Item #

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

SUBJECT: **EDWARDS ESTATES PRELIMINARY SUBDIVISION PLAN (PSP)**

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

AUTHORIZED BY: Tom Radzai **CONTACT:** Denny Gibbs **EXT.** 7359

Agenda Date 3/01/06 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for Edwards Estates located on the west side of Old Lockwood Road, south of Nak Nak Run.

District 1 – Bob Dallari (Denny Gibbs, Senior Planner)

BACKGROUND:

The applicants, Annie Edwards and Paula Maxey, are requesting approval of the Preliminary Subdivision Plan for Edwards Estates. The property is zoned R1-A.

The proposed subdivision is located south of Nak Nak Run on the west side of Old Lockwood Road. It consists of eighty-six (86) single family lots on 38.349 acres.

The County will supply potable water and reuse will be used as a source of irrigation water. For sewage, the proposed subdivision is attempting to negotiate easements for connection to Seminole County's force main on Old Lockwood Rd. If unsuccessful, the proposed subdivision may connect with Orange County's sanitary system.

Due to possible engineering modifications, the number of lots may be reduced at Final Engineering.

STAFF RECOMMENDATION:

Staff recommends approval of the Edwards Estates Preliminary Subdivision Plan.

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

DR No. 06-05500008
Parcel ID#:
36-21-31-300-0040-0000

PRELIMINARY SUBDIVISION PLANS/ DEVELOPMENT PLAN

SEMINOLE COUNTY, FLORIDA

PARCEL ID *36-21-31-300-0040-0000

EDWARDS ESTATES

A PORTION OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 31 EAST

PREPARED FEBRUARY 2006

LEGAL DESCRIPTION:

OWNER/APPLICANT

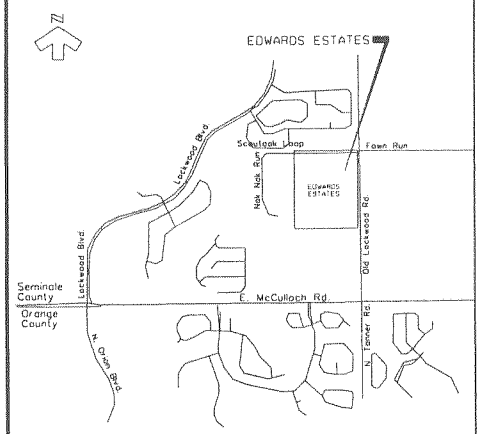
PLANNER/ENGINEER/ SURVEYOR/ENVIRONMENTAL

GEOTECHNICAL ENGINEER

TABLE OF CONTENTS

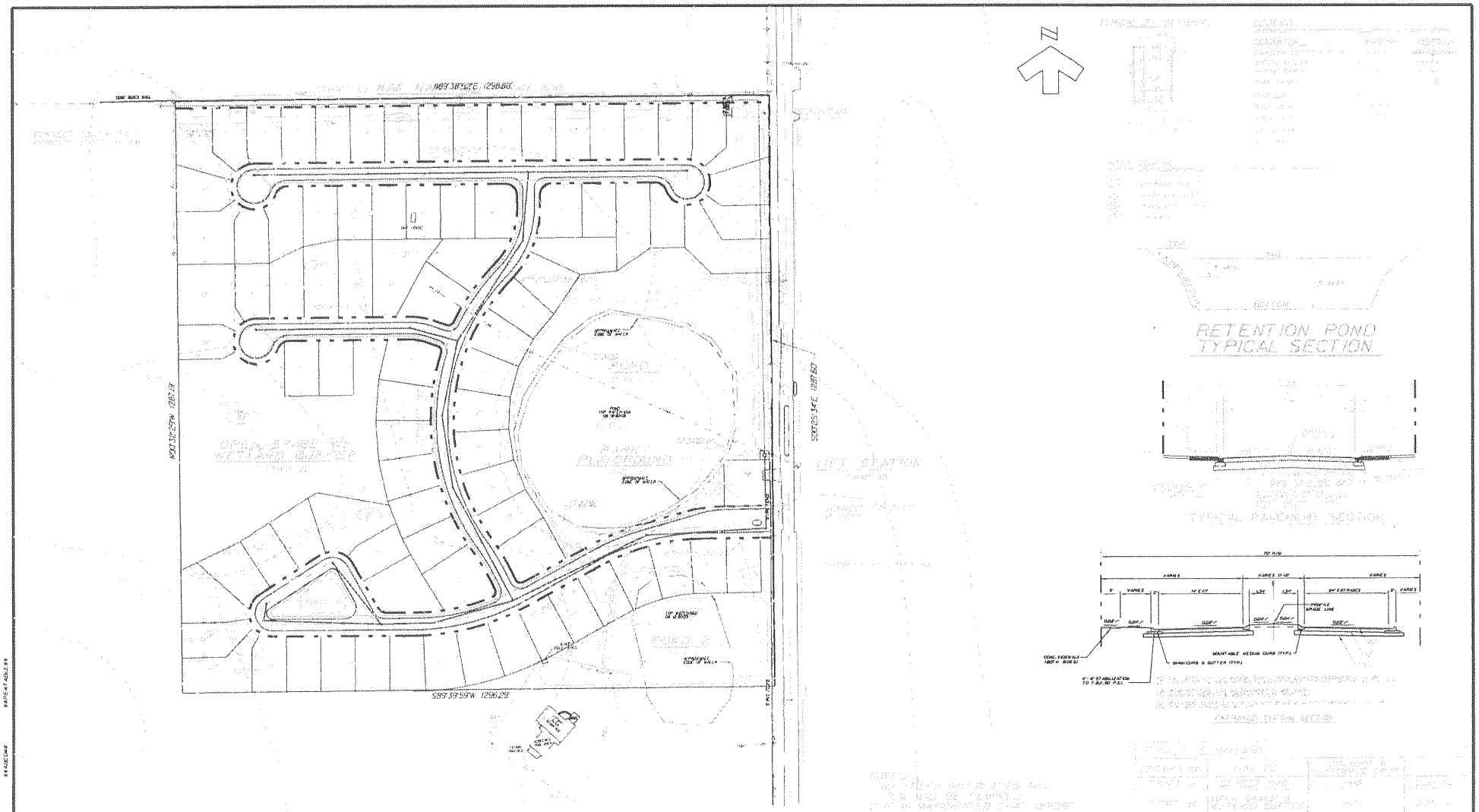
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE PLAN
3,4	TREE SURVEY

FILE COPY



SITE LOCATION MAP

BOWYER SINGLETON & ASSOCIATES, INCORPORATED
520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801
407.843.5120 • ENGINEERING BUSINESS #221
ENGINEERING PLANNING SURVEYING ENVIRONMENTAL



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

CONTRACTOR "AS-BUILTS"

I hereby state that these "As-Builts" were furnished to me by the contractor listed below, I or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.

Contractor's Name _____ Engineer _____

Not valid without the signature and the original raised seal of a Florida Registered Engineer.

APPROVAL	DATE

BOWYER-SINGLETON & ASSOCIATES, INCORPORATED

ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

Sam C. Bowyer
Florida Reg. Number
61274

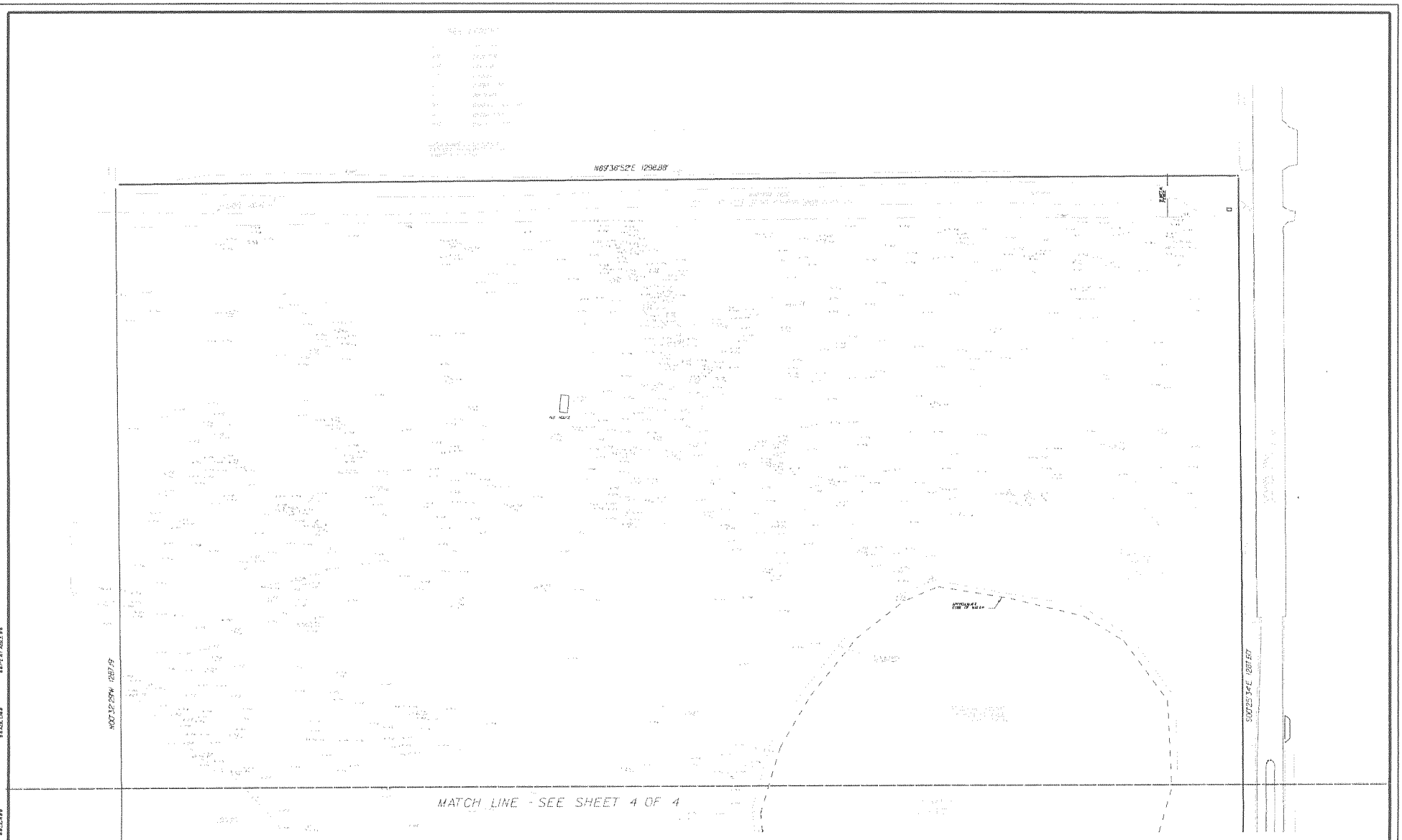
SEMINOLE COUNTY FLORIDA

OVERALL SITE PLAN

EDWARDS ESTATES

DATE	FEB 2006
DESIGNED	BDH
CHECKED	SCB
SCALE	1" = 100'
PROJECT NO.	EEP1
FILE NAME	EEP1PSPCOS.DGN
SHEET	2 OF 4

EEP1PSPCOS.DGN 02/14/2006 09:25:17 AM



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ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

Sam C. Bowyer
Florida Reg. Number
61274

SEMINOLE COUNTY FLORIDA

TREE SURVEY

EDWARDS ESTATES

DATE	FEB 2006
DESIGNED	[illegible]
CHECKED	[illegible]
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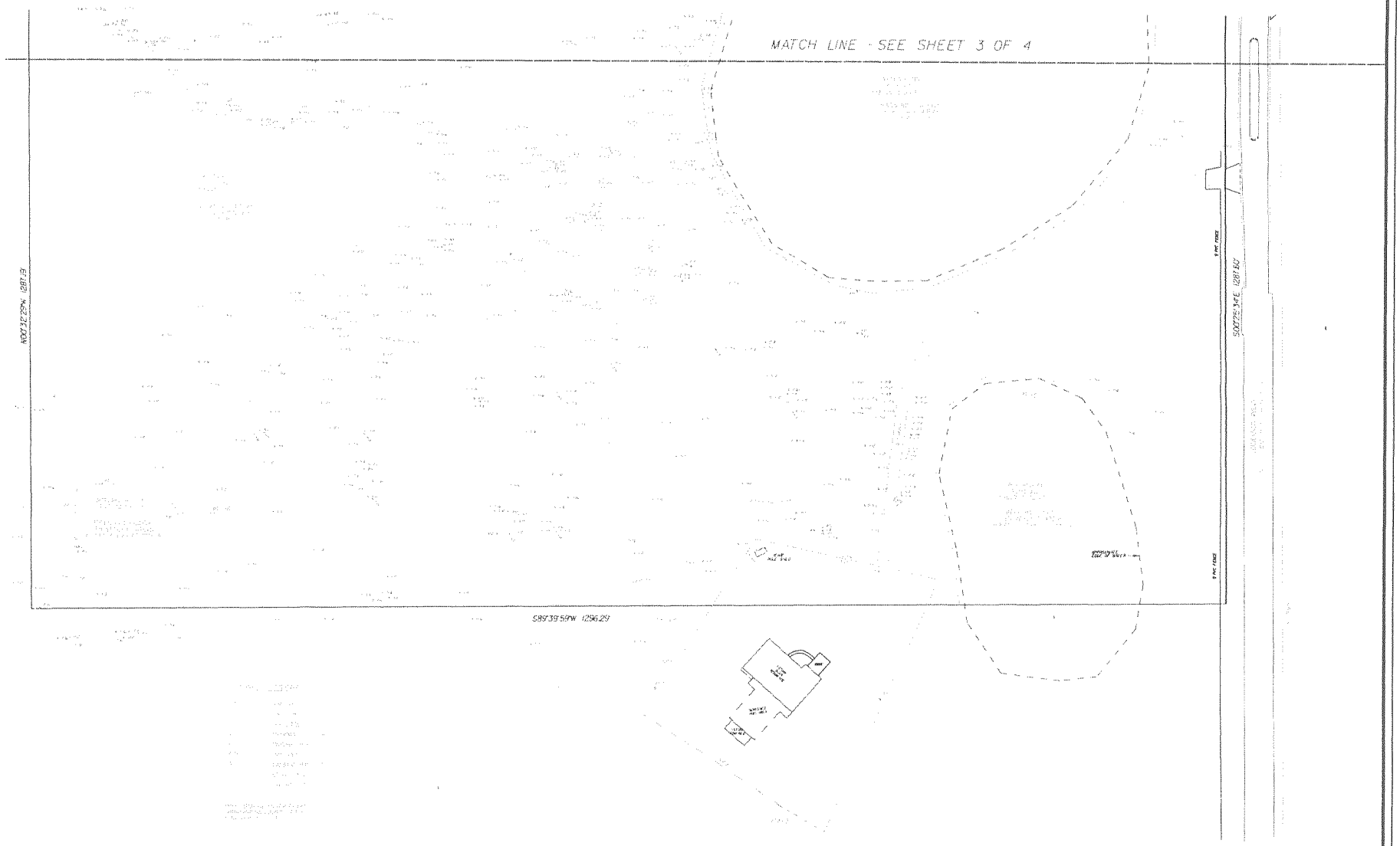

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ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

Sam C. Bowyer
Florida Reg. Number
61274

SEMINOLE COUNTY FLORIDA

TREE SURVEY

EDWARDS ESTATES

DATE	FEB. 2006
DESIGNED	SCB
DRAWN	SCB
SCALE	1" = 50'
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SHEET	4 OF 4

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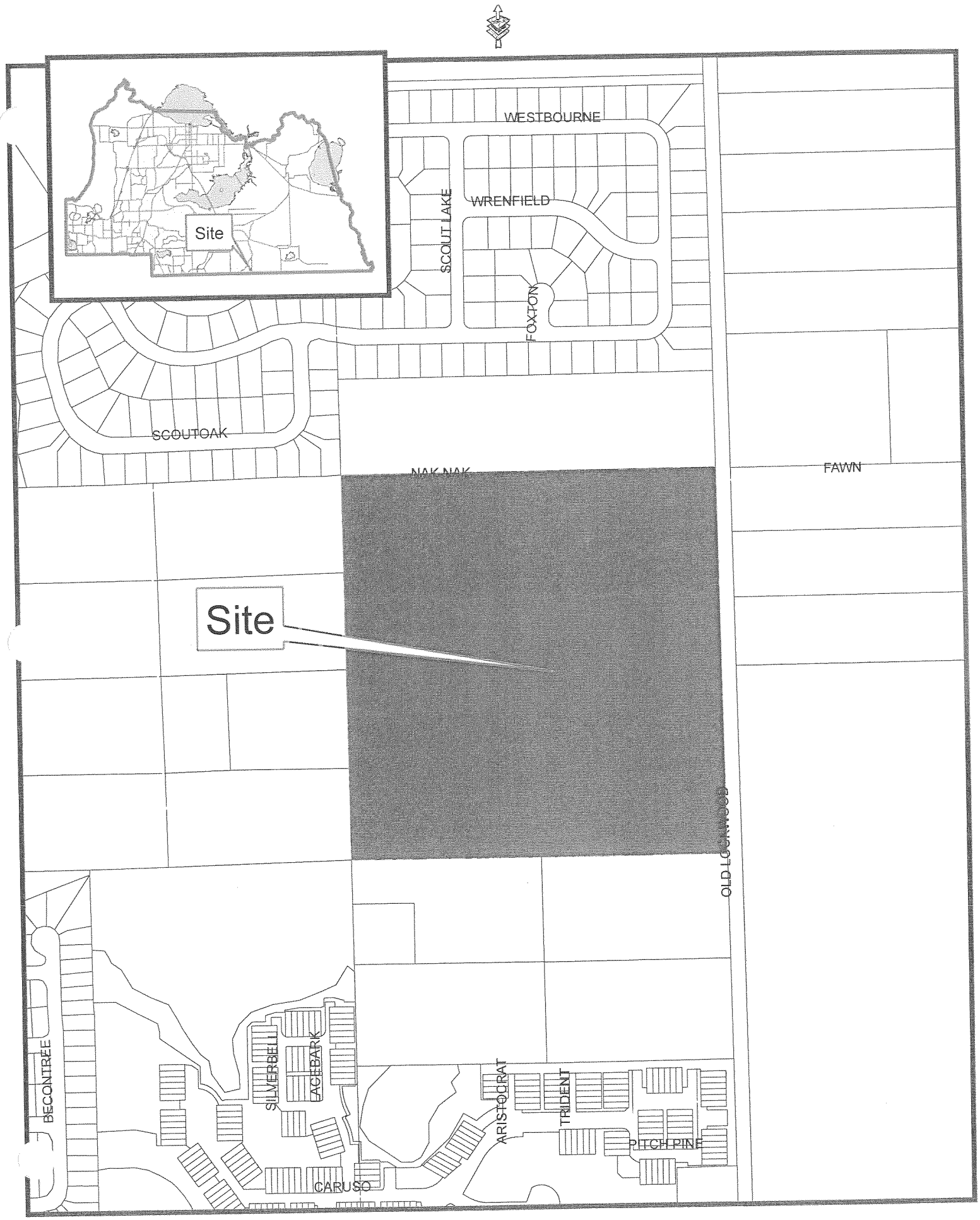

Edwards Estates

Site Map