

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

SUBJECT: Approval of Preliminary Subdivision Plan for the Lockwood/McCulloch Retail Subdivision

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Cynthia Sweet EXT. 7443

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|----------------------------|---|--|-----------------------------------|
| Agenda Date <u>2/19/03</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 type="checkbox"/> | |

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for the Lockwood/McCulloch Retail subdivision subject to the approval by the Board of County Commissioners of the Major Revisions for Tracts 201 and 401 of the Carillon PUD.

District 1 – Maloy (Cynthia Sweet - Planner)

BACKGROUND:

The applicant is requesting approval of a seven lot Preliminary Subdivision Plan (PSP) on tracts 201 and 401 of the Carillon PUD. This PSP is located at the northwest corner of Lockwood Blvd. and McCulloch Rd. The Carillon PUD was originally approved in 1988 for 1208 residential units and commercial/industrial uses on 50 acres on a total of 467 acres. Tracts 201 and 401 of the Carillon PUD Master Plan were approved for commercial uses on 8.47 acres and are required to meet the C-1 Zoning standards in the Land Development Code.

The project is subject of a major revision to the Carillon PUD which must be approved by the Board of County Commissioners to be able to develop it as proposed.

The water and wastewater is to be provided by Seminole County. All sites will have direct access to McCulloch Rd. and Lockwood Blvd. via internal shared access easements.

STAFF RECOMMENDATION:

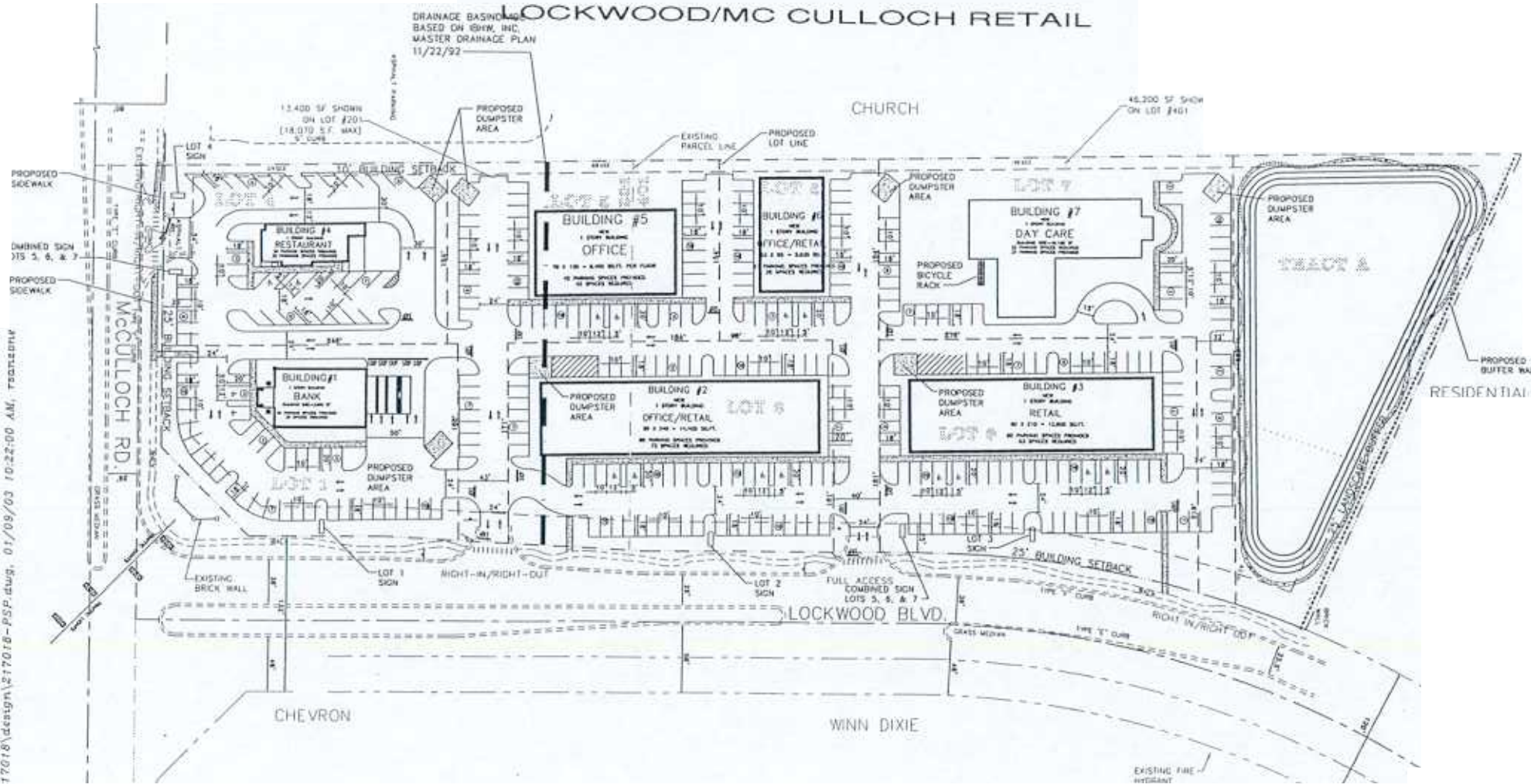
Staff recommends approval of the Preliminary Subdivision Plan subject to the approval by the Board of County Commissioners of the Major Revision for tracts 201 and 401 of the Carillon PUD.

Attachment: Preliminary Subdivision Plan

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| DR No. <u>02-5500055</u> |
| Parcel ID#: <u>35-21-31-300-007A-0000</u> |

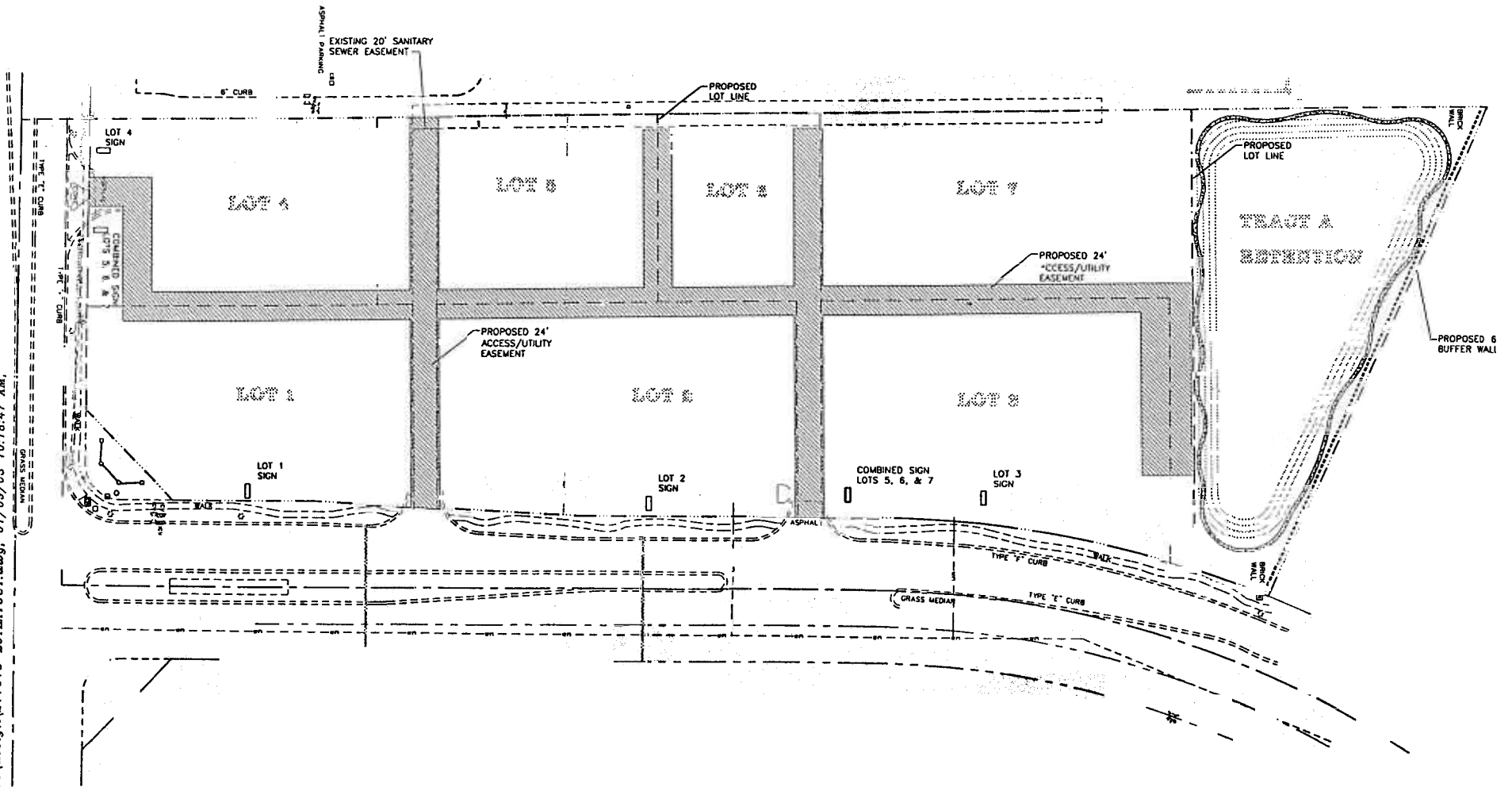
PRELIMINARY PLAN

LOCKWOOD/MC CULLOCH RETAIL



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