

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

**SUBJECT:** Approval of the Preliminary Subdivision Plan for Token Farms

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

**AUTHORIZED BY:** Mahmoud Najda **CONTACT:** John Thomson **EXT.** 7346

<b>Agenda Date</b> <u>8/7/02</u>	<b>Regular</b> <input checked="" type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Special Hearing – 6:00</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for the Token Farms subdivision and recommend approval for a waiver by the Board of County Commissioners of the street pavement requirement in Section 35.62 of the Land Development Code subject to the following conditions:

1. Execution of a development order and declaration of covenants and restrictions that restricts the property to no further subdividing by the current owners and any future lot owner unless it meets Land Development Code standards.
2. A property owners association shall be established to provide for maintenance of the internal roadway.
3. Plans submitted for final engineering approval shall provide a stormwater management system and stabilized shoulders and sub-grade for the internal roadway pursuant to Land Development Code requirements.

District 1 – Maloy (John Thomson-Principal Coordinator) *[Signature]*

**BACKGROUND:**

The applicant is requesting approval of a seven lot Preliminary Subdivision Plan (PSP) and a waiver to the street paving requirement of Section 35.62 of the Land Development Code. This PSP is located on the west side of the Greenway (417) at the southerly limits of Mikler Road approximately one mile south of Red Bug Lake Road.

The property currently consists of four previously approved lots that are served by an unpaved private driveway on 37 acres of land. The property originally received a lot split approval and subsequently a plat waiver to add two additional lots bringing the current total of approved lots to four. The applicant has requested PSP approval to add three additional lots in the configuration shown in the PSP. The PSP is consistent with the A-1 (Agriculture) zoning and Future

<b>DR No.:</b> <u>16-21-31-5CA-0000-0790</u>
<b>Parcel ID#:</b> <u>29-19-30-300-0150-000</u>

Land Use Designation of Suburban Estates. The seven total lots results in a net density of one dwelling unit for five acres with lot sizes varying from 1.4 to 17.4 acres.

Staff can support the waiver request because the PSP is limited to seven lots in a rural setting. The subdivision is located in an area to the west of the Greenway and south of Chapman Road designated Suburban Estates that is generally rural in character with large lots (i.e. generally one to five acres in size). The internal street of the PSP serves only the seven lots of the subdivision. Adequate right-of-way width is provided for an open section and plans submitted for final engineering approval will require appropriate drainage and stabilized shoulders and sub-grade for the internal roadway.

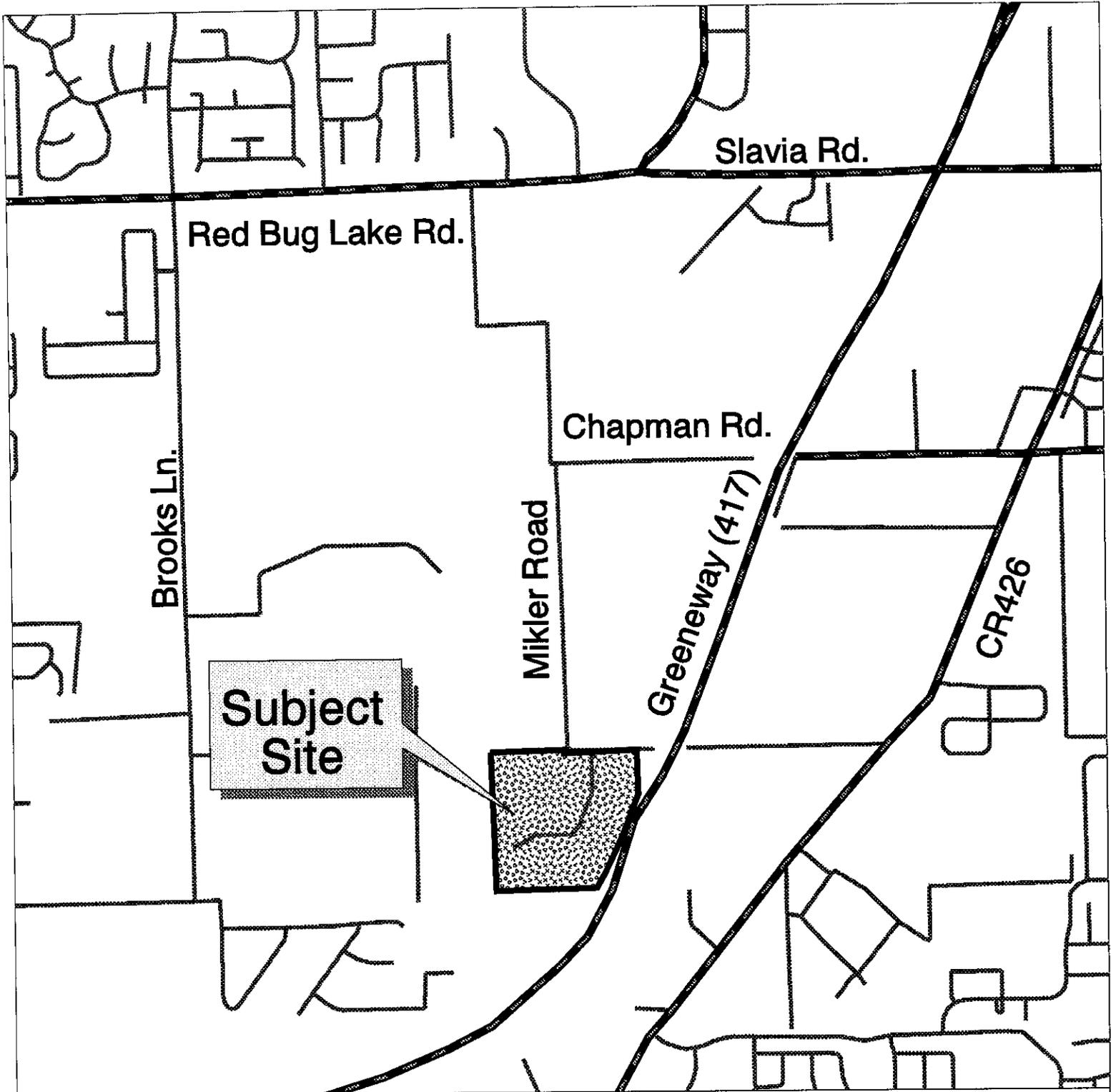
The applicant has agreed to submit a declaration of covenants and restrictions providing for the maintenance of the unpaved roadway by the property owners association. The declaration will provide a covenant that no further subdivision of the property is to occur unless it meets the subdivision standards and that all current and future lot owners relinquish any rights to further subdividing of the property. This will be reinforced by execution of a Development Order with approval of this PSP.

Potable water for the individual lots is to be provided by well and wastewater is to be treated by individual onsite septic systems.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Subdivision Plan and waiver to the internal street paving requirement in Section 35.62, Land Development Code subject to the conditions as outlined above.

Attachment: Preliminary Subdivision Plan  
Location Map



# LOCATION MAP Token Farms PSP



GRAPHIC SCALE



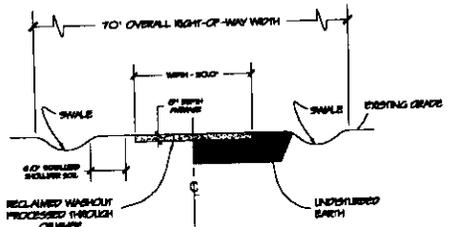
LOT 78

MIKLER ROAD (50' R/W)  
(PER PLAT BOOK 8, PAGE 14)

# TOKEN FARM PRELIMINARY SUBDIVISION PLAN

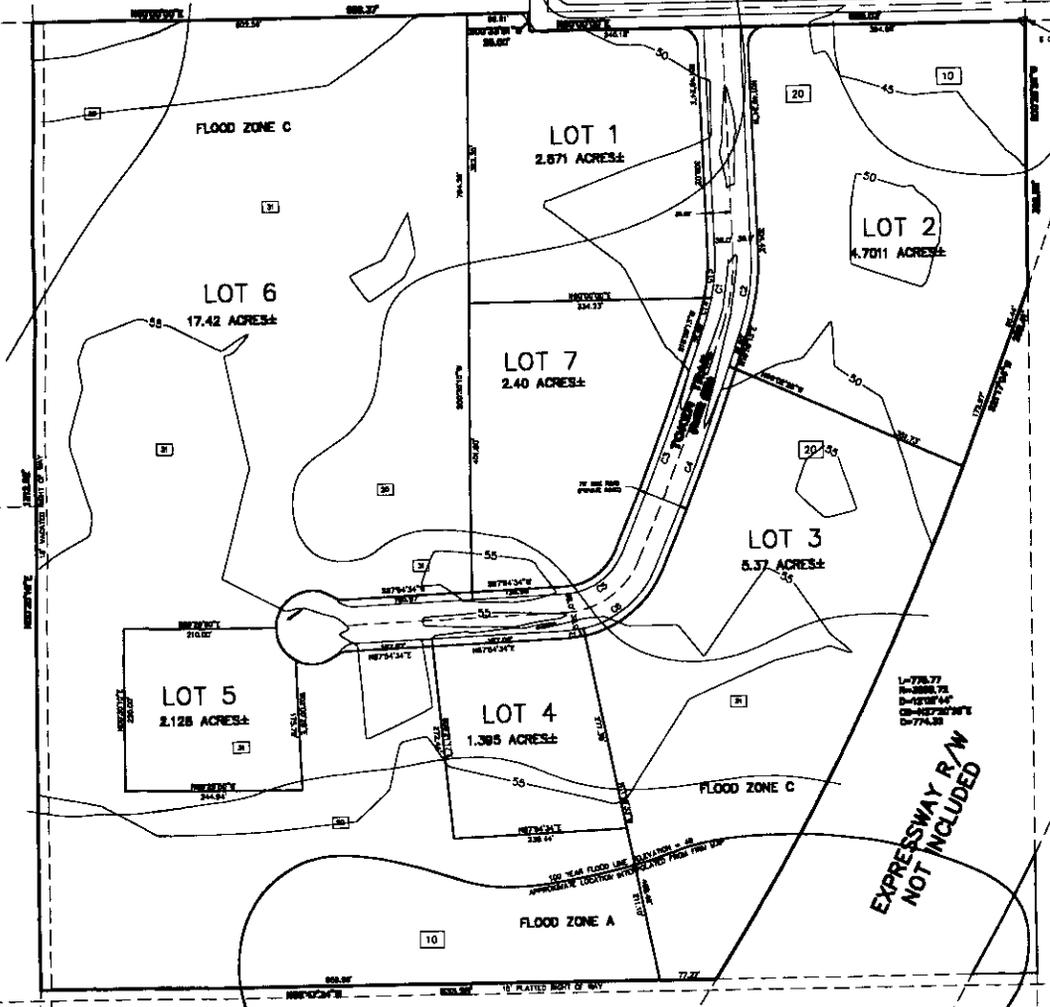
## DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN S00°28'28"W ALONG THE EAST LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 25.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°28'28"W ALONG SAID EAST LINE A DISTANCE OF 382.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 417; THENCE RUN S21°17'04"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 258.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3669.72 FEET; THENCE RUN N89°47'34"W A DISTANCE OF 833.25 FEET; THENCE RUN N0°00'00"E A DISTANCE OF 688.37 FEET TO THE WEST RIGHT OF WAY LINE OF MIKLER ROAD; THENCE RUN S00°33'01"W ALONG THE WEST RIGHT OF WAY LINE OF MIKLER ROAD A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF MIKLER ROAD; THENCE RUN N80°00'00"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 885.03 FEET TO THE POINT OF BEGINNING.



TOKEN TRAIL ROAD BED  
CROSS SECTION VIEW  
SCALE: 1" = 10'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	80.00	248.88	20°42'38"	N08°24'24"E	86.30
C2	108.00	298.88	20°42'38"	N08°24'24"E	108.38
C3	287.11	3354.84	05°34'14"	N21°30'42"E	287.02
C4	281.53	1304.84	05°34'14"	N21°30'42"E	281.43
C5	100.33	80.00	83°52'07"	N66°06'31"E	86.21
C6	158.08	140.00	83°52'07"	N50°28'31"E	148.10
C7	21.03	25.00	48°11'23"	S82°08'43"E	20.41
C8	241.18	80.00	73°02'48"	S02°05'24"E	86.87
C9	21.03	25.00	48°11'23"	S82°08'43"E	20.41
C10	118.33	50.00	133°20'47"	S86°10'53"E	92.04
C11	54.82	50.00	N28°28'36"	S32°27'48"E	91.83
C12	48.23	50.00	78°11'23"	N22°48'33"E	83.08
C13	22.43	138.87	08°17'24"	N82°17'28"E	22.81
C14	28.90	248.88	08°17'24"	N16°34'28"E	28.86
C15	81.80	248.88	141°11'07"	N08°18'11"E	81.74



NOT PLATTED

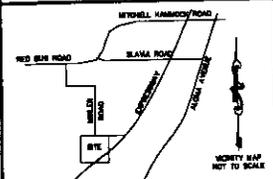
EXPRESSWAY R/W  
NOT INCLUDED

NOT PLATTED

- NOTES:
- THIS IS NOT A BOUNDARY SURVEY. GEOMETRY BASED ON SURVEY PROVIDED BY LEWIS SURVEYING AND LAND-TECH SURVEYING.
  - CONTOUR LINE, CONTOURS TAKEN FROM TOPOGRAPHIC SURVEY MAP OF HOWELL CREEK BASIN FOR SEMINOLE COUNTY, (NOT FIELD VERIFIED)
  - ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 120288 0185 D, DATED DECEMBER 5, 1988 THE DESIGNATED PROPERTY LIES IN ZONE C, EXCEPT THE PORTION ALONG THE SOUTH LINE OF PARCEL 78 BEING IN ZONE "A".
  - THIS COMPOSITE SKETCH IS PREPARED FOR OWNER/DEVELOPER JOYCE SCHOENING, 2470 MIKLER ROAD, OVIDO, FLORIDA, 32765
  - BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF MIKLER ROAD AS BEING N 80°00'00" W.

- SUBGRADE SHALL MEET THE SPECIFICATIONS OF S.D.C. APP - SEC 10.3.
- ZONING - A-1
- LAND USE MAP - SUBURBAN ESTATES
- LOT SIZE - 1 ACRE MINIMUM
- HOMEOWNERS ASSOCIATION WILL BEAR THE FULL RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ROAD.
- NO FURTHER SUBDIVISION WILL BE ALLOWED UNLESS IT MEETS CURRENT COUNTY SUBDIVISION STANDARDS.

- SOILS LEGEND
- 10 INDICATES BROWNS, BANANA, AND HORTON SOILS (DEPRESSIONAL)
  - 20 INDICATES STARBUA AND CAROLLE FINE SANDS
  - 30 INDICATES TANNER-HILLCOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES



SHANNON SURVEYING, INC.  
409 NORTH S.W. 434, SUITE #2125  
ALTAIRVILLE SPRINGS, FLORIDA, 32714  
(407) 774-8372

DATE OF SURVEY: MARCH 28, 2000  
DRAWN BY: J.M. CHECKED BY: J.M.  
SCALE: 1" = 80'  
FILE NUMBER: MIKLER 82-20-81-28

JAMES A. SHANNON, JR., P.L.L.C. 24671  
1000 W. 10TH STREET, SUITE 200, OVIDO, FLORIDA 32765  
TEL: 352-898-8888