

Legislation Text

File #: 2022-7448, **Version:** 1

Title:

Approve the plat for the Cadence Park Two Subdivision containing eighty-eight (88) lots on 27.05 acres zoned Planned Development, located approximately 1,700 feet south of the intersection of N Ronald Reagan Boulevard and Redpine Way; (Allen & Company, Applicant) District2 - Zembower (**Joy Giles, Project Manager**)

Division:

Development Services - Planning and Development

Authorized By:

Rebecca Hammock

Contact/Phone Number:

Joy Giles - 407-665-7399

Background:

In accordance with Section 35.152 of the Land Development Code of Seminole County (LDCSC), the Applicant is requesting Board approval of the plat for the Cadence Park Two Subdivision. The plat contains eighty-eight (88) single family residential lots on 27.05 acres, with a Low Density Residential Future Land Use designation and a PD (Planned Development) zoning classification. The Cadence Park Two PD, previously known as the Hidden Oaks PD, permits a minimum lot size of 6,000 square feet, with a minimum lot width of fifty (50) feet and a maximum density of four (4) dwelling units per net buildable acre.

All internal roads will be private, and utilities will be provided by Seminole County.

On August 23, 2022, a PD Major Amendment Rezone from PD (Planned Development) to PD (Planned Development) to incorporate the Hidden Oaks PD into the Cadence Park PD was approved by the Board of County Commissioners. Districts 1, 2, 3, 4, and 5 voted AYE.

In accordance with Section 35.13 of the Land Development Code of Seminole County (LDCSC), on September 7, 2022, the County's Planning and Zoning Commission reviewed and approved the Preliminary Subdivision Plan for the Cadence Park Two Subdivision. The Final Engineering plans were submitted in accordance with Section

35.44 of the LDCSC and approved on October 12, 2022.

The Applicant has provided a Performance Bond to ensure the completion of the subdivision improvements.

The plat meets all applicable requirements of Chapter 35 of the LDCSC and Chapter 177, Florida Statutes.

Staff Recommendation:

Recommend the Board of County Commissioners approve the plat for the Cadence Park Two Subdivision containing eighty-eight (88) lots on 27.05 acres zoned Planned Development, located approximately 1,700 feet south of the intersection of N Ronald Reagan Boulevard and Redpine Way.