Item #

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

SUBJECT: **King's Ridge Drive Subdivision Preliminary Subdivision Plan**

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

AUTHORIZED BY: Bryan Potts BP **CONTACT:** Alan Willis AW **EXT.** 7341

Agenda Date 06/06/07 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

1. Approve the Preliminary Subdivision Plan for King's Ridge Drive Rural Subdivision, located north of Lake Harney Road, west of Harney Heights Road; David M. Ciener and Mike Hattaway applicants, or

2. Deny the Preliminary Subdivision Plan for King's Ridge Drive Rural Subdivision, located north of Lake Harney Road, west of Harney Heights Road; David M. Ciener and Mike Hattaway applicants, or

3. Continue to a date and time certain.

Commissioner McLean District – 2 Alan Willis, Planner

BACKGROUND:

The applicants, David M. Ciener and Mike Hattaway are requesting approval of a Preliminary Subdivision Plan (PSP) for King's Ridge Road Subdivision. The project consists of 8 single family residential lots on approximately 46.52 acres zoned Planned Unit Development (PUD). The minimum lot size requirement is 5.0 acres. The site is located north of Lake Harney Road, west of Harney Heights Road; in Section 15, Township 20 S, and Range 32 E.

The PSP is subject to all the conditions of a rural subdivision. The internal road will be private. The PSP meets all the conditions of the Seminole County Land Development Code. The lots will be served by wells and septic systems.

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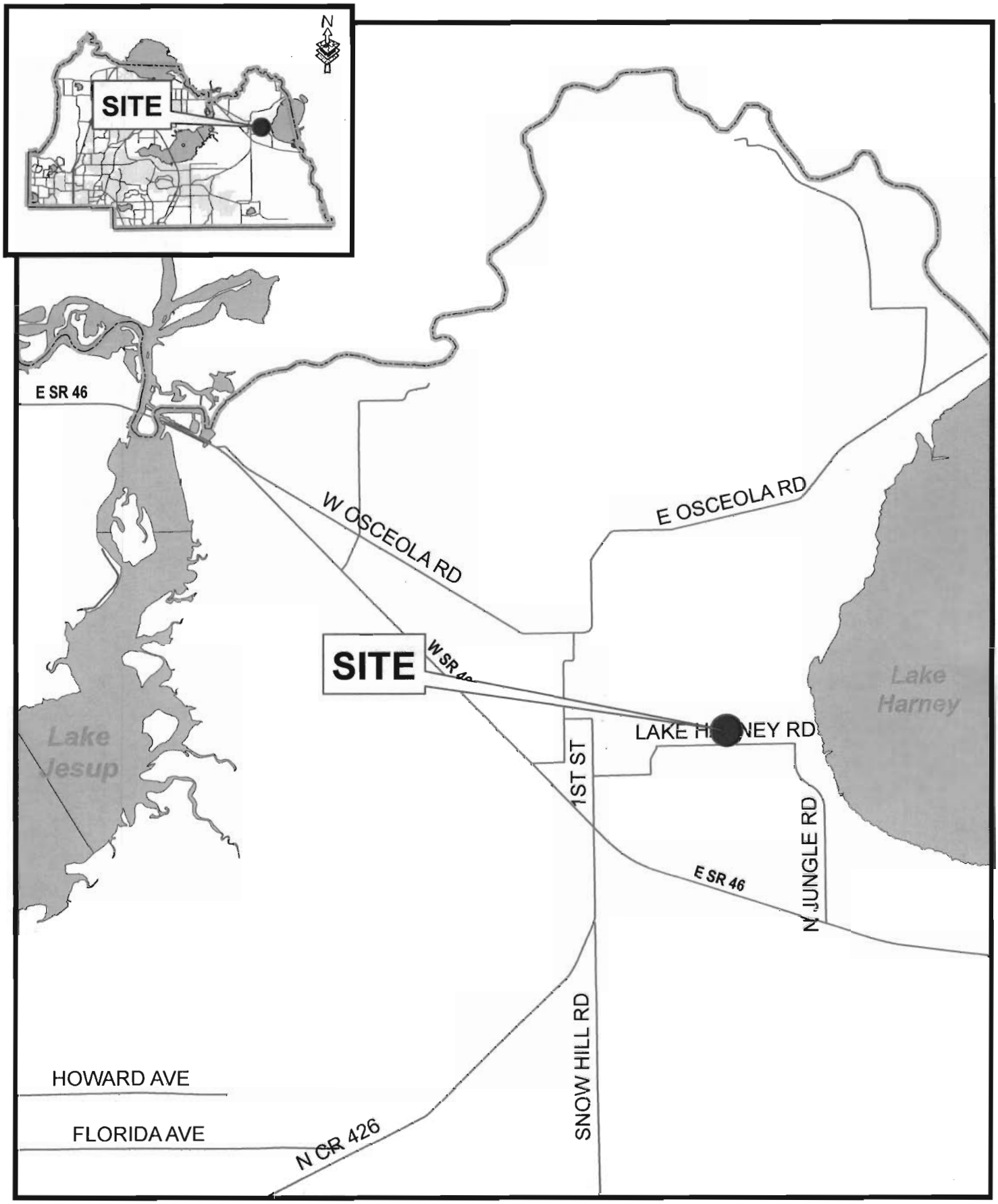
STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan for King's Ridge Drive Rural Subdivision, located north of Lake Harney Road, west of Harney Heights Road.

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

DR No. 07-05500001

Parcel ID#:
15-20-32-300-036A-0000



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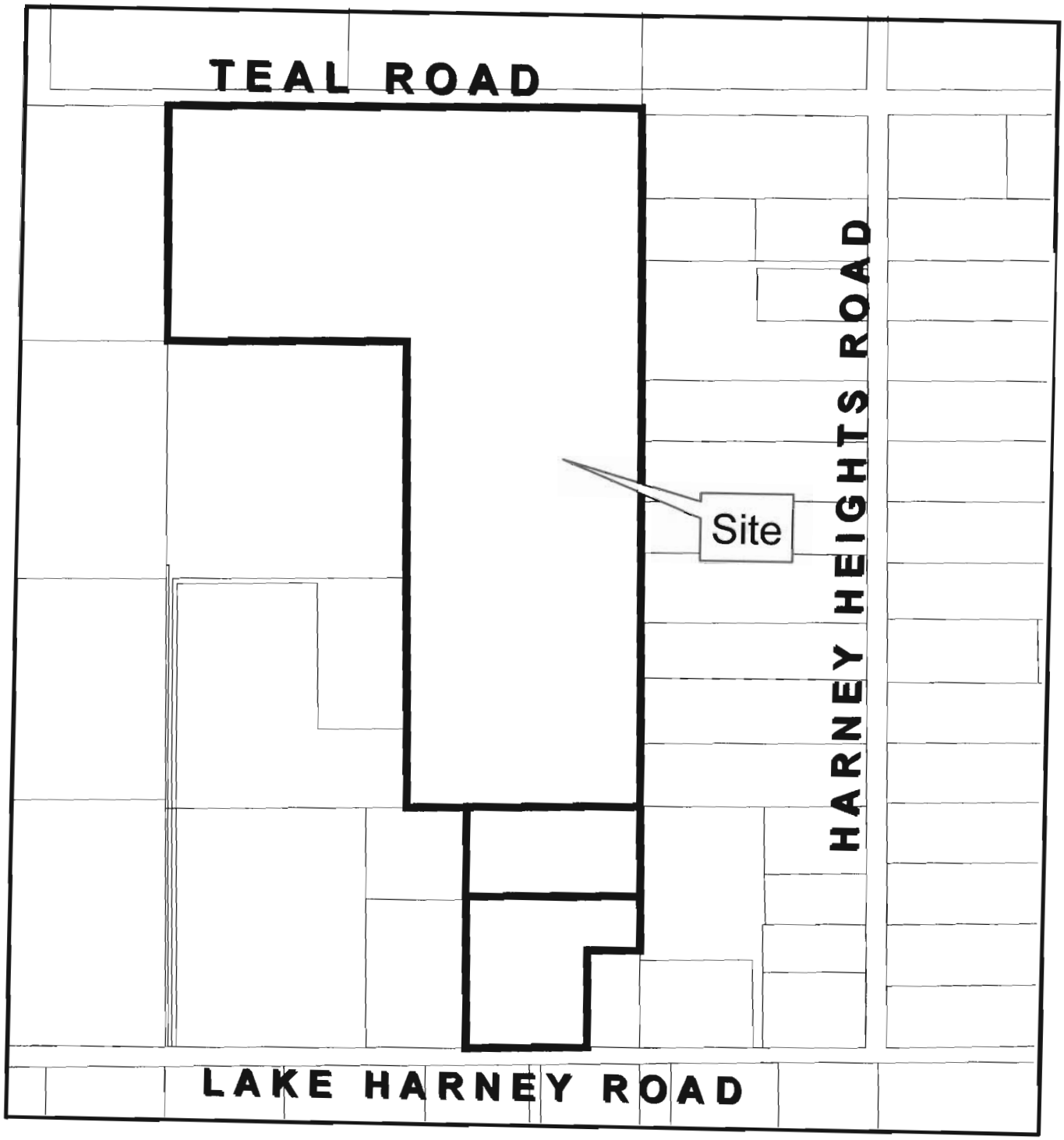
KING'S RIDGE PSP

EXHIBIT A



King's Ridge
Preliminary Subdivision Plan

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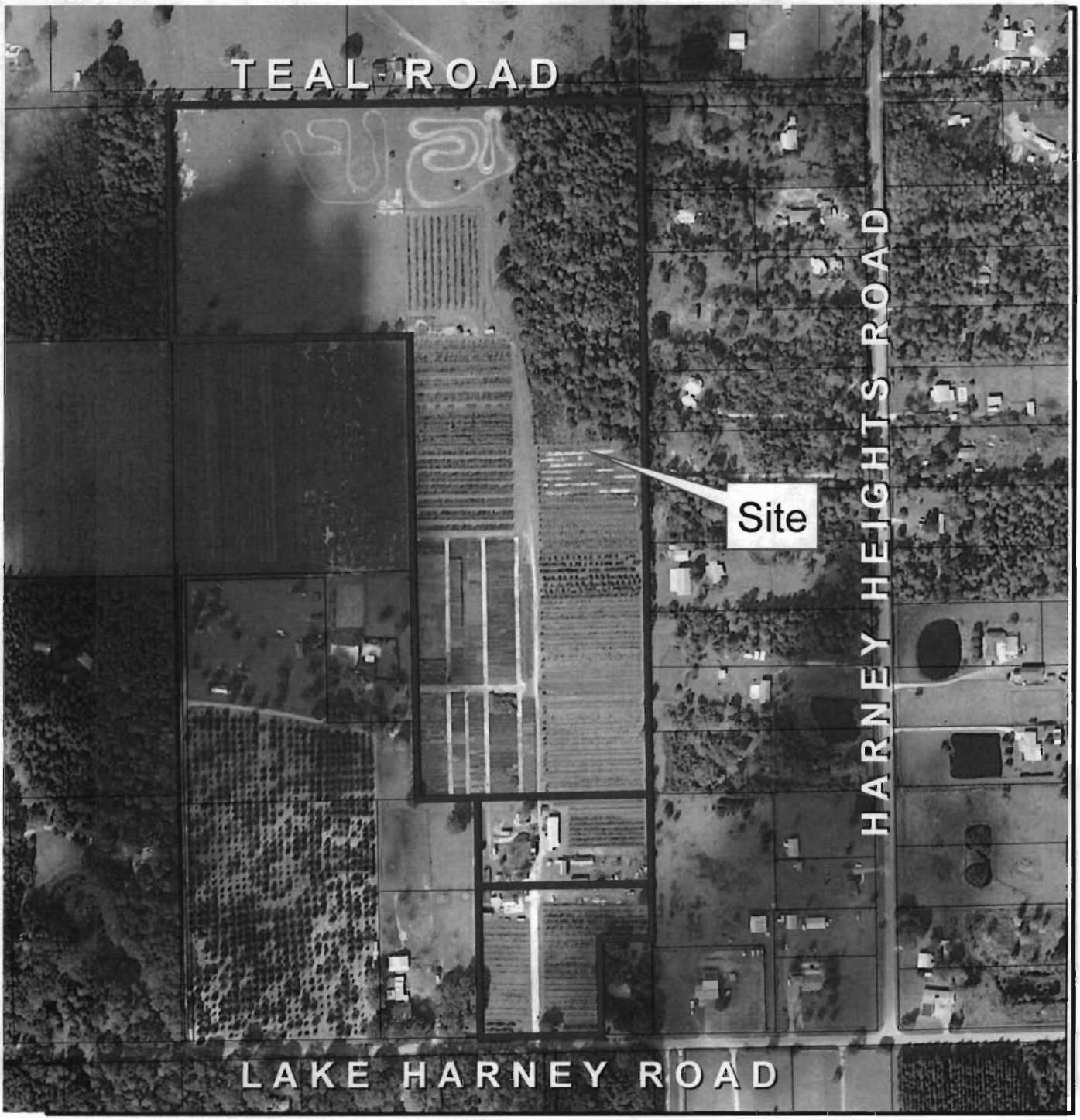
EXHIBIT A



King's Ridge
Preliminary Subdivision Plan

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EXHIBIT A

PRELIMINARY SUBDIVISION PLAN

LOCATION:

980 LAKE HARNEY ROAD, GENEVA FLORIDA

SITE STATISTICS:

ZONING DISTRICT: R-5 "RESIDENTIAL"

PARCEL SIZE: 5 AC. MIN.

EXISTING USE: VACANT

PROPOSED USE: 5-6 AC. RANCHETTE HOME SITES

FOR:

KING'S MANOR
980 LAKE HARNEY ROAD
GENEVA, FL 32732

DEVELOPMENT TEAM:

APPLICANT/DEVELOPER/OWNER:
DAVID CIENER
980 LAKE HARNEY ROAD
GENEVA, FLORIDA 32732
PHONE (407) 417-7676

ENGINEER:
VITAL DESIGNS, INC.
1344 HARDY AVENUE
ORLANDO, FLORIDA 32803
PHONE: (407) 895-7173

LANDSCAPE ARCHITECT:
LANDSCAPE DYNAMICS, Inc.
413 NETHERWOOD CREST DR.
ALTAMONTE SPRINGS, FLORIDA 32714
PHONE (407) 677-0677

SURVEYOR:
DOUDNEY SURVEYING AND MAPPING CORP.
200 EAST COMMERCIAL STREET
SANFORD, FLORIDA 32771
PHONE (407) 322-1451

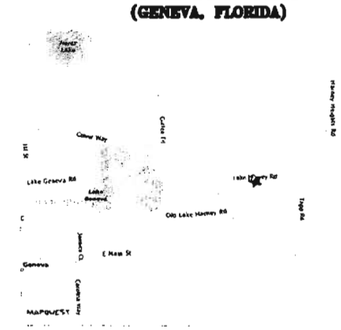
UTILITIES:

ELECTRIC SERVICE:
PROGRESS ENERGY

SEWER SERVICE:
ON-SITE SEPTIC & DRAINFIELD

WATER SERVICE:
ON-SITE WELL

VICINITY MAP
(GENEVA, FLORIDA)



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SHEET INDEX

SHEET TITLE	SHEET NO.
COVER SHEET	C-1
PRELIMINARY SUBDIVISION PLAN	C-2

PREPARED FOR:
DAVID CIENER
980 LAKE HARNEY ROAD
GENEVA, FL 32732
PH : (407) 417-7676

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 32 EAST

REVISIONS:

DATE	

DRAWN BY: AMH
DESIGN BY: AMH
CHECKED BY: GDH
APPROVED BY: -

GREG HUDAK PE # 54694

KING'S MANOR
980 LAKE HARNEY ROAD
GENEVA, FLORIDA

VITAL DESIGNS, INC.
CIVIL ENGINEERING & LAND DEVELOPMENT DESIGN SERVICES
CERTIFICATE OF AUTHORIZATION #8388
1344 HARDY AVENUE, ORLANDO, FL 32803
PHONE: (407) 895-7173
FAX: (407) 895-7225
EMAIL: vitaldesigns@cfl.rr.com

DATE: 4/10/07

SHEET NO. C-1

GENERAL NOTES:

CONTRACTOR SHALL VERIFY ALL EXISTING GRADES ON SITE BEFORE BEGINNING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY MAJOR DIFFERENCES BETWEEN CONTRACTOR'S DATA AND DRAWINGS.

THE CONTRACTOR SHALL PROTECT ALL EXISTING STORMWATER COLLECTION SYSTEMS FROM DAMAGE BY SEDIMENT OR OTHER CONSTRUCTION RELATED CAUSES.

SIZES, LOCATION AND INVERT ELEVATIONS OF EXISTING PIPE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SLOPES AND TRANSITIONS OF CONCRETE SIDEWALK AND RAMP TAPERS, SHALL NOT BE ANY STEEPER THAN 12:1 UNLESS OTHERWISE NOTED ON PLANS.

EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREAS BY QUICKLY STABILIZING DISTURBED AREAS TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING SOD, TURBIDITY FENCES, HAY BALES, AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.

ALL STORM DRAINAGE INLETS AND PIPES SHALL BE PROTECTED FROM SILT, SAND AND DEBRIS DURING CONSTRUCTION. ANY ACCUMULATION WITHIN THE STORM DRAINAGE PIPE SYSTEM SHALL BE REMOVED WITHOUT PUMPING OR FLUSHING INTO THE POND.

PROVIDE HAY BALES IN FRONT OF ALL DRAINAGE CURB INLETS AND PROVIDE FILTER FABRIC UNDER THE GRATE OF ALL DITCH BOTTOM INLETS AFTER INITIAL COMPLETION OF THE DRAINAGE STRUCTURES. MAINTAIN THESE MEASURES DAILY.

SILT FENCE SHALL BE IN-PLACE AROUND THE ENTIRE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION. PLEASE SEE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON EROSION CONTROL.

EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.

DEWATERING DURING CONSTRUCTION SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.

SPOT ELEVATIONS ARE SHOWN AT THE EDGE OF PAVEMENT EXCEPT WHEN CALLED OUT AS TOP OF CURB (TC).

ALL STRUCTURES, PIPE AND OTHER CONSTRUCTION IN THE DEPARTMENT RIGHT OF WAY SHALL BE PERFORMED ACCORDING TO THE APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.

SPECIAL NOTES:

1. LANDSCAPE TRACT "A" SHALL MAINTAIN THE EXISTING TREES AND VEGETATION WITH A WALL ADJACENT TO THE RIGHT-OF-WAY.

2. LANDSCAPE TRACTS "B" SHALL MAINTAIN THE EXISTING TREES WHERE POSSIBLE.

3. ONLY THOSE USES IDENTIFIED IN SECTION 30.1046(2) OF THE LDC WILL BE PERMITTED WITHIN THE 50' SCENIC CORRIDOR SETBACK LINE ALONG LAKE HARNEY ROAD.

4. SIGNAGE FOR THE PROJECT SHALL COMPLY THE DEVELOPMENT STANDARDS IDENTIFIED IN SECTION 30.1046(8) OF THE LDC.

5. LANDSCAPING AND BUFFERS WITHIN THE SCENIC CORRIDOR SHALL COMPLY WITH THE DEVELOPMENT STANDARDS INDENTIFIED IN SECTION 30.1046(3) OF THE LDC.

6. A MINIMUM OF A 35 FEET SIDE YARD SETBACK BETWEEN STRUCTURES SHALL BE REQUIRED FOR FIRE SEPARATION PURPOSES.

SITE DATA TABLE:

TOTAL PROJECT AREA = 46.82 ACRES
25' LANDSCAPE TRACT "A" = 0.195 ACRES
5' LANDSCAPE TRACT "B" = 0.654 ACRES

SITE INFORMATION:

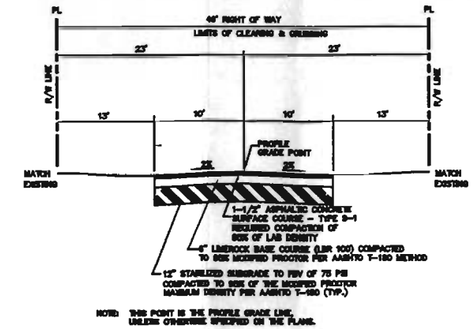
MINIMUM LOT SIZE = 5 ACRES
MINIMUM FRONT SETBACK = 50'
MINIMUM SIDE SETBACK = 10'
MINIMUM REAR SETBACK = 35'

SOIL TYPE:

THE SUBJECT SITE CONTAINS THE FOLLOWING SOIL TYPES:
ST. LUCIE FINE SANDS, 0 to 5 % SLOPES
LAKEWOOD SAND, 0 to 5 % SLOPES
LEON FINE SAND, 0 to 2 % SLOPES

LOT AREA TABULATION:

LOT 1 = 5.019 AC (218,610 S.F.)
LOT 2 = 5.074 AC (221,035 S.F.)
LOT 3 = 6.109 AC (266,122 S.F.)
LOT 4 = 6.454 AC (281,146 S.F.)
LOT 5 = 5.899 AC (256,956 S.F.)
LOT 6 = 5.009 AC (218,211 S.F.)
LOT 7 = 5.063 AC (220,552 S.F.)
LOT 8 = 5.015 AC (218,480 S.F.)

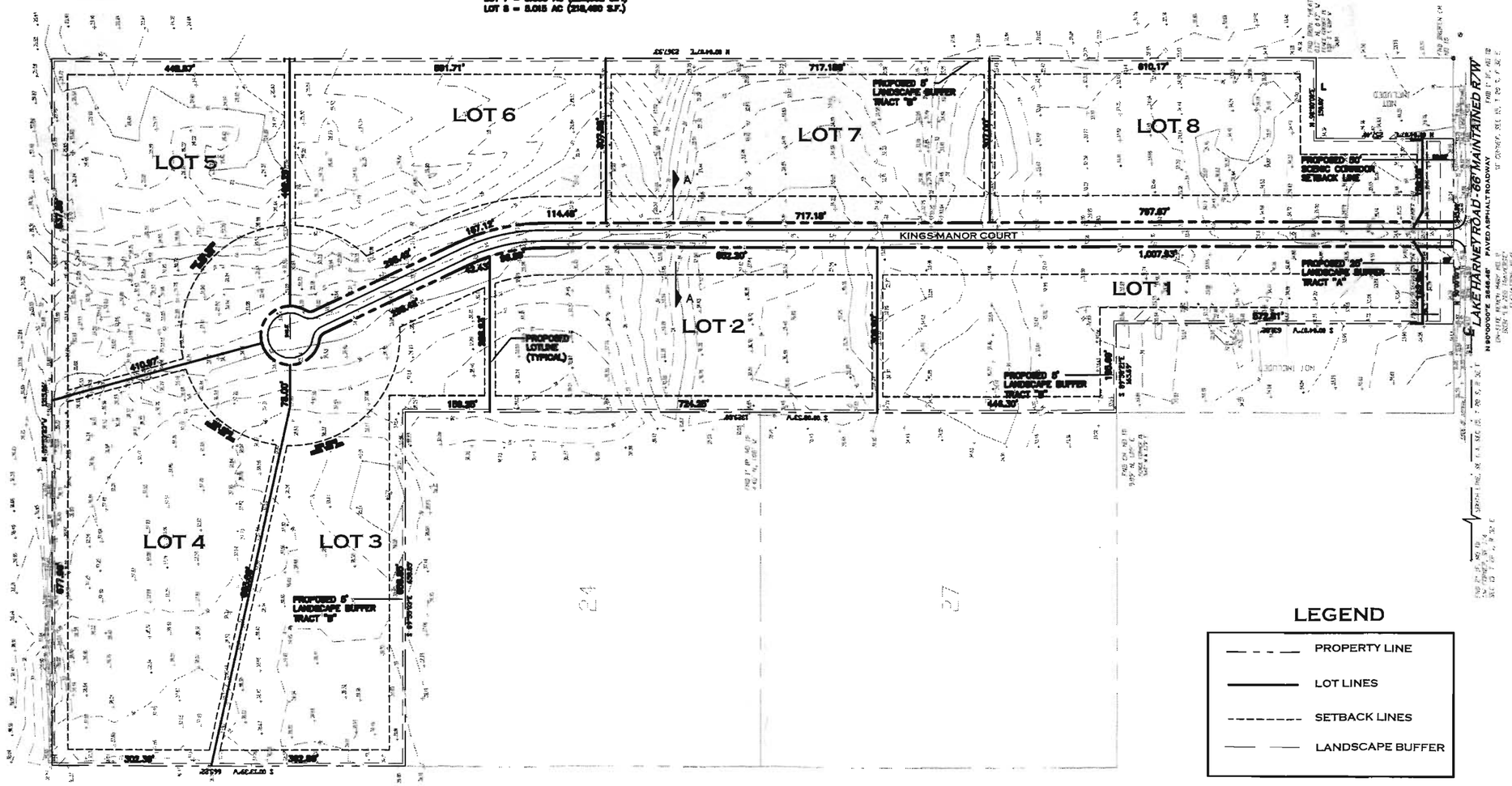


TYPICAL ROADWAY SECTION A-A - KINGS MANOR COURT

NOT TO SCALE

0 50 100 200

SCALE: 1" = 100'



LEGEND

- PROPERTY LINE
- LOT LINES
- SETBACK LINES
- LANDSCAPE BUFFER

PRELIMINARY SUBDIVISION PLAN

DATE	REVISIONS:

DRAWN BY	AMH
DESIGN BY	AMH
CHECKED BY	GOH
APPROVED BY	-

GREG HUDAK
PE # 54694

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DATE: 4/10/07

SHEET NO. C-2