

Item #

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

SUBJECT: Crepe Myrtle Estates Preliminary Subdivision Plan (PSP)

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Bryan Potts CONTACT: Alan Willis EXT. 7332

Agenda Date <u>11/01/06</u>	Regular <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan (PSP) for Crepe Myrtle Estates, located at 650 Myrtle Street.  
(Hugh Harling, applicant)

District 5 – Brenda Carey (Alan D. Willis, Planner)

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**BACKGROUND:**

The applicant, Hugh Harling, is requesting approval of the Preliminary Subdivision Plan for Crepe Myrtle Estates.

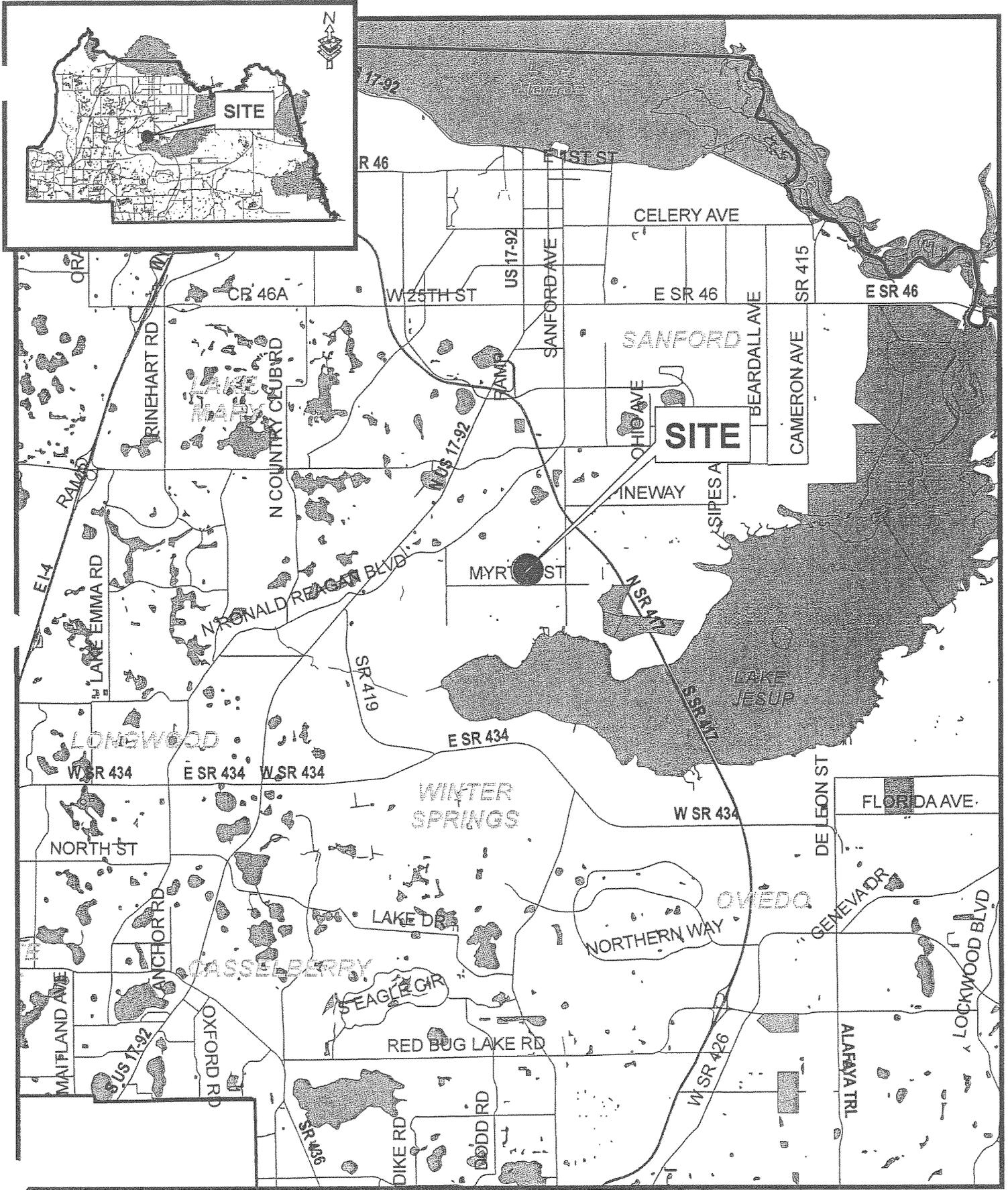
The proposed subdivision is zoned A-1 and located at 650 Myrtle Street on 38.2 acres. It consists of 25 single family homes at 1.0 unit per net buildable acre.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested Preliminary Subdivision Plan.

Attachments: Location map  
Preliminary Plan Reduction

DR No. <u>06-05500032</u>
Parcel ID#: <u>23-20-30-5AQ-0000-053A</u>

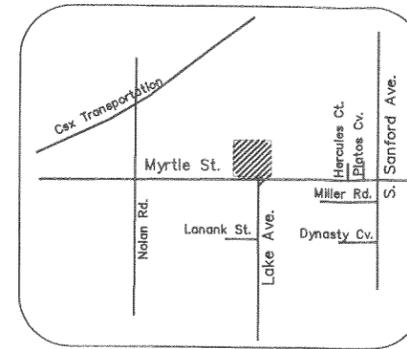


Crepe Myrtle Estates  
PSP

AGRICULTURE SUBURBAN

AGRICULTURE CONSERVATION

OCT 20 2006  
DEVELOPMENT REVIEW



1 inch = 100 ft.

LOCATION MAP

**PROPOSED SITE DATA:**

**GENERAL DATA:**  
 DEVELOPMENT NAME: CREPE MYRTLE ESTATES  
 PROPOSED DEVELOPMENT: SINGLE FAMILY  
 TOTAL SITE AREA: 38.2 ACRES  
 NUMBER OF UNITS: 25 SINGLE FAMILY LOTS  
 PROPOSED RESIDENTIAL GROSS DENSITY: 1.5 DU/GROSS ACRE  
 PROPOSED RESIDENTIAL NET DENSITY: 1 DU/NET ACRE  
 EXISTING ZONING: AGRICULTURE - A-1  
 EXISTING FUTURE LAND USE: SUBURBAN ESTATES

**RESIDENTIAL LOTS:**  
 MINIMUM LOT AREA: 43,560 SQUARE FEET  
 MINIMUM LOT STREET FRONTAGE: 150' FEET  
 MINIMUM SETBACKS: 50' FRONT, 30' REAR, 10' SIDE, 50' SIDE STREET SETBACK

**SEMINOLE COUNTY ADJACENT FUTURE LAND USE:**  
 NORTH CONSERVATION  
 WEST SUBURBAN ESTATES  
 SOUTH SUBURBAN ESTATES  
 EAST SUBURBAN ESTATES

**SERVICE PROVIDERS:**  
 WATER: SEMINOLE COUNTY  
 SEWER: SEMINOLE COUNTY  
 ELECTRIC: FLORIDA POWER AND LIGHT  
 POLICE: SEMINOLE COUNTY  
 SCHOOL: SEMINOLE COUNTY

**SCHOOL IMPACT:**  
 SCHOOLS: =25 UNITS x 3.25 PERSONS/UNIT  
 =82 X 0.18 = 15 SCHOOL AGE CHILDREN

**UTILITY DEMAND:**  
 WATER DEMAND ESTIMATE: 25 UNITS X350 GPD =8,750 GPD  
 SEWER DEMAND ESTIMATE: 25 UNIT X 300 GPD =7,500 GPD  
 TOTAL SITE SOLID WASTE: 4LBS/PERSON/DAY x 3.25 PEOPLE x25 UNITS  
 =325 LBS/DAY  
 PROPOSED UTILITIES SHALL MEET SEMINOLE COUNTY REQUIREMENTS

**TRAFFIC IMPACT: (TRIP GENERATOR 6TH. EDITION)**

TOTAL RESIDENTIAL UNITS: 25  
 TRIP GENERATION RATE:  
 ANTICIPATED ADT: =9.57 ADT / UNIT  
 WEEKDAY: 239 ADT  
 PM PEAK: = 1.02 ADT/UNIT 26 ADT

**FLOOD MAP:**  
 THE SUBJECT SITE IS WITHIN FEMA FLOOD ZONE  
 "X" AREA - AREAS TO BE DETERMINED OUTSIDE 500  
 YEAR FLOOD PLAIN.  
 FEMA MAP 12117C0135E  
 EFFECTIVE DATE: APRIL 17, 1995  
 DEVELOPER COORDINATING STORMWATER WITH SEMINOLE COUNTY LAKE STUDY

**ON-SITE SOILS:**  
 20 MYAKKA & EAUGALLIE FINE SANDS  
 15 FELDA & MANATEE MUCKY FINE SANDS - DEPRESSIONAL  
 9 BASINGER AND DELRAY FINE SANDS

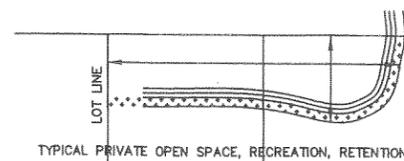
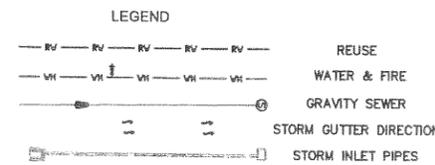
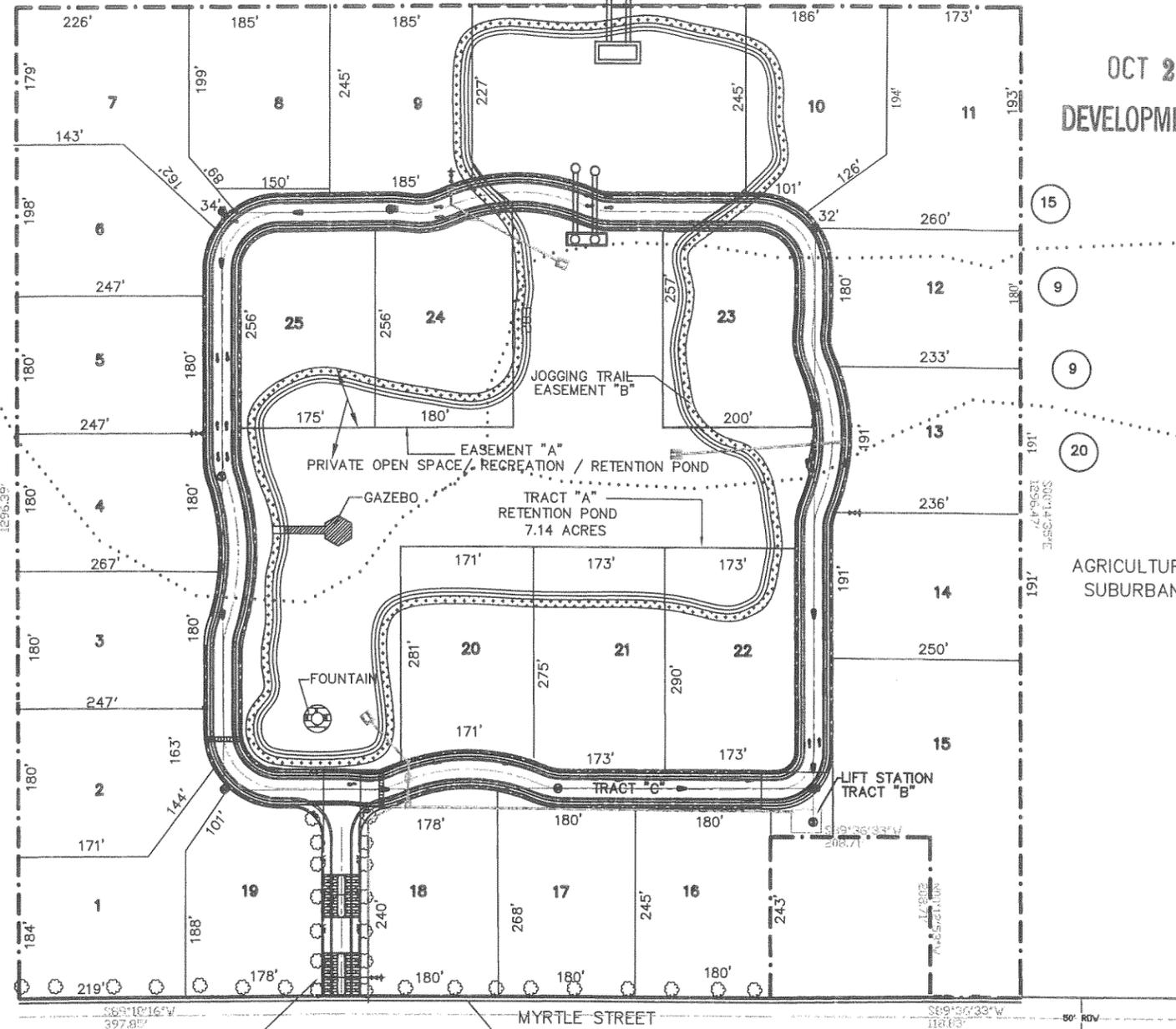
**STORMWATER MANAGEMENT:**  
 STORMWATER MANAGEMENT SYSTEM SHALL MEET ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT, F.D.O.T., AND SEMINOLE COUNTY REQUIREMENTS. STORMWATER RUNOFF SHALL BE COLLECTED VIA STREET INLETS AND DIRECTED TO PROPOSED STORMWATER POND FROM WHICH IT CAN BE DISCHARGED THROUGH AN OUTFALL STRUCTURE ONTO 6 MILE CREEK. POND WILL BE EXCAVATED AND NO IMPORT FILL WILL BE REQUIRED.

**STREET & FIRE DESIGN:**  
 STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE SEMINOLE COUNTY'S ENGINEERING STANDARDS.  
 ALL LOTS SHALL BE WITHIN 400' OF A FIRE HYDRANT.  
 MINIMUM PAVEMENT WIDTH: 24' FOR TWO WAY TRAFFIC WITHIN 50' R/W  
 A 4' CONCRETE SIDEWALK SHALL BE PROVIDED ALONG FRONT PROPERTY LINE OF EACH LOT.

**LIGHTING DESIGN:**  
 EXTERIOR LIGHTING ON ANY PART OF A BUILDING SHALL BE PER SEMINOLE COUNTY'S LAND ORDINANCE # 2004-2. LIGHT SOURCES SHALL BE SHIELDED AND DIRECTED DOWNWARD TO PREVENT GLARE. STREET LIGHTING WILL BE PROVIDED BY FLORIDA POWER AND LIGHT.

**OWNER/DEVELOPER:**  
 VINCENT DEVELOPMENT CORP.  
 244 TOLLGATE TRAIL  
 LONGWOOD, FLORIDA 32750  
 407-767-0534 407-767-0403 fax

**ENGINEER:**  
 HARLING LOCKLIN & ASSOCIATES, INC.  
 850 COURTLAND STREET  
 ORLANDO, FLORIDA 32804  
 407-629-1061 407-629-2855 fax  
 hharling@harlinglocklin.com



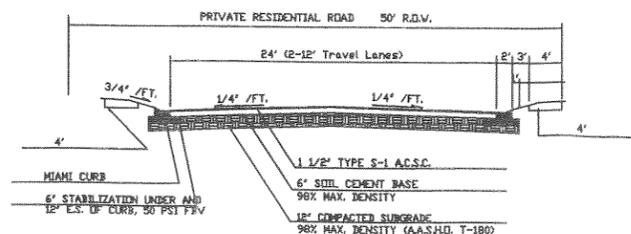
RETENTION:	311,391 SQ.FT.	7.2 ACRES
ROADWAY:	165,436 SQ.FT.	3.8 ACRES
LOTS:	1,102,242 SQ.FT.	27.2 ACRES
TOTAL:	1,664,381 SQ.FT.	38.2 ACRES
PRIVATE OPEN SPACE, RECREATION, RETENTION:	452,627 SQ.FT.	10.3 ACRES
TOTAL:	83,635 SQ.FT.	1.92 ACRES
JOGGING TRAIL:	30,200 SQ.FT.	.69 ACRES

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
 BEGINNING AT THE INTERSECTION OF THE EXISTING RIGHT-OF-WAYS OF MYRTLE STREET AND THE SW CORNER OF LOT 53, EUREKA HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 208.71 FEET; THENCE EAST 208.71 FEET; THENCE SOUTH 208.71 FEET; THENCE WEST 208.71 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
 LOTS, 51, 52 AND 53, (LESS THE SOUTH 8.5 FEET FOR ROAD, AND LESS THE SOUTH 217.21 FEET OF THE WEST 208.71 FEET OF LOT 53, AND LESS THE WEST 200 FEET OF THE EAST 220 FEET OF THE SOUTH 203.5 FEET OF LOT 52), EUREKA HAMMOCK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**PARCEL 3:**  
 THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST, LESS THE SOUTH 233.71 FEET OF THE WEST 208.71 FEET AND LESS THE EAST 330 FEET THEREOF, LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.



TYPICAL ROADWAY SECTION  
 RESIDENTIAL ROAD, (50' R.O.V.) N.T.S.

Consulting Engineers-Planners  
 850 Courland Street Orlando, Florida 32804  
 Phone: 407-629-1061  
 Fax: 407-629-2855  
 E-mail: hharling@harlinglocklin.com  
 E.B.# 2910

**HARLING LOCKLIN & ASSOCIATES, INC.**

Preliminary Subdivision Plan  
**CREPE MYRTLE ESTATES**  
 Seminole County, Florida

Drawn by: GMR  
 Designed by: GMR  
 File name: 0613.rvt  
 xref's:

Engineer:  
 Hugh W. Harling, Jr., P.E. Reg. No. 11629  
 Job Number: 0613  
 Scale: 1"=100'  
 Date: May 9, 2006

Sheet 1 of 1