Item #

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

SUBJECT: **Gerami Property Preliminary Subdivision Plan (PSP)**

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

AUTHORIZED BY: Bryan Potts **CONTACT:** ALAN WILLIS EXT. 7332

Agenda Date 2/07/07 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for Gerami Property, located at the southwest corner of Longwood Markham Road and Markham Road.
(Allan Goldberg, applicant)

District 5 – Brenda Carey (Alan D. Willis, Planner)

BACKGROUND:

The applicant, Allan Goldberg, is requesting approval of the Preliminary Subdivision Plan for Gerami Property.

The proposed subdivision is zoned PUD and located at the southwest corner of Longwood Markham Road and Markham Road on 78.41 acres. It consists of 38 single family homes at 1.0 unit per net buildable acre.

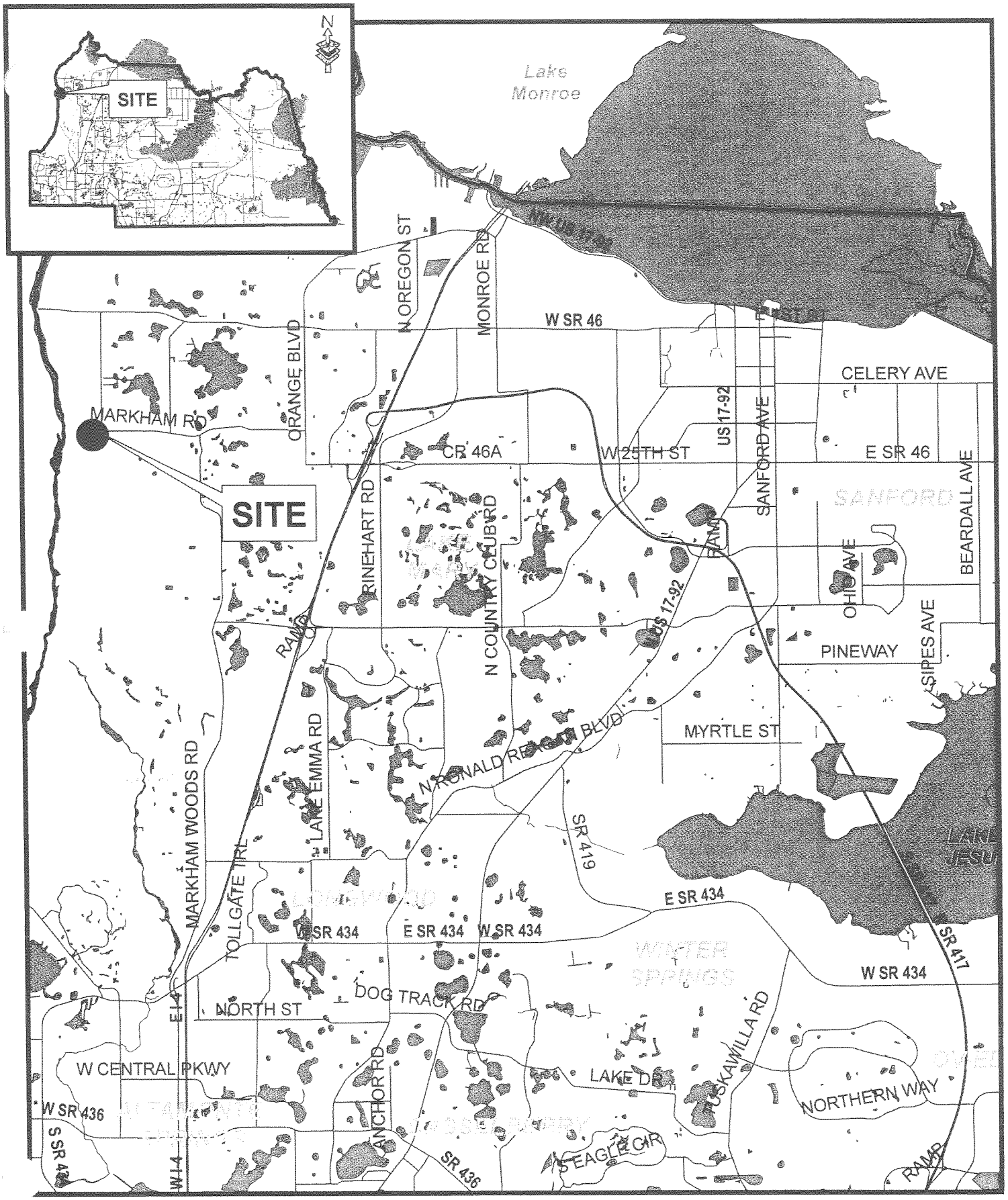
STAFF RECOMMENDATION:

Staff recommends approval of the requested Preliminary Subdivision Plan.

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

DR No. 06-5500026

Parcel ID#:
34-19-29-501-0000-0010
33-19-29-300-0020-0000
34-19-29-300-0100-0000



Gerami Property
PSP

EXHIBIT A

DEVELOPMENT STANDARDS:

1. SITE AREA: 72.40 AC.
2. PROPOSED PROJECT SHALL BE SINGLE FAMILY HOMES.
3. EXISTING LAND USE DESIGNATION: SUBURBAN ESTATES
4. EXISTING ZONING: PUD
5. WETLAND LINE BASED ON SURVEY INFORMATION.
6. FOR FLOOD INFORMATION AS DETERMINED FROM FEMA FLOOD MAP OF SEMINOLE COUNTY, PANEL NO. 12117C0130 E, SEE ATTACHED SURVEY.
7. WATER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY. SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
8. STORMWATER SYSTEM TO BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.
9. SCHOOL AGE CHILDREN:
   ELEMENTARY: (38 DU x 0.115 CHILD/DU) = 4 CHILDREN
   MIDDLE: (38 DU x 0.053 CHILD/DU) = 2 CHILDREN
   HIGH SCHOOL: (38 DU x 0.057 CHILD/DU) = 2 CHILDREN
   TOTAL: 8 SCHOOL AGE CHILDREN
10. FIRE PROTECTION WILL BE DESIGNED IN ACCORDANCE TO SEMINOLE COUNTY REQUIREMENTS.
11. MINIMUM LOT SIZE 0.5 ACRES.
12. A MANDATORY HOA WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
13. THE FOLLOWING SERVICE DEMANDS WILL BE REQUIRED:
    TRAFFIC – 38 UNITS x 9.6 TRIPS/UNIT = 365 TRIPS
    WATER – 38 UNITS x 350 GPD/UNIT = 13,300 GPD
    SEWERS – 38 UNITS X 300 GPD/UNIT = 11,400 GPD
    SCHOOLS – SEE NOTE 12
14. PROPOSED SETBACKS:
    FRONT – 25' FROM R.O.W.
    SIDE – 10'
    STREET SIDE – 15'
    REAR – 30'
    WEKIVA RIVER – TO MEET SEM. CO. OR ST. JOHNS, WHICHEVER IS MORE RESTRICTIVE.
15. NO ENCROACHMENTS INTO WETLAND OR FLOOD PLAIN AREAS ARE PROPOSED AT THIS TIME.
16. NET DENSITY:
    MAXIMUM ALLOWABLE NET DENSITY = 1 UNIT/AC.
    PROPOSED NET DENSITY = # OF LOTS/NET BUILDABLE AREA
    NET BUILDABLE AREA = TOTAL AREA – WETLANDS – R.O.W.
    NET BUILDABLE AREA = 72.40 AC. – 31.96 AC. – 2.44 AC. = 38.00 AC.
    PROPOSED NET DENSITY = 38 TOTAL LOTS / 38.00 AC. = 1.00 UNITS/AC.
17. REQUIRED OPEN SPACE = 25% OF TOTAL SITE AREA.
    TOTAL SITE AREA = 72.40 AC.
    TOTAL OPEN SPACE REQUIRED = 72.40 X 0.25 = 18.10 AC.

    AREAS NOT PERMITTED TO BE COUNTED TOWARD OPEN SPACE REQUIREMENTS:
    - INTERNAL ROADWAY (2.44 AC.)
    - RESIDENTIAL LOTS (22.54 AC.)
    - LIFT STATION (0.03 AC.)
    - PER SECTION 30.1344.(1)(C) NO MORE THAN 25% OF THE TOTAL OPEN SPACE REQUIRED MAY BE CLASSIFIED AS CONSERVATION AREAS.
    TOTAL ON-SITE WETLANDS CLASSIFIED AS CONSERVATION AREAS = 31.96 AC.
    TOTAL OPEN SPACE REQUIRED = 18.10 AC.
    25% OF THE TOTAL OPEN SPACE REQUIRED = 18.10 X 0.25 = 4.53 AC.
    CONSERVATION AREA NOT ALLOWED TO BE USED AS OPEN SPACE = 31.96 AC. – 4.53 AC. = 27.43 AC.

    USABLE OPEN SPACE:
    = TOTAL SITE AREA – INTERNAL ROADWAY – RESIDENTIAL LOTS – LIFT STATION – CONSERVATION
    = 72.40 AC. – 2.44 AC. – 22.54 AC. – 0.03 AC. – 27.43 AC. = 19.96 AC. (27.57%)

DEVELOPMENT ORDER CONDITIONS OF APPROVAL:

STANDARD CONDITIONS:
A. ALL DEVELOPMENT SHALL COMPLY WITH THE PRELIMINARY MASTER PLAN ATTACHED AS EXHIBIT B.
B. THE MAXIMUM BUILDING HEIGHT SHALL BE TWO STORIES, NOT TO EXCEED 35'.
C. THE MINIMUM SIZE OF A RESIDENTIAL UNIT SHALL BE 2,200 SF, EXCLUDING PORCHES, GARAGES, AND OTHER APPURTENANCES.
D. PERMITTED USES SHALL BE SINGLE-FAMILY DWELLING, HOME OFFICES, HOME OCCUPATIONS.
E. ALL LANDSCAPE BUFFERS AND COMMON AREAS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
F. THE DEVELOPMENT SHALL PROVIDE A PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT AS WELL AS CONNECTING TO EXISTING SIDEWALKS OUTSIDE THE DEVELOPMENT.

PROJECT SPECIFIC CONDITIONS:
A. THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 38 UNITS AND NET RESIDENTIAL DENSITY SHALL BE NO MORE THAN 1 DWELLING UNIT PER NET BUILDABLE ACRE.
B. THE UTILIZATION OF CLUSTERING ON SITE FOR THE PURPOSES OF PRESERVING WETLANDS, RARE UPLAND HABITATS, AND GREENWAYS.
C. THE PROJECT MUST COMPLY WITH ALL CONDITIONS OF THE WEKIVA PARKWAY AND PROTECTION ACT.
D. THE DEVELOPMENT SHALL CONNECT TO THE COUNTY'S CENTRAL SEWER SERVICE AND INSTALL RESIDENTIAL RECLAIM WATER LINES. THE LINES ARE TO BE CHARGED WITH POTABLE WATER UNTIL RECLAIMED WATER IS AVAILABLE.
E. THE ENCROACHMENT INTO OR THE PLACEMENT OR DEPOSIT OF FILL WITHIN THE ONE-HUNDRED (100) YEAR FLOODPLAIN (AS ADOPTED BY FEMA) OR WETLANDS IS PROHIBITED.
F. A CONSERVATION EASEMENT DEDICATED TO SEMINOLE COUNTY WILL BE REQUIRED OVER ALL WETLANDS AND REQUIRED 50-FOOT AVERAGE, 25-FOOT MINIMUM UPLAND BUFFERS.
G. A CONSERVATION EASEMENT DEDICATED TO SEMINOLE COUNTY WILL BE REQUIRED OVER THE 550-FOOT UNDISTURBED AREA REQUIRED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE 200-FOOT NO CLEAR ZONE REQUIRED BY THE SEMINOLE COUNTY COMPREHENSIVE PLAN.
H. PRESERVATION OF A MINIMUM OF 50% OF THE EXISTING TREES ON SITE.
I. A MINIMUM OF 25% COMMON OPEN SPACE SHALL BE PROVIDED.
J. ACESSORY STRUCTURES ALONG LONGWOOD MARKHAM ROAD SHALL BE SETBACK A MINIMUM OF FORTY (40) FEET FROM THE EDGE OF RIGHT-OF-WAY OF THE ESTABLISHED RIGHT-OF-WAY SUBSEQUENT TO DEDICATION TO SEMINOLE COUNTY.
K. THE FOLLOWING SETBACK STANDARDS SHALL APPLY TO THE INDIVIDUAL SINGLE-FAMILY HOMES:

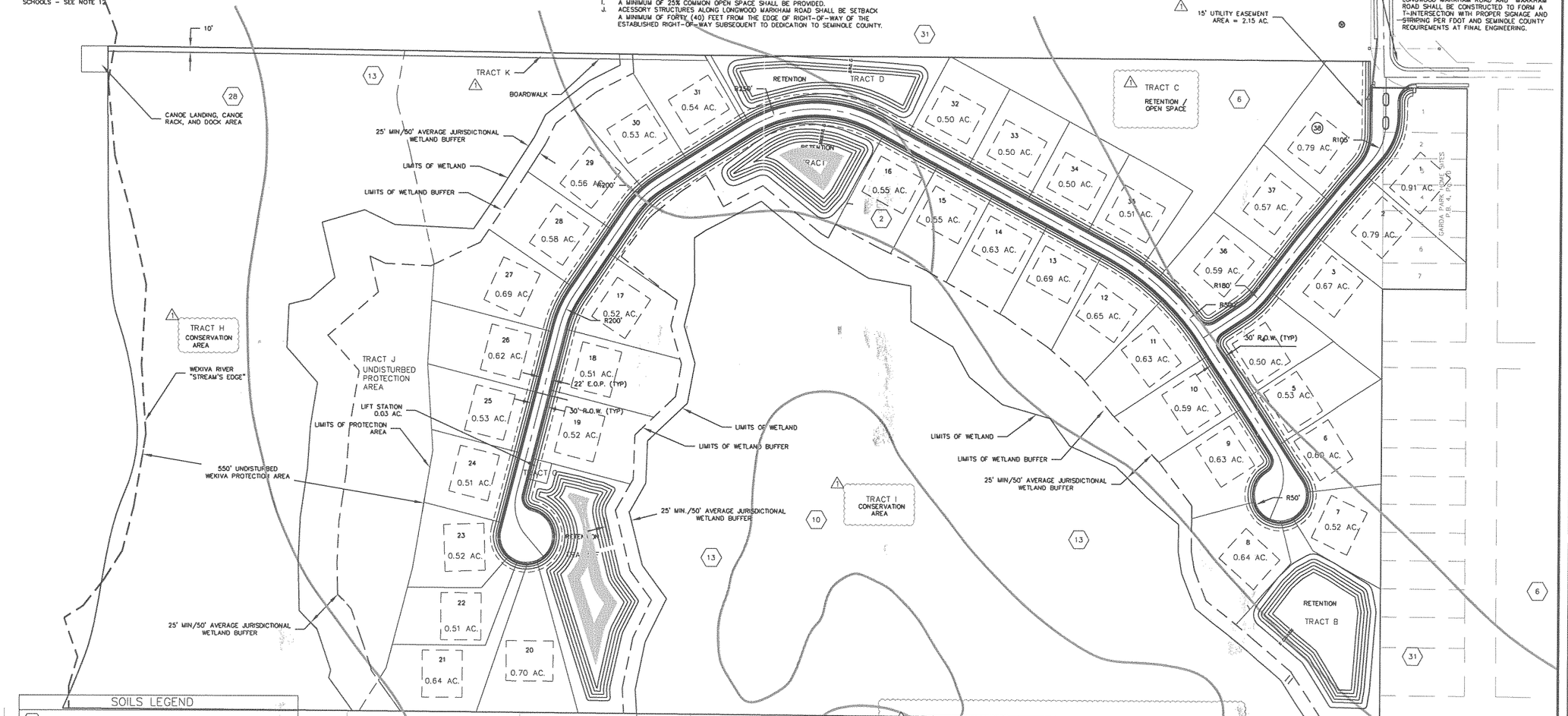
FRONT YARD SETBACK	25 FT
SIDE YARD SETBACK	10 FT
(STREET) SIDE YARD SETBACK	15 FT
REAR YARD SETBACK	30 FT
ACCESSORY STRUCTURES REAR	10 FT
ACCESSORY STRUCTURES SIDE	10 FT
POOL EDGE REAR	10 FT
POOL EDGE SIDE	10 FT
POOL ENCLOSURE REAR	5 FT
POOL ENCLOSURE SIDE	10 FT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NORTH

TRACT TABLE

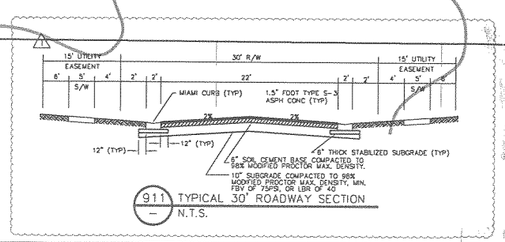
TRACT	USE	OWNERSHIP	AREA (AC.)
A	RIGHT-OF-WAY	H.O.A.	2.44 (3.37%)
B	RETENTION/OPEN SPACE	H.O.A.	1.26 (1.74%)
C	RETENTION/OPEN SPACE	H.O.A.	2.48 (3.43%)
D	RETENTION/OPEN SPACE	H.O.A.	0.97 (1.34%)
E	RETENTION/OPEN SPACE	H.O.A.	1.29 (1.78%)
F	RETENTION/OPEN SPACE	H.O.A.	1.29 (1.78%)
G	LIFT STATION	SEMINOLE COUNTY	0.03 (0.04%)
H	WETLAND/JURISDICTIONAL BUFFER	H.O.A.	16.74 (23.41%)
I	WETLAND/JURISDICTIONAL BUFFER	H.O.A.	20.64 (28.51%)
J	UNDISTURBED PROTECTION AREA	H.O.A.	2.42 (3.34%)
K	OPEN SPACE	H.O.A.	0.30 (0.13%)
SINGLE FAMILY LOTS		R/W	22.54 (31.13%)
TOTAL AREA		R/W	72.40 (100.00%)



SOILS LEGEND

2	ADAMSVILLE-SPARR FINE SANDS
6	ASTATULA-APOPKA FINE SANDS, 0 TO 5 PERCENT SLOPES
10	BASINGER, SAMSULA, AND HONTOON SOILS, DEPRESSIONAL
13	EAUGALLIE AND IMMOKALEE FINE SANDS
28	POMPANO FINE SAND, OCCASIONALLY FLOODED
31	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES

SOIL LINE



911 TYPICAL 30' ROADWAY SECTION
N.T.S.

PROPERTY APPRAISER ID NUMBER

SEMINOLE COUNTY

APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. A DAMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

APPROVED.

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE

MADDEN engineering, inc.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

FINAL MASTER PLAN/PSP FOR GERAMI PROPERTY

SEMINOLE COUNTY FLORIDA

CLIENT
C&G AT MARKHAM, INC.
708 TURNBULL AVE. SUITE 102
ALTAMONTE SPRINGS, FL 32701
(407) 834-9543

ENGINEER IN CHARGE:
CHADWICK H. MOORHEAD, P.E. #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	3/31/06	REVISED PER SEMINOLE COUNTY COMMENTS
2	11/20/06	REVISED AREAS
3	12/13/06	REVISED OPEN SPACE CALCULATIONS
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 24173
DATE: 06/28/06
SCALE: 1"=100'
DESIGNED BY: CHM
DRAWN BY: SEW
APPROVED BY: CHM

PSP-1