

ITEM # \_\_\_\_\_

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

**SUBJECT:** North Myrtle Street Urban Conservation Village Final Master Plan

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

**AUTHORIZED BY:** Tony Walter **CONTACT:** Tony Walter **EXT.** 7375

<b>Agenda Date</b> <u>11/2/05</u>	<b>Regular</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Special Hearing – 6:00</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input checked="" type="checkbox"/>	

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL of the Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road, per the attached staff report, preliminary master plan and subject to the conditions in the attached development order; (Acorn Development Company, applicant); or
2. Recommend DENIAL of the Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road; (Acorn Development Company, applicant); or
3. CONTINUE the public hearing until a time and date certain.

(District #5– Commissioner Carey) (Tony Walter, Planning Manager)

**BACKGROUND:**

The applicant requests approval of an Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road. The future land use designation of the subject property is SE (Suburban Estates), which permits a maximum density of one (1) dwelling unit per acre. Approval of the Urban Conservation Village Final Master Plan will permit a maximum density of two (2) dwelling units per acre. The applicant intends to develop twenty-nine (29) single-family homes at a net density of 2.0 units per net buildable acre.

<b>Reviewed by:</b>
<b>Co Atty:</b> _____
<b>DFS:</b> _____
<b>OTHER:</b> _____
<b>DCM:</b> _____
<b>CM:</b> _____
<b>FileNo.</b> <u>Z2005-53</u>

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road per the attached staff report, preliminary master plan and subject to the conditions in the attached Developer's Commitment Agreement.

Attachments:

Staff Report  
Location Map  
Zoning and Future Land Use Map  
Aerial Map  
Final Master Plan  
Developer's Commitment Agreement

## MYRTLE STREET UCV FINAL MASTER PLAN

<b>APPLICANT</b>	Acorn Development Company	
<b>PROPERTY OWNER</b>	Acorn Development Company	
<b>REQUEST</b>	Approval of an Urban Conservation Village Master Plan	
<b>PROPERTY SIZE</b>	24.8 ± acres	
<b>HEARING DATE (S)</b>	P&Z: November 2, 2005	BCC: January 10, 2006
<b>PARCEL ID</b>	24-20-30-300-0180-0000, 23-20-30-5AQ-0000-0540	
<b>LOCATION</b>	North side of Myrtle Street, approximately 665 feet east of Nolan Road	
<b>FUTURE LAND USE</b>	SE (Suburban Estates)	
<b>ZONING</b>	A-1 (Agriculture District)	
<b>FILE NUMBER</b>	Z2005-053	
<b>COMMISSION DISTRICT</b>	#5 – Carey	

### Proposed Development:

The applicant is proposing to develop 29 single-family dwelling units at a net density of 2.0 units per acre.

### ANALYSIS OVERVIEW:

#### ZONING REQUEST

The applicant, Acorn Development Company, requests approval an Urban Conservation Village Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road. The future land use designation of the subject property is SE (Suburban Estates), which permits a maximum density of one (1) dwelling unit per acre. By providing a minimum of 50% open space, committing to enhanced stormwater treatment and retention and committing to preserving rural area on the site using a Greenway Management Plan, approval of the Urban Conservation Village Master Plan will permit a maximum density of two (2) dwelling units per acre.

<b>DISTRICT REGULATIONS</b>	<b>Existing Zoning (A-1)</b>	<b>Proposed Final Master Plan</b>
Minimum Lot Size	43,560 square feet	13,500 square feet
Minimum House Size	N/A	7,167 square feet
Minimum Width at Building Line	150 feet	70 feet
Front Yard Setback	50 feet	25 feet
Side Yard Setback	30 feet	5 feet
(Street) Side Yard Setback	25 feet	25 feet
Rear Yard Setback	10 feet	25 feet
Maximum Building Height	35 feet	35 feet

Urban Conservation Setbacks*	Existing Zoning (A-1)	Proposed Master Plan
Residential – Myrtle Street	N/A	140 feet from Center Line
Residential - excluding Myrtle Street	N/A	35 feet
Accessory Buildings - Myrtle Street	N/A	120 feet from Center Line
Accessory Building – excluding Myrtle Street	N/A	15 feet
Swimming Pools – Myrtle Street	N/A	130 feet Center Line
Swimming Pools – excluding Myrtle Street	N/A	25 feet
Pool Screen Enclosures – Myrtle Street	N/A	125 feet
Pool Screen Enclosures – excluding Myrtle Street	N/A	20 feet
Garage from back of sidewalk	N/A	20 feet

\*Setbacks are from the Land Development Code – Urban Conservation Village Ordinance No. 2004-32

### PERMITTED & SPECIAL EXCEPTION USES

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Zoning District	Permitted Uses	Special Exception	Minimum Lot Size
A-1 (existing)	Agricultural uses such as citrus or other fruit crops cultivation, production and horticulture, truck farms, plant nurseries and greenhouses not involved with retail sales to the general public, silva culture, public and private elementary schools, publicly owned and/or controlled parks and recreation areas, bait production, stables, barns, single-family dwelling and customary accessory uses including one (1) guesthouse or cottage, docks and boathouses, churches and structures appurtenant thereto, community residential homes (group homes and foster care facilities)	Special Exception such as cemeteries and mausoleums, kennels including the commercial raising or breeding of dogs, hospitals, sanitariums and convalescent homes, veterinary clinics and assisted living facilities and group homes, public and private nursery schools, kindergartens, middle schools, high schools and colleges, public utility and service structures, fishing camps, marinas, gun clubs, or similar enterprises or clubs making use of land with nominal impacts to natural resources, privately owned and operated recreational facilities open to the paying public, such as athletic fields, stadium, racetracks, and speedways, golf driving ranges, riding stables, water plants, and sanitary landfill operations, off-street parking lots, farm worker housing, mobile homes, retail nurseries, landscaping contractors as an	1 acre

	housing six (6) or fewer permanent unrelated residents.	accessory use to a wholesale nursery or wholesale tree farm, communication towers, bed and breakfast establishments.	
A-1 (UCV Master Plan) (proposed)	Single-family dwelling and customary accessory uses, pasture for sport use of horses and equestrian facilities, neighborhood recreational uses such as village greens, open-space commons, picnic areas, community gardens, trails, playing fields, playgrounds, bikeways, tennis courts, basketball courts, stormwater retention, easements for drainage, access, sewer or water lines and bona fide agricultural activities.	N/A	Subject to Project Design

**COMPATIBILITY WITH SURROUNDING PROPERTIES**

The Future Land Use designations, zoning districts and existing uses for the subject and abutting properties are as follows:

(North)

	<b>SE</b> Vacant <i>A-1</i> (1-Acre)	<b>SE</b> Vacant <i>A-1</i> (1-Acre)	<b>SE</b> Vacant <i>A-1</i> (1-Acre)	
(West)	<b>SE</b> Vacant <i>A-1</i> (1-Acre)	<b>SE</b> Vacant <i>A-1</i> (1-Acre)	<b>SE</b> Vacant <i>A-1</i> (1-Acre)	(East)
	<b>SE</b> Vacant <i>A-1</i> (1-Acre)	<b>SE</b> Single-family home <i>A-1</i> (1-Acre)	<b>SE</b> Vacant <i>A-1</i> (1-Acre)	

(South)

\* **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

**SITE ANALYSIS:**

**ENVIRONMENTAL IMPACTS**

*Floodplain Impacts:*

Based on FIRM map number Casselberry 564, a small area in the northwest portion of the property (approximately 5.09 acres) is located in "Zone A", which is identified as areas located within the 100-year floodplain. Compliance with the Land Development Code regarding floodprone areas is required prior to the issuance of any building permits.

*Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, a small area in the northwest portion of the property (approximately 2.92 acres) contains wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.

*Endangered and Threatened Wildlife:*

A Threatened, Endangered and Species of Special Concern survey will be required prior to final engineering approval.

**PUBLIC FACILITY IMPACTS**

Rule 9J-5.0055(3), Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to defer Concurrency review at this time and therefore, must submit an Affidavit of Concurrency Review Deferral. The applicant is required to undergo Concurrency review prior to subdivision approval.

The following table depicts the impacts the proposed development has on public facilities:

<b>Public Facility</b>	<b>Existing Zoning (A-1)</b>	<b>Proposed Development*</b>	<b>Net Impact</b>
Water (GPD)	4,900	10,150	5,250
Sewer (GPD)	4,200	8,700	4,500
Traffic (ADT)	134	278	144
Schools			
Elementary	3	7	4
Middle	2	3	1
High	2	4	2

\* Proposed development is based on 29 units as proposed in the Master Plan.

*Utilities:*

The site is located in the Seminole County northeast service area and will be required to connect to public utilities. There are two new developments that are extending water and sewer services to within 665 feet of this property. Seminole County is negotiating with the applicant to participate with the County to upsize the water main to a 12-inch line and the force main to a 8-inch line. Approval of the proposed water service utility plan is required prior to the approval of final engineering plans.

*Transportation / Traffic:*

The property accesses Myrtle Street, which is classified as a two-lane undivided local road, and is currently a substandard roadway. The applicant will be required to widen Myrtle Street to County standards from the end of the existing widened roadway at Nolan Road to the east-end of the property frontage, prior to Final Plan approval. Staff determined that dedication of a minimum 40-foot half right-of-way along the property frontage and a left turn lane is required on Myrtle Street at the site entrance.

*School Impacts:*

Based on the formulas provided by the Seminole County School District, the proposed zone change will generate approximately 14 school age children. This subject site is currently zoned for, and will affect, the following schools:

<b>Schools Impacted</b>	<b>Proposed Impact</b>	<b>Current Capacity</b>	<b>05/06 Enrollment</b>	<b>Percent Capacity</b>
Northeast Cluster Elementary	7	2,474	2,020	81.6%
Millennium Middle	3	1,964	2,094	106.6%
Seminole High	4	3,404	3,052	89.7%

*Public Safety:*

The nearest response unit to the subject property is Station # 35, which is located at 201 W. County Home Road. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is 4 minutes. The County level-of-service standard for response time is 5 minutes per Policy PUB 2.1 of the Comprehensive Plan.

*Drainage:*

The proposed project is located within the Lake Jesup drainage basin. As required by the Urban Conservation Village Concept the applicant must provide the following:

1. Volume reduction by retaining on-site the difference between pre-development and post-development runoff volume for a 25-year/24-hour storm event with recovery of seventy-five (75%) of the volume within seventy-two (72) hours of the storm event.

2. Integrate stormwater quality treatment through an offline stormwater management system.

*Parks, Recreation and Open Space:*

The applicant is proposing to provide 8.3 acres of Greenway Land as defined in the Urban Conservation Village Concept to include open space, recreation and an amenitized retention pond.

**APPLICABLE POLICIES:**

**FISCAL IMPACT ANALYSIS**

This project does not warrant the running of the County Fiscal Impact Analysis Model.

**SPECIAL DISTRICTS**

The subject property is within the Eureka Hammock Urban Rural Conservation Village Area. The applicant is required to comply with all policies applicable to the Eureka Hammock Urban Conservation Village overlay including, but not limited to, increased open space, enhanced stormwater treatment and retention and connection the central water and sewer services.

**COMPREHENSIVE PLAN (VISION 2020)**

The following policies are applicable with the proposed project:

Policy CON 1.8: Conservation Overlay District

Policy FLU 9.3: Myrtle Street Study Area Urban Conservation Village Development Concept

Policy POT 4.5 Potable Water Connection

Policy SAN 4.4: Sanitary Sewer Connection

Policy PUB 2.1 Public Safety Level-of-Service

**INTERGOVERNMENTAL NOTIFICATION:**

An Intergovernmental notice was sent to the Seminole County School District on October 20, 2005. To date, no comments have been received.

**LETTERS OF SUPPORT OR OPPOSITION:**

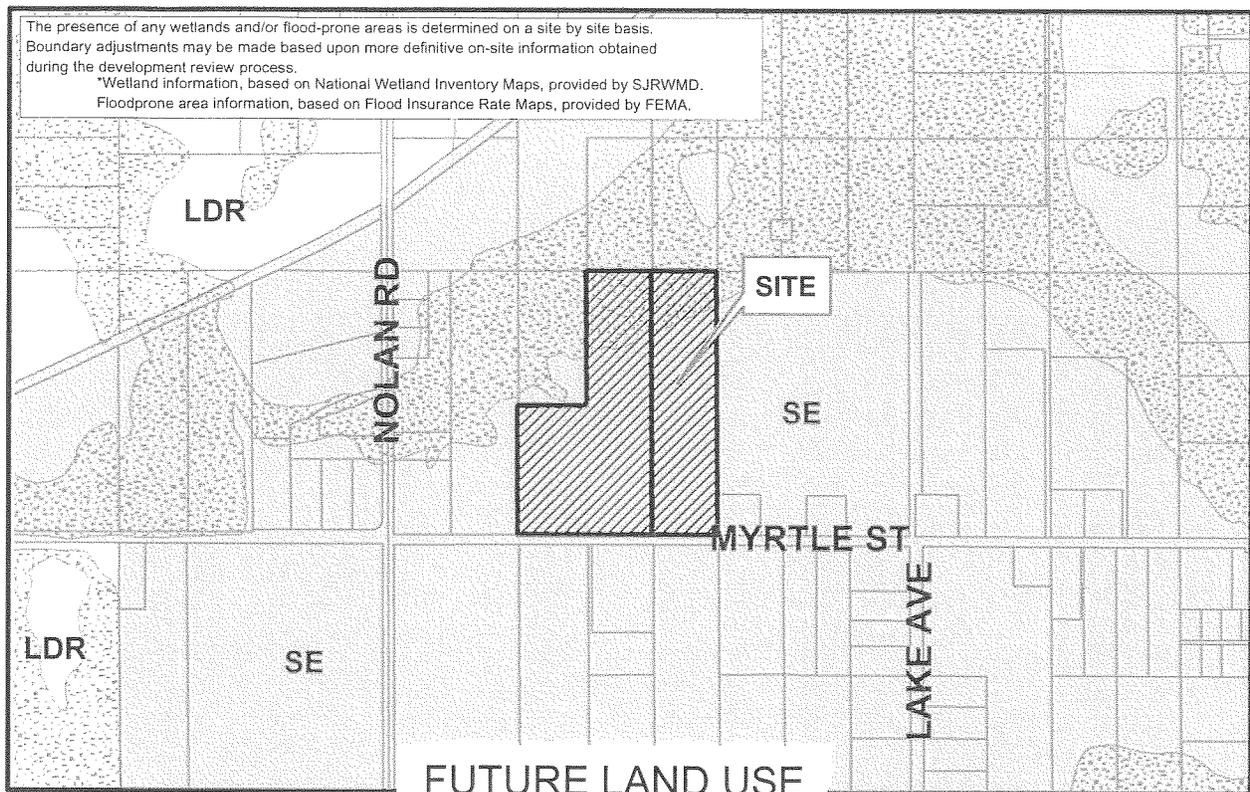
At this time, Staff has received no letters of support or opposition

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the Urban Conservation Village Final Master Plan on approximately 24.80 acres, located on the north side of Myrtle Street, approximately 665 feet east of Nolan Road per the attached staff report, preliminary master plan and subject to the conditions in the attached Developer's Commitment Agreement.



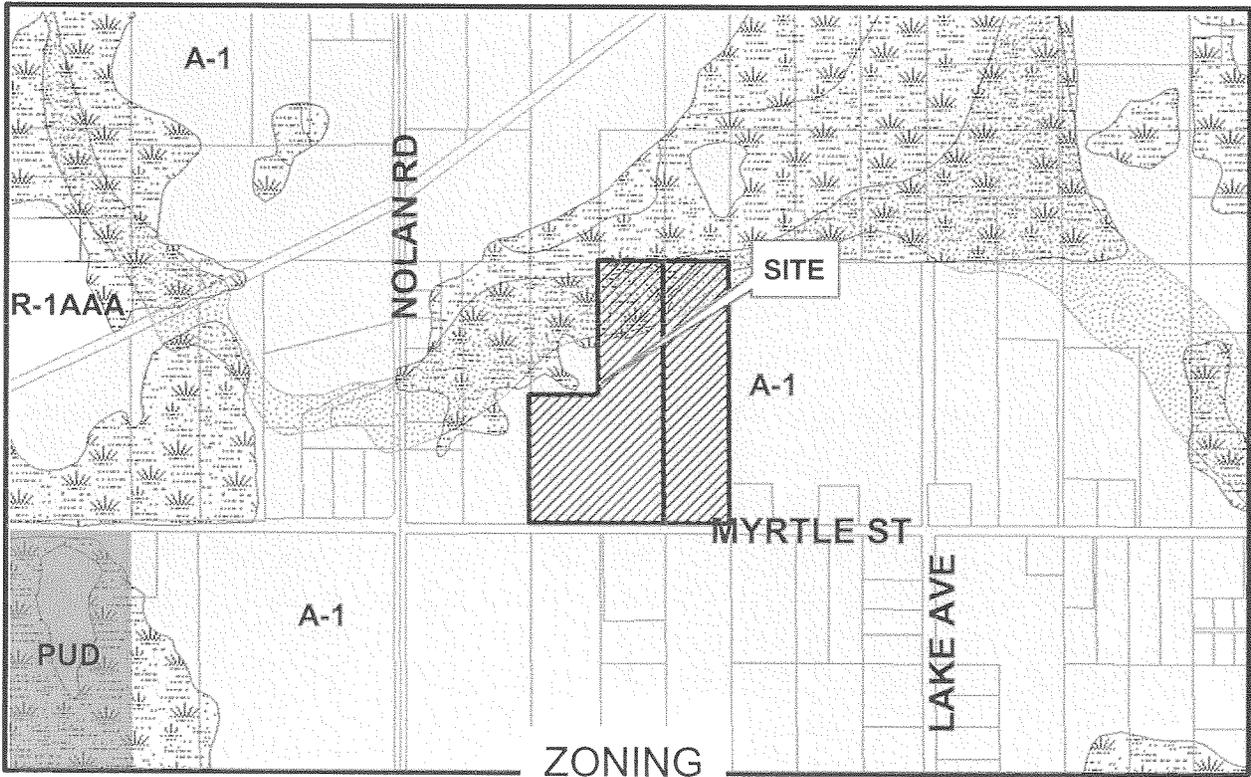
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



LDR SE Site CONS

Applicant: Carl H. Cahill, Acorn Development Company  
 Physical STR: 24-20-30-300-0180-0000 & 23-20-30-5AQ-0000-0540  
 Gross Acres: 24.8 +/- BCC District: 5  
 Existing Use: Acreage not Agricultural  
 Special Notes: A-1 to A-1 with urban conservation village overlay

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-053	A-1	A-1



Site A-1 R-1AAA PUD FP-1 W-1



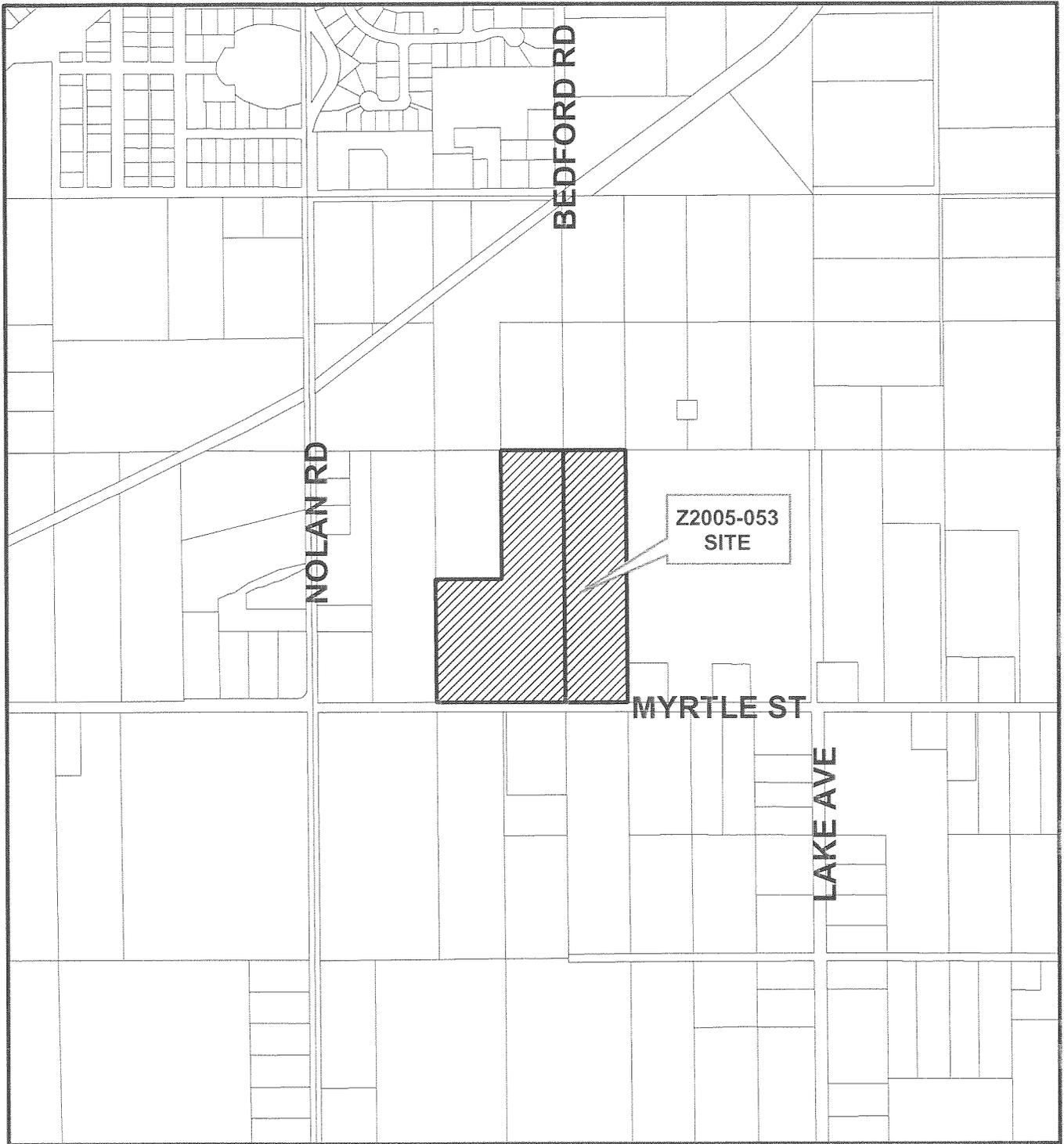
Z2005-053  
SITE

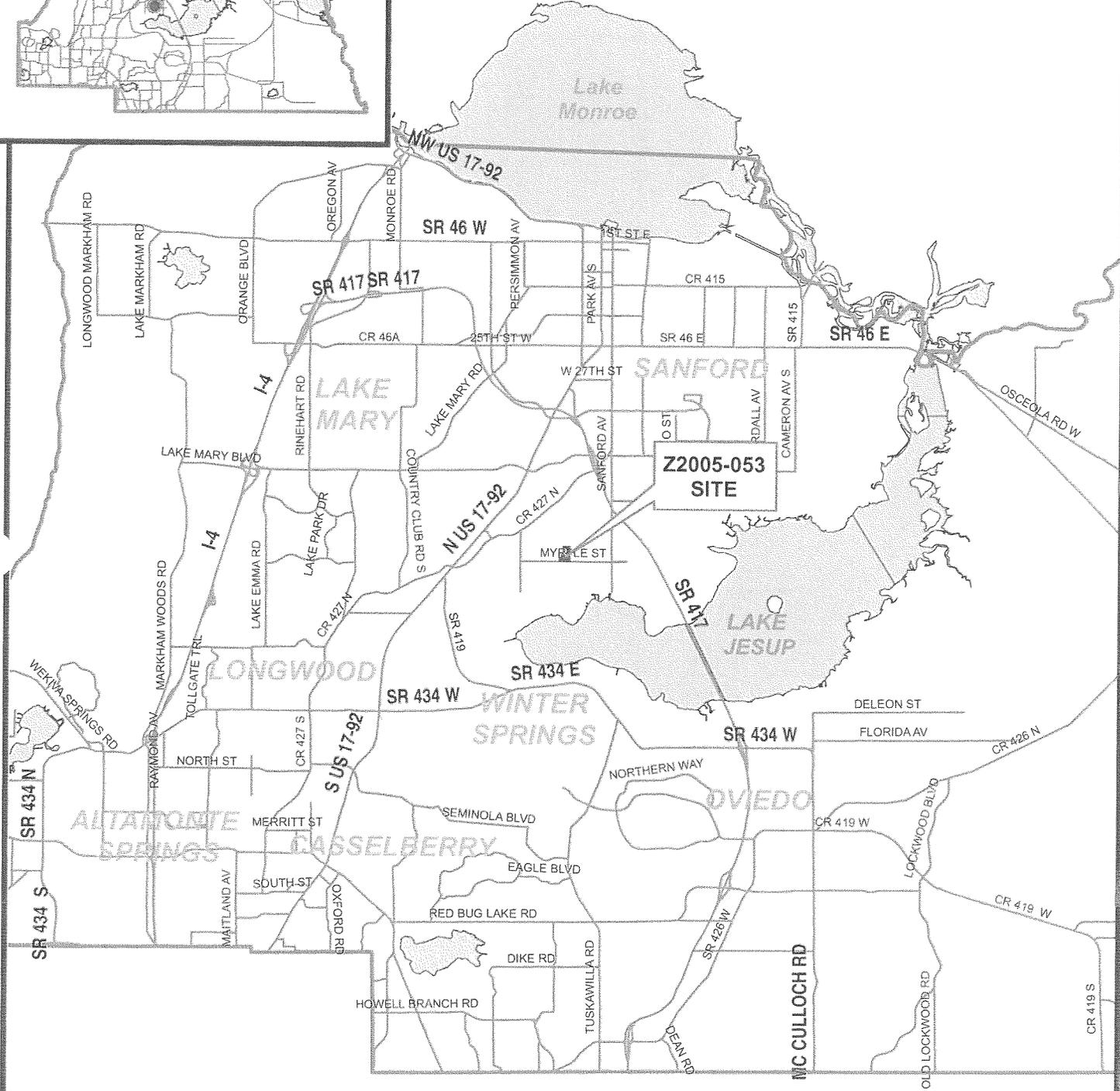
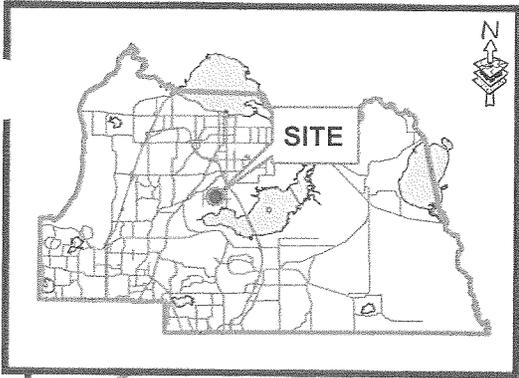
Rezone No: Z2005-053  
From: A-1 To: A-1

-  Parcel
-  Subject Property



January 2004 Color Aerials





# FINAL MASTER PLAN AND PRELIMINARY SUBDIVISION PLAN FOR

## *North Myrtle Street Subdivision*

ACORN DEVELOPMENT COMPANY  
SEMINOLE COUNTY, FLORIDA

APPLICANT/  
OWNER

ACORN DEVELOPMENT COMPANY  
131 PARK LAKE STREET  
ORLANDO, FLORIDA 32803  
(407) 721-8600  
CONTACT: SANDY BIERLY

ENGINEER

CPH ENGINEERS, INC.  
500 WEST FULTON STREET  
SANFORD, FLORIDA 32772  
(407) 322-6841  
CONTACT: LAURENCE M. POLINER, P.E.

PLANNER

CPH ENGINEERS, INC.  
1117 EAST ROBINSON STREET  
ORLANDO, FLORIDA 32801  
(407) 425-0452  
CONTACT: MICHELLE H. TANNER

LANDSCAPE ARCHITECT

CPH ENGINEERS, INC.  
500 WEST FULTON STREET  
SANFORD, FLORIDA 32772  
(407) 322-6841  
CONTACT: JIM WINTER

SURVEYOR

DOUDNEY SURVEYING AND MAPPING CORP.  
PROFESSIONAL SURVEYORS & MAPPERS  
200 EAST COMMERCIAL STREET  
SANFORD, FL. 32771  
(407) 322-1451  
CONTACT: DAVID A. DOUDNEY, PLS

SOILS  
CONSULTANT

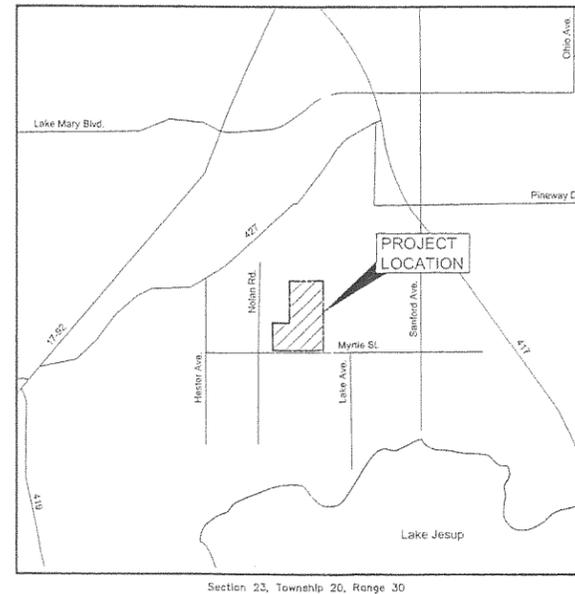
ECS-FLORIDA, LLC  
2815 DIRECTORS ROW, SUITE 500  
ORLANDO, FL 32809  
(407) 658-8378  
CONTACT: BRUCE H. WOLOSHIN, P.E.

ENVIRONMENTAL  
CONSULTANT

MORGAN ENVIRONMENTAL CONSULTING, INC.  
740 FLORIDA CENTRAL PARKWAY, SUITE 2004  
LONGWOOD, FL 32750  
(407) 260-0448  
CONTACT: STEVE BUTLER

UTILITIES

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



VICINITY MAP  
NTS

LEGAL DESCRIPTION

A PARCEL OF LAND ALL LYING IN THE NORTHWEST 1/4, OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 54, 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 SOUTH 8.80 FEET, FOR PUBLIC UTILITIES, PER DEED BOOK 63, PAGE 387, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF

INDEX OF SHEETS

- COVER SHEET
- EXISTING RESOURCES AND SITE ANALYSIS MAP
- PRELIMINARY SITE PLAN
- PRELIMINARY ENGINEERING PLAN
- PRELIMINARY LANDSCAPE PLAN
- SURVEY

Engineers  
Planners  
Landscape Architects  
Surgeons  
Construction Management  
Civil Engineers  
Professional Surveyors  
500 West Fulton Street, Sanford, FL 32772-2608  
Phone: 407.322.6841 Fax: 407.330.0639

Scale: NONE
Date: SEPT. 5, 2005
Job No. A4609
File: COVER
© 2005

Activity	Name	Date	No.	Date
Designed by:	MHT	8/05		
Drawn by:	GCM/BNR	8/05		
Checked by:		8/05		
Approved by:		8/05		

Revision	Approved
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COVER SHEET  
ACORN DEVELOPMENT COMPANY  
NORTH MYRTLE STREET SUBDIVISION  
SEMINOLE COUNTY, FLORIDA

**PROJECT DATA**

**LAND USE SUMMARY**

LOT AREA =	4.20 ac.
RIGHT OF WAY =	1.83 ac.
CONSERVATION =	2.92 ac.
FLOOD PLAIN =	5.09 ac.
GREENWAY LAND / OPEN SPACE PROVIDED =	0.45 ac.
OPEN SPACE =	0.35 ac.
RECREATION =	0.50 ac.
STORMWATER =	1.45 ac.
<b>TOTAL</b>	<b>24.80 ac.</b>
<b>TOTAL UNITS</b>	<b>29 UNITS</b>

**GREENWAY LAND / OPEN SPACE CALCULATION**

24.80ac. (TOTAL SITE AREA) - 2.92ac. (CONSERVATION) - 5.09 (FLOOD PLAIN) - 0.45ac. (MYRTLE ST. RW DEDICATION) = 16.33ac. x 50 % = 8.17ac.s

**DENSITY CALCULATION**

24.80ac. (TOTAL SITE AREA) - 2.92ac. (CONSERVATION) - 5.09 (FLOOD PLAIN) - 0.45ac. (MYRTLE ST. RW DEDICATION) - 1.83 (INTERNAL RW) = 14.53ac. X 2 UNITS/ac. = 29 UNITS

**MINIMUM BUILDING SETBACKS:**

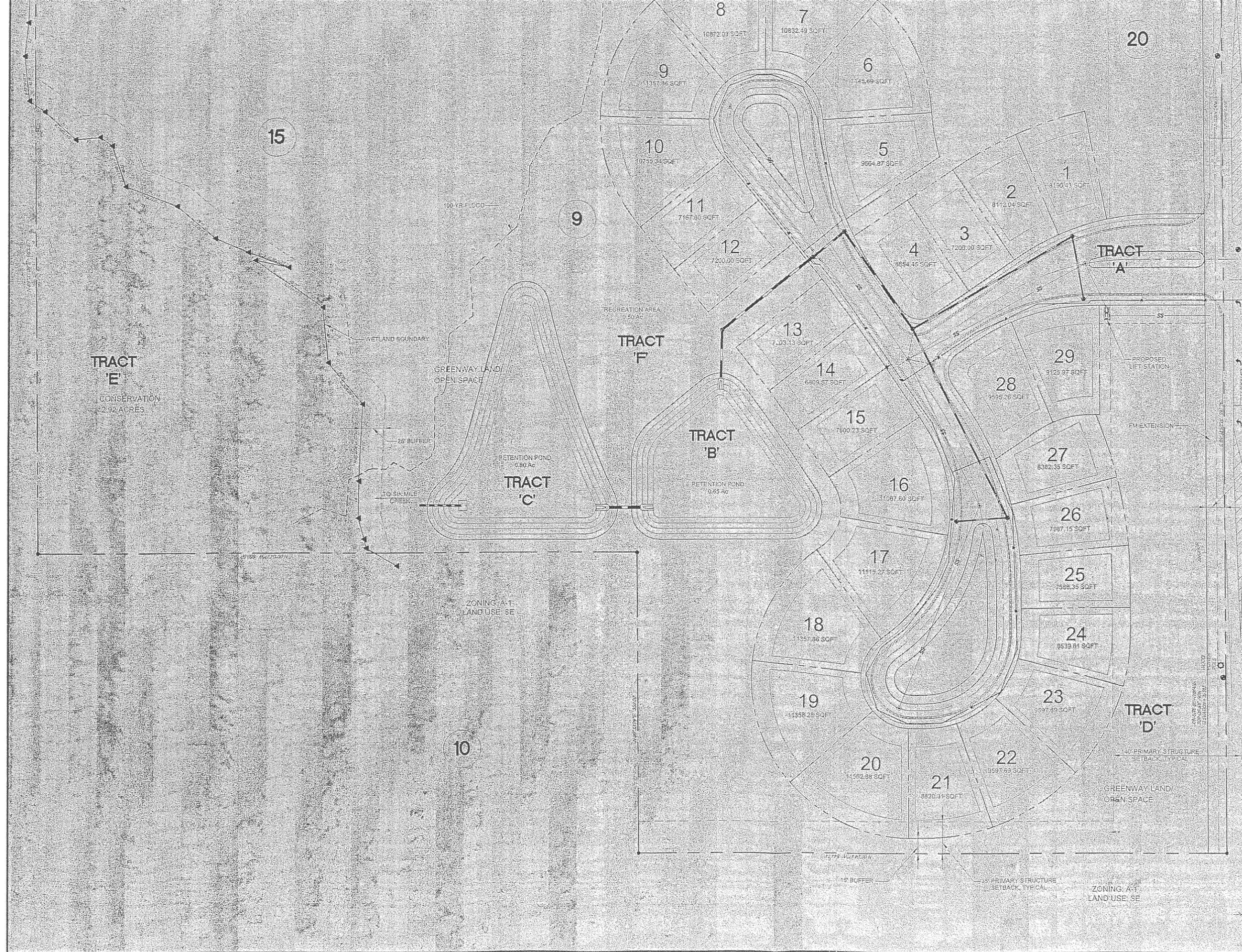
**RESIDENTIAL:**  
140 FEET FROM THE CENTER LINE OF MYRTLE STREET  
35 FEET FROM ALL OTHER EXTERNAL PROPERTY BOUNDARIES

**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

**GARAGE:**  
20 FEET FROM BACK OF SIDEWALK



**PROJECT DATA**

**LAND USE SUMMARY**

LOT AREA =	8.20 ac.
RIGHT OF WAY =	1.33 ac.
CONSERVATION =	2.92 ac.
FLOOD PLAIN =	5.09 ac.
RIGHT OF WAY DEDICATION =	0.48 ac.
GREENWAY LAND / OPEN SPACE PROVIDED =	9.30 ac.
OPEN SPACE =	8.35 ac.
RECREATION =	0.95 ac.
STORMWATER =	1.45 ac.
<b>TOTAL</b>	<b>24.80 ac.</b>
<b>TOTAL UNITS</b>	<b>29 UNITS</b>

**GREENWAY LAND / OPEN SPACE CALCULATION**  
 24.80ac. (TOTAL SITE AREA) - 2.92ac. (CONSERVATION) - 5.09 (FLOOD PLAIN) - 0.48ac. (MYRTLE ST. RW DEDICATION) = 16.33ac. x 50 % = 8.17ac. ±

**DENSITY CALCULATION**  
 24.80ac. (TOTAL SITE AREA) - 2.92ac. (CONSERVATION) - 5.09 (FLOOD PLAIN) - 0.48ac. (MYRTLE ST. RW DEDICATION) = 16.33ac. (INTERNAL RW) = 14.50ac. x 2 UNITS/ac. = 29 UNITS

APPLICANT REQUESTS DENSITY INCENTIVE OF TWO UNITS PER NET BUILDABLE ACRE. THE FOLLOWING CONDITIONS WILL BE ACHIEVED:

- THE DEVELOPER WILL CONNECT TO CENTRAL WATER AND SEWER.
- THE DEVELOPER WILL INCORPORATE ENHANCED STORMWATER VOLUME RETENTION ON SITE.
- THE DEVELOPER WILL INTEGRATE ENHANCED STORMWATER QUALITY TREATMENT.
- THE DEVELOPER WILL IMPLEMENT A GREENWAY OWNERSHIP AND MANAGEMENT PLAN.

UTILITIES: WATER-SEMINOLE ENVIRONMENTAL SERVICE DIVISION  
 SEWER-SEMINOLE ENVIRONMENTAL SERVICE DIVISION

- SOILS KEY**
- ⑨ BASINGE AND DELRAY FINE SANDS
  - ⑩ BASINGE, SAMSULA, AND HONTON SOILS, DEPRESSIONAL
  - ⑮ FELDA AND MANATEE MUCKY FINE SANDS, DEPRESSIONAL
  - ⑳ MYAKKA AND SAUGALLIE FINE SANDS

FLOOD INFORMATION - ZONE X (PER FIRM MAP, SEMINOLE COUNTY, MAP# 121170013SE (AREA WITH NO FLOODING))  
 FLOOD PLAIN ELEVATION PER LAKE JESUP BASIN STUDY PERFORMED BY CAMP, DRESSER, MCKEE, INC. IS IDENTIFIED AS 19.40 FT. NGVD  
 STREETS - PRIVATE (INCLUDING RETENTION TRACTS)

**STORMWATER DATA (PRELIMINARY CALCULATIONS)**

ONSITE AREA TO BE DEVELOPED = 11.4 AC  
 PRE DEVELOPMENT RUNOFF RATE - 17.1 CFS (25-YEAR/24-HOUR STORM EVENT)  
 POST DEVELOPMENT RATE - 9.9 CFS (25-YEAR/24-HOUR STORM EVENT)

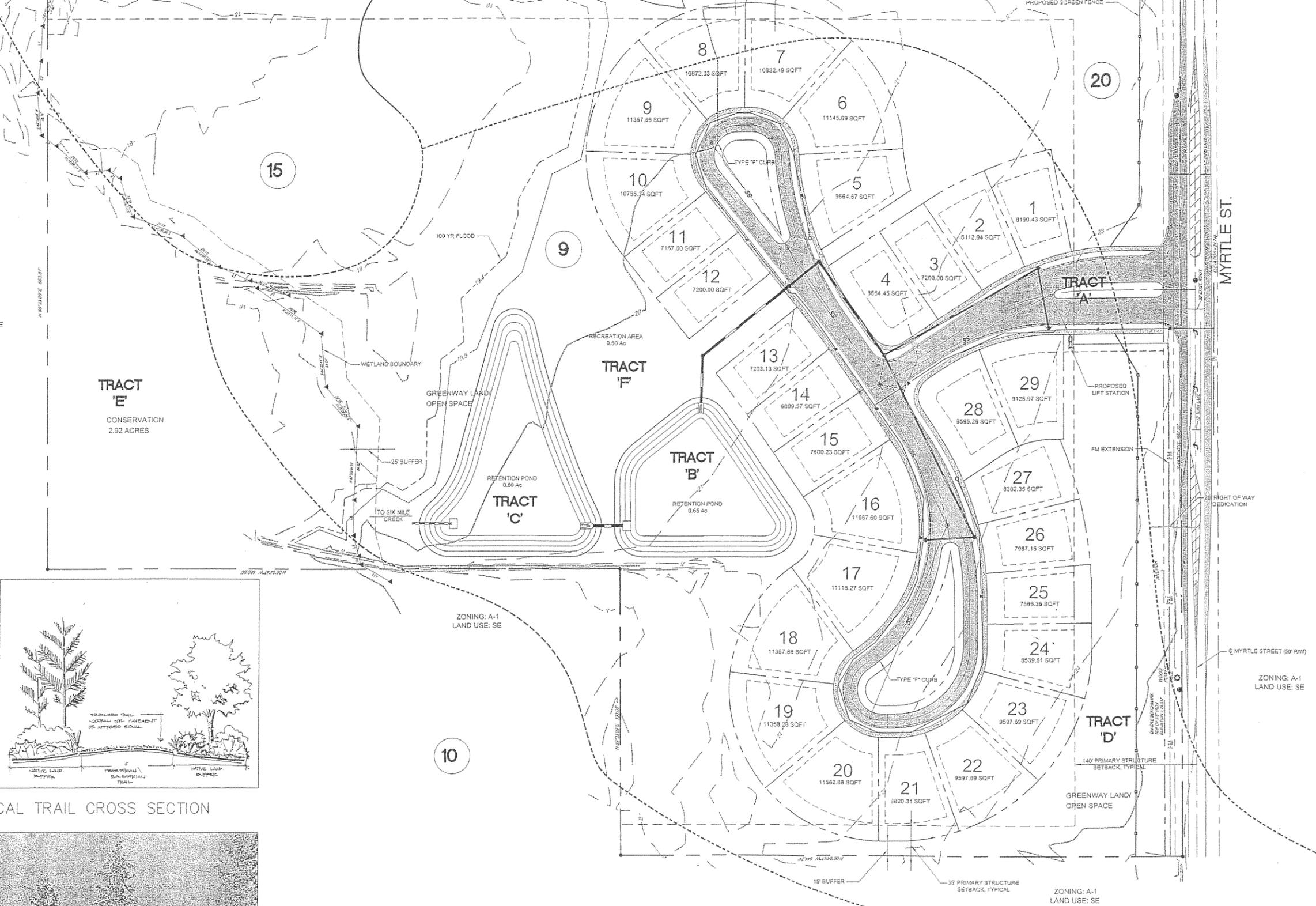
**STORMWATER TREATMENT**  
 59% IMPERVIOUS AREA (NO PONDS) 5.34 AC  
 1" RUN OFF = 0.55 AC-FT. OR 2.5" x IMP = 1.09 AC-FT  
 ALSO ATTENUATE THE ARE VS. POST DEVELOPMENT VOLUMETRIC DIFFERENCE FOR THE 25-YEAR/24-HOUR STORM EVENT = 6.87 AC-FT (PRE) - 7.84 AC-FT (POST) = 0.97 AC-FT. THEREFORE ATTENUATE THE MAXIMUM VOLUME OF 1.03 AC-FT PROVIDED POND 1 + POND 2 = 1.10 AC-FT (MINIMUM) AT THEIR LEVEL

FOUR OFF-STREET PARKING SPACES ARE PROVIDED PER LOT. THIS INCLUDE TWO SPACES WITHIN THE GARAGE AND TWO ON THE DRIVEWAY.

**LEGEND**

- PROP. STORM SEWER WITH INLET
- PROP. STORM SEWER WITH MANHOLE
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER MAIN
- PUBLIC UTILITY BASEMENT (P.U.E.)
- PROJECT BOUNDARY
- RIGHT OF WAY
- SOILS LINE
- WETLAND BOUNDARY
- ② LOT NUMBER
- ⑨ SOIL TYPE NUMBER

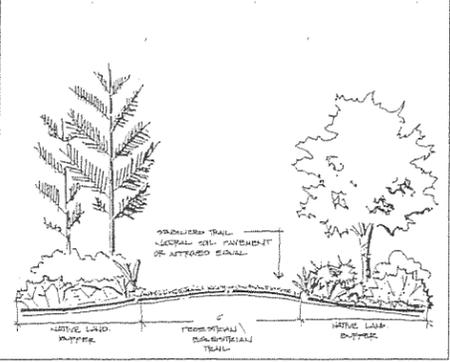
NOTE:  
 ALL POOLS AND FENCES SHALL BE 25' FROM SECONDARY CONSERVATION AREAS.



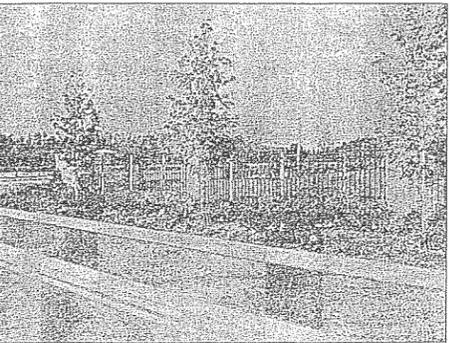
ZONING: A-1  
 LAND USE: SE

ZONING: A-1  
 LAND USE: SE

ZONING: A-1  
 LAND USE: SE



TYPICAL TRAIL CROSS SECTION



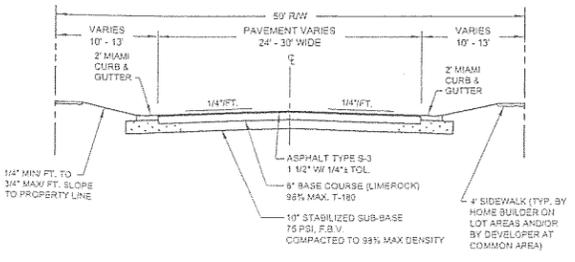
FENCE & COLUMN OPTION

OPTION FOR FENCE COLUMN PROVIDED BY DURATEK OR APPROVED EQUAL.

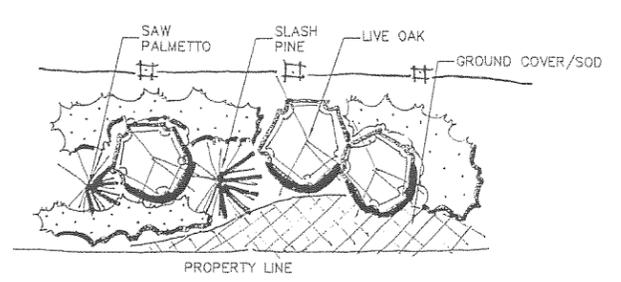
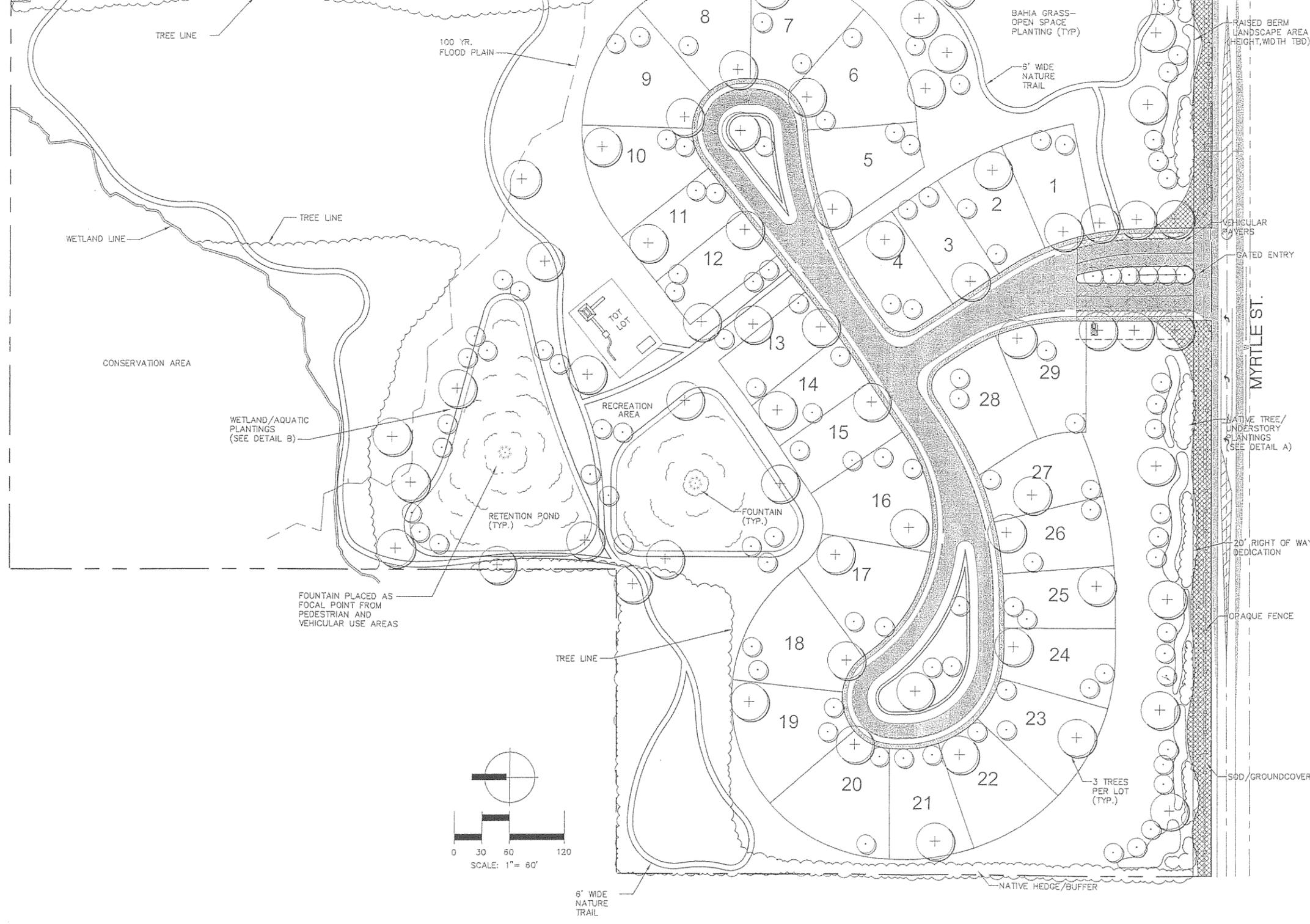
**TRACT DATA**

TRACT	ACREAGE	USE	OWNER/ MAINTAINER
A	1.87± AC.	ROADWAY	H.O.A.
B	0.65± AC.	STORMWATER	H.O.A.
C	0.80± AC.	STORMWATER	H.O.A.
D	6.35± AC.	OPEN SPACE	H.O.A.
E	2.92± AC.	CONSERVATION	SEM. CO.
F	0.50± AC.	RECREATION	H.O.A.

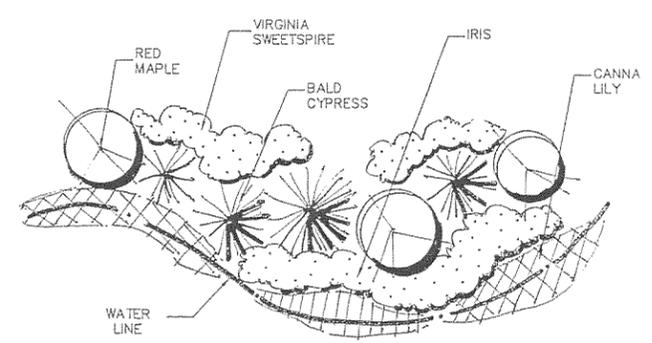
SEM. CO. = SEMINOLE COUNTY  
 H.O.A. = HOMEOWNERS ASSOCIATION



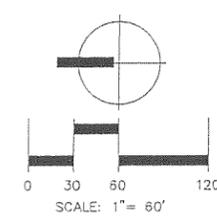
TYPICAL PAVEMENT SECTION  
 N.T.S.



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



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



- 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 bahiagrass management schedule for proposed activities and the timing of each activity within open space areas.
  4. Refer to tree, shrub, and groundcover schedule for proposed activities and the timing of each activity within open space areas.

# TOPOGRAPHIC SURVEY FOR ACORN DEVELOPEMENT COMPANY INC.

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA  
REAL PROPERTY DESCRIPTION

A parcel of land all lying in the Northwest 1/4, of Section 24, Township 20 South, Range 30 East, more particularly described as follows:

Lot 54, 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 South 8.50 Feet, For Public Utilities, per Deed Book 83, Page 387, of the Public Records of Seminole County, Florida.

TOGETHER WITH the following described:

The East 1/2, of the Southwest 1/4, of the Northwest 1/4, of Section 24, Township 20 South, Range 30 East, LESS the North 660 Feet of the West 330 Feet, AND LESS the South 20 feet For Myrtle Street, AND LESS the 8.50 Feet lying North of Myrtle Street For Public Utilities per said Deed Book 83, Page 387.

N 89°33'09"E 663.87'

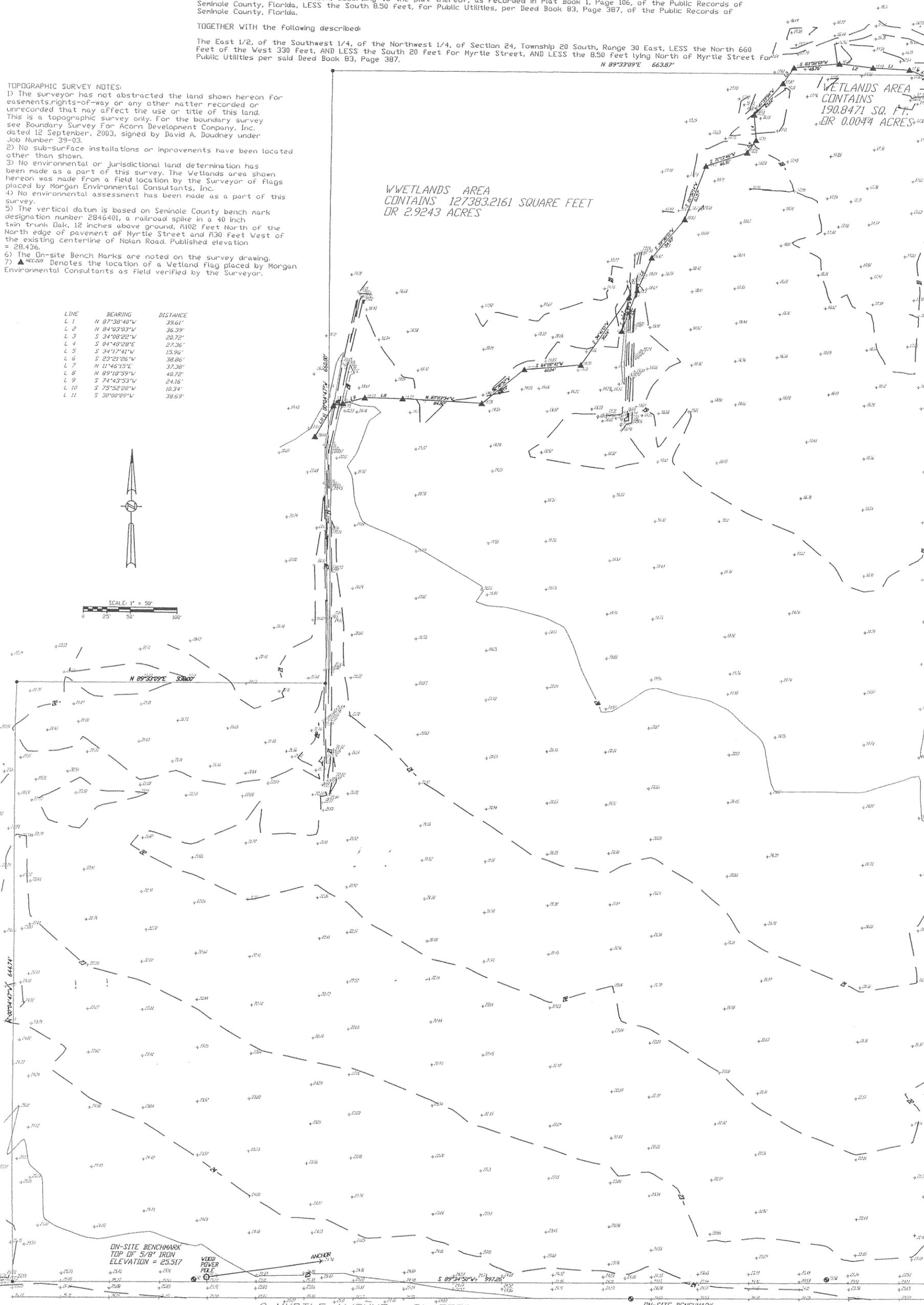
**TOPOGRAPHIC SURVEY NOTES:**

- 1) The surveyor has not abstracted 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 see Boundary Survey For Acorn Development Company, Inc. dated 12 September, 2003, signed by David A. Doudney under Job Number 39-03.
- 2) No sub-surface installations or improvements have been located other than shown.
- 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 flags placed by Morgan Environmental Consultants, Inc.
- 4) No environmental assessment has been made as a part of this survey.
- 5) The vertical datum is based on Seminole County bench mark designation number 2846401, a railroad spike in a 40 inch twin trunk Oak, 12 inches above ground, 8102 feet North of the North edge of pavement of Myrtle Street and 830 feet West of the existing centerline of Nolan Road. Published elevation = 28.436.
- 6) The On-site Bench Marks are noted on the survey drawing.
- 7)  Denotes the location of a Wetland Flag placed by Morgan Environmental Consultants as Field verified by the Surveyor.

LINE	BEARING	DISTANCE
L 1	N 87°38'40"W	39.61'
L 2	N 84°03'03"W	35.39'
L 3	S 34°08'22"W	20.72'
L 4	S 04°48'20"E	27.36'
L 5	S 34°12'41"W	13.96'
L 6	S 23°21'26"W	38.96'
L 7	N 11°46'15"E	37.38'
L 8	N 89°18'59"W	40.72'
L 9	S 74°43'53"W	24.16'
L 10	S 75°52'20"W	10.34'
L 11	S 30°00'09"W	38.69'

WETLANDS AREA  
CONTAINS 127383.2161 SQUARE FEET  
OR 2.9243 ACRES

WETLANDS AREA  
CONTAINS  
190,847.1 SQ. FT.  
OR 0.0044 ACRES



ON-SITE BENCHMARK  
TOP OF 5/8" IRON  
ELEVATION = 25.517

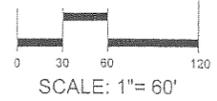
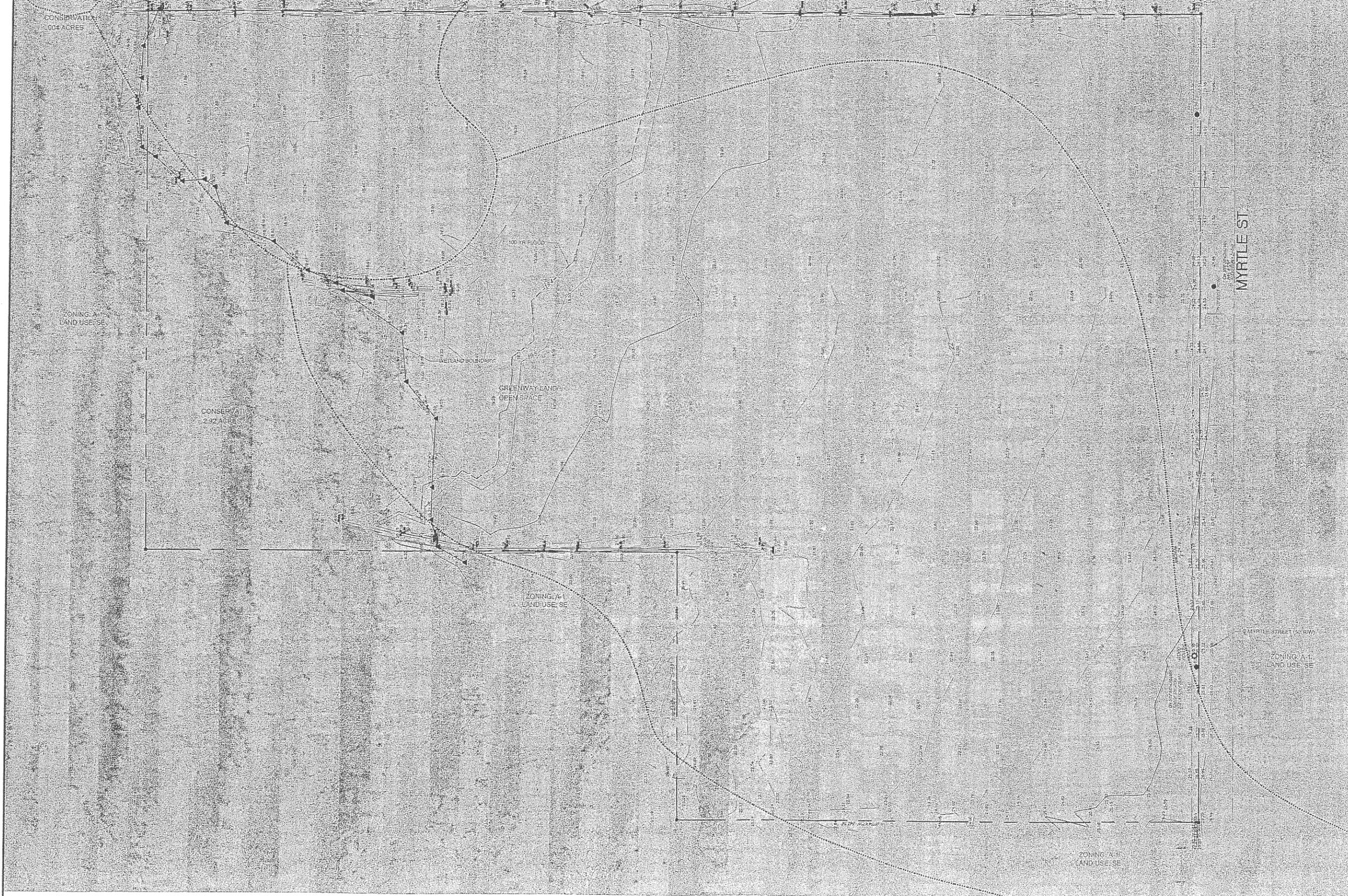
ON-SITE BENCHMARK  
NAIL & CAP  
ELEVATION = 24.740

MYRTLE AVENUE PLATTED 33' R/W

**DOUDNEY**  
SURVEYING

FIELD	D.W.D.	REVISIONS	DATE
TECHNICIAN	J.M.		
COMP. FILE	39-03-T2		

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RACED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
THIS SURVEY IS PREPARED FOR THE EXCLUSIVE BENEFIT  
OF THE PARTIES NAMED HEREIN.



**LEGEND**

- SOIL LINE -----
- EXISTING CONTOURS - - - - -
- PROPERTY LINE - - - - -
- WETLAND LINE -▲-▲-▲-
- 100-YEAR FLOOD LINE - - - - -

**SOIL LEGEND**

- (9) BASINGER AND DELRAY FINE SANDS
- (10) BASINGER, SAMSULA, AND HONTOON SOILS, DEPRESSIONAL
- (15) FELDA AND MANATEE MUCKY FINE SANDS, DEPRESSIONAL
- (20) MYAKKA AND ZAUGALLIE FINE SANDS

**WATE AND SEWER SERVICE**

SEMINOLE COUNTY WATER AND SEWER LINES ARE CURRENTLY LOCATED ALONG MYRTLE STREET WEST OF NOLAN ROAD.  
 THE DEVELOPER COMMITS TO EXTEND THESE UTILITIES TO THE SUBJECT SITE.

Engineers  
 Planners  
 Landscape  
**rehab**  
 Scale: AS SHOWN  
 Date: 9/05  
 Name: RJS  
 Activity: Drawn by: RJS  
 Designed by: RJS  
**EXISTING RESOURCES AND SITE ANALYSIS MAP**  
 Sheet No.

LAURENCE M. POLNER  
 56974

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

On \_\_\_\_\_, 2006, 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 Final Master Plan, a reduced copy of which is attached hereto as Exhibit B (the Final Master Plan) has been approved by the Board of County Commissioners of Seminole County concurrently with the approval of this Developer's Commitment Agreement.

**2. PROPERTY OWNERS**

The Property owners are:

Acorn Development Company  
131 Park Lake Street  
Orlando, Florida 32803

**3. STATEMENT OF BASIC FACTS**

- |                                    |                               |
|------------------------------------|-------------------------------|
| 1. Total Acreage:                  | 24.8 acres                    |
| 2. Zoning:                         | A-1 (Agricultural District)   |
| 3. Land Use:                       | Suburban Estates              |
| 4. Number of Lots:                 | 29                            |
| 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	29 units	6.20 acres	25.00%
Greenway/Open Space	N/A	8.30 acres	33.47%
On Site Right-of-Way	N/A	1.83 acres	7.38%
Wetlands	N/A	2.92 acres	11.78%
Flood Plain	N/A	5.09 acres	20.52%
Dedicated Right-of-Way	N/A	0.46 acres	1.85%
Total		24.8 acres	100%

5. **GREENWAY/OPEN SPACE CALCULATIONS**

Greenway/Open Space shall be provided at minimum of 8.17 acres, in the form of upland conservation areas.

24.80 Acres Total Land  
 Less 2.92 Acres Wetlands  
 Less 5.09 Flood Plain  
 Less 0.46 Acres Dedicated ROW  
 16.33 Acres Buildable Land  
 Times 50% Minimum Greenway/Open Space  
 8.17 Acres Required Greenway/Open Space

Open Space Provided: 8.3 acres = 50.82% 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 Final Master 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 0.46 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 sidewalks be constructed as part of the required Myrtle Street roadway improvements.
7. That pedestrian access connecting the subdivision's internal circulation system to the Myrtle Street sidewalk system be provided.

**10. PUBLIC FACILITIES**

The Owners have received the Notice of Concurrency Review Test Results, Application Number \_\_\_\_\_, dated \_\_\_\_\_, 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 Districts 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 have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the Property.
7. If any conflict between a term or provision of the Developer's Commitment Agreement and the Final Master Plan is found to exist, the term or provision of this Developer's Commitment Agreement shall remain valid and shall remain valid and the conflicting term of the Final Master Plan shall be null and void.

**DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.**

**ATTEST:**

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

\_\_\_\_\_  
**MARYANNE MORSE**  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
**CARLTON D. HENLEY, Chairman**

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

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



**EXHIBIT A**

**THE PROPERTY**

**LEGAL DESCRIPTION**

North Myrtle Street PUD Legal Description:

A Parcel of land all lying in the Northwest  $\frac{1}{4}$  of Section 24, Township 20 South, Range 30 East, more particularly described as follows:

Lot 54, 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 South 8.50 feet, for Public Utilities, per Deed Book 83, Page 387, of the Public Records of Seminole County, Florida.

Together with the following described:

The East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 20 South, Range 30 East, Less the North 660 feet of the West 330 feet, and Less the South 20 feet for Myrtle Street, and Less the 8.50 feet lying North of Myrtle Street for Public Utilities per said Deed Book 83, Page 387.