

Item #

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

SUBJECT: Approval of the Estates at Lake Monroe Preliminary Subdivision Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Larry Poliner CONTACT: Tony Walter EXT. 7349

Agenda Date <u>4/02/08</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 Estates at Lake Monroe, located on the south side of Celery Avenue, west of Cameron Avenue, in Section 33, Township 19 S, Range 31 E, Harling Locklin and Associates applicants.

District 5-Carey

(Tony Walter, Principal Planner)

BACKGROUND:

The applicant, Harling Locklin and Associates, are requesting approval of a Preliminary Subdivision Plan (PSP) for Estates at Lake Monroe, consisting of 53 single family lots, zoned R-1 and R-1A.

The City of Sanford is the utility provider for water and sewer and the internal roadways are private.

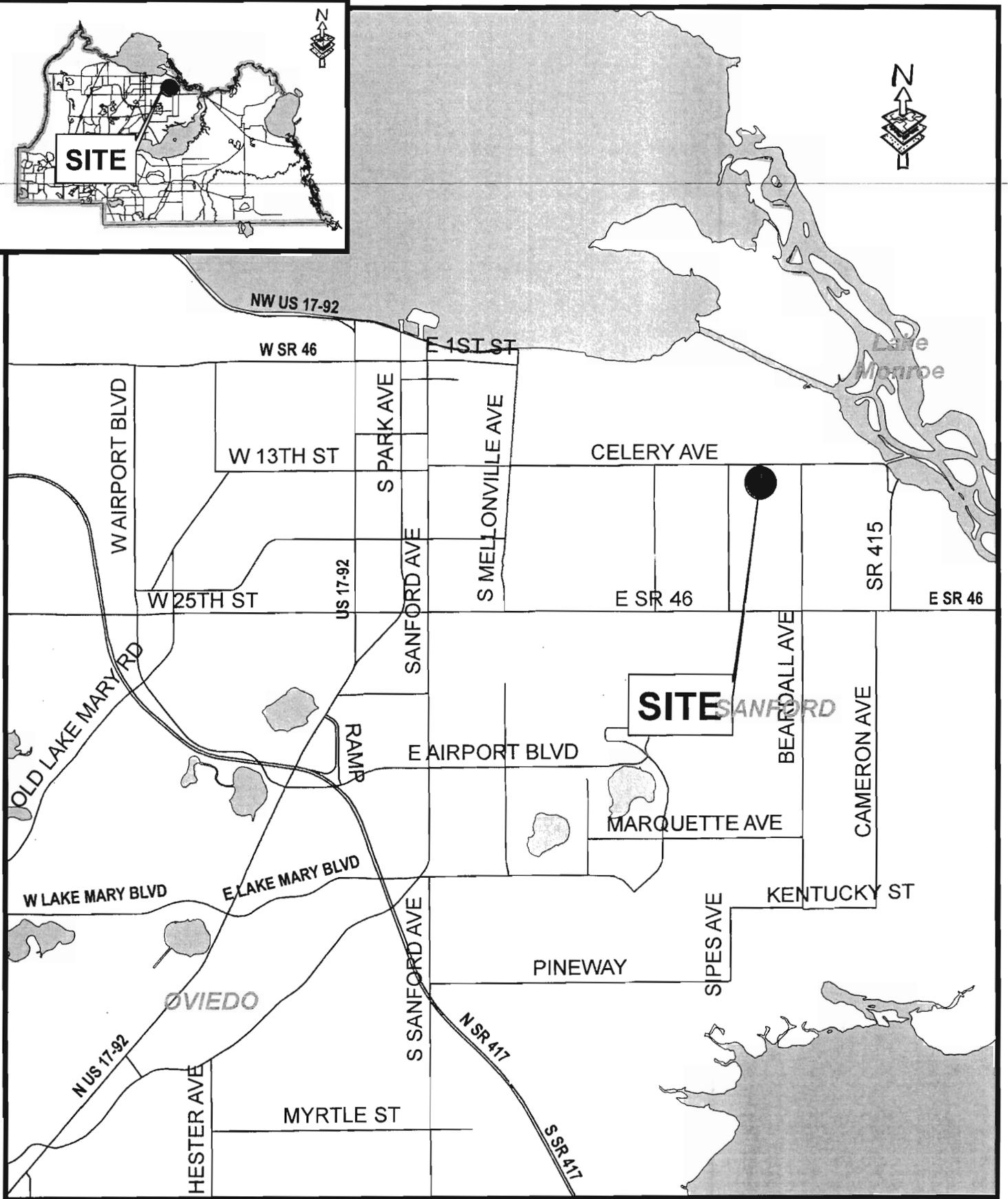
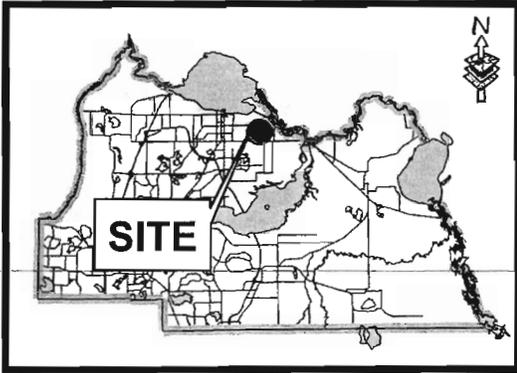
The PSP meets all the conditions of the Seminole County Land Development Code Chapter 35, Section 35.43.

STAFF RECOMMENDATION:

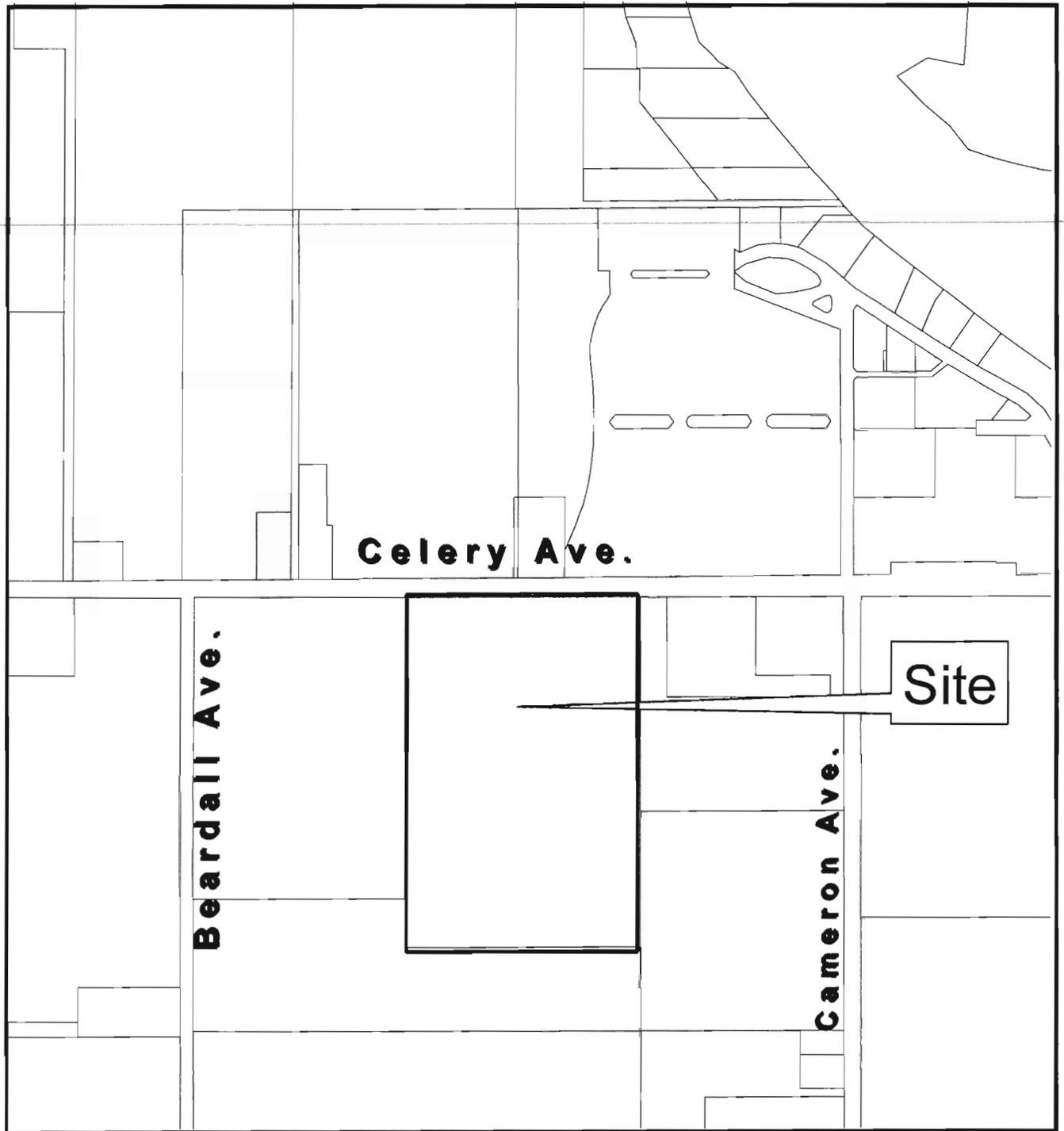
Staff recommends the Planning and Zoning Commission approve the Preliminary Subdivision Plan for Estates at Lake Monroe, located on the south side of Celery Avenue, west of Cameron Avenue, in Section 33, Township 19 S, Range 31 E, Harling Locklin and Associates, applicant.

Attachments: Location maps
Reduced Preliminary Subdivision Plan

DR No. <u>07-05500028</u>
Parcel ID#: <u>33-19-31-300-0120-0000</u>

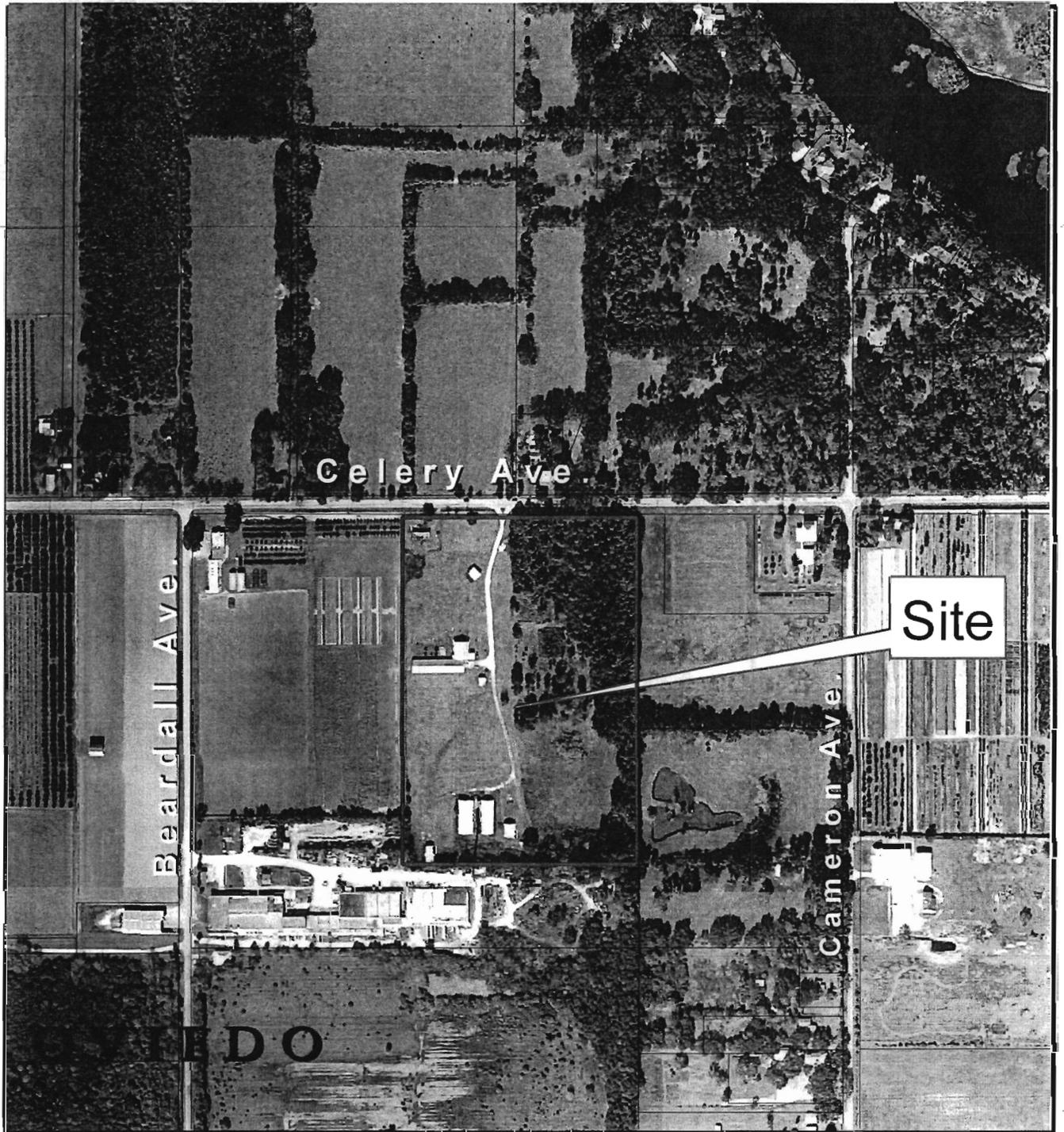


Estates At Lake Monroe PSP



**Estates At Lake Monroe
PSP**





**Estates At Lake Monroe
PSP**



MAR 28 2008
DEVELOPMENT REVIEW

PRELIMINARY SUBDIVISION PLAN

for

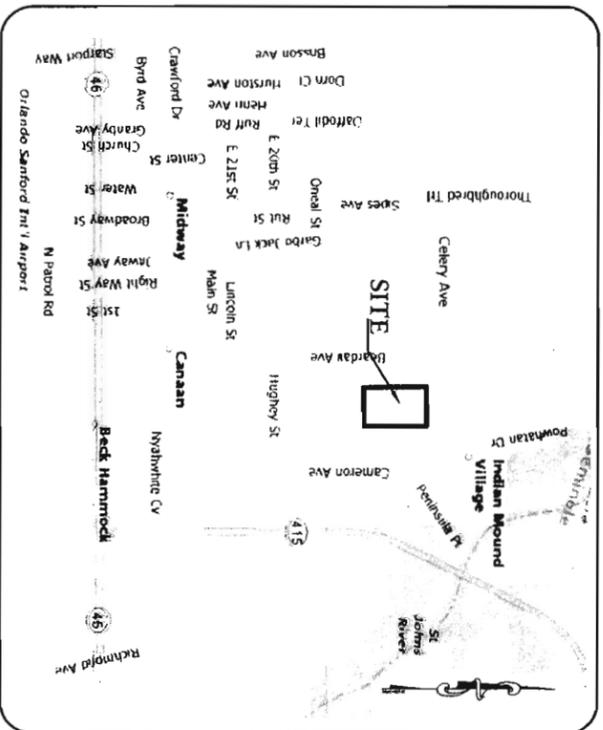
ESTATES AT LAKE MONROE

33-19-31-300-0120-0000

Seminole County, Florida

Legal Description

PER O.R.B. 1720, PAGE 1520)
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 (LESS THE SOUTH 235 FEET
AND S.R. 415 RIGHT-OF-WAY) SECTION 33,
TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE
COUNTY, FLORIDA.



Location Map
SEC. 33, TWP. 19S, RANG. 31E
NTS

Sheet Index

- 1 Cover Sheet
- 2 Preliminary Subdivision Plan

Prepared by:

**HARLING
LOCKLIN
& ASSOCIATES, INC.**
Consulting Engineers-Planners
850 Courtland Street Orlando, Florida 32804
Phone: 407-629-1061
Fax: 407-629-2855
E-mail: hharling@harlinglocklin.com
E.S. 2910

Contract Purchaser:

J. ALEX SETZER
I. ODESTAR HOLDING, LLC
349 GOLDSTONE PLACE
LAKE MARY, FLORIDA 32746
407-709-2324

Owner:

CARL P. POULSON
3779 CELERY AVE.
SANFORD, FL. 32771

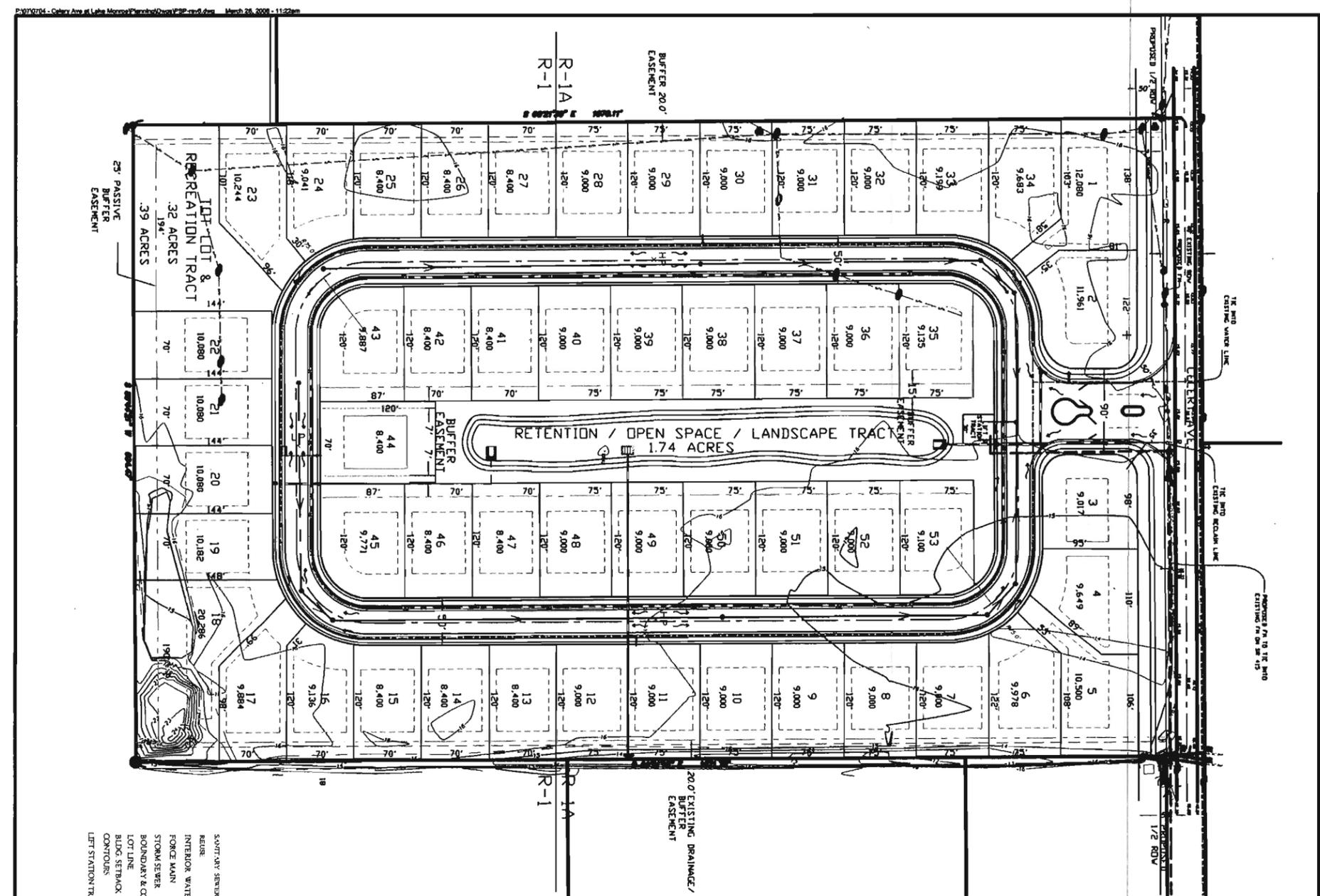
This is to certify that the roadway construction plans and specifications as contained herein were designed to applicable standards as set forth in the "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways" as prepared by the Florida Department of Transportation.

Engineer: _____
Hugh W. Harling, Jr. P.E. No. 11629
Job Number: 0704 Date: JUNE 2007

PRELIMINARY SUBDIVISION PLAN
ESTATES AT LAKE MONROE
SEMINOLE COUNTY FLORIDA

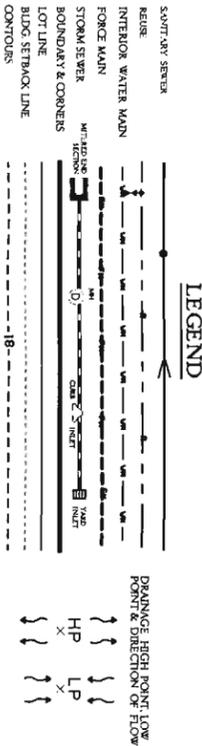
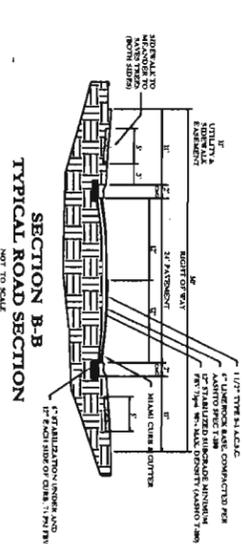
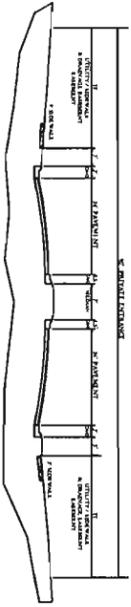
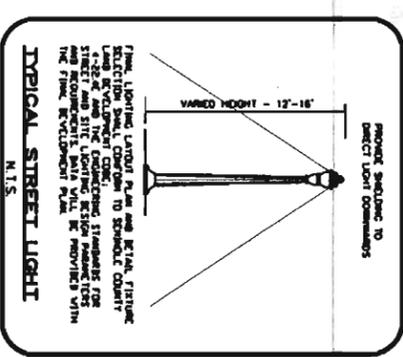
**HARLING
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Consulting Engineers-Planners
850 Courtland Street Orlando, Florida 32804
Phone: 407-629-1061
Fax: 407-629-2855
E-mail: hharling@harlinglocklin.com



PARCEL 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LESS THE SOUTH 235 FEET AND SR 415 RIGHT OF WAY SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 630 FEET.

PARCEL 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LESS THE SOUTH 235 FEET AND SR 415 RIGHT OF WAY SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.



PROPOSED SITE DATA:

DEVELOPMENT NAME: THE ESTATES AT LAKE MONROE SINGLE FAMILY RESIDENTIAL

PROPOSED DEVELOPMENT: 53 UNITS

NUMBER OF LOTS: 53

ALLOWABLE NO. OF LOTS: 53

PROPOSED ZONING: R-1A

EXISTING FUTURE LAND USE: RESIDENTIAL

PROPOSED FUTURE LAND USE: RESIDENTIAL

PROPOSED DEVELOPMENT: 53 UNITS x 325 GPD = 18,250 GPD

WATER DEMAND ESTIMATE: 33 UNIT x 325 GPD = 10,725 GPD

SEWER DEMAND ESTIMATE: 43.5 PERSON/DAY x 325 PEOPLE x 53 UNITS = 770,000 LBS/DAY

UTILITIES: 53 UNITS x 325 GPD = 18,250 GPD

WATER DEMAND ESTIMATE: 33 UNIT x 325 GPD = 10,725 GPD

SEWER DEMAND ESTIMATE: 43.5 PERSON/DAY x 325 PEOPLE x 53 UNITS = 770,000 LBS/DAY

TRAFFIC GENERATION: PER CATEGORY #210 SINGLE FAMILY DETACHED HOUSING

TOTAL RESIDENTIAL UNITS: 53 UNITS

TRIP GENERATION RATE: 125 TRIPS / UNIT FOR PEAK HOURS

ANTICIPATED A.D.T.: 507 TOTAL TRIPS

PM PEAK: 54 PEAK TRIPS

LANDSCAPE BUFFER: 15 FEET EAST BUFFER EASEMENT, 15 FEET WEST BUFFER EASEMENT, 25 FEET INTERIOR BUFFER EASEMENT, 25 FEET SOUTH PASSIVE BUFFER EASEMENT.

LANDSCAPING: LANDSCAPING WILL MEET ALL REQUIREMENTS OF PART 64, CHAPTER 30 AND SECTION 30126 OF SEMINOLE COUNTY LAND DEVELOPMENT CODE.

PLANNING: THE SUBJECT SITE IS WITHIN FLOOD ZONE T-2 AND SHALL BE DETERMINED OUTSIDE THE 500 FEET FROM BOUNDARIES E

UTILITIES: 53 UNITS x 325 GPD = 18,250 GPD

WATER DEMAND ESTIMATE: 33 UNIT x 325 GPD = 10,725 GPD

SEWER DEMAND ESTIMATE: 43.5 PERSON/DAY x 325 PEOPLE x 53 UNITS = 770,000 LBS/DAY

STREET: STREET SHALL BE DISCLOSED IN ACCORDANCE WITH THE SEMINOLE COUNTY'S DEVELOPMENT STANDARDS. ALL LOTS SHALL BE WITHIN 400' OF A FIRE HYDRANT.

PROPOSED: THE PROPOSED 53 LOT DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE.

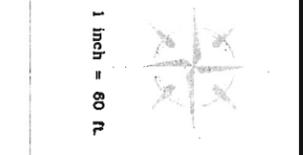
REQUIREMENTS: THERE WILL BE A 5' FOOT SIDEWALK PROVIDED ALONG CELESTY AVENUE.

NOTES:

- RETENTION AREA WILL BE AMENITIZED WITH BRACKETS.
- NO EXISTING STRUCTURES WILL REMAIN ON THE PROPERTY.
- BASED ON PRELIMINARY AERIAL PHOTO AND COUNTY VETLAND MAP ANALYSIS, THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 44 ACRES OF VETLAND.
- THIS DEVELOPMENT WILL BE GATED WITH PRIVATE BOULEVARDS.
- ENTRANCE WILL PROVIDE LEFT TURN LANE IN A RIGHT TURN LANE IN DFT OF CELESTY AVE AT TIME OF FINAL ENGINEERING.
- NO STRUCTURES WILL BE BUILT THAT WILL BLOCK THE DRAINAGE EASEMENT.
- RAINAGE CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.
- WATER AND SEWER CONNECTIONS WILL BE ROUTED DOWN CELESTY AVE.
- POINTS IDENTIFIED BY THE CITY OF SANFORD AS THE UTILITY PROVIDER.

CONTRACT PURCHASER: J. ALEX SETZER, JASON BROODUR, LODESTAR HOLDINGS, LLC, 400 PALMETTO AVE., SANFORD, FL 32771, 407-709-2324

ENGINEER: HUGH W. HARLING, JR., P.E., HARLING LOCKLIN & ASSOCIATES, INC., 850 COURTLAND STREET, ORLANDO, FLORIDA 32804, 407-629-1061, 407-629-2855, fax: hrlong@haringlocklin.com



<p>PRELIMINARY SUBDIVISION PLAN</p> <p>ESTATES AT LAKE MONROE</p> <p>Seminole County, Florida</p>		<p>HARLING LOCKLIN & ASSOCIATES, INC.</p> <p>Consulting Engineers - Planners</p> <p>850 Courtyard Street Orlando, Florida 32804</p> <p>Phone: 407-629-1061</p> <p>Fax: 407-629-2855</p> <p>E-mail: hrlong@haringlocklin.com</p> <p>E.B. # 2910</p>	
<p>Engineer: Hugh W. Harling, Jr., P.E. Reg. No. 11629</p> <p>Job Number: 0704</p> <p>Scale: 1" = 60'</p> <p>Date: May 2007</p>	<p>Drawn by: CMT</p> <p>Designed by: CMT</p> <p>Filename: 0704psp</p> <p>xref:</p>	<p>No. 2</p> <p>Date 3/18/08</p> <p>Revised per County Comments dated 3/6/08</p>	<p>Rev. by: CMT</p> <p>No. 1</p> <p>Date 02/21/08</p> <p>Revised per County Comments dated 9/7/07</p>