Item #

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

SUBJECT: **Arrigoni Property PSP**

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

AUTHORIZED BY: Larry Poliner **CONTACT:** Brian M. Walker **EXT.** 7337

Agenda Date 5/06/09 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Arrigoni Properties Subdivision, located on the SW corner of the Markham Woods and Dixon Road intersection in Section 26, Township 20, Range 29.

District 5 – Carey (Brian M. Walker, Senior Planner)

BACKGROUND:

The applicant, Dave Schmitt Engineering, Inc., is requesting preliminary subdivision approval for a 3 lot Single Family Residence Subdivision consisting of approximately 5.14 acres.

The subject property is zoned RC-1 (Country Homes). The minimum lot size for the subdivision is 1 acre.

The proposed subdivision will employ septic systems and be served by Utilities Inc. for water.

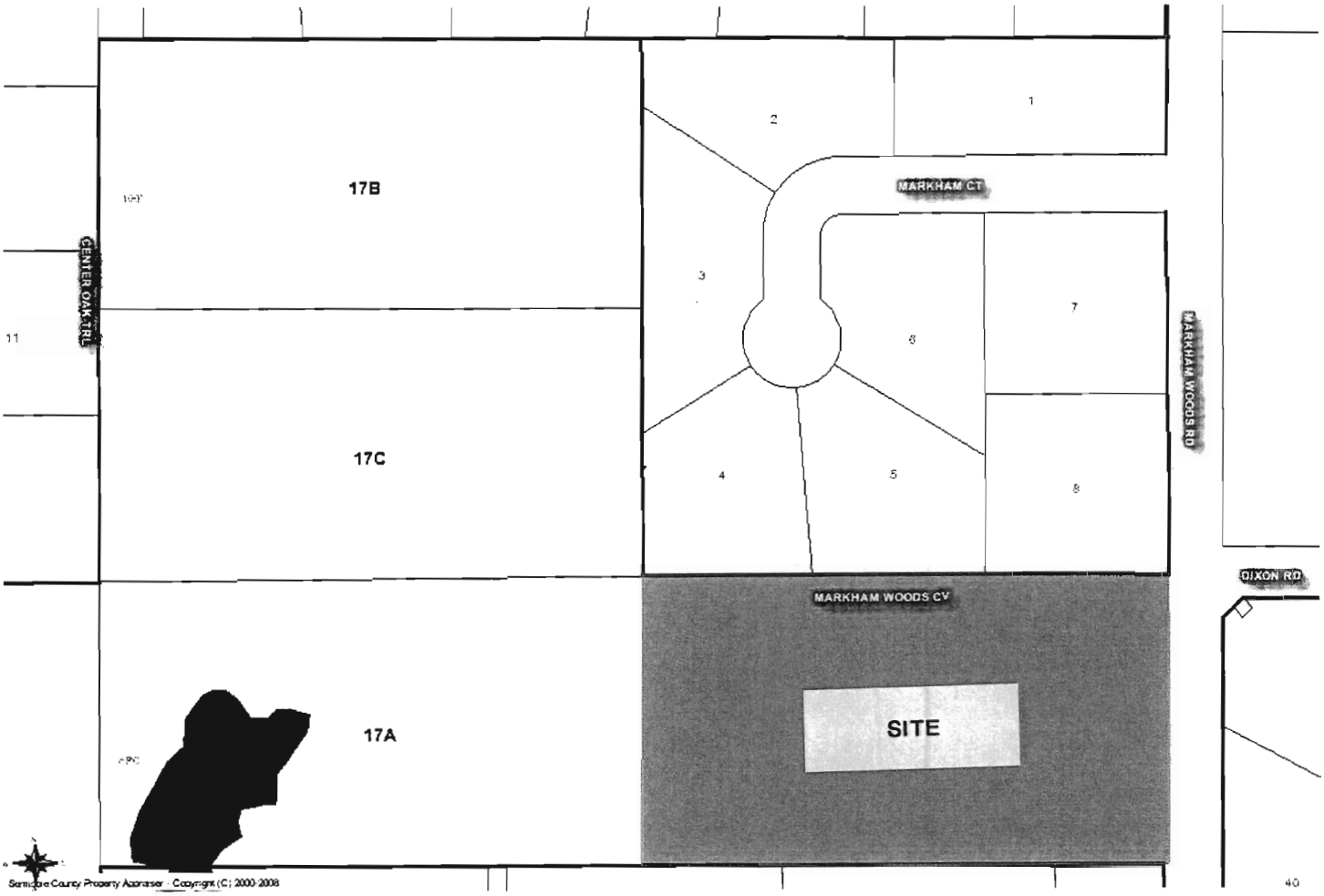
STAFF RECOMMENDATION:

Staff recommends approval of the Arrigoni Properties PSP.

Attachments: Location map
Preliminary Plan Reduction

DR No. **08-05500020**

Parcel ID#:
26-20-29-300-017D-0000



ARRIGONI PROPERTIES PSP

PRELIMINARY SUBDIVISION PLAN

SEMINOLE COUNTY, FLORIDA

ARRIGONI PROPERTIES

PARCEL ID 26-20-29-300-017D-0000

LEGAL DESCRIPTION (WRITTEN BY SURVEYOR)

A PORTION OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA NORTH 89°56'06" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF MARKHAM WOODS ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°16'21" EAST, A DISTANCE OF 360.00 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF STONEWOOD FARM PLAT, AS RECORED IN PLAT BOOK 21, PAGE 56 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 90°00'00" WEST, A DISTANCE OF 623.06 FEET; THENCE DEPARTING SAID NORTH BOUNDARY LINE NORTH 00°16'21" WEST, A DISTANCE OF 360.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF MARKHAM RIDGE AS RECORDED IN PLAT BOOK 19, PAGE 24 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH BOUNDARY LINE AND THE NORTH SECTION LINE SOUTH 90°00'00" EAST, A DISTANCE OF 623.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.14 ACRES (224,298 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (AS FURNISHED)

THE EAST 648.06 FEET OF THE NORTH 330 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THE NORTH 30 FEET THEREOF IS SUBJECT TO AN EASEMENT RECORDED DECEMBER 12, 1979 IN OFFICIAL RECORDS BOOK 1262, PAGE 1190, FOR INGRESS AND EGRESS TO THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 29 EAST. ALSO THE EAST 648.06 FEET OF THE NORTH 30 FEET OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26, TOWNSHIP 20 SOUTH, RANGE 29 EAST, WHICH IS SUBJECT TO AN EASEMENT DATED AUGUST 10, 1972 AND RECORDED IN OFFICIAL RECORDS BOOK 951, PAGE 64, FOR INGRESS AND EGRESS; AND SUBJECT TO AN EASEMENT OVER THE EAST 648.06 FEET OF THE NORTH 30 FEET FOR PURPOSES OF INGRESS AND EGRESS TO THE WEST 623.28 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. ALL OF THE ABOVE ARE LESS 25 FEET FOR RIGHT OF WAY FOR MARKHAM WOODS ROAD.

PREPARED FOR:

ARRIGONI PROPERTIES

APPLICANT:

ARRIGONI PROPERTIES
1498 MARKHAM WOODS ROAD
LONGWOOD, FL 32779
CONTACT: TONY ARRIGONI
(321) 388-3488
FAX (407) 862-0159

ENGINEER:

DAVE SCHMITT ENGINEERING, INC.
13013 FOUNDERS SQUARE DR.
ORLANDO, FL 32828
CONTACT: TED SCHWARTZHOFF, P.E.
(407) 207-9088
FAX 407-207-9089

SURVEYOR:

AMERICAN SURVEYING AND MAPPING
1030 N. ORLANDO AVE., SUITE B
WINTER PARK, FL 32789
CONTACT: BRETT MOSCOVITZ
(407) 426-7979
FAX (407) 426-9741

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			03/03/09	TFS	REV. PER SEMINOLE COUNTY
			12/17/08	TFS	REV. PER SEMINOLE COUNTY
			12/01/08	TM	REV. PER SEMINOLE COUNTY & SJRWMD
			10/27/08	KAS	REV. PER SEMINOLE COUNTY, UTILITIES, INC. & SJRWMD

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 FLORIDA DEPARTMENT OF TRANSPORTATION

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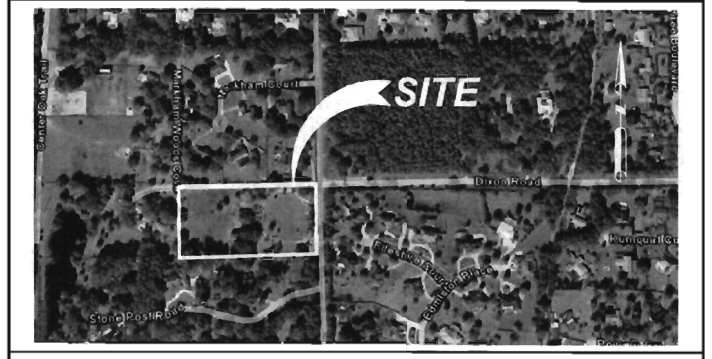
1 COVER SHEET
2 SITE PLAN



SITE LOCATION

DAVE SCHMITT ENGINEERING, INC.
13013 FOUNDERS SQUARE DR.
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization # 27471

T. F. SCHWARTZHOFF
FLORIDA REG. NUMBER
67408

Property Appraiser ID Number 26-20-29-300-017D-0000

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. Administrative 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.

Seminole County Development Review Department

Date

DATE: JULY 2008 JOB NO.: AP-1 SHEET: 1 OF 2

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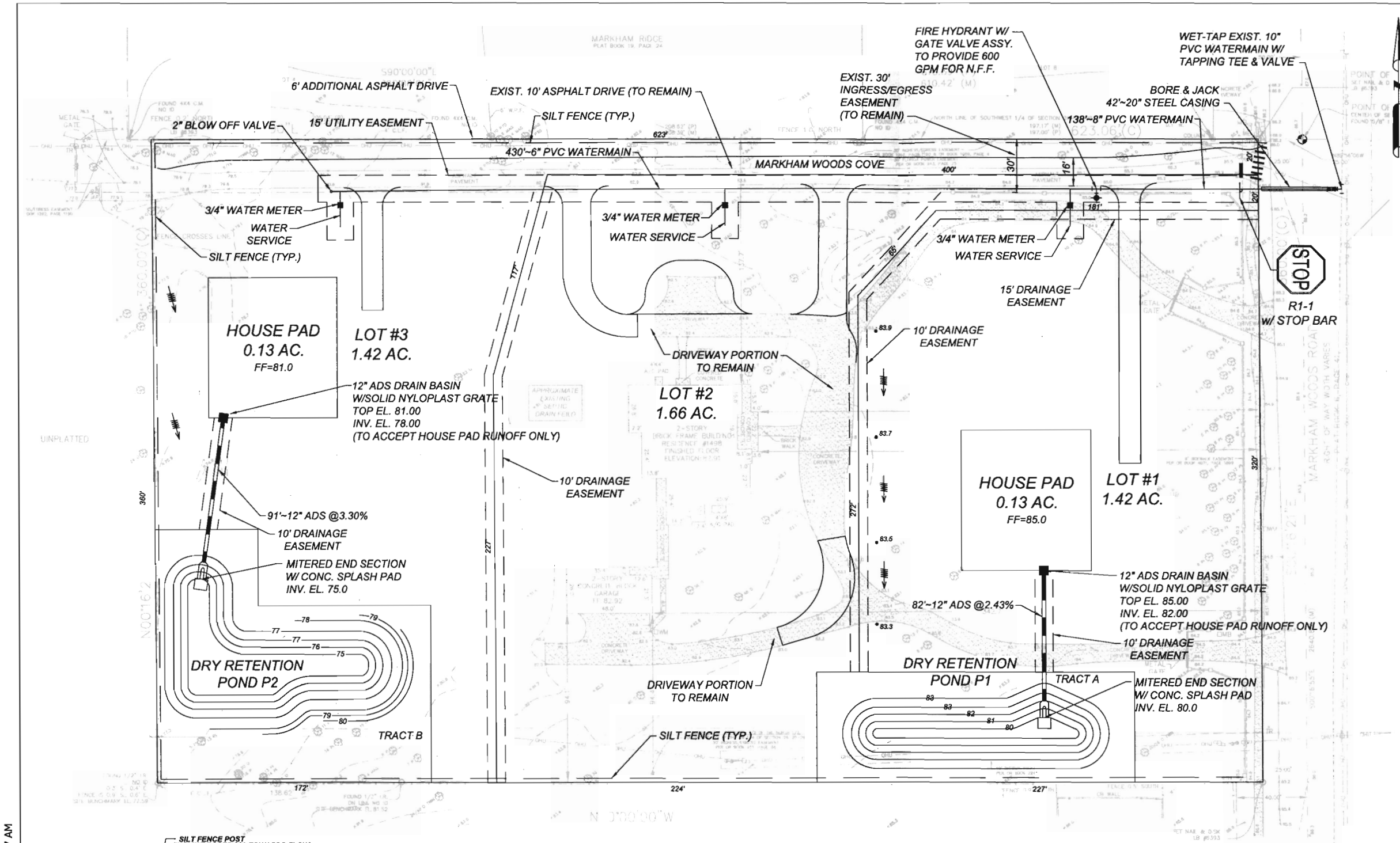


SITE DATA

TOTAL ACREAGE	5.14 AC.
NET BUILDABLE	5.14 AC.
ZONING	RC-1 (COUNTRY HOMES- 1 ACRE)
FUTURE LAND USE	SE (SUBURBAN ESTATES)

LOT SIZE REQUIREMENTS

MIN. LOT SIZE	1 AC.
WIDTH AT BLDG. LINE	130'
MIN. BLDG. SIZE	1300 SQ. FT.
MAX. BLDG. HEIGHT	35'
BLDG. SETBACKS:	
FRONT	35'
SIDE STREET	35'
SIDE	20'
REAR	35'

THREATENED AND ENDANGERED SPECIES

A STUDY WILL BE COMPLETED IF REQUIRED.

ENVIRONMENTAL

THE SITE DOES NOT CONTAIN ANY WETLANDS, BUT IS LOCATED IN THE WEKIVA RIVER PROTECTION AREA.

TRAFFIC IMPACT STUDY

A TRAFFIC IMPACT STUDY WILL BE PROVIDED IF REQUIRED.

UTILITIES

WATER	UTILITIES INC. OF LONGWOOD, 407-869-1919
SEWER	NO SEWER UTILITY PROVIDER. CURRENTLY USING SEPTIC SYSTEM.
POWER	PROGRESS ENERGY FLORIDA, INC., 407-629-1010
STORM WATER	ON-SITE RETENTION DESIGNED IN ACCORDANCE WITH SEMINOLE COUNTY AND SJRWMD AGENCY CRITERIA.
SOLID WASTE	WASTE MANAGEMENT INC. OF FLORIDA, 407-650-8682
TELPHONE	EMBARQ, 1-888-723-8010
CABLE	BRIGHT HOUSE NETWORKS, 407-291-2500
FIRE	SEMINOLE COUNTY

LANDSCAPING

A LANDSCAPE PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT, IF REQUIRED.

SUPPORT SERVICE REQUIREMENTS

1. WATER

A. FIRE FLOW REQUIREMENTS PER 2004 EDITION OF FLORIDA FIRE PREVENTION CODE.
B. AVERAGE PROJECTED DAILY WATER REQUIREMENT:

RESIDENTIAL
3 SINGLE-FAMILY UNITS x 350 GPD/D.U. = 1050 GPD

2. WASTEWATER

A. AVERAGE PROJECTED DAILY SANITARY SEWER REQUIREMENT:

RESIDENTIAL
3 SINGLE-FAMILY UNITS x 400 GPD/D.U. = 1200 GPD

3. TRANSPORTATION

PROJECTED AVERAGE DAILY TRAFFIC GEMERATION (ITE 5TH EDITION)

RESIDENTIAL
3 SINGLE-FAMILY UNITS @ 9.55 /DU = 29 AVERAGE DAILY TRIPS
3 SINGLE-FAMILY UNITS @ 1.01 /DU = 4 PEAK TRIP RATE

LAND USE/ACREAGE SUMMARY

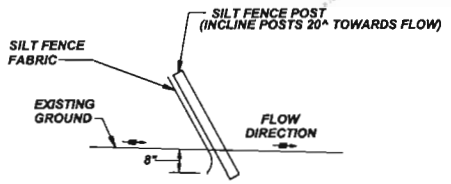
LAND USE	RESIDENTIAL
UNITS	3
ACREAGE	5.14 AC.
DENSITY	0.58 D.U./AC.
TRACT A	0.25 AC
TRACT B	0.41 AC

GEOTECHNICAL DATA

THE SOILS STRUCTURE OF THE SITE IS APPROXIMATELY COMPOSED OF:
100% ASTATULA-APOPKA FINE SANDS (HYDROLOGIC SOIL GROUP "A")

GENERAL NOTES

1. OWNERSHIP AND MAINTENANCE OF ALL EASEMENTS AND TRACTS SHOWN WITHIN THESE PLANS WILL BE THE RESPONSIBILITY OF THE OWNERS, SUCCESSORS, ASSIGNEES, & BENEFICIARIES, INCLUDING THE PROPERTY OWNERS ASSOCIATION.
2. EXISTING ON-SITE VEGETATION CONSISTS OF SPARSELEY LOCATED OAK, MAGNOLIA, FALM, PINE, EVERGREEN AND PALMETTO TREES.
3. ALL PARCELS WILL BE DEVELOPED IN ACCORDANCE WITH SEMINOLE COUNTY LAND DEVELOPMENT REGULATIONS AS THEY MAY APPLY.
4. THE ENTIRE SITE LIES IN THE FLOOD INSURANCE RATE ZONE X, WHICH CORRESPONDS TO AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR AND 500-YEAR FLOODPLAINS. T HIS IS BASED ON PANEL 135 OF 330, MAP NUMBER 12117C0135F WITH AN EFFECTIVE DATE OF SEPTEMINER 26, 2007.
5. THE EXISTING SINGLE FAMILY RESIDENCE SHALL REMAIN.
6. WATER SERVICE SHALL BE PROVIDED BY UTILITIES INC. OF LONGWOOD. THE WATER DISTRIBUTION SYSTEM SHOWN ON THESE PLANS SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL CONFORM WITH SEMINOLE COUNTY STANDARDS.
7. FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SEMINOLE COUNTY REGULATIONS.
8. FOR ALL SIGN DETAILS, REFER TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION-2003 WITH REVISION NO. 1 INCORPORATED, DATED NOVEMBER 2004 (ANSI NO. D6.1-1965).



FDOT APPROVED TEMPORARY SILT FENCE PRE-ASSEMBLED IN 100' ROLLS UTILIZING 2" X 2" X 4' WOODEN POSTS @ 8' C/C MAX. w/3' OF WOVEN GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF SEC. 985-4, SIMILAR & EQUAL TO THAT SUPPLIED BY FIFEPIPE CO. OF TAMPA FLA.

NOTES:

CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
4. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEEDED.

TYPICAL SILT FENCE DETAIL

N.T.S.

DRAINAGE EASEMENT AREA TO BE DEDICATED TO SEMINOLE COUNTY IS 0.23 ACRES

NOTES:

1. ALL ROOF DRAINAGE FOR LOTS 1 & 3 MUST BE PIPED TO THEIR ASSOCIATED POND.
2. PONDS HAVE BEEN SIZED FOR ROOF RUNOFF AND RAINFALL FALLING ON THE POND. ALL OTHER AREAS WILL REMAIN NATURAL AND FLOW AS THEY DID IN PREDEVELOPMENT CONDITIONS.
3. LOT 2 HAS AN EXISTING SEPTIC SYSTEM. LOTS 1 AND 3 WILL ALSO HAVE SEPTIC SYSTEMS WHICH WILL MEET SEMINOLE COUNTY REQUIREMENTS AND BE PERMITTED AT THE TIME THE HOUSES ARE PERMITTED.
4. THE SEPTIC SYSTEM DRAIN FIELDS MUST BE LOCATED A MINIMUM OF 75' FROM THE RETENTION PONDS.

Property Appraiser ID Number 26-20-29-300-0170-0000

Approved for construction

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Seminole County Development Review Department

Date

DAVE SCHMITT ENGINEERING, INC.
13013 FOUNDERS SQUARE DR.
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization # 27471

CONTRACTOR "AS-BUILTS"

I hereby state that these "As-Builts" were furnished to me by the contractor listed below. I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.

Contractor_____ Engineer_____

Not valid without the signature and the original raised seal of a Florida Registered Engineer.

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			03/03/09	TFS	REV. PER SEMINOLE COUNTY
			12/01/08	TM	REV. PER SEMINOLE COUNTY & SJRWMD COMMENTS
			10/27/08	JB/GG	REV. PER SEMINOLE COUNTY, UTILITIES, INC. & SJRWMD
			07/09/2008	GG	REV. PER SEMINOLE COUNTY

T. F. SCHWARTZHOFF
FLORIDA REG. NUMBER
67408

SITE PLAN

ARRIGONI PROPERTIES
SEMINOLE COUNTY, FLORIDA

DATE: APRIL 2008	
PROJECT NO.: AP-1	
DRAWN BY: GAG	
CHECKED BY: TFS	
SCALE:	1"=60
SHEET: 3 OF 6	

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