

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

SUBJECT: PSP Approval for Bella Woods

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

AUTHORIZED BY: Larry Poliner **CONTACT:** Cynthia Sweet *eds* EXT. 7443

Agenda Date <u>5/7/08</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 Bella Woods, H. L. R E Investments, LLC (Larry Hodges), applicant.

District 1 – Dallari

(Cynthia Sweet, Senior Planner)

BACKGROUND:

The applicant, H. L. R E Investments, LLC (Larry Hodges) is requesting approval of a Preliminary Subdivision Plan (PSP) for Bella Woods. The project consists of 6 single family residential lots on approximately 3.34 acres zoned R-1AAA. The minimum lot size requirement is 13,500 square feet. The site is located on the north side of Dike Road, approximately 900 feet east of the intersection of Tuskawilla Road and Dike Road, in Section 25, Township 21 S, and Range 30 E.

Each lot will be served by Seminole County for potable water and private septic tanks for sewage and the internal road will be private. The PSP meets all the conditions of the Seminole County Land Development Code.

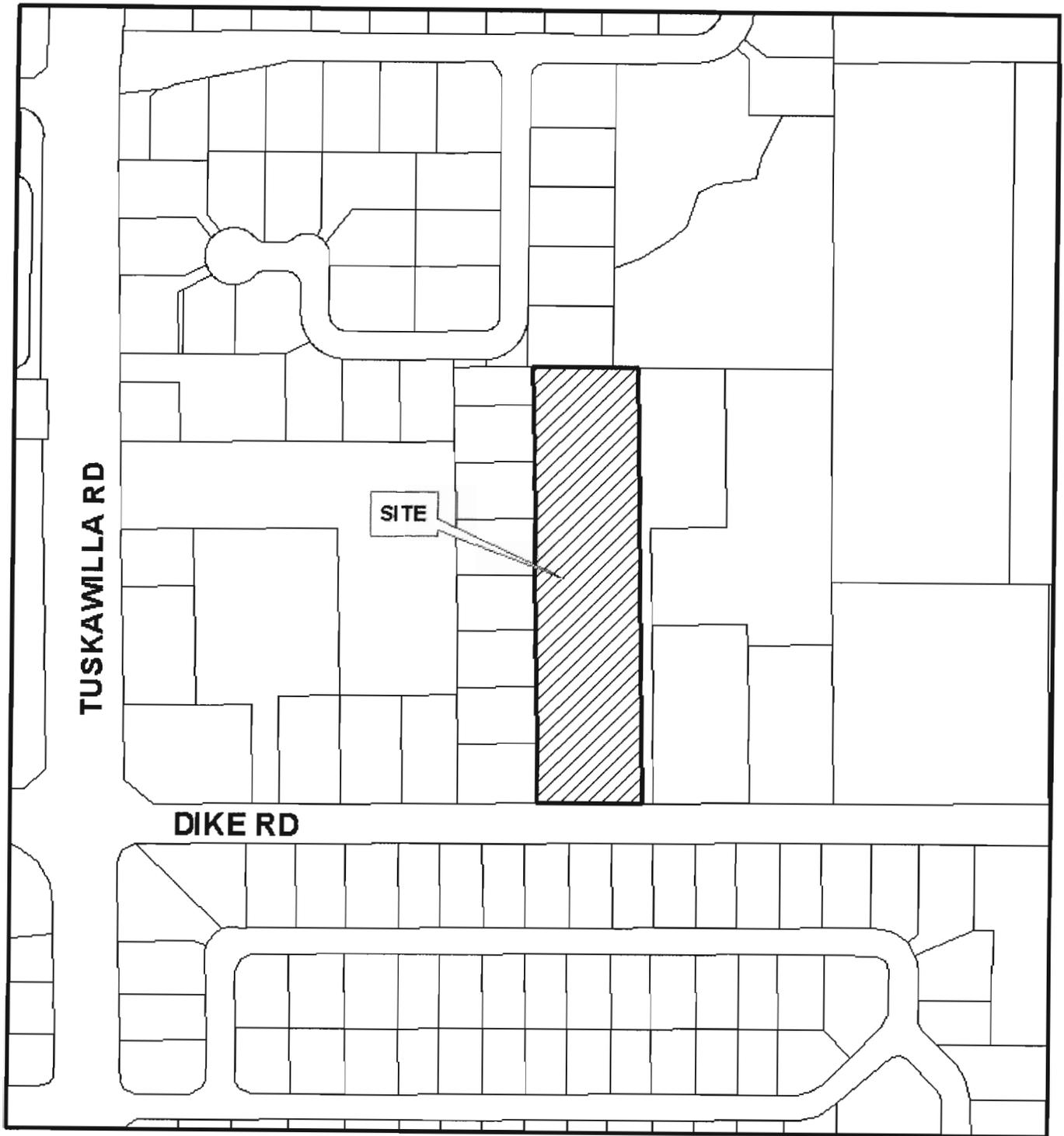
STAFF RECOMMENDATION:

Staff recommends the Board approve the Preliminary Subdivision Plan for Bella Woods, H. L. R E Investments, LLC (Larry Hodges), applicant.

Attachments: Location Map - Exhibit A

Reduced Copy of Preliminary Plan - Exhibit B

DR No.: <u>08-05500007</u>
Parcel ID#: <u>25-21-30-300-0120-0000</u>



file name: L:/p/rojects/p&zGIS&tarf_report_pkgs2007&file_name/rak/Z2007-082_adaer_12/12/07

PRELIMINARY SUBDIVISION PLAN

FOR

BELLA WOODS

SEMINOLE COUNTY, FLORIDA

MARCH, 2008

OWNER/DEVELOPER:

MR. LARRY HODGES

H.L. R. E. INVESTMENTS, LLC
1803 SOUTH AUSTRALIAN AVENUE
WEST PALM BEACH, FL 33409

ENGINEER:

GEORGE GARRETT & ASSOCIATES, INC.

P.O. BOX 531085
ORLANDO, FLORIDA 32853
407-256-5852

PROJECT INFORMATION

SURVEYOR: ACCURIGHT SURVEY
2012 E. ROBINSON STREET
ORLANDO, FLORIDA 32803
407-894-6314

FLU / ZONING: LDR / R-1AAA

SITE AREA: 3.34 ACRES

PROPOSED DEVELOPMENT: 6 SINGLE FAMILY LOTS

MINIMUM LOT SIZE: 13,500 S.F.

MINIMUM LOT WIDTH: 100 FEET

MAXIMUM HEIGHT: 35 FEET

MINIMUM HOUSE SIZE: 1,800 S.F.

GROSS DENSITY: 1.80 LOTS/ACRE (6 LOTS / 3.34 ACRE)

BUILDING SETBACKS: FRONT - 25'
SIDE - 10'
REAR - 30'
SIDE STREET - 25'

ACCESSORY BUILDINGS, POOLS AND POOL ENCLOSURE SETBACKS: PER R-1AAA ZONING DISTRICT REGULATIONS.

POTABLE WATER SERVICE: SEMINOLE COUNTY (6 LOTS X 350 GPD = 2,100 GPD)

FIRE PROTECTION: SEMINOLE COUNTY (500 GPM / 20 PSI RESIDUAL)

SEWER SERVICE: SEPTIC TANK / DRAINFIELD

AVERAGE DAILY TRAFFIC: 6 UNITS X 10.1 = 61 ADT

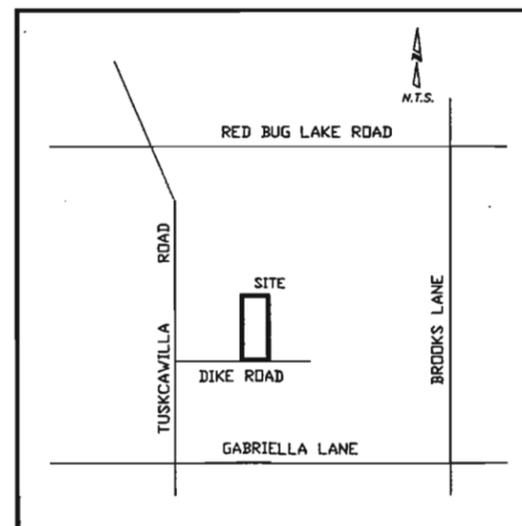
SCHOOL AGE CHILDREN: 6 UNITS X 0.404 = 3 STUDENTS

EXIST. LAND USE: VACANT

EXIST. VEGETATION: PASTURE GRASS / SCATTERED TREES

CONSERVATION AREA: NONE

VICINITY MAP



PARCEL ID: 25-21-30-300-0120-0000
ADDRESS: 4724 DIKE ROAD

LEGAL DESCRIPTION:

THE SOUTH 12 CHAINS OF THE W 1/2 OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST LESS WEST 140 FEET OF THE SOUTH 12 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4, LYING NORTH OF HIGHWAY, SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

CONTAINS: 145,323 SQUARE FEET OR 3.34 ACRES MORE OR LESS.

NOTES:

BEARING STRUCTURE BASED ON NORTH R/W LINE OF DIKE ROAD, BEING: S89°46'46"W. (ASSUMED)

THIS SITE IS NOT IN A FLOOD PRONE AREA, IT IS IN ZONE X, AN AREA OF MINIMAL FLOODING BASED ON FLOOD INSURANCE RATE MAP, PANEL NO. 120289 0145 E, SEMINOLE COUNTY, FLORIDA.

ELEVATIONS BASED ON NAVD 1988 DATUM, BM #4792501 BEING: 64.872 FEET.

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SHEET	TITLE
1	COVER SHEET
2	PRELIMINARY SUBDIVISION PLAN

REVISIONS:

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EXHIBIT B

BELLA WOODS
PRELIMINARY SUBDIVISION PLAN

