

Item #

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM
For December 4, 2002

SUBJECT: Approval of the Preliminary Subdivision Plan for Madison Creek

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date <u>12/04/02</u>	Regular <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Madison Creek.

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

BACKGROUND:

The applicant, Daly Design Group, is requesting Preliminary Subdivision Plan approval for 46 single family lots located at Tuskawilla Road and Sunset Lane. This project is comprised of approximately 19 acres and has an R1-A zoning designation.

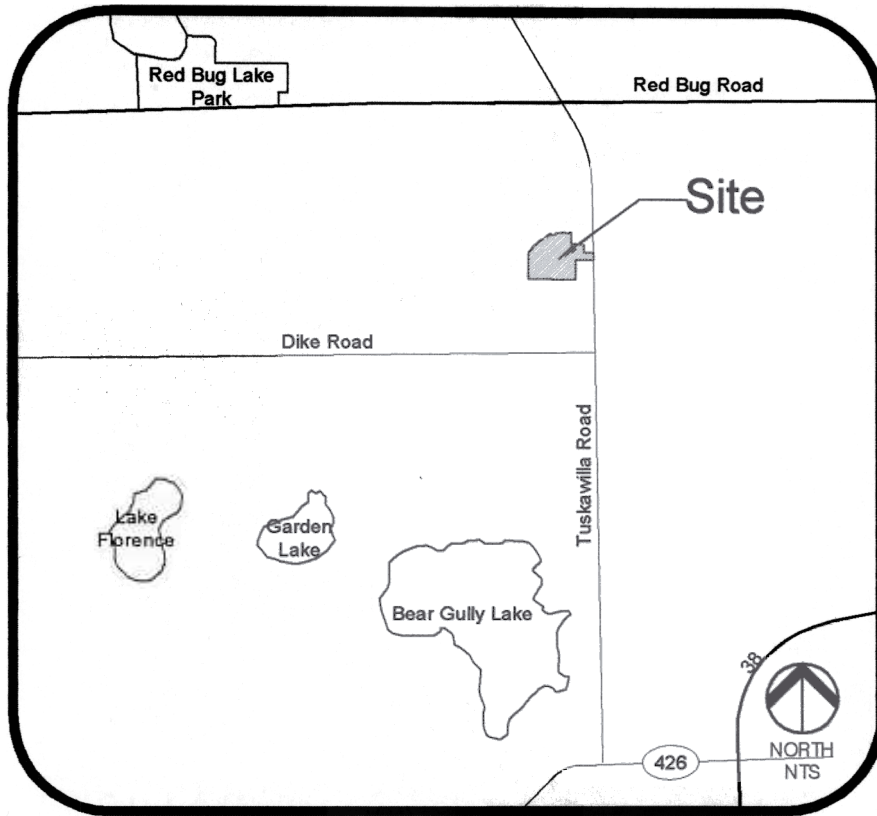
The project will connect to Seminole County utilities for water and sewer and the internal roads will be dedicated to Seminole County. The typical lot size will be 9,000 square feet. No waivers have been requested for this project.

STAFF RECOMMENDATION:

Staff has found that the Preliminary Subdivision Plan meets the requirements of the Land Development Code and recommends approval.

Attachments: Location map
Plan Reduction

DR No. <u>02-05500045</u>
Parcel ID#: <u>24-21-30-300-019B-0000</u>



Location Map

F:\My Documents\AutoCad\2135\2135 Acad dtdg PSP\2135 PSP SF SO-CVR.dwg, 11/19/2002 02:56:00 PM

Legal Description: As provided by client

LEGAL DESCRIPTION

PARCELA
 THAT PART OF THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 21 S, RANGE 30 E, LYING SOUTH OF HOWELL CREEK AND WEST OF TUSKAWILLA ROAD LESS BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF TUSKAWILLA ROAD AND A POINT OF 635 FEET NORTH OF THE SOUTH LINE OF SAID SW 1/4 OF SAID SE 1/4 231.07 FEET; THENCE NORTH 17.95 FEET; THENCE WEST 269.5 FEET; THENCE NORTH TO HOWELL CREEK; THENCE EASTERLY ALONG HOWELL CREEK TO THE WESTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD; THENCE SOUTHERLY TO THE POINT OF BEGINNING, ALSO LESS THE SOUTH 465 FEET THEREOF.

ALSO LESS A PARCEL DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 02°22' E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 495.01 FEET TO THE SOUTH LINE OF THE NORTH 40 FEET OF THE SOUTH 635 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N 89°18'00" W ALONG SAID SOUTH LINE 312 FEET TO THE POINT OF BEGINNING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD AS SHOWN ON THE RIGHT-OF-WAY MAP OF SEMINOLE COUNTY PROJECT NO. PS-041, TUSKAWILLA ROAD; THENCE CONTINUE N 89°18'00" W ALONG SAID SOUTH LINE 32.12 FEET; THENCE RUN N 09°02' E A DISTANCE OF 24.15 FEET TO THE POINT OF CURVATURE WITH A RADIUS OF 7575.70 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 15.94 FEET THROUGH A CENTRAL ANGLE OF 0°07'14" TO THE NORTH LINE OF THE SOUTH 635 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN S 89°18'00" E PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24 A DISTANCE OF 35.84 FEET TO SAID EXISTING WEST RIGHT-OF-WAY LINE; THENCE RUN S 02°22' W 40.00 FEET TO THE POINT OF BEGINNING NO. 2, CONTAINING THEREIN 1.28 SQUARE FEET MORE OR LESS.

PARCELB
 LESS THE EAST 400 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 400 FEET OF THE SOUTH 325 FEET THEREOF OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, (LYING WEST OF TUSKAWILLA ROAD) AND LESS A PARCEL DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 02°22' E ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 365.01 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 465 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N 89°18'00" W ALONG SAID SOUTH LINE A DISTANCE OF 32.12 FEET TO SAID EXISTING WEST RIGHT-OF-WAY LINE; THENCE RUN S 02°22' E ALONG SAID EXISTING WEST RIGHT-OF-WAY LINE 31.24 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1170.92 FEET AND A CHORD BEARING OF S 07°41'00" W; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EXISTING WEST RIGHT-OF-WAY LINE 69.86 FEET THROUGH A CENTRAL ANGLE OF 03°24'30" TO THE POINT OF BEGINNING, CONTAINING THEREIN 2.79 SQUARE FEET MORE OR LESS.

Madison Creek Planned Development

Preliminary Subdivision Plan

Seminole County, Florida
 September 2002

- 1 10.25.02 Revised per staff comments dated 10.09.02
- 2 10.19.02 Revised per staff comments dated 11.19.02

Prepared for:
Centex Homes
 385 Douglas Avenue, Suite 2000
 Altamonte Springs, FL 32714

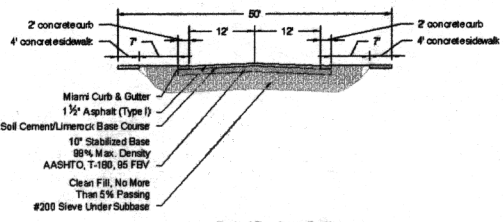
Owners Carl & Rachel Reutenstrach 1496 Tuskawilla Road Oviedo, FL 32765 And Gloria Westmorland 1492 Tuskawilla Road Oviedo, FL 32765	Developer Centex Homes 385 Douglas Ave., Suite 2000 Altamonte Springs, FL 32714 (407)661 2189 Contact: Michael Oliver PE.	Applicant/Agent Daly Design Group 913 N. Pennsylvania Ave. Winter Park, FL 32789 (407) 740 7373 Contact: Thomas Daly ASLA	Engineer Miller Einhouse Rymer Associates, Inc. 500 Winderley Place, Suite 222 Maitland, FL 32751 (407) 838-8041 Contact: Steve Beslay	Surveyor American Surveying & Mapping 320 East South Street, Suite 190 Orlando, Florida, 32801 (407) 426-7879 Contact: Brett A. Moscovitz
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Location Map

Site Data

Overall Site	
Total Land Area	10.23 Ac.
Conservation (20% of F)	0.41 Ac. (2.19%)
Adjusted Gross Land Area	10.82 Ac.
Net Land Area (80% of gross)	15.09 Ac.
Total Units	40 Units
Proposed Density	305 Lots/Acre
Existing Zoning	R-1A
Existing Future Land Use	LD-R
Building Setbacks	
Front	25'
Side	7.5'
Rear	30'
Typical Lot Size	0,000 s.f. (75 x 120)
Minimum Living Area	1,400 s.f.

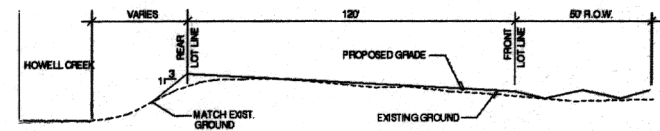
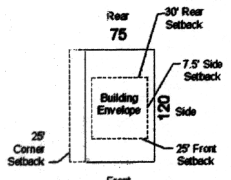


General Notes

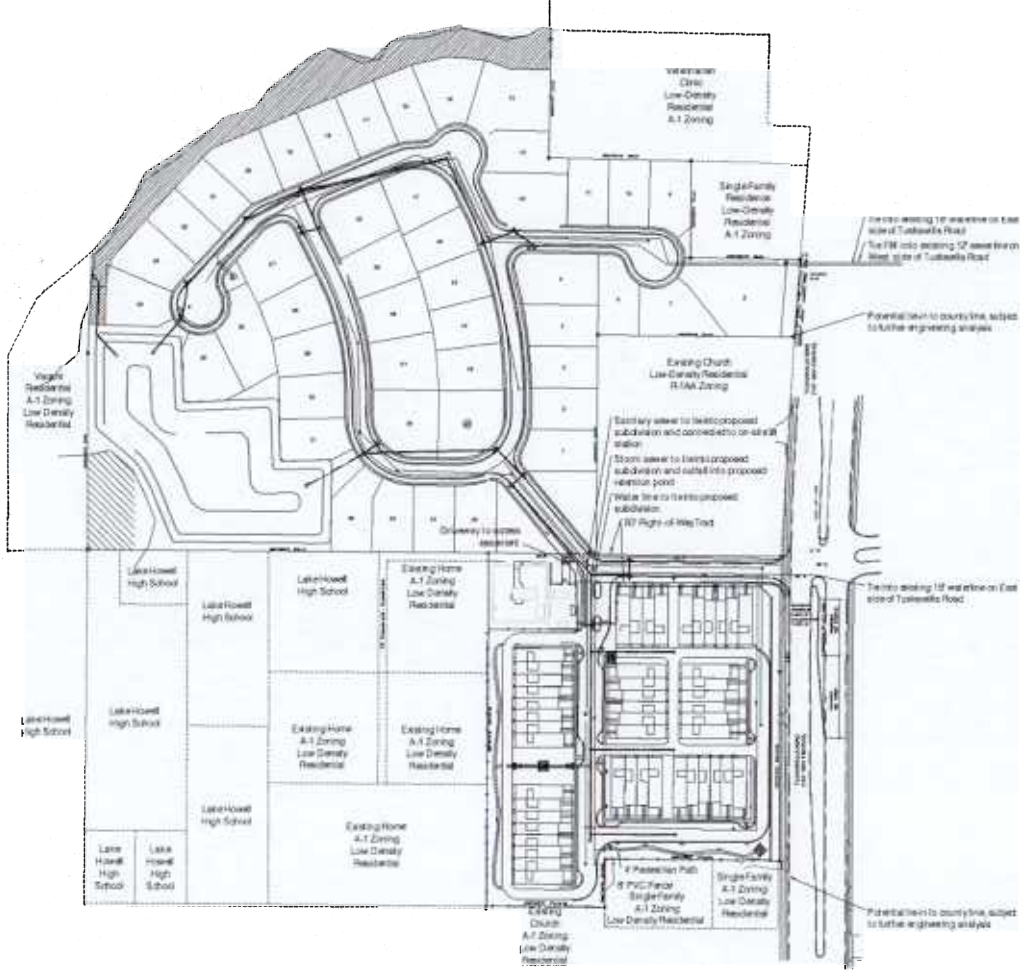
- Streets will be dedicated to Seminole County.
- Water & sewer will be owned & operated by Seminole County.
- The project will be designed in conformance with the Seminole County Design Standards.
- Project infrastructure will be developed in one phase.
- All retention areas, landscape tracts & conservation areas to be owned and maintained by The Homeowners Association.
- Tract F will be dedicated to the Home Owner's Association with a conservation easement placed over this tract dedicated to Seminole County.

Sheet Index

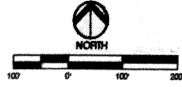
SHEET	DESCRIPTION
1	Overall Utility Plan
2	Preliminary Subdivision Plan
3	Tract Identification Plan
4	Topo Map & Soils
5	Aerial Photo



daly design group inc.
 Land Planning, Landscape Architecture, Project Management, Development Consulting
 913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373
 Date: Sep. 2002 Scale: See Plans Job No.: 2135



- Legend**
- W — Existing Watermain
 - RW — Existing Reclaim Water Line
 - FM — Existing Foremain
 - W — Proposed Watermain
 - SS — Proposed Storm Sewer
 - S — Proposed Sanitary Sewer
 - P — Existing Power Pole
 - I — Existing Storm Inlet
 - M — Proposed Sanitary Manhole
 - H — Proposed Storm Inlet
 - F — Proposed Fire Hydrant



Thomas Day
Registered Landscape
Architect
Reg. # 125
Date: _____

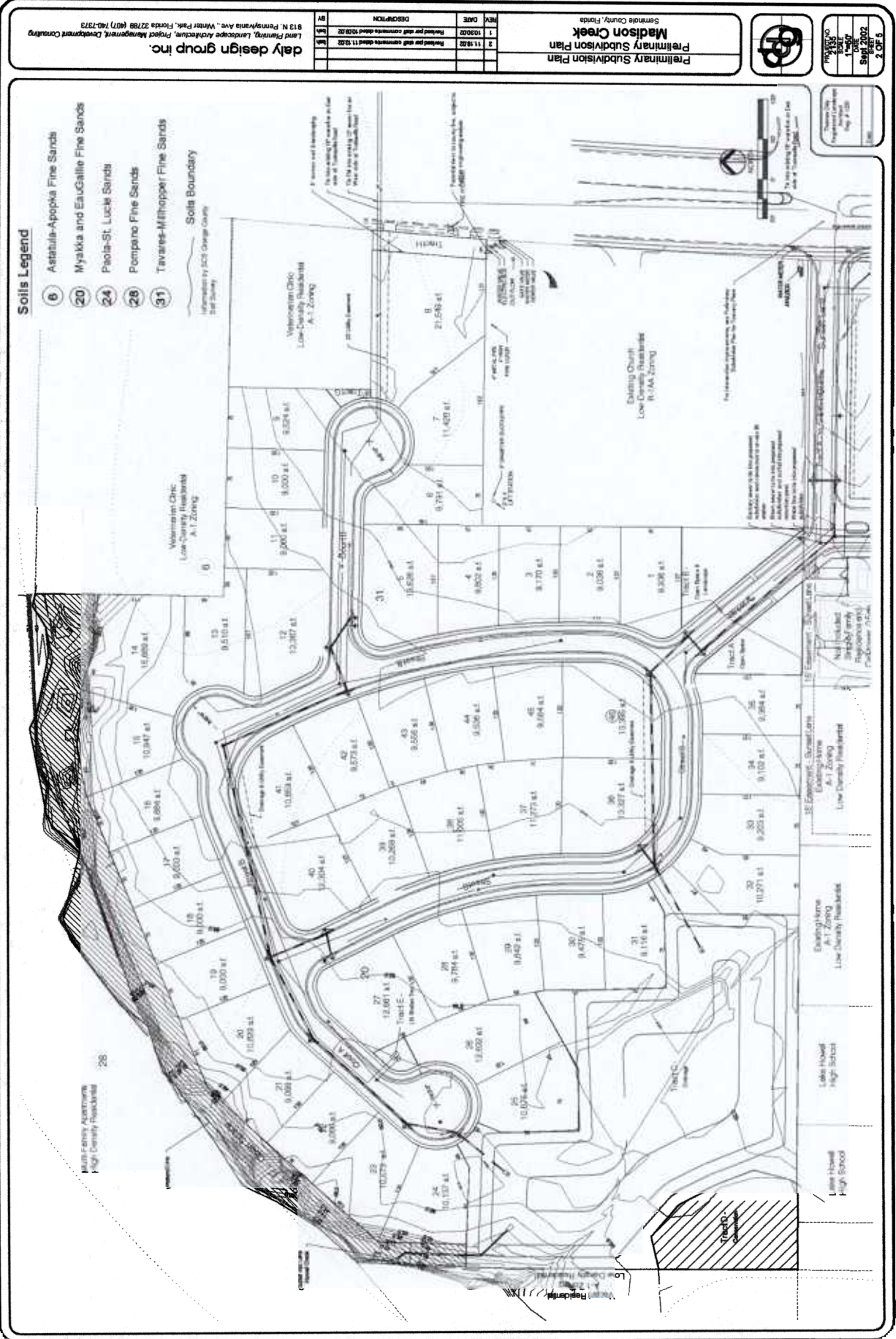


PROJECT NO.
1133
SCALE
1" = 100'
DATE
Sept 2002
S-EST

Overall Utility Plan
Preliminary Subdivision Plan
Madison Creek
Stenoate County, Florida

NO.	REV.	DATE	DESCRIPTION
2	11/13/02		Revised per all comments dated 11/13/02
1	10/20/02		Revised per all comments dated 10/20/02

daly design group inc.
Landscape Architecture, Project Management, Environmental Consulting
813 N. Pennsylvania Ave. Winter Park, Florida 32789 (407) 942-7723



REV	DATE	DESCRIPTION
1	10/20/02	Final plan and comments dated 10/20/02
2	11/19/02	Final plan and comments dated 11/19/02

Preliminary Subdivision Plan
Madison Creek
 Seminole County, Florida

PROJECT NO. 21352135
 DATE: 11/19/02
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: As Shown
 SHEET NO. 2 OF 6

813 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 401-7373
daly design group inc.
 Land Planning, Landscape Architecture, Project Management, Development Consulting

Information by SCS Charge County
 Soils Boundary

1. Existing Church Low-Density Residential R-1AA Zoning
 2. Existing Home A-1 Zoning Low-Density Residential
 3. Existing Home A-1 Zoning Low-Density Residential
 4. Existing Home A-1 Zoning Low-Density Residential
 5. Existing Home A-1 Zoning Low-Density Residential
 6. Existing Home A-1 Zoning Low-Density Residential
 7. Existing Home A-1 Zoning Low-Density Residential
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 98. Existing Home A-1 Zoning Low-Density Residential
 99. Existing Home A-1 Zoning Low-Density Residential
 100. Existing Home A-1 Zoning Low-Density Residential



Site Topography & Existing Soils
 Preliminary Subdivision Plan
Madison Creek
 DeWitt County, Texas

NO.	DATE	DESCRIPTION
1	11/15/12	Prepared and approved final plan
2	11/15/12	Prepared and approved final plan

daly design group inc
 8114 Freeway Ave., Austin, Texas 78741 (512) 453-2233
 Land Planning, Landscape Architecture, Project Management, Engineering Consulting

Soils Legend

- 6 Asatute-Apopka Fine Sands
 - 20 Myakka and EauGalle Fine Sands
 - 24 Peche-St. Lucie Sands
 - 28 Pompano Fine Sands
 - 31 Tavares-Milhopper Fine Sands
- Soils Boundary
 Visibility/GCS Design Contour
 Subdivisions

