Item #

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

SUBJECT: Approval of a Preliminary Subdivision Plan for Wilderness Estates

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

AUTHORIZED BY: Tom Radzai **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date 3/1/2006 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for Wilderness Estates, located on the west side of C R 426, approximately 1,000 feet south of S R 46, in Sections 15 and 21, Township 20 S, Range 32 E - Geneva 426 LLC, applicant.

District 2 – Morris (Cynthia Sweet, Planner)

BACKGROUND:

The applicant, Geneva 426 LLC, is requesting approval of the Preliminary Subdivision Plan for Wilderness Estates. The project consists of 10 lots on 54.93 acres zoned A-5 (Rural Subdivision). The minimum lot size for the development is 5 acres.

The development will be served by private well and septic and the internal road will be private. The site is located on the west side of C R 426, approximately 1,000 feet south of S R 46, in Sections 15 and 21, Township 20 S, Range 32 E.

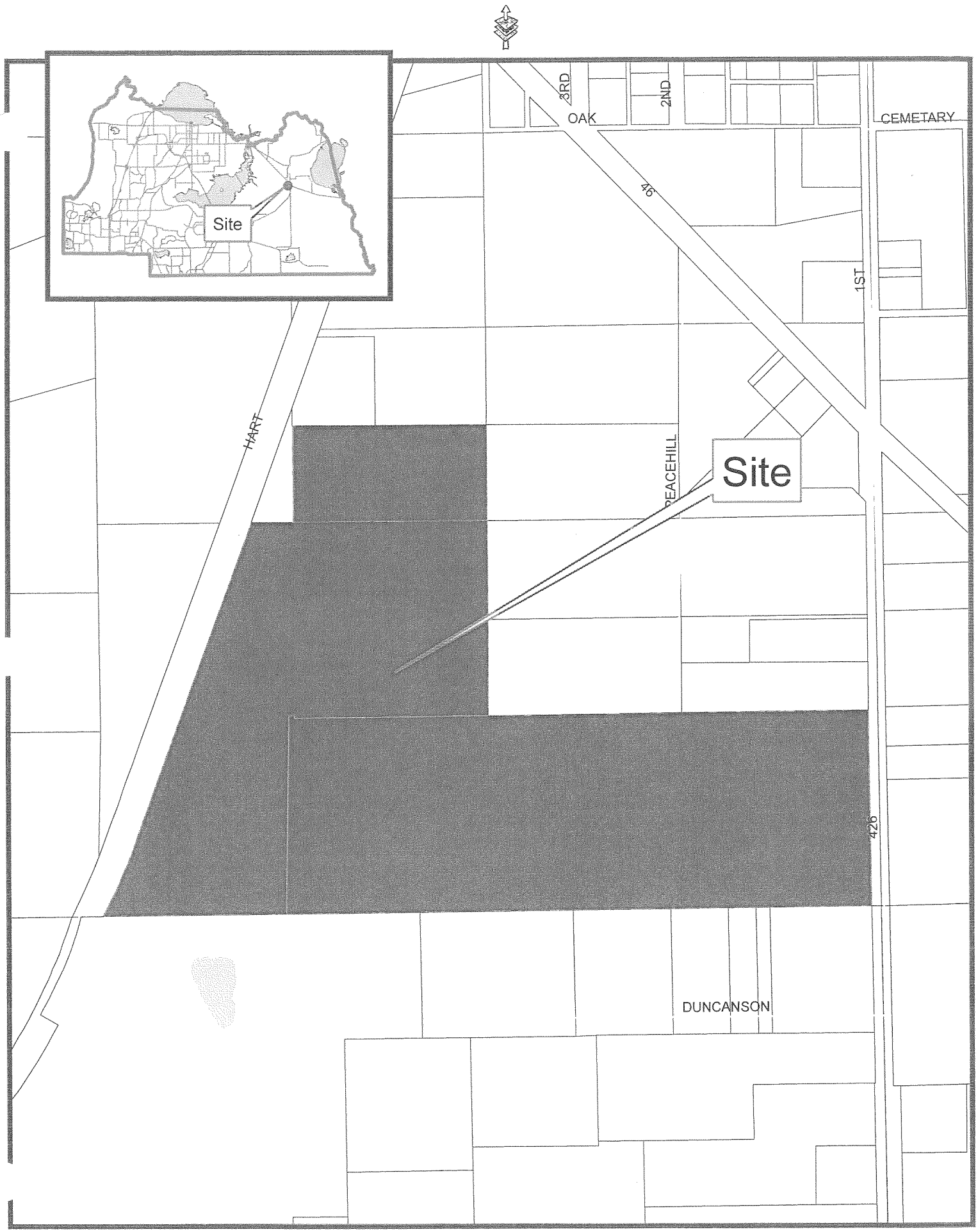
The PSP meets all the applicable conditions of the Seminole County Land Development Code, Chapter 35.

STAFF RECOMMENDATION:

Staff recommends the Planning & Zoning Commission approve the Preliminary Subdivision Plan for Wilderness Estates as requested by the applicant.

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

DR No. 05-05500040
Parcel ID#:
15-20-32-5BC-0000-0370++



Wilderness Estates

Site Map

EXHIBIT A

Subdivision Plans for

Wilderness Estates

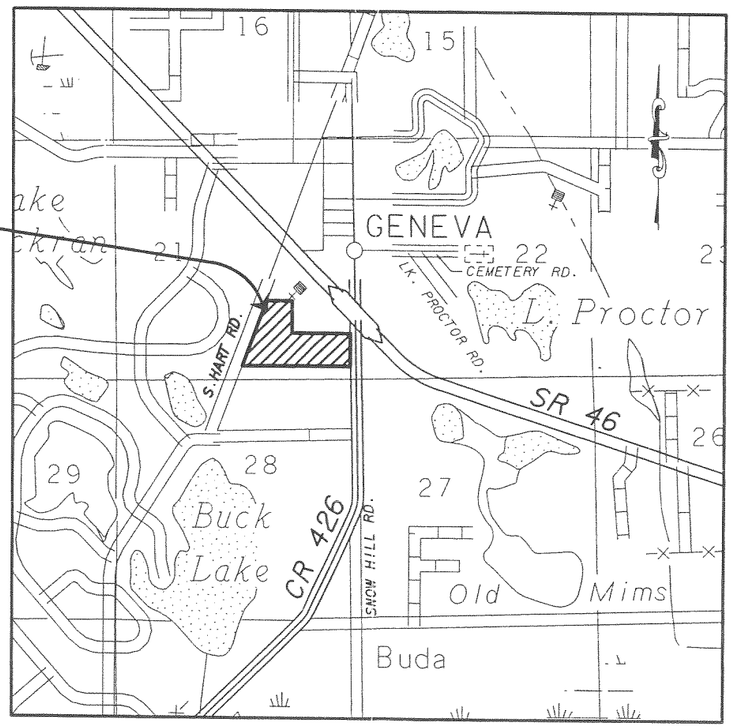
FILE COPY

SECTION 21, T20S, R32E
SEMINOLE COUNTY, FLORIDA

Property Owner

GENEVA 426 LLC

Frank Engel and John Mickus
912 Copperfield Terrace
Casselberry, FL 32707
(407) 699-6669



VICINITY MAP
DECEMBER 2005
Scale : 1" = 1000'

Consultants

Engineering Firm	Horizon Engineering Group, Inc. Scott P. Seck, PE 668 N. Orlando Avenue Suite 1009 Maitland, FL 32751 407-644-7755
Landscape Architect Firm	Chazz Cox Associates Charles Cox 1506 Williams Drive Winter Park, FL 32789 407-647-3434
Surveying Firm	Professional Land Surveying Services, Inc. Michael E. Petulla, PLS 1280 Seminole Boulevard Suite 2 Casselberry, FL 32707 407-696-0505
Geotechnical and Environmental Firm	Andreyev Engineering, Inc. Gabi Stephan 4055 St. John's Parkway Sanford, FL 32771 407-330-7763

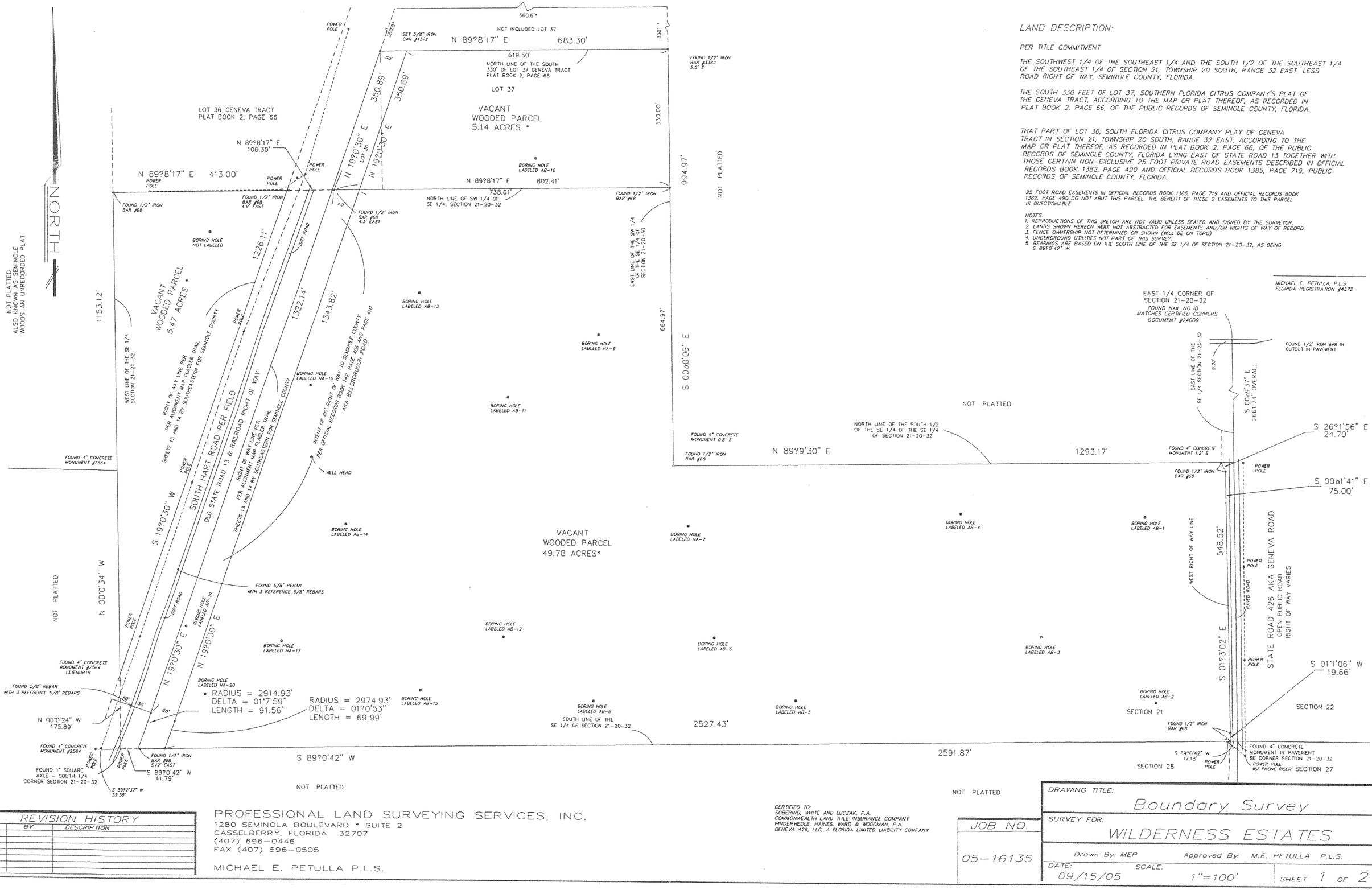
Index Of Sheets

Sheet Number	Description
1	Key Sheet
2-3	Boundary & Topographic Survey
4	Overall Subdivision Plan
5	Typical Section, Details & Notes
6	Utility Plan
7	Drainage & Grading Plan
8-9	Plan & Profile Sheets
10	Tree Location Plan

Note: The scale of these plans may have changed due to reproduction.

HORIZON engineering group, inc.
668 N. Orlando Ave, Suite 1009 Maitland, Florida 32751
Certificate of Authorization No.: 00009544 Phone: 407.644.7755
Fax: 407.644.7855

SHEET NO.
1



LAND DESCRIPTION:

PER TITLE COMMITMENT

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 32 EAST, LESS ROAD RIGHT OF WAY, SEMINOLE COUNTY, FLORIDA.

THE SOUTH 330 FEET OF LOT 37, SOUTHERN FLORIDA CITRUS COMPANY'S PLAT OF THE GENEVA TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 66, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THAT PART OF LOT 36, SOUTH FLORIDA CITRUS COMPANY PLAY OF GENEVA TRACT IN SECTION 21, TOWNSHIP 20 SOUTH, RANGE 32 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 66, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LYING EAST OF STATE ROAD 13 TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE 25 FOOT PRIVATE ROAD EASEMENTS DESCRIBED IN OFFICIAL RECORDS BOOK 1382, PAGE 490 AND OFFICIAL RECORDS BOOK 1385, PAGE 719, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

25 FOOT ROAD EASEMENTS IN OFFICIAL RECORDS BOOK 1385, PAGE 719 AND OFFICIAL RECORDS BOOK 1382, PAGE 490 DO NOT ABUT THIS PARCEL. THE BENEFIT OF THESE 2 EASEMENTS TO THIS PARCEL IS QUESTIONABLE

NOTES:
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED AND SIGNED BY THE SURVEYOR.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
3. FENCE OWNERSHIP NOT DETERMINED OR SHOWN (WILL BE ON TOPO)
4. UNDERGROUND UTILITIES NOT PART OF THIS SURVEY.
5. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 21-20-32, AS BEING S 89°0'42" W.

MICHAEL E. PETULLA, P.L.S.
FLORIDA REGISTRATION #4372

CERTIFIED TO:
SOBERING, WHITE AND LUCZAK, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY
WINDERWEDLE, HAINES, WARD & WOODMAN, P.A.
GENEVA 426, LLC, A FLORIDA LIMITED LIABILITY COMPANY

REVISION HISTORY

DATE	BY	DESCRIPTION

PROFESSIONAL LAND SURVEYING SERVICES, INC.
1280 SEMINOLA BOULEVARD * SUITE 2
CASSELBERRY, FLORIDA 32707
(407) 696-0446
FAX (407) 696-0505

MICHAEL E. PETULLA P.L.S.

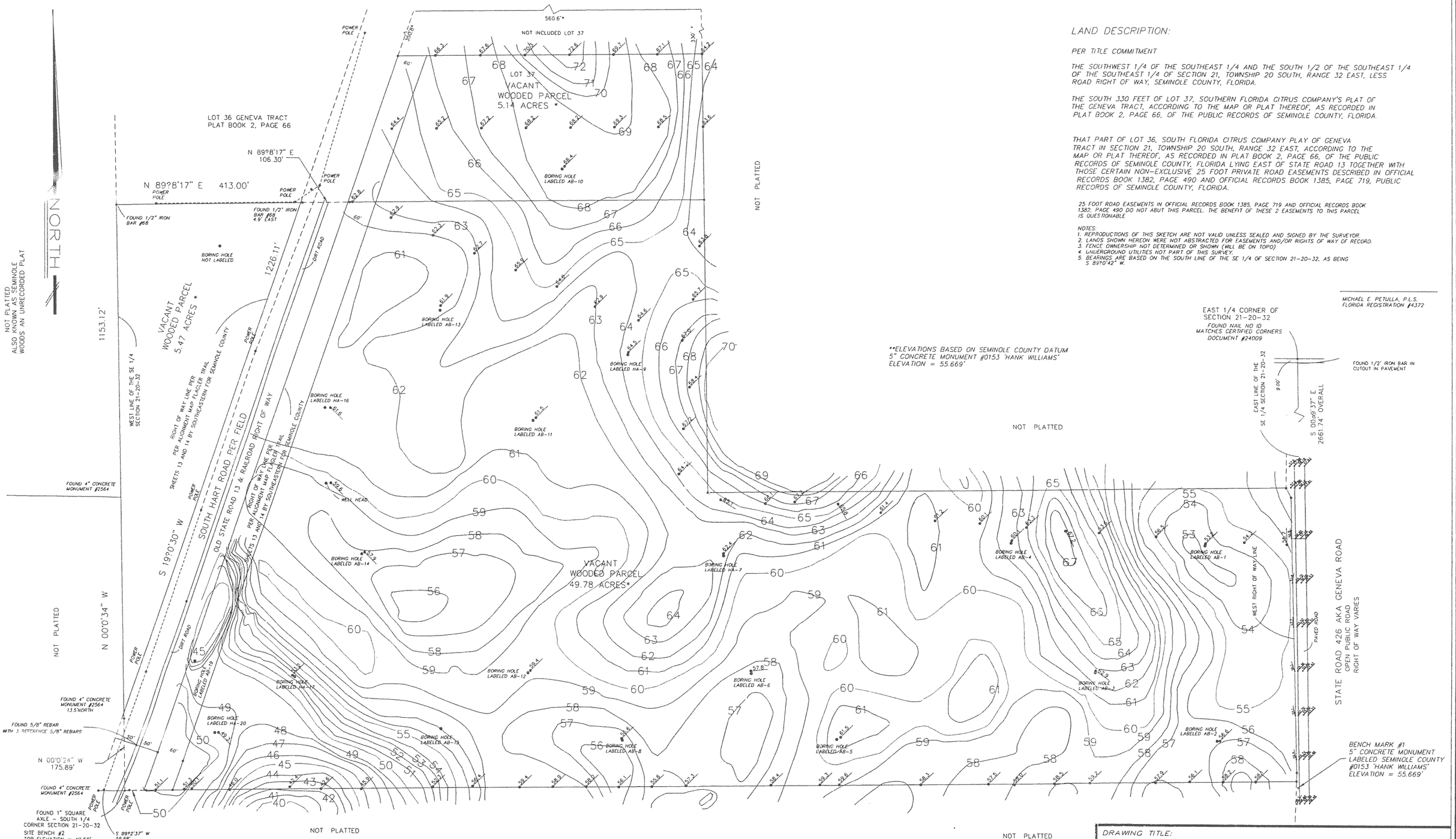
JOB NO. 05-16135

DRAWING TITLE: Boundary Survey

SURVEY FOR: WILDERNESS ESTATES

Drawn By: MEP Approved By: M.E. PETULLA P.L.S.

DATE: 09/15/05 SCALE: 1"=100'



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5. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 21-20-32, AS BEING S 89°0'42" W.

**ELEVATIONS BASED ON SEMINOLE COUNTY DATUM
5" CONCRETE MONUMENT #0153 'HANK WILLIAMS'
ELEVATION = 55.669'

MICHAEL E. PETULLA, P.L.S.
FLORIDA REGISTRATION #4372

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COMMONWEALTH LAND TITLE INSURANCE COMPANY
WINDERMEDLE, HAINES, WARD & WOODMAN, P.A.
GENEVA 426, LLC, A FLORIDA LIMITED LIABILITY COMPANY

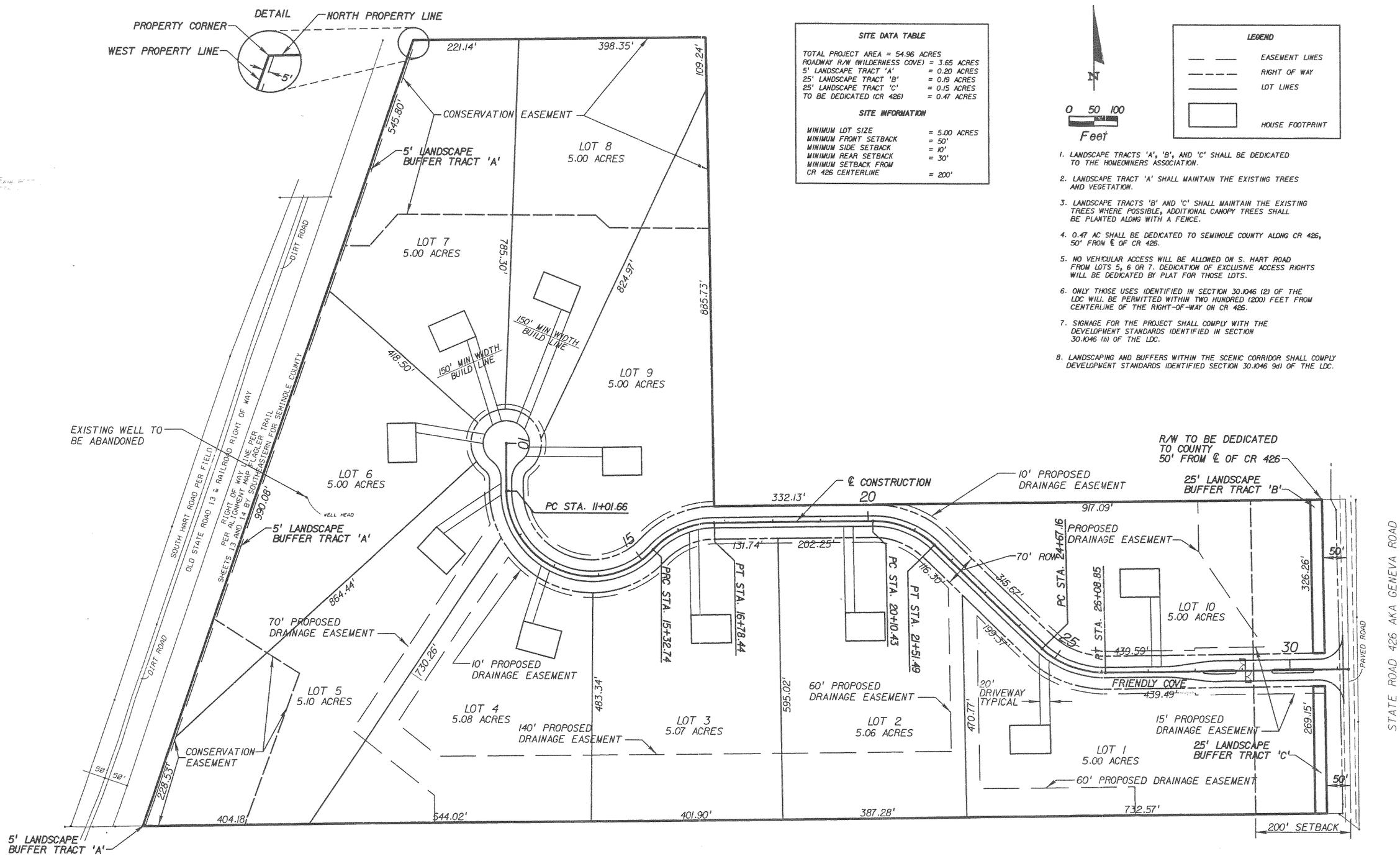
JOB NO. 05-16135

DRAWING TITLE: TOPOGRAPHIC SURVEY

SURVEY FOR: WILDERNESS ESTATES

Drawn By: MEP Approved By: M.E. PETULLA P.L.S.

DATE: 09/15/05 SCALE: 1"=100'



SITE DATA TABLE

TOTAL PROJECT AREA = 54.96 ACRES	
ROADWAY R/W (WILDERNESS COVE)	= 3.65 ACRES
5' LANDSCAPE TRACT 'A'	= 0.20 ACRES
25' LANDSCAPE TRACT 'B'	= 0.19 ACRES
25' LANDSCAPE TRACT 'C'	= 0.15 ACRES
TO BE DEDICATED (CR 426)	= 0.47 ACRES

SITE INFORMATION

MINIMUM LOT SIZE	= 5.00 ACRES
MINIMUM FRONT SETBACK	= 50'
MINIMUM SIDE SETBACK	= 10'
MINIMUM REAR SETBACK	= 30'
MINIMUM SETBACK FROM CR 426 CENTERLINE	= 200'

N

0 50 100

Feet

LEGEND

- EASEMENT LINES
- RIGHT OF WAY
- LOT LINES
- HOUSE FOOTPRINT

1. LANDSCAPE TRACTS 'A', 'B', AND 'C' SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
2. LANDSCAPE TRACT 'A' SHALL MAINTAIN THE EXISTING TREES AND VEGETATION.
3. LANDSCAPE TRACTS 'B' AND 'C' SHALL MAINTAIN THE EXISTING TREES WHERE POSSIBLE, ADDITIONAL CANOPY TREES SHALL BE PLANTED ALONG WITH A FENCE.
4. 0.47 AC SHALL BE DEDICATED TO SEMINOLE COUNTY ALONG CR 426, 50' FROM ℄ OF CR 426.
5. NO VEHICULAR ACCESS WILL BE ALLOWED ON S. HART ROAD FROM LOTS 5, 6 OR 7. DEDICATION OF EXCLUSIVE ACCESS RIGHTS WILL BE DEDICATED BY PLAT FOR THOSE LOTS.
6. ONLY THOSE USES IDENTIFIED IN SECTION 30.1046 (2) OF THE LDC WILL BE PERMITTED WITHIN TWO HUNDRED (200) FEET FROM CENTERLINE OF THE RIGHT-OF-WAY ON CR 426.
7. SIGNAGE FOR THE PROJECT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS IDENTIFIED IN SECTION 30.1046 (b) OF THE LDC.
8. LANDSCAPING AND BUFFERS WITHIN THE SCENIC CORRIDOR SHALL COMPLY DEVELOPMENT STANDARDS IDENTIFIED SECTION 30.1046 9d) OF THE LDC.

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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Fax: 407.644.7855

Scott P. Seck, PE # 53215

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OVERALL SUBDIVISION PLAN
WILDERNESS ESTATES

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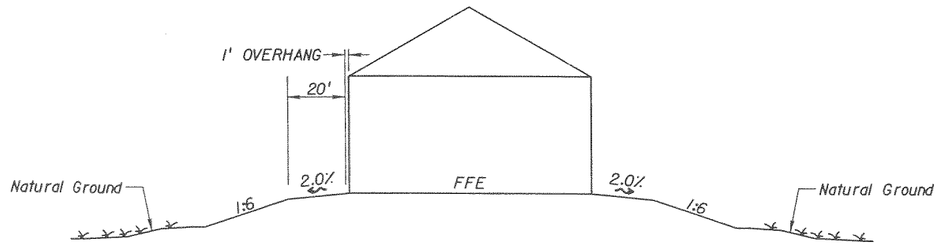
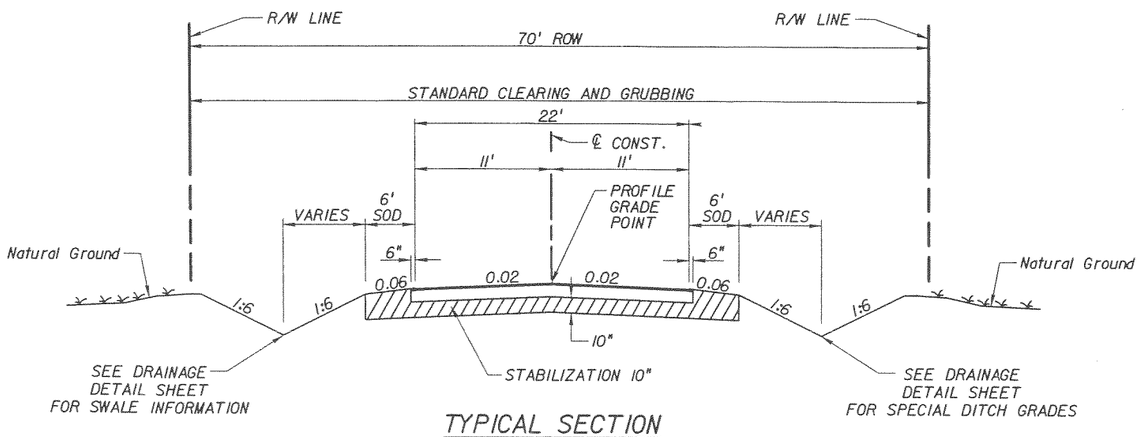
GENERAL NOTES

- ELEVATIONS SHOWN REFER TO N.G.V.D. (1929)
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE GRADING IN AREAS NOT PROVIDED WITH ELEVATION CONTROL TO PREVENT STANDING WATER.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAINTAINING SERVICE OF ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION.
- IT IS THE RESPONSIBLITY OF THE CONTRACTOR TO RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GRASSING AND SODDING PROPOSED DETENTION AREAS, BERMS, SWALES, AND DITCH BANKS DURING CONSTRUCTION TO PREVENT EROSION FOR A SUFFICIENT PERIOD OF TIME TO ALLOW FOR A GOOD STAND OF GRASS.
- CONTRACTOR SHALL SPREAD ALL EXCESS EXCAVATED MATERIAL IN DESIGNATED, ON-SITE AREAS AS DETERMINED BY DEVELOPER.
- ALL CONSTRUCTION MUST MEET THE APPROVAL OF SEMINOLE COUNTY INSPECTORS.
- TRAFFIC STRIPING AND OTHER MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 711 AND TRAFFIC OPERATION STANDARDS INDEX #17346.
- NOTIFICATION TO SEMINOLE COUNTY IS REQUIRED 72 HOURS PRIOR TO CONSTRUCTION COMMENCEMENT, PERFORMANCE OF DENSITY TESTING AND ASPHALTIC APPLICATION.
- CONTRACTOR TO GUARANTEE ALL WORK WITHIN RIGHT-OF-WAY TO OWNER FOR A PERIOD OF ONE YEAR.
- CONTRACTOR MUST COMPLY WITH THE CURRENT FLORIDA TRENCH SAFETY ACT.
- THE WELL ON LOT 6 IS TO BE ABANONED BY A WATER WELL CONTRACTOR, LICENSED IN THE STATE OF FLORIDA. THE BORE HOLE IS TO BE FILLED FROM THE BOTTOM TO THE TOP WITH NEAT CEMENT GROUT OR SOME OTHER ACCEPTABLE WELL ABANDONMENT METHODOLOGY AND A COMPLETION REPORT SUBMITTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN, AND SUBSEQUENTLY REMOVE ALL NECESSARY EROSION CONTROL.



TYPICAL GRADING SECTION FOR HOMES

NTS



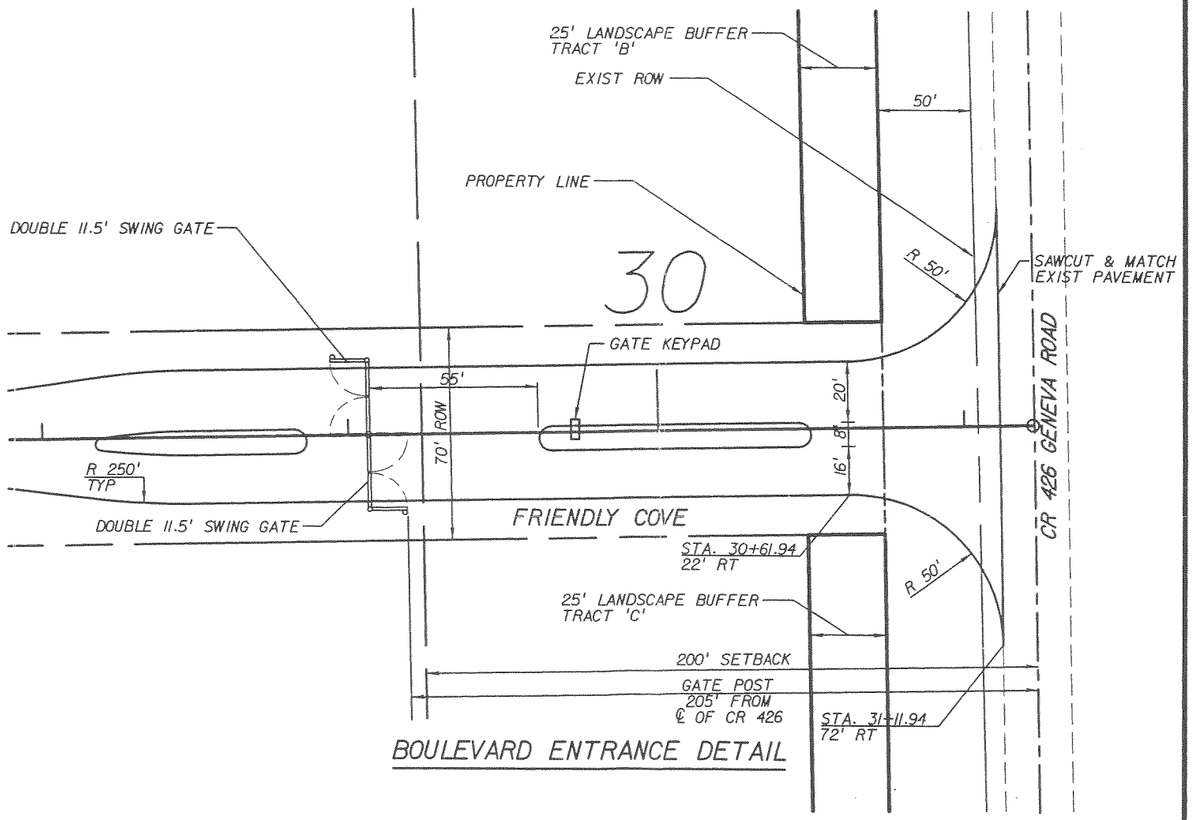
TYPICAL SECTION

STA. 10+00.00 TO STA. 31+11.94

NTS

PAVEMENT DESIGN

STABILIZATION (FLORIDA BEARING VALUE 75 psi) (10") (16' WIDE PER TRAVEL LANE)
LIMEROCK BASE (6") (SHALL EXTEND 6" BEYOND EDGE OF ASPHALT)
TYPE III ASPHALTIC CONCRETE (1 1/2") (10' WIDE PER TRAVEL LANE)



BOULEVARD ENTRANCE DETAIL

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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Scott P. Seck, PE # 53215

0 ½" 1"
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TYPICAL SECTION & DETAILS
WILDERNESS ESTATES

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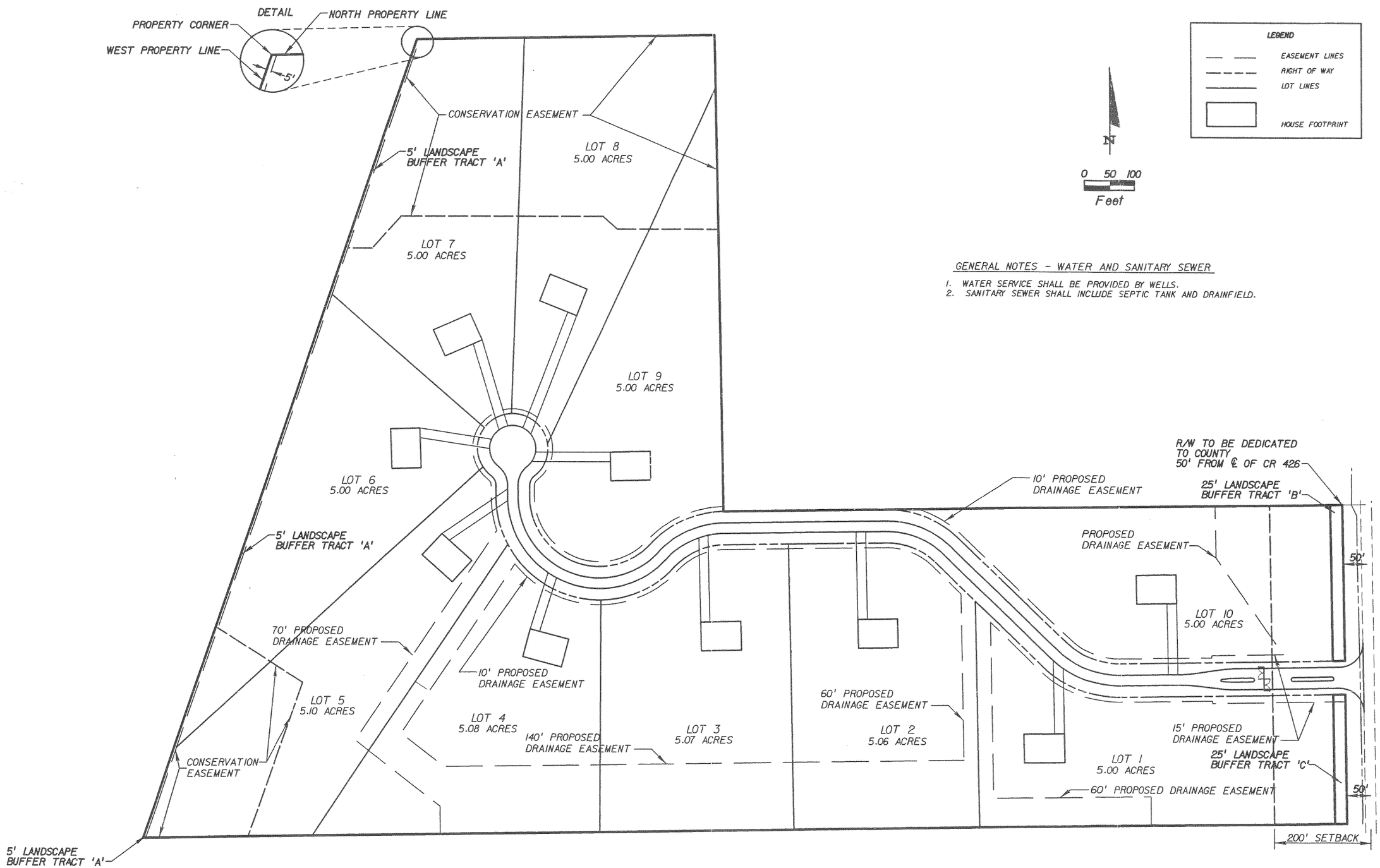

GENERAL NOTES - WATER AND SANITARY SEWER

1. WATER SERVICE SHALL BE PROVIDED BY WELLS.
2. SANITARY SEWER SHALL INCLUDE SEPTIC TANK AND DRAINFIELD.

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Scott P. Seck, PE # 53215

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UTILITY PLAN
WILDERNESS ESTATES

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N

0 50 100
Feet

LEGEND

- RIGHT OF WAY
- LOT LINES
- BASIN BOUNDARY

BASIN 1:

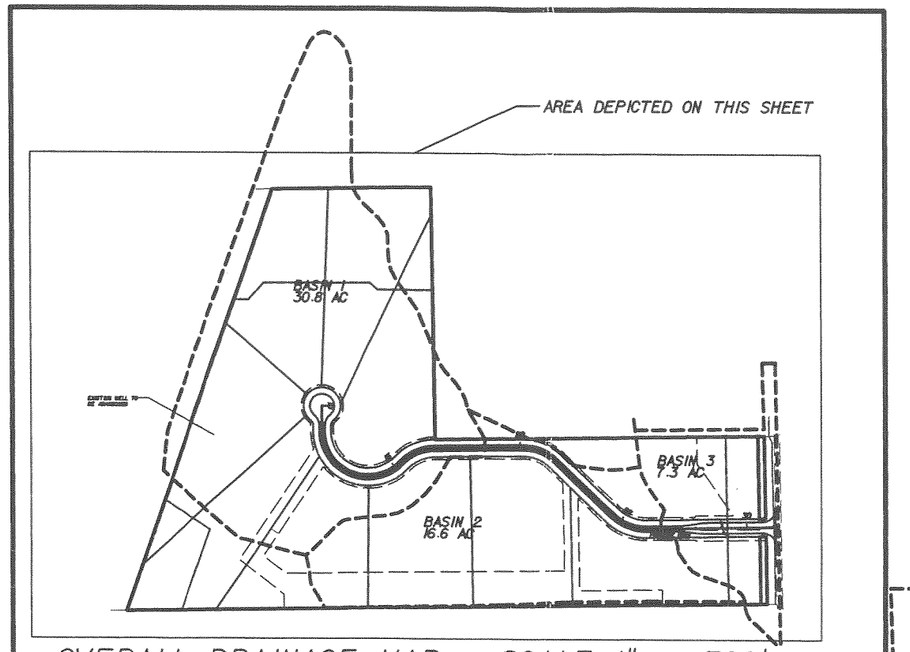
CLOSED BASIN PRE-DEVELOPED
OPEN BASIN POST-DEVELOPED - DISCHARGING TO RETENTION AREA 1 IN BASIN 2
RETAIN POST DEVELOPED 100 YR-24 HR VOLUME BELOW THE WEIR IN RETENTION AREA 1

BASIN 2:

OPEN BASIN PRE-DEVELOPED
OPEN BASIN POST-DEVELOPED
RETAIN GREATER OF SJRWMD TREATMENT VOLUME OR SEMINOLE COUNTY RECHARGE VOLUME BELOW THE WEIR AND ATTENUATE TO PRE-DEVELOPED 25 YR-24 HR PEAK DISCHARGE IN RETENTION AREA 1

BASIN 3:

CLOSED BASIN PRE-DEVELOPED
CLOSED BASIN POST- DEVELOPED
RETAIN 100 YR-24 HR VOLUME IN RETENTION AREA 2



OVERALL DRAINAGE MAP: SCALE 1" = 300'

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Lisa M. Hoechst, PE # 56056

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DRAINAGE AND GRADING PLAN
WILDERNESS ESTATES

SHEET NO. 7

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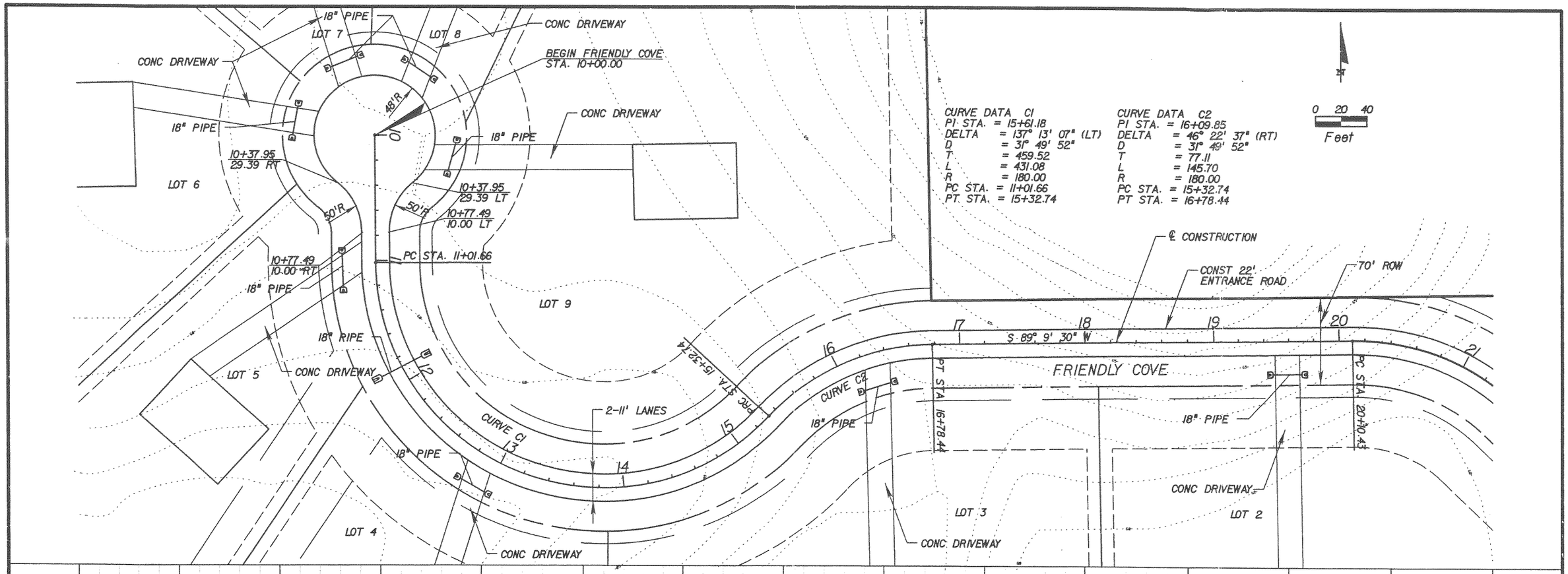

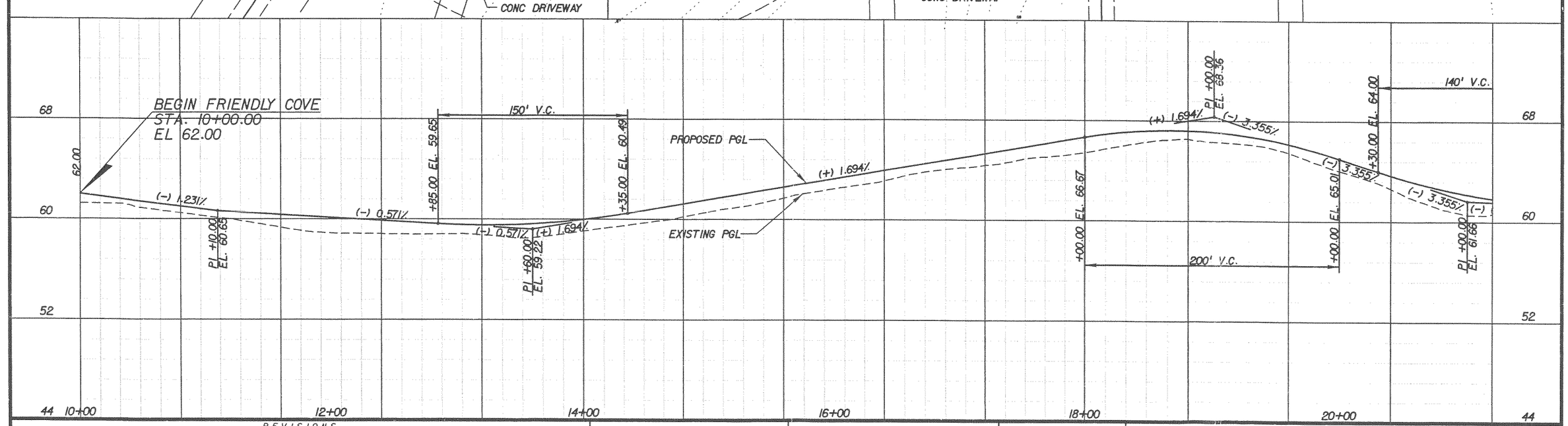

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Scott P. Seck, PE # 53215

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PLAN AND PROFILE FRIENDLY COVE

SHEET NO. 8

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CURVE C3

CURVE DATA C3
PI STA. = 20+84.81
DELTA = 44° 53' 55" (RT)
D = 31° 49' 52"
T = 74.37
L = 141.05
R = 180.00
PC STA. = 20+10.43
PT STA. = 21+51.49

CURVE DATA C4
PI STA. = 25+41.90
DELTA = 45° 06' 02" (LT)
D = 31° 49' 52"
T = 74.74
L = 141.69
R = 180.00
PC STA. = 24+67.16
PT STA. = 26+08.85

PROPOSED R/W
EXISTING R/W
N
0 20 40
Feet
℄ CR 426
18" PIPE
70' ROW
℄ CONSTRUCTION
S 45° 56' 35" E
LOT 2
LOT 10
25' LANDSCAPE BUFFER
TRACT 'B'
200' SETBACK
50'
END FRIENDLY COVE
STA. 31+11.94
LOT 10
CONC DRIVEWAY
PT STA. 26+08.85
PC STA. 24+67.16
CONST 22'
ENTRANCE ROAD
2-11' LANES
18" PIPE
DOUBLE 11.5' SWING GATE
GATE POST 205'
FROM ℄ CR 426
N 88° 57' 23" E
LOT 1
CONC DRIVEWAY
18" PIPE
CURVE C4
FRIENDLY COVE
DOUBLE 11.5' SWING GATE
18" PIPE
20'
16'

140' V.C.
+70.00 EL. 61.42
150' V.C.
+10.00 EL. 60.63
+60.00 EL. 62.78
PI +80.00
EL. 66.63
180' V.C.
+90.00 EL. 58.29
+70.00 EL. 55.03
PROPOSED PGL
(-) 0.33%
(-) 0.33%
(-) 0.33%
(+) 3.20%
(+) 3.20%
(+) 3.20%
(+) 3.97%
(-) 3.97%
(-) 3.97%
(+) 0.35%
(+) 0.35%
(+) 1.33%
END FRIENDLY COVE
STA. 31+11.94
EL 55.44
PI +00.00
EL. 61.86
EXISTING PGL
PI +85.00
EL. 60.38
+70.00 EL. 63.10
+90.00 EL. 62.26
220' V.C.
PI +80.00
EL. 54.71
PI +85.00
EL. 55.08
PI +11.94
EL. 55.44
66
58
50
42
21+00
23+00
25+00
27+00
29+00
31+00

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Scott P. Seck, PE # 53215

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PLAN AND PROFILE FRIENDLY COVE

SHEET NO. 9

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TREE LOCATION PLAN
WILDERNESS ESTATES

SHEET NO. 10

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