

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

SUBJECT: Cameron Heights Preliminary Subdivision Plan Approval

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date 11/02/2005 Regular  Work Session  Briefing   
Special Hearing – 6:00  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Cameron Heights located north of SR 46, south of Celery Avenue, east of Sipes Avenue and west of SR 415, in Sections 33 and 34, Township 19 S, Range 31 E.

District 5 – Carey (Cynthia Sweet, Planner) *CS*

**BACKGROUND:**

The applicant, Tom Daly, Daly Design Group, Inc., is requesting approval of the Preliminary Subdivision Plan (PSP) for Cameron Heights consisting of 572 single family residential lots with a net density of 4.0 units per net buildable acres and 330 townhome lots with a net density of 10 units per net buildable acres, zoned PUD (Planned Unit Development).

The minimum lot size for the single family residential lot is 1,500 SF and the minimum lot size for the townhome lots is 1,100 SF. The project will be served by the City of Sanford as the utility provider for water and sewer, and the internal roadways will be public except for the townhome project which will be private.

The Final Master Plan for the PUD was approved by the Board of County Commissioners on 10/11/05. The PSP complies with all the conditions of the approved Final Master Plan, Cameron Heights Developer's Commitment Agreement, and the SCLDC Section 35.

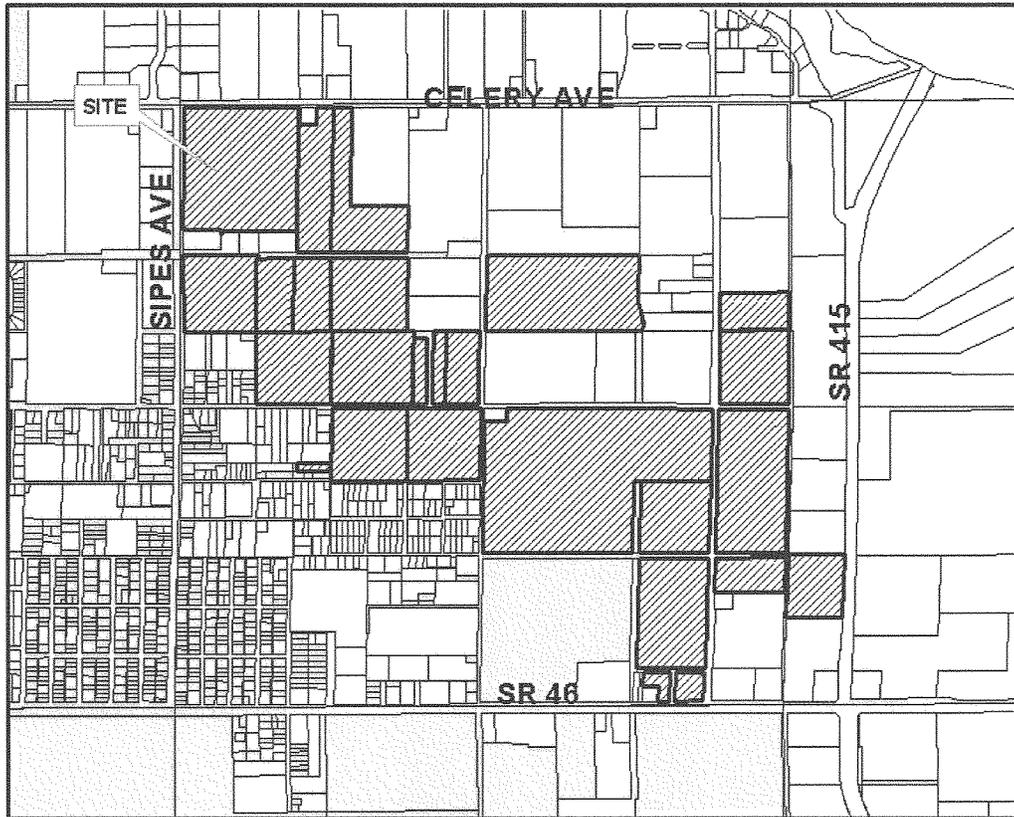
**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Subdivision Plan for Cameron Heights.

Attachments: Location Map  
Preliminary Plan Reduction

DR No. 05-05500023  
Parcel ID#:  
34-19-31-300-003A-0000+

CAMERON HEIGHTS  
PRELIMINARY SUBDIVISION PLAN

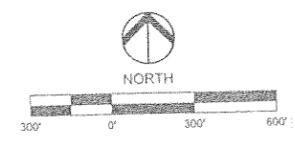






- LEGEND:
- TU Denotes utility pole
  - GW Denotes guy wire/anchor
  - TR Denotes telephone riser
  - OU Denotes overhead utility line
  - W Denotes well
  - IR Denotes 5/8" iron rod with cap or nail & disk PSM #5633
  - LB Denotes licensed business
  - PSM Denotes professional surveyor and mapper

- 5 Astatula fine sand, 5 to 8 percent slopes
- 9 Basinger and Delray fine sands
- 10 Basinger, Samsula, and Hontoon soils, depressional
- 13 EauGallie and Immokalee fine sands
- 15 Felda and Manatee mucky fine sands, depressional
- 20 Myakka and EauGallie fine sands
- 25 Pineda fine sand
- 29 St. Johns and EauGallie fine sands



daly design group inc.  
 Land Planning, Landscape Architecture, Project Management, Development Consulting  
 913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373 www.dalydesign.com

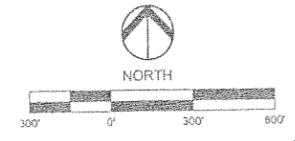
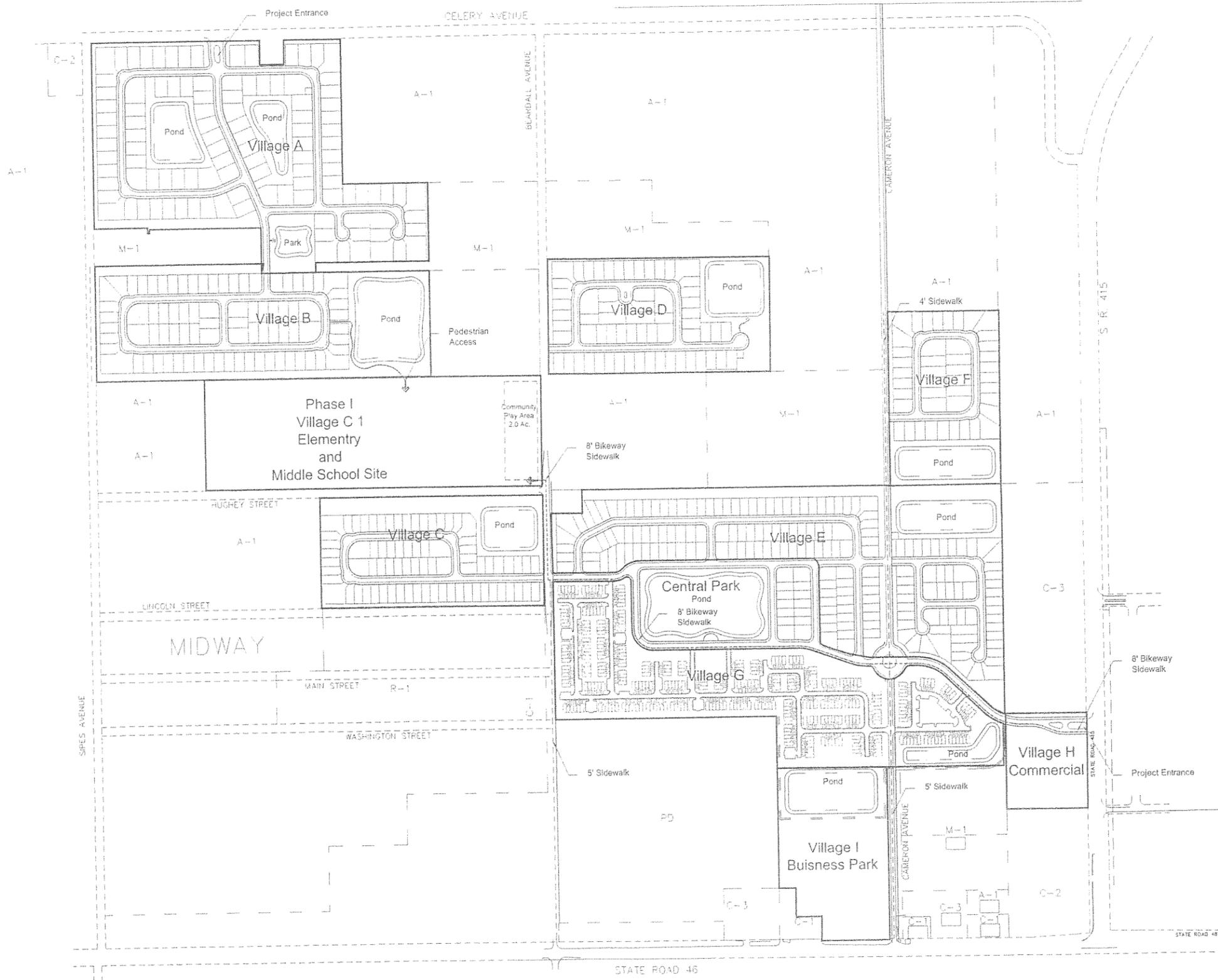
REV	DATE	DESCRIPTION
1	08.07.05	Per Staff Comments Dated 08/04/05

Topography and Soils Plan  
 Preliminary Subdivision Plan  
 Cameron Heights  
 Seminole County, Florida



PROJECT NO.  
2442  
 SCALE  
1"=300'  
 DATE  
July 2005  
 SHEET  
PSP 2

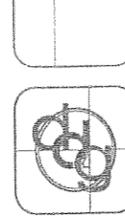
Date \_\_\_\_\_



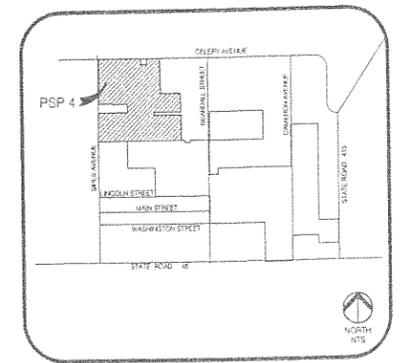
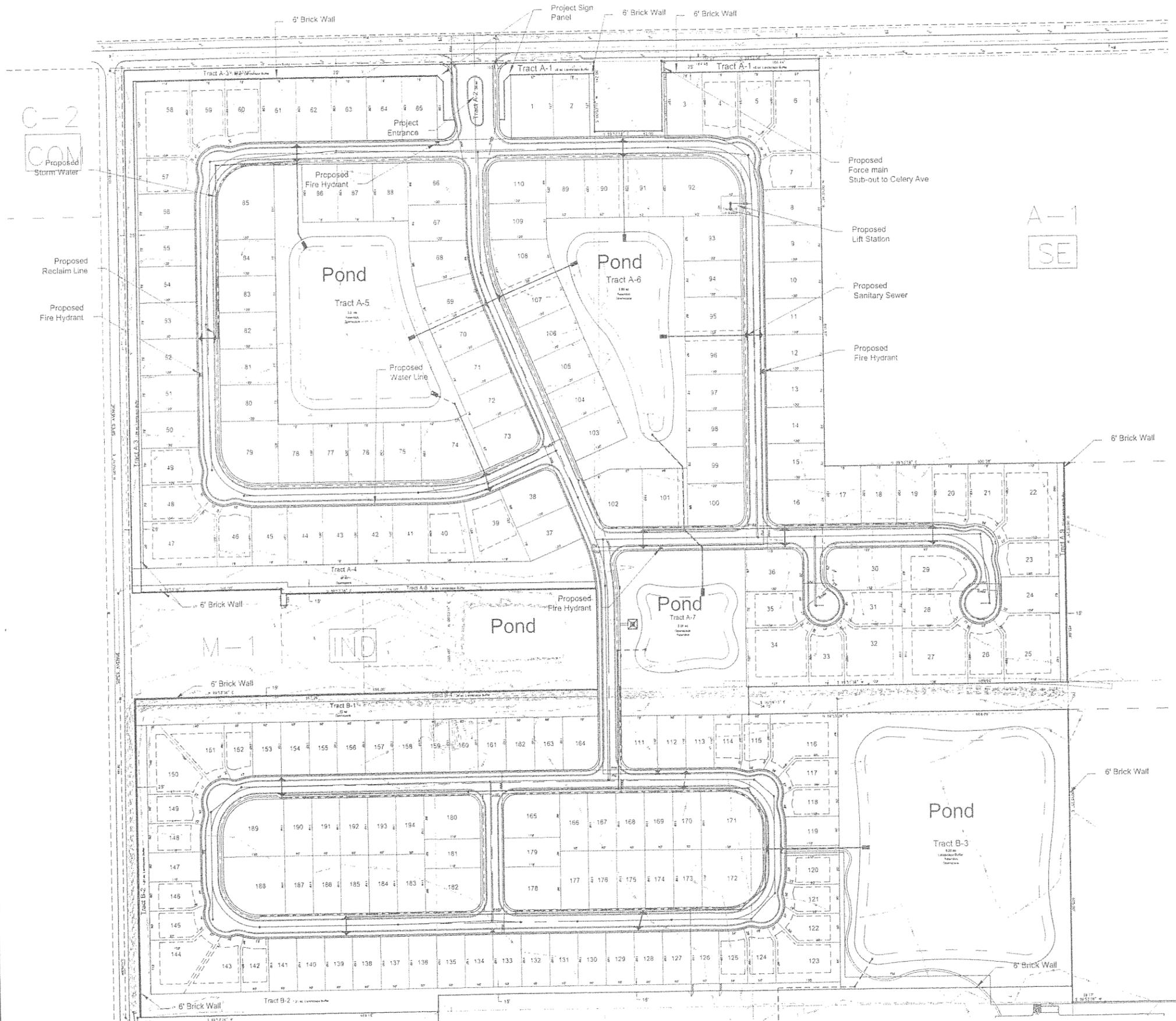
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REV	DATE	DESCRIPTION	BY
1	02/07/05	Per Staff Comments dated 02/07/05	
2	10/05/05	Per Staff Comments dated 10/26/05	

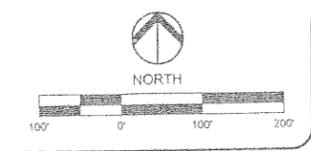
Master Plan / Transportation Plan  
 Preliminary Subdivision Plan  
 Cameron Heights  
 Seminole County, Florida



PROJECT NO.  
2442  
 SCALE  
1" = 300'  
 DATE  
July 2005  
 SHEET  
PSP 3



- Legend**
- WM — Proposed Watermain
  - RWM — Proposed Reclaim Watermain
  - SSS — Proposed Storm Sewer
  - SS — Proposed Sanitary Sewer
  - Proposed Sanitary Manhole
  - Proposed Storm Inlet
  - ⊕ Proposed Fire Hydrant
  - Existing Overhead Utilities
  - ⊕ Existing Power Pole
  - Existing Storm Inlet
  - ⊕ Existing Storm Manhole
  - ⊕ Existing Fire Hydrant



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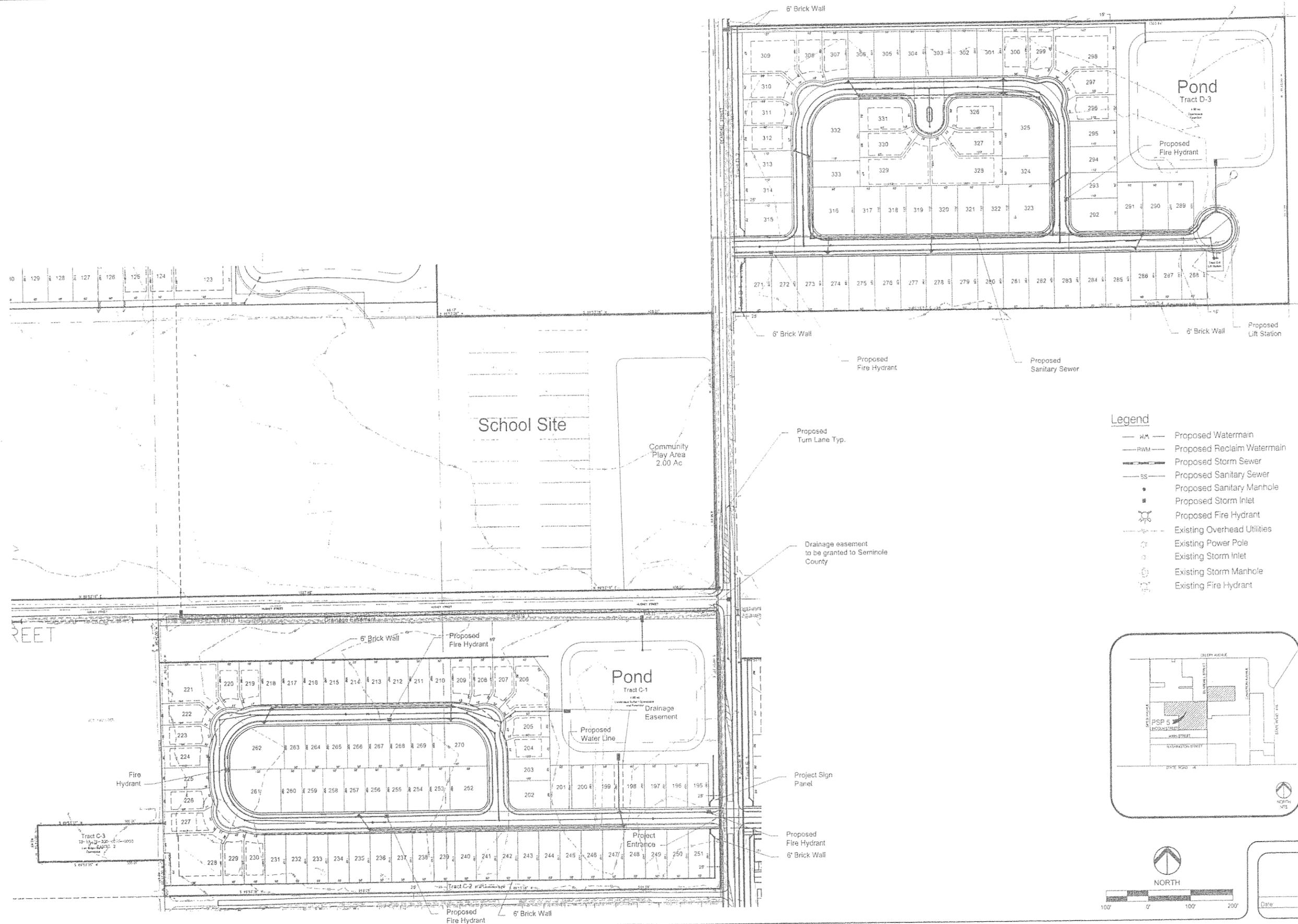
Village A and B Utility Plan  
 Preliminary Subdivision  
 Cameron Heights  
 Seminole County, Florida



PROJECT NO  
 2442  
 SCALE  
 1"=100'  
 DATE  
 July 2005  
 SHEET  
 PSP4

NO.	DATE	BY	CHKD.	DESCRIPTION
2.	01.05.06			Per Staff Comments (Drawn 09/29/05)
1.	09.07.05			Per Staff Comments (Drawn 09.17.05)

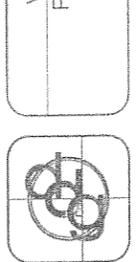
Date \_\_\_\_\_



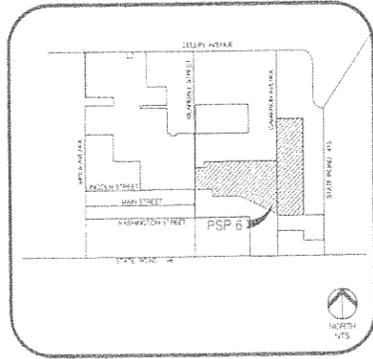
day design group inc.  
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NO.	DATE	REV.	DESCRIPTION
1	06/07/05	1	PRELIMINARY PLAN
2	10/05/05	1	PER BOARD COMMENTS DATED 09/29/05
			PER BOARD COMMENTS DATED 08/12/05

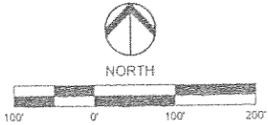
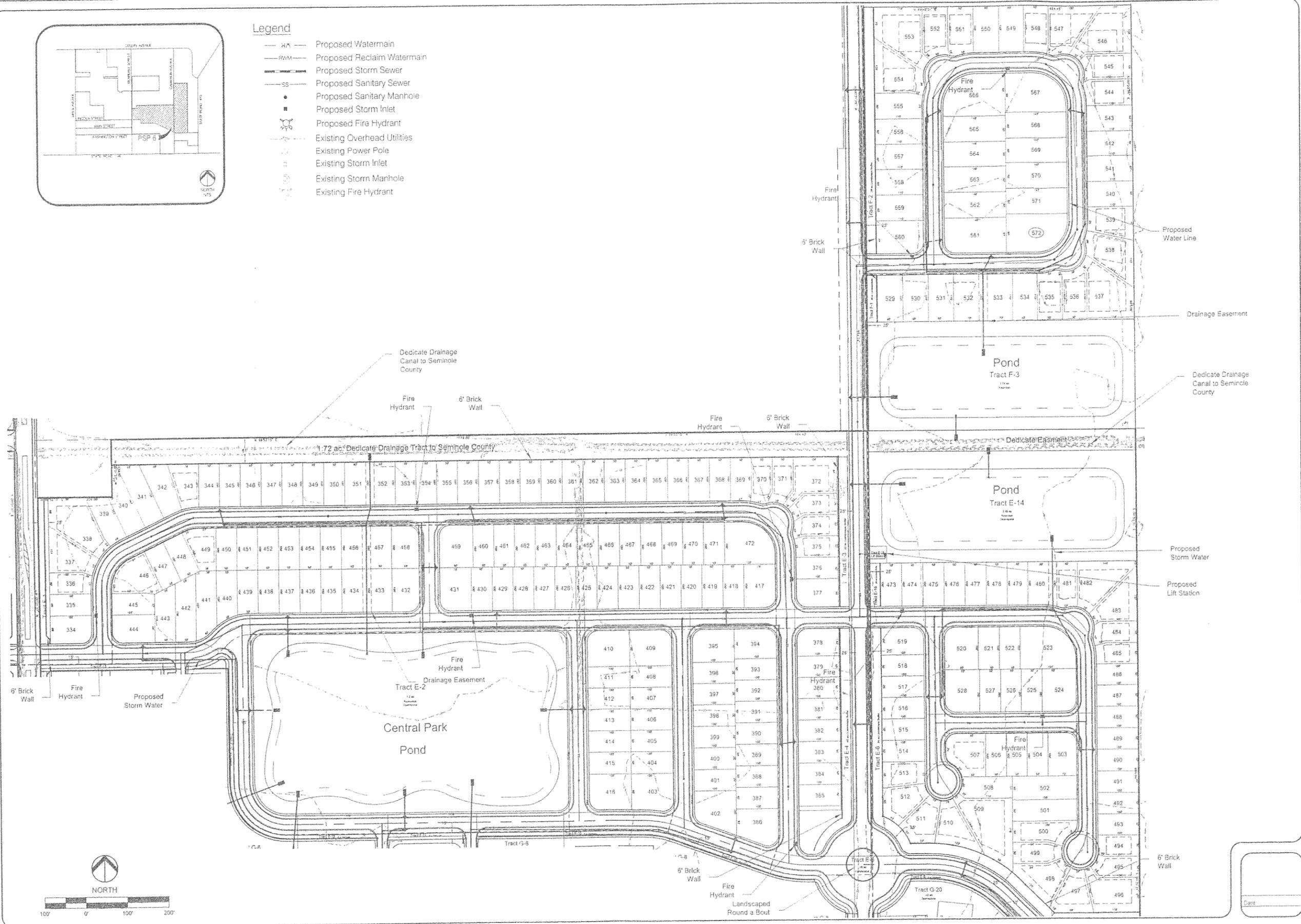
Village C and D Utility Plan  
 Preliminary Subdivision Plan  
 Cameron Heights  
 Seminole County, Florida



PROJECT NO. 2442  
 SCALE 1" = 100'  
 DATE July 2005  
 SHEET PSP 5



- Legend**
- WM — Proposed Watermain
  - RWM — Proposed Reclaim Watermain
  - SSS — Proposed Storm Sewer
  - SS — Proposed Sanitary Sewer
  - Proposed Sanitary Manhole
  - Proposed Storm Inlet
  - ⊙ Proposed Fire Hydrant
  - — — Existing Overhead Utilities
  - ⊙ Existing Power Pole
  - Existing Storm Inlet
  - ⊙ Existing Storm Manhole
  - ⊙ Existing Fire Hydrant



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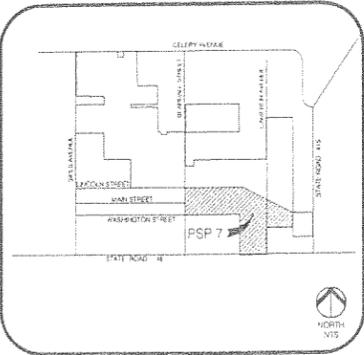
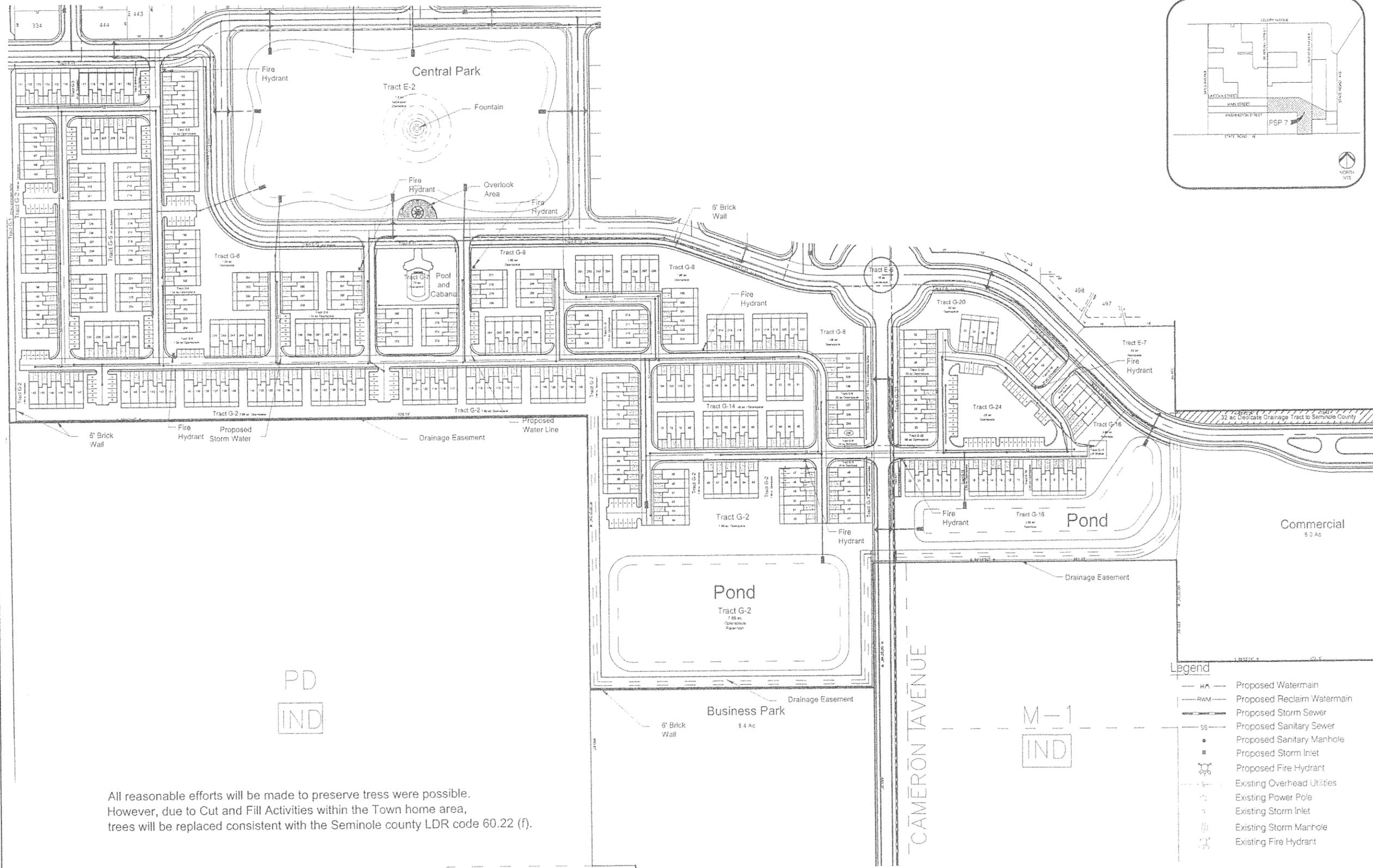
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Village E and F Utility Plan  
 Preliminary Subdivision Plan  
 Cameron Heights  
 Seminole County, Florida



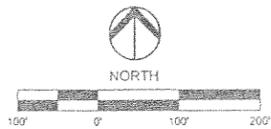
PROJECT NO  
 2442  
 SCALE  
 1"=100'  
 DATE  
 July 2005  
 SHEET  
 PSP 6

NO.	REV.	DATE	DESCRIPTION
2	1	03/27/05	Per Board Comments Dated 03/24/05.
1	1	03/27/05	Per Board Comments Dated 03/17/05.



All reasonable efforts will be made to preserve trees where possible. However, due to Cut and Fill Activities within the Town home area, trees will be replaced consistent with the Seminole county LDR code 60.22 (f).

- Legend**
- H/W — Proposed Watermain
  - R/W — Proposed Reclaim Watermain
  - S/S — Proposed Storm Sewer
  - S/S — Proposed Sanitary Sewer
  - Proposed Sanitary Manhole
  - Proposed Storm Inlet
  - ⊙ Proposed Fire Hydrant
  - - - Existing Overhead Utilities
  - ⊙ Existing Power Pole
  - ⊙ Existing Storm Inlet
  - ⊙ Existing Storm Manhole
  - ⊙ Existing Fire Hydrant



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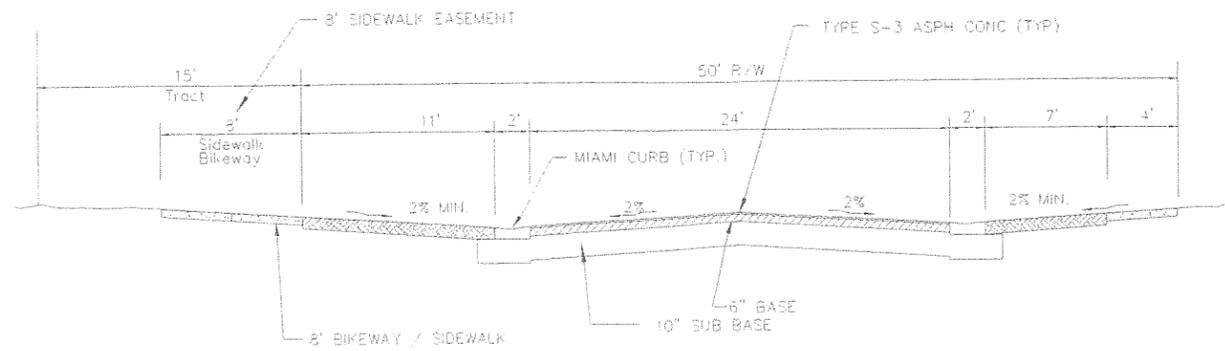
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Village G Utility Plan  
Preliminary Subdivision Plan  
Cameron Heights  
Seminole County, Florida

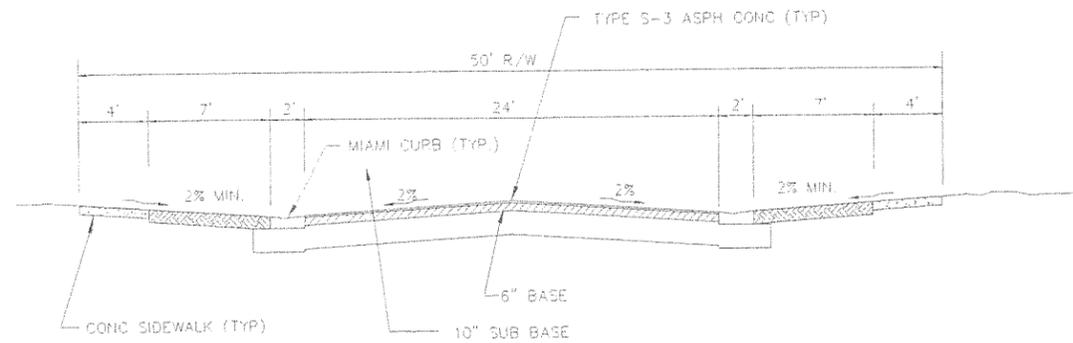


PROJECT NO.  
2442  
SCALE  
1"=100'  
DATE  
July 2005  
SHEET  
PSP 7

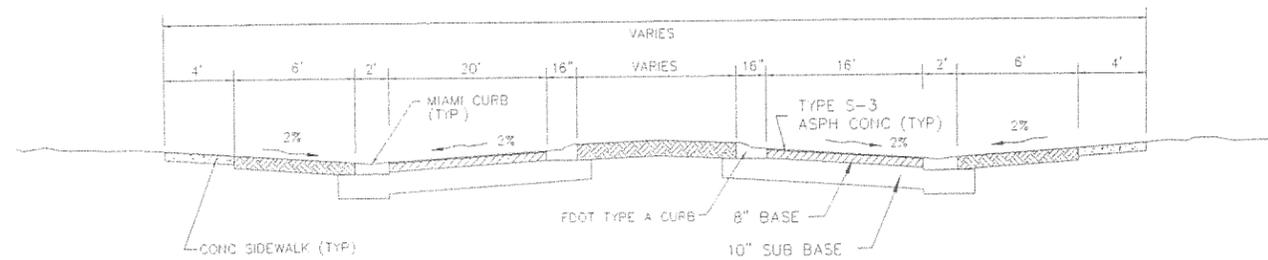
REV	DATE	DESCRIPTION	BY
2	10/05/05	Per Staff Comments Dated 10/29/05	
1	09/07/05	Per Staff Comments Dated 08/12/05	



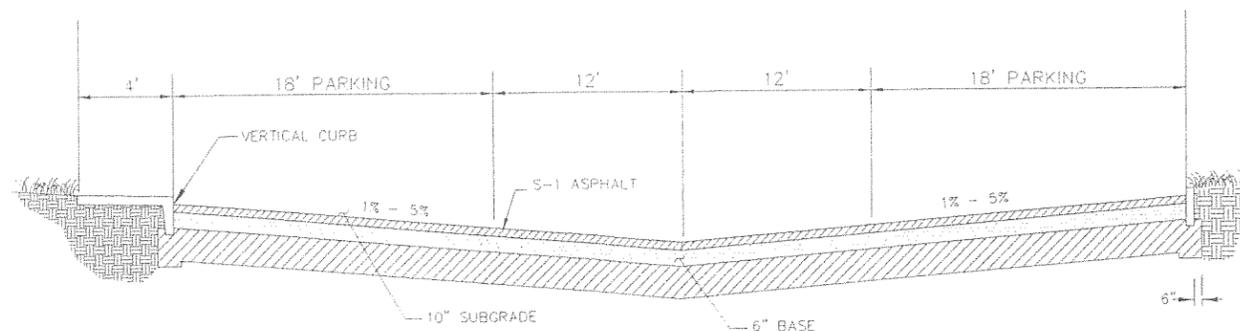
Typical 50' R/W Section w/ 8' Sidewalk Easement  
not to scale



Typical 50' R/W Section  
not to scale



Divided Entrance Section  
not to scale

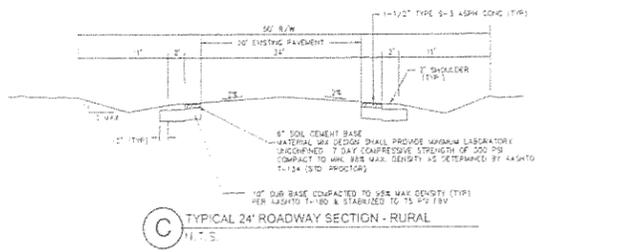
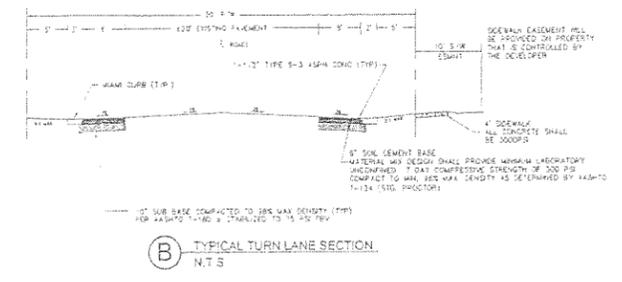
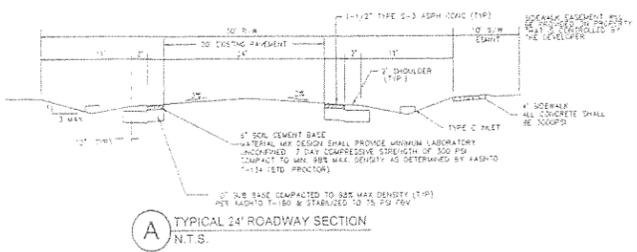
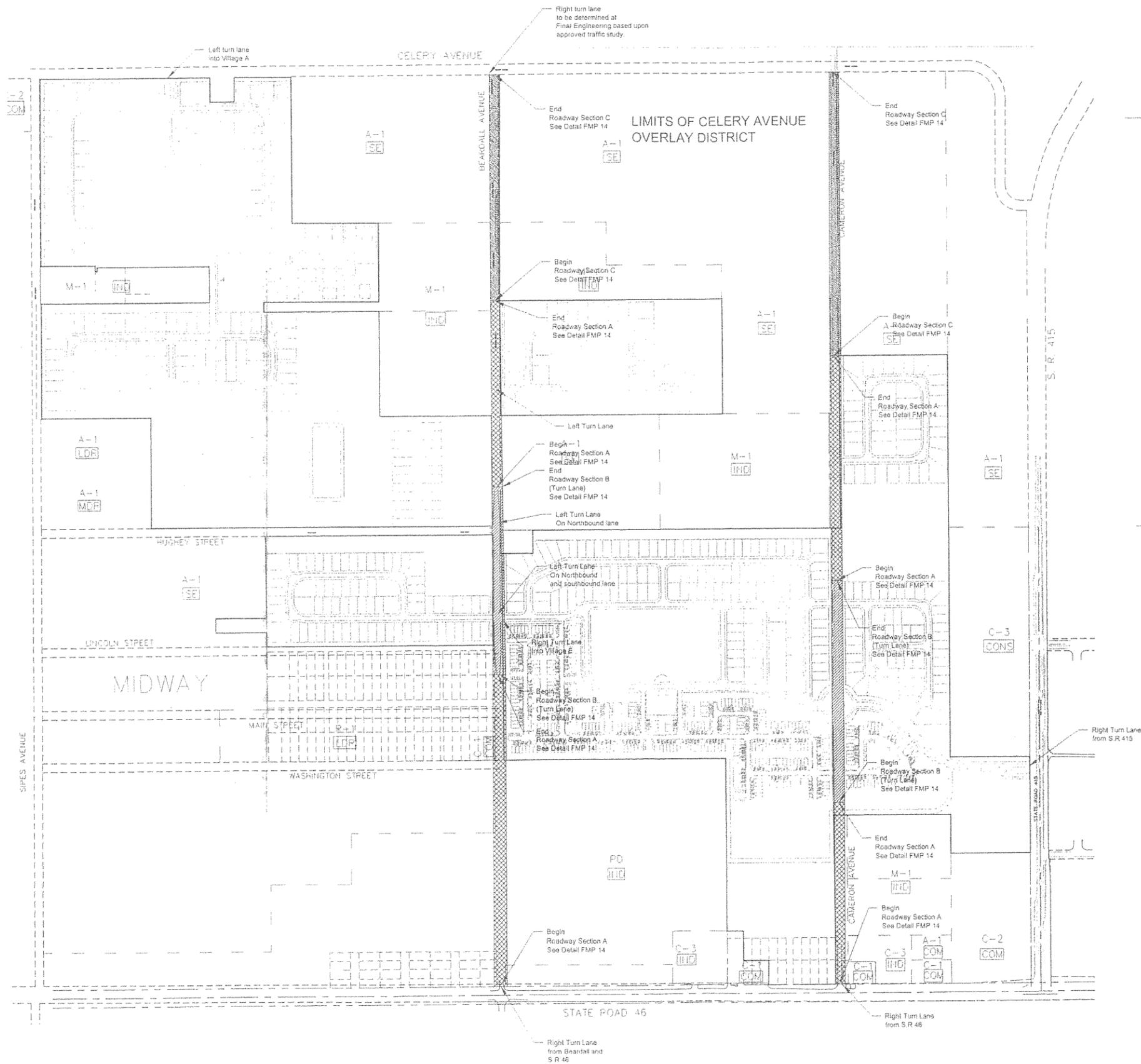


24' Private Roadway and Parking Section  
not to scale



REV	DATE	DESCRIPTION
1	04.07.05	Per Staff Comments Correct 04.12.05
2	10.05.06	Per Staff Comments Dated 09.29.05

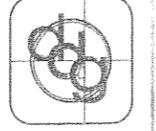
Date: \_\_\_\_\_



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NO.	DATE	DESCRIPTION	BY
1	09.07.05	Pre Staff Comments Dated 09.12.05	
2	10.05.05	Pre Staff Comments Dated 10.24.05	

Right of Way Utilization Plan  
 Final Master Plan  
 Cameron Heights  
 Seminole County, Florida



PROJECT NO. 2442  
 SCALE 1"=300'  
 DATE July 2005  
 SHEET PSP 9