Item #

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

SUBJECT: Approval of the Preliminary Subdivision Plan for River Pine Estates

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

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

Agenda Date 02-02-05 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for River Pine Estates, located on the north side of River Birch Avenue, approximately 1300 feet west of Lockwood Blvd.

District 1-Dallari (Michael Rumer – Planner)

BACKGROUND:

The applicant, Kenneth Hofer, is requesting Preliminary Subdivision Plan approval for 12 single family lots located on Swamp Bay Avenue. This project is comprised of approximately 10.13 acres and has an R-1AA zoning designation. The project will connect to Alafaya Utilities for sewer service and use wells for water. The internal road will be privately owned and maintained. The typical lot size will be over 12,000 square feet. No waivers have been requested for this project.

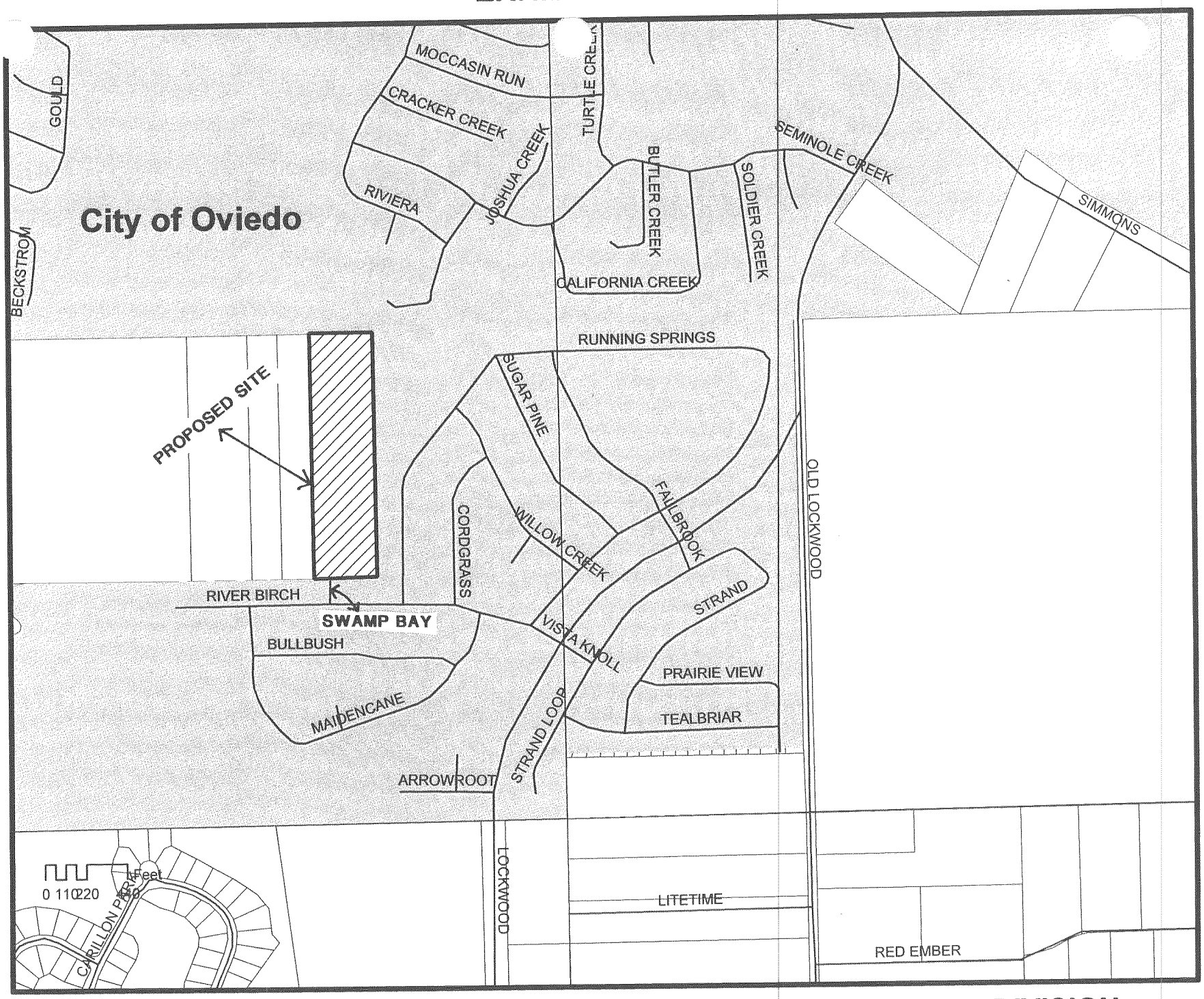
STAFF RECOMMENDATION:

Staff recommends approval of River Pine Estates PSP.

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

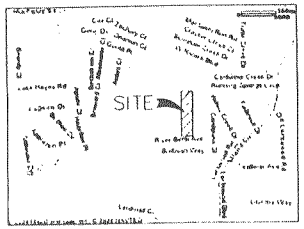
DR No. 04-5500033
Parcel ID#: 26-21-31-300-0090-0000

EXHIBIT A



LOCATION MAP FOR RIVER PINE ESTATES PRELIMINARY SUBDIVISION

EXHIBIT B



VICINITY MAP

PARCEL ID NO. 26-21-31-300-0090-0000

LEGAL DESCRIPTION.

THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA CONTAINING 10.132 ACRES MORE OR LESS

OWNER/DEVELOPER
KENNETH HOFER
3383 FOXCROFT CIRCLE
OVIEDO, FLORIDA 32765
407-977-9844

CIVIL ENGINEER
SYC MANAGEMENT, INC.
1818 EAST ROBINSON STREET
ORLANDO, FLORIDA 32803
321-303-4587

SURVEYOR
LAND TECH SURVEYING & MAPPING, CORP
350 S. CENTRAL AVENUE
OVIEDO, FLORIDA 32762
407-365-1036 407-365-1038 FAX

GEOTECHNICAL ENGINEER
NODARSE & ASSOCIATES INC.
875 LEE ROAD
WINTER PARK, FLORIDA 32789
407-740-8110 407-740-8112 FAX

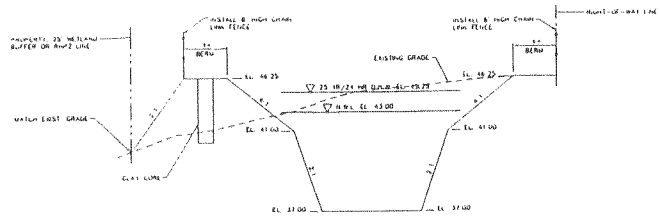
ENVIRONMENTAL ENGINEER
LOTSPEICH AND ASSOCIATES
2711 WEST FAIRBANKS AVENUE
WINTER PARK, FLORIDA 32789

SITE DATA

TOTAL GROSS AREA	10.132 ACRES
TOTAL NET AREA (LESS WETLANDS)	7.858 ACRES
WETLANDS	2.274 AC
EXISTING ZONING	R1-AA
FUTURE LAND USE	LDR
TOTAL NUMBER OF LOTS	12
NET DENSITY	0.85 DU/ ACRE
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
EXISTING VEGETATION	PINE FLATWOODS
MINIMUM LOT SIZE	0.269 ACRES (11,700 S.F.)
MINIMUM LOT WIDTH	90'
MINIMUM LIVING AREA	1,300 SF UNDER A/C AND HEAT
MAXIMUM BUILDING HEIGHT	35'
SETBACKS	F(25'); R(30'); S(10'); SS(25')
SANITARY SEWER	UTILITIES INC
POTABLE WATER	INDIVIDUAL WELLS
MAXIMUM BUILDING COVERAGE	60%
PHASES	ONE

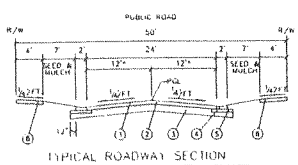
TRACT AREAS

TRACT A	INGRESS/EGRESS EASEMENT & OPEN SPACE	0.398 AC
TRACT B	RETENTION AREA	0.378 AC
TRACT C	RETENTION AREA	0.701 AC
TRACT D	OPEN SPACE	1.844 AC
TRACT E	WETLANDS	2.274 AC



POND 2 SECTION

* WHERE MAINTENANCE BERM ABUTTS RESIDENTIAL LOTS WIDTH SHALL BE 15' MINIMUM



TYPICAL ROADWAY SECTION

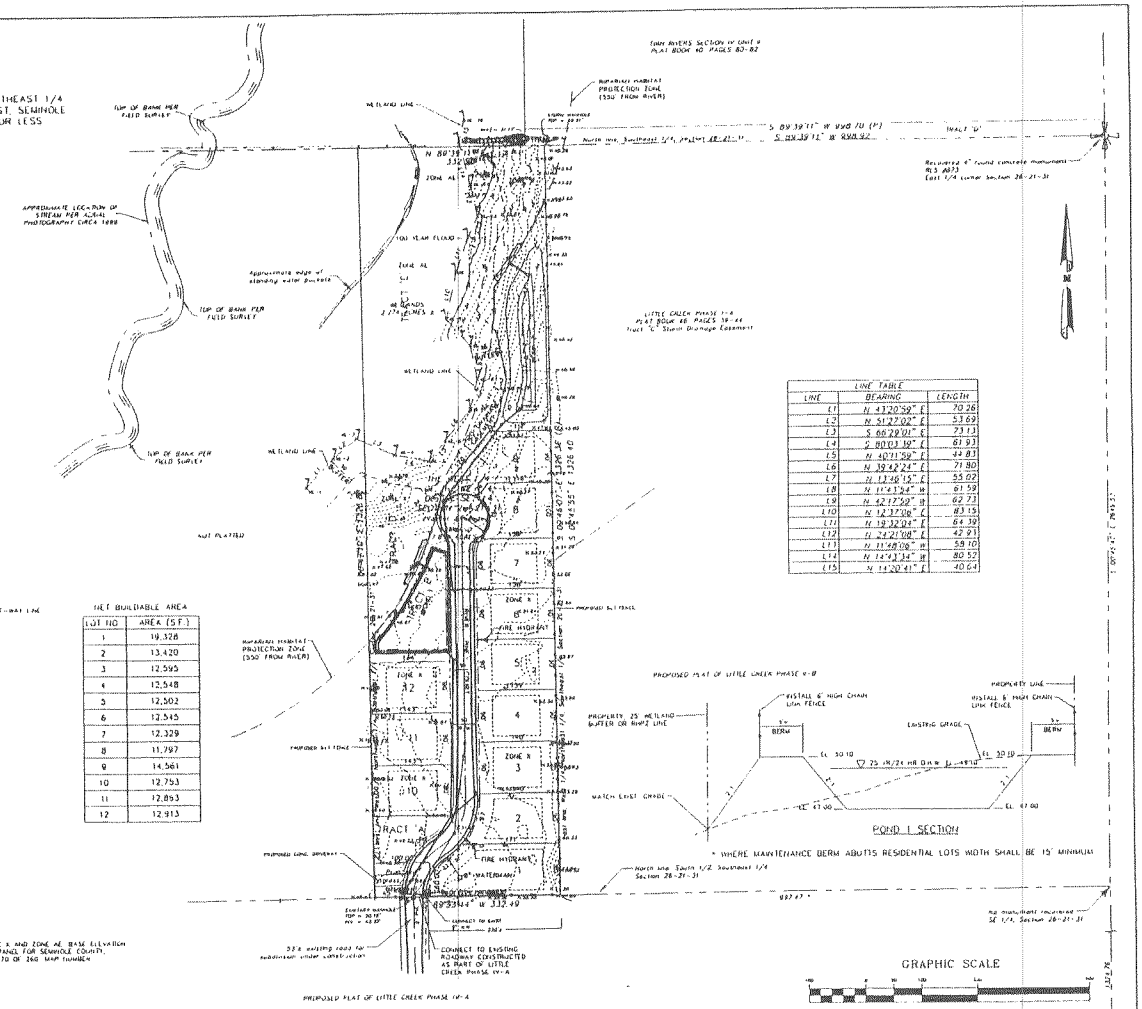
* DRIVE LANES SHALL BE WIDENED TO 15' WHERE ROADWAY CURVES ARE LESS THAN 150' RADIUS

NET BUILDABLE AREA

LOT NO	AREA (S.F.)
1	19,328
2	13,420
3	12,595
4	12,548
5	12,502
6	12,545
7	12,329
8	11,797
9	14,561
10	12,753
11	12,853
12	12,913

FLOOD ZONE

THIS PARCEL LIES WITHIN FLOOD ZONE X AND ZONE AE. BASE ELEVATION FOR ZONE AE IS EL. 33.0 PER FIRM PANEL FOR SEMINOLE COUNTY, FLORIDA AND INCORPORATED AREAS (70 OF 750) MAP NUMBER 12117C0170.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 43°20'59" E	70.26
L2	N 51°27'02" E	53.69
L3	S 66°29'01" E	73.13
L4	S 80°03'10" E	81.93
L5	N 40°11'59" E	42.83
L6	N 39°42'24" E	71.80
L7	N 13°46'15" E	55.02
L8	N 11°43'34" W	61.59
L9	N 42°17'59" W	62.73
L10	N 12°37'06" E	83.15
L11	N 18°32'01" E	64.39
L12	N 24°21'08" E	42.93
L13	N 11°48'08" W	59.10
L14	N 14°43'34" W	80.57
L15	N 11°20'41" E	40.64

DATE	REVISIONS	REVISED BY	CHECKED BY

CADD	NAME	DATE
DESIGNED BY	SYC	6/04
DRAWN BY	SKS	6/04
CHECKED BY	SYC	6/04
APPROVED BY	SYC	6/04
FILE	RIVER PINE ESTATES PSP	

SYC MANAGEMENT, INC.
1818 EAST ROBINSON STREET, ORLANDO, FLORIDA 32803
STEPHEN Y. CHUN, P.E. No. 47889
E.B. No. 25834
PHONE (321) 303-4587
SYCMGT@STONGHOT.COM

PRELIMINARY SUBDIVISION PLAN

River Pine Estates

SEMINOLE COUNTY, FLORIDA

PROJECT NO -
DATE JUNE 2004
SCALE 1" = 100'
SHEET 1 OF 2