Item #

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

SUBJECT: Approval of the revised Preliminary Subdivision Plan for the I-4 Industrial Park 5th Section

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

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

Agenda Date 9/3/2003 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the revised Preliminary Subdivision Plan for I-4 Industrial Park 5th Section.

District 5 – McLain (Cynthia Sweet – Planner)

BACKGROUND:

The applicant, Spaceport U.S.A. Inc., is requesting approval of a revised Preliminary Subdivision Plan for the I-4 Industrial Park 5th Section consisting of 22 lots on a 27.17 acre parcel zoned M-1A (Very Light Industrial). The site is located on the west side of N. Elder Road and approximately ½ mile north of SR 46 in Section 21, Township 19 S, and Range 30 E. Internal roads will be dedicated to Seminole County and water and sewer services will be provided by Seminole County utilities.

No waivers have been requested for this project. The revised PSP meets all the conditions of the Seminole County Land Development Code.

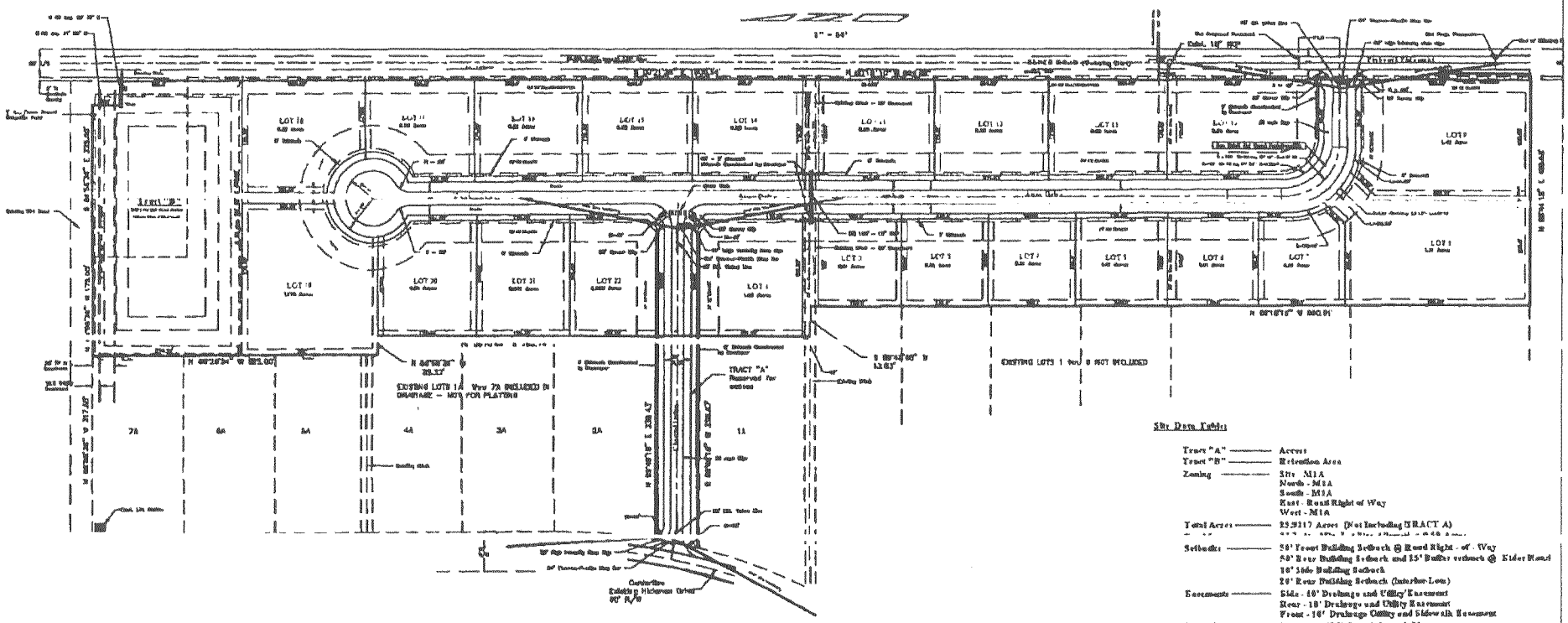
STAFF RECOMMENDATION:

Staff recommends approval of the revised Preliminary Subdivision Plan for I-4 Industrial Park 5th.

Attachments: Reduced PSP plan – Exhibit A
Location map – Exhibit B

DR No. 01-5500023
Parcel ID#:
16-19-30-5AC-0000-068C

PSP-EXHIBIT A



Site Data Table:

Tract "A"	Access
Tract "B"	Retention Area
Zoning	Site - M1A North - M1A South - M1A East - Road Right of Way West - M1A
Total Acres	25.2317 Acres (Not Including TRACT A)
Setbacks	50' Front Building Setback @ Road Right - of - Way 50' Rear Building Setback and 35' Buffer setback @ Elder Road 10' Side Building Setback 20' Rear Building Setback (Interior Lots)
Easements	Side - 10' Drainage and Utility Easement Rear - 10' Drainage and Utility Easement Front - 10' Drainage Utility and Sidewalk Easement
Impervious Area	Maximum 65 % Lots 1 through 23 Maximum 80 % Lots 1A through 7A
Floor Area Ratio	.65 Maximum Allowed
Utilities	Electric - Florida Power & Light Sanitary Sewer - Seminole County Potable Water - Seminole County Phone - Bell south Gas -
FEMA Flood Map	Panel No. 11117C0430E Classification X Sept. 17, 1998
100 Yr. Fld. Elev.	Not Located On Site - Elev. = 9.0' msl
Landscaping	A Min. of 4 - 3" Caliper Tree's are to be Planted on each Individual Lot
Property Owners Association	Maintenance of Retention Area, Fee Simple Access to Retention Pond and Weir Structure
Dedications	To Seminole County - Sanitary Sewer on & Offsite Potable Water On & Offsite Sidewalks Drainage Structure's 30' Fee Simple Access/Drainage Ditch Road Right of Way

IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO CONSTRUCT THE SIDEWALK, AS SHOWN ON THE PLANS, ALONG THE ENTIRE FRONTAGE OF THE LOT
Except where shown and Noted

R.H. Wilson & Associates

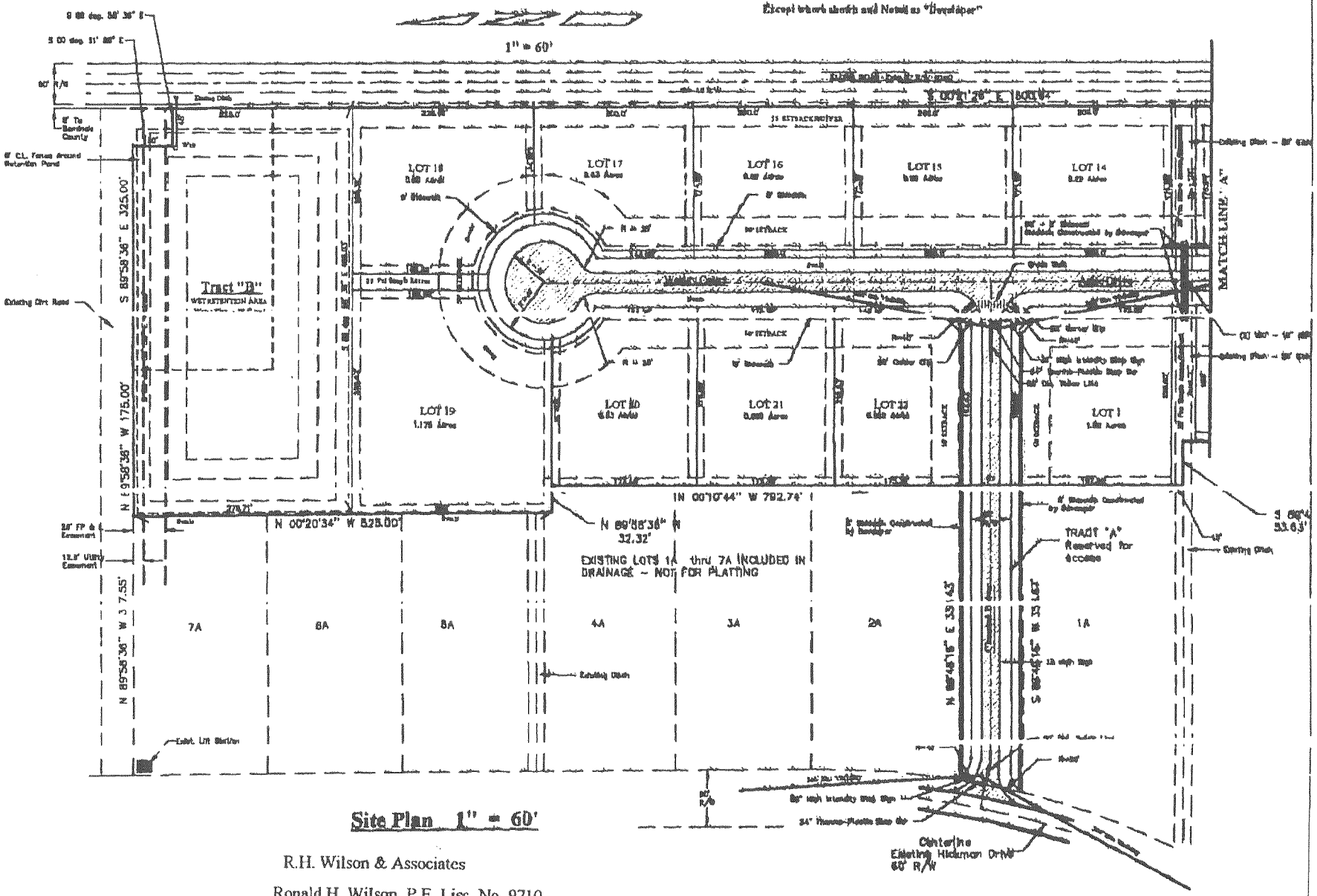
Ronald H. Wilson, P.E. Lisc. No. 9710

P.O. Box 915260 407-682-4052

Longwood, Fl. 32791-5260 fx. 407-682-3841

I4 INDUSTRIAL PARK - 28 LOTS

IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO CONSTRUCT THE SIDEWALK, AS SHOWN ON THE PLANS, ALONG THE ENTIRE FRONTAGE OF THE LOT.
Except where noted and Noted as "Developer"



Site Plan 1" = 60'

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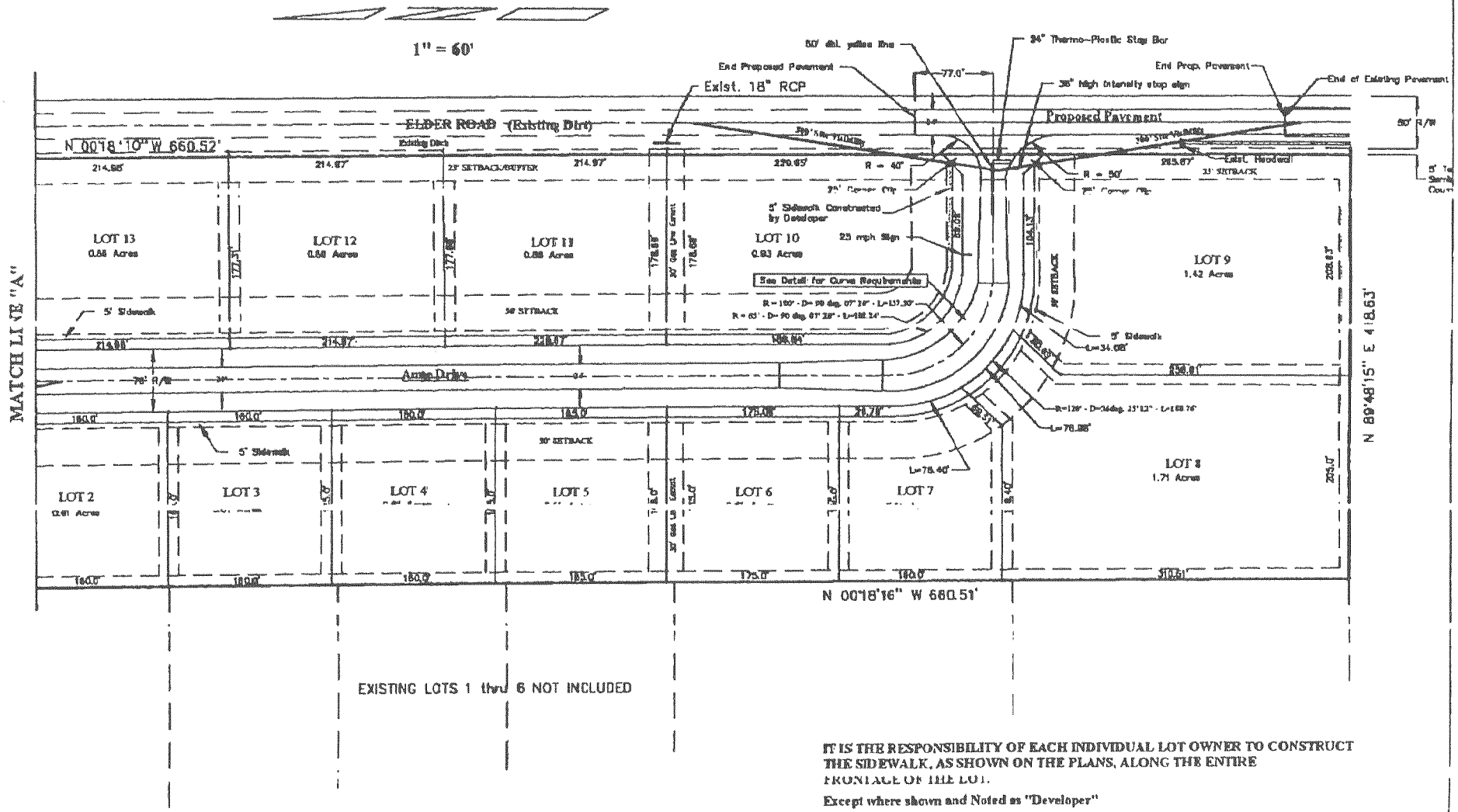

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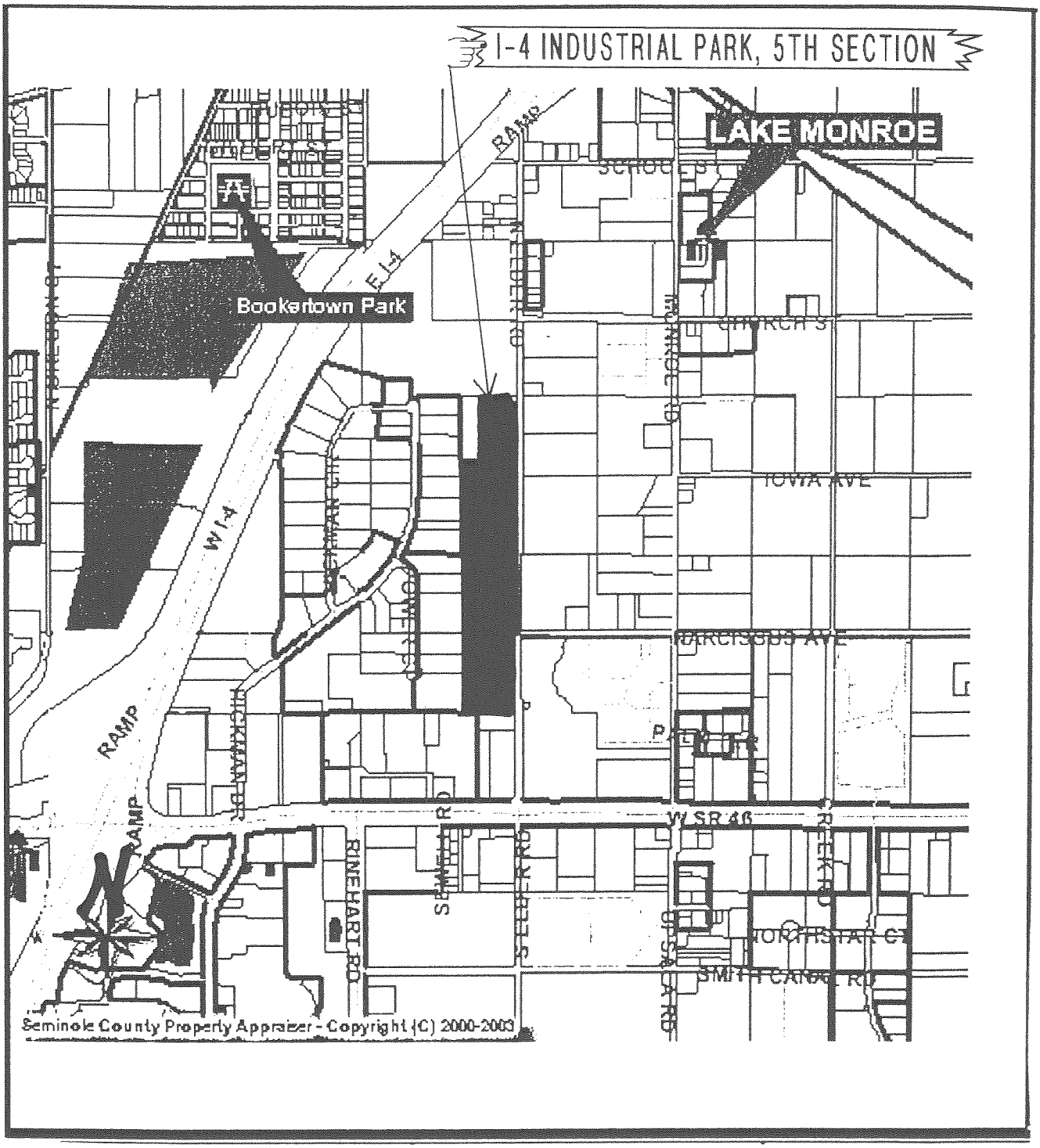
14 INDUSTRIAL PARK - 22 LOTS



LOCATION MAP–EXHIBIT B