

TECHNICAL REVIEW ITEMS:

Towns at Greenleaf PSP – Towns at Greenleaf PSP- Approve the Preliminary Subdivision Plan for the Towns at Greenleaf subdivision containing thirty-three (33) townhome lots on 6.71 acres zoned R-3A (Multiple Family Dwelling) located southwest of Slavia Road and West SR 426; (Henry Chirinos, Applicant) District1 - Dallari (**Annie Sillaway, Project Manager**).

Annie Sillaway presented this item as stated in the Staff Report. She further stated that the Applicant is requesting approval of the Towns at Greenleaf Preliminary Subdivision Plan (PSP). The PSP proposes thirty-three (33) townhome lots on 6.71 acres with a maximum density of 7.86 dwelling units per net buildable acre.

The subject site was Rezoned to R-3A (Multiple-Family Dwelling) and Future Land Use Map Amendment to Medium Density Residential for the proposed subdivision and was approved by the Board of County Commissioners on February 14, 2023. The PSP complies with all the conditions of the R-3A (Multiple Family Dwelling), Chapter 35 of the Seminole County Land Development Code, and the Conceptual Plan, and Development Order. Site access is from SR 426, all internal roads will be private and Seminole County is the utility provider for water and sewer.

Recommend approval of the Preliminary Subdivision Plan for the Towns at Greenleaf subdivision.

The Applicant was present and agreed with Staff as presented.

No one from the audience spoke in favor of or opposition to the request.

A motion was made by Commissioner Grundorf, seconded by Vice Chairman Lopez to Approve the Preliminary Subdivision Plan for the Towns at Greenleaf subdivision

Ayes: (6) Chairman Lawhun, Vice Chairman Lopez, Commissioner Grundorf, Commissioner Jerman, Commissioner Lorenz and Commissioner S. Smith

Absent: (1) Commissioner T. Smith

Hidden Woods Preserve PSP – Approve the Preliminary Subdivision Plan for the Hidden Woods Reserve Subdivision containing twenty-two (22) single-family residential lots on 9.42 acres zoned PD (Planned Development), located approximately ¼ mile west of the intersection of Virginia Avenue and Sheppard Street; (GSL Holdings 1, LLC., Applicant) District3 – Constantine (**Joy Giles, Project Manager**).

Joy Giles presented this item as stated in the Staff Report. She further stated that the PSP proposes twenty-two (22) single-family residential lots with a maximum density of 2.4 dwelling units per net buildable acre and a minimum lot size of 8,050 square feet. The internal road will be privately owned and maintained by the HOA and the utilities will be provided by Seminole County.

The PSP complies with all the conditions of Chapter 35 of the Seminole County Land