

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

SUBJECT: Creek Side Acres Preliminary Subdivision Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Larry Poliner CONTACT: Tony Walter EXT. 7349

Agenda Date <u>2/6/08</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 Creek Side Acres located with Snowhill Road on the west, the St. Johns River/County Line on the east; the north side is bounded primarily by the Little Big Econ State Forest and extends south beyond the Econlockhatchee River.

District 2 – Commissioner McLean

District 1 – Commissioner Dallari

(Tony Walter, Principal Planner)

**BACKGROUND:**

The applicant, Lou Tulp is requesting approval of the Preliminary Subdivision Plan for Creek Side Acres. The plat consists of three (3) tracts of 6,548 acres more or less and is zoned A-5 and A-10. The property is situated with Snowhill Road on the west, the St. Johns River/County Line on the east; the north side is bounded primarily by the Little Big Econ State Forest and extends south beyond the Econlockhatchee River. The 6,400 acres are in Townships 20 and 21 S, and Ranges 32 and 33 E.

Staff has reviewed the PSP and found that it complies with all County Land Development Code requirements.

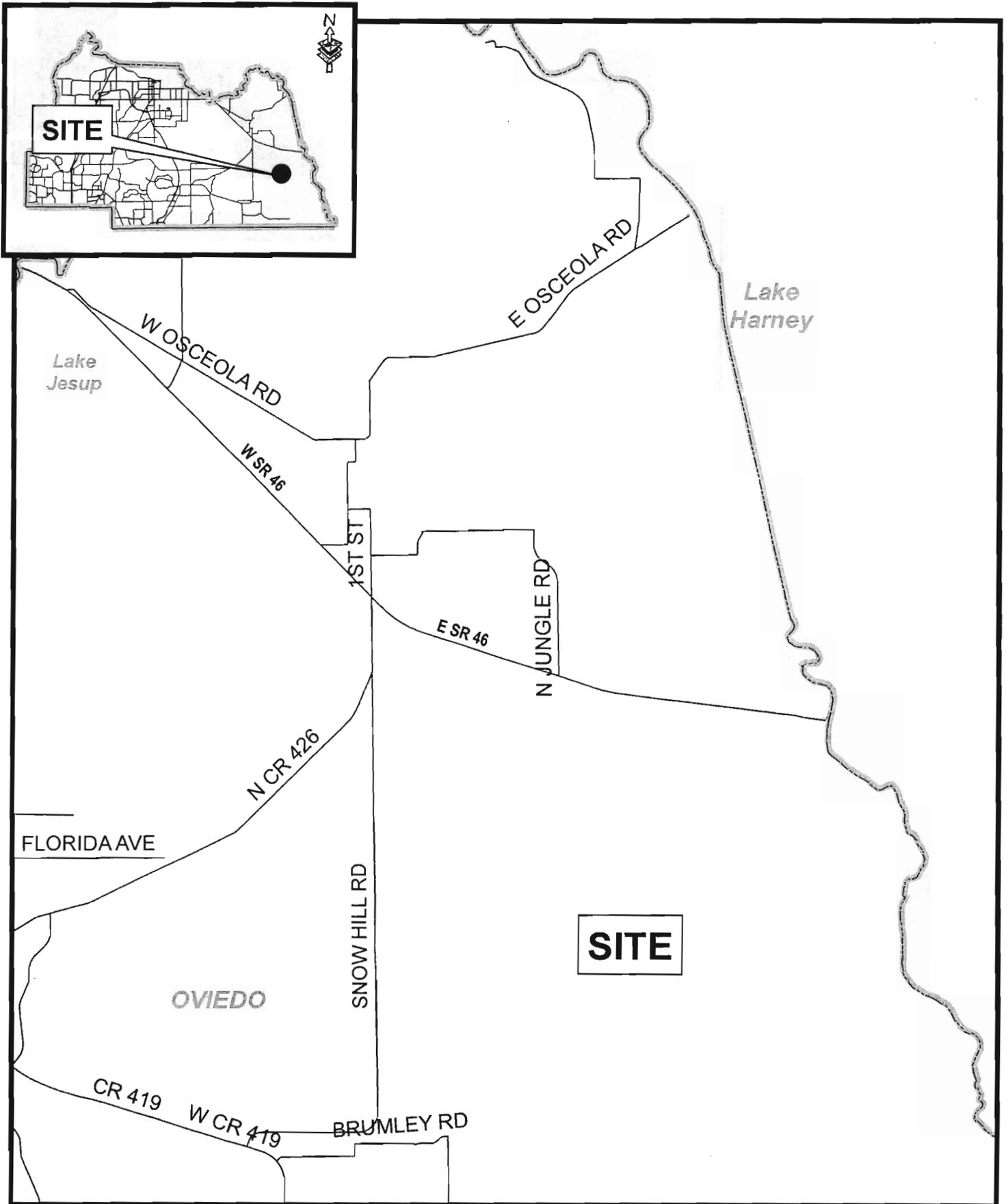
**STAFF RECOMMENDATION:**

Staff recommends approval of the requested Preliminary Subdivision Plan for the Creek Side Acres.

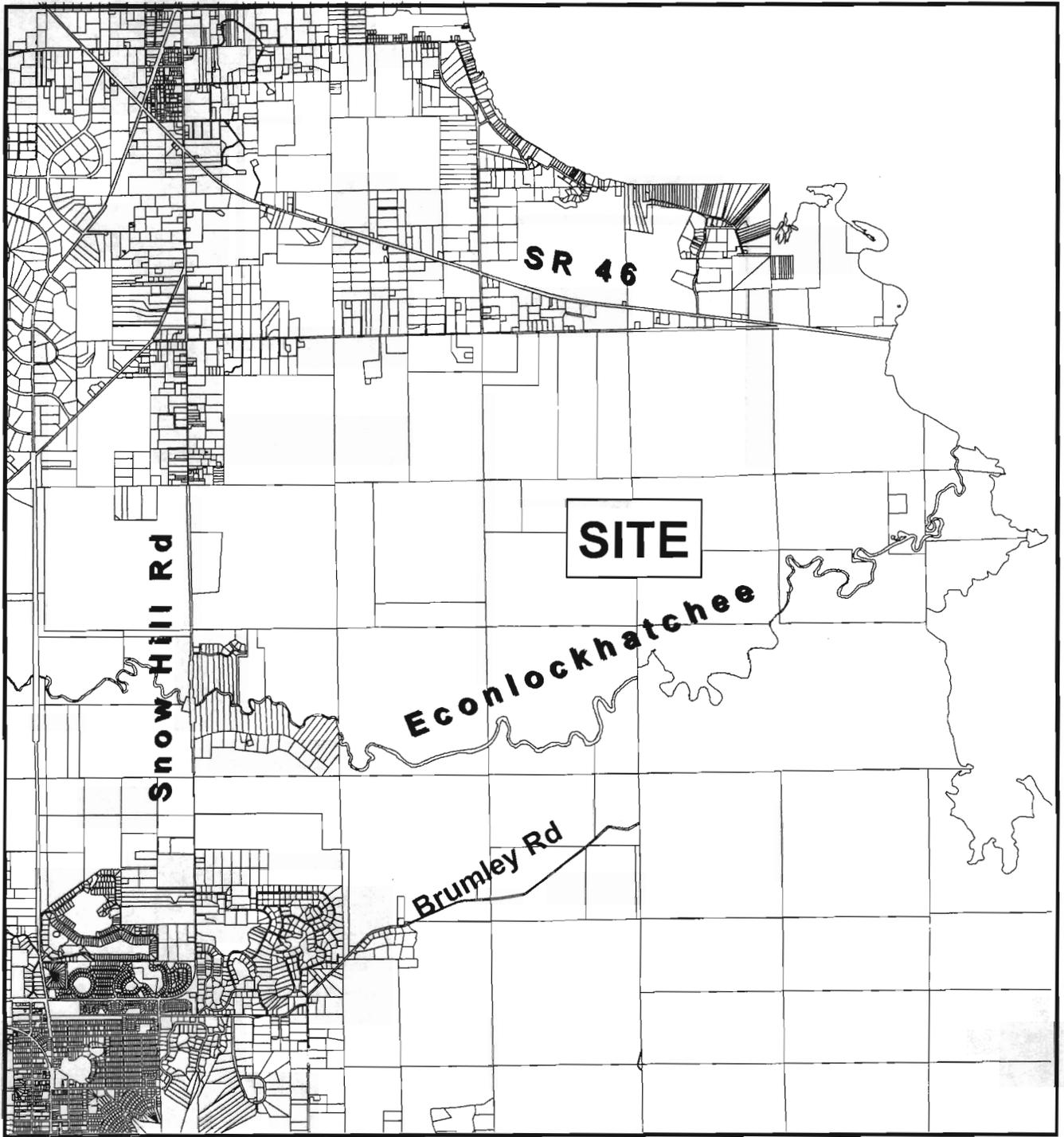
Attachments: Exhibit A: Location maps

Exhibit B: Preliminary Plan Reduction

DR No. <u>07-05500040</u>
Parcel ID#: <u>03-21-33-300-0010-0000</u>

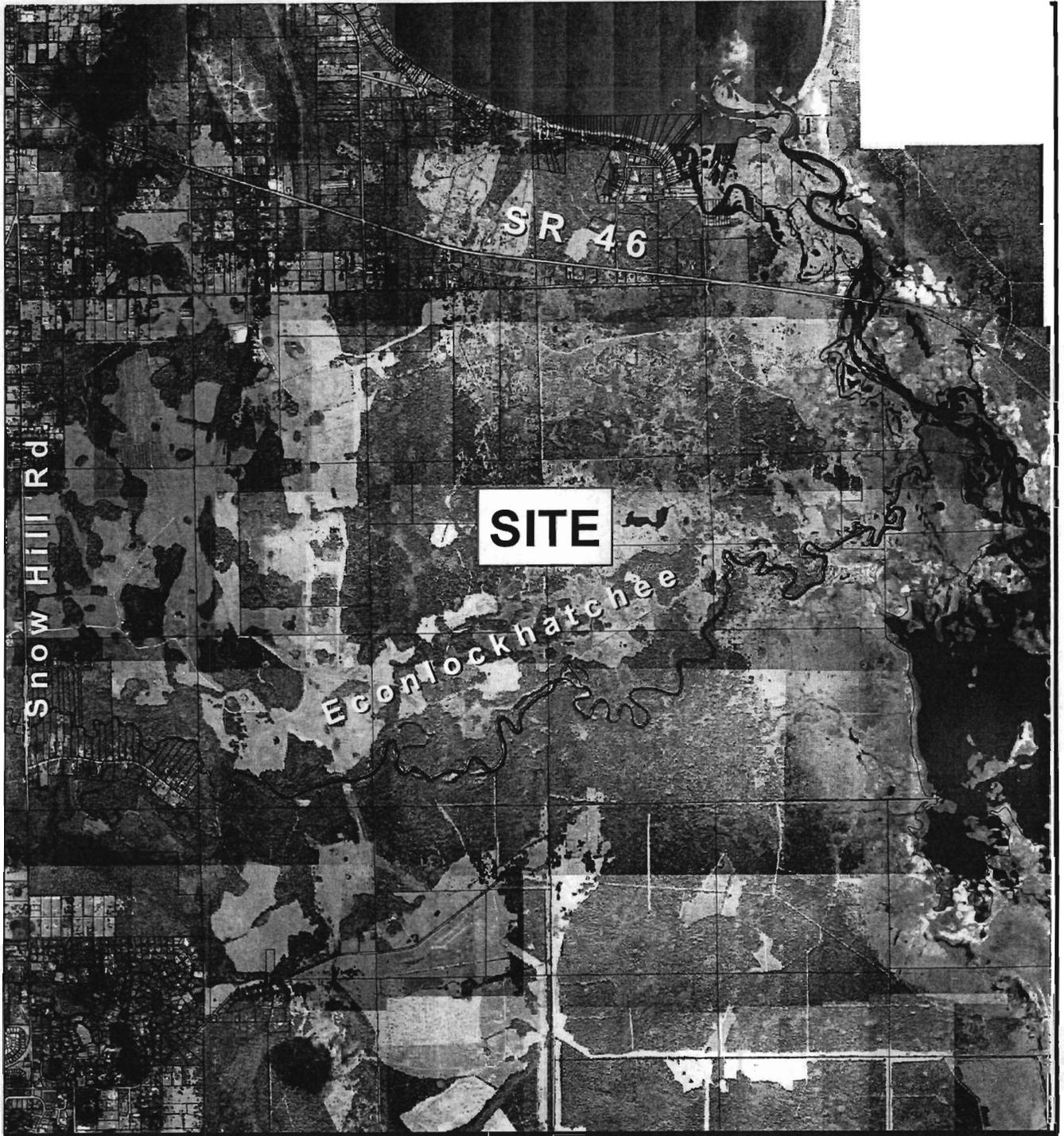


# Creek Side Acres PSP



## LOCATION MAP

**Creek Side Acres  
PSP**



Creek Side Acres  
PSP

 Parcel



January 2004 Color Aerials

PROPOSED FLAT OF CREEK SIDE ACRES

YARBOROUGH & ASSOCIATES, INC.

SUBDIVISION NAME: CREEK SIDE ACRES CURRENT ZONING: R5 AND R10

OWNERS: YARBOROUGH RANCHES, INC. IMOGENE YARBOROUGH, TRUSTEE JAMES W. YARBOROUGH, TRUSTEE FRANCES YARBOROUGH P.O. BOX 65 GENEVA FL. 32732

DEVELOPER'S AGENT: LOU TULP (407) 366-6501

PROPOSED 3 LOT SUBDIVISION

TRACT 1: ±2442.72 AC. TRACT 2: ±2745.18 AC. TRACT 3: ±1360.49 AC.

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N89°04'48"E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT OF WAY LINE OF SNOWHILL ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 45, PAGE 32, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND TO THE POINT OF BEGINNING, THENCE CONTINUE N89°04'48"E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 905.66 FEET; THENCE N00°45'03"W, ALONG THE WEST LINE OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 717.71 FEET; THENCE N89°04'48"E, ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 382.40 FEET TO A POINT ON THE WEST LINE OF THE EAST 3/4 OF SAID SECTION 34; THENCE N00°45'03"W, ALONG THE WEST LINE OF THE EAST 3/4 OF SAID SECTION 34, A DISTANCE OF 1929.54 FEET; THENCE N00°44'54"W, ALONG THE WEST LINE OF THE EAST 3/4 OF SAID SECTION 34, A DISTANCE OF 1324.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 34; THENCE N88°56'04"E, ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 34, A DISTANCE OF 1330.16 FEET; THENCE N88°55'47"E, ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 34, A DISTANCE OF 2658.64 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 34; THENCE S00°44'23"E, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 3985.59 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 2; THENCE N01°03'30"W, ALONG THE EAST LINE OF SAID SECTION 2, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 1326.81 FEET TO A POINT ON THE WEST LINE OF THE EAST 3/4 OF SAID SECTION 2; THENCE RUN S00°52'10"E, ALONG THE WEST LINE OF THE EAST 3/4 OF THE SOUTH 80 ACRES OF SAID SECTION 2, A DISTANCE OF 4375.14 FEET TO A POINT ON THE NORTH LINE OF THE EAST 3/4 OF THE SOUTH 80 ACRES OF SAID SECTION 2; THENCE N89°21'28"E, ALONG SAID NORTH LINE OF THE EAST 3/4 OF THE SOUTH 80 ACRES OF SAID SECTION 2, A DISTANCE OF 2530.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 418 ACRES OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE N89°33'39"E, ALONG THE NORTH LINE OF THE SOUTH 418 OF SAID SECTION 1, A DISTANCE OF 5324.80 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 1; THENCE N01°52'46"W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1929.44 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1; THENCE N88°17'32"E, ALONG THE NORTH LINE OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 2599.19 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE CONTINUE N88°17'32"E, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 2599.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE N88°17'32"E, ALONG THE SOUTH LINE OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 162.26 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE N88°50'58"E, ALONG THE NORTH LINE OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 2471.32 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE N88°50'58"E, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 2833.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE N88°50'58"E, ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 33 EAST, A DISTANCE OF 166.25 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE N88°52'32"E, ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 2585.24 FEET TO THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA AND TO POINT "A"; THENCE CONTINUE N88°52'32"E, ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1031 FEET, MORE OR LESS THE CENTERLINE OF THE ST. JOHNS RIVER; THENCE RETURNING TO THE AFORESAID POINT OF BEGINNING; RUN THENCE S01°16'18"E, ALONG THE EAST RIGHT OF WAY LINE OF AFORESAID SNOWHILL ROAD, A DISTANCE OF 1708.80 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6521, PAGE 584, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N88°42'44"E, ALONG THE NORTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6521, PAGE 584, A DISTANCE OF 1146.42 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6521, PAGE 584; THENCE S02°23'31"W, ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6521, PAGE 584, A DISTANCE OF 2170.58 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6521, PAGE 584; THENCE S84°25'45"W, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6521, PAGE 584, A DISTANCE OF 1009.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6521, PAGE 584; SAID POINT BEING ON THE AFORESAID EAST RIGHT OF WAY LINE OF SNOWHILL ROAD; THENCE S01°16'18"E, ALONG THE EAST RIGHT OF WAY LINE OF SAID SNOWHILL ROAD, A DISTANCE OF 1246.04 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 3; THENCE N88°09'27"E, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 2322.27 FEET; THENCE S01°08'47"E, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2859, PAGE 405, A DISTANCE OF 660.00 FEET; THENCE N88°39'27"E, A DISTANCE OF 264.00 FEET TO A POINT ON THE EAST LINE OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S01°08'47"E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1824.82 FEET MORE OR LESS TO A POINT ON THE CENTERLINE OF THE MAIN CHANNEL OF THE ECONOLCKHATCHEE RIVER; THENCE RUN S88°18'50"E, A DISTANCE OF 11906.95 FEET MORE OR LESS ALONG THE CENTERLINE OF THE MAIN CHANNEL OF THE ECONOLCKHATCHEE RIVER TO A POINT ON THE WEST LINE OF THE EAST 1553.71 FEET OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S01°05'21"E, ALONG THE WEST LINE OF THE EAST 1553.71 FEET OF SAID SECTION 12, A DISTANCE OF 1110.28 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE S01°38'22"E, ALONG THE WEST LINE OF THE EAST 1653.71 FEET OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 2381.58 FEET TO THE SOUTH LINE OF BRUMLEY ROAD, A PRIVATELY MAINTAINED ROAD; THENCE RUN ALONG THE SOUTH LINE OF SAID BRUMLEY ROAD THE FOLLOWING 7 COURSES; N48°15'48"E, A DISTANCE OF 298.01 FEET; THENCE N47°48'49"E, A DISTANCE OF 182.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 300.00 FEET; THENCE N47°28'09"E AND A CHORD BEARING OF N74°28'09"E AND A CHORD LENGTH OF 289.18 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°18'40", A DISTANCE OF 279.14 FEET; THENCE S78°52'31"E, A DISTANCE OF 126.35 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 FEET; CHORD BEARING OF N83°35'01"E AND A CHORD LENGTH OF 180.83 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°04'56", A DISTANCE OF 183.89 FEET; THENCE N88°21'44"E, A DISTANCE OF 173.08 FEET; THENCE N75°40'28"E, A DISTANCE OF 173.31 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13; THENCE N01°38'22"E, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 1969.39 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13; THENCE N88°20'09"E, ALONG THE SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 2484.97 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE N80°22'67"E, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2641.38 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N89°16'11"E, ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 2640.49 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE N89°15'58"E, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2640.16 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; SAID POINT LYING S13°18'46"W, A DISTANCE OF 11108.08 FEET FROM AFORESAID POINT "A"; THENCE N89°15'58"E, ALONG THE SOUTH LINE OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 4111 FEET, MORE OR LESS TO THE CENTERLINE OF THE ST. JOHNS RIVER; THENCE NORTHERLY ALONG THE CENTERLINE OF THE ST. JOHNS RIVER TO A POINT ON THE EAST LINE OF THE WEST 3/4 OF AFORESAID 4, TOWNSHIP 21 SOUTH, RANGE 33 EAST; THENCE NORTH ALONG THE EAST LINE OF THE WEST 3/4 OF SAID SECTION 4 TO THE CENTERLINE OF THE ST. JOHNS RIVER; THENCE NORTHERLY ALONG THE CENTERLINE OF THE ST. JOHNS RIVER TO A POINT ON THE NORTH LINE OF SAID SECTION 4, SAID POINT LYING N88°52'32"E, A DISTANCE OF 1031 FEET, MORE OR LESS FROM AFORESAID POINT "A".

LESS AND EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA. AND ALSO LESS AND EXCEPT ALL SOVEREIGN LANDS OF THE STATE OF FLORIDA. CONTAINING 6,548.39 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WRITTEN BY THIS SURVEYOR IS PROPOSED.

REVISED: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. CONDITIONS AND DETAILS OF SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROMOTED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE: 1"=3000'  
REVIEWED BY: MWS  
DRAWN BY: MWS  
DATE: 1/12/08  
JOB NO: YARBOROUGH

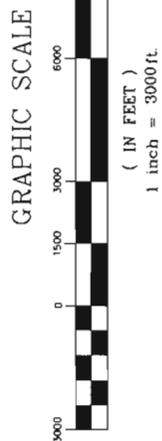
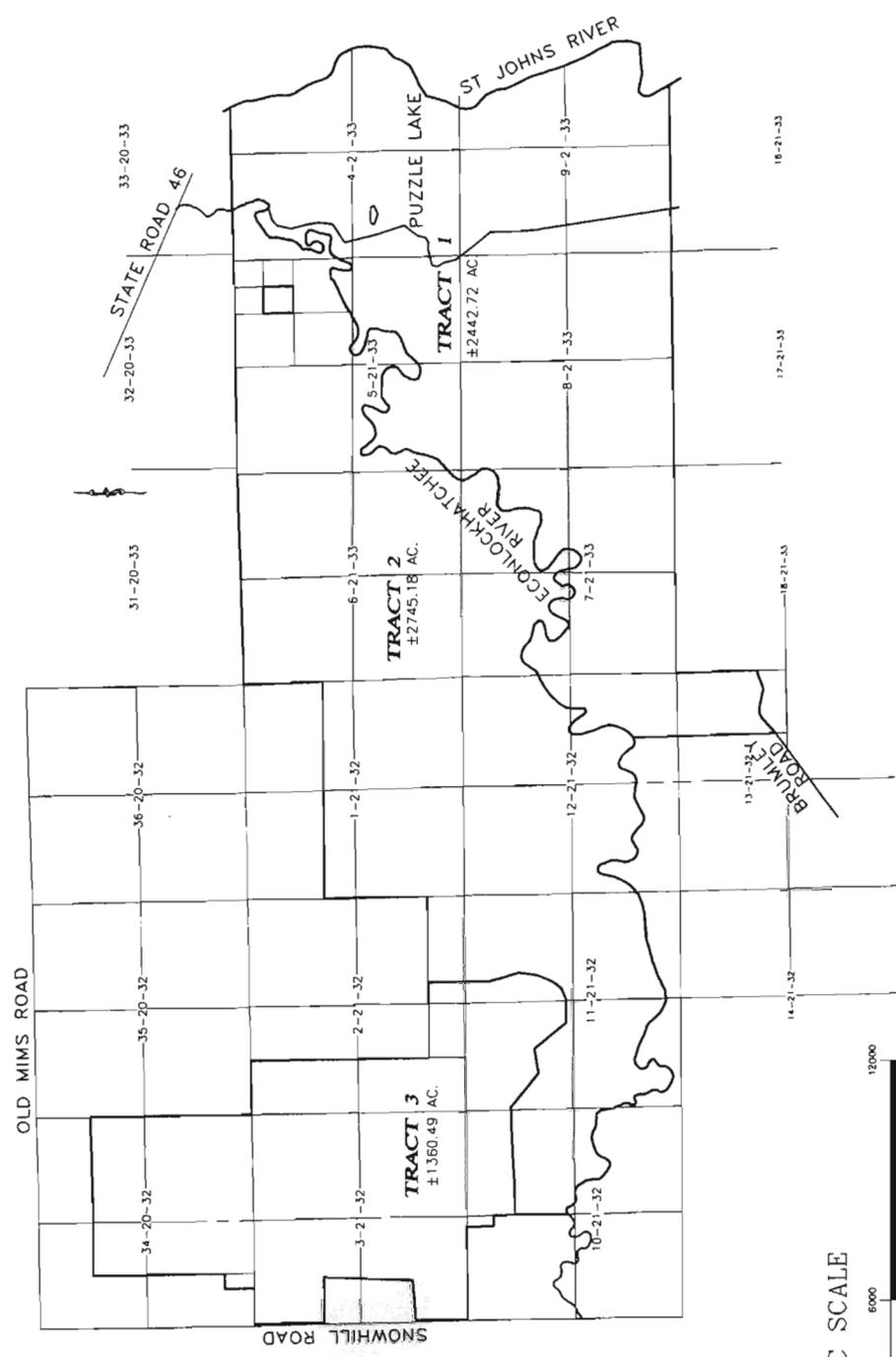
LEGEND  
■ - RECOVERED 4"x4" CONCRETE MONUMENT NO. #  
▲ - RECOVERED NAIL & DISK #  
X - RECOVERED X CUT IN CONCRETE  
⊙ - RECOVERED 1/2" IRON ROD #  
○ - RECOVERED 1/2" IRON ROD NO #  
○ - RECOVERED 5/8" IRON ROD NO #  
○ - SET 1/2" IRON ROD #LB 6300  
- - - POWER POLE AS SHOWN  
- - - WOOD FENCE AS SHOWN  
- - - CHAIN LINK FENCE AS SHOWN  
- - - CONCRETE SLAB AS SHOWN

D = CENTRAL ANGLE [DELTA], L = ARC, R = RADIUS, B/W = RIGHT OF WAY, A/C = AIR CONDITIONER, (R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT, (M) = MEASURED, (C) CALCULATED, (D) = DEED, POB = POINT OF BEGINNING, CONC. = CONCRETE, POC = POINT OF COMMENCEMENT, PCL = POINT ON LINE  
THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL, WHATSOEVER, UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

ALTAMONTE SURVEYING AND PLATTING, INC. 435 DOUGLAS AVE, SUITE 1505F ALTAMONTE SPRINGS, FL 32714 PHONE: (407) 862-7555 FAX: (407) 862-6229

SHEET 2 OF 2 SHEETS

PRELIMINARY SUBDIVISION PLAN  
OF  
CREEK SIDE ACRES



**ALTAMONTE SURVEYING & PLATTING, INC.**  
435 DOUGLAS AVE. SUITE 1508F  
ALTAMONTE SPRINGS, FL 32714  
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