OF 198.60 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE NORTH 00°02'07" EAST ALONG SAID WEST LINE A DISTANCE OF 52.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'27" EAST ALONG SAID WEST LINE A DISTANCE OF 1276.41 FEET TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID WEST LINE SOUTH 89°56'18" EAST ALONG SAID NORTH LINE A DISTANCE OF 635.72 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HESTER AVENUE; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 397.41 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE SOUTH 84°07'17" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 703.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.46 ACRES (716,843 SQUARE FEET) MORE OR LESS.



LOCATION MAP
N.T.S.

PROJECT TEAM

DEVELOPER

C & D DEVELOPMENT, LLC
315 E. WINDSOR STREET, SUITE 100
ORLANDO FL 32801
PH: 407 826 8022 FX: 407 899 9385
JAM COOPER

CIVIL ENGINEERS

MILLER, EINHOUSE, RYMER & BOYD
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MAITLAND FL 32751
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GEOFFREY L. SUMMITT, P.E.

SURVEYING

AMERICAN SURVEYING & MAPPING
322 E. SOUTH STREET SUITE 180
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BRETT MOSCOVITZ, P.S.M.

PLANNERS - LANDSCAPE ARCHITECTS

MILLER, EINHOUSE, RYMER & BOYD
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MAITLAND FL 32751
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BARRY RYMER, R.L.A.

GEOTECHNICAL

UNIVERSAL ENGINEERING SCIENCES
3532 MADRID BOULEVARD
ORLANDO FL 32811
PH: 407 423 6554
MR. KEN DERRICK, P.E.

RECEIVED
SEP 17 2003

MEBA PROJECT #0126 01



- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

310 Windsorly Place, Suite 100
Maitland, Florida 32751

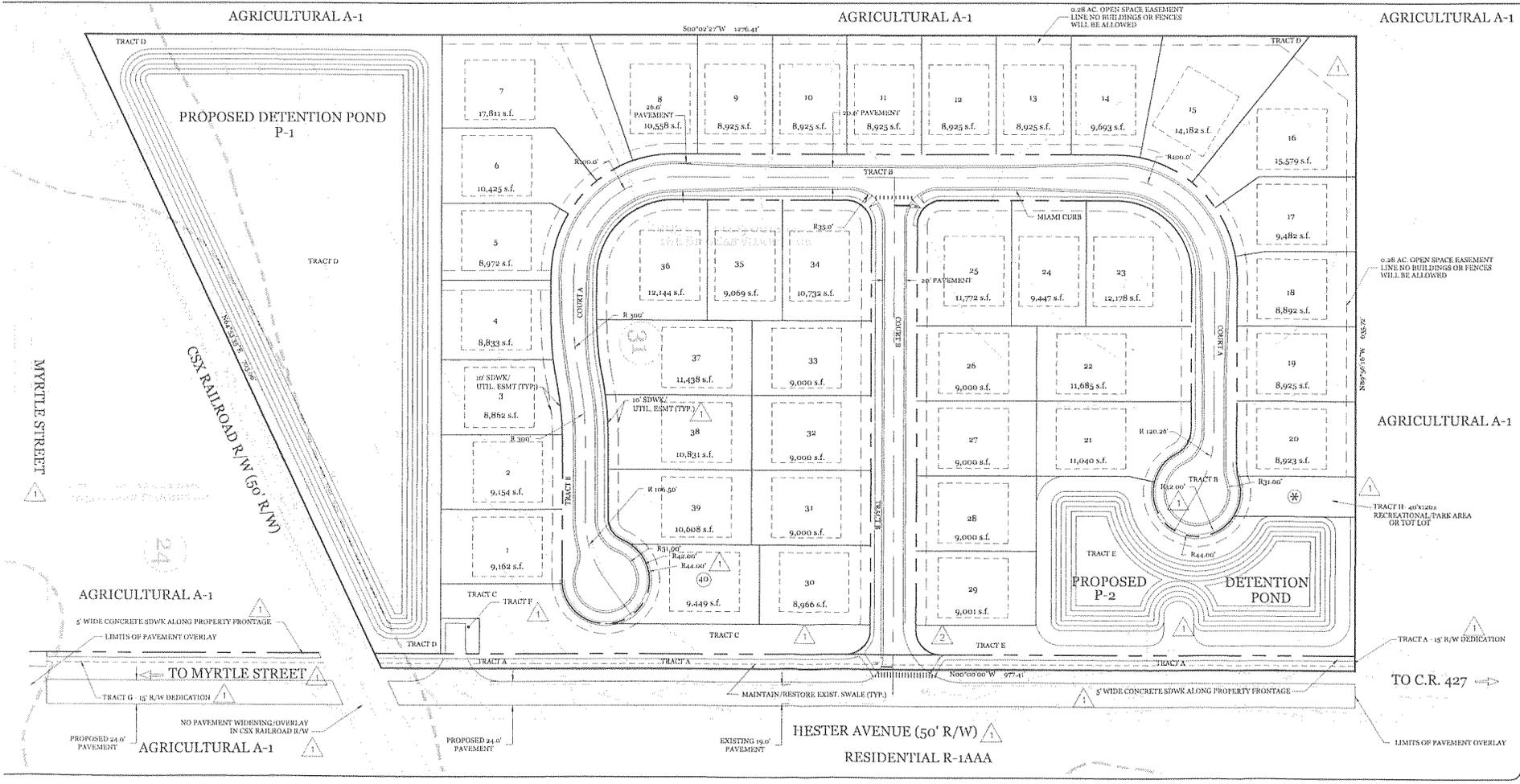
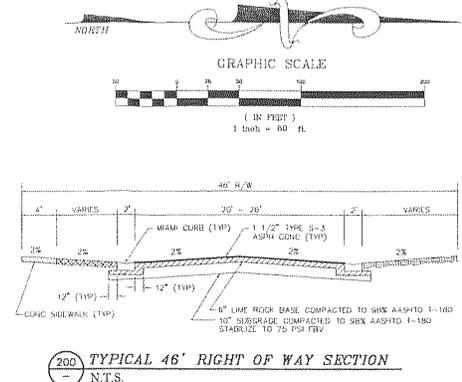
Phone: (407) 838-8041
Fax: (407) 838-8047
www.MERandB.com

TRACT TABLE			
AREA (AC.)	TYPE	OWNERSHIP	EASEMENT
0.34	ROW DEDICATION	COUNTY	
3.05	PUBLIC ROW	COUNTY	
0.39	OPEN SPACE	HQA	SEMINOLE COUNTY
3.02	DETENTION/OPEN SPACE	HQA	SEMINOLE COUNTY
1.19	OPEN SPACE/DETENTION	HQA	SEMINOLE COUNTY
0.03	LIFT STATION	HQA	SEMINOLE COUNTY
0.03	ROW DEDICATION	COUNTY	
0.11	RECREATION	HQA	
7.23			

OWNER	SOIL NAME	HYDRO. GROUP
BASINGER/SAMSR/HONTON		B/D
BASINGER/SAMRHA FINE SANDS		D
MYRKA/EADGALLE FINE SANDS		B/D
PAOLA/SI. LUCC SANDS		A
TAVARES - MILHOPPER FINE SANDS		A
SOILS LINE		
FEWA LINE		

- SITE DATA:**
- Site is located in Section 23, Township 20 South, Range 30 East, Seminole County Florida
 - Current Site Zoning: R-2 Proposed Zoning: HQ
 - Site Contains 16.46 acres more or less (716,997 sq. feet)
 - Existing Use: Vacant/Agricultural/Existing Home
 - Proposed Use: Single Family Residential
 - Total Number of Proposed Lots: 40 (3 Phase only)
 - Residential Density: 2.43 U/AC (Per 100/104/4.2)
 - Proposed School Age Population: 0.526 x 40 = 21 students (Total Student)
 - Minimum Lot Size: 8,000 sq ft
 - Minimum Lot Width: 75' lot setback back
 - Building Setbacks:
 - Frontyard setback: 20'
 - Sideyard setback: 5'
 - Rearyard setback: 20'
 - No construction within 300' of flood plain is proposed
 - Storage Equipment will be dedicated to a mandatory 5% GA
 - Right of Way will be dedicated along the following roads:
 - Master Road (52' minimum a total of 40' half right of way each)
 - Fire Flow shall be provided according to the following:
 - Single Family: 500 gpm @ 40 psi
 - Multi-Family (2 stories or less): 400 gpm @ 40 psi
 - Commercial/Industrial: 1000 gpm @ 40 psi
 - Water, Sewer, Storm and solid waste disposal services will be provided by Seminole County
 - The site has water and force mains running along Tractor Road
 - Blue reflectors to be installed on streets adjacent to all fire hydrant per Seminole County Land Development Regulations
 - All utility easements shall be in accordance with Seminole County and FDOT roadway specifications
 - Project to be constructed in one phase
 - Setbacks will be provided adjacent to one side of all roads
 - No wetlands or construction easement areas exist on proposed subdivision
 - The proposed lift station will be dedicated to Seminole County
 - All irrigation ponds will be sited and maintained by the HOA
 - Site contains 7.23 acres of Open Space including detention ponds meeting 25% open space
 - Site contains 40 units @ 20 TRUs per day = 400 ADT

- On lots having a minimum of 8,000 square feet and 75 feet in width, the following minimum building setbacks shall be required:
- | Setback | Front | Side | Rear |
|---|-------|------|------|
| Residential Units | 20' | 5' | 20' |
| Accessory Buildings less than 200 sq. ft. | 5' | 5' | 5' |
- On lots having a minimum of 8,000 square feet and 75 feet in width, the following minimum building setbacks shall be required:
- | Setback | Front | Side | Rear |
|---|-------|------|------|
| Residential Units | 20' | 5' | 20' |
| Accessory Buildings less than 200 sq. ft. | 5' | 5' | 5' |



Community Planning
Project Management
Civil Engineering
Landscape Architecture

**Miller
Limhouse
Rymer &
Boyd**

Professional Seal: State of FL
Professional No. 12511
Professional Exp. Date 12/31/2024

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	8/12/2024
2	REVISED PER COMMENTS	8/12/2024
3	REVISED PER COMMENTS	8/12/2024
4	REVISED PER COMMENTS	8/12/2024
5	REVISED PER COMMENTS	8/12/2024
6	REVISED PER COMMENTS	8/12/2024
7	REVISED PER COMMENTS	8/12/2024
8	REVISED PER COMMENTS	8/12/2024
9	REVISED PER COMMENTS	8/12/2024
10	REVISED PER COMMENTS	8/12/2024
11	REVISED PER COMMENTS	8/12/2024
12	REVISED PER COMMENTS	8/12/2024
13	REVISED PER COMMENTS	8/12/2024
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38	REVISED PER COMMENTS	8/12/2024
39	REVISED PER COMMENTS	8/12/2024
40	REVISED PER COMMENTS	8/12/2024

ENGINEER IN CHARGE:
GEORGE E. SUMMATT, P.E.

C.B.D. Development, LLC
315 East Robinson Street, Suite 150
Orlando, Florida 32801
Orlando, Florida 32801
407-999-9622

HESTER OAKS
SEMINOLE COUNTY, FLORIDA
FINAL MASTER PLAN

DATE: 8/12/2024
SCALE: 1"=50'
PROJECT: 08226.00
DRAWN: TPV
CHECKED: TPV
APPROVED: GJS

2

GRAPHIC SCALE



1 IN FEET
3/8 inch = 50 ft.

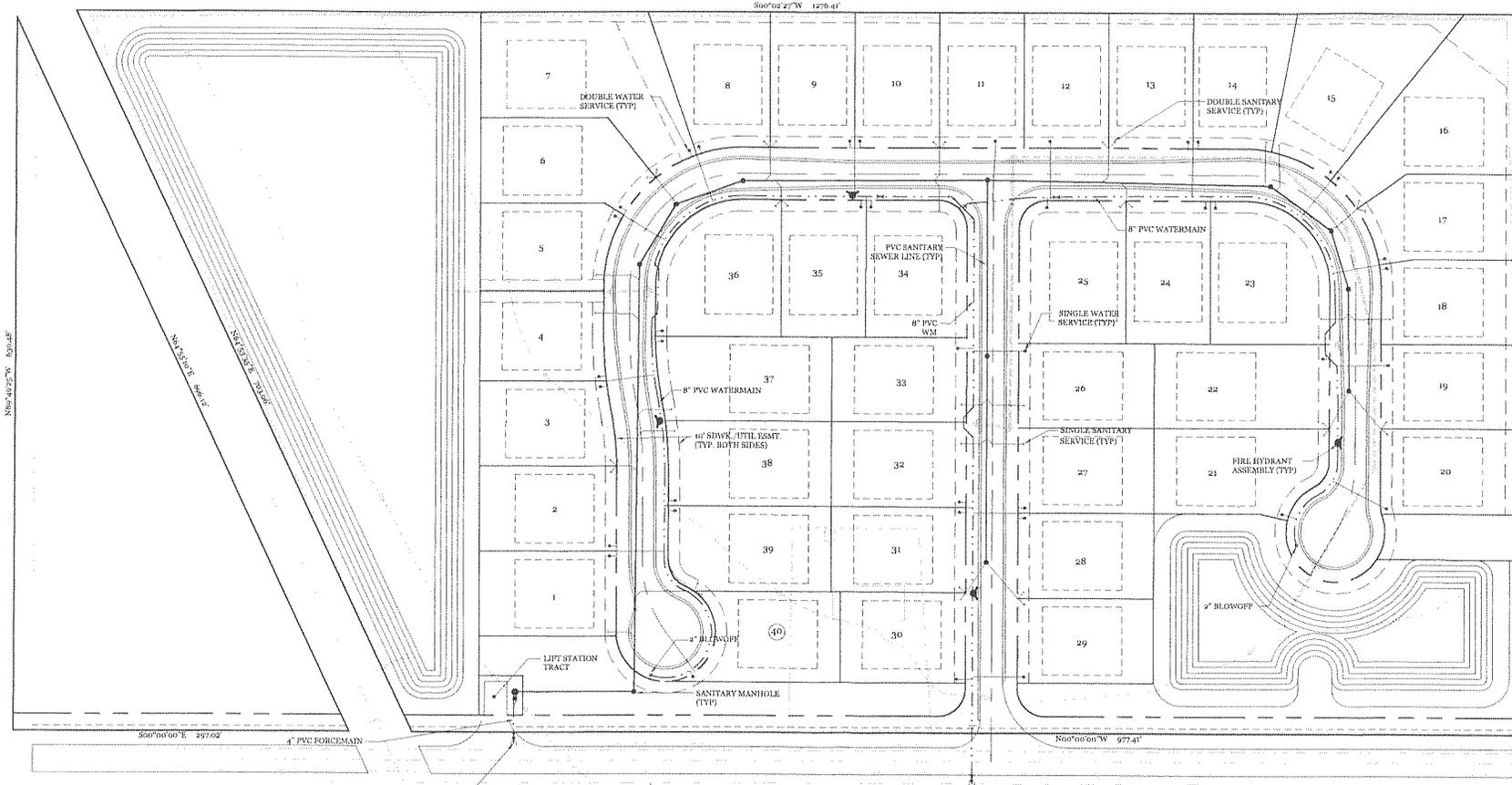


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Landscape Architecture

**Miller
Emhouse
Rymet &
Boyd**

Phone: (407) 838-8040
www.milleremhouse.com

105 MacArthur Park, Suite 105
Maitland, Florida 32751



CONNECT TO EXISTING 6" PM,
6"x4" TAPPING SLEEVE AND
VALVE

CONNECT TO EXISTING 12" WATERMAIN,
8"x4" TAPPING SLEEVE AND VALVE

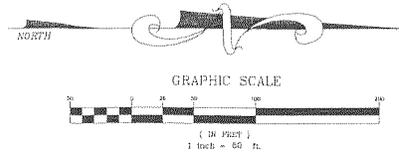
ENGINEER IN CHARGE
GEOFFREY C. SUMMITY, P.E.

NO.	DATE	DESCRIPTION	BY	CHK
1		ISSUED FOR PERMITS		
2		ISSUED FOR PERMITS		
3		ISSUED FOR PERMITS		
4		ISSUED FOR PERMITS		
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39		ISSUED FOR PERMITS		
40		ISSUED FOR PERMITS		

C & D DEVELOPMENTS, LLC
311 East Arroyo Street, Suite 105
Orlando, Florida 32801
407.999.9322

HESTER OAKS
SEMINOLE COUNTY, FLORIDA
UTILITY PLAN

DATE	8/12/03
SCALE	1" = 50'
PROJECT NO.	00125-00
DRAWN BY	TPV
CHECKED BY	TPV
DATE	GLS



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 Landscape Architecture

**Miller
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 Kymir &
 Boyd**

100 Westchase Drive, Suite 100
 Miami, Florida 33131
 www.MEK.com

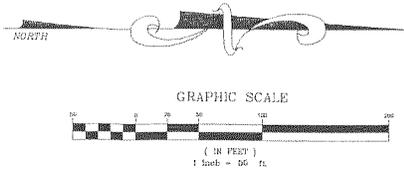
ENGINEER IN CHARGE
 GEORGE L. SIMONETTI, P.E.

REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12450

C.A.D. Development, LLC
 315 East Robinson Street, Suite 106
 Dunedin, Florida 34621
 407-999-5522

HESTER OAKS
 SEMINOLE COUNTY, FLORIDA
 MASTER DRAINAGE PLAN

DATE	8/12/03
SCALE	1"=50'
PROJECT NO.	60125-03
DESIGNED BY	TPV
CHECKED BY	TPV
SOFTWARE	GIS



ZONE X AREAS OUTSIDE THE 500-YEAR FLOODPLAIN

LEGEND

 AREAS WHERE TREES WILL BE SAVED

NOTES:

1. TREES AS SHOWN ON PLAN WERE LOCATED AND IDENTIFIED BY PROJECT SURVEYOR
2. ALL TREES 6" IN CALIPER AND LARGER HAVE BEEN FIELD LOCATED AND SHOWN ON THIS PLAN
3. ALL TREES NOT CIRCLED WILL BE REMOVED FROM THE SITE



 Community Planning
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 Phone: (954) 333-8800
 Fax: (954) 333-8801
 www.MLRlinhouse.com

ENGINEER IN CHARGE
 Geoffrey C. Sammarino, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12511
 EXPIRES 12/31/2024
 PROFESSIONAL SEAL NO. 12511

C & D DEVELOPMENT LLC
 315 E. KENNEDY BLVD. SUITE 100
 PALM BEACH, FL 33409
 407-999-9022

HESTER OAKS
 SEMINOLE COUNTY, FLORIDA
ARBOR PLAN

DATE	08/14/03
SCALE	1" = 50'
PROJECT NO.	0126.01
DRAWN BY	GLS
CHECKED BY	GLS
DATE	01/5