

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

SUBJECT: Approval of the Preliminary Subdivision Plan for Sandy Lane Reserve

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Denny Gibbs EXT. 7341

Agenda Date <u>6/04/02</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 type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Sandy Lane Reserve subdivision.

District 3 – Van Der Weide (Denny Gibbs, Planner) *[Signature]*

**BACKGROUND:**

The applicant, Signature Development Corporation, is requesting approval of a 16 lot Preliminary Subdivision Plan for Sandy Lane Reserve subdivision. The project is located on the west side of Sandy Lane, south of Sand Lake Road.

The property is approximately 9.6 acres +/- . The north half of the subdivision consists of 8 lots and has an R1-AAAA zoning designation. The typical lot size will be the required 21,780 sq. ft. buildable area or greater. The south half of the subdivision consists of 8 lots and has an R1-AAA zoning designation. The typical lot size will be the required 13,500 sq. ft. buildable area or greater. A retention tract is being provided along Sunset Valley Court. Water service is being provided by Sanlando Utilities and sewer is being provided via septic tanks. The roads will be dedicated to Seminole County.

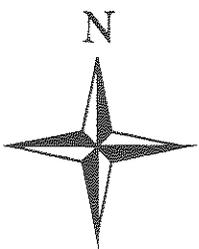
Staff has reviewed the application and finds that it meets all the development standards of the R-1A zoning district and applicable requirements of the Land Development Code. No waivers have been requested.

**STAFF RECOMMENDATION:**

Staff recommends approval of Sandy Lane Reserve PSP.

Attachments: Exhibit A: Location map  
Exhibit B: Preliminary Plan Reduction

DR No. <u>03-5500010</u>
Parcel ID#: <u>07-21-29-300-0120-0000</u>



**LOCATION MAP**  
**Sandy Lane Reserve**  
**Subdivision**

