

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

SUBJECT: Chateaux of Markham Preliminary Subdivision Plan (PSP)

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: BRIAN WALKER EXT. 7341

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|-----------------------------|---|--|-----------------------------------|
| Agenda Date <u>12/07/05</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 (PSP) for Chateaux of Markham, located on the north west corner of Markham Road and Orange Blvd.

District 5 – Brenda Carey (Brian M. Walker, Planner)

BACKGROUND:

The applicant, Sam Realty Inc., is requesting approval of the Preliminary Subdivision Plan for Chateaux of Markham. The property is zoned A-1.

The proposed subdivision is located on the north west corner of Markham Road and Orange Blvd. It consists of four (4) single family lots on 6.36 acres exclusive of wetlands. There is an unimproved right-of-way through the property that the applicant has requested be vacated.

The County will supply potable water and shallow wells will be installed as a source of irrigation water. The sanitary system will be served through individual septic tanks.

STAFF RECOMMENDATION:

Staff recommends approval of the requested Preliminary Subdivision Plan subject to the successful vacating of the paper right-of-way Lake Street.

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

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|---|
| DR No. <u>05-05500028</u> |
| Parcel ID#: <u>36-19-29-502-0H00-0010+++</u> |

SEMINOLE WEKIVA TRAIL (50' WIDE)
(FORMER SEABOARD COASTLINE RAILROAD)

CR 431 (ORANGE BOULEVARD)
(R/W VARIES) (GROVE AVENUE PER PLAT)

LOT 1
101,999 S.F.

LOT 2
64,085 S.F.

LOT 3
64,081 S.F.

LOT 4
64,489 S.F.

| SOILS LEGEND | |
|--------------|---|
| | SOIL GROUP BOUNDARY |
| | 2 ADAMSVILLE-SPAWH FINE SANDS |
| | 5 ASTATULA-POPONA FINE SANDS, 0 TO 5 PERCENT SLOPES |
| | 31 YAWNES-WEIKOPFER FINE SANDS, 0 TO 5 PERCENT SLOPES |

MARKHAM ROAD (GROVE AVENUE PER PLAT)
(40' R/W)

| | | | | |
|--|-----------|---|-----|---------|
| NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK | 11/10/05 | PER SEMINOLE COUNTY COMMENTS DATED 10/07/05 | SDV | JAA |
| DATE | REVISIONS | | BY | CHECKED |

MARKHAM ROAD SUBDIVISION
PRELIMINARY PLAN
SEMINOLE COUNTY, FLORIDA

FLORIDA ENGINEERING GROUP, INC.
CIVIL & ENVIRONMENTAL & LAND DEVELOPMENT
700 GARDEN PLAZA, ORLANDO, FLORIDA 32808
TEL 407-885-0324 FAX 407-885-0325
E-MAIL: info@feg-inc.com
WEB PAGE: www.feg-inc.com

PRELIMINARY GEOMETRY PLAN

DESIGNED BY: JAA
DRAWN BY: CNP
CHECKED BY: JAA
APPROVED BY: JAA

| | | |
|--------------|--------------------|--|
| PROJECT NO. | 05-008 | FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. 24-000004 |
| SCALE | 1"=40' | |
| DATE | SEPTEMBER 20, 2005 | |
| SHEET NO. | C-3 | |
| SHEET 3 OF 4 | | JEAN-BAPTISTE P.L. LICENSE NO. 44158 05-008/P5/DWG |