Item # VI A

SEMINOLE COUNTY GOVERNMENT
PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM
FOR
January 9, 2002

SUBJECT: Approval of the Preliminary Subdivision Plan for Lake Forest Section 16

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

AUTHORIZED BY: Mahmoud Najda **CONTACT:** Shannon Suffron **Ext.** #7337

MOTION/RECOMMENDATION:
Approve the Preliminary Subdivision Plan for Lake Forest Section 16. Located on the South side of Orange Blvd., North of SR 46 and South of Nevada Ave.

District 4 – McLain (Shannon C. Suffron, Planner).

BACKGROUND:
The applicant, Orlando Lake Forest Joint Venture, is requesting approval of a 38 lot Preliminary Subdivision Plan for the Lake Forest Planned Unit Development. The property is approximately 17.58 acres and is zoned PD. The minimum lot size is 8,775 square feet. Minimum lot width at the building line is 65 feet.

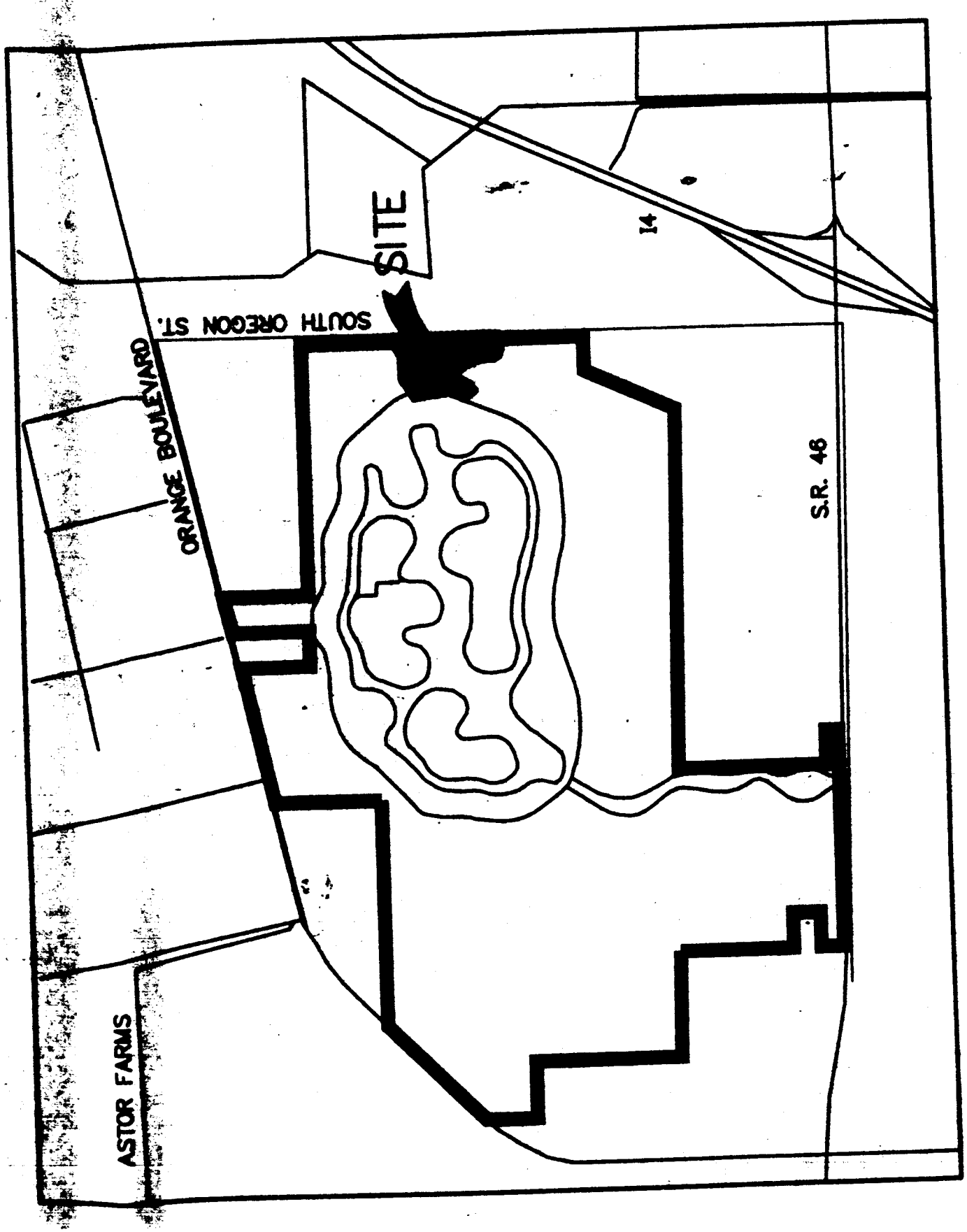
Water and sewer are being provided by Seminole County. The PSP meets all Land Development Code requirements.

STAFF RECOMMENDATION:
Staff recommends approval of the Preliminary Subdivision Plan.

District: 4 - McLain
Attachments: Plan Reduction
Location Map

DR No._____
Parcel ID#:
20-19-30-300-0010-0000

LOCATION MAP



PRELIMINARY PLANS

for

LAKE FOREST

SECTION 16

SEMINOLE COUNTY, FLORIDA

SITE NOTES

1. Owner: Orlando Lake Forest Joint Venture
   5350 Shoreline Circle
   Lake Forest, Florida 32771
   (407) 322-5253
   Attn: Gary D. Adams
2. Engineer/Surveyor: Dyer, Riddle, Mills & Precourt, Inc.
   1505 East Colonial Drive
   Orlando, Florida 32803
   (407) 896-0594
   Attn: David Lowe
3. Soils: L. J. Noderer & Associates, Inc.
   1030 North Orlando Ave., Suite A
   Winter Park, FL 32789
4. Environmental: Dyer, Riddle, Mills & Precourt, Inc.
   1505 East Colonial Drive
   Orlando, Florida 32803
   (407) 896-0594
5. Zoning: P.D.
6. Acreage: 17.58 total
7. No of Lots: 38 total
8. Min. Lot Size: 8,775 sq. ft.
9. Building Setback Lines: Section 16
   Front = 20'
   Side = 7.5'
   Rear = 25'
10. 7.5' Drainage easements are located on all sides and rear lot lines unless otherwise indicated.
11. Protective Covenants have been filed with Seminole County for Previous Sections
12. Erosion Control: Sediment barriers shall be installed across all ditches draining from the project into conservation area or into existing lake.

UTILITIES

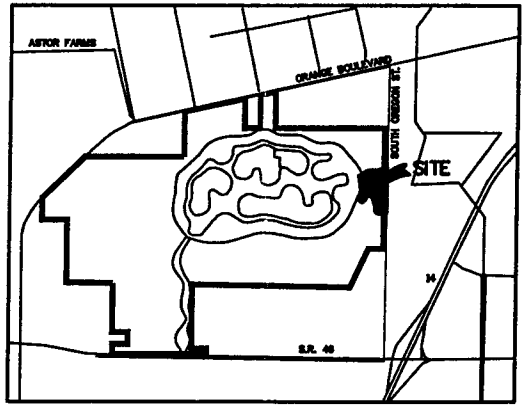
1. Sanitary sewer collection system and the water distribution system is to be owned and maintained by Seminole County.

DRAINAGE

1. Site is not located within the 100-year flood plain per FEMA F.I.R.M. No. 12117C0030E, April 17, 1995.

ARBOR

1. There are not any specimen trees located in the R/W or drainage-utility easements



VICINITY MAP

INDEX OF SHEETS

SHEET #	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY SITE PLAN
3	PRELIMINARY PLAT

APPLICANT/OWNER: ORLANDO LAKE FOREST JOINT VENTURE
5350 SHORELINE CIRCLE
LAKE FOREST, FLORIDA 32771
(407) 322-5253
ATTN: GARY D. ADAMS

ENGINEER/SURVEYOR: DYER, RIDDLE, MILLS, & PRECOURT, INC.
1505 EAST COLONIAL DRIVE
ORLANDO, FLORIDA 32803
(407) 896-0594
ATTN: DAVID LOWE

PROPERTY APPRAISER ID NUMBER 20-19-30-300-0010-0000

SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENT NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

APPROVED

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE

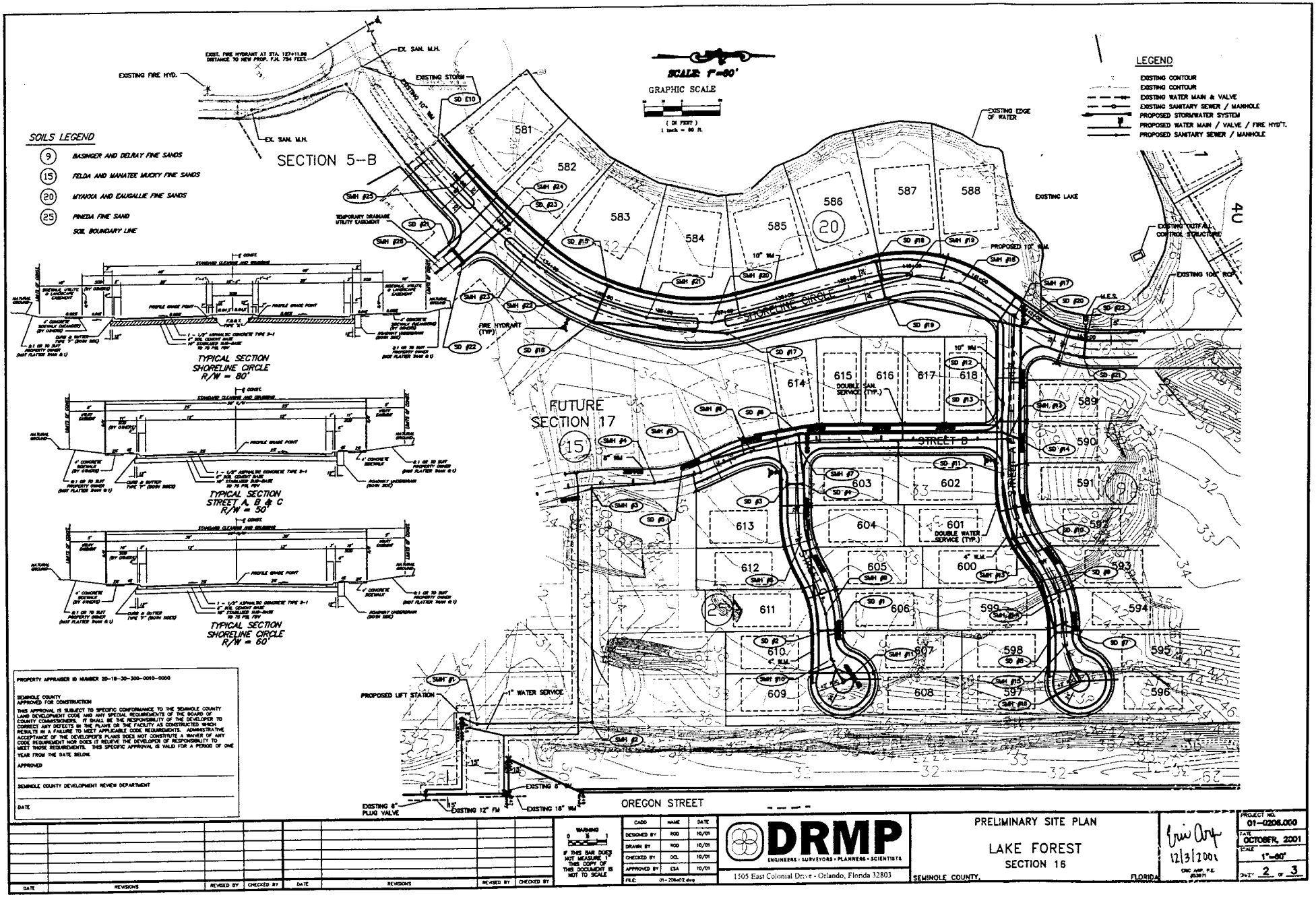
WARNING

IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THESE DOCUMENTS ARE NOT TO SCALE

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

CONSTRUCTION PLANS
JOB NUMBER 01-0206.000
SHEET 1 OF 3
REVISION DATE:

12/3/2001


SCALE 1"=80'
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
LEGEND
EXISTING CONTOUR
EXISTING CONTOUR
EXISTING WATER MAIN & VALVE
EXISTING SANITARY SEWER / MANHOLE
PROPOSED STORMWATER SYSTEM
PROPOSED WATER MAIN / VALVE / FIRE HYD'T.
PROPOSED SANITARY SEWER / MANHOLE
SOILS LEGEND
9 BASINGER AND DELRAY FINE SANDS
15 FELDA AND MANATEE MUCKY FINE SANDS
20 MYAKKA AND EAUGALLIE FINE SANDS
25 PINEDA FINE SAND
SOIL BOUNDARY LINE
SECTION 5-B
EXISTING FIRE HYD.
EX. SAN. M.H.
EXISTING STORM
EXISTING 10" W.M.
EXISTING EDGE OF WATER
EXISTING LAKE
EXISTING OUTFALL CONTROL STRUCTURE
EXISTING 10" RCP
PROPOSED 10" W.M.
TEMPORARY DRAINAGE UTILITY EASEMENT
FIRE HYDRANT (TYP.)
SHORELINE CIRCLE
STREET B
STREET C
FUTURE SECTION 17
DOUBLE SAN. SERVICE (TYP.)
DOUBLE WATER SERVICE (TYP.)
PROPOSED LIFT STATION
1" WATER SERVICE
EXISTING 6" PLUG VALVE
EXISTING 12" FM
EXISTING 16" WM
OREGON STREET
TYPICAL SECTION SHORELINE CIRCLE R/W = 80'
TYPICAL SECTION STREET A, B & C R/W = 50'
TYPICAL SECTION SHORELINE CIRCLE R/W = 60'
PROPERTY APPRAISER ID NUMBER 20-19-30-300-0010-0000
SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION
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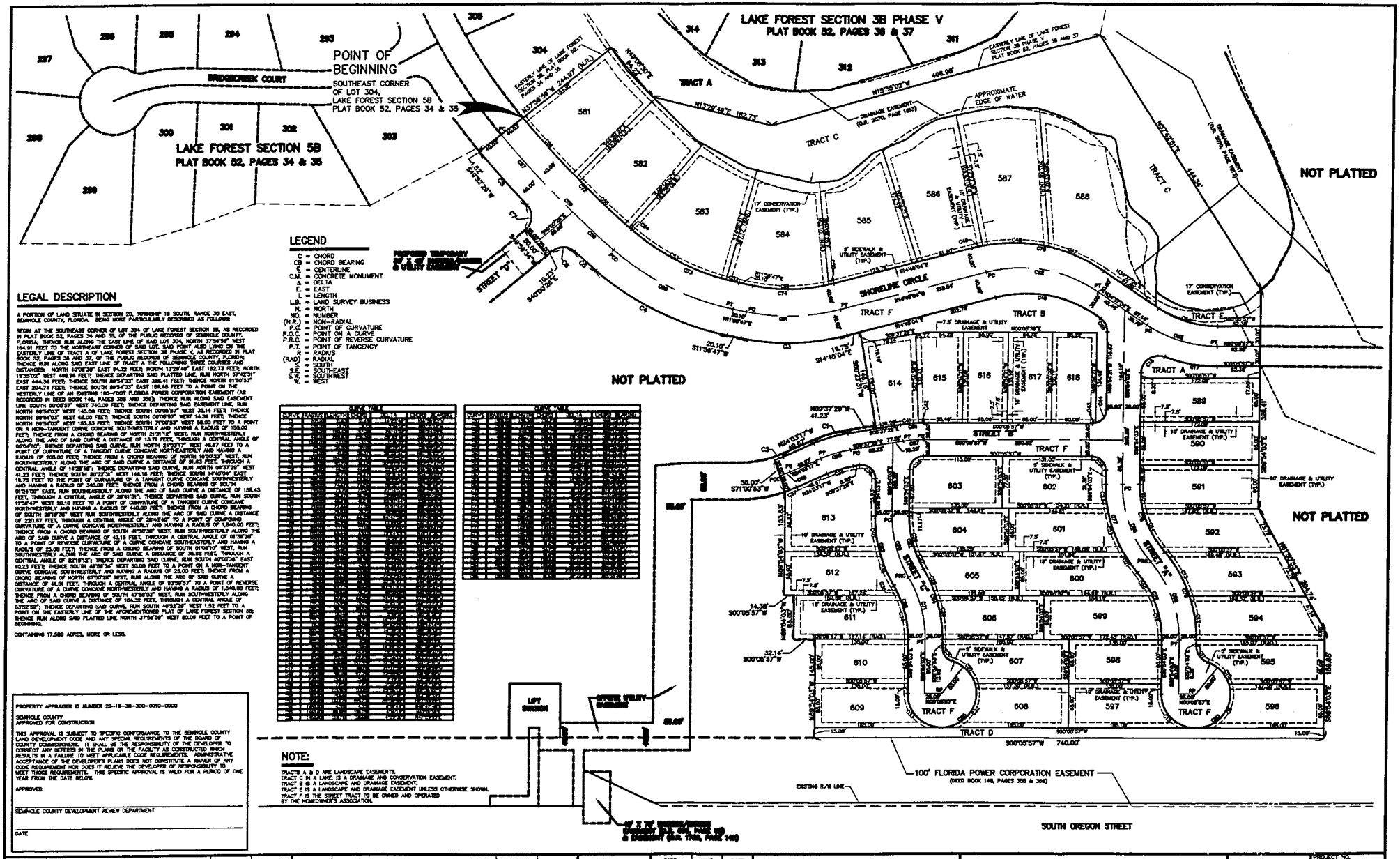
APPROVED
SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT
DATE
DATE REVISIONS REVISED BY CHECKED BY
WARNING IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE
CADD NAME DATE
DESIGNED BY ROD 10/01
DRAWN BY ROD 10/01
CHECKED BY DCL 10/01
APPROVED BY CSA 10/01
FILE 01-206ACT2.dwg
DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
1505 East Colonial Drive - Orlando, Florida 32803
PRELIMINARY SITE PLAN
LAKE FOREST
SECTION 16
SEMINOLE COUNTY, FLORIDA
12/3/2001
PROJECT NO. 01-0206.000
DATE OCTOBER, 2001
SCALE 1"=80'
SHEET 2 OF 3



DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY

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	CADD	NAME	DATE
DESIGNED BY	J.FUCK		10/01
DRAWN BY	J.FUCK		10/01
CHECKED BY	A.SCHAEFER		10/01
APPROVED BY	D.LOWE		10/01
FILE:	PRELIM1.DWG		

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
1505 East Colonial Drive - Orlando, Florida 32803

PRELIMINARY PLAT
LAKE FOREST
SECTION 16
SEMINOLE COUNTY, FLORIDA

12/3/2001

PROJECT NO. 01-020B.000
DATE OCTOBER, 2001
SCALE 1"=60'
SHEET 3 OF 3