

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

SUBJECT: Approval of the Preliminary Subdivision Plan for Wayside Estates

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

AUTHORIZED BY: Mahmoud Najda **CONTACT:** Denny Gibbs EXT. 7359

Agenda Date April 3, 2002 **Regular** **Work Session** **Briefing**
Special Hearing – 6:00 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Wayside Estates subdivision.

District 5 – McLain (Denny Gibbs) *sen*

BACKGROUND:

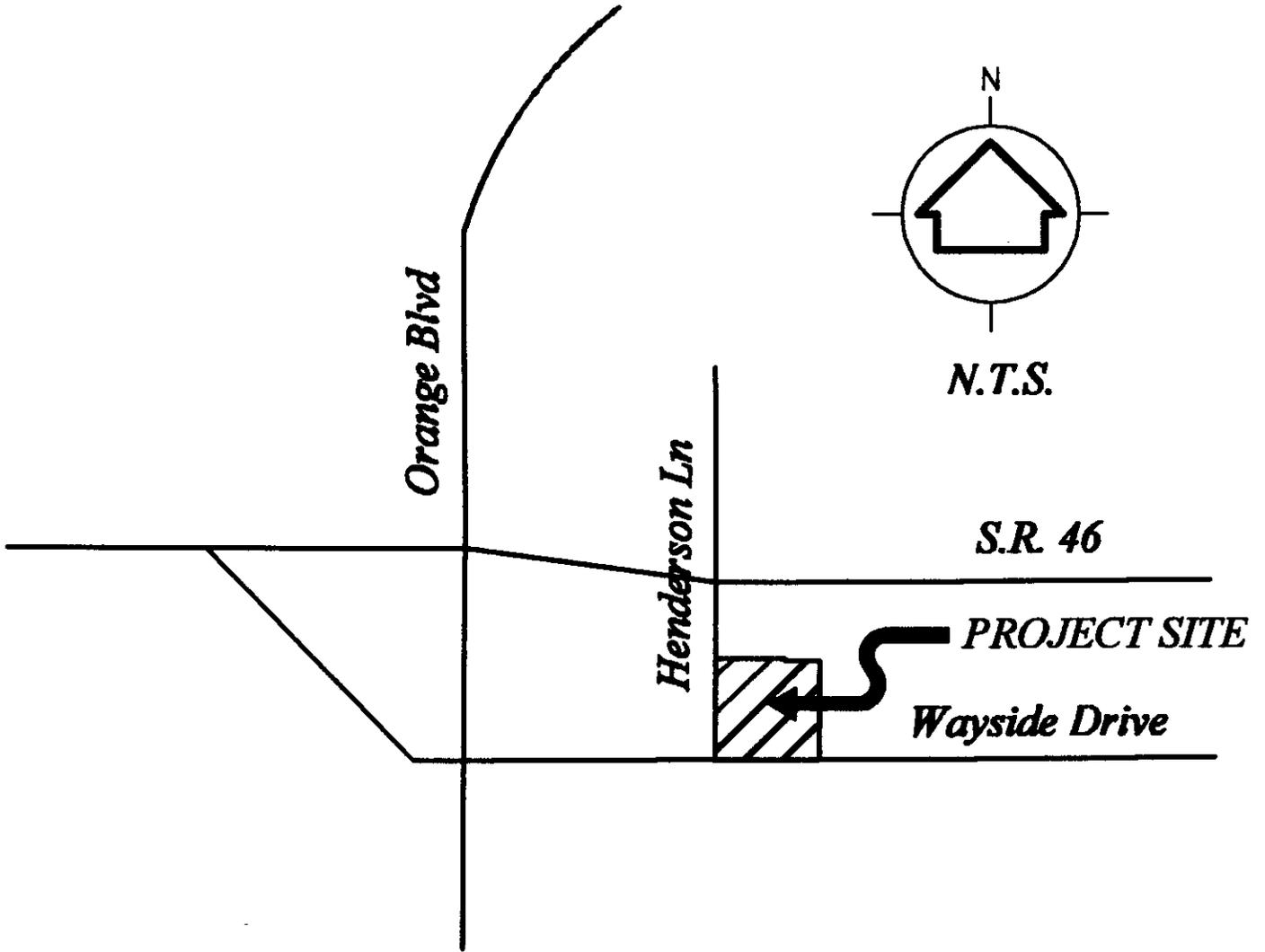
The applicant, GTC Engineering Corporation, is requesting approval of a 10 lot Preliminary Subdivision Plan for Wayside Estates subdivision. Wayside Estates is located on the Northeast corner of Wayside Drive and Henderson Lane.

The property is approximately 5.32 acres +/- and is zoned R-1AAA, which allows a minimum lot area of 13,500 sq. ft. The minimum lot width at the building line is 100' and the minimum house size is 1600 sq. ft. Each proposed lot has at least the required 13,500 buildable area with the average area of the lots being about 16,300. A 10' landscape buffer and a 20' retention tract is being provided along Henderson Lane. The property is on septic and water provided by Seminole County.

Staff has reviewed the application and finds that it meets all the development standards of the R-1AAA zoning district and applicable requirements of the Land Development Code. No waivers have been requested.

Attachments: Plan Reduction
Location Map

DR No. 01-5500038
Parcel ID#: 30-19-30-300-002H-0000



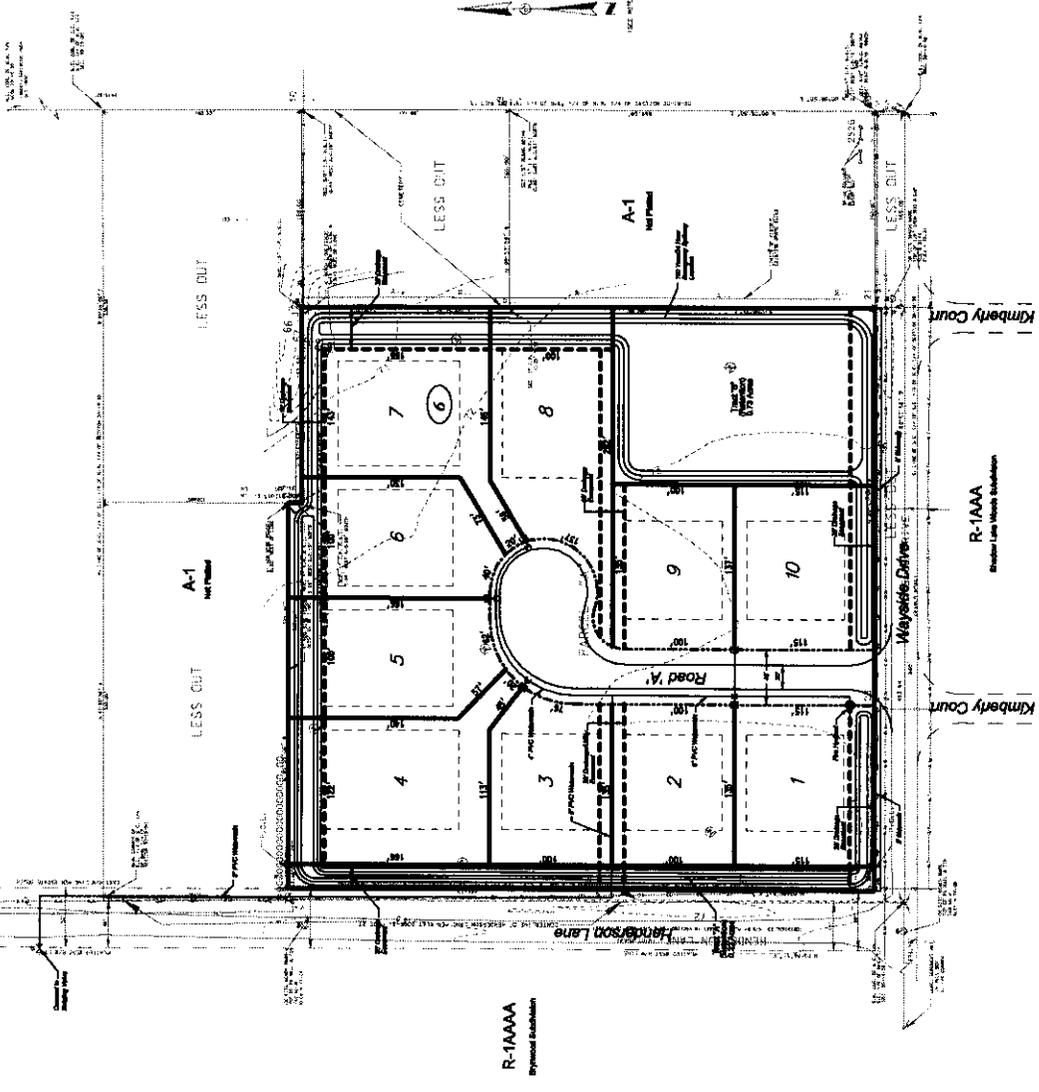
LOCATION MAP

OWNER/DEVELOPER
 Delwolf Corporation
 387 Winstford Court
 Hawthorn, FL 32746
 407-333-0817

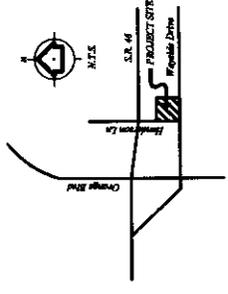
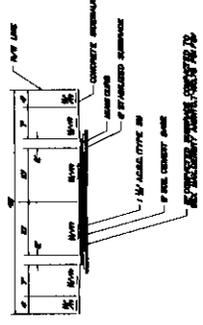
ENGINEER
 GTC Engineering Corporation
 98 S. Seminole Boulevard
 Orlando, FL 32807
 407-380-0402

SURVEYOR
 Roberts Surveying and Mapping, Inc.
 185 N. Country Club Road
 Lake Mary, FL 32746
 407-333-2215

GEOTECH
 Andreyev Engineering
 105 Casselina Road
 Cassel, FL 32003
 407-330-1765



TYPICAL ROADWAY SECTION



LOCATION MAP

SITE DATA

- Total Lot Area: 12.00 Acres
- Total Lot Area: 828,000 sq. ft.
- Projected Density: 4.2 units/acre
- Projected Density: 1.8 units/acre
- Projected Density: 1.0 units/acre
- Projected Density: 0.5 units/acre
- Projected Density: 0.25 units/acre
- Projected Density: 0.125 units/acre
- Projected Density: 0.0625 units/acre
- Projected Density: 0.03125 units/acre
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- Projected Density: 0.0070064923432639757812

**APPLICATION FOR TREE REMOVAL
SEMINOLE COUNTY, FLORIDA**

INSTRUCTIONS: This application must be approved prior to the removal of any tree with a trunk diameter of 3" or larger. Two copies of a site plan, indicating location of trees to be removed, must accompany the application. During construction, care must be taken to avoid damage to those trees that are to be retained.

LEGAL DESCRIPTION OF PROPERTY: S30/T19S/R30E SE 1/4 of SE 1/4 of NW 1/4 (Less N 152 FT of W 330 FT
and PT LYING E of W 330 FT N of S 495 FT and E 165 FT of N 171 FT of S 495 FT and E 165 FT of S 324 FT and
R/W to W and S 25 FT for R/W for WAYSIDE DR) **SIZE** 4.96 acres

PERMIT NO.

PURPOSE FOR REMOVAL:

NUMBER TO BE REMOVED

Located in Building Area

Unknown

Located in Street Right-of-Way

Unknown

Other, Explain _____

NUMBER OF TREES TO BE RETAINED ON PROPERTY:

Unknown

APPLICANT: Claude L. Cassagnol, P.E.

PHONE: 407-380-0402

ADDRESS: 98 South Semoran Boulevard, Orlando, Florida 32807

DATE: March 8, 2002


Signature

-FOR OFFICE USE ONLY-

APPROVED

DISAPPROVED

CONDITIONS: _____

FEE: _____

DATE: _____

SITE INSPECTOR