

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

SUBJECT: Magnolia Pointe Preliminary Subdivision Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: DENNY GIBBS EXT. 7341

Agenda Date <u>07/23/03</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 Magnolia Pointe subdivision.

District 1 – Maloy (Denny Gibbs, Planner)

BACKGROUND:

The applicant, MAG Development Co., is requesting approval of a 20 lot Preliminary Subdivision Plan for Magnolia Pointe subdivision. Magnolia Pointe is located on the north side of Lake Hayes Road, approximately ½ mile east of Alafaya Trail.

The property is approximately 7.75 acres +/- and has an R1-AA zoning designation. The typical lot size will be the required 11,700 sq. ft. buildable area. A retention tract is being provided along Lake Hayes Road. The utilities are being provided by Seminole County and the road will be dedicated to Seminole County.

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

STAFF RECOMMENDATION:

Staff recommends approval of Magnolia Pointe PSP.

Attachments: Location map
Preliminary Plan Reduction

DR No. <u>03-5500013</u>
Parcel ID#: <u>27-21-31-300-0040-0000</u>

Item #

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

SUBJECT: Magnolia Pointe Preliminary Subdivision Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: DENNY GIBBS EXT. 7341

Agenda Date <u>07/16/03</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 Magnolia Pointe subdivision.

District 1 – Maloy (Denny Gibbs, Planner) *Denny Gibbs*

BACKGROUND:

The applicant, MAG Development Co., is requesting approval of a 20 lot Preliminary Subdivision Plan for Magnolia Pointe subdivision. Magnolia Pointe is located on the north side of Lake Hayes Road, approximately 1/2 mile east of Alafaya Trail.

The property is approximately 7.75 acres +/- and has an R1-AA zoning designation. The typical lot size will be the required 11,700 sq. ft. buildable area. A retention tract is being provided along Lake Hayes Road. The utilities are being provided by Seminole County and the road will be dedicated to Seminole County.

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

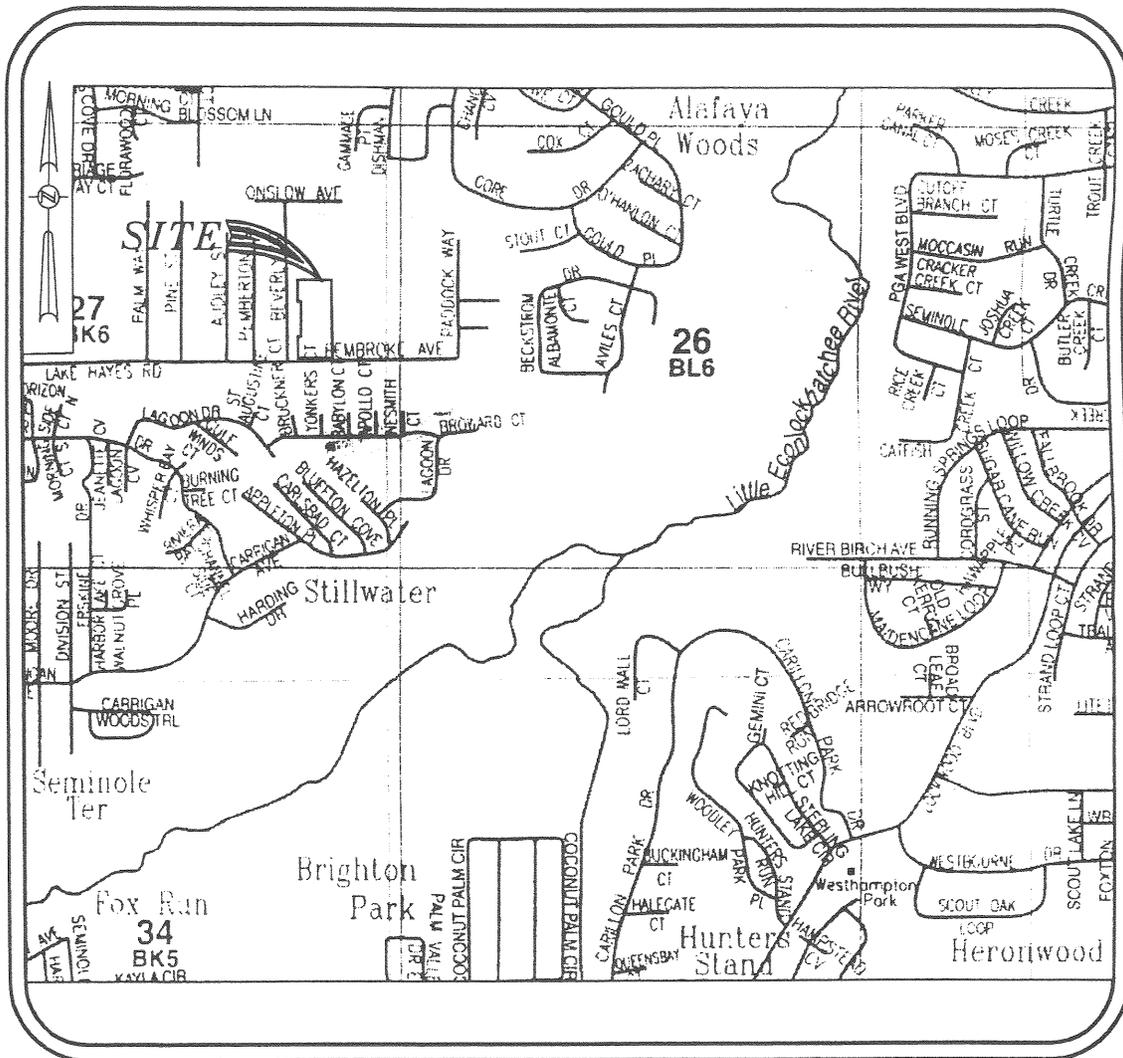
STAFF RECOMMENDATION:

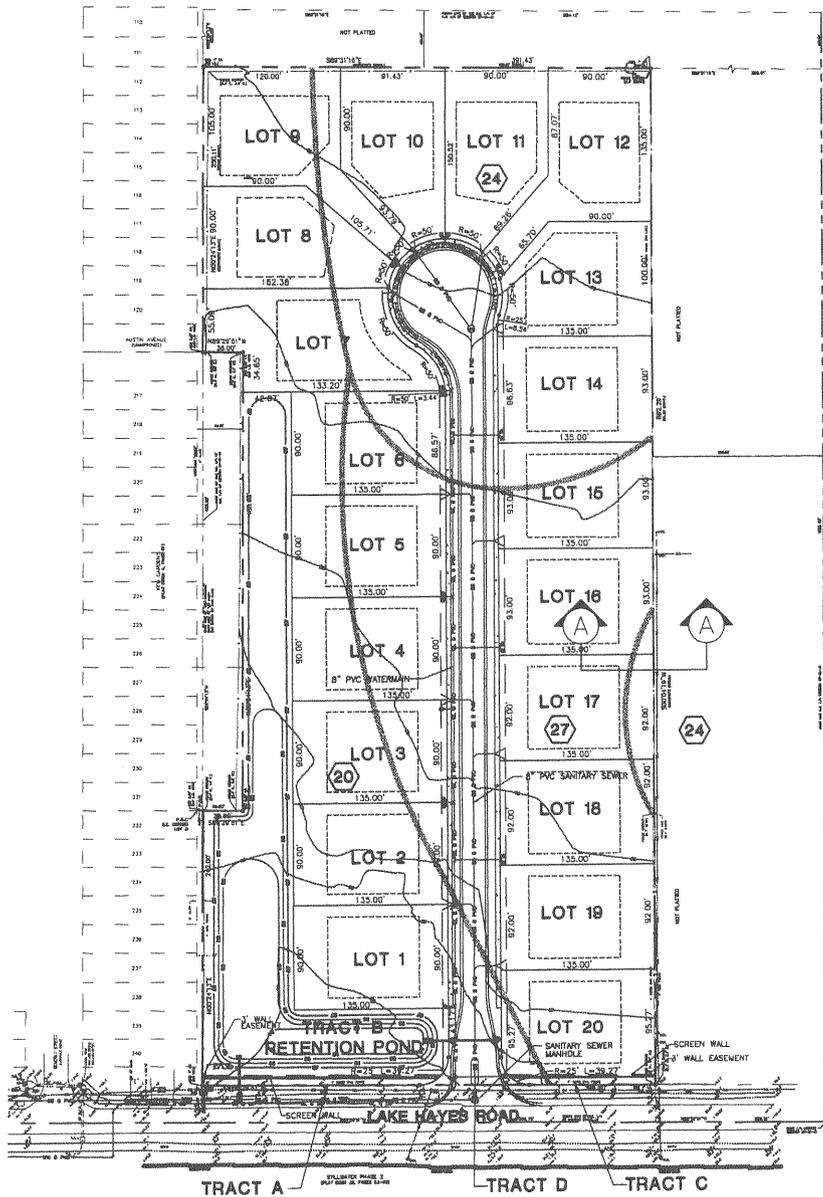
Staff recommends approval of Magnolia Pointe PSP.

Attachments: Location map
Preliminary Plan Reduction

DR No. <u>03-5500013</u>
Parcel ID#: <u>27-21-31-300-0040-0000</u>

SITE VICINITY MAP





LEGAL DESCRIPTION:

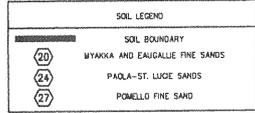
THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 40.00 FEET, LESS THE SOUTH 33.00 FEET FOR ROAD RIGHT OF WAY, LESS THE EAST 265.00 FEET, AND LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 231 OF THE PLAT "NEW GARDENS" AS RECORDED IN PLAT BOOK 4, PAGE 51 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH BY "20' W" EAST ALONG THE EASTERN PROJECTION OF THE SOUTH LINE OF SAID LOT 231, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 80°23'01" EAST ALONG SAID PROJECTION LINE, A DISTANCE OF 33.00 FEET; THENCE NORTH 00°24'13" EAST ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE "ALLEY" AS SHOWN ON SAID PLAT, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERN PROJECTION OF THE CENTERLINE OF A 20.00 FOOT WIDE RIGHT OF WAY FOR "AUSTIN AVENUE" AS SHOWN ON SAID PLAT; THENCE NORTH 88°28'01" WEST ALONG SAID PROJECTION LINE, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF SAID PLAT AND THE EAST LINE OF THE "1/2 ALLEY" AS SHOWN ON SAID PLAT; THENCE SOUTH 00°24'13" WEST ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

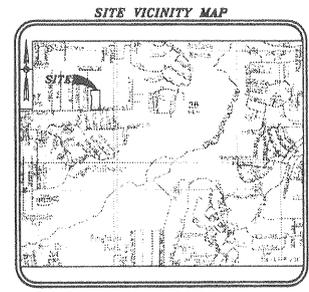
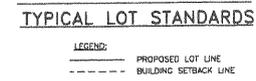
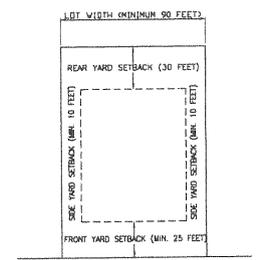
SAID LANDS SITUATE IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 7.749 ACRES, MORE OR LESS.

PROJECT TEAM MEMBERS:

- APPLICANT:**
MAG DEVELOPMENT CO.
501 NORTH ORLANDO AVENUE
WINTER PARK, FLORIDA 32789
(407)-386-3939
- ENGINEER:**
FLORIDA ENGINEERING GROUP, INC.
718 GARDEN PLAZA
ORLANDO, FLORIDA 32803
(407) 895-0324
- SURVEYOR:**
MARK S. CAULFIELD, PLS
CONSULTING SURVEYING AND MAPPING SERVICES
615 PARKWOOD AVENUE
ALTIMONTE SPRINGS, FLORIDA 32714
(407) 788-8268
- GEOTECHNICAL:**
MTE, INCORPORATED
261 LIVE OAKS BOULEVARD
CASSELLBERY, FLORIDA 32707
(407) 332-8688



LOT NO.	AREA (SQ. FEET)
1	12,150
2	12,150
3	12,150
4	12,150
5	12,150
6	12,150
7	15,352
8	12,389
9	14,913
10	12,216
11	12,374
12	14,232
13	12,210
14	12,255
15	12,655
16	12,555
17	12,420
18	12,420
19	12,420
20	12,528



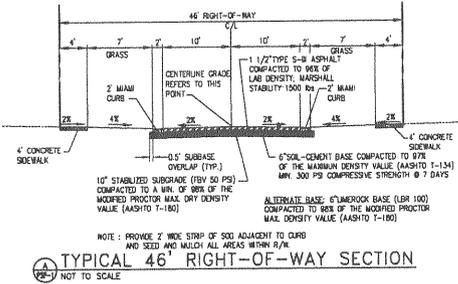
SITE DATA

- SECTION, TOWNSHIP, RANGE: S 27, T 21S, R 31E
- CURRENT ZONING: R-1AA, SINGLE-FAMILY DWELLING
- OVERALL SITE CONTAINS: 7.754 ACRES
- TOTAL NUMBER OF UNITS: 30 SINGLE FAMILY RESIDENTIAL
- PROPOSED DEVELOPMENT: RESIDENTIAL DENSITY: 2.6/AC
- MINIMUM LOT SIZE: 11,700 S.F.
- MAXIMUM ALLOWABLE BUILDING HEIGHT: 35
- SETBACKS: FRONT 25', SIDE 10', REAR 30'
- FLOOD HAZARD FOR AREA IS ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP 12117D105E OF SEMINOLE COUNTY ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- TOPOGRAPHY PROVIDED BY: MARK S. CAULFIELD, PLS. PROFESSIONAL SURVEYOR AND MAPPER.
- UTILITY EASEMENTS TO BE DEDICATED TO SEMINOLE COUNTY.
- RETENTION POND AND LANDSCAPE TRACTS (TRACTS A, B, C, AND D) TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- A 3' UTILITY EASEMENT IS TO BE PROVIDED ALONG ROAD.
- ADT = 20 UNITS x 10 TRIPS PER DAY = 200 TRIPS PER DAY.
- ALL WALLS AND FENCES SHOWN ON THE PLAN SHALL BE OWNED AND MAINTAINED BY THE HOA.

DEVELOPMENT ORDER CONDITIONS:

- THE MINIMUM HOUSE SIZE SHALL BE 2,100 SQUARE FEET UNDER AIR CONDITIONING.
- NO ACCESS SHALL BE PROVIDED TO BEVERLY STREET.
- FENCING UNIFORMITY SHALL BE ADDRESSED DURING THE SITE PLANNING PROCESS.
- STAFF SHALL ENSURE THAT SURROUNDING PROPERTY WILL NOT BE ADVERSELY IMPACTED BY RUNOFF FROM DEVELOPMENT.
- THE FUTURE RESIDENTIAL PROJECT SHALL HAVE A MANDATORY HOMEOWNER'S ASSOCIATION.

TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.03	LANDSCAPE	H.O.A.
B	0.98	POND	H.O.A.
C	0.02	LANDSCAPE	H.O.A.
D	0.00 (1405.F.)	LANDSCAPE	H.O.A.



DATE	REVISIONS	BY	CHECKED

MAGNOLIA POINTE SUBDIVISION
786 LAKE HAYES ROAD
OVIEDO, FLORIDA

FLORIDA ENGINEERING GROUP, INC.
CIVIL & ENVIRONMENTAL • LAND DEVELOPMENT
718 GARDEN PLAZA, ORLANDO, FLORIDA 32803
TEL: (407) 895-0324 FAX: (407) 895-0328
E-MAIL: info@feg-inc.us WEB PAGE: www.feg-inc.us

PRELIMINARY SUBDIVISION PLAN
DESIGNED BY: SJS DRAWN BY: MDR CHECKED BY: SJS APPROVED BY: SJS

PROJECT NO: 2003-017
SCALE: N.T.S.
DATE: MAY 30, 2003
SHEET NO: PSP-1
SHEET 1 OF 1
FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. 04-004604
SAM J. SERRANO, P.E. CERTIFICATE NO. 00075 03-07 PSP-1-DWG