

ITEM # _____

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

SUBJECT: Deer Lakes PUD Rezone from A-1 (Agriculture) to PUD (Planned Unit Development); (Hugh Harling, applicant).

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

AUTHORIZED BY: April Boswell **CONTACT:** Tina Williamson EXT. 7353

Agenda Date <u>02/07/07</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"/>	

1. **RECOMMEND DENIAL** of the requested rezone of 38.98± acres, located on the north side of SR 46, between Yankee Lake Road and Longwood Markham Road, from A-1 (Agriculture) to PUD (Planned Unit Development) and recommend denial of the Preliminary Master Plan, based on staff findings (Hugh Harling, applicant); or
2. **RECOMMEND APPROVAL** of the requested rezone of 38.98± acres, located on the north side of SR 46, between Yankee Lake Road and Longwood Markham Road, from A-1 (Agriculture) to PUD (Planned Unit Development) and recommend approval of the Preliminary Master Plan (Hugh Harling, applicant); or
3. **CONTINUE** the item to a time and date certain.

District 5 – Commissioner Carey Tina Williamson, Asst. Planning Manager

BACKGROUND:

The applicant is requesting to rezone 38.98± acres from A-1 (Agriculture) to PUD (Planned Unit Development). The proposed use is 31 single-family lots at a maximum density of 1 dwelling unit per net buildable acre in the aggregate. The lots range in size from a maximum of 1.33± acres to a minimum of 0.5± acre.

In May of 2006, the rear 34.47± acres of the subject property received Preliminary Subdivision Plan (PSP) approval for 15 lots. The current application includes an additional 4.51± acres fronting SR 46 and proposes a total of 31 lots. The subject property is located in the Wekiva River Protection Area (WRPA) and has a Suburban Estates Future Land Use (FLU) Designation. Suburban Estates FLU allows PUD zoning within the WRPA if certain clustering provisions and design standards of the Vision 2020 Comprehensive Plan and the Seminole County Land

Reviewed by: <u>KFT</u>
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2006-79</u>

Development Code (SCLDC) are met. The subject property is also located within the Wekiva Study Area.

Staff has reviewed the requested PUD rezone and finds that the proposed Preliminary Master Plan does not comply with the requirements of the Vision 2020 Comprehensive Plan and the Seminole County Land Development Code (SCLDC) relating to the Wekiva River Protection Area and the PUD clustering requirements.

STAFF RECOMMENDATION:

Staff recommends DENIAL of the requested rezone of 38.98± acres, located on the north side of SR 46, between Yankee Lake Road and Longwood Markham Road, from A-1 (Agriculture) to PUD (Planned Unit Development), and recommends denial of the Preliminary Master Plan, based on staff findings.

Attachments:

Staff Analysis
Location Map
FLU/Zoning Map
Aerial Photo
Preliminary Master Plan
Approved PSP
Denial Development Order

Deer Lakes Rezone from A-1 to PUD

APPLICANT	Hugh Harling	
PROPERTY OWNER	Alaqua Investments, Inc.	
REQUEST	Rezone from A-1 (Agriculture) to PUD (Planned Unit Development)	
PROPERTY SIZE	38.98± acres	
HEARING DATE (S)	P&Z: February 7, 2007	BCC: March 27, 2007
PARCEL ID	22-19-29-300-0040-0000, 22-19-29-300-005A-0000	
LOCATION	Located on the north side of SR 46, between Yankee Lake Road and Longwood Markham Road	
FUTURE LAND USE	SE (Suburban Estates)	
ZONING	A-1 (Agriculture)	
FILE NUMBER	Z2006-79	
COMMISSION DISTRICT	#5 – Carey	

Proposed Development:

The applicant is proposing to develop 31 single-family lots at a net density of 1 dwelling unit per net buildable acre.

ANALYSIS OVERVIEW:

Standards for Plan Amendments within the Wekiva River Protection Area:

This property is located within the Wekiva River Protection Area and the Wekiva Study Area as depicted in Exhibit 22 FLU: Special Area Boundaries of the Seminole County Comprehensive Plan.

In 2006, the Board of County Commissioners amended the Vision 2020 Comprehensive Plan and the Land Development Code to comply with Part III, Chapter 369, Florida Statutes, known as the Wekiva Parkway and Protection Act.

Policy FLU 15.3: Wekiva Study Area Cluster Development Standards, which was adopted as part of the amendment, states that the County shall evaluate development proposals within the Wekiva Study Area to determine if cluster developments are required where development proposals meet one or more of the following criteria:

- A. Contains significant amounts of wetlands, floodprone areas or other environmentally sensitive natural habitat such as longleaf pine, sand hill, sand pine, or xeric oak scrub;
- B. Contains sensitive karst features or most effective recharge areas;
- C. Abuts a government owned natural lands or other environmentally sensitive area such as springs, or historical or archaeological sites;
- D. Is within 200' of the Wekiva River, as measured from the ordinary high water elevation or the landward limit of established conservation areas.

The subject property meets criteria A, B, and C and the applicant has submitted an application for PUD zoning. However, SCLDC Chapter 30 Part 58: Wekiva River Protection-Seminole Estates Overlay Zoning states that on property having the Suburban Estates land use

designation, the use of Planned Unit Development ("PUD") zoning may only be permitted if the Planning Manager and the Natural Resources Officer verify that a greater protection of wetlands, rare upland habitat, greenways, or wildlife corridors can be achieved by clustering.

Staff's findings indicate that the proposed Preliminary Master Plan is not consistent with the Comprehensive Plan and the Seminole County Land Development Code standards for clustering in the following areas:

Comprehensive Plan definition of Cluster Development: a development, usually residential, in which lot sizes are reduced, while the overall density is not increased, thereby creating common open space areas, which are permanently restricted from development through recorded binding legal instruments.

Application Deficiency:

Staff finds that the proposed Preliminary Master Plan does not meet the definition or intent of a cluster development. Although, the net density remains at 1 unit per net buildable acre, the rear 34.47± acres of the property have approximately the same configuration of 1-acre and larger lots as the 15-lot PSP that was approved in May of 2006 under the regular A-1 development standards. The reduced lot sizes are predominantly on the additional 4.51± acres that were added as a part of this new application and there are no additional open space areas preserved. Staff finds that the proposed Preliminary Master Plan does not provide reduced lot sizes or create additional open space areas and, therefore, does not meet the definition of a Cluster Development per the Comprehensive Plan.

Policy FLU 1.5: Cluster Development states that the County shall provide for clustering within PUDs to preserve conservation areas, other open space and aquifer recharge areas, allow for creative design, provide for open space, promote the efficient use of infrastructure, provide sites for schools, and promote affordable housing.

Application Deficiency:

The proposed Preliminary Master Plan does not promote the efficient use of infrastructure because the roadway and utilities will have to be extended to the far end of the property, due to the layout and size of the 1-acre lots. It also does not allow a significant amount of contiguous open space to be preserved.

Policy FLU 14.9: Wekiva River Protection Area Environmental Design Standards requires a 25' minimum, 50' average undisturbed upland buffer adjacent to all wetlands and floodplains in the WRPA.

SCLDC Chapter 30 Part 58: Wekiva River Protection-Seminole Estates Overlay Zoning states that on property having the Suburban Estates land use designation, the use of Planned Unit Development ("PUD") zoning may only be permitted if the Planning Manager and the Natural Resources Officer verify that a greater protection of wetlands, rare upland habitat, greenways, or wildlife corridors can be achieved by clustering.

Application Deficiency:

The proposed Preliminary Master Plan does not provide a greater protection of wetlands than the PSP approved under regular A-1 zoning for the following reasons:

1. The original PSP provided a 150' buffer from the edge of Miranda Lake to the nearest lot line in a separate tract outside of any lot and an additional 50' buffer in an easement on the nearest lot, for a total of 200 feet of buffer.
2. The proposed Preliminary Master Plan only has a 50' wildlife corridor/buffer adjacent to post-development wetlands and floodplains, which is a total reduction of 150' from the approved PSP.
3. The 50' buffers on the proposed plan are in easements across the rear of the lots, as opposed to a separate tract outside of the lots. Utilizing an easement, instead of a separate tract, increases the possibility that the buffers may be disturbed by the residents, because they consider the property a part of their lot. Therefore, the proposed Preliminary Master Plan fails to provide a greater protection of wetlands because the buffers are smaller and more likely to be disturbed.

Staff finds that the proposed Preliminary Master Plan does not meet the intent of a greater protection of wetlands, rare upland habitat, greenways, or wildlife corridors required by the Land Development Code because it provides a smaller undisturbed buffer than the PSP approved under regular A-1 zoning. SCLDC Chapter 30 Part 58: Wekiva River Protection-Seminole Estates Overlay Zoning does not allow the use of PUD zoning unless the greater protection threshold is met.

CONCLUSION OF FINDINGS:

Staff's finding is that to meet the definition of cluster development in the Comprehensive Plan and to provide a greater protection of the wetlands as required by the Land Development Code, the following standards must be met:

1. PUD zoning cannot be used to achieve a greater lot yield by maximizing the site with lots for the purpose of gaining additional lots less than 1-acre in size.
2. All lots should be reduced in size and clustered in one area of the property to reduce the infrastructure requirements and allow a significant contiguous area of open space to be preserved in a separate tract.
3. The site should also be designed so that a buffer above and beyond the required 25' minimum, 50' average undisturbed upland buffer adjacent to all wetlands and floodplains is provided and the buffer should utilize a separate tract instead of an easement.

LAND USE / ZONING REQUEST

The following table depicts the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested district of PUD (Planned Unit Development):

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Zoning (PUD)
Minimum Lot Size	43,560 square feet	21,780 square feet
Minimum Width at Building Line	150 feet	120 feet
Front Yard Setback	50 feet	35 feet
Side Yard Setback	30 feet	10 feet
(Street) Side Yard Setback	50 feet	25 feet
Rear Yard Setback	10 feet	20 feet
Maximum Building Height	35 feet	35 feet

PERMITTED & SPECIAL EXCEPTION USES

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

Uses	A-1 (existing)	PUD (proposed)
Permitted Uses	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 dwellings	Single-family residential, home office, home occupation.
Special Exception Uses	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, water plants, and sanitary landfill operations, off-street parking lots, farm worker housing, mobile homes, retail nurseries, landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm, communication towers, bed and breakfast establishments.	N/A
Minimum Lot Size	1-Acre	21,780 sq. ft.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FIRM map 12117C0010E, with an effective date of April 17, 1995, there appears to be 8± acres of floodzone A (100 year floodplain) on the subject property. Based upon preliminary DFIRM maps, there appear to be approximately 12± acres of floodzone A on the subject property. Compliance with all Land Development Code regulations regarding development within and around floodplain areas is required prior to the issuance of any building permits.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be 2.9± acres of wetlands on the subject property. Compliance with all Land Development Code regulations regarding development within and around wetland areas is required prior to the issuance of any building permits.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species 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. The applicant will be required to undergo Concurrency Review prior to final engineering approval.

Utilities:

The site is located in the Northeast utility service area, and will be required to connect to public utilities. There is a 12-inch water main on the south side of W. SR 46 and a 16-inch force main on the southeast corner of the parcel. There is a 16-inch reclaimed water main at Yankee Lake Rd.

Transportation / Traffic:

The property proposes access onto SR 46, which is classified as an arterial road. SR 46 is currently operating at a level-of-service "D" and does not have improvements programmed in the County 5-year Capital Improvement Program or FDOT 5-year Work Program. The developer will be required to install a left turn lane on SR 46.

School Impacts:

The project will not generate any additional school impacts because the density will remain 1 dwelling unit per net buildable acre.

Drainage:

The proposed project is located within the Yankee Lake Drainage Basin, and may have limited downstream capacity. Based upon preliminary review, at a minimum, the site will have to be designed to hold the pre-post volume difference for the 25 year/24 hour storm event and 3" over DCIA (directly connected impervious area). A detailed analysis will be required at final engineering, including evaluation of outfall condition and precise floodzone limits.

Parks, Recreation and Open Space:

Section 30.451 (e) of the Seminole County Land Development Code requires 25% usable open space and recreation areas dedicated to the homeowner association within a PUD. Any undisturbed upland buffers required due to WRPA regulations cannot be counted towards the useable open space requirement. The developer must demonstrate how the useable open space requirement is met at the time of Final Master Plan.

Buffers and Sidewalks:

At time of development, a 5-foot wide sidewalk is required to be installed along the property frontage on SR 46. The site is located within the SR 46 Scenic Corridor Overlay District and will have to provide a 50' setback from SR 46, and within the setback a 25' buffer is required to contain the following plantings, at a minimum:

- (A) Four (4) canopy trees per one hundred (100) linear feet; and
- (B) Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1 1/2) inches caliper and six (6) feet tall at the time of planting); and
- (C) Sixteen (16) shrubs per one hundred (100) linear feet.
- (D) Canopy and understory trees may be clustered to accent entrances or other design features of the site.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS

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

SPECIAL DISTRICTS

The subject property is located within the the Wekiva River Protection Area, the Wekiva River Study Area and the SR 46 Scenic Corridor Overlay District.

COMPREHENSIVE PLAN (VISION 2020)

The County's Comprehensive Plan is designed to preserve and enhance the public health, safety and welfare through the management of growth, provision of adequate public services and the protection of natural resources.

The following policies are applicable with the proposed project (there may be other provisions of the Comprehensive Plan that apply that are not included in this list):

- Policy FLU 1.2: Flood Plain Protection
- Policy FLU 1.3: Wetlands Protection
- Policy FLU 1.4: Conservation Easements
- Policy FLU 1.5: Cluster Development
- Policy FLU 2.1: Subdivision Standards
- Policy FLU 2.11: Determination of Compatibility in the Planned Unit Development Zoning Classification
- Policy FLU 12.4: Relationship of Land Use to Zoning Classification
- Policy FLU 14.7: State Road 46 Roadway Corridor Overlay/Environmental Considerations
- Policy FLU 14.8: Compliance Agreements Between Seminole County and the Florida Department of Community Affairs
- Policy FLU 14.9: Wekiva River Protection Area Environmental Design Standards
- Policy FLU 15.2: Wekiva Study Area Natural Resource Protection
- Policy FLU 15.3: Wekiva Study Area Cluster Development Standards
- Policy CON 3.7: Open Space Regulation
- Policy CON 3.8: PUD/Cluster Developments
- Policy CON 3.9: Conservation Easement/Dedication
- Policy PUB 2.1: Public Safety Level-of-Service

INTERGOVERNMENTAL NOTIFICATION:

No intergovernmental notice was required because the proposed development is not in close proximity to any other municipality and will not create any additional school impacts.

LETTERS OF SUPPORT OR OPPOSITION:

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

STAFF RECOMMENDATION:

Staff recommends DENIAL of the requested rezone of 38.98± acres, located on the north side of SR 46, between Yankee Lake Road and Longwood Markham Road, from A-1 (Agriculture) to PUD (Planned Unit Development), and recommends denial of the Preliminary Master Plan, based on staff findings.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 27, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Afaqua Investments, Inc.
195 International Pkwy.
Heathrow, FL 32746

Project Name: Deer Lakes PUD

Requested Development Approval:

Rezone from A-1 (Agriculture) to PUD (Planned Unit Development)

The Board of County Commissioners has determined that the request for a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) is not consistent with the following provisions of the Vision 2020 Comprehensive Plan and the Seminole County Land Development Code:

1. Policy FLU 15.3 Wekiva Study Area Cluster Development Standards
2. Policy FLU 1.5 Cluster Development
3. Objective FLU 14 Preservation of the Rural Character and Natural Resources of the Wekiva River Protection Area
4. SCLDC Chapter 30 Part 58 Wekiva River Protection-Seminole Estates Overlay Zoning

After fully considering staff analysis titled "Deer Lakes PUD Rezone from A-1 (Agriculture) to PUD (Planned Unit Development)" and all evidence submitted at the public hearing on March 27, 2007 regarding this matter, the Board of County Commissioners have found, determined and concluded that the requested development approval should be denied.

FILE # Z2006-079

DEVELOPMENT ORDER # 06-20500013

ORDER

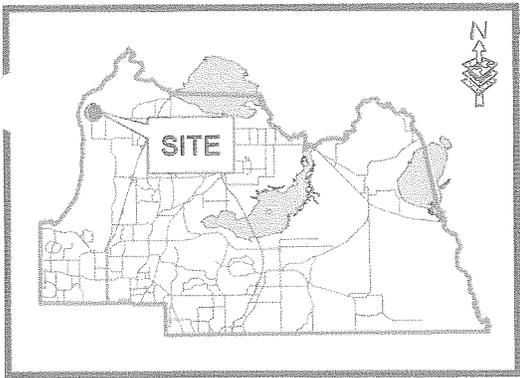
NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

The aforementioned application for development approval is **DENIED**.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD OF COUNTY
COMMISSIONERS**

By: _____
Carlton D. Henley, Chairman



VOLUSIA COUNTY

Lake Mary

Z2006-079
SITE

MARKHAM RD

US 17-92

W SR 46

S SR 417

W 13TH ST

W 20TH ST

W 25TH ST

LAKE MARY

N SR 417

W LAKE MARY BLVD

LAKE WAY RD

GREEN WAY BLVD

US 17-92

MYRTLE ST

E14

L4 REST AREA EB

WEKIVA SPRINGS RD

MARKHAM WOODS RD

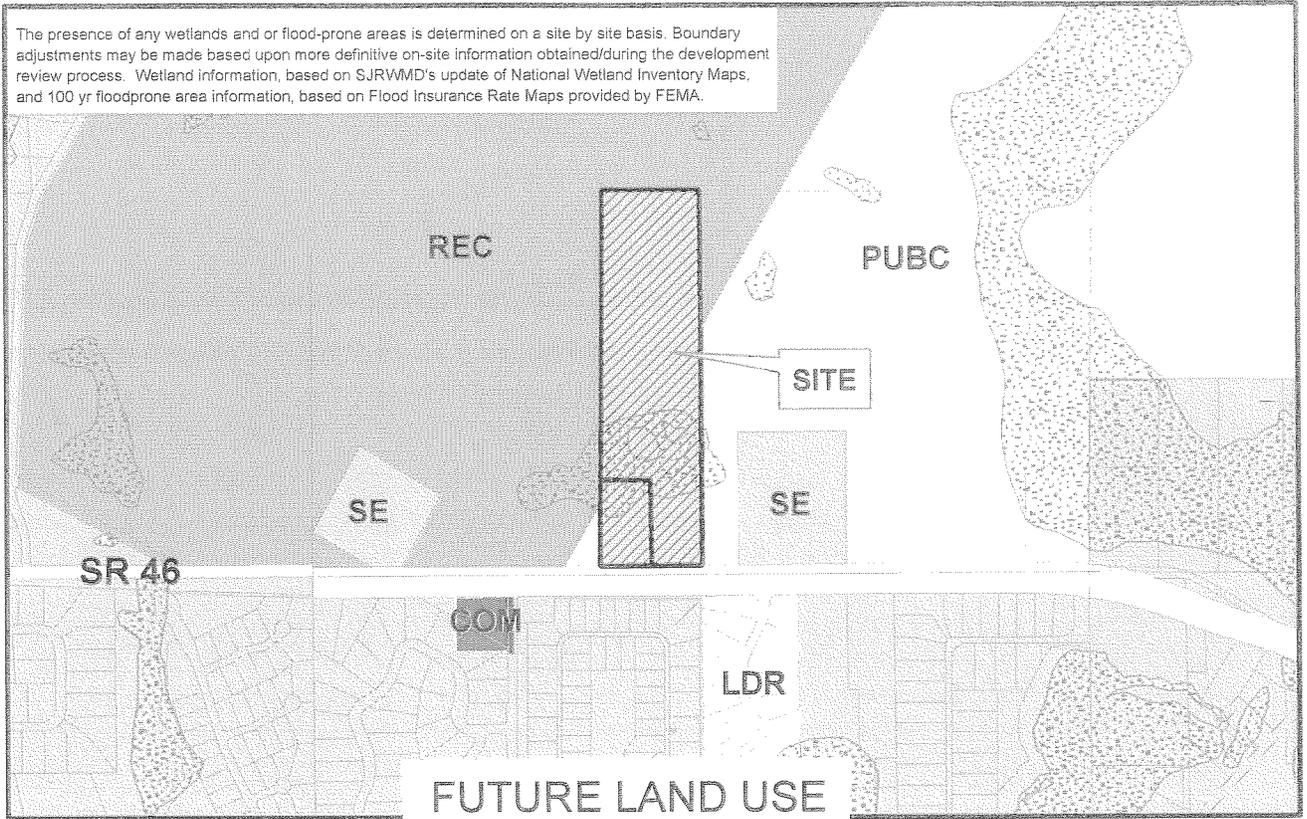
LAKE EMMA RD

N RONALD REAGAN BLVD

SR 419

HESTER AVE

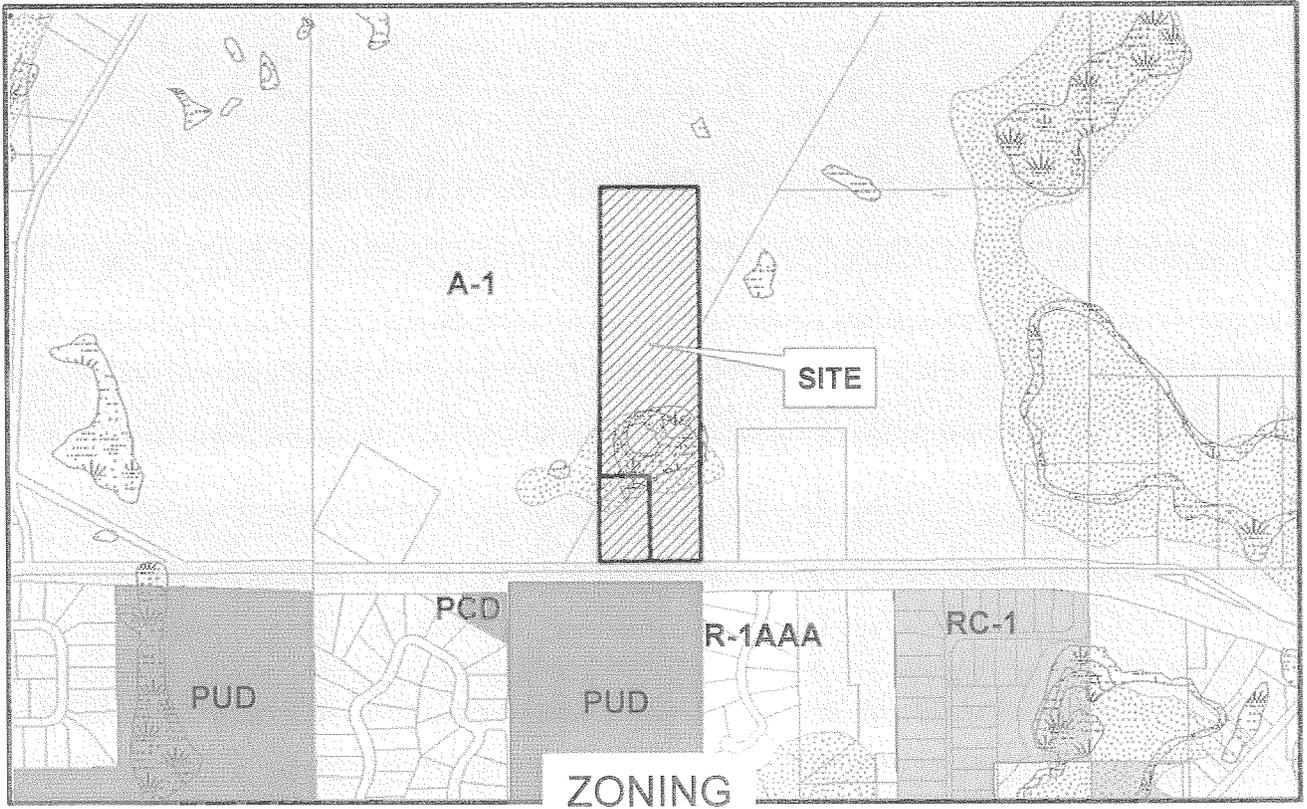
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr flood-prone area information, based on Flood Insurance Rate Maps provided by FEMA.



LDR SE COM REC PUBC Site Municipality CONS

Applicant: Hugh Harling, Jr.
 Physical STR: 22-19-29-300-0040 & 005A-0000
 Gross Acres: 38.98 +/- BCC District: 5
 Existing Use: Vacant
 Special Notes: None

	Amend/Rezoning#	From	To
FLU	--	--	--
Zoning	Z2006-079	A-1	PUD



A-1 PUD PCD RC-1 R-1AAA FP-1 W-1

YANKEE LAKE

SITE

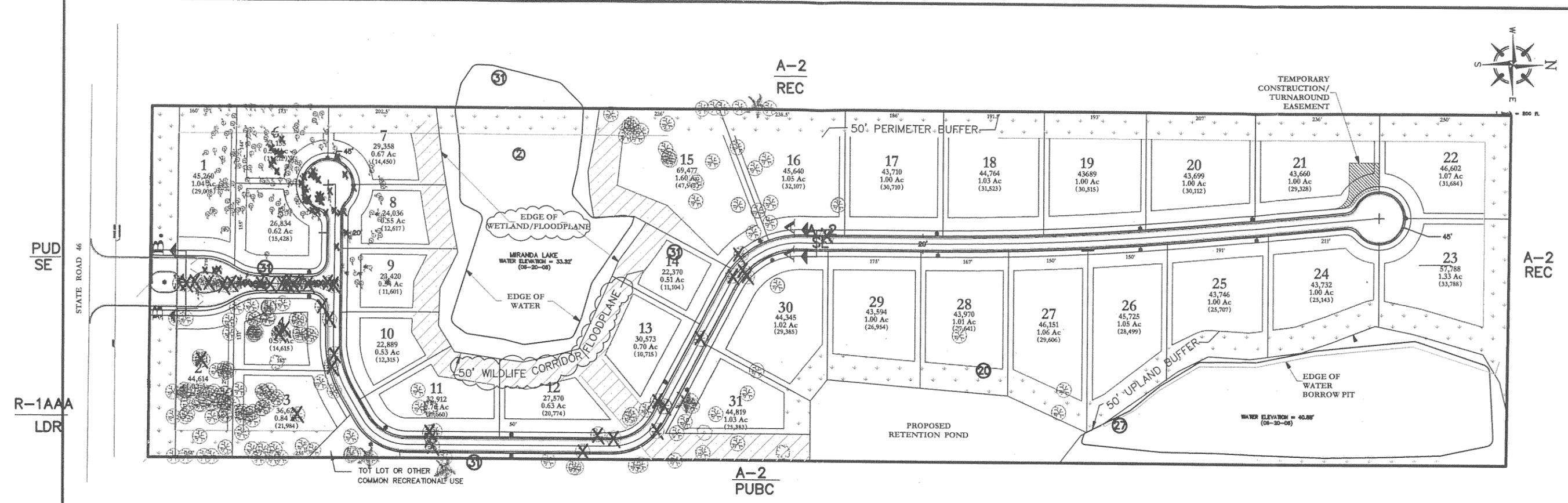
SR 46

Rezone No: Z2006-079
From: A-1 To: PUD

- Parcel
- Subject Property



Winter 2006 Color Aerials



LEGAL DESCRIPTION:
 PARCEL ID# 22-19-29-300-005A-0000
 22-19-29-300-0040-0000
 BEGINNING AT THE SOUTH 1/2 MILE POST OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN WEST 660 FEET, THENCE RUN NORTH 2640 FEET, THENCE RUN EAST 660 FEET THENCE RUN SOUTH 2640 FEET TO THE POINT OF BEGINNING, LESS THE ROAD RIGHT-OF-WAY ON THE SOUTH.
 CONTAINING THEREIN 38.98 ACRES, MORE OR LESS.

PROPOSED SITE DATA:
 DEVELOPMENT NAME: WEKIVA POINTE RESERVE
 PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
 TOTAL SITE AREA: 38.98
 NUMBER OF LOTS: 31
 PROPOSED GROSS DENSITY: .78 DU/ACRE
 PROPOSED NET DENSITY: .95 DU/ACRE
 CURRENT ZONING: A-1
 PROPOSED ZONING: PUD
 FUTURE LAND USE: SUBURBAN ESTATES
 ALLOWABLE NO. OF LOTS DESIGNED NO. OF LOTS: 32

OPEN SPACE:
 REQUIRED OPEN SPACE: 25% = 9.75 ACRES
 PROVIDED OPEN SPACE: 33% = 10.85 ACRES
 CONSERVE 50% OF ONSITE TREES
 TREES ON SITE: 283
 TREES TO BE PRESERVED: 141
BUILDING SETBACKS:
 MAXIMUM BUILDING HEIGHT: 35 FEET, 2 STORY
 FRONT: 35 FEET
 REAR MINIMUM: 20 FEET
 SIDE: 10 FEET
 CORNER LOT: 25 FEET
 WIDTH AT BUILDING LINE: 120 FEET

LANDSCAPE BUFFERS:
 PERIMETER: 25 FEET
 WETLAND BUFFER: 50 FEET
 LANDSCAPING WILL MEET ALL REQUIREMENTS OF PART 64, CHAPTER 30 AND SECTION 30.1226 OF SEMINOLE COUNTY LAND DEVELOPMENT CODE.

MINIMUM PAVEMENT WIDTH: 20' FOR TWO WAY TRAFFIC WITHIN 30' PRIVATE R/W
 A 4" CONCRETE SIDEWALK SHALL BE PROVIDED ALONG FRONT PROPERTY LINE OF EACH LOT. STREET LIGHTING OTHER EXTERIOR LIGHTING SHALL BE INSTALLED PER SEMINOLE COUNTY LAND DEVELOPMENT CODE.
 A 5" CONCRETE SIDEWALK SHALL BE PROVIDED ALONG S.R. 46

PHASING:
 DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE

ACREAGE DATA

LOTS	29.06 ACRES	74.5%	
ROADWAY	2.00 ACRES	5.1%	
WETLAND/FLOODPLANE	2.91 ACRES	7.4%	
RETENTION	1.24 ACRES	5.7%	OPEN SPACE
BORROW PIT	3.57 ACRES	9.2%	OPEN SPACE
TOTAL:	38.98 ACRES	100%	
PERIMETER BUFFER	5.85 ACRES	15%	OPEN SPACE
75' WILDLIFE CORR. FLOODPLANE	1.85 ACRES	4.7%	
NET DENSITY:	32.47 ACRES		.96 DU/AC

SCHOOL IMPACT:
 SCHOOLS: PER SEMINOLE COUNTY SCHOOLS
 =31 UNITS x 3.25 PERSONS/UNITS = 101
 X20% = 20.2 SCHOOL AGE CHILDREN

UTILITY DEMAND:
 WATER DEMAND ESTIMATE: 31 UNITS X 350 GPD = 10,850 GPD
 SEWER DEMAND ESTIMATE: 31 UNIT X 300 GPD = 9,300 GPD
 SOLID WASTE: 4LBS/PERSON/DAY x 3.25 PEOPLE x31 UNITS = 403 LBS/DAY

CENTRAL WATER AND SANITARY SEWER TO BE PROVIDED BY SEMINOLE COUNTY.

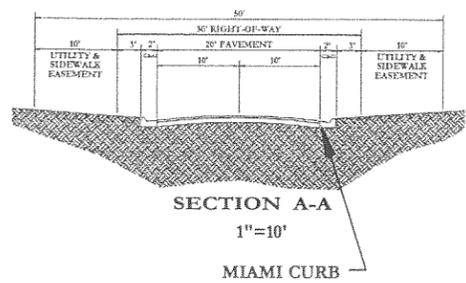
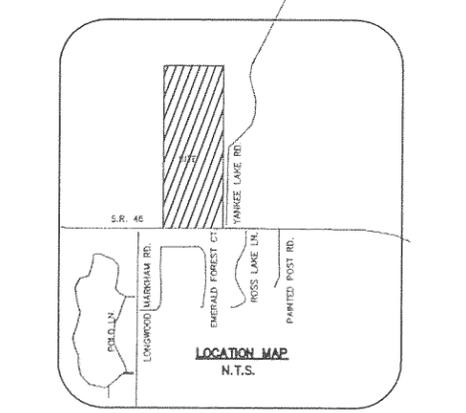
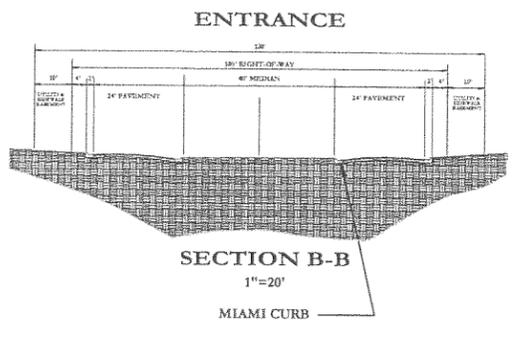
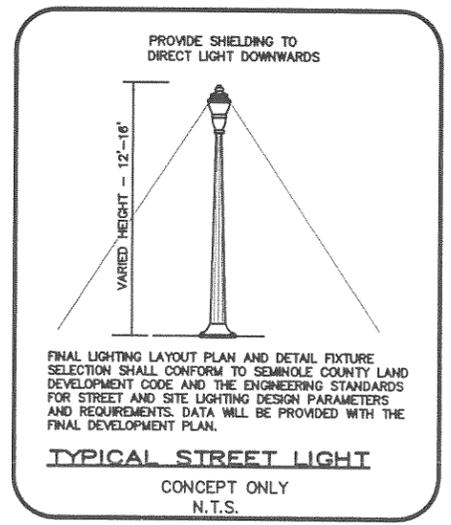
DESIGN SHALL COMPLY WITH ALL SEMINOLE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS. THE DEVELOPER SHALL FUND THE COST OF EXTENDING WATER LINES TO SERVE THE PROPOSED DEVELOPMENT.

TRAFFIC IMPACT:
 TOTAL RESIDENTIAL UNITS: 31
 TRIP GENERATION RATE: REP: TRIP GENERATION 7TH EDITION
 PER CATEGORY #210 SINGLE FAMILY DETACHED HOUSING = 9.57 ADT / UNIT
 1.02 TRIPS / UNIT FOR PEAK HOURS
 297 TOTAL TRIPS
 32 PEAK TRIPS
 ANTICIPATED ADT: 297 TOTAL TRIPS
 PM PEAK: 32 PEAK TRIPS
 ANTICIPATED TRAFFIC DISTRIBUTION: 80% WEST TO I-4, 20% EAST TO LAKE COUNTY.
 IMPACT ANALYSIS BASED ON 31 D.U. MAXIMUM.

FLOOD MAP:
 THE SUBJECT SITE IS WITHIN FEMA FLOOD ZONE "X" & "A"
 PANEL 10 OF 285
 FEMA MAP 12117C0210 E
 EFFECTIVE DATE: APRIL 17, 1995

OWNER:
 ALAQUA INV., INC.
 195 INTERNATIONAL PKWY
 HEATHROW, FL 32746
 407-804-9980

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



Consulting Engineers - Planners
HARLING LOCKLIN & ASSOCIATES, INC.
 850 Courtlane Street Orlando, Florida 32804
 Phone: 407-629-1061
 Fax: 407-629-2855
 E-mail: hlocklin@harlinglocklin.com
 E.B.# 2910

REZONING
 Planned Unit Development
DEER LAKES
 Seminole County, Florida

Drawn by: JFO
 Designed by: JFO
 File name: 0618PSP
 xref: 1

Engineer:
 Hugh W. Harling, Jr., P.E., Reg. No. 11029
 Job Number: 0618
 Scale: 1" = 100'
 Date: September, 2006

Revised Per County Comments Dated 1/19/07
 1 / 19/07
 No. Date
 1 / 19/07
 No. Date

Sheet 1 of 1

SITE DATA

- PARCEL ID: 22-19-29-300-005A-0000
- SECTION, TOWNSHIP, RANGE: S 22, T 19S, R 26E
- CURRENT ZONING: A-1, AGRICULTURE
- SITE AREA: 34.4762 ACRES
- TOTAL NUMBER OF UNITS: 15
- PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
- RESIDENTIAL DENSITY: 0.72 DU/NET ACRE
- MINIMUM LOT SIZE: 1 ACRE (43,560 S.F.)
- MINIMUM LOT WIDTH: 150'
- MAXIMUM ALLOWABLE BUILDING HEIGHT: 35'
- SETBACKS:
 - FRONT: 50'
 - SIDE: 10'
 - REAR: 30'
- ACCORDING TO FLOOD INSURANCE RATE MAP 121170010 E, DATED APRIL 17, 1995, OF SEMINOLE COUNTY THE SITE IS LOCATED IN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AND ZONE 'A'. AREAS WITHIN THE 100-YEAR FLOOD HAZARD AREA IN ACCORDANCE WITH THE FLOOD STUDY PERFORMED BY FLORIDA ENGINEERING GROUP, INC. THE 100-YEAR FLOOD ELEVATION WITHIN ZONE 'A' WAS ESTABLISHED AT EL. 44.57'
- TOPOGRAPHY PROVIDED BY: ENGINEERING & DESIGN GROUP, INC.
- ON-SITE ROADWAY IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH A DRAINAGE EASEMENT DEDICATED TO SEMINOLE COUNTY
- A 10' UTILITY EASEMENT IS TO BE PROVIDED ALONG PROPOSED ROAD ROW
- ADT = 15 UNITS x 10 TRIPS PER DAY = 150 TRIPS PER DAY
- ALL PROPOSED WALLS AND FENCES WILL BE OWNED AND MAINTAINED BY THE HOA
- 5' UTILITY EASEMENTS ARE TO BE PROVIDED ALONG SIDE LOT LINES
- 4' INTERIOR SIDEWALKS TO BE CONSTRUCTED BY BUILDER(S)
- TWO (2) MIN. 2" CALIBER CANOPY TREES MEETING SEMINOLE COUNTY LANDSCAPE REQUIREMENTS SHALL BE PLANTED ON EACH LOT AS PART OF THE HOUSE CONSTRUCTION ON EACH LOT
- THE PROJECT AREA WITHIN THE 100-YEAR FLOODPLAIN IS 7.36 ACRES. THE AREAS OF WETLAND #1 AND WETLAND #2 ARE 1.69 ACRES AND 3.38 ACRES RESPECTIVELY. ROAD R.O.W. DEDICATION IS 2.64 ACRES. FIFTY PERCENT (50%) OF THE TREES LOCATED WITHIN THE DEVELOPABLE AREA OF THE SITE WILL BE PRESERVED
- SANITARY SEWER FOR THE PROJECT WOULD BE PROVIDED BY ON-SITE INDIVIDUAL SEPTIC SYSTEMS
- FUTURE LAND USE: SE, SUBURBAN ESTATED

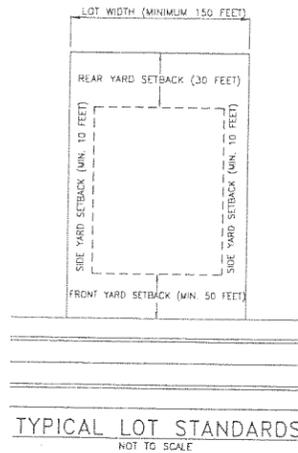
TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.33	R.O.W. DEDICATION	SEMINOLE COUNTY
B*	7.36	CONSERVATION - FLOODPLAIN	H.O.A.
C	1.69	POND	H.O.A.
D*	3.69	CONSERVATION - WETLAND	H.O.A.
E	2.64	ROADWAY	SEMINOLE COUNTY

*A CONSERVATION EASEMENT WILL BE DEDICATED TO SEMINOLE COUNTY AND SJRWMD OVER TRACTS "B" AND "D" AND ANY UNDISTURBED UPLAND BUFFERS THAT ARE NOT PART OF THE TRACTS.

LEGAL DESCRIPTION:

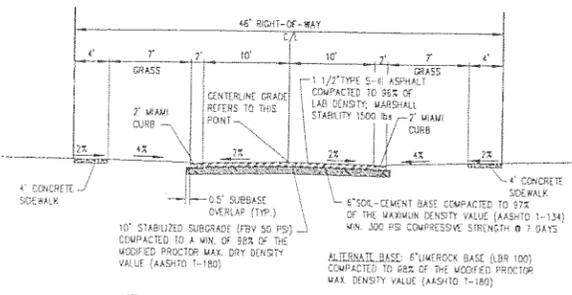
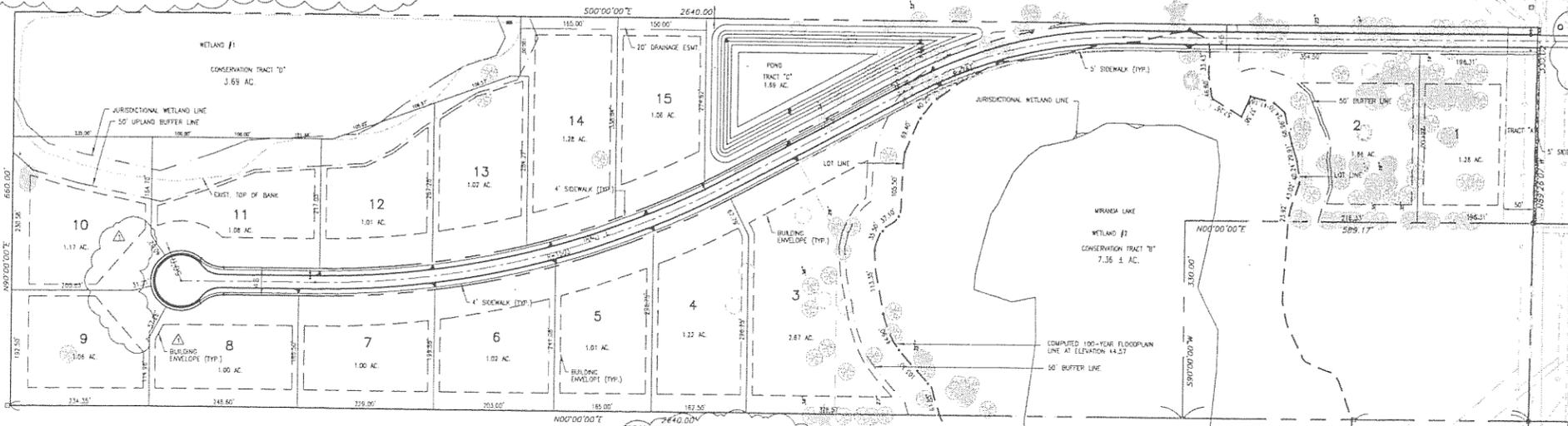
BEGIN AT THE SOUTH 1/2 MILE POST OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN WEST 660 FEET, THENCE RUN NORTH 2640 FEET, THENCE RUN EAST 660 FEET, THENCE RUN SOUTH 2640 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 10 CHAINS OF THE WEST 5 CHAINS THEREOF, ALSO LESS ROAD RIGHT-OF-WAY ON SOUTH.

CONTAINING THEREIN 34.476 ACRES.



TYPICAL LOT STANDARDS
NOT TO SCALE

LEGEND:
— PROPOSED LOT LINE
- - - BUILDING SETBACK LINE



TYPICAL 46' RIGHT-OF-WAY SECTION
NOT TO SCALE

LOT NO.	GROSS AREA (ACRES)	NET AREA (ACRES)
1	1.28	1.28
2	1.66	1.66
3	2.67	2.67
4	1.22	1.22
5	1.01	1.01
6	1.02	1.02
7	1.00	1.00
8	1.00	1.00
9	1.06	1.06
10	1.40	1.17
11	1.36	1.08
12	1.05	1.01
13	1.02	1.02
14	1.28	1.28
15	1.06	1.06

DATE	REVISIONS	BY	CHECKED
01/22/06	REVISED PER SEMINOLE COUNTY COMMENTS DATED 01/15/06	RJR	JAA

**WEKIVA POINT RESERVE
SUBDIVISION, SR 46 W
SEMINOLE COUNTY, FLORIDA**

FLORIDA ENGINEERING GROUP, INC.
CIVIL • ENVIRONMENTAL • LAND DEVELOPMENT
718 GARDEN PLAZA, ORLANDO, FLORIDA 32803
TEL. 407-856-0324 FAX 407-856-0325
E-MAIL: info@feg-inc.us
WEB PAGE: www.feg-inc.us

PRELIMINARY SUBDIVISION PLAN
DESIGNED BY: RJR
DRAWN BY: RJR
CHECKED BY: JAA
APPROVED BY: JAA

PROJECT NO: 2004-112
SCALE: 1" = 100'
DATE: 12/14/05
SHEET NO: C-3
SHEET 3 OF 4

JEAN ARI-AGUIR, P.E.
LICENSE NO. 46128
FILE NAME