

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

SUBJECT: OSPREY LAKES PHASE 4 PSP

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Denny Gibbs EXT. 7359

Agenda Date <u>03/01/06</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 for Osprey Lakes Phase 4 consisting of 7 single family lots, zoned A-5, located on Osprey Lake Circle north of Osprey Lakes PUD in Section 16, Township 21S, range 32E.

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

BACKGROUND:

The applicant, DR Horton Inc, is requesting Preliminary Subdivision Approval for 7 single family lots on 103.16 acres zoned A-5. The subject property is located north of the Osprey Lakes PUD on Osprey Lakes Circle.

Although zoned A-5, this project proposes seven lots at 2 acres or greater as allowed in SCLDC 30.109 Optional Cluster Provisions. This regulation provides flexibility in order to preserve open space. A requirement of the Optional Cluster Provision is that the open space be placed in an open space easement that is perpetually restricted to open space but may be utilized for active agriculture uses including, but not limited to, citrus or other fruit or vegetable crops, grazing, pasturing of animals, and in some cases, silviculture. This easement is over the preserved upland areas. The wetland areas will also be dedicated in a conservation easement.

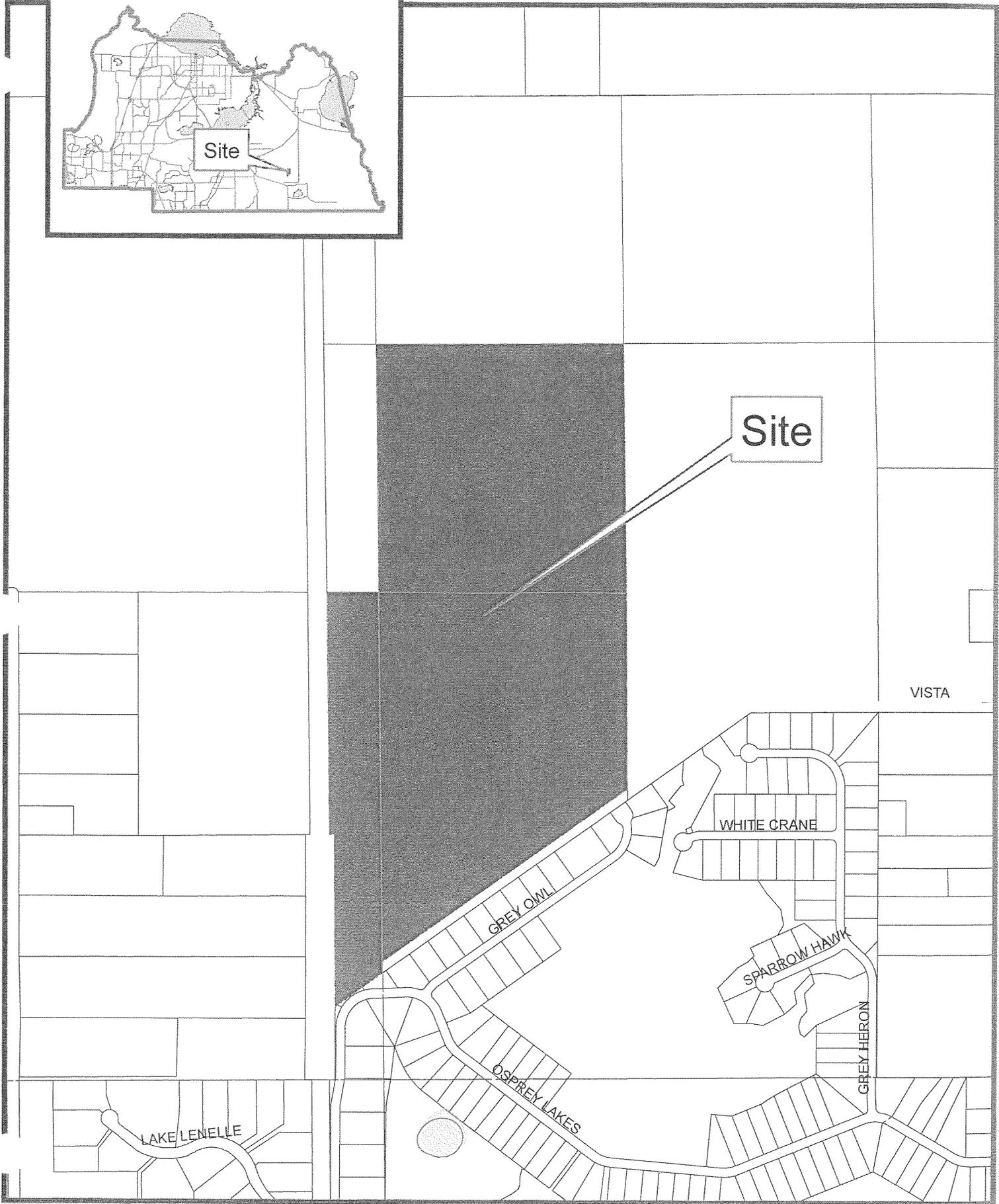
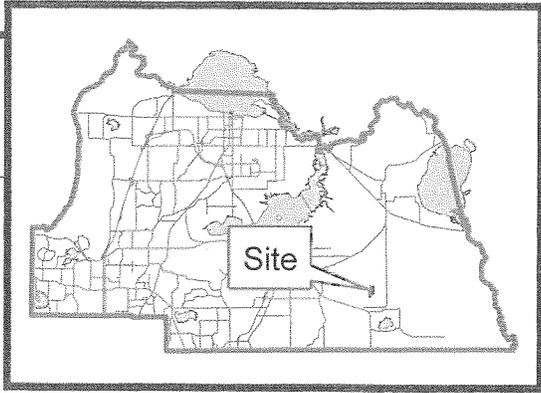
The subject property is served by individual potable wells and individual septic tanks. The internal roads are private.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan for Osprey Lakes Phase 4.

Attachments: Location map
Preliminary Plan Reduction

DR No. <u>05-5500037</u>
Parcel ID#: <u>16-21-32-300-0070-0000+</u>



Osprey Lakes, Phase 4

Site Map

PRELIMINARY SUBDIVISION PLAN

FOR

OSPREY LAKES, PHASE 4

PARCEL ID

16-21-32-300-0070-0000
 16-21-32-300-0080-0000
 16-21-32-300-0090-0000

SEMINOLE COUNTY, FL
 REVISED JANUARY, 2006

SHEET INDEX

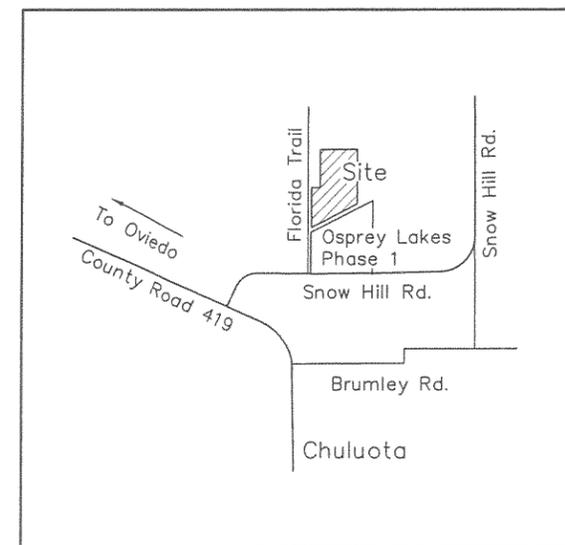
1. COVER SHEET
2. MASTER SITE PLAN
- 3-4. SITE GEOMETRY PLANS

APPLICANT
 D.R. HORTON
 5850 T.G. LEE BLVD., SUITE 600
 ORLANDO, FLORIDA 32822
 (407)850-5200

ENGINEER
 EVANS ENGINEERING, INC.
 719 IRMA AVENUE
 ORLANDO, FLORIDA 32803
 (407)872-1515

SURVEYOR
 BENCHMARK SURVEYING AND MAPPING
 557 WEST PLANT STREET
 ORLANDO, FLORIDA 32803
 (407)654-6183

ENVIRONMENTAL
 BIO-TECH CONSULTING, INC.
 315 NORTH FERNCREEK AVENUE
 ORLANDO, FLORIDA 32803
 (407)894-5969



VICINITY MAP
 N.T.S.

LEGAL DESCRIPTION

The Southwest ¼ of the Northwest ¼ of Section 16, Township 21 South, Range 32 East, ALSO: All that part of the Northwest ¼ of the Southwest ¼ and the Southwest ¼ of the Southwest ¼ of Section 16, Township 21 South, Range 32 East, and the Southeast ¼ of Section 17, Township 21 South, Range 32 East, which lies East of the old right of way of Florida East Coast Railway Company, now designated as State Road No. 13, and Northwestery of the following described line, to-wit: Beginning at a point 721 feet West of the Northeast Corner of the South ½ of the Northeast ¼ of the Southwest ¼ of Section 16, Township 21 South, Range 32 East, run South 54 degrees 30 minutes West to the said right of way formerly owned by the Florida East Coast Railway Company; TOGETHER with full right and liberty of Mortgages, his heirs and assigns, and their tenants, servants and employees in common with all others having the like right at all times hereafter, with or without vehicles, for all purposes connected with the use of the above described land, to pass and repose along the following described 50 foot strip of land: The Southerly 50 feet of the following described land, to-wit: All that part of the Northwest ¼ of the Southwest ¼ and the Southwest ¼ of the Southwest ¼ of Section 16, Township 21 South, Range 32 East, and the Southeast ¼ of Section 17, Township 21 South, Range 32 East, which lies East of the old right of way of Florida East Coast Railway Company, now designated as State Road No. 13, and Northwestery of the following described line, to-wit: Beginning at a point 721 feet West of the Northeast Corner of the South ½ of the Northeast ¼ of the Southwest ¼ of Section 16, Township 21 South, Range 32 East, run South 54 degrees 30 minutes West to the said right of way formerly owned by the Florida East Coast Railway Company; that part of the South 50 feet of the North ½ of the Northeast ¼ of the Southwest ¼ of the Section 16, Township 21 South, Range 32 East, which lies Easterly of the Northwestery Boundary line (extended Northerly to a point 50 feet North of the South line of said 20 acre tract) of said 50 foot strip of land last aforesaid; the South 50 feet of the North ½ of the Northwest ¼ of the Southwest ¼ of Section 16, Township 21 South, Range 32 East.

Contains 103.163 acres, more or less, based on the dimensions of this survey.

UTILITY COMPANIES

WATER:	INDIVIDUAL POTABLE WELLS
SEWER:	INDIVIDUAL SEPTIC TANKS
TELEPHONE:	BELL SOUTH
ELECTRIC:	FLORIDA POWER AND LIGHT
CABLE:	BRIGHTHOUSE NETWORKS



S 16, T 21S, R 32E

JAN 17 2006

Tin T. Tran
 Tin T. Tran P.E. # 55359

DATE _____
 DAVI L. EVANS, P.E. #46586
 TIN T. TRAN, P.E. #5359

GENERAL NOTES

1. AN H.O.A. WILL BE CREATED FOR MAINTENANCE & MANAGEMENT OF COMMON AREAS AND FACILITIES.
2. PROJECTED SCHOOL-AGE CHILDREN: TOTAL PROJECTED POPULATION 7 x 3 = 21
3. PROJECTED AVERAGE DAILY TRAFFIC: 7 LOTS x 10 = 70 TRIPS/DAY
4. BOUNDARY DATA PROVIDED TO EVANS ENGINEERING, INC. BY BENCHMARK SURVEYING AND MAPPING CONSULTANTS, INC.
5. THE SUBJECT PROPERTY HEREON IS IN ZONE 'Y', PER THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 12117C0170 E, DATED APRIL 17, 1995.
6. NO STREET LIGHTING SHALL BE PROVIDED.
7. A MINIMUM OF 20 FEET UNOBSTRUCTED CLEARANCE IS PROVIDED.
8. ASIDE FROM ACCESS ROAD AND OPEN AREAS, THE ONLY LAND USE WILL BE DETACHED SINGLE-FAMILY RESIDENTIAL, MAX. BUILDING HEIGHT 35 FEET.
9. THE HOUSES WILL BE ONE & TWO STORIES OF THE TYPE COMMONLY FOUND IN CENTRAL FLORIDA DEVELOPMENTS.
10. EVERY EFFORT WILL BE MADE TO PRESERVE EXISTING TREES.
11. WATER SERVICE WILL BE BY INDIVIDUAL POTABLE WELLS.
12. SANITARY SEWER SERVICE WILL BE BY INDIVIDUAL SEPTIC TANKS.
13. ELECTRIC POWER SERVICE WILL BE BY FLORIDA POWER & LIGHT.
14. THE ACCESS ROADWAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. AND SHALL BE IN ACCORDANCE WITH SEMINOLE COUNTY'S RURAL STREET SECTION. ROADSIDE SWALES SHALL BE PROVIDED TO TREAT STORMWATER RUNOFF FROM THE ACCESS ROAD IN ACCORDANCE WITH SEMINOLE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
15. ENVIRONMENTAL SWALES SHALL BE PROVIDED ON EACH INDIVIDUAL LOT TO TREAT STORMWATER RUNOFF FROM THAT LOT IN ACCORDANCE WITH SEMINOLE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. INDIVIDUAL LOT SWALES WILL BE OWNED AND MAINTAINED BY EACH LOT OWNER.
16. THERE SHALL BE NO ENCROACHMENT INTO THE TRAIL CORRIDOR DURING CONSTRUCTION.
17. THE H.O.A. DOCUMENTS SHALL NOTE THAT THESE LOTS DO NOT HAVE FIRE HYDRANT/FIRE PROTECTION.
18. THE PLAT SHALL INCLUDE A NOTE REFERENCING THE ORS AND PAGE OF THE OPEN SPACE EASEMENT AND SHALL STATE "THE OPEN SPACE EASEMENT SHALL BE PERPETUALLY RESTRICTED TO OPEN SPACE AND MAY BE UTILIZED FOR ACTIVE AGRICULTURE USES INCLUDING, BUT NOT LIMITED TO, CITRUS OR OTHER FRUIT OR VEGETABLE CROPS, GRAZING, PASTURING OF ANIMALS, AND IN SOME CASES, SILVICULTURE."

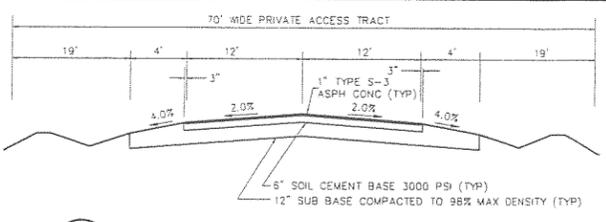
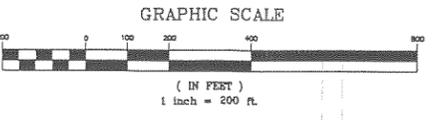
SITE DATA

TOTAL AREA: 103.16 ACRES
 CONSERVATION: 62.75 ACRES
 STREET - PRIVATE: 3.55 ACRES
 LOTS: 14.87 ACRES
 COMMON OPEN SPACE: 21.89 ACRES

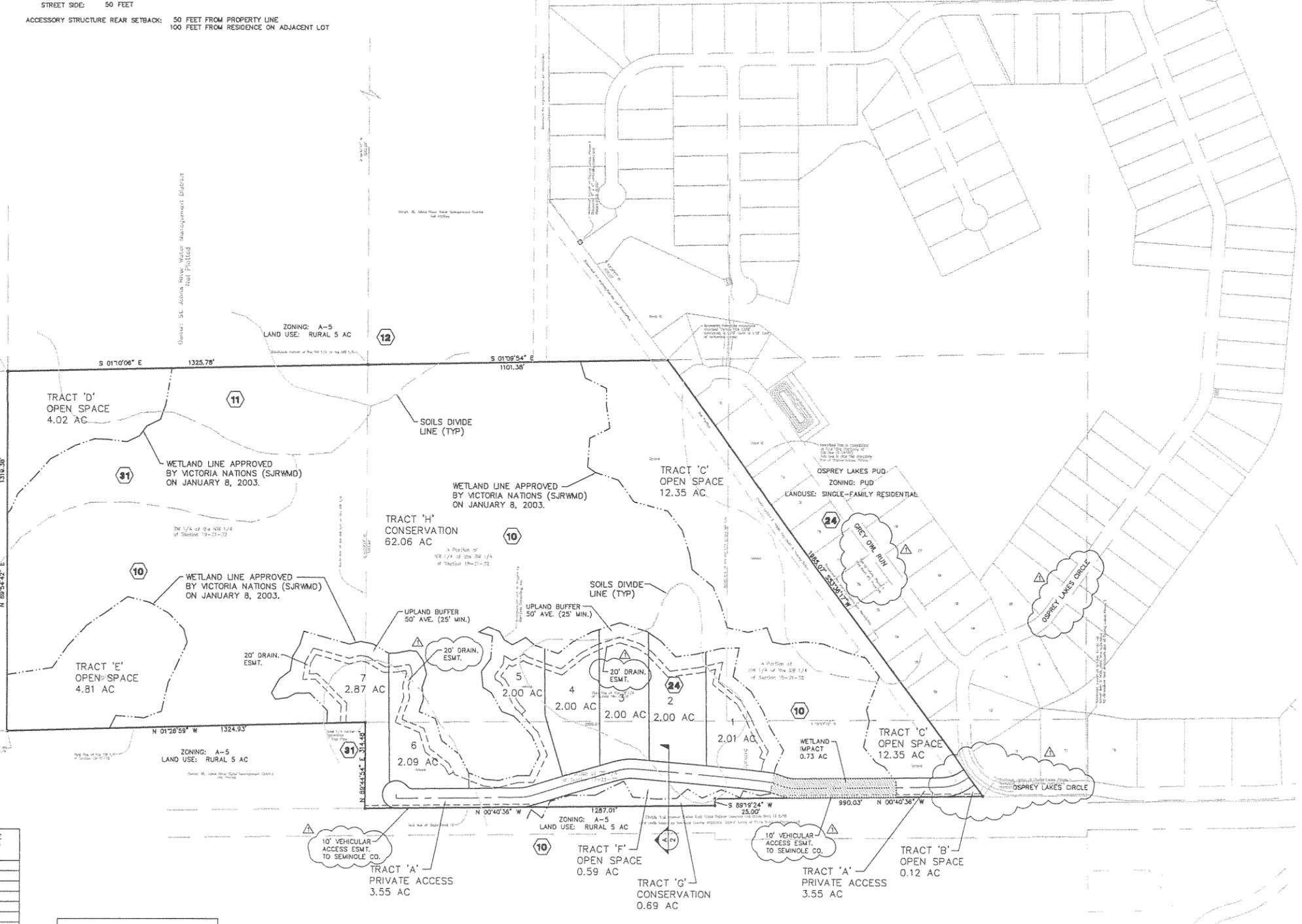
WETLAND IMPACT: 0.73 ACRES
 CURRENT ZONING: A-5
 PROPOSED LANDUSE: SINGLE-FAMILY (RESIDENTIAL)
 MIN. LOT SIZE: 2.00 ACRES, 100' MIN. WIDTH AT BUILDING SETBACK

PRIMARY BUILDING SETBACKS:
 FRONT: 50 FEET
 SIDE: 10 FEET
 REAR: 30 FEET
 STREET SIDE: 50 FEET

ACCESSORY STRUCTURE REAR SETBACK: 50 FEET FROM PROPERTY LINE
 100 FEET FROM RESIDENCE ON ADJACENT LOT



TYPICAL PRIVATE ROAD SECTION (TRACT 'A')
 N.T.S.



LOT #	LOT SIZE (ACRES)
1	2.01
2	2.00
3	2.00
4	2.00
5	2.00
6	2.09
7	2.87
TRACT 'A' - ROADWAY	3.55
TRACT 'B' - OPEN SPACE	0.12
TRACT 'C' - OPEN SPACE	12.35
TRACT 'D' - OPEN SPACE	4.02
TRACT 'E' - OPEN SPACE	4.81
TRACT 'F' - OPEN SPACE	0.59
TRACT 'G' - CONSERVATION	0.69
TRACT 'H' - CONSERVATION	62.06
TOTAL	103.16

NET DENSITY

LOTS AREA:	14.87 ACRES
OPEN SPACE AREA:	21.89 ACRES
NET BUILDABLE ACREAGE:	36.86 ACRES
NUMBER OF LOTS:	7 LOTS
NET DENSITY:	5.28 UNITS/ACRE

SOIL TYPES

10	BASINGER, SAMSULA, HONTTOON	24	BASINGER, SAMSULA, HONTTOON
11	BASINGER, SMYRNA	31	TAVARES, MILLHOPPER
12	CANOVA, TERRA OSA		

JAN 17 2006
 Tin T. Tran P.E. # 55359

REVISIONS

DATE	BY	REVISIONS
1/16/06	TT	ADD DRAIN ESMT, ACCESS ESMT, NOTES, RELOCATE ROAD, CONNECTION, ADD STREETNAME

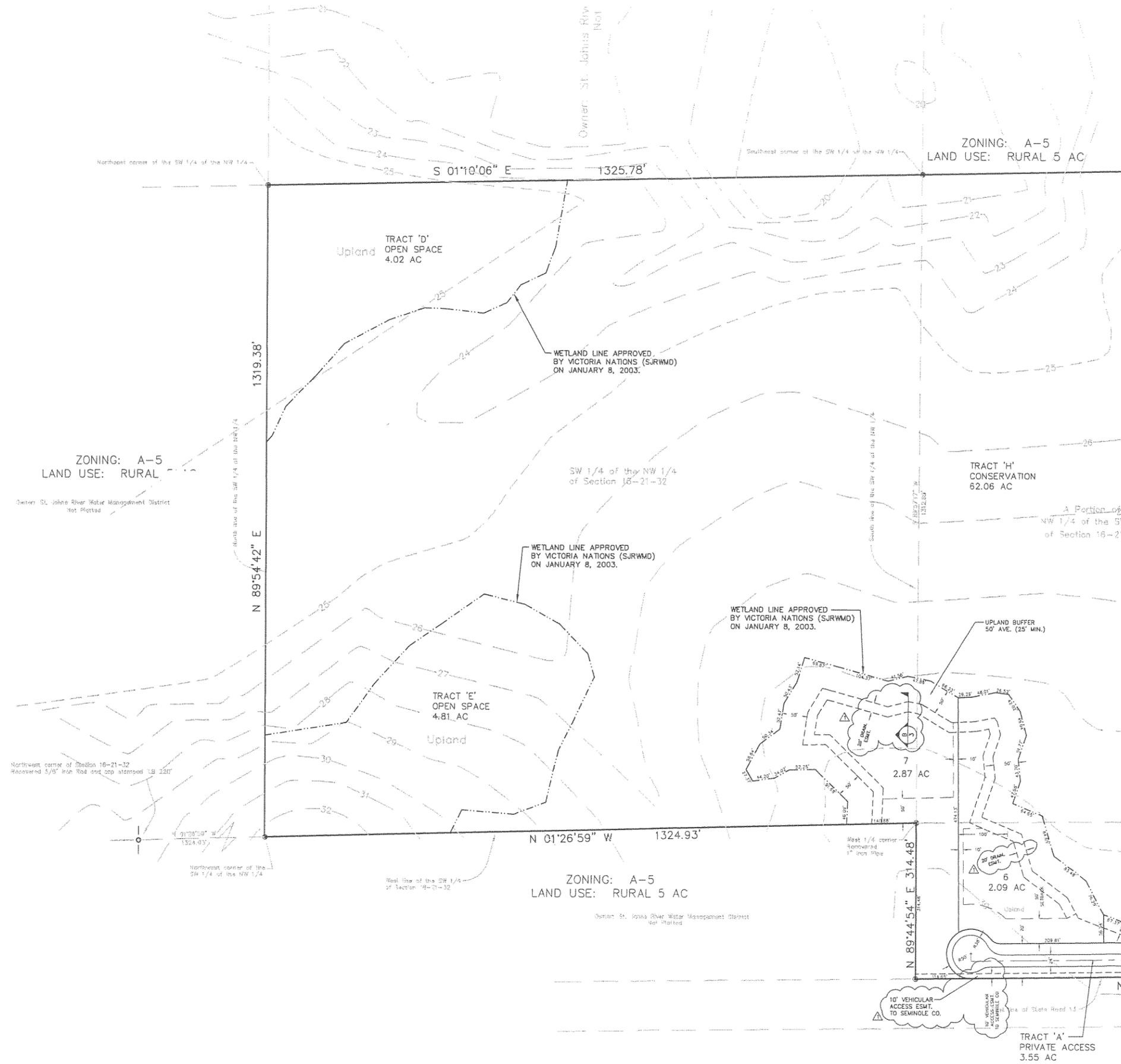
DATE: _____
 DAVID L. EVANS, P.E. #4556
 TIN T. TRAN, P.E. #5539

EVANS ENGINEERING, INC.
 LAND PLANNING, SURVEYING, ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, ENVIRONMENTAL PLANNING, PLANNING SERVICES
 719 IRMA AVENUE
 ORLANDO, FLORIDA 32803
 (407) 872-1515
 WWW.EVANSINC.COM
 CERTIFICATE OF AUTHORIZATION NO. 00008788

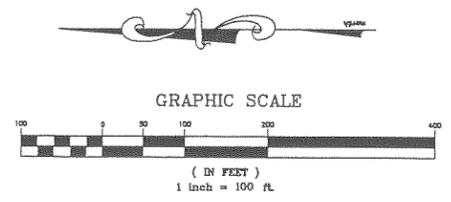
OSPREY LAKES - PHASE 4
 FOR
 D.R. HORTON
 SEMINOLE COUNTY, FLORIDA

PRELIMINARY SUBDIVISION
 MASTER SITE
 PLAN

DRAWN: TT
 CHECKED: TT
 DATE: NOVEMBER, 2006
 SCALE: 1"=200'
 JOB #: 14501
 SHEET #:



SEE SHEET 3



DATE	REVISIONS
1/16/06	ADD DRAIN, ESMT. & ACCESS ESMT.

DATE: _____
 DAWD L. EVANS, P.E. #46308
 TIN T. TRAN, P.E. #53559

EVANS ENGINEERING, INC.
 LAND PLANNING & ENGINEERING
 716 IRMA AVENUE
 ORLANDO, FLORIDA 32803
 WWW.EVANSENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION NO. 00008708

OSPREY LAKES - PHASE 4
 FOR
 D.R. HORTON
 SEMINOLE COUNTY, FLORIDA

PRELIMINARY SUBDIVISION
 SITE GEOMETRY
 PLAN # 2

DRAWN: TT
 CHECKED: TT
 DATE: NOVEMBER, 2006
 SCALE: 1"=100'
 14801 SHEET #

4 OF 4 SHEETS

JAN 17 2006
Tin T. Tran
 Tin T. Tran P.E. # 55359