

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

SUBJECT: Burleson Acres PSP

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date <u>5/06/09</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 Burleson Acres Subdivision, located on Florida Avenue between Van Arsdale Street and Wichita Street in Section 36, Township 20, Range 31.

District 1-Dallari (Brian M. Walker, Senior Planner)

BACKGROUND:

The applicant, Mathew Burleson is requesting preliminary subdivision approval for a 3 Lot Single Family Residence Subdivision consisting of approximately 16.4 acres.

The subject property is zoned A-5 (Agriculture). The minimum lot size for the subdivision is 5 acres.

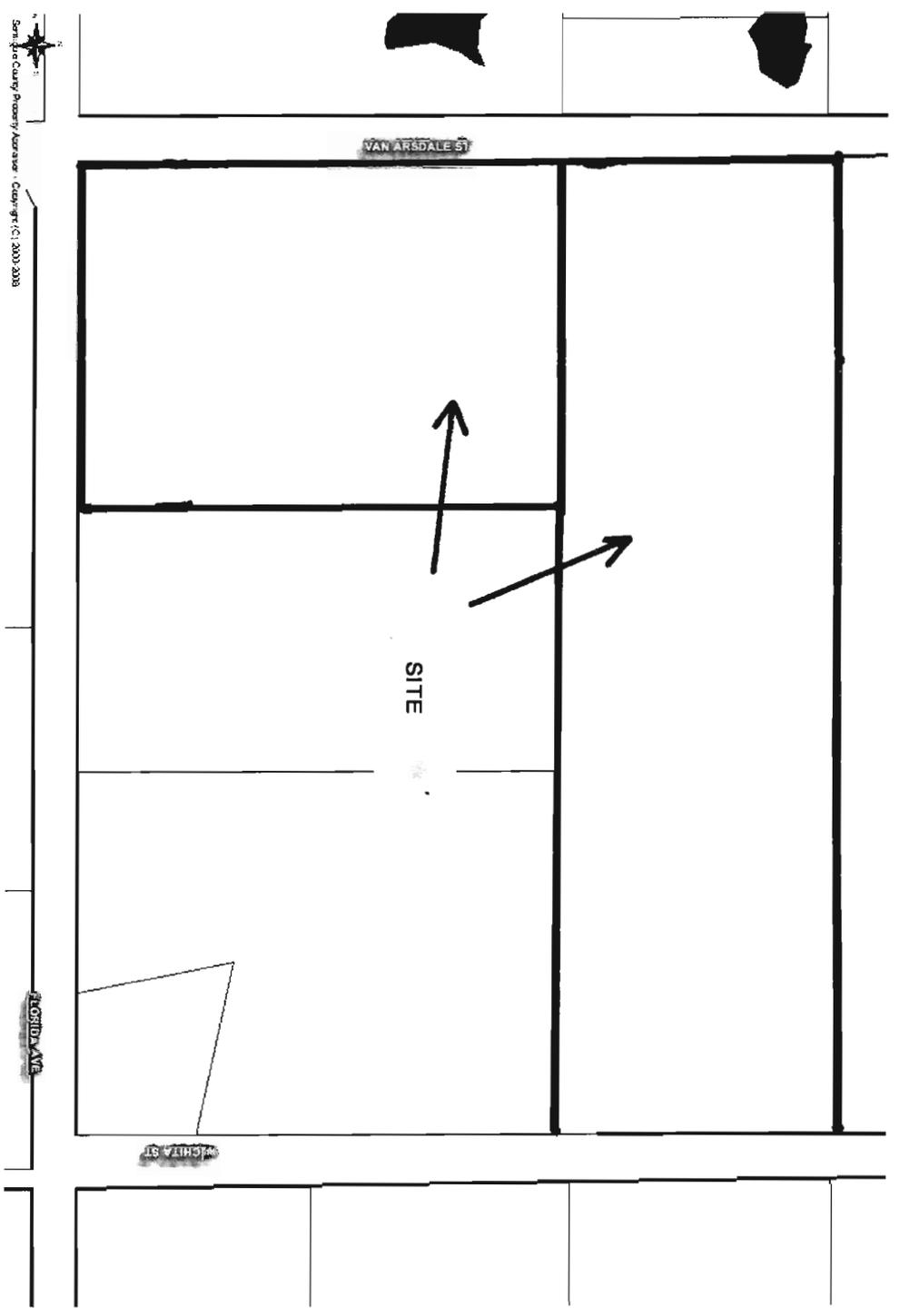
The proposed subdivision will be served by Seminole County water and employ a septic system.

STAFF RECOMMENDATION:

Staff recommends approval of the Burleson Acres Subdivision

Attachments: Location Map
Preliminary Plan Reduction

DR No. <u>09-05500001</u>
Parcel ID#: <u>36-20-31-501-0000-019B</u>



San Joaquin County Property Address - Copyright © 2003-2008

BURLESON ACRES PSP

PRELIMINARY SUBDIVISION PLAN BURLESON ACRES

SECTION 1, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION:

Lot 18, B. DREW'S FIRST ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 2, Page 72 of the Public Records of Seminole County, Florida. TOGETHER WITH a portion of Lots 19 and 20 of said B. DREW'S FIRST ADDITION TO BLACK HAMMOCK being more particularly described as follows: Begin at the Northwest corner of said Lot 19 and run S 89°09'20"E along the North line of said Lot 19, 443.69 feet to a point on the West line of the East 1/2 of the West 1/2 of said Lots 19 and 20; thence leaving said North line run S 00°03'32"E along said West line of the East 1/2 of the West 1/2 of said Lots 19 and 20, 634.68 feet to a point on the South line of said Lot 20; thence leaving said West line of the East 1/2 of the West 1/2 of said Lots 19 and 20 run N 89°09'20"W, 444.35 feet to the Southwest corner of said Lot 20; thence run N 00°00'00"E along the West lines of said Lots 19 and 20, 633.98 feet to the Point of Beginning; All containing 715660.95 square feet or 16.4294 acres.

SURVEYOR'S NOTES:

- The surveyor has not abstracted the land shown hereon for easements, rights-of-way or any other matter of record that may affect the use or title of this land.
- No underground installations or improvements have been located other than shown.
- All corners set are 5/8 inch rebar irons with an LB 220 Doudney Surveyors Identification cap unless otherwise shown.
- The bearing structure is assumed based on the West line of Lots 18, 19 and 20, B. DREW'S FIRST ADDITION TO BLACK HAMMOCK, Plat Book 2, Page 72 of the Public Records of Seminole County, Florida as being N 00°00'00"E.
- The Wet-Lands were delineated by Jim Lee of the Florida Department of Environmental Protection Agency. The field location and mapping was performed by Doudney Companies, Inc.
- No environmental assessment has been made as a part of this survey.
- This drawing reflects the conditions observed on the field date noted below.
- The vertical datum is based on Seminole County bench mark 2127501, a railroad spike in a Sweetgum tree, second to the North of 90 degree curve at Florida Avenue and Van Arsdale Street, approximately 80 feet North of the North edge of pavement at 90 degree curve. Published Elevation = 24.478, North American Vertical datum of 1988.
- All distances shown hereon are measured in standard U.S. Foot and decimals of feet.
- All dimensions are actual or computed unless otherwise noted.
- This survey was performed to the accuracy of a suburban survey.

FLOOD CERTIFICATE:

By graphic plotting only, this property is in Zone X of the flood Insurance Rate Map, Community Panel 120289 0185 F, which bears an effective date of September 28 2007 and is not in a special Flood hazard area. No field surveying was performed to determine this zone.

ABBREVIATION LEGEND:

- (A).....COMPUTED OR MEASURED DIMENSION
- C.....CENTER LINE
- COR.....CORNER
- FND.....FOUND
- I.D.....IDENTIFICATION
- IRON.....IRON BAR SET OR FOUND AS NOTED
- L.B.....CORPORATION LICENSE NUMBER
- L.R.220.....CORPORATE REGISTRATION NUMBER OF DOUDNEY SURVEYORS, INC.
- NO.....NUMBER
- (P).....PLATTED DIMENSION
- R/W.....RIGHT-OF-WAY

SUBDIVISION DEVELOPMENT NOTES:

DEVELOPER: MATHEW BURLESON
2801 FLORIDA AVENUE
DVIDEO, FLORIDA 32765
TELEPHONE: (MOBILE) 321-216-0347
EMAIL: BURLESON1986@YAHOO.COM

OWNERS: LOT 18
JOHN B. AND GAIL LEE
1685 VAN ARSDALE STREET
DVIDEO, FLORIDA 32765
TELEPHONE: 407-365-6611

LOTS 19 AND 20 (PORTION)
GEORGE J. AND ELMA M. BURLESON
2545 VAN ARSDALE STREET
DVIDEO, FLORIDA 32765

SURVEYOR: DOUDNEY COMPANIES, INC.
DAVID A. DOUDNEY, PSM, PRESIDENT
200 EAST COMMERCIAL STREET
SANFORD, FLORIDA 32771
TELEPHONE: 407-322-1451
FAX: 407-322-1493
EMAIL: DAVIDDOUDNEY@BELLSOUTH.NET

WETLAND DELINEATION: JAMES LEE, P.V.S.
ENVIRONMENTAL SPECIALIST III
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803-3767
TELEPHONE: 407-893-3310

ENGINEER: NONE

SITE DATA: TOTAL ACREAGE.....16.4294 ACRES
A) ZONING: A-5, FUTURE LAND USE: R-5
B) MINIMUM LOT SIZE.....5,000 ACRES (BUILDABLE)
C) TOTAL LOTS PROPOSED.....3
PROPOSED LOT 1 = 5.2356 ACRES
PROPOSED LOT 2 = 5.1417 ACRES (0.1417 ACRES WETLAND)
PROPOSED LOT 3 = 6.0521 ACRES (1.0521 ACRES WETLAND)
D) BUILDING SETBACKS ARE COMPATIBLE WITH THE A-5 ZONING REQUIREMENTS.
E) NO PUBLIC OR PRIVATE OPEN SPACE WILL BE A PART OF THIS PROPOSED PLAN.
F) NO PUBLIC EASEMENTS WILL BE A PART OF THIS PLAN. ALL EASEMENTS SHOWN ARE TO BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT IT IS SITUATED ON.
G) NO PART OF THIS LAND WILL BE DEDICATED FOR PUBLIC USE OR PRIVATE TRACTS.
H) NO HOMEOWNERS ASSOCIATION OR DEED RESTRICTIONS ARE A PART OF THIS PROPOSED PLAN.
ENGINEERING INFORMATION:
WATER SYSTEM.....SEMINOLE COUNTY
SEWER SYSTEM.....INDIVIDUAL SEPTIC TANK
STORM WATER AND DRAINAGE FACILITIES.....NONE
BULKHEADS.....NONE
STREETS.....NONE
SIDEWALKS, BICYCLE PATHS, PEDESTRIAN PATHS.....NONE
FIRE HYDRANTS.....NOT WITHIN 1000 FEET OF THIS PROJECT
EXCAVATION AND FILL.....NONE
AN ARBOR PERMIT IS NOT NECESSARY FOR THIS PROPOSED SUBDIVISION.
SOIL TYPES:
15 FELDA AND MANATEE MUCKY FINE SANDS, DEPRESSIONAL
20 MIYAKKA AND EAUGALLIE FINE SANDS

LINE	BEARING	DISTANCE
L.1	S 42°06'19"E	1.750'
L.2	S 75°00'00"E	14.830'
L.3	S 89°09'20"E	443.690'
L.4	S 00°03'32"E	634.680'
L.5	S 49°46'38"W	61.320'
L.6	N 25°27'14"E	444.350'
L.7	S 25°32'00"W	444.350'
L.8	N 89°09'20"W	444.350'
L.9	N 00°00'00"E	633.980'
L.10	N 89°09'20"E	633.980'
L.11	N 00°00'00"E	633.980'
L.12	S 89°09'20"W	633.980'
L.13	S 49°46'38"W	61.320'
L.14	S 89°09'20"W	633.980'
L.15	S 25°32'00"W	444.350'
L.16	S 42°06'19"E	1.750'
L.17	N 25°27'14"E	444.350'
L.18	S 25°32'00"W	444.350'
L.19	S 89°09'20"W	444.350'
L.20	N 89°09'20"E	444.350'
L.21	N 00°00'00"E	633.980'
L.22	N 89°09'20"E	633.980'
L.23	N 00°00'00"E	633.980'
L.24	S 00°00'00"E	633.980'
L.25	S 42°06'19"E	1.750'
L.26	S 75°00'00"E	14.830'
L.27	S 89°09'20"E	443.690'
L.28	S 00°03'32"E	634.680'
L.29	S 49°46'38"W	61.320'
L.30	N 25°27'14"E	444.350'
L.31	S 25°32'00"W	444.350'
L.32	N 89°09'20"W	444.350'
L.33	N 00°00'00"E	633.980'
L.34	N 89°09'20"E	633.980'
L.35	N 00°00'00"E	633.980'
L.36	S 00°00'00"E	633.980'
L.37	S 42°06'19"E	1.750'

LINE	BEARING	DISTANCE
L.38	S 42°06'19"E	1.750'
L.39	S 75°00'00"E	14.830'
L.40	S 89°09'20"E	443.690'
L.41	S 00°03'32"E	634.680'
L.42	S 49°46'38"W	61.320'
L.43	N 25°27'14"E	444.350'
L.44	S 25°32'00"W	444.350'
L.45	N 89°09'20"W	444.350'
L.46	N 00°00'00"E	633.980'
L.47	N 89°09'20"E	633.980'
L.48	N 00°00'00"E	633.980'
L.49	S 00°00'00"E	633.980'
L.50	S 42°06'19"E	1.750'
L.51	S 75°00'00"E	14.830'
L.52	S 89°09'20"E	443.690'
L.53	S 00°03'32"E	634.680'
L.54	S 49°46'38"W	61.320'
L.55	N 25°27'14"E	444.350'
L.56	S 25°32'00"W	444.350'
L.57	N 89°09'20"W	444.350'
L.58	N 00°00'00"E	633.980'
L.59	N 89°09'20"E	633.980'
L.60	N 00°00'00"E	633.980'
L.61	S 00°00'00"E	633.980'
L.62	S 42°06'19"E	1.750'
L.63	S 75°00'00"E	14.830'
L.64	S 89°09'20"E	443.690'
L.65	S 00°03'32"E	634.680'
L.66	S 49°46'38"W	61.320'
L.67	N 25°27'14"E	444.350'
L.68	S 25°32'00"W	444.350'
L.69	N 89°09'20"W	444.350'
L.70	N 00°00'00"E	633.980'
L.71	N 89°09'20"E	633.980'
L.72	N 00°00'00"E	633.980'
L.73	S 00°00'00"E	633.980'
L.74	S 42°06'19"E	1.750'
L.75	S 75°00'00"E	14.830'
L.76	S 89°09'20"E	443.690'
L.77	S 00°03'32"E	634.680'
L.78	S 49°46'38"W	61.320'
L.79	N 25°27'14"E	444.350'
L.80	S 25°32'00"W	444.350'
L.81	N 89°09'20"W	444.350'
L.82	N 00°00'00"E	633.980'
L.83	N 89°09'20"E	633.980'
L.84	N 00°00'00"E	633.980'
L.85	S 00°00'00"E	633.980'
L.86	S 42°06'19"E	1.750'
L.87	S 75°00'00"E	14.830'
L.88	S 89°09'20"E	443.690'
L.89	S 00°03'32"E	634.680'
L.90	S 49°46'38"W	61.320'
L.91	N 25°27'14"E	444.350'
L.92	S 25°32'00"W	444.350'
L.93	N 89°09'20"W	444.350'
L.94	N 00°00'00"E	633.980'
L.95	N 89°09'20"E	633.980'
L.96	N 00°00'00"E	633.980'
L.97	S 00°00'00"E	633.980'
L.98	S 42°06'19"E	1.750'
L.99	S 75°00'00"E	14.830'
L.100	S 89°09'20"E	443.690'
L.101	S 00°03'32"E	634.680'
L.102	S 49°46'38"W	61.320'
L.103	N 25°27'14"E	444.350'
L.104	S 25°32'00"W	444.350'
L.105	N 89°09'20"W	444.350'
L.106	N 00°00'00"E	633.980'
L.107	N 89°09'20"E	633.980'
L.108	N 00°00'00"E	633.980'
L.109	S 00°00'00"E	633.980'
L.110	S 42°06'19"E	1.750'
L.111	S 75°00'00"E	14.830'
L.112	S 89°09'20"E	443.690'
L.113	S 00°03'32"E	634.680'
L.114	S 49°46'38"W	61.320'
L.115	N 25°27'14"E	444.350'
L.116	S 25°32'00"W	444.350'
L.117	N 89°09'20"W	444.350'
L.118	N 00°00'00"E	633.980'
L.119	N 89°09'20"E	633.980'
L.120	N 00°00'00"E	633.980'
L.121	S 00°00'00"E	633.980'
L.122	S 42°06'19"E	1.750'
L.123	S 75°00'00"E	14.830'
L.124	S 89°09'20"E	443.690'
L.125	S 00°03'32"E	634.680'
L.126	S 49°46'38"W	61.320'
L.127	N 25°27'14"E	444.350'
L.128	S 25°32'00"W	444.350'
L.129	N 89°09'20"W	444.350'
L.130	N 00°00'00"E	633.980'
L.131	N 89°09'20"E	633.980'
L.132	N 00°00'00"E	633.980'
L.133	S 00°00'00"E	633.980'
L.134	S 42°06'19"E	1.750'
L.135	S 75°00'00"E	14.830'
L.136	S 89°09'20"E	443.690'
L.137	S 00°03'32"E	634.680'
L.138	S 49°46'38"W	61.320'
L.139	N 25°27'14"E	444.350'
L.140	S 25°32'00"W	444.350'
L.141	N 89°09'20"W	444.350'
L.142	N 00°00'00"E	633.980'
L.143	N 89°09'20"E	633.980'
L.144	N 00°00'00"E	633.980'
L.145	S 00°00'00"E	633.980'
L.146	S 42°06'19"E	1.750'
L.147	S 75°00'00"E	14.830'
L.148	S 89°09'20"E	443.690'
L.149	S 00°03'32"E	634.680'
L.150	S 49°46'38"W	61.320'
L.151	N 25°27'14"E	444.350'
L.152	S 25°32'00"W	444.350'
L.153	N 89°09'20"W	444.350'
L.154	N 00°00'00"E	633.980'
L.155	N 89°09'20"E	633.980'
L.156	N 00°00'00"E	633.980'
L.157	S 00°00'00"E	633.980'
L.158	S 42°06'19"E	1.750'
L.159	S 75°00'00"E	14.830'
L.160	S 89°09'20"E	443.690'
L.161	S 00°03'32"E	634.680'
L.162	S 49°46'38"W	61.320'
L.163	N 25°27'14"E	444.350'
L.164	S 25°32'00"W	444.350'
L.165	N 89°09'20"W	444.350'
L.166	N 00°00'00"E	633.980'
L.167	N 89°09'20"E	633.980'
L.168	N 00°00'00"E	633.980'
L.169	S 00°00'00"E	633.980'
L.170	S 42°06'19"E	1.750'
L.171	S 75°00'00"E	14.830'
L.172	S 89°09'20"E	443.690'
L.173	S 00°03'32"E	634.680'
L.174	S 49°46'38"W	61.320'
L.175	N 25°27'14"E	444.350'
L.176	S 25°32'00"W	444.350'
L.177	N 89°09'20"W	444.350'
L.178	N 00°00'00"E	633.980'
L.179	N 89°09'20"E	633.980'
L.180	N 00°00'00"E	633.980'
L.181	S 00°00'00"E	633.980'
L.182	S 42°06'19"E	1.750'
L.183	S 75°00'00"E	14.830'
L.184	S 89°09'20"E	443.690'
L.185	S 00°03'32"E	634.680'
L.186	S 49°46'38"W	61.320'
L.187	N 25°27'14"E	444.350'
L.188	S 25°32'00"W	444.350'
L.189	N 89°09'20"W	444.350'
L.190	N 00°00'00"E	633.980'
L.191	N 89°09'20"E	633.980'
L.192	N 00°00'00"E	633.980'
L.193	S 00°00'00"E	633.980'
L.194	S 42°06'19"E	1.750'
L.195	S 75°00'00"E	14.830'
L.196	S 89°09'20"E	443.690'
L.197	S 00°03'32"E	634.680'
L.198	S 49°46'38"W	61.320'
L.199	N 25°27'14"E	444.350'
L.200	S 25°32'00"W	444.350'
L.201	N 89°09'20"W	444.350'
L.202	N 00°00'00"E	633.980'
L.203	N 89°09'20"E	633.980'
L.204	N 00°00'00"E	633.980'
L.205	S 00°00'00"E	633.980'
L.206	S 42°06'19"E	1.750'
L.207	S 75°00'00"E	14.830'
L.208	S 89°09'20"E	443.690'
L.209	S 00°03'32"E	634.680'
L.210	S 49°46'38"W	61.320'
L.211	N 25°27'14"E	444.350'
L.212	S 25°32'00"W	444.350'
L.213	N 89°09'20"W	444.350'
L.214	N 00°00'00"E	633.980'
L.215	N 89°09'20"E	633.980'
L.216	N 00°00'00"E	633.980'
L.217	S 00°00'00"E	633.980'
L.218	S 42°06'19"E	1.750'
L.219	S 75°00'00"E	14.830'
L.220	S 89°09'20"E	443.690'
L.221	S 00°03'32"E	634.680'
L.222	S 49°46'38"W	61.320'
L.223	N 25°27'14"E	444.350'
L.224	S 25°32'00"W	444.350'
L.225	N 89°09'20"W	444.350'
L.226	N 00°00'00"E	633.980'
L.227	N 89°09'20"E	633.980'
L.228	N 00°00'00"E	633.980'
L.229	S 00°00'00"E	633.980'
L.230	S 42°06'19"E	1.750'
L.231	S 75°00'00"E	14.830'
L.232	S 89°09'20"E	443.690'
L.233	S 00°03'32"E	634.680'
L.234	S 49°46'38"W	61.320'
L.235	N 25°27'14"E	444.350'
L.236	S 25°32'00"W	444.350'
L.237	N 89°09'20"W	444.350'
L.238	N 00°00'00"E	633.980'
L.239	N 89°09'20"E	633.980'
L.240	N 00°00'00"E	633.980'