

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Approval of the Preliminary Subdivision Plan with waiver for Talman Mews

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Denny Gibbs **EXT.** 7359

Agenda Date <u>12/9/03</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 with waiver to sidewalk requirements of SCLDC Section 10.8 for Talman Mews located on the north side Gabriella Lane, west of Tuskawilla Road in Section 25 Township 21S Range 30E.

District 1 – Maloy (Denny Gibbs, Planner) *[Signature]*

BACKGROUND:

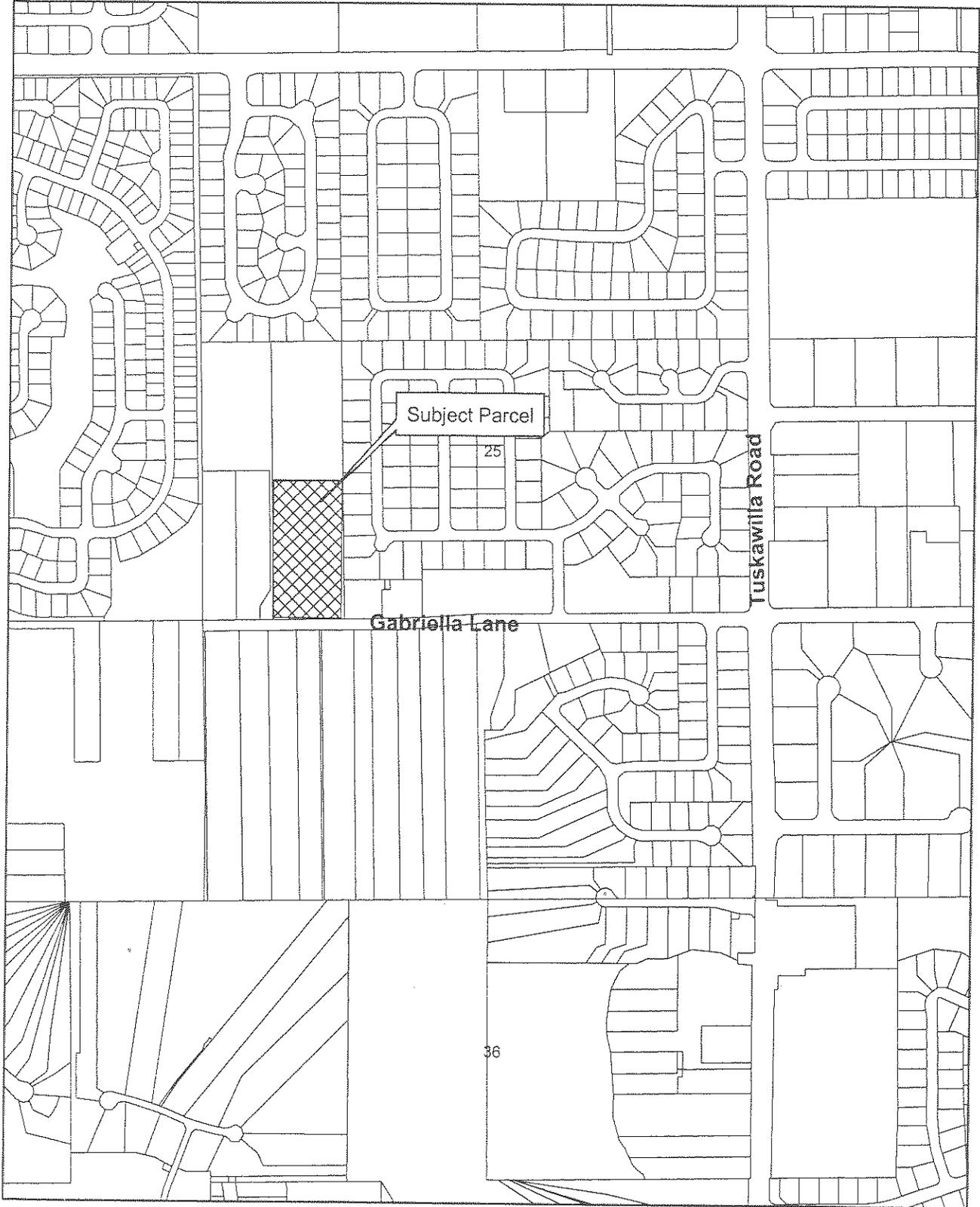
The applicant, Harling Lockin, Inc. is requesting approval of Preliminary Subdivision Plan for an 8 lot single family residential subdivision. The property is approximately 5.1 acres +/- in size. The majority of the property is zoned R1-AAA with the exception of Lots 1 and 2 which are zoned R1-AAAA. R1-AAA requires a minimum lot area of 13,500 sq. ft and R1-AAAA requires a minimum lot area of 21,780 sq. ft. The minimum house size required is 2200 sq. ft. The lots will be on septic and water which is being provided by Seminole County. The road will be private. Sidewalks will be provided along Gabriella Lane and on both sides of the internal street except along Lots 1, 2 and 3. The applicant is requesting a waiver to the Seminole County Land Development Code Section 10.8, Appendix A to permit the installation of a sidewalk only on the west side of the right-of-way where adjacent to lots 1, 2 and 3. The Preliminary Subdivision Plan was approved by the Planning & Zoning Board on 11/5/03.

STAFF RECOMMENDATION:

Staff recommends approval of the Talman Mews subdivision and waiver as requested.

District 1 – Maloy
Attachments: Location Map
Preliminary Plan Reduction

Reviewed by: Co Atty: <u>KCC</u> DFS: _____ Other: _____ DCM: <u>SS</u> CM: <u>RB</u> File No. <u>rpdd01</u>



LOCATION MAP
Talman Mews Subdivision

TAX PARCEL 0280

RECOMMENDED 1" IRON PIPE
L&J 30744 HANFORD

4" WARE B.L.R. ACCESS
TO PARCEL 0280

RECOMMENDED 4" CONCRETE
MONUMENT L&J 3080

UTILITY POLE (TYPICAL)

TAX PARCEL 028A

R-AAA
R-AAAA

20' EASEMENT AND BORERS EASEMENT FOR
OFFICIAL RECORDS BOOK 1194, PAGE 1864

20' WIDE EASEMENT AND BORERS EASEMENT
FOR OFFICIAL RECORDS BOOK 1008, PAGE 3088

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

STOP SIGN

6" CONCRETE
BLOCK WALL

KING'S COVE
PLAT BOOK 38,
PAGES 64 THROUGH 66

R-AAA
R-AAAA

20' WIDE EASEMENT FOR RIGHT-OF-WAY PER
OFFICIAL RECORDS BOOK 3038, PAGE 1380

6" BLOCK FENCE

TAX PARCEL 029D

RECOMMENDED 4" CONCRETE MONUMENT NO L&J 81
RECOMMENDED 1" IRON PIPE NO L&J 82
L&J 30704 AND 30705 EAST

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND
CHIP L&J 3086 ON L&J

RECOMMENDED 1/2" REBAR AND CHIP L&J 3086,
RECOMMENDED 4" CONCRETE MONUMENT
L&J 3086, 6.5' SOUTH AND 6.5' WEST
RECOMMENDED 4" CONCRETE MONUMENT
L&J 3086, 6.5' SOUTH AND 6.5' WEST

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

NEW TOP OF BANK
NEW BANK EDGE
NEW TOP OF BANK
NEW BANK EDGE

LAKE BEAR GULLEY
UNION ELEVATION 64.88
SEPTEMBER 24, 1983

GABRIELLA LANE
RECOMMENDED DRIVE OF 20'

LAKE BEAR GULLEY
ALSO ON
LAKE BEAR GULLEY
PLAY BOOK 8, PAGE 79

CONCRETE MONUMENT
NO L&J 81

CONCRETE MONUMENT
NO L&J 82

CONCRETE MONUMENT
NO L&J 83

CONCRETE MONUMENT
NO L&J 84

CONCRETE MONUMENT
NO L&J 85

CONCRETE MONUMENT
NO L&J 86

CONCRETE MONUMENT
NO L&J 87

CONCRETE MONUMENT
NO L&J 88

CONCRETE MONUMENT
NO L&J 89

CONCRETE MONUMENT
NO L&J 90

CONCRETE MONUMENT
NO L&J 91

CONCRETE MONUMENT
NO L&J 92

CONCRETE MONUMENT
NO L&J 93

CONCRETE MONUMENT
NO L&J 94

CONCRETE MONUMENT
NO L&J 95

CONCRETE MONUMENT
NO L&J 96

CONCRETE MONUMENT
NO L&J 97

CONCRETE MONUMENT
NO L&J 98

CONCRETE MONUMENT
NO L&J 99

CONCRETE MONUMENT
NO L&J 100

CONCRETE MONUMENT
NO L&J 101

CONCRETE MONUMENT
NO L&J 102

CONCRETE MONUMENT
NO L&J 103

CONCRETE MONUMENT
NO L&J 104

CONCRETE MONUMENT
NO L&J 105

CONCRETE MONUMENT
NO L&J 106

CONCRETE MONUMENT
NO L&J 107

CONCRETE MONUMENT
NO L&J 108

CONCRETE MONUMENT
NO L&J 109

CONCRETE MONUMENT
NO L&J 110

CONCRETE MONUMENT
NO L&J 111

CONCRETE MONUMENT
NO L&J 112

CONCRETE MONUMENT
NO L&J 113

CONCRETE MONUMENT
NO L&J 114

CONCRETE MONUMENT
NO L&J 115

CONCRETE MONUMENT
NO L&J 116

CONCRETE MONUMENT
NO L&J 117

CONCRETE MONUMENT
NO L&J 118

CONCRETE MONUMENT
NO L&J 119