

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

SUBJECT: Approval of the Preliminary Subdivision Plan for Summerfield

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: John Thomson EXT. 7348

Agenda Date December 5, 2001 Regular Work Session Briefing
Special Hearing – 6:00 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for the Summerfield subdivision.

District 1- Maloy

BACKGROUND:

The applicant is requesting approval of a Preliminary Subdivision Plan for 50 single family residential lots. This project is located at the northwest corner of Second Street and Avenue H in the Chuluota Village area.

The property is zoned R-1A, which requires a minimum lot size of 9,000 square feet and a minimum lot width of 75 feet. The project is located within the confines of the Urban Boundary as designated by the Comprehensive Plan. The internal roads will be privately owned and maintained and water and sewer service will be provided by Florida Water Service. A five foot wide landscape tract has been provided adjacent to Avenue H and Second Street. This tract will contain canopy trees and a six foot high block wall on Avenue H and a fence along Second Street. Net density for this project will be approximately 2.5 dwelling units per acre.

Staff has reviewed the application and finds that it meets the development standards of the R-1A zoning district and the applicable requirements of the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan.

DR GUI No. 01-5500026
Parcel ID#: 21-21-32-300-0130-0000

Attachments: Location Map
Plan Reduction

PRELIMINARY SUBDIVISION PLAN

FOR

SUMMERFIELD

SEMINOLE COUNTY, FLORIDA
AUGUST 2001

APPLICANT:

MAG DEVELOPMENT CO., INC.
501 NORTH ORLANDO AVE., STE. 233
WINTER PARK, FLORIDA 32789
TEL: (407) 366-5767
FAX: (407) 366-5767

OWNER:

ERNIE JANVIN, TRUSTEE
1477 W. FAIRBANKS AVE., SUITE 200
WINTER PARK, FLORIDA 32789

CIVIL ENGINEER:

RICHARD M. LABINSKY, P.E., INC.
108 ESSEX DRIVE
LONGWOOD, FLORIDA 32779
TEL: (407) 788-3687
FAX: (407) 788-8069

WATER & SEWER PROVIDER:

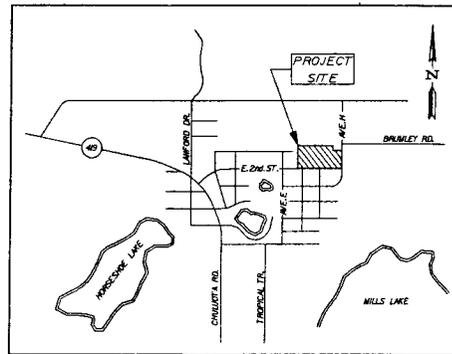
FLORIDA WATER SERVICES CORPORATION
P.O. BOX 609520
ORLANDO, FLORIDA 32860-9520
TEL: (407) 598-4100
FAX: (407) 598-4130

SURVEYOR:

MARK S. CAULFIELD, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
616 PARKWOOD AVENUE
ALTA MONTE SPRINGS, FLORIDA 32714
PH: (407) 869-9989
FAX: (407) 869-9337

GEOTECHNICAL ENGINEER:

RAAD-TANNOUS ENGINEERING GROUP
2716 N. FORSYTHE ROAD, SUITE 112
WINTER PARK, FLORIDA 32792
TEL: (407) 679-1710
FAX: (407) 679-1784



SEC. 21, TWP. 21 S., RGE. 32 E.
LOCATION MAP
N.T.S.

PROJECT INFORMATION

ZONING:	R-1A (RESIDENTIAL)
MINIMUM LOT DATA:	MIN. LOT SIZE = 9,000 SQ-FT MIN. LOT WIDTH = 75' TYP. LOT DEPTH = 130' MIN. BLDG. SIZE = 1,100 SQ-FT MAX. BLDG. HT. = 35'
R-1A SETBACKS:	BLDG. SETBACKS: FRONT YARD = 35 FT. SIDE YARD = 5.5 FT. SIDE STREET = 25 FT. REAR YARD = 30 FT.
ACCESSORY STRUCTURES:	POOL/SCREENED PORCH = 10 FT. SIDE & REAR EXCEPT WHEN ADJ. TO OPEN WATER BODY, THEN: POOL = 15 FT. SIDE & REAR PORCH = 25 FT. SIDE & REAR
PROPOSED DEVELOPMENT:	PROJECT TO BE DEVELOPED IN ONE PHASE GROSS SITE AREA: 20.09 +/- ACRES NET SITE ACREAGE: 20.03 +/- ACRES TOTAL NUMBER OF LOTS = 50 LOTS PROP. MAX./NET DENSITY = 2.5 UNITS/AC. PROJECTED SCHOOL POPULATION: 38 STUDENTS
WATER SERVICE:	FLORIDA WATER SERVICES CORPORATION
SEWER SERVICE:	FLORIDA WATER SERVICES CORPORATION
ELECTRICAL SERVICE:	FLORIDA POWER & LIGHT
TELEPHONE SERVICE:	SPRINT
COMMON/OPEN SPACE:	ALL COMMON AREAS AND/OR OPEN SPACE AREAS ARE TO BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
STORMWATER FACILITIES:	STORMWATER FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CRITERIA OF SEMINOLE COUNTY, FLORIDA AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

(PLAT BOOK 2, PAGES 54-58)
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST, PLUS THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, LYING NORTH OF SECOND STREET OF THE TOWNSHIP OF NORTH CHULAVITA AS RECORDED IN PLAT BOOK 2 ON PAGES 54 THRU 58 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND LESS THE EAST 25.00 FEET FOR COUNTY ROAD, LESS AND EXCEPT COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST, AND RUN THENCE S89°54'33"E 981.54 FEET TO THE POINT OF BEGINNING, THENCE S07°13'43"E 127.47 FEET, THENCE N89°55'50"E 927.2 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 48°12'23", RUN THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 2103 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5020 FEET AND A CENTRAL ANGLE OF 136°12'23", RUN THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 120.59 FEET, THENCE N89°55'50"E 117.43 FEET, THENCE N01°13'43"W 146.04 FEET, THENCE N89°54'33"W 317.64 FEET TO THE POINT OF BEGINNING.

THESE CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE SEMINOLE COUNTY LAND DEVELOPMENT REGULATIONS AND WITH THE 2002 EDITION FROM THE MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS.

*ALL CONSTRUCTION WITHIN EAST 2ND STREET & AVENUE N RIGHT-OF-WAY SHALL CONFORM TO THE MINIMUM STANDARDS AND SPECIFICATIONS SET FORTH IN THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, AND/OR ZONING REGULATIONS.

CONTRACTOR SHALL PAY FOR AND OBTAIN A SEMINOLE COUNTY RIGHT-OF-WAY PERMIT AND HOLD A PRE-CONSTRUCTION CONFERENCE BEFORE STARTING WORK ON ANY PART OF THE LAND DEVELOPMENT. REVIEW DIVISION (407) 665-7897 FOR INFORMATION ON SETTING YOUR PRE-CONSTRUCTION MEETING, ISSUANCE OF COUNTY PERMITS AND OTHER REQUIREMENTS.

RICHARD M. LABINSKY, P.E., INC.

Consulting Engineering Service - EB-0007932

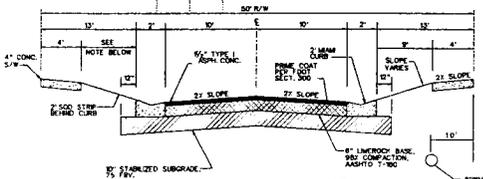
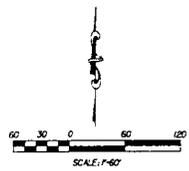
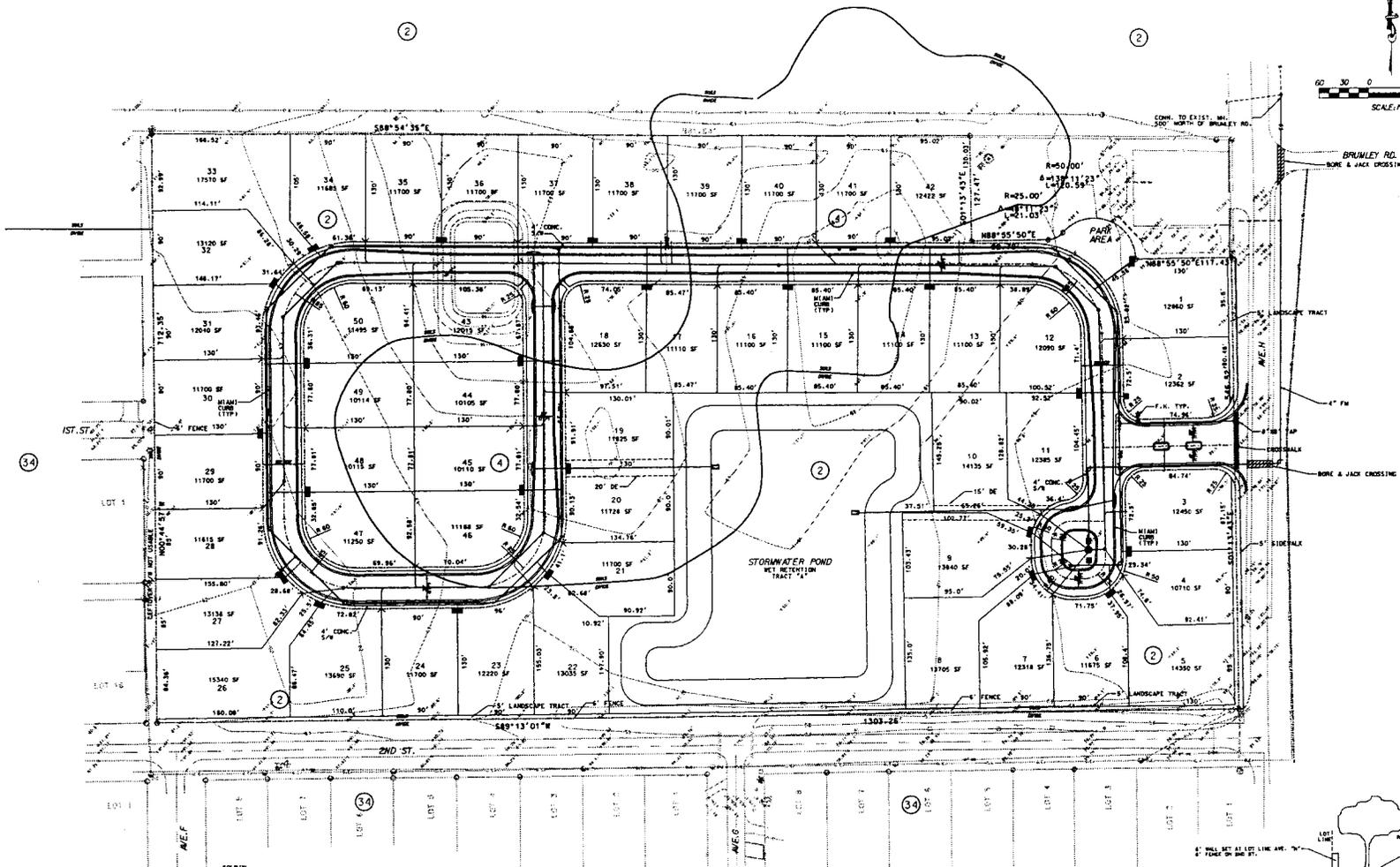
108 Essex Drive
Longwood, Florida 32779
Ph. (407) 788-3687
Fax (407) 788-8069

DRAWING INDEX

- C-1 COVER SHEET
- C-2 PRELIMINARY SUBDIVISION PLAN

PROJECT NO. 210500
LATEST REVISION: 11/6/01

Handwritten signature/initials



NOTE: SLOPING FROM BACK OF CURB TO SIDEWALK/PROPERTY LINE TO BE INSTALLED BY HOME BUILDER, EXCEPT WHERE SHOWN OTHERWISE. SLOPING SHALL BE IN ACCORDANCE WITH THE SLOPING MANUAL, IF AVAILABLE, BY THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL SLOPING SHALL BE SLOPED & MAINTAINED BY THE CONTRACTOR TO PREVENT EROSION UNTIL SLOPED AREAS WITHIN 15' SHALL BE SLOPED & MAINTAINED BY THE CONTRACTOR TO PREVENT EROSION UNTIL SLOPED.

TYPICAL ROAD SECTION
N.T.S.

SCS SOILS INFORMATION

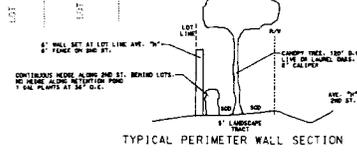
SOILS SYMBOL	DESCRIPTION	HYDROLOGICAL GROUP
(2)	ADAMSVILLE/SWAMP FINE SANDS	C
(3)	ASTATULA FINE SANDS	A
(4)	URBAN LAND	D

INFORMATION TAKEN FROM SCS SOIL SURVEY OF SEMINOLE COUNTY, FLORIDA.

TRIP GENERATION CALCULATIONS

SINGLE FAMILY (200)	RATE	VEHICLE TRIPS (T)
DAILY	$LW1+0.82LW2+2.707$	840
PEAK HOUR A.M. A.M. ENTER	$(17+0.044V)+0.080$	67
A.M. EXIT	0.20(T)	12
P.M. ENTER	$LW1+0.82LW2+0.800$	59
P.M. EXIT	0.84(T)	38
	0.36(T)	21

(1) - NUMBER OF SINGLE FAMILY RESIDENTS = 50
PER ITE TRIP GENERATION MANUAL, 6TH EDITION



CONTAINERS BEING ALIGNED AND SET BEHIND LOTS. BE USED AS A GUIDE FOR THE PLACEMENT OF THE PERIMETER WALL.

FLOOD INFORMATION

PER THE SEMINOLE COUNTY, FLORIDA 1" FLOOD MAP, COMMUNITY FLOOD NO. 21132330 E, DATED APRIL 1978, THE SUBJECT PROPERTY IS LOCATED WITHIN 100 YEAR FLOOD ZONING. PARCELS DETAINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

DATE:	6/20/01	SUMMERFIELD
PROJ. NO.:	210500	
CHECKER:	R. M. L.	PRELIMINARY SUBDIVISION PLAN
SCALE:	1" = 60'	
PSP COMMENTS:	10/11/01	RICHARD M. LABINSKY, P.E., INC. Consulting Engineer 108 Essex Drive - 2B-007838 Cape Coral, Florida 33914 Ph. (407) 788-8867/Fax (407) 788-8868
DATE:	REVISIONS	
NO.	DESCRIPTION	MAG DEVELOPMENT CO., INC. 100 North Orlando Avenue, Ste. 233 Orlando, Florida 32801 Ph. (407) 396-6787/Fax (407) 396-6787

SHEET

CAR