

Item # 42

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: MYRTLE STREET SUBDIVISION URBAN CONSERVATION VILLAGE
FINAL MASTER PLAN, Sandy Bierly, Applicant

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

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

Agenda Date <u>10/26/04</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 for an Urban Conservation Village single family subdivision located at 1435 Myrtle Street and authorize the Chairman to execute a Developers Commitment Agreement; or
2. APPROVE the Final Master Plan for an Urban Conservation Village single family subdivision located at 1435 Myrtle Street with additional conditions and authorize the Chairman to execute a Developers Commitment Agreement; or
3. DENY the Final Master Plan for an Urban Conservation Village single family subdivision located at 1435 Myrtle Street; or
4. Continue until a date and time certain.

District – 5 McLain

Tony Walter, Assistant Planning Manager

BACKGROUND:

At their September 28, 2004 meeting the Board approved the Preliminary Plan with two additional conditions; 1) that the internal trail will be connected to the equestrian/pedestrian trail along the southern boundary of this project, and 2) that the recreational area will be relocated to the interior of the project. The applicant has complied with the two additional requirements which are reflected on the attached Final Master Plan.

A Developers Commitment Agreement reflecting all the conditions of the Final Master Plan is attached.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Final Master Plan for an Urban Conservation Village single family subdivision located at 1435 Myrtle Street and authorization for the Chairman to execute the attached Developers Commitment Agreement.

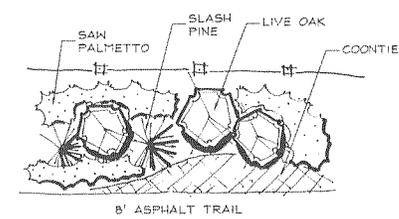
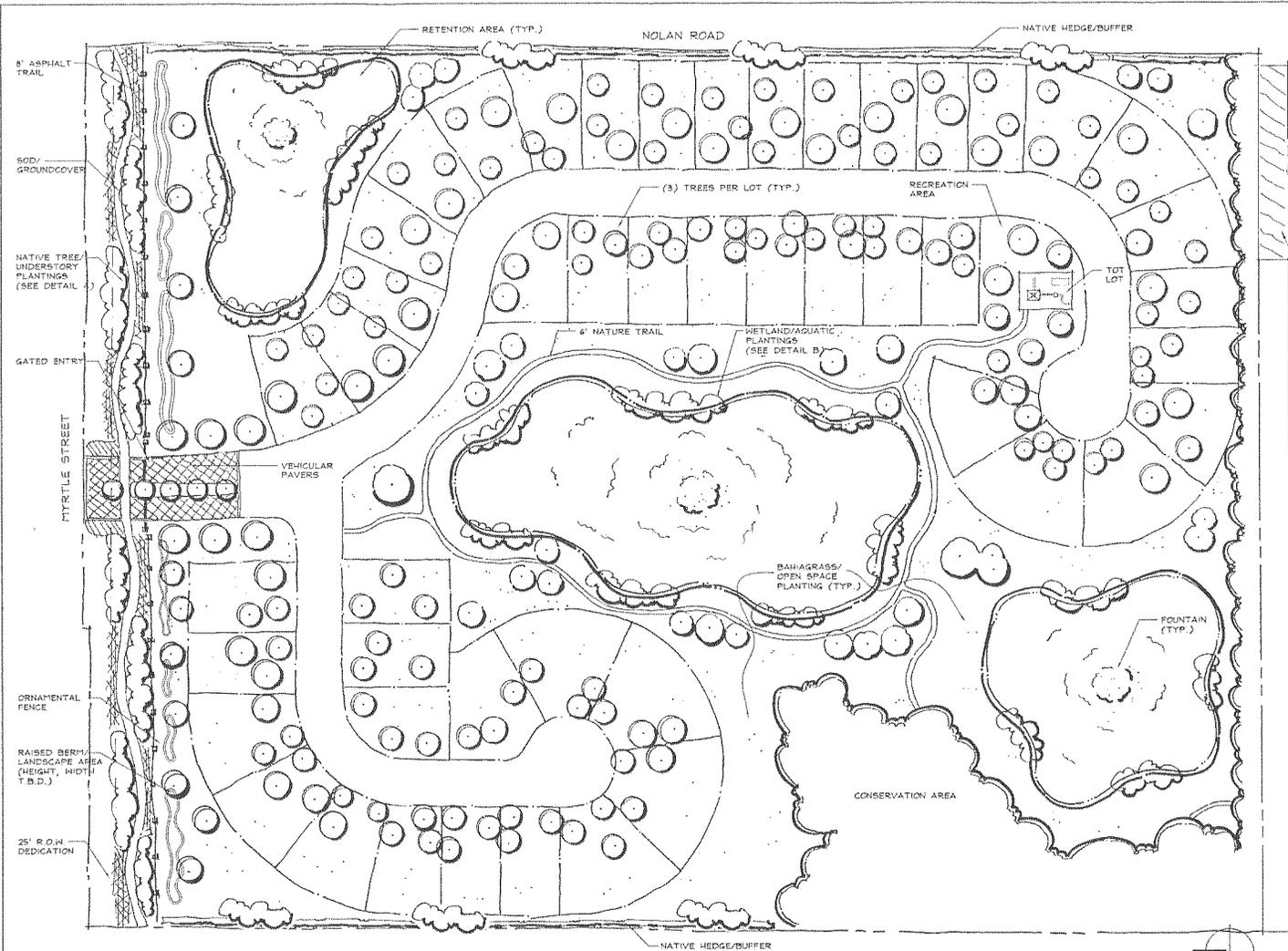
Reviewed by: <u>[Signature]</u> Co Atty: _____ DFS: _____ Other: <u>[Signature]</u> DCM: _____ CM: <u>[Signature]</u> File No. <u>rpd02</u>
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1435 Myrtle Street and authorization for the Chairman to execute the attached Developers Commitment Agreement.

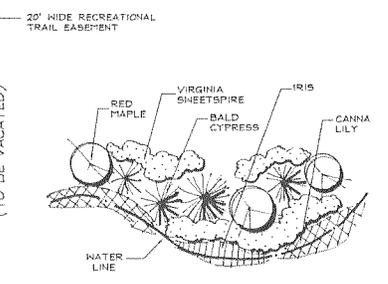
PLANNING AND ZONING:

On October 6, 2004, the P&Z approved the PSP consistent with the Preliminary Master Plan, including the two changes recommended by the BCC and included on the attached Final Master Plan.

Attachments: Myrtle Street Subdivision Final Master Plan
Myrtle Street Subdivision Preliminary Greenway Ownership and
Management Plan
Developer Commitment Agreement



LANDSCAPE DETAIL 'A'
SCALE: 1"=20'



LANDSCAPE DETAIL 'B'
SCALE: 1"=30'

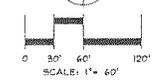
LAND USE SUMMARY

LOT AREA	10.39 AC
RIGHT OF WAY	7.82 AC
CONSERVATION	1.88 AC
RIGHT OF WAY DEDICATION	0.56 AC
LIFT STATION	01 AC
GREENWAY LAND/OPEN SPACE (PROVIDED)	13.67 AC
OPEN SPACE	8.75
RECREATION	0.44
STORMWATER	4.48
TOTAL ACREAGE	29.33 AC

TOTAL UNITS: 48 UNITS
GREENWAY LAND/OPEN SPACE (REQUIRED):
 29.33 AC (TOTAL SITE AREA)-1.88 AC (PRIMARY CONSERVATION)-0.56 AC (MYRTLE ST. ROW DEDICATION) = 26.89 AC X 50% = 13.45 AC

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

CONCEPTUAL LANDSCAPE PLAN (EXHIBIT A)
SCALE: 1"=60'



Planning
 Preliminary
 Landscape Analysis
 Construction Management
 Construction Management
 1100 Park Ave., Suite 100, Ft. Myers, FL 33901
 Phone: 813.937.2727 Fax: 813.937.2728

gph

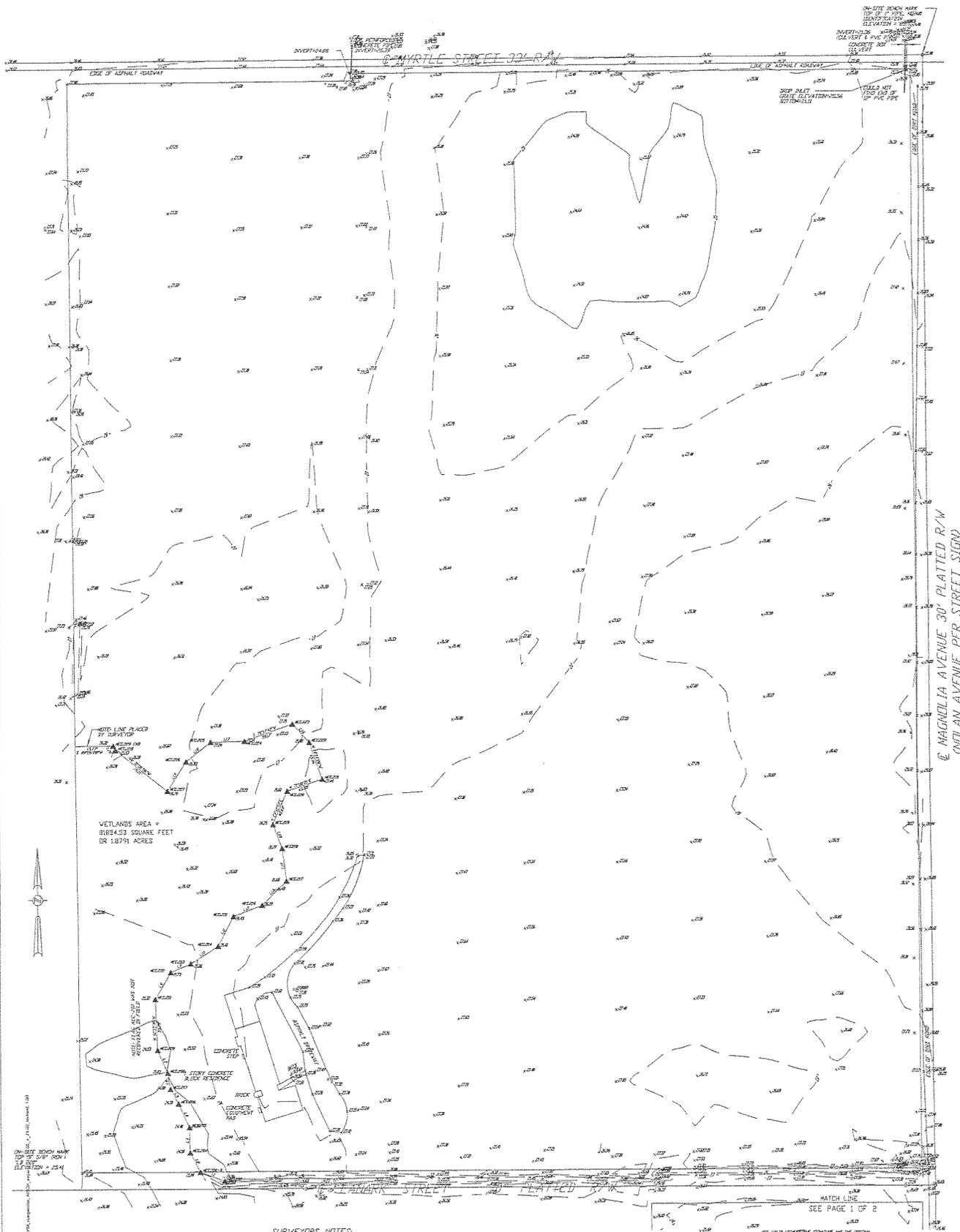
Scale: AS SHOWN	Date: JULY 2004	Job No: A-6505	Page: LSP	Approved: [Signature]
Activity Name	Date	No.	Date	Revision
Disseminated by: GMR	7/04	1		
Drawn by: GMR	7/04	1		
Checked by: M.J.J.	10/10/04	1		MODIFIED PER DCC COMMENTS
Approved by: M.J.J.	11/19/04	1		REVISED PER MASTER PLAN AND DDP COMMENTS

PRELIMINARY LANDSCAPE PLAN
ACORN DEVELOPMENT COMPANY
MYRTLE STREET SUBDIVISION
SEMINOLE COUNTY, FLORIDA

Sheet No. **5**
 MICHAEL J. GREGOR, P.E.
 ENGINEER

TOPOGRAPHIC SURVEY FOR ACORN DEVELOPMENT COMPANY

SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



WETLANDS AREA =
81884.53 SQUARE FEET
OR 1.8791 ACRES

SURVEYORS NOTES:

- 1) The surveyor has not restricted the land shown hereon for easements, rights-of-way or any other matter recorded or unrecorded that may affect the use or title of this land. This is a topographic survey only for the boundary survey use. Boundary survey use only.
- 2) No subsurface restrictions or encumbrances have been shown on this map.
- 3) No environmental or jurisdictional land determination has been made as a part of this survey. The Wetlands area shown hereon was made from a field location by the surveyor of field notes by Oregon Environmental Consultants, Inc.
- 4) No environmental assessment has been made as a part of this survey.
- 5) The vertical datum is based on the average county bench mark elevation of 184.66.
- 6) The ground level is 12 inches above ground, 1000 Feet North of the North edge of Myrtle Street and 100 Feet West of the eastern end of Boca Road. Reduced elevation = 184.66.
- 7) The Double Bench Marks are noted on the survey drawing.
- 8) See Page 1 of 2 for additional topography, notes and information.

**DOUDNEY
SURVEYING
AND MAPPING
CORP.**

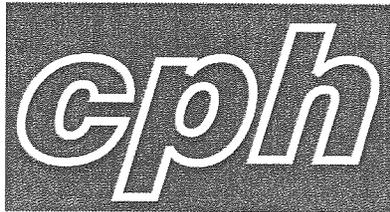
PROFESSIONAL SURVEYORS AND MAPPERS 200 EAST COMMERCIAL STREET SANFORD, FLORIDA 32771 (407) 322-1451

FIELD	DATE	BY	STATUS
TOWNSHIP	2/24/11	DAK	20-21-11
SWM FIELD	2/25/11	DAK	20-21-11
RECORD IN	2/25/11	DAK	20-21-11

DOUDNEY SURVEYING AND MAPPING CORP., By: David A. Doudney, President, Florida Registration Number 2009
Field Date: 02 January, 2011
PAGE 3 OF 2 JOB NO. 20-03

Myrtle Street Subdivision

Greenway Ownership And Management Plan



*Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build*

Certificate of Authorization No. 00003215

500 West Fulton Street
Sanford, Florida 32771
Phone: 407.322.6841
Fax: 407.330.0639

SUBMITTED JULY 7, 2004
REVISED SEPTEMBER 22, 2004

**Myrtle Street Subdivision
Greenway Ownership and Management Plan**

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 - C. Specifications**
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 - H. Irrigation Management**

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 - B. Preliminary Native Plant Schedule**
 - C. Bahiagrass Management Schedule**
 - D. Tree, Shrub, and Groundcover Management Schedule**
 - E. Opinion of Management Costs**

Greenway Ownership and Management Plan

I. Overview

The following Preliminary Greenway Ownership and Management Plan has been developed to provide a description of the Greenway, establish goals and objectives for the management of resources, and create standards for the operation and management of the Greenway and open spaces.

Conceptual plans and exhibits have been provided to suggest various uses for identified areas. The information included within provided exhibit suggests management techniques and methodologies conducive to short and long term management strategies.

Upon review and approval by Seminole County, final management recommendations and strategies will be included within a Greenway Ownership and Management Plan to be implemented upon completion of construction of the Conservation Village, Greenway, and open spaces.

II. Greenway Description

The areas identified for Greenway and open space usage contain a total of ~~13.43~~ 83 acres. Refer to the Land Use Summary included within Exhibit A for further detailed land use allocations.

Specific functions of the Greenway include the protection and preservation of existing natural communities, preservation of upland communities, implementation of native plant communities, stormwater management, aquatic area and wetland management, and landscape management. Refer to Exhibit B for a preliminary native plant schedule.

Recreational uses of the Greenway include the pedestrian use of a 6' nature trail comprised of mulch-pervious materials and an 8' asphalt trail suitable for bicycle and pedestrian use. Open spaces have been provided that are suitable for a variety of activities.

III. General Management Requirements and Strategies

A. Provide HOA or Owner with 3 written proposals due before possession date for aquatics management, conservation and upland management, and landscape management from experienced local businesses capable of performing work specified herein. Accepted proposal and maintenance contract will be for period of 2 years and renewable in 1-year increments. Management will begin immediately after final acceptance of landscape construction by HOA or Owner. During the first year warranty period, the Contractor-landscape installation contractor shall be responsible for insuring that the management contract is being followed.

B. Professional aquatic area management shall include necessary cultivation, weeding, protective spraying, and removal of exotic nuisance plant species that could potentially cause detrimental conditions to retention areas. Aquatic plant materials are to be managed in a manner as to provide aesthetic quality and specified water retention area capacity. All trash in and surrounding the retention area's perimeter is to be removed during each monthly visit. Typical procedures consistent with good aquatic management are to be implemented to provide for potential healthy fish populations and overall improved water quality.

Conservation and Upland management shall include necessary cultivation and vegetation management to remove invasive exotic plant species from identified conservation and upland areas. The management program implemented shall provide for increased survival and proliferation of native plant species conducive to the restoration of Central Florida native plant communities. The management program shall implement standards set forth within the most current NFPA 299 document relating to fire protection of life and property. The implemented management program shall be monitored on a monthly basis with site visit reports to be forwarded to the HOA or owner's representative.

Landscape management shall include necessary watering, cultivation, weeding, pruning, wound dressing, disease and insect pest control, protective spraying, labor for replacement of dead plant material, straightening plants which lean or sag, adjustments of plants which settle or are planted too low, mowing, replacement of mulch that has been displaced, repairing and reshaping of tree saucers, and reseeding or replanting of those areas affected. Remove rubbish, waste, tools, and equipment used at end of each workday. Other procedures consistent with good horticultural practice necessary to insure vigorous, healthy growth of plant material are also part of the Landscape Management Contract.

During first year of Landscape Management Contract, replacement of plant material shall be responsibility of ~~Contractor~~ landscape installation contractor with exceptions as listed herein.

Landscape maintenance contractor, (Contractor), shall purchase and maintain Contractor's general liability insurance in amount of \$1,000,000 for protection from Contractor's operations under Management Contract. Certification of such insurance shall be filed with HOA or Owner prior to commencement of work.

C. Following are specifications covering major items of work dealing with the maintenance of the grounds including trees, shrubs, ground covers, and turf areas.

The work outlined shall include but not be limited to the following maintenance tasks:

- 1. Care of architectural landscape elements**
- 2. Edging**
- 3. Fertilization**
- 4. Irrigation / watering**
- 5. Mowing**
- 6. Mulching**
- 7. Pesticide application**
- 8. Pruning**
- 9. Weeding**

At the end of each maintenance day, all walks, drives, road, parking lots and common areas will be free of any loose materials, trash, or debris.

All personnel shall be required to wear proper attire, which, as a minimum, includes a standard shirt carrying company name and/or logo, present a good appearance, and maintain a professional code of conduct.

All personnel shall take lunch breaks and use restroom facilities in areas designated by the Owner.

No storage or provision for storage shall be made on site for maintenance equipment or materials. Contractor shall be responsible for transporting equipment and materials to the site and off site in sealed or secured containers and vehicles as required, unless specifically allowed by written contract.

All work, unless otherwise specified herein, shall be part of the contract amount quoted.

D. Turfgrass Management

1. Mowing

Grass clippings, from mowing St. Augustine turf areas, are to be collected on an as-needed basis and removed from the project area the same day as collected or composted if on-site facility exists, by written permission from the Owner only. Grass clippings from Bahia and St. Augustine turf areas may be scattered, through use of mulching mower provided any accumulation is not noticeable. Certain specific areas of Bahia turf may be allowed to mature in order to propagate the grass through seed drop, only, through specific notification to the Contractor from the Owner.

All debris from mowing, trimming, and edging must be picked up and removed from the property by the Contractor, and at the Contractor's expense, immediately after mowing. Small loose debris is expected to be swept or blown off walkways, driveways, etc. This small loose debris should be blown back into turf areas and not be discarded into any conservation areas, planted or mulched areas, or retention areas.

Mowing heights are to be maintained at three to four inches for both Bahiagrass and St. Augustine grass. The Owner will retain the option to choose the mowing height. THE MOWER BLADES MUST BE SHARP AT ALL TIMES AND CLEANED AFTER EACH CUTTING SO AS NOT TO SPREAD DISEASE, PESTS, ETC.

No more than one-third of the grass height shall be cut at any one mowing.

Mowing around all pond areas shall be in a manner as to eject cuttings away from the water. Care shall be taken to stay clear of all littoral zone plantings.

Best Management Practices (BMP's) are to be implemented and followed for all turf species.

REFER TO EXHIBIT C FOR TURFGRASS MANAGEMENT SCHEDULE

E. Shrub and Groundcover Management

1. Pruning (for all shrubbery/trees with clear trunk under 10 feet)

Plants shall be neatly trimmed a minimum of once per month, or as deemed necessary and directed by the HOA or Owner, and in conjunction with the landscape design theme. Pruning more than once per month shall be at additional costs.

Plants within native landscape areas shall be left to grow as their natural form dictates. Plants in these areas shall only be hand pruned on an as needed basis or as directed by the HOA or Owner.

Diseased or deadwood, whenever visible, will be removed immediately.

Prune at the time of season proper for the variety per industry standards. Prune flowering trees and shrubs after the blooming period.

Shrubs under canopy trees will be maintained below the height of the clear trunk to exhibit a clear break between shrubs and trees.

Chemical trimming or pruning will not be allowed under any circumstances!

All trimming and pruning debris is to be picked up and removed from the property on the day of each trimming, by the Contractor and at the Contractor's expense.

2. Weed control

*Weeding is to be done on a routine basis to maintain TOTAL weed control. NOTE: Individual weeds or groups of weeds larger than 2 inches in height or diameter **ARE NOT IN CONTROL** and the Contractor will be expected to remove these immediately.*

REFER TO EXHIBIT D FOR TREE, SHRUB AND GROUNDCOVER MANAGEMENT SCHEDULE

F. Tree and Palm Management

1. Pruning (for trees with clear trunk above 10 feet)

Prune, thin and trim all trees per the Natural Arborist Association International Society of Arboriculture specifications for pruning of shade trees to keep the trees healthy, to maintain the natural character of the variety, to control shape and to prevent crowding.

Pruning will also be required, from time to time, to remove damaged branches from storms or when blocking or intruding on signs, parking lots, nature trails, walkways, vehicular sight triangles, etc.

Dead or dying palm fronds are to be removed from the palm trees, as often as necessary to maintain a neat appearance. No palms fronds shall be removed that create a branching pattern that is less than 90 degrees from vertical.

2. Weed Control

NOTE: Under no circumstances will any tree, planted in a sod area, be weeded with a string-type weed trimmer! Hand-weed only! Tree-ring (18-inches minimum radius from outside of trunk) shall be edged with mechanical edgers only.

3. MULCH

All plant beds and tree pits (except pine/native areas) shall have a minimum of three-inches of pine bark or pine straw mulch (or approved equal) maintained. Mulch shall be placed 6 inches from the trunk of all trees and large shrubs.

Mulch shall be "top dressed" to proper depth when found necessary, as part of the contract price.

REFER TO EXHIBIT D FOR TREE, SHRUB AND GROUND COVER MANAGEMENT SCHEDULE

G. Fertilization and Pest Management

1. Sod- Schedule 1

The fertilizer shall be a commercial grade produced and recommended for use on the St. Augustine and Bahia type grasses: recommend sulfur coated urea product, time-release, with micro nutrients.

2. Trees, shrubs and ground cover

Fertilizer shall be applied to all trees, shrubs, and ground covers with the exception of pines, saw palmettos and other established native (existing) areas. Fertilizer shall be commercial grade. Recommend 8-10-10 sulfur coated, time-release, or recommendations by the laboratory test results. Frequency may be adjusted based on community standards. Note: Nursery grown native species, planted in "native" context, shall be weaned from fertilizer over time.

Trees shall be fertilized three times yearly: February/March, June, and October, at the rate of one-pound per inch of trunk diameter, 30 inches above the base. Apply at the drip line in a four feet wide band. Frequency may be adjusted depending on community standards.

3. Palms

All palms shall be fertilized in February, June, and October. Recommend 8-10-10 palm fertilizer at the rate of one-pound per inch of diameter of trunk. Frequency may be adjusted depending on community standards.

All fertilizer residues shall be removed from any pavement, immediately.

4. Fungicides, Herbicides, and Insecticides

Conditions for use:

Chemical controls shall be applied by a licensed operator using EPA approved materials under the direction of a Certified Pest Control Operator. Copies of current licenses must be provided to Owner prior to chemical use.

The Contractor may use an herbicide required for and recommended for the control of the types of weeds encountered. The manufacturer's written

instructions and EPA criteria shall be strictly adhered to for application rates, etc. However, before any herbicide or insecticide is used on the project site, the Contractor shall notify the Owner of the types to be used, application rates, and all particulars with reference to chemical composition, and advise of any possible damage associated with the use of these products (i.e., to avoid personal contact with sprayed areas, etc.). Contractor must prove possession of appropriate applicators, proper protective clothing, and warning signage as required. Contractor must receive Owner's written approval prior to each application. Contractor will be totally responsible to remove and replace at the Contractor's expense, all plants damaged by chemical weed control, immediately upon notification from the Owner. Dead weeds larger than two inches in height or diameter must also be removed.

The Contractor is granted permission to use such fungicides, herbicides, and insecticides through the implementation of an integrated pest management program, (IPM), as it may be necessary and advantageous in grounds maintenance activities, relative to above stated specifications. Fungicides, herbicides, and insecticides must be used responsibly and in conformance with Federal, State and Local laws and regulations. The Contractor assumes all liability for damage and/or injury resulting from accident or misuse of these products and/or equipment. The Owner retains the right to prohibit the use of any fungicide, herbicide or insecticide that may be judged undesirable for any reason.

Products leaving an undesirable residue or odor (i.e., weed oil) shall not be used.

Apply natural horticultural oils or insecticides as needed to protect all plant materials from damage. The program shall include control of scale insects, aphids, lace bugs and other sucking insects, spider mites, etc., and advance preventive spraying for twig borers and pine beetles. The Contractor shall be responsible for the choice of chemicals and insecticides he or she uses and shall be accountable for any misuse of them.

Red ant control

Personnel shall be aware/alert for evidence of ants, at every mowing/weeding and spread material on pile immediately.

REFER TO EXHIBIT D FOR TREE, SHRUB AND GROUND COVER MANAGEMENT SCHEDULE

H. Irrigation Management

The Contractor shall be responsible for the operation of the automatic irrigation system, for setting and adjusting the time to insure proper watering.

The timer shall be checked as often as necessary to insure scheduling. The Contractor will not be responsible for the replacement of the pumping equipment. Any other equipment damaged by the maintenance operation shall be replaced with the same equipment and by the same manufacturer, at the expense of the maintenance contractor.

Monthly, the entire irrigation system shall be tested for operation status to include rain sensor, timing or zones, duration of watering, consistency of spray pattern, broken/missing heads, broken pipes, valves or connectors and condition of water source (pump or meter). Written report shall be submitted to the Owner delineating said inspection and any items needed for repairs and cost estimate for said repairs.

The irrigation system shall provide sufficient water to all lawns and shrub beds. The system shall be run in compliance with current watering restrictions as dictated by Seminole County Environmental Services. The watering shall provide for a healthy landscape appearance. Recommended hours of operations shall be between the hours of 4:00 a.m. and 9:00 a.m., or as is necessitated by size of irrigated area.

Contractor shall be responsible for controlling the amount of water used for irrigation, and shall assume responsibility for any damage that results from over-watering or insufficient watering.

Water requirements – established landscapes

Ideal watering occurs just at the time the plant (including grasses) begin/begins to show early signs of wilt. Set sprinklers to apply one-inch of water per five seven-day period. This can be accomplished in one or two applications. The irrigation system timing shall be adjusted to the requirements of the plant material and an amount conducive to the current season where the operation of the system is minimized during the summer rainy season and low temperature periods of the winter months.

Contractor is responsible for monitoring irrigation of all vegetation. Any irrigation problems observed that cannot be remedied by the post-mowing review must be brought to the immediate attention of the Owner.

GENERAL CLEAN-UP

The Contractor will be expected, as part of his routine maintenance, to help police the areas under his contractual maintenance. This will include removing

any litter or fallen leaves and branches, replacing washed out mulch back into planters and help clean up any construction debris or soil which might accidentally accumulate in the respective maintenance area.

Termination of Maintenance Contract

If Owner fails to make payment for period of 90 days without written clarification, landscape maintenance contractor may, upon 12 additional days written notice to Owner, terminate contract and recover from Owner, payment for work executed and for proven loss sustained upon materials, equipment, or tools, including reasonable profit and damages applicable to Maintenance Contract.

If landscape maintenance contractor defaults, persistently fails, or neglects to carry out work in accordance with Maintenance Contract, Owner, after 12 days shall provide written notice to landscape maintenance contractor, and without prejudice to any other remedy, Owner may have, may make good such deficiencies and deduct cost, including compensation for additional services made necessary, from payment due landscape maintenance contractor, or Owner may terminate Maintenance Contract.

IV. Administration/Ownership

The proposed Greenway shall be owned and managed by the homeowner's association. The association shall be responsible for securing the proper professionals to implement, manage, and monitor the proposed management programs for conservation and recreation areas.

The programs are to be monitored on a yearly basis for an initial 3-year period for compliance of approved management requirements and strategies. The yearly evaluation shall also be submitted to Seminole County for review of compliance issues. A series of legal documents shall be generated to ensure compliance of approved programs.

The homeowner's association shall incur all associated management costs of the Greenway. The management costs are to then be distributed to the property owners at the discretion of the homeowner's association. An Opinion of Probable Management Costs has been provided for preliminary pricing which has been based on the Conceptual Landscape Plan. Refer to Exhibit E for preliminary management costs.

Myrtle Street Conservation Village

Exhibit B

Preliminary Native Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	(Ht. x Spd.)	PLANT	PLANT	(Flower Color)
					SPEC.	TYPE	USE	NOTES
AR	Acer rubrum 'Florida Flame'	Florida Flame Red Maple			T.B. D.	Tree	Canopy	Red
AW	Acoelorrhaphe wrightii	Paurotis Palm			T.B. D.	Palm	Specimen	
BC	Bignonia capreolata	Cross Vine			T.B. D.	Vine	Screen	Red, Orange, Yellow
BN	Betula nigra 'Dura-Heat'	River Birch			T.B. D.	Tree	Wetland	White
CA	Crinum americanum	String Lily			T.B. D.	Accent	Specimen	White
CF	Canna flaccida	Canna Lily			T.B. D.	Accent	Wetland	Yellow
CF	Calycanthus floridus	Common Sweetshrub			T.B. D.	Med. Shrub	Specimen	Red
CV	Chionanthus virginicus	Grancy Graybeard			T.B. D.	Tree	Specimen	White
GS	Gelsemium sempervirens	Carolina Jessamine			T.B. D.	Vine	Screen	Yellow
HP	Hamelia patens	Firebush			T.B. D.	Med. Shrub	Hedge	Red
IA	Ilex x attenuata 'East Palatka'	East Palatka Holly			T.B. D.	Tree	Understory	White
IC	Ilex cassine	Dahoon Holly			T.B. D.	Tree	Understory	White
IG	Ilex glabra	Inkberry			T.B. D.	Med. Shrub	Hedge	Yellow
IP	Illicium parviflorum	Yellow Anise			T.B. D.	Tall Shrub	Hedge	Yellow
IS	Iris sp.	Iris			T.B. D.	Accent	Wetland	Blue
IV	Ilex vomitoria 'Stokes Dwarf'	Yaupon Holly			T.B. D.	Med. Shrub	Hedge	White
IVH	Itea virginica 'Henry's Garnet'	Virginia Sweetspire			T.B. D.	Med. Shrub	Wetland	White
JE	Juncus effusus	Softrush			T.B. D.	Aquatic	Wetland	Brown
LI	Lantana involucrata	Lantana			T.B. D.	Groundcover	Groundcover	White
LS	Liquidambar styraciflua	Sweet Gum			T.B. D.	Tree	Canopy	Green/Yellow
MC	Myrica cerifera	Wax Myrtle			T.B. D.	Tall Shrub	Hedge	Green
MC	Muhlenbergia capillaris	Muhlygrass			T.B. D.	Grass	Groundcover	Pink
MF	Myrcianthes fragrans	Simpson's Stopper			T.B. D.	Med. Shrub	Hedge	White
MGA	Magnolia grandiflora 'Alta'	Alta Magnolia			T.B. D.	Tree	Specimen	White
MGD	Magnolia grandiflora 'D. D. Blanchard'	D. D. Blanchard Magnolia			T.B. D.	Tree	Canopy	White
NS	Nyssa sylvatica	Black Gum			T.B. D.	Tree	Wetland	White
OC	Osmunda cinnamomea	Cinnamon Fern			T.B. D.	Fern	Groundcover	
PC	Pontederia cordata	Pickerelweed			T.B. D.	Aquatic	Wetland	Purple
PCB	Prunus caroliniana 'Bright N' Tight'	Carolina Cherrylaurel			T.B. D.	Tall Shrub	Hedge	White
PI	Passiflora incarnata	Passion Flower			T.B. D.	Vine	Screen	Lavender, White
PN	Paspalum notatum 'Argentine'	Argentine Bahiagrass			T.B. D.	Grass	Groundcover	
PO	Platanus occidentalis	Sycamore			T.B. D.	Tree	Canopy	Red
PT	Pinus elliotii	Slash Pine			T.B. D.	Tree	Screen	Yellow
QL	Quercus laurifolia	Laurel Oak			T.B. D.	Tree	Canopy	Brown
QS	Quercus shumardii	Shumard Oak			T.B. D.	Tree	Canopy	Brown
QV	Quercus virginiana	Live Oak			T.B. D.	Tree	Canopy	Orange

Myrtle Street Conservation Village

Exhibit B

Preliminary Native Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	(Ht. x Spd.)	PLANT	PLANT	(Flower Color)
					SPEC.	TYPE	USE	NOTES
RC	Rhododendron canescens	Piedmont Azalea			T.B. D.	Med. Shrub	Hedge	Pink, White
SB	Spartina bakeri	Sand Cordgrass			T.B. D.	Grass	Groundcover	Brown
SP	Sabal Palmetto	Cabbage Palm			T.B. D.	Palm	Canopy	White
SR	Serenoa repens	Saw Palmetto			T.B. D.	Med. Shrub	Screen	Yellow/White
TD	Taxodium distichum	Bald Cypress			T.B. D.	Tree	Wetland	Brown
TD	Tripsacum dactyloides	Eastern Gamagrass			T.B. D.	Grass	Groundcover	Brown
UP	Ulmus parvifolia 'Allee'	Allee Elm			T.B. D.	Tree	Canopy	Green
VO	Viburnum obovatum	Walter's Viburnum			T.B. D.	Med. Shrub	Wetland	White
ZP	Zamia floridana	Coontie			T.B. D.	Groundcover	Groundcover	

Myrtle Street Conservation Village

Exhibit C

Bahigrass Management Schedule													
Activity	Control Product	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Cultural Practices													
Weekly Mowing													
Biweekly Mowing													
Disease Control													
Foliar/Root Diseases (Dollar Spot)	As Dictated by Proper ID of Disease												
Fertilization													
35-3-7 1# N/1,000 Sq. Ft.													
14-4-14 1#N/1,000 Sq. Ft.	Iron Product												
14-4-14 1#N/1,000 Sq. Ft.	Iron Product												
20-5-10 1#N/1,000 Sq. Ft.													
Insect Control													
Billbugs, Mole Crickets, White Grubs	As Dictated by Proper ID of Insect												
Weed Control													
Preemergence													
Broadleaf Weeds	Pre-M												
Grassy Weeds	Pre-M												
Postemergence													
Broadleaf Weeds	As Dictated by Proper ID of Weed												

- Notes:
1. The above program is a preliminary management program for 'Argentine' Bahigrass.
 2. All fertilizer and pest control products are to be applied by certified landscape and or pest control contractors.
 3. The above program is subject to change at the discretion of the HOA and or landscape contractor.
 4. The turf is to be irrigated on a regular basis until establishment. Once established, Bahigrass will retain minimal to moderate color during drought conditions.

Myrtle Street Conservation Village

Exhibit D

Tree, Shrub, and Groundcover Management Schedule													
Activity	Control Product	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Cultural Practices													
Pruning of Trees													
Trimming of Shrubs, Groundcovers													
Disease Control													
Foliar/Root Diseases	As Dictated by Proper ID of Disease												
Fertilization													
8-10-10 Label Rate	Micronutrients												
20-6-12 Label Rate	Micronutrients												
8-10-10 Label Rate	Micronutrients												
Insect Control													
Aphids, Lace Bugs, Spider Mites	As Dictated by Proper ID of Insect												
Weed Control/Ornamental Beds													
Preemergence													
Broadleaf Weeds	Pre-M												
Grassy Weeds	Pre-M												
Postemergence													
Broadleaf Weeds	As Dictated by Proper ID of Weed												

- Notes:
1. The above program is a preliminary management program for landscape and ornamental beds.
 2. All trees and shrubs are to be tip pruned and or trimmed once a month per International Society of Arboriculture standard practices to ensure proper structural growth.
 3. All fertilizer and pest control products are to be applied by certified landscape and or pest control contractors.
 4. The above program is subject to change at the discretion of the HOA and or landscape contractor.
 5. Fertilizers are not to be applied to native plant areas. Herbicides only, on an as needed basis may be applied to native plant areas.

Myrtle Street Conservation Village

Exhibit E

Opinion of Probable Management Costs			
Area	Description	Monthly Cost	Annual Cost
Aquatics	Aquatic Weed Control and Management		
	Preventative Herbicide Management		
	Water Additives for Algae Bloom Control		
	Total	\$310.00	\$3,720.00
* Costs based on management of (3) proposed wet retention areas. Approximately 4 acres of aquatic area.			
Conservation/Upland	Cultural Invasive Exotic Species Management		
	Chemical Invasive Exotic Species Management		
	Total	\$350.00	\$4,200.00
*Costs based on management of approximately 2 acres of conservation and upland areas.			
Landscape Management	Fertilizer/Insect/Weed Control Applications		
	Mowing of Bahiagrass/St. Augustinegrass		
	Periodic Pruning of Trees and Shrubs		
	Pruning/Weed Control in Landscape Buffer Areas		
	Total	\$4,750.00	\$57,000.00
*Costs based on approximately 8 acres of ornamental landscape and turf areas.			
Totals		\$5,410.00	\$64,920.00
Notes:			
1. Monthly and Annual Costs generated from local aquatic, conservation, and landscape management contractors.			
2. Monthly and Annual Costs have a fluctuation potential of 15% to 20% dependent on final selection of activity specific contractor.			
3. Monthly detailed reviews and service reports to be provided to HOA representatives.			
4. Yearly reviews and service reports to be submitted to Seminole County to ensure Conservation Guidelines set forth are maintained.			

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

On _____, 2004, the Board of County Commissioners of Seminole County, Florida issued this Developer Commitment Agreement relating to and touching and concerning the following described property:

1. LEGAL DESCRIPTION

See attached Exhibit A (the Property).

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

The Final Urban Conservation Village 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 Commitment Agreement.

2. PROPERTY OWNER

The Property owner is: Acorn Development Company
131 Park Lake Street
Orlando, FL 32803

3. STATEMENT OF BASIC FACTS

- | | |
|------------------------------------|-------------------------------|
| 1. Total Acreage: | 29.33 acres |
| 2. Zoning: | A-1 (Agricultural District) |
| 3. Land Use: | Suburban Estates |
| 4. Number of Lots: | 48 |
| 5. Maximum Density for Residential | 2 lots per net buildable acre |

4. LAND USE BREAKDOWN

<u>Use</u>	<u>Approximate Square Footage of Building Area</u>	<u>Gross Area of Space</u>	<u>% of Site</u>
Residential Area	48 units	10.39 acres	35.42%
Greenway/Open Space	N/A	13.67 acres	46.61%
On Site Right-of-Way	N/A	2.82 acres	9.62%
Wetlands	N/A	1.88 acres	6.41%
Dedicated Right-of-Way	N/A	0.56 acres	1.91%
Lift Station	N/A	0.01 acres	0.03%
Total		29.33 acres	100%

5. GREENWAY / OPEN SPACE CALCULATIONS

Greenway / Open Space shall be provided at minimum of 13.45 acres, in the form of upland conservation areas.

29.33 Acres Total Land
 Less 1.88 Acres Wetlands
 Less 0.56 Acres Dedicated ROW
 26.89 Acres Buildable Land
 Times 50% Minimum Greenway/Open Space
 13.45 Acres Required Greenway/Open Space

Open Space Provided: 13.67 acres = 50.84% of buildable land

6. BUILDING SETBACKS

Minimum Building Setbacks:

Residential:

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

Accessory Buildings less than 200 s.f. and Privacy Fences:

- 120 feet from the center line of Myrtle Street
- 15 feet from all other external property boundaries

Swimming Pools

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

Swimming Pool Screen Enclosures

- 125 feet from the center line of Myrtle Street
- 20 feet from all other external property boundaries

7. PERMITTED USES

Single Family Residential and Customary Accessory uses including Home Occupations.

8. LANDSCAPE & BUFFER CRITERIA

As presented on the Preliminary Landscape Plan and in the Greenway Ownership and Management Plan.

9. DEVELOPMENT COMMITMENTS

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

1. That a Greenway Ownership and Management Plan include landscape and hardscape design, including street and amenities lighting concepts, and hours of operation, permitted uses, maintenance plans, and estimated costs become part of the Home Owner's Association documents governing the use and maintenance of the open space and Greenway areas.
2. That a perpetual conservation easement be executed that runs with the land and prohibits any development other than that listed in the Greenway Ownership and Management Plan.
3. That 0.56 acres of land be dedicated to the County as right-of-way for Myrtle Street with the recording of the plat.
4. That Myrtle Street is widened to County Standards along the frontage of the property abutting Myrtle Street.
5. That a left turn lane be constructed on Myrtle Street.

6. That a recreational trail be constructed by the developer at the developers expense within the Lanark Street right-of-way extending the trail east from the termination point at the adjacent property to the west, to Nolan Road.
7. That a pedestrian access connecting the subdivision's internal circulation system to the equestrian/pedestrian trail along the southern boundary be provided. At the developer's discretion, the pedestrian access may be gated.

10. PUBLIC FACILITIES

The Owners have received the Notice of Concurrency Review Test Results, Application Number 04-05500026, dated September 8, 2004, evidencing that all Concurrency Review Requirements as provided by Chapter 10, Seminole County Land Development Code, have been satisfied. This DCA is not a vesting certificate. Among the conditions relating to concurrency public facilities are the following:

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

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

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

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

11. STANDARD COMMITMENTS

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

3. This Agreement touches and concerns the Property, and the conditions, commitments and provisions of the Agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Owner of the property has expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.
4. The terms and provisions of this Agreement are not severable, and in the event any portion of this Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.
5. The development approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.
6. The Owner of the Property has expressly agreed to be bound by and subject to the development conditions and commitments stated above and has 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

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

By: _____
DARYL MCLAIN, Chairman

For use and reliance of Seminole County only. As authorized for execution by the Board of County Commissioners in their _____, 2004 regular meeting.

Approved as to form and legal sufficiency.

County Attorney

OWNER'S CONSENT AND COVENANT

COMES NOW, the Owner, Acorn Development Company, Inc., a Florida Corporation, on behalf of itself and its 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:

Acorn Development Company, Inc.,
a Florida Corporation

Lou-Ann Wooten

Print Name: Lou-Ann Wooten

By: [Signature]
G. Scott Cahill, Vice President

NOTARIAL ACKNOWLEDGEMENT

**STATE OF FLORIDA
COUNTY OF ORANGE**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared G. Scott Cahill, Vice President of Acorn Development Company, who is personally known to me to be the person described in and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of OCTOBER, 2004.



Pamella R. Finne
MY COMMISSION # DD018196 EXPIRES
May 6, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Pamella R. Finne
Printed Name: PAMELLA R. Finne
My Commission Expires: 5-6-05

EXHIBIT A

THE PROPERTY

LEGAL DESCRIPTION

MYRTLE STREET SOUTH:

DESCRIPTION WITH R/W TO BE VACATED: (TOTAL TRACT)

A parcel of land, all lying in the Southeast 1/4 of Section 23, Township 20 South, Range 30 East, Seminole County, Florida, more particularly described:

Lots 106 and 107, of the MAP OF EUREKA HAMMOCK, according to the plat thereof as recorded in Plat Book 1, Page 106 of the Public Records of Seminole County, Florida, LESS the North 8.50 feet of Lot 107, conveyed to Seminole County, Florida for Highway purposes, TOGETHER WITH Lots 83, 84, 85, 86, 87, 88, 89, and 90, lying North of Lanark Street in said MAP OF EUREKA HAMMOCK; AND ALSO TOGETHER WITH the North 1/2 of Lanark Street lying East of the West line of Lot 107 extended South to the centerline of said Lanark Street and lying West of the East line of Lot 90 extended South to the centerline of said Lanark Street; AND ALSO TOGETHER WITH the South 1/2 of Lanark Street lying East of the West line of Lot 91 extended North to the centerline of said Lanark Street and lying West of the East line of Lot 91 extended to the centerline of said Lanark Street, MAP OF EUREKA HAMMOCK, according to the plat thereof as recorded in Plat Book 1, Page 106 of the Public Records of Seminole County, Florida, containing 1277641.23 square feet or 29.3306 acres.

EXHIBIT B

FINAL MASTER PLAN

(Attached)



SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

FINAL MASTER PLAN AND PRELIMINARY
SUBDIVISION PLAN FOR

*Myrtle Street
Subdivision*

ACORN DEVELOPMENT COMPANY
SEMINOLE COUNTY, FLORIDA

APPLICANT
ACORN DEVELOPMENT COMPANY
131 PARK LAKE STREET
ORLANDO, FLORIDA 32803
(407) 731-9500
CONTACT: SANDY BIERLY

OWNER
HENRY J. SCHUMACHER & ANN ESTERSON
1235 MYRTLE STREET
SEMINOLE, FLORIDA 32772
(407) 322-6848
CONTACT: ANN ESTERSON

ENGINEER
CPN ENGINEERS, INC.
500 WEST FULLUM STREET
SEMINOLE, FLORIDA 32772
(407) 322-6841
CONTACT: LAURENCE M. POLLNER, P.E.

PLANNER
CPN ENGINEERS, INC.
1117 EAST ACORN DRIVE
ORLANDO, FLORIDA 32811
(407) 475-0452
CONTACT: MICHELLE H. TARNER

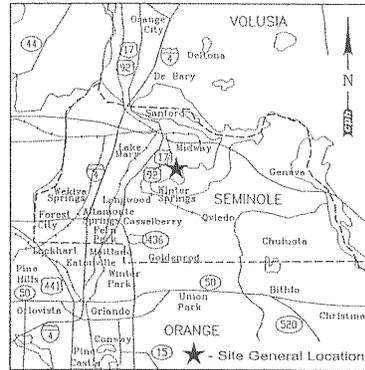
LANDSCAPE ARCHITECT
CPN ENGINEERS, INC.
500 WEST FULLUM STREET
SEMINOLE, FLORIDA 32772
(407) 322-6841
CONTACT: MICHAEL J. URCHUK

SURVEYOR
DOUBREY SURVEYING AND MAPPING CORP.
PROFESSIONAL SURVEYORS & MAPPERS
209 EAST COMMERCIAL STREET
SAFHERD, FL 32771
(407) 322-1431
CONTACT: DAVID A. DOBNEY, PLS

SOILS CONSULTANT
UNIVERSAL ENGINEERING SERVICES
2932 SANDHOLE BOULEVARD
ORLANDO, FL 32811
(407) 823-0584
CONTACT: C. BERHARD MARTIN, P.E.

ENVIRONMENTAL CONSULTANT
MORRIS ENVIRONMENTAL CONSULTING, INC.
748 FLORIDA CENTRAL PARKWAY, SUITE 2004
LONGWOOD, FL 32750
(407) 260-0480
CONTACT: STEVE BULLER

UTILITIES
WATER - SEMINOLE ENVIRONMENTAL SERVICE DIV.
SEWER - SEMINOLE ENVIRONMENTAL SERVICE DIV.
STORM WATER - MYRTLE STREET SUB., HOA
ELECTRIC - PHOENIX ENERGY
TELEPHONE - BELLSOUTH
GAS - FLORIDA PUBLIC UTILITIES
CABLE - BRIGHT HOUSE



VICINITY MAP
NTS

LEGAL DESCRIPTION

A parcel of land, all lying in the Southeast 1/4, of Section 23, Township 20 South, Range 30 East, Seminole County, Florida, more particularly described:

Lots 108 and 102, of the MAP OF EUREKA HAMMOCK, according to the plat thereof as recorded in Plat Book 1, Page 106 of the Public Records of Seminole County, Florida, LESS the North 8.20 feet of Lot 107, conveyed to Seminole County, Florida for Highway purposes, TOGETHER WITH Lots 83, 84, 85, 86, 87, 88, 89, and 90, lying North of Lanark Street in said MAP OF EUREKA HAMMOCK; AND ALSO TOGETHER WITH the South 1/2 of Lanark Street lying East of the West line of Lot 101 enclosed South to the centerline of said Lanark Street and lying West of the East line of Lot 90 extended South to the centerline of said Lanark Street; AND ALSO TOGETHER WITH the South 1/2 of Lanark Street lying East of the West line of Lot 91 extended North to the centerline of said Lanark Street and lying West of the East line of Lot 91, extend to the centerline of said Lanark Street; MAP OF EUREKA HAMMOCK, according to the plat thereof as recorded in Plat Book 1, Page 106 of the Public Records of Seminole County, Florida, enclosing 127841.23 square feet or 29.3308 acres.

INDEX OF SHEETS

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

Scale: NONE
Date: AUG. 7, 2004
Job No. AS0511
File: COVER SHEET 1
Approved: [Signature]
10/2/2004

Engineer: [Signature]
Planner: [Signature]
Surveyor: [Signature]
Construction Management: [Signature]

CPN
300 West Palm Street, Suite 200
Orlando, Florida 32801
(407) 260-0480

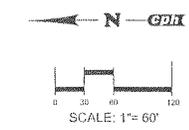
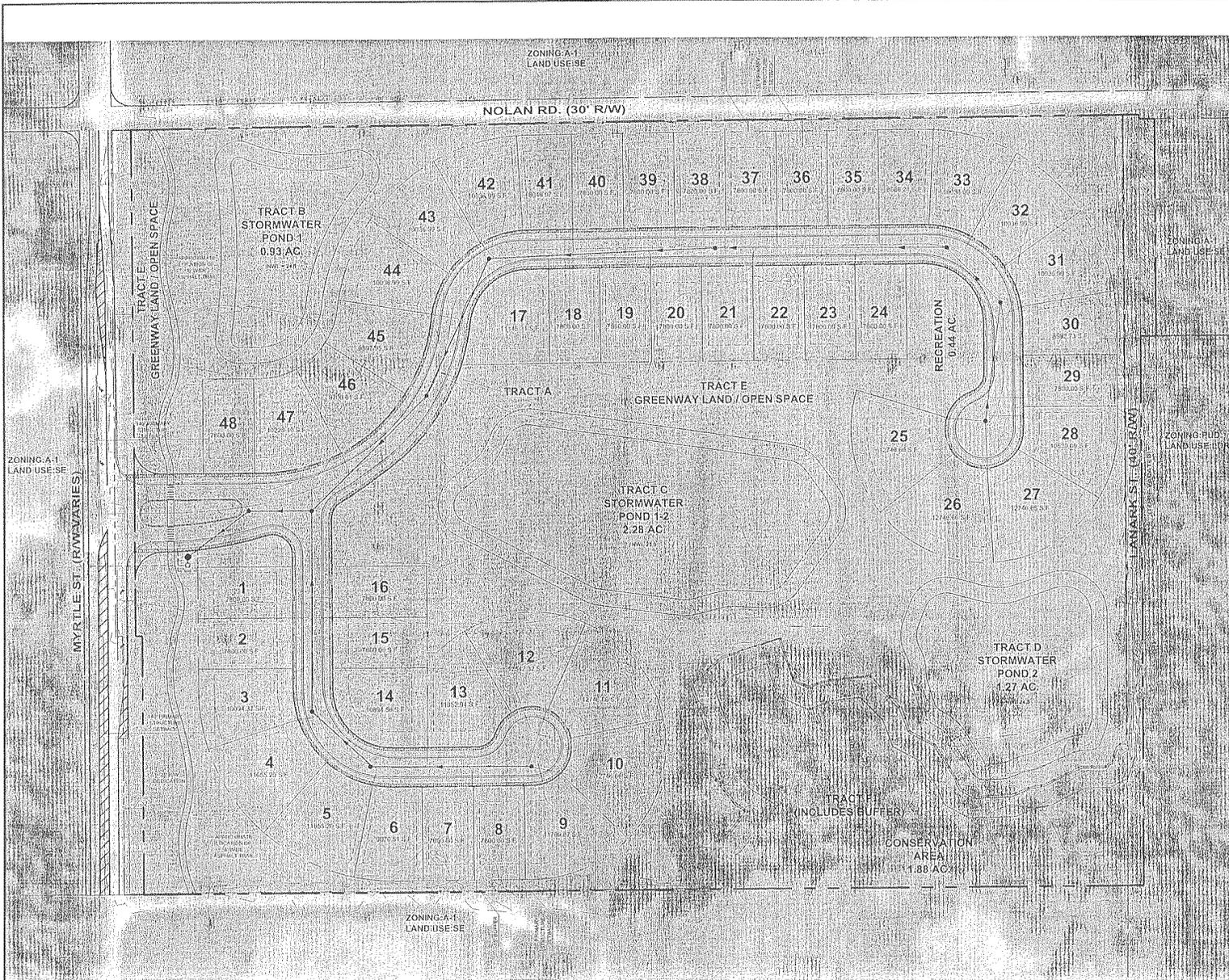
Activity	Name	Date	Rev.	Rev. Description
Designed by:	SMF	8/7/04	1	
Drawn by:	ENR/RC	8/14/04	1	
Checked by:	LMP	8/14/04	1	MODIFIED PER BCC COMMENTS
Approved by:	LMP	8/14/04	1	MODIFIED PER MASTER PLANNING COMMENTS
Approved:	[Signature]	8/15/04	1	LMP

Sheet No. **1**

ACORN DEVELOPMENT COMPANY
MYRTLE STREET SUBDIVISION
SEMINOLE COUNTY, FLORIDA

LAURENCE M. POLLNER, P.E.
5618

44978 MYRTLE SUBDIVISION



PROJECT DATA

LAND USE SUMMARY

LOT AREA	40.38 ac
RIGHT OF WAY	2.82 ac
CONSERVATION	1.88 ac
RIGHT OF WAY VEGETATION	0.58 ac
LEFT OF WAY	0.57 ac
GREENWAY LAND (OPEN SPACE/PROVIDER)	13.67 ac
RECREATION	0.44 ac
RECREATION	0.44 ac
TOTAL	29.33 ac
TOTAL LOTS	48 LOTS

GREENWAY LAND (OPEN SPACE) CALCULATION

- 29.33 AC (TOTAL SITE AREA) - 1.88 AC (CONSERVATION) - 0.58 AC (RIGHT OF WAY VEGETATION) - 0.57 AC (LEFT OF WAY) - 0.58 AC (RIGHT OF WAY VEGETATION) = 24.82 AC (24.82 AC x 2.1212 AC/AC) = 52.67 AC
- PROPERTY CALCULATION**
- 29.33 AC (TOTAL SITE AREA) - 1.88 AC (CONSERVATION) - 0.58 AC (RIGHT OF WAY VEGETATION) - 0.57 AC (LEFT OF WAY) - 0.58 AC (RIGHT OF WAY VEGETATION) = 24.82 AC (24.82 AC x 2.1212 AC/AC) = 52.67 AC
- APPLICANT PROPOSED GREENWAY INCLUDES:**
- TWO (2) STORMWATER POND SYSTEMS (POND 1 AND POND 2)
 - RECREATION AREA
 - THE DEVELOPER WILL CONDUCT TO CENTRAL SYSTEM AND BUFFER
 - THE DEVELOPER WILL RECONSTRUCT ENHANCED STORMWATER TREATMENT
 - RECONSTRUCTION
 - THE DEVELOPER WILL RECONSTRUCT ENHANCED STORMWATER QUALITY TREATMENT
 - THE DEVELOPER WILL RECONSTRUCT A GREENWAY OVERLAP AND MANAGEMENT PLAN

PRELIMINARY SITE PLAN

ACORN DEVELOPMENT COMPANY
 MYRTLE STREET SUBDIVISION
 SEMINOLE COUNTY, FLORIDA

Scale: AS SHOWN
 Date: AUG 2, 2024
 Job No.: 24-00000000000000000000
 Rev: 01
 PLO: [Signature]
 LUP: [Signature]
 Approved: [Signature]

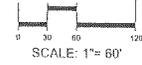
Activity	Name	Date
Designed By	BH/MC	8/2/24
Drawn By	LUP	8/2/24
Checked By	LUP	8/2/24
Approved By	LUP	8/2/24

Sheet No. **3**

DATE: 11/11/2024 11:23:14 AM

ZONING-A-1
LAND USE:SE

NOLAN RD. (30' R/W)



PROJECT DATA

LAND USE SUMMARY:

LOT AREA	10.39 ac
ROADWAY AREA	2.82 ac
CONSERVATION AREA	1.88 ac
POINT OF WAY DEDICATION	0.00 ac
GREENWAY LAND / OPEN SPACE PROVIDED	0.00 ac
RECREATION	0.44 ac
STORMWATER	2.28 ac
TOTAL	27.31 ac
TOTAL UNITS	40 UNITS

GREENWAY LAND / OPEN SPACE CALCULATION:

2.28 ac (TOTAL SITE AREA) - 1.88 ac (CONSERVATION) = 0.40 ac (POINT OF WAY DEDICATION) + 2.82 ac (ROADWAY) = 2.82 ac + 0.40 ac = 3.22 ac

DENSITY CALCULATION:

2.28 ac (TOTAL SITE AREA) - 1.88 ac (CONSERVATION) = 0.40 ac (POINT OF WAY DEDICATION) + 2.82 ac (ROADWAY) = 3.22 ac

APPLICANT REQUESTED DENSITY IN EXCESSIVE OF THAT WHICH PERMITTED BY THE ZONING ORDINANCE. THE FOLLOWING DENSITIES WILL BE ACHIEVED:

- 1. THE DEVELOPER WILL CONFORM TO CENTRAL WATER AND SEWER.
- 2. THE DEVELOPER WILL INCORPORATE ENHANCED STORMWATER QUALITY TREATMENT TO SITE.
- 3. THE DEVELOPER WILL IMPLEMENT A GREENWAY CONCEPT AND MANAGEMENT PLAN.

UTILITIES: WATER, SEWERAGE AND ENVIRONMENTAL SERVICES DIVISION. SEWER SERVICE IS ENVIRONMENTAL SERVICES DIVISION.

UTILITIES:

- 9. GAS/SEWER AND DELAYED FINE SHADES
- 11. GAS/SEWER AND SHOWER FINE SHADES, DEPRESSIONAL
- 13. GAS/SEWER AND SHOWER FINE SHADES

FLOOD INFORMATION - ZONE X (SPECIAL PROGRAM), SEMINOLE COUNTY, FLORIDA. (ADPT 12/15/2018) (AREA WITH FLOODING).

UTILITIES: PRIVATE UTILITIES INTERFERING TRACTS:

STORMWATER DATA (FINAL PRELIMINARY CALCULATIONS):

CONSERVATION AREA: 1.88 AC. POND 2 AREA: 1.27 AC. POND 1 AREA: 0.93 AC. POND 2 POST RATE: 31.18 IPS. POND 1 POST RATE: 31.18 IPS.

STORMWATER TREATMENT:

23% IMPROVED AREA (PER PERMITS) 4.4 AC. 1" R.O. = 1.33 AC. 2" R.O. = 1.33 AC. 3" R.O. = 1.33 AC. PROVIDED POND 1 + POND 2 = 2.28 AC. 1.38 AC. PER LEVEL PERMITS.

LEGEND:

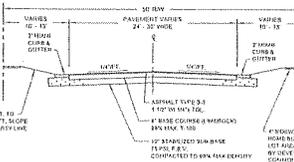
- PROP. STORM SEWER WITH 40" DIA.
- PROP. STORM SEWER WITH 30" DIA.
- PUBLIC UTILITY EASEMENT (P.U.E.)
- POINT OF WAY
- SET FENCE
- 30" R.O. LINE
- 1" LOT MARKER
- NO. 13 NO. 13 MARKER

NOTE:

ALL FENCES AND FENCES SHALL BE 25' FROM SECONDARY CONSERVATION AREA.

TRACT	ACREAGE	USE	OWNER/ MANAGER
A	2.874 AC.	ROADWAY	H.O.A.
B	0.93 AC.	STORMWATER	H.O.A.
C	2.284 AC.	STORMWATER	H.O.A.
D	1.274 AC.	STORMWATER	H.O.A.
E	0.354 AC.	OPEN SPACE	H.O.A.
F	1.884 AC.	CONSERVATION	SEM. CO.

SEM. CO. = SEMINOLE COUNTY
H.O.A. = HOMEOWNERS ASSOCIATION



TYPICAL PAVEMENT SECTION

Scale: AS SHOWN
Date: AUG. 2, 2024
Job No. A485
File: FIG. 13
Approved: [Signature]

Activity: PRELIMINARY ENGINEERING PLAN

Drawn By: ENR/ENC

Checked By: LMP

Approved By: LMP

Date: [Blank]

Scale: [Blank]

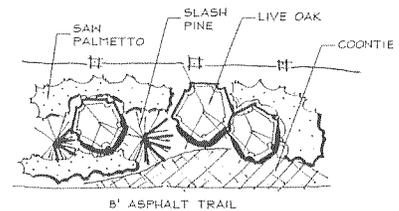
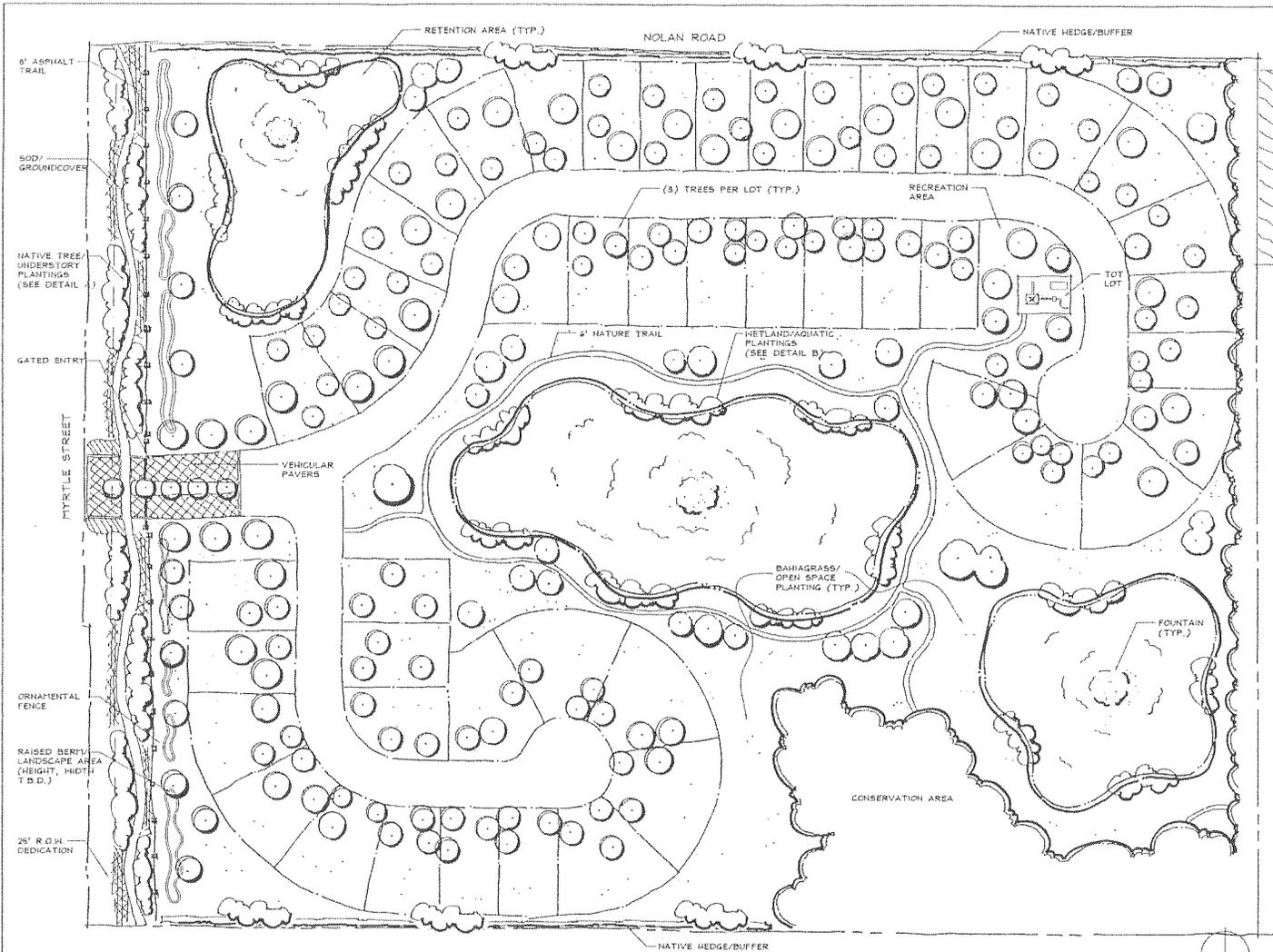
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Project: [Blank]

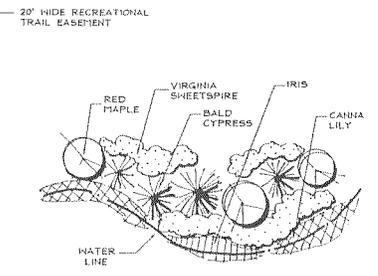
Project: ACORN DEVELOPMENT COMPANY
MYRTLE STREET SUBDIVISION
SEMINOLE COUNTY, FLORIDA

Sheet No. **4**

DATE: 8/2/2024
TIME: 10:30 AM
DRAWN BY: ENR/ENC
CHECKED BY: LMP
APPROVED BY: LMP



A LANDSCAPE DETAIL 'A'
SCALE: 1"=20'



B LANDSCAPE DETAIL 'B'
SCALE: 1"=30'

LAND USE SUMMARY

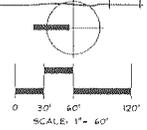
LOT AREA	10.39 AC
RIGHT OF WAY	2.82 AC
CONSERVATION	1.88 AC
RIGHT OF WAY DEDICATION	0.56 AC
LIFT STATION	01 AC
GREENWAY LAND/OPEN SPACE (PROVIDED)	13.67 AC
OPEN SPACE	8.75 AC
RECREATION	0.44 AC
STORMWATER	4.48 AC
TOTAL ACREAGE	29.33 AC

GREENWAY LAND/OPEN SPACE (REQUIRED)

29.33 AC (TOTAL SITE AREA)-1.88 AC (PRIMARY CONSERVATION)-.56 AC (MYRTLE ST. ROW DEDICATION)	= 26.89 AC X 50% = 13.45 AC
--	-----------------------------

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

CONCEPTUAL LANDSCAPE PLAN (EXHIBIT A)
SCALE: 1"=60'



gpm

Project: Acorn Development
 Location: Myrtle Street Subdivision
 Date: July 2004
 Job No: 44003
 File: LCP
 Date: 07/2004
 App: 44003-00

Scale: AS SHOWN
 Date: JULY 2004
 Job No: 44003
 File: LCP
 Date: 07/2004

Activity	Units	Area
Design by	DMR	706
Drawn by	DMR	706
Checked by	DMR	706
Approved by	DMR	706

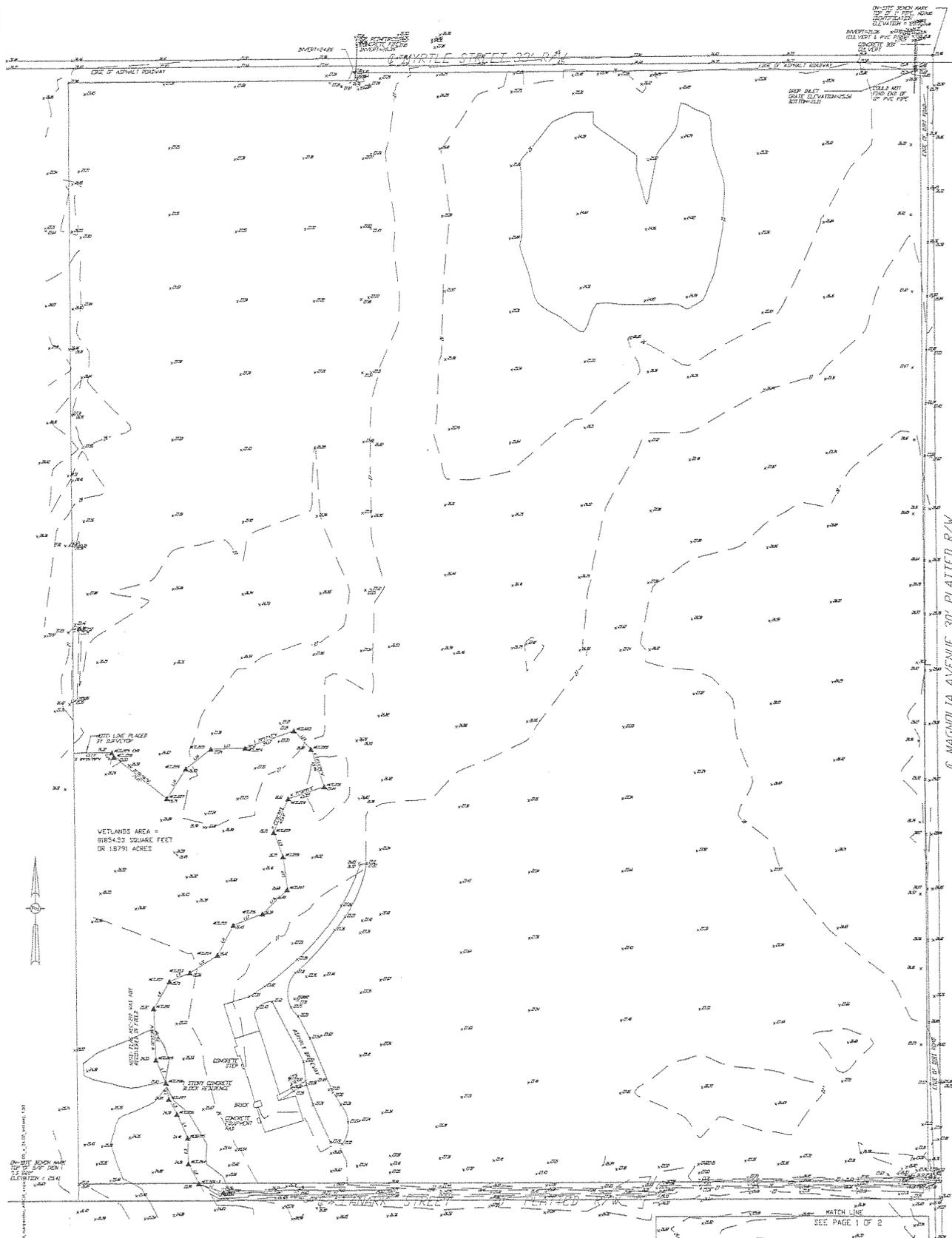
PRELIMINARY LANDSCAPE PLAN
ACORN DEVELOPMENT COMPANY
MYRTLE STREET SUBDIVISION
SEMINOLE COUNTY, FLORIDA

Sheet No. **5**

MICHAEL J. LINDVOR, P.E.
 5011 N. W. 11th St.
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 Email: mj@mls.com

TOPOGRAPHIC SURVEY FOR ACORN DEVELOPMENT COMPANY

SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



SURVEYOR'S NOTES

1) The Surveyor has not inspected the land shown herein for easements, rights-of-way or any other matter recorded or unrecorded that may affect the use or title of this land. This is a topographic survey only. For the boundary survey see Boundary Survey for Acorn Development Company, Inc. dated 12 September 2004, signed by David L. Doudney, Surveyor under Job Number 27-03.

2) All easement, encumbrances or improvements have been located as shown on this map.

3) No environmental or jurisdictional land determination has been made as a part of this survey. The Wetlands area shown herein was made from a field location by the Surveyor of Field Notes by Nelson Environmental, Consulting, Inc.

4) No environmental assessment has been made as a part of this survey.

5) The vertical datum is based on the Surveyor of Field Notes, occupation number 28460, a national datum N + 42 inch two-terrace datum, 12 inches above ground, FUG (feet) North of the North edge of pavement of Magnolia Street and 832 feet East of the existing centerline of Magnolia Parkway, elevation 10.2842.

6) The Contour Bench Marks are noted on the survey drawings.

7) See Page 1 of 2 for Additional Topographic notes and information.

SCALE 1" = 50'

DATE	BY	REVISION	BY
09/12/04	DAVID L. DOUDNEY	INITIAL	
09/12/04	DAVID L. DOUDNEY	REVISION	
09/12/04	DAVID L. DOUDNEY	REVISION	
09/12/04	DAVID L. DOUDNEY	REVISION	

DOUDNEY SURVEYING AND MAPPING, INC. By David L. Doudney, President, Florida Registration Number 3939
Field Date: 12 January 2004 PAGE 2 OF 2 JOB NO. 27-03

**DOUDNEY
SURVEYING
AND MAPPING
CORP.**

**Minutes for the Seminole County Land Planning Agency/
Planning and Zoning Commission
October 6, 2004
7:00 P.M.**

Members present: Ben Tucker, Beth Hattaway, Chris Dorworth, Richard Harris, Walt Eismann and Dudley Bates

Member absent: Alan Peltz

Also present: Tony Walter, Assistant Planning Manager; Rebecca Hammock, Principal Planner; Jeff Hopper, Senior Planner; Tina Deater, Senior Planner; Matt West, Planning Manager; Liz Block, Environmental Services; Jim Potter, Senior Engineer; and Candace Lindlaw-Hudson, Senior Staff Assistant

B. Myrtle Street Subdivision (PSP); CPH Engineers, Inc., applicant; approximately 28.74 acres; Preliminary Subdivision Plan approval for 48 Lots, Single Family Residential, zoned A-1 (Agriculture District) – 1435 Myrtle Street, Sanford, Fl. (04-05500026)

Commissioner McLain – District 5
Rebecca Hammock, Principal Planner

Rebecca Hammock stated that this plan shows two amended features which had been changed at the request of the Board of County Commissioners: a) the recreation area previously located near the entrance of the subdivision has been moved to an interior location and b) the trail running along Myrtle Street will be connected to the external trail to run along Lanark Street by an internal trail.

The subdivision will have 48 lots ranging in size from 7,800 square feet to 12,542 square feet. Water and sewer will be provided by Seminole County. The roads shall be private. No waivers are requested.

Ms. Hammock stated that staff recommends approval with the 7 stipulations in the staff report plus the two stipulations specified by the Board of County Commissioners, which are reflected in the new plan shown here: a) the movement of the recreation area to the internal position shown on the plan and b) that the external recreation trail running along Myrtle Street be connected to the proposed external trail to run along Lanark Street by an internal trail.

Commissioner Tucker stated that the tot lot was to be placed in the back of the subdivision as per the recommendation of the Homeowner's Association; it was placed up front in the subdivision for safety reasons. It was to be in view of as many people as possible.

Ms. Hammock stated that the change was at the direction of the BCC.

Commissioner Tucker made a motion to recommend approval with the change to the location of the recreation to be located near the front of the subdivision, rather than to be placed internal to the subdivision. This is based on planning criteria discussed at the Land Planning Agency/Planning and Zoning meeting.

Commissioner Dorworth seconded the motion.

Stephen Lee pointed out that the recreation area was moved at the request of the BCC.

Commissioner Eismann stated that he had seen the BCC meeting in which this item was discussed. The Commission had moved the recreation area with the point of view that the location in the back of the subdivision would be safer than up near the entrance and road. The access to the trail was to be gated as well.

Commissioner Dorworth asked the staff why being near a road was safer.

Tony Walter stated that the idea was that as many people as possible should be able to observe the play area, and that the internal placement would expose the play area to 5 houses. We did talk about buffering along Myrtle Street. The safety is addressed by lighting. In the back the area will not be buffered and will be visible to people. Crime Prevention Through Environmental Design (CPTED) standards call for the area to be placed up front, lighted and visible to as many people as possible.

Commissioner Hattaway stated that if the area is heavily buffered the lot will not be visible.

Commissioner Harris stated that that is was on the basis of the recommendation of staff that the lot was to be placed in the front of the subdivision.

Commissioner Tucker concurred.

Commissioner Dorworth asked the applicant what they remembered about the placement.

Michele Tanner of CPH Engineers, 1117 E. Robinson Street, Orlando, spoke on behalf of the applicant. She stated that, as a planner, she felt that both placements were equally safe. At the front entrance, there would be a large buffer. In the back it would be visible to many homes. We have been working on redesigning the plan to submit this Friday to get BCC approval.

Commissioner Dorworth withdrew his second to the previously stated motion.

The motion failed for lack of a second.

Commissioner Dorworth made a motion to recommend approval as submitted.

Commissioner Bates seconded the motion.

The vote was 5 -1 in favor of the motion. Commissioner Tucker voted "nay."

Respectfully submitted,

Candace Lindlaw-Hudson
Secretary to the Board