

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

SUBJECT: Approval of the Preliminary Subdivision Plan for Nikki's Farms Estates Subdivision

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Michael Rumer EXT. 7337

Agenda Date 11/05/2003 Regular Work Session Briefing
Special Hearing – 6:00 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for the Nikki's Farms Subdivision. Located on the west side of Lake Markham Road, approximately 1/8 mile south of Lake Sylvan Park in Section 27, Township 19, Range 29.

District 5 – McLain (Michael Rumer, Planner)

BACKGROUND:

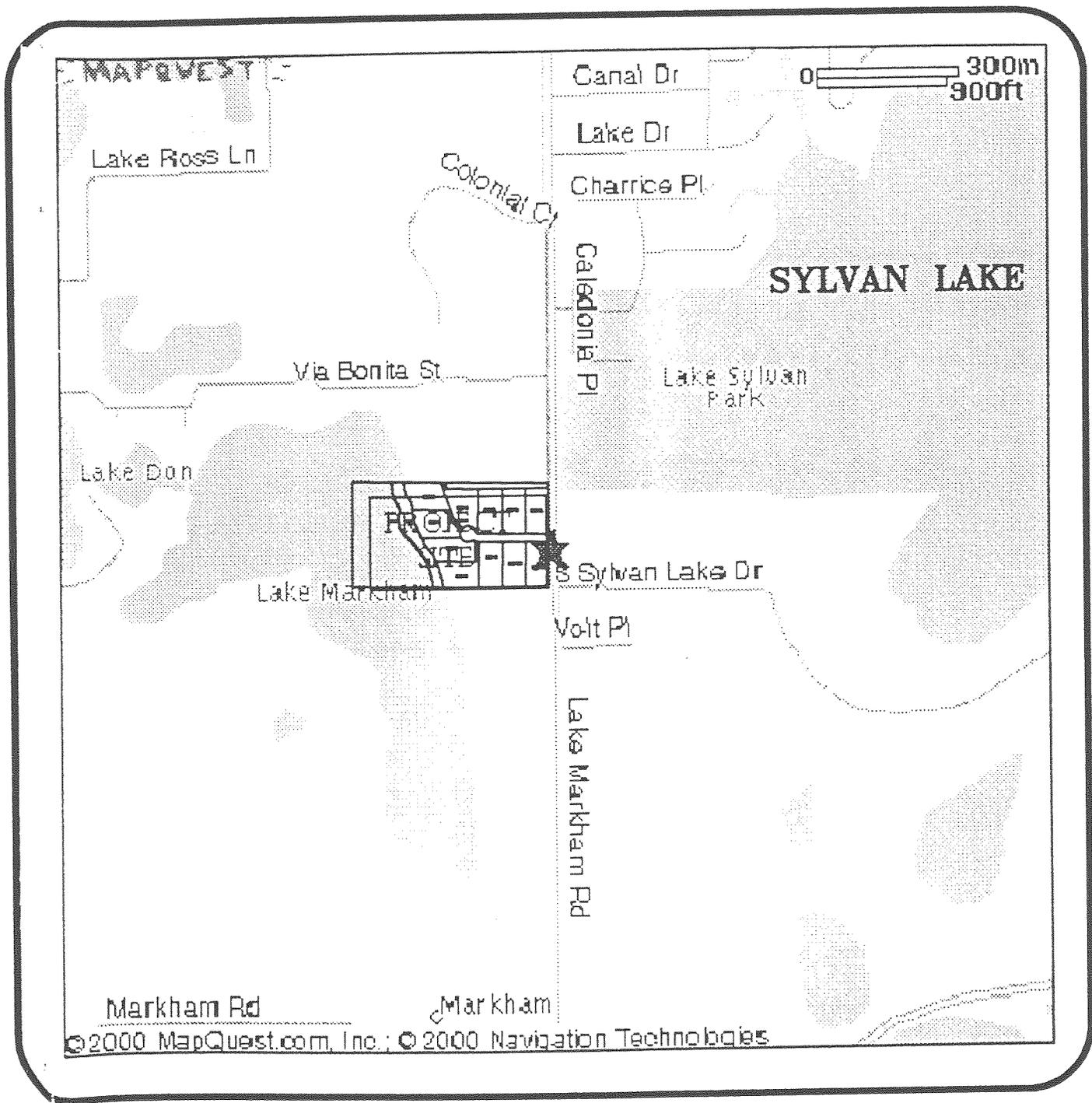
Bob Ellis, property owner is requesting approval of a two-year extension to the Preliminary Subdivision Plan for the Nikki Farm Estates. Section 35.13 of the Land Development Code requires a final plat to be submitted within two years of PSP approval or the approval expires. A final plat was not submitted by the applicant within the two year period. This project was originally approved by the P&Z Commission on October 3, 2001. The project consists of 11 lots on approximately 19.6 +/- acres and is zoned A-1, which allows 1 acre (43,560 square feet) lot sizes. Minimum lot width at the building line is 150 feet and the minimum house size is 2,000 square feet. Each proposed lot has a minimum of 1 acre of buildable area. Staff has reviewed the PSP and finds that it meets the applicable requirements of the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the two-year extension of the PSP for the Nikki Farm Estates subdivision.

Attachments: Location map
Preliminary Plan Reduction

DR No. 01-5500014
Parcel ID#: 26-19-29-300-0140-0000

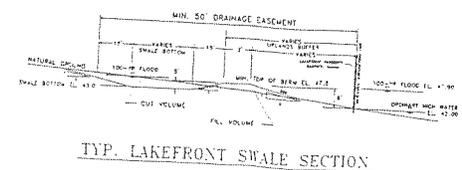
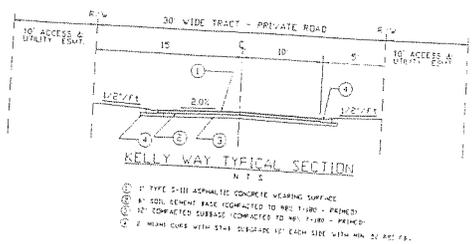
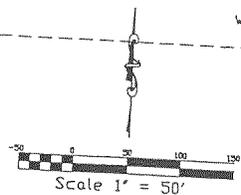
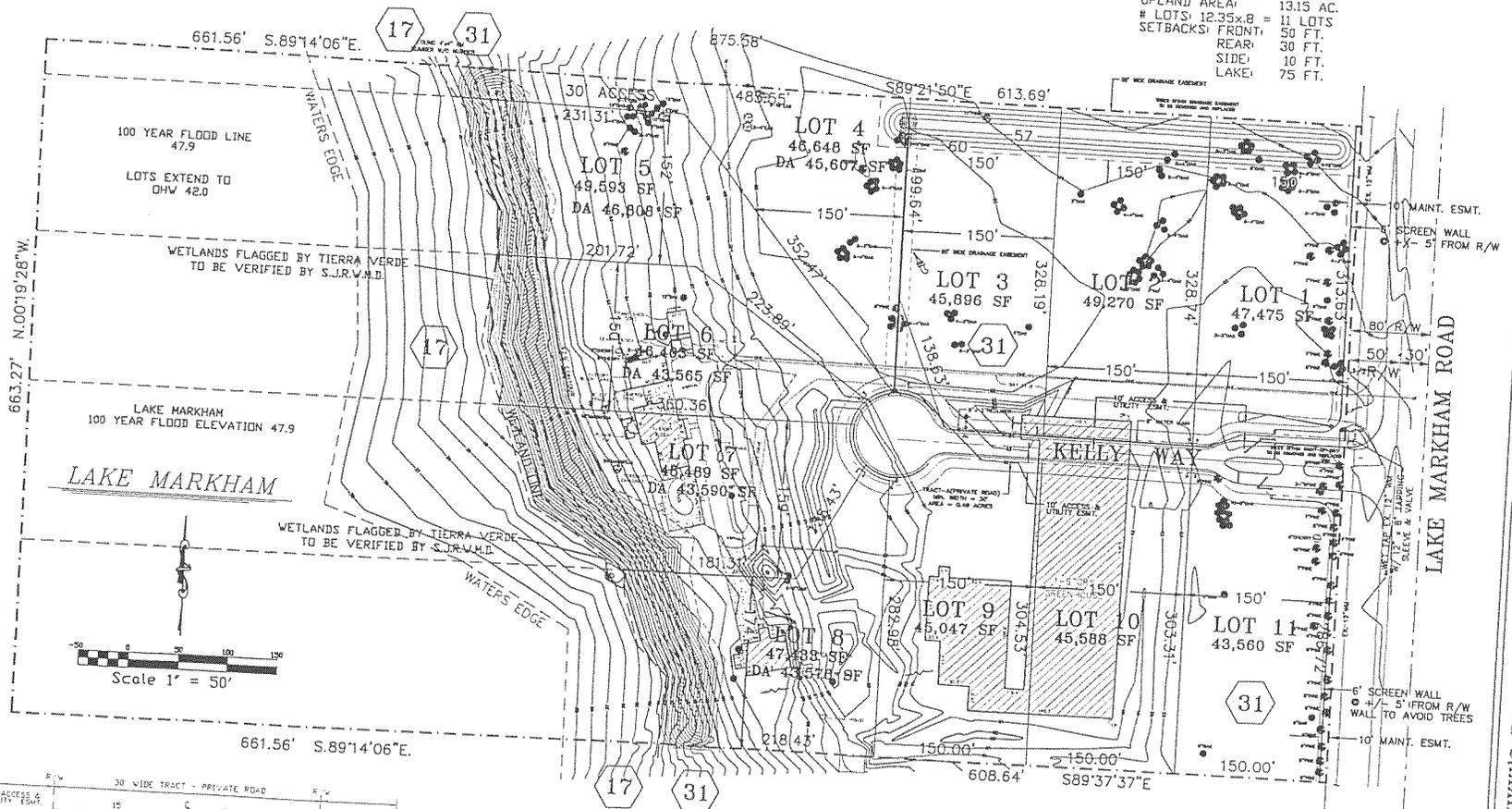


LOCATION MAP

NIKKI'S FARMS ESTATES

SECTION 26, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

NOTES:
 TOTAL AREA: 19.61 AC.
 LAKE AREA: 5.75 AC.
 100YR FLOOD AREA: 6.46 AC.
 UPLAND AREA: 13.15 AC.
 # LOTS: 12.35x.8 = 11 LOTS
 SETBACKS: FRONT: 50 FT.
 REAR: 30 FT.
 SIDE: 10 FT.
 LAKE: 75 FT.



SOILS LEGEND:
 (31) TAVARES-MILLHOPPER FINE SANDS (0-5%)
 (17) BRIGHTON, SAMSULA & SANIBEL MUCKS

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NIKKI'S FARMS ESTATES
 PRELIMINARY SUBDIVISION PLAN
 SEMINOLE

DRAWN BY: [Signature]
 APPROVED BY: [Signature]
 JOB NUMBER: [Blank]
 FILENAME: [Blank]
 DATE: 05-07-09
 DATE REV: [Blank]