Item #

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM
FOR July 10, 2002

SUBJECT: Approval of the Preliminary Subdivision Plan for Lake Forest Section 19

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

AUTHORIZED BY: Mahmoud Najda **CONTACT:** Shannon Suffron **EXT.** 7337

Agenda Date 7/10/02 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Lake Forest Section 19.

District 5 – McLain (Shannon C. Suffron – Planner)

BACKGROUND:

The applicant, Orlando Lake Forest Joint Venture, is requesting approval of a 6 lot Preliminary Subdivision Plan for the Lake Forest Planned Unit Development located on the South side of Orange Boulevard, North of SR 46 and South of Nevada Avenue. This project contains 4.23 acres. Internal roads will be private and water and sewer services will be provided by Seminole County utilities.

No waivers are requested for this project. Staff has reviewed the PSP and finds that it meets the applicable regulations of the Seminole County Subdivision Code and the conditions of the Lake Forest PUD.

STAFF RECOMMENDATION:

Staff recommends approval of the Lake Forest Section 19 PSP.

Attachments: Location map
Plan Reduction

DR No. 02-5500026
Parcel ID#:
19-19-30-300-015B-0000

PRELIMINARY PLANS

for

LAKE FOREST

SECTION 19

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) 898-0564
   Attn: David Lowe
3. Soils: Professional Service Industries, Inc.
   1748 33rd Street
   Orlando, Florida 32839
4. Environmental: Dyer, Riddle, Mills & Precourt, Inc.
   1505 East Colonial Drive
   Orlando, Florida 32803
   (407) 304-5560
5. Zoning: P.U.D.
6. Acreage: 4.238 acres
7. No of Lots: 6 total
8. Min. Lot Size: 8,775 sq. ft.
9. Building Setback Lines: Section 19
   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

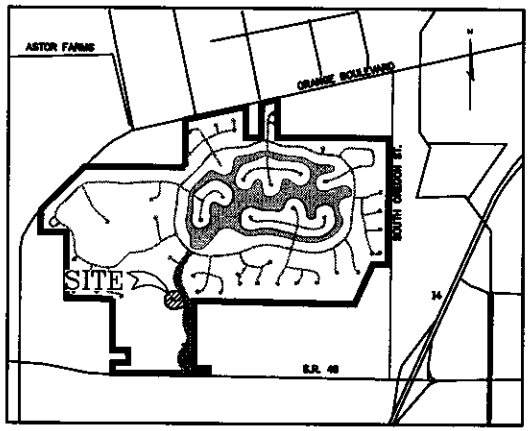
1. Sanitary sewer collection system and the water distribution system is to be owned and maintained by Seminole County.

DRAINAGE

1. A portion of the site is located within the 100-year flood plain per FEMA F.I.R.M. No. 12117000302E, 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.
FLORIDA LICENSE NO. 2648
1505 EAST COLONIAL DRIVE
ORLANDO, FLORIDA 32803
(407) 898-0564
ATTN: DAVID LOWE

PROPERTY APPRAISER ID NUMBER 19-19-30-300-0150-0000
30-19-30-300-0030-0000

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

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CONSTRUCTION PLANS
JOB NUMBER 02-0109.000
SHEET 1 OF 3
REVISION DATE:

ERIC ANF, P.E.
P.E. #53871

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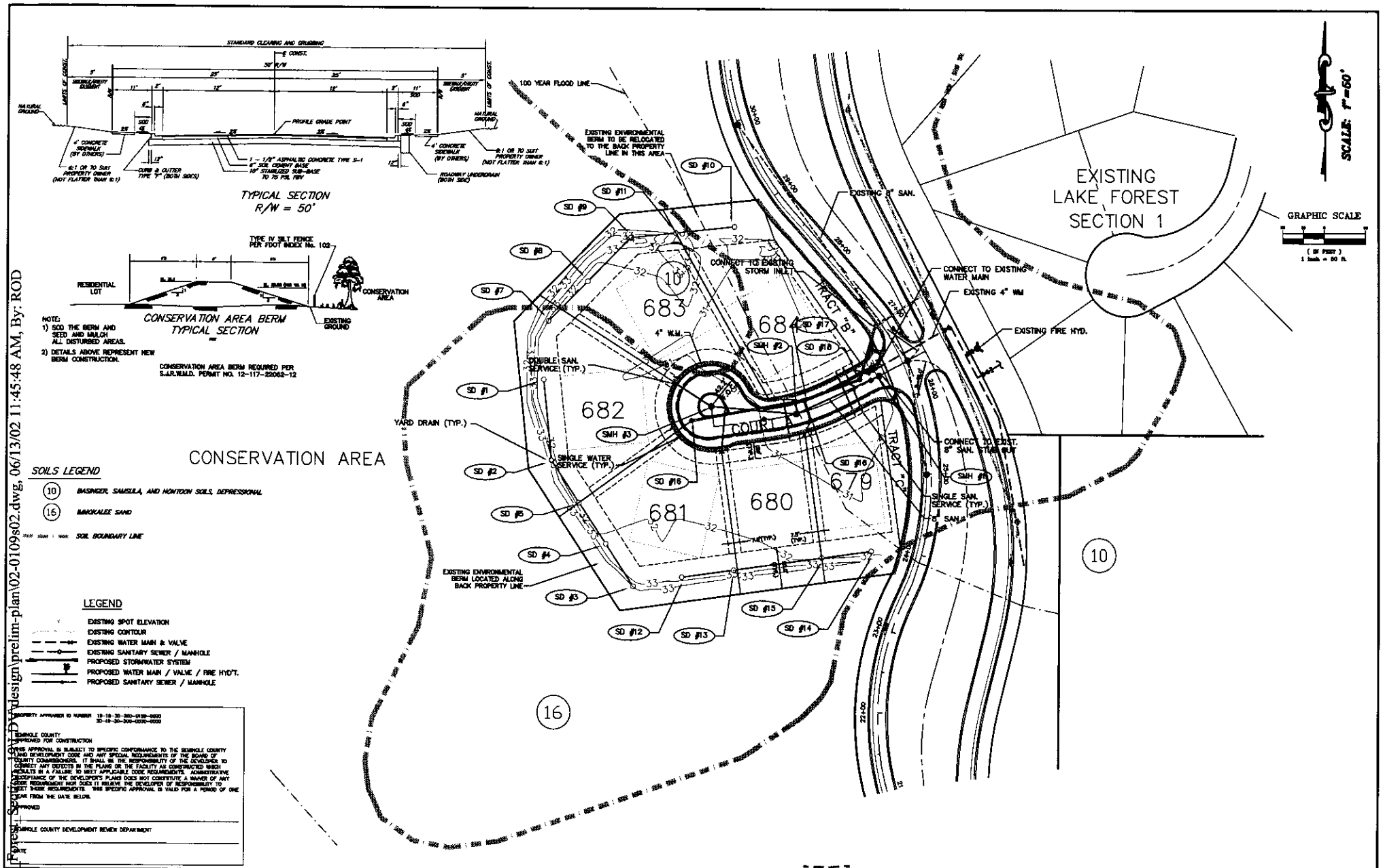

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CHECKED BY	DCL		5/02
APPROVED BY	EBA		5/02
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Florida License No. 2648
1505 East Colonial Drive - Orlando, Florida 32803

PRELIMINARY SITE PLAN

LAKE FOREST
SECTION 19

SEMINOLE COUNTY, FLORIDA

ERIC ANF, P.E. (ESEP)

PROJECT NO.	02-0109.000
DATE	MAY, 2002
SCALE	1"=50'
SHEET	2 OF 3

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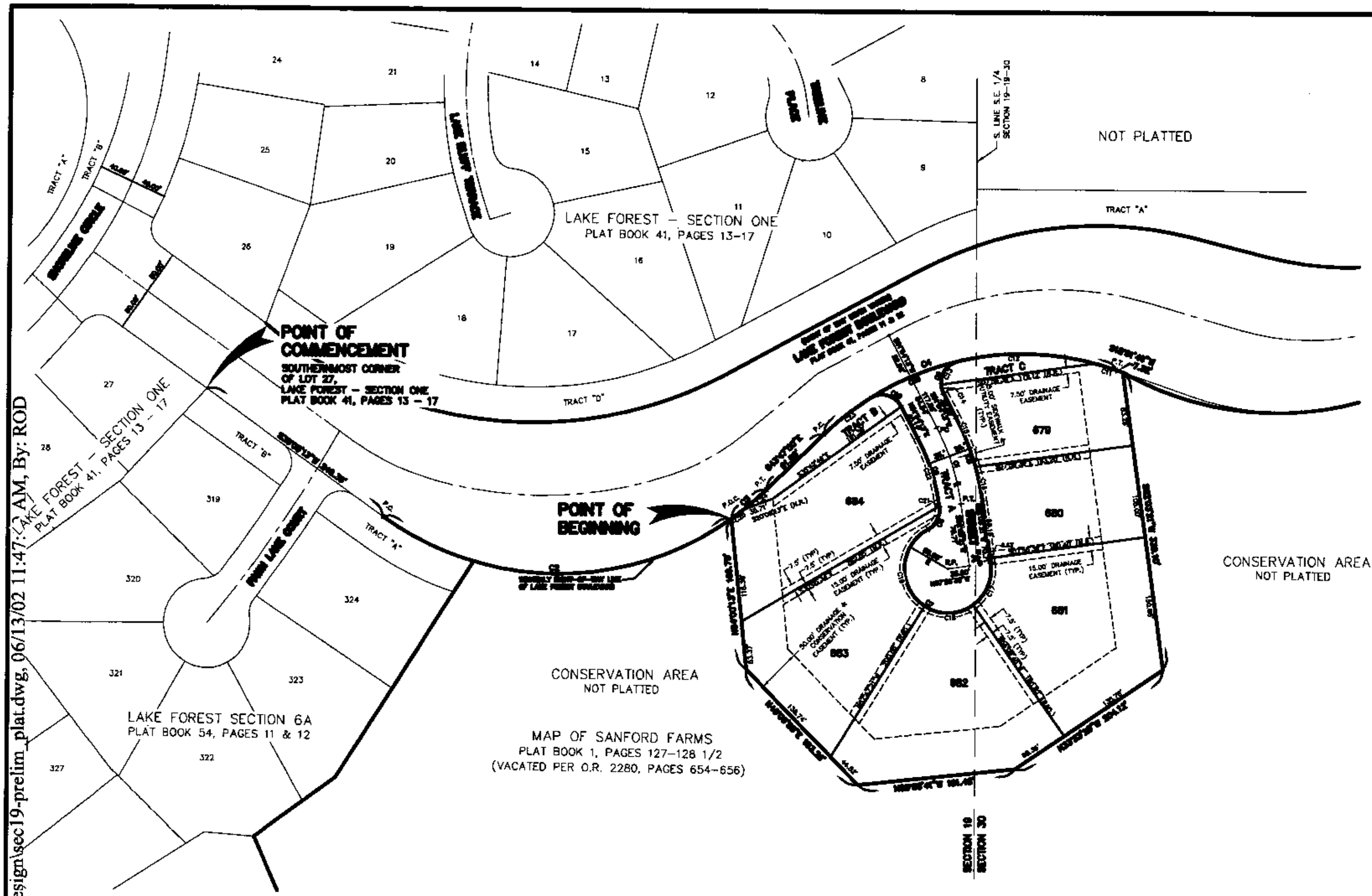

LEGAL DESCRIPTION

LEGAL DESCRIPTION: LAKE FOREST SECTION 19

A PORTION OF LAND SITUATE IN SECTIONS 19 AND 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST CORNER OF LOT 27, LAKE FOREST – SECTION ONE AS RECORDED IN PLAT BOOK 41, PAGES 13 THROUGH 17 (INCLUSIVE), OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 35°08'13" WEST ALONG THE EASTERLY LINE OF LAKE FOREST SECTION 6A AS RECORDED IN PLAT BOOK 54, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY LINE OF THE PLAT OF LAKE FOREST BOULEVARD AS RECORDED IN PLAT BOOK 41, PAGES 11 AND 12, OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 248.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 347.78 FEET AND A CENTRAL ANGLE OF 70°19'58"; THENCE FROM A CHORD BEARING OF SOUTH 00°01'46" EAST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 426.87 FEET TO A POINT ON SAID CURVE FOR A POINT OF BEGINNING, SAID POINT ALSO BEING A POINT OF CONTINUOUS CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 347.78 FEET AND A CENTRAL ANGLE OF 08°36'07"; THENCE FROM A CHORD BEARING OF SOUTH 39°29'47" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.21 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 43°47'50" EAST 81.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 332.29 FEET AND A CENTRAL ANGLE OF 62°39'36"; THENCE FROM A CHORD BEARING OF SOUTH 12°28'02" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 363.38 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 18°51'46" WEST 7.32 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF LAKE FOREST BOULEVARD, RUN SOUTH 82°03'21" WEST 338.10 FEET; THENCE RUN NORTH 33°33'20" WEST 204.12 FEET; THENCE RUN NORTH 05°08'41" WEST 181.48 FEET; THENCE RUN NORTH 45°08'38" EAST 183.38 FEET; THENCE RUN NORTH 84°00'13" EAST 169.76 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 4.236 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	347.78'	[illegible]	[illegible]	[illegible]	[illegible]
C3	347.78'	[illegible]	[illegible]	[illegible]	[illegible]
C4	332.29'	[illegible]	[illegible]	[illegible]	[illegible]
C5	25.00'	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	25.00'	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	50.00'	[illegible]	[illegible]	[illegible]	[illegible]
C18	50.00'	[illegible]	[illegible]	[illegible]	[illegible]
C19	50.00'	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

C = CHORD
CB = CHORD BEARING
℄ = CENTERLINE
C.M. = CONCRETE MONUMENT
Δ = DELTA
E. = EAST
L = LENGTH
L.B. = LAND SURVEY BUSINESS
N. = NORTH
NO. = NUMBER
(N.R.) = NON-RADIAL
P.C. = POINT OF CURVATURE
P.O.C. = POINT ON A CURVE
P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
R = RADIUS
(RAD.) = RADIAL
S. = SOUTH
S.E. = SOUTHEAST
S.W. = SOUTHWEST
W. = WEST
R.P. = RADIUS POINT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
O.R. = OFFICIAL RECORD (BOOK)
(TYP.) = TYPICAL

NOTE:

TRACT A IS THE STREET TRACT TO BE OWNED AND OPERATED BY THE HOMEOWNER'S ASSOCIATION.

TRACTS B AND C ARE LANDSCAPE TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PROPERTY APPRAISER ID NUMBER 19-19-30-300-0150-0000
30-19-30-300-0030-0000

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DATE

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DRAWN BY	G. DEL	5/02
CHECKED BY	A.SCHAEFER	5/02
APPROVED BY	D.LOWE	5/02
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1505 East Colonial Drive - Orlando, Florida 32803

PRELIMINARY PLAT

LAKE FOREST
SECTION 19

SEMINOLE COUNTY, FLORIDA

ABBY ANN SCHAEFER
P.L.S. # 5221

PROJECT NO. 02-0109.000
DATE MAY, 2002
SCALE 1"=60'
SHEET 3 OF 3

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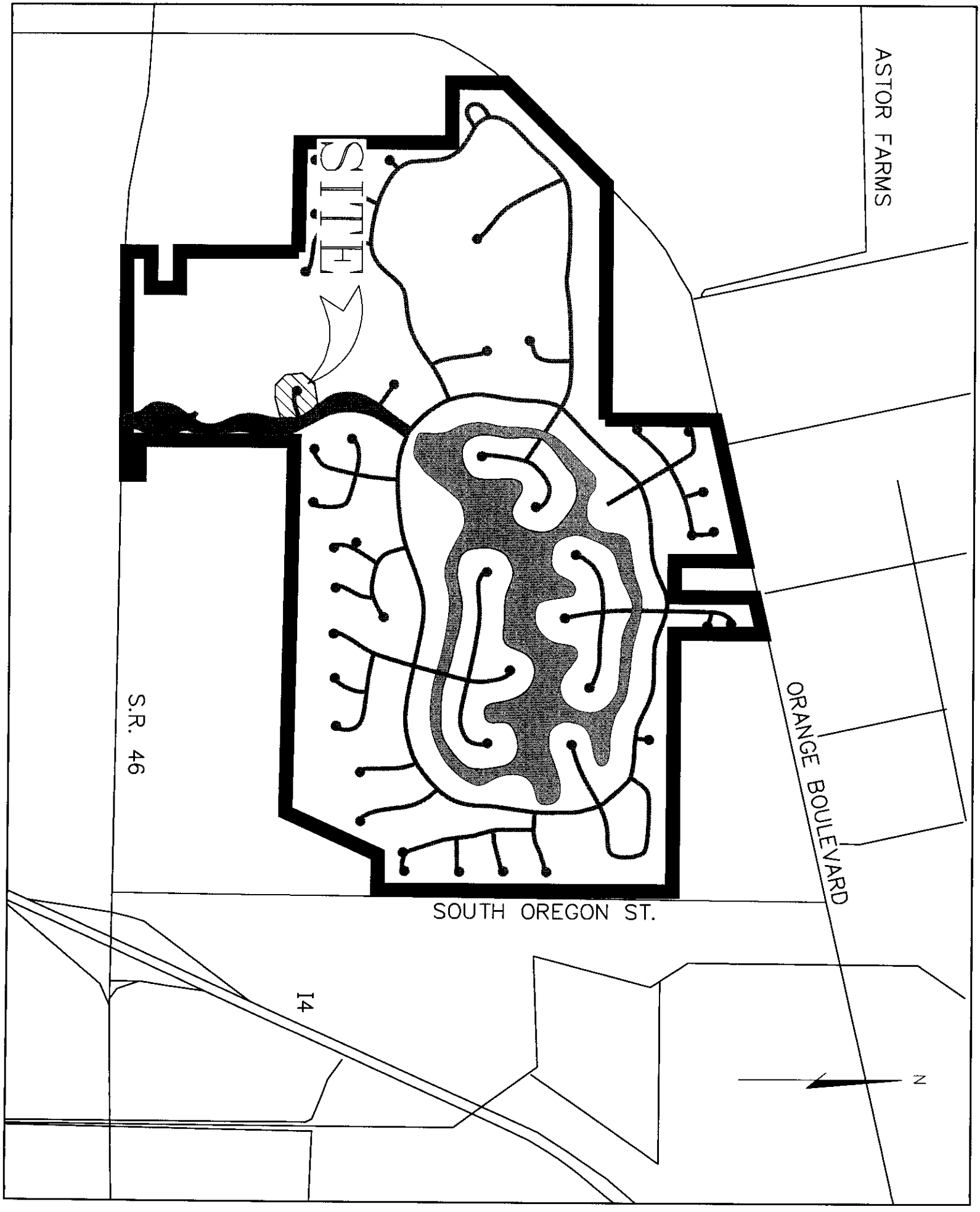
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