

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

**SUBJECT:** Approval of the Preliminary Subdivision Plan for the Deep Lake Planned Unit Development

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

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

<b>Agenda Date</b> <u>9/4/02</u>	<b>Regular</b> <input 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 checked="" type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for the Deep Lake Planned Unit Development. It is located on the South side of Aloma (SR 426), on the East side of Tuskawilla Road, and on the West side of Deep Lake Road.

District 1 – Maloy -(Shannon C. Suffron – Planner).

**BACKGROUND:**

The applicant, Design Service Group, Inc., is requesting the approval of a 180 residential lot (townhomes) and 2 commercial lots Preliminary Subdivision Plan for the Deep Lake Planned Unit Development. The property is approximately 18.66 acres and is zoned PUD. Internal Roads will be dedicated to Seminole County and water and sewer utilities are being provided by Seminole County.

The PUD requires the developer to negotiate an agreement with the property owners to the east for shared access. If an agreement is not reached, the project access will be required to be moved to the west boundary of the parcel along SR 426 and will be considered a temporary access; if an agreement is subsequently reached, the temporary access will be closed.

In addition to the PUD requirements, this project is subject to the regulations contained within the Lake Mary Boulevard Overlay Ordinance. The proposed PSP meets the applicable requirements of these regulations. Specific regulatory requirements, such as the landscaping and lighting requirements will be addressed during final engineering review.

<b>DR No.</b> <u>02-05500032</u>
<b>Parcel ID#:</b> <u>36-21-30-300-0250-0000</u>

Staff has reviewed the PSP and finds it to meet the applicable regulations of the Seminole County Subdivision regulations, PUD and overlay districts.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Subdivision Plan.

District: 1 - Maloy

Attachments: Plan reduction  
Location map