

Item # 54

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Preliminary Subdivision Plan for Hester Oaks Subdivision

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** ⁷¹¹² Michael Rumer **EXT.** 7337

Agenda Date <u>10/14/03</u> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Hester Oaks, located on the west side of Hester Ave., ¼ mile south of CR 427 in Sections 23, Township 20, and Range 30.

District 5 – McLain (Michael Rumer, Planner)

BACKGROUND:

The applicant, Jim Cooper, is requesting Preliminary Subdivision Plan approval for 40 single family lots located on Hester Avenue. This project is comprised of approximately 18.61 acres and is zoned PUD. The project will connect to Seminole County utilities for water and sewer service. The internal roads will be maintained by Seminole County. The typical lot size will be over 8,150 square feet. The applicant is requesting the following:

Waiver to Section 10.8, Appendix A of the Land Development Code to allow the construction of sidewalks. Sidewalks would be required to front on Lots 30 through 40; Lots 21 through 25; on tracts C, E, and H adjacent to their respective cul-de-sacs; and on Tract C at the entrance way to the development.

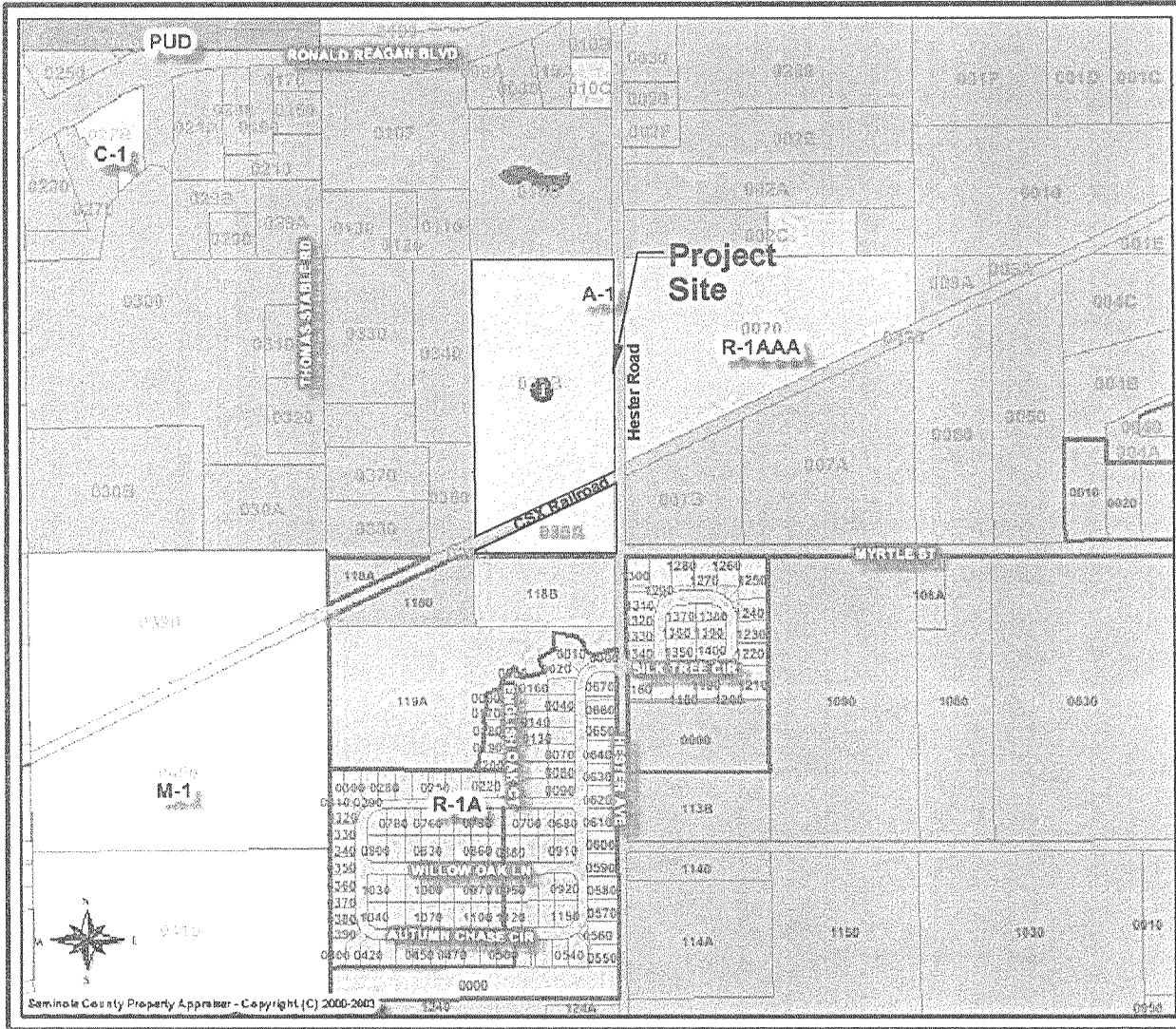
The Preliminary Plan and waiver was approved by the Planning and Zoning Commission on 10/01/03.

STAFF RECOMMENDATION:

Staff recommends approval of Hester Oaks Subdivision and waiver as requested.

District 5 - McLain
Attachments: Location map
 Preliminary Plan Reduction

Reviewed by:	_____
Co Atty:	<u>KJC</u>
DFS:	_____
Other:	_____
DCM:	<u>SS</u>
CM:	<u>KL</u>
File No.	<u>rpdd02</u>



LOCATION MAP
N.T.S.

