Item #

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

SUBJECT: Orange Blvd. Subdivision Preliminary Subdivision Plan (PSP

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

AUTHORIZED BY: Bryan Potts **CONTACT:** Tony Walter EXT. 7349

Agenda Date 02/07/07 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

APPROVE the Preliminary Subdivision Plan (PSP) for Orange Blvd. Subdivision for 10.1 ± acres located on Orange Blvd. 1/3 mile north of SR 46 (David Coggin, Sandhill Homes, applicant); or

DENY the Preliminary Subdivision Plan (PSP) for Orange Blvd. Subdivision for 10.1 ± acres located on Orange Blvd. 1/3 mile north of SR 46 (David Coggin, Sandhill Homes, applicant); or

CONTINUE to a time and date certain.

District 5 – Carey — Tony Walter, Principal Planner

BACKGROUND:

The applicant, David Coggin, Sandhill Homes, is requesting approval of the Preliminary Subdivision Plan for Orange Blvd. Subdivision.

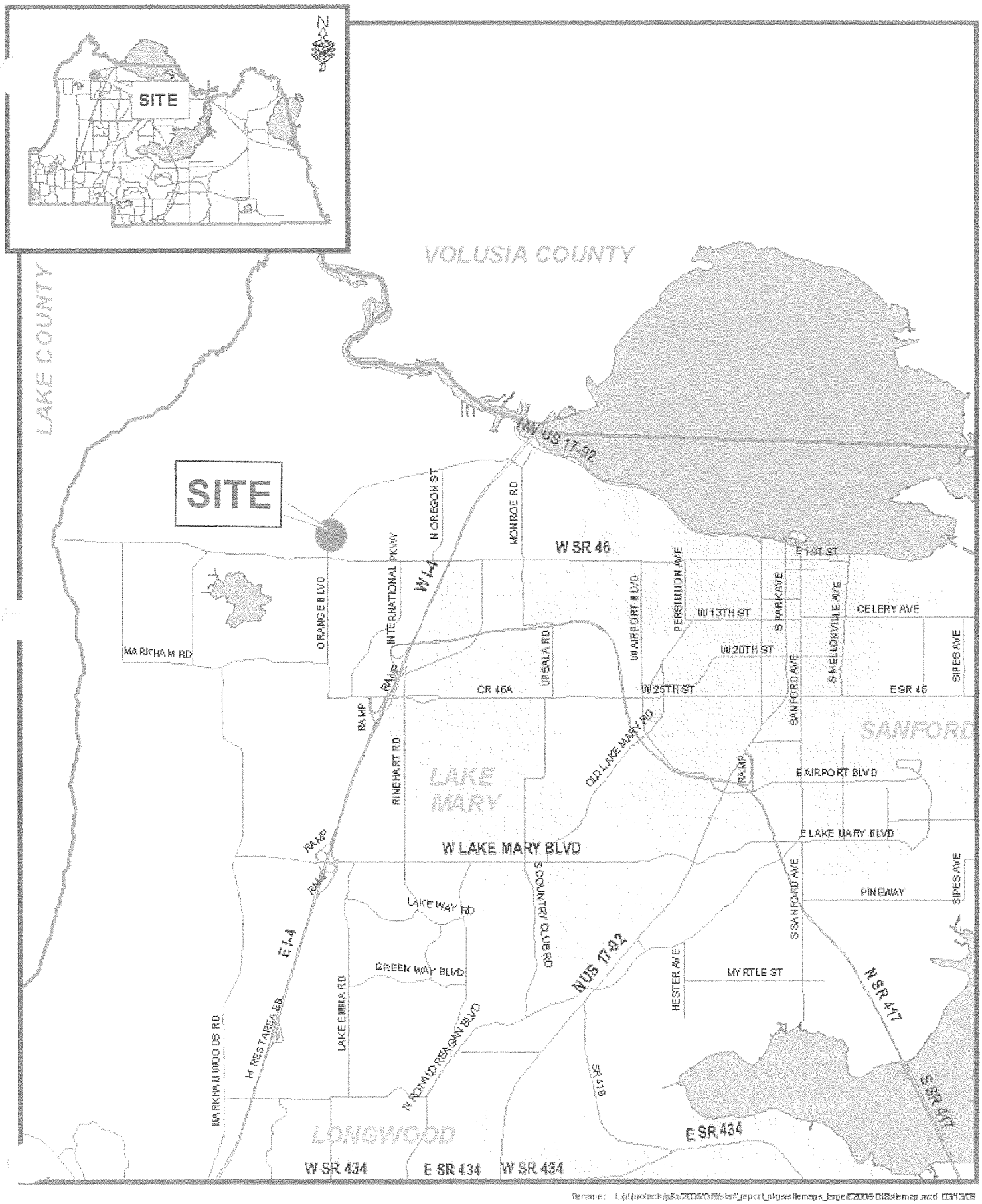
On June 27, 2006 the Board of County Commissioners rezoned the subject property from A-1 to R-1AA. The Preliminary Subdivision Plan meets or exceeds the minimum R-1AA zoning requirements of the Seminole County Land Development Code.

STAFF RECOMMENDATION:

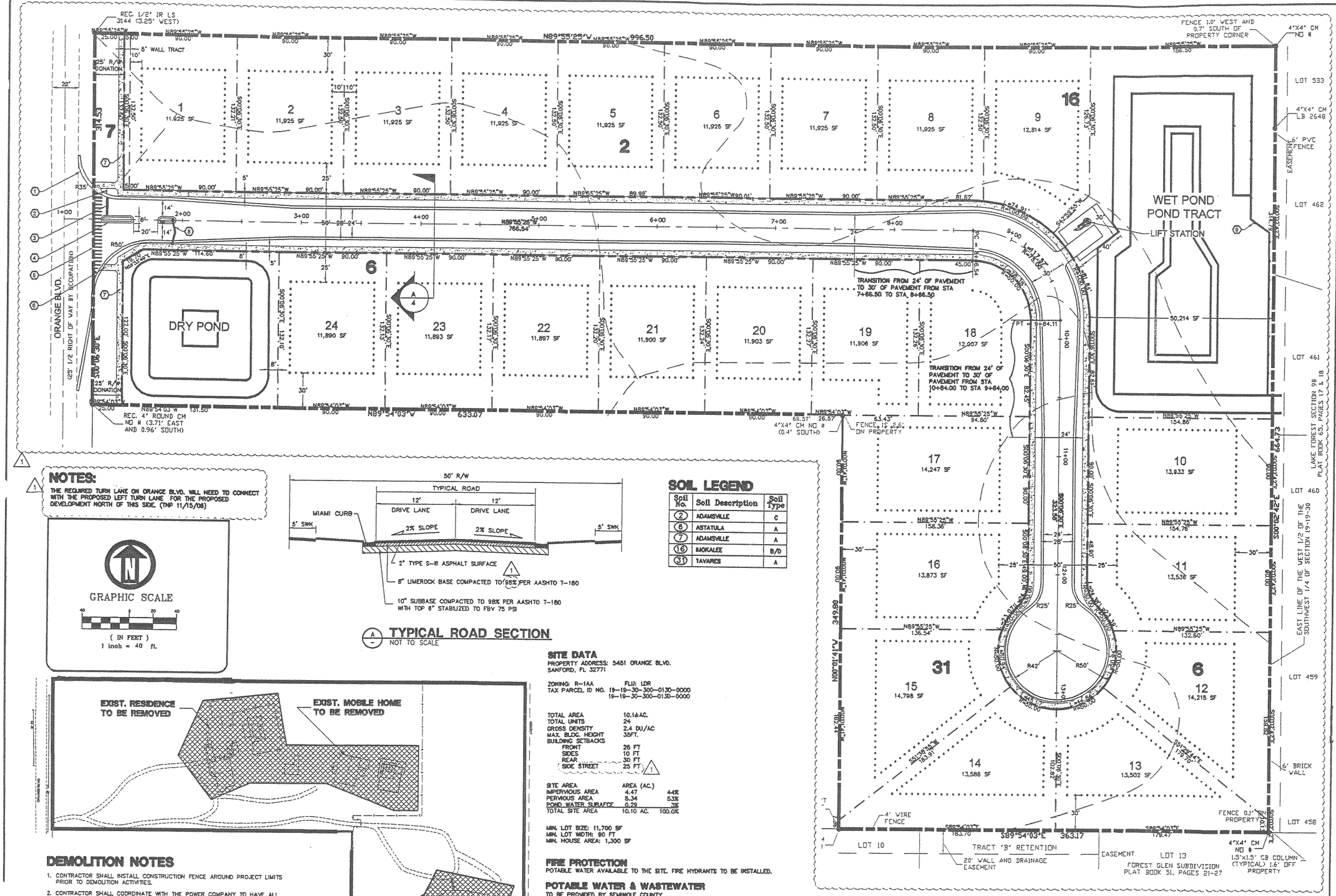
Staff recommends approval of the requested Preliminary Subdivision Plan.

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

DR No. 06-05500041
Parcel ID#:
19-19-30-300-0130-0000+



Orange Blvd. Subdivision PSP



KEY NOTES

1. DROP CURB PER FDOT INDEX NO 300
2. R3-1 30" STOP SIGN (TYP.)
3. 24" STOP BAR (THERMOPLASTIC) PER FDOT INDEX NO 17436
4. TYPE "A" CURB PER FDOT INDEX NO 300
5. CROSS WALK PER FDOT INDEX NO 17346
6. HANDICAP ACCESS, SEE DETAIL B ON SHEET 8
7. 5' SIDEWALK, SEE DETAIL A ON SHEET 8
8. GATE (BY OTHERS)
9. RETAINING WALL
10.
11.
12.

Burkett Engineering, Inc.
Civil Engineering Consultants
105 E. Robinson Street, Suite 501
Orlando, FL 32801
(407) 246-1260 Fax (407) 246-0423

DATE	DESCRIPTION	REV'D BY	CHK'D BY
12/22/08	REVISED PER COUNTY COMMENTS, LOT LINES, OUTFALL ROAD	KGN	WCB

ORANGE BOULEVARD SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
FOR SWANLEA, INC.

GEOMETRY, STRIPING AND SIGNAGE PLAN

NOTES:

1. THE REQUIRED TURN LANE ON ORANGE BLVD. WILL NEED TO CONNECT WITH THE PROPOSED LEFT TURN LANE FOR THE PROPOSED DEVELOPMENT NORTH OF THIS SIDE. (TNP 11/15/06)

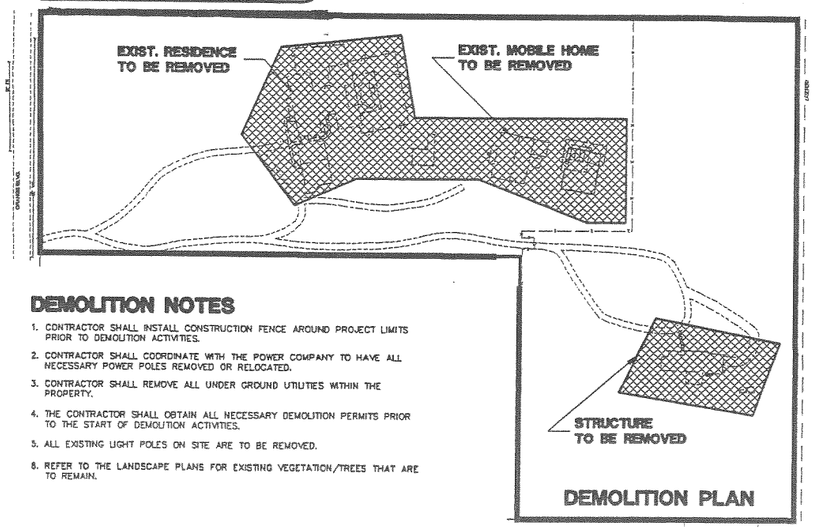
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

A TYPICAL ROAD SECTION
NOT TO SCALE

SOIL LEGEND

Soil No.	Soil Description	Soil Type
2	ADAMSVILLE	C
6	ASTATULA	A
7	ADAMSVILLE	A
16	MOKALEE	B/D
31	TAVARES	A



DEMOLITION PLAN

DEMOLITION NOTES

1. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND PROJECT LIMITS PRIOR TO DEMOLITION ACTIVITIES.
2. CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO HAVE ALL NECESSARY POWER POLES REMOVED OR RELOCATED.
3. CONTRACTOR SHALL REMOVE ALL UNDER GROUND UTILITIES WITHIN THE PROPERTY.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF DEMOLITION ACTIVITIES.
5. ALL EXISTING LIGHT POLES ON SITE ARE TO BE REMOVED.
6. REFER TO THE LANDSCAPE PLANS FOR EXISTING VEGETATION/TREES THAT ARE TO REMAIN.

SITE DATA

PROPERTY ADDRESS: 5451 ORANGE BLVD.
SANFORD, FL 32771

ZONING: R-1AA FLU: LDR
TAX PARCEL ID NO. 19-19-30-300-0130-0000
19-19-30-300-0130-0000

TOTAL AREA	10.1±AC.
TOTAL UNITS	24
GROSS DENSITY	2.4 DU/AC
MAX. BLDG. HEIGHT	35FT.
BUILDING SETBACKS	
FRONT	26 FT
SIDES	10 FT
REAR	30 FT
SIDE STREET	25 FT

SITE AREA	AREA (AC.)	
IMPERVIOUS AREA	4.47	44%
PERVIOUS AREA	5.34	53%
POND WATER SURFACE	0.29	3%
TOTAL SITE AREA	10.10 AC.	100.0%

MIN. LOT SIZE: 11,700 SF
MIN. LOT WIDTH: 90 FT
MIN. HOUSE AREA: 1,300 SF

FIRE PROTECTION
POTABLE WATER AVAILABLE TO THE SITE. FIRE HYDRANTS TO BE INSTALLED.

POTABLE WATER & WASTEWATER
TO BE PROVIDED BY SEMINOLE COUNTY

FLOODPLAIN
BASED ON FIRM MAP # 12117C0030 E DATED APRIL 17, 1995, THE SITE IS NOT LOCATED WITHIN 100-YEAR FLOODPLAIN.

STORMWATER
STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED TO MEET SJRWMD AND SEMINOLE COUNTY REQUIREMENTS.

A COPY OF THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW INSPECTION TEAM AND NATURAL RESOURCES OFFICER PRIOR TO THE THE PRECONSTRUCTION CONFERENCE. (SCLDCL App B SEC 4.5(e)(13)(E))