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SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: MYRTLE STREET CONCEPT PHASE II

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Matthew West CONTACT: Tony Walter EXT. 7375

Agenda Date <u>2/19/03</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

MOTION/RECOMMENDATION:

- To accept the Study and recommend pursuing a Large Scale Future Land Use Amendment to the Vision 2020 Comprehensive Plan to the Board of County Commissioners by:
 - Selecting one of the land use concepts; or,
 - Modifying one of the land use concepts; or,
 - Provide an alternative concept.
- To accept the Study and recommend no further action and the land use in Sub-Area One remain Suburban Estates (1 du/acre).

District 5 – Commissioner McLain

BACKGROUND:

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

A task force representing the various interests in the neighborhood was formed to meet with the consultant

Reviewed by:
Co Atty: <u>KZC</u>
DFS: _____
OTHER: _____
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and staff to insure involvement of the residents through the entire study. Two half-day charrettes were held to identify issues and develop concept plans for the future development of Sub-Area 1. The first charrette was highly educational providing information both in Central Florida and nationally on emerging and successful trends in sustainable development and smart growth management. The opportunities and constraints analysis and associated map(s) were used as a tool to spark discussion among the Task Force members and to provide the consultant with additional information on the area's existing conditions and issues. The Task Force, consultant, and staff identified a set of underlying planning and design objectives to guide the preparation of the concept plans.

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

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

After incorporating input from the second Task Force meeting a final draft concept plan for each build-out scenario was prepared. Staff will present the final draft concept plan which will identify development opportunities for the large-scale vacant parcels and discuss the challenges afforded in master planning the smaller and scattered land parcels that exist throughout the sub-area at a public meeting on February 17, 2003 and to the Land Planning Agency/Planning and Zoning Commission on February 19, 2003.

Planning Staff will make a brief presentation of the concepts developed to date and request comments and recommendations from the Planning and Zoning Commission and the public.