

## Legislation Text

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**File #:** 2023-163, **Version:** 1

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### **Title:**

Approve the Final Plat for the Sandhill Farm of Geneva subdivision containing two (2) lots on 13.72 acres zoned A-5 (Rural Zoning Classification), located on the east side of County Road 426; (David Jourdenais, Applicant) District1 - Dallari (**Annie Sillaway, Project Manager**).

### **Division:**

Development Services - Planning and Development

### **Authorized By:**

Rebecca Hammock

### **Contact/Phone Number:**

Annie Sillaway 407-665-7936

### **Background:**

In accordance with Section 35.152 of the Seminole County Land Development Code (SCLDC), the Applicant is requesting Board approval of the Final Plat for the Sandhill Farm of Geneva subdivision. The Final Plat contains two (2) lots on 13.72 acres of net buildable area and there are no wetlands or floodplain on site. The net buildable acreage for the two (2) lots is 8.01 acres for Lot 1, and 5.47 acres for Lot 2. Tract "A" is 0.24 acres and will be dedicated to Seminole County as right-of-way.

The minimum lot size requirements in A-5 (Rural Zoning Classification) is five (5) net buildable acres with a maximum density of one (1) dwelling unit per five (5) net buildable acres.

The lots will be served by septic and well.

The proposed Plat does not require a Performance Bond because infrastructure is not being proposed with this plat.

The Plat meets all applicable requirements of Chapter 35 of the SCLDC and Chapter 177, Florida Statutes.

**Staff Recommendation:**

Recommend the Board of County Commissioners approve the Final Plat for the Sandhill Farm of Geneva subdivision containing two (2) lots on 13.72 acres zoned A-5 (Rural Zoning Classification), located on the east side of County Road 426.