



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Legislation Details (With Text)

File #: 2023-496
Type: Consent Item **Status:** Passed
File created: 4/25/2023 **In control:** Board of County Commissioners
On agenda: 5/23/2023 **Final action:** 5/23/2023
Title: Consider the Myrtle Urban Conservation Village Design Overlay Amended and Restated Developer's Commitment Agreement; containing twenty-one (21) lots on 14.27 acres zoned A-1 (Agriculture), located on the southeast corner of Myrtle St and Lake Ave, approximately ¼ mile west of S Sanford Ave; (Z2023-05) (Zachary Miller, Applicant) District2 - Zembower (Annie Sillaway, Project Manager).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Aerial Map, 3. MYRTLE DEVELOPERS COMMITMENT AGREEMENT.pdf

Date	Ver.	Action By	Action	Result
5/23/2023	1	Board of County Commissioners	approve	Pass

Title:

Consider the Myrtle Urban Conservation Village Design Overlay Amended and Restated Developer's Commitment Agreement; containing twenty-one (21) lots on 14.27 acres zoned A-1 (Agriculture), located on the southeast corner of Myrtle St and Lake Ave, approximately ¼ mile west of S Sanford Ave; (Z2023-05) (Zachary Miller, Applicant) District2 - Zembower (**Annie Sillaway, Project Manager**).

Division:

Development Services - Planning and Development

Authorized By:

Rebecca Hammock

Contact/Phone Number:

Annie Sillaway 407-665-7936

Background:

The development is within the Urban Conservation Village Design Overlay and based on the Land Development Code of Seminole County, the proposed development is required to provide a Final Development Plan and a Developer's Commitment Agreement to the Board of County Commissioners as a Regular Agenda item. On December 13, 2022, the Board of County Commissioners approved the Myrtle Final Development Plan, which

consists of twenty-one (21) lots on 14.27 acres, for a single-family residential subdivision with a maximum density of two (2) dwelling units per net buildable acre, in accordance with Seminole County Land Development Code (SCLDC) Sec. 30.481 - Urban Conservation Village Design Overlay.

The Applicant is proposing an amendment to revise the Developer's Commitment Agreement, to remove a portion of the language in Condition B that states, "The internal roads shall be privately owned and maintained by the H.O.A.," to be consistent with the Final Development Plan that shows tract RW-1 (internal right of way) as a public ROW to be owned and maintained by Seminole County. The Applicant would like the ownership of the internal right of way to be public. The amendment will make the DCA and Final Development Plan consistent.

Condition Q has also been revised to be consistent with the Seminole County Land Development Code Sec. 30.483 (b) (1) & (2) - that states, residential structures must be set at least thirty-five (35) feet back from the right of way line of any other rights-of-way external to the development; and residential structures must be set at least thirty-five (35) feet back from the boundaries with any external developments.

Conditions R and S have been added to the Developer's Commitment Agreement. Condition R requires the Applicant to provide revised plans showing additional sidewalk to improve pedestrian circulation. Condition S prohibits planting trees within the public right of way and a note will be placed on the plans stating Condition S. Both conditions R and S will be implemented at the time of Final Engineering.

Staff Recommendation:

Recommend the Board of County Commissioners adopt the Myrtle Amended and Restated Developer's Commitment Agreement; containing twenty-one (21) lots on 14.27 acres zoned A-1 (Agriculture), located on the southeast corner of Myrtle St and Lake Ave, approximately ¼ mile west of S Sanford Ave.