

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda**

**Wednesday, February 1, 2023**

**6:00 PM**

**BCC Chambers  
Room 1028**

### **Planning and Zoning Commission**

**CALL TO ORDER****Opening Statement****Staff Present****Accept Proof of Publication****Approval of Minutes****Public Participation****NEW BUSINESS****Technical Review Items:**

1. Approve the Preliminary Subdivision Plan for the Paddock Way Subdivision containing eighty-seven (87) single-family residential lots on 34.23 acres zoned PD (Planned Development), located on the north side of Lake Hayes Road, approximately ½ mile east of Alafaya Trail; (DLC Paddock Way, LLC., Applicant) District1 - Dallari (**Joy Giles, Project Manager**) [2022-7493](#)

**Attachments:** [MAP](#)  
[PSP](#)

2. Approve the Preliminary Subdivision Plan for the Langford Villas Subdivision containing eight (8) single-family residential lots on 1.16 acres zoned PD (Planned Development), located at the northwest corner of C.R. 419 and Langford Drive; (Oakwood Construction, Applicant) District1 - Dallari (**Joy Giles, Project Manager**) [2022-7559](#)

**Attachments:** [MAP](#)  
[PSP](#)

**Public Hearing Items:**

None

**CLOSING BUSINESS****Planning and Development Manager's Report**

**ADJOURNMENT**

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7219. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7775.



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2022-7493**

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**Title:**

Approve the Preliminary Subdivision Plan for the Paddock Way Subdivision containing eighty-seven (87) single-family residential lots on 34.23 acres zoned PD (Planned Development), located on the north side of Lake Hayes Road, approximately ½ mile east of Alafaya Trail; (DLC Paddock Way, LLC., Applicant) District1 - Dallari (**Joy Giles, Project Manager**)

**Agenda Category:**

Technical Review Items

**Department/Division:**

Development Services

**Authorized By:**

Mary Moskowitz

**Contact/Phone Number:**

Joy Giles - 407-665-7399

**Background:**

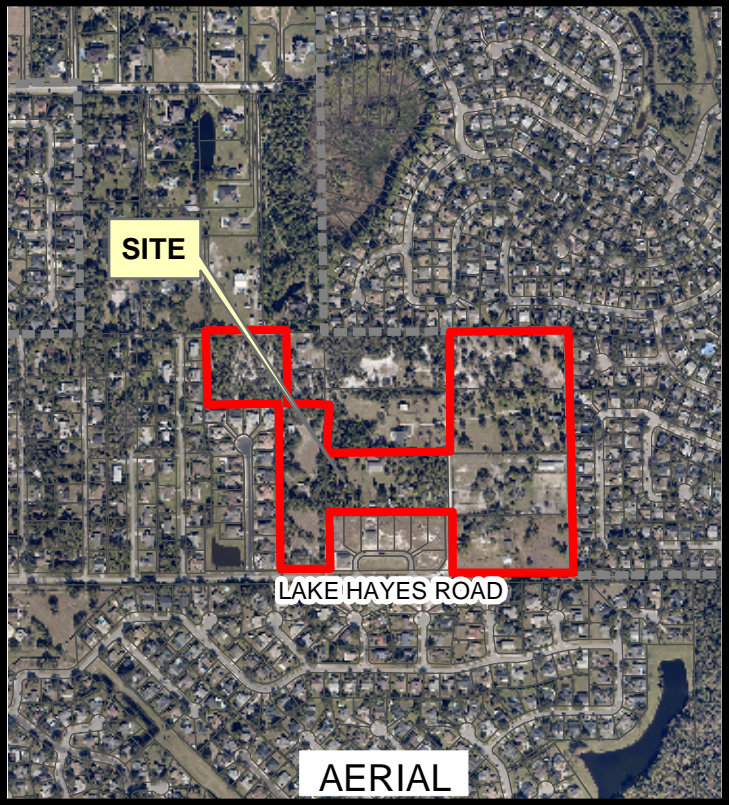
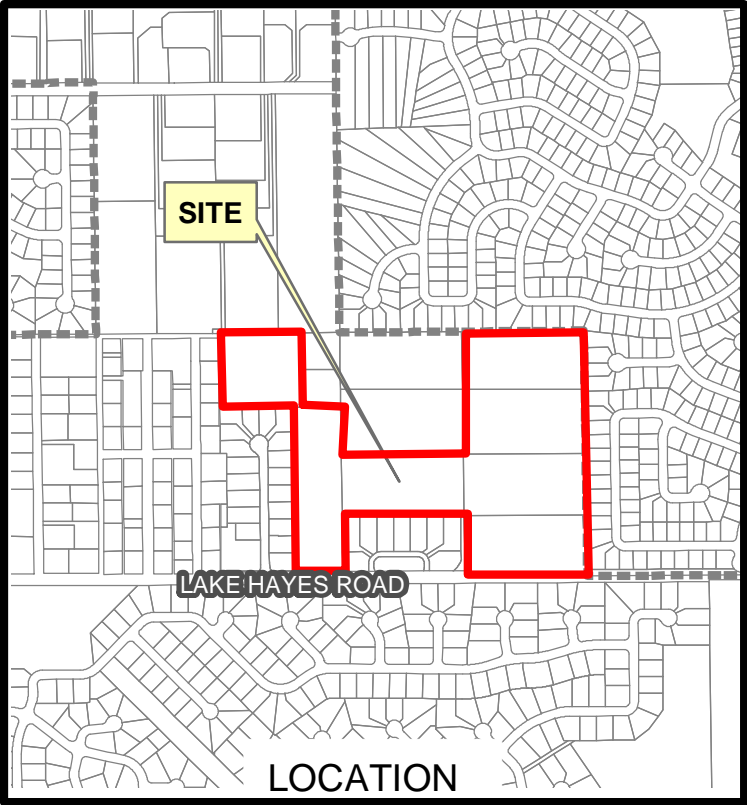
The Applicant is requesting approval of the Paddock Way Preliminary Subdivision Plan (PSP). The PSP proposes eighty-seven (87) single-family residential lots on 34.23 acres with a maximum density of 2.54 dwelling units per net buildable acre. The development will be constructed in two (2) phases; the west phase will provide a minimum lot size of 10,800 square feet and the east phase will provide a minimum lot size of 8,400 square feet, which is consistent with the existing Low Density Residential Future Land Use designation and the PD (Planned Development) zoning classification.

The PSP complies with all the conditions of the Paddock Way PD Master Development Plan, Development Order, and Chapter 35 of the Seminole County Land Development Code.

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

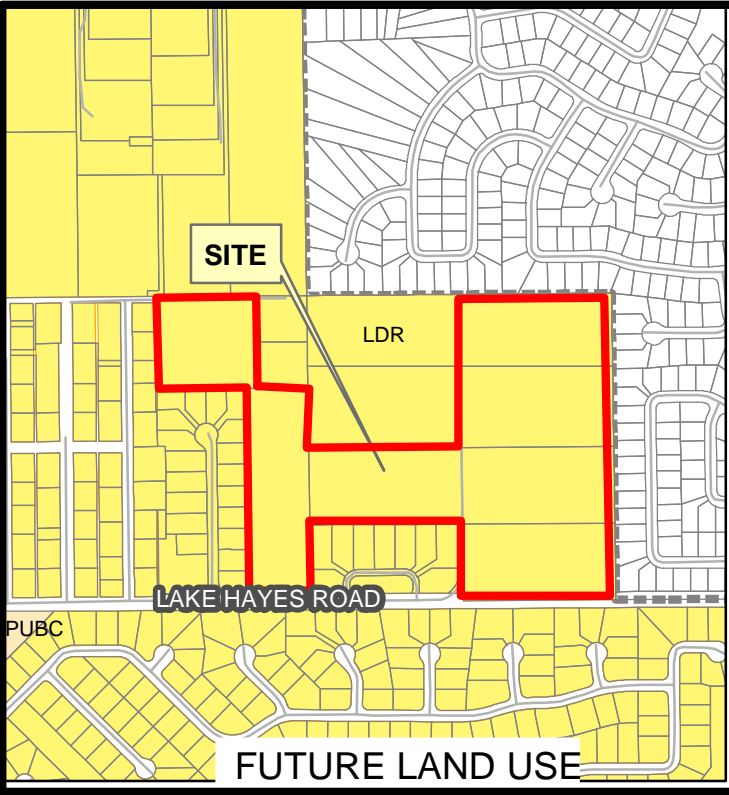
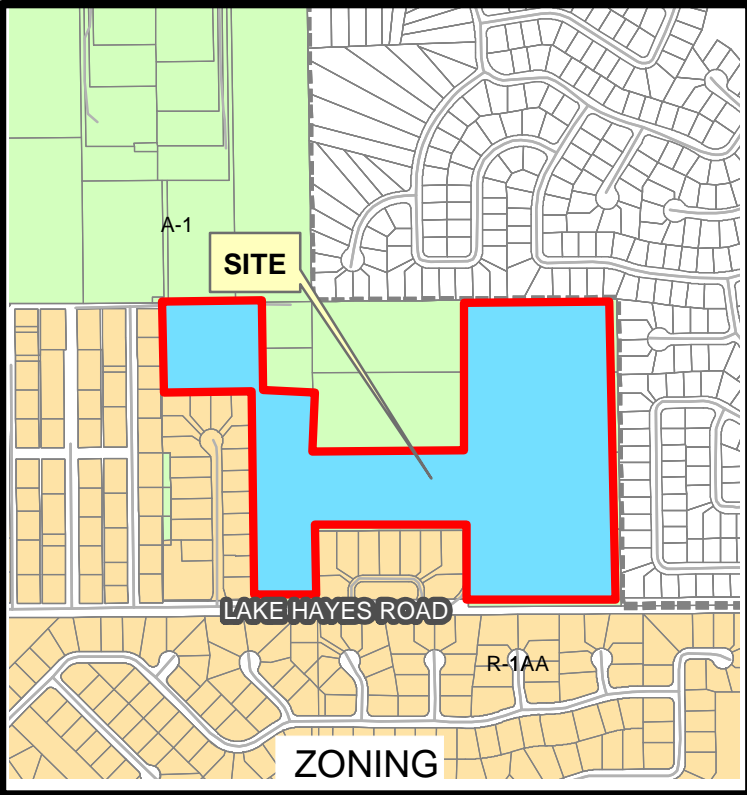
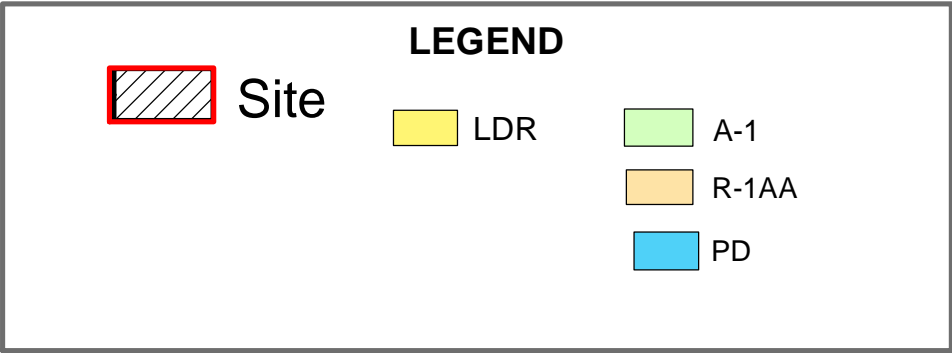
**Staff Recommendation:**

Staff recommends approval of the Preliminary Subdivision Plan for the Paddock Way Subdivision.



**PADDOCK WAY  
PSP**

**SEMINOLE COUNTY  
PLANNING & ZONING COMMISSION  
FEBRUARY 1, 2023**





# PRELIMINARY SUBDIVISION PLAN / FINAL DEVELOPMENT PLAN FOR PADDOCK WAY

## LEGAL DESCRIPTION:

### WALTROUS PARCEL (WESTCOTR LAND TITLE INSURANCE COMPANY ORDER NUMBER 2022-05)

THE NORTH 400 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, LESS THE EAST 218 FEET OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

### APPEL PARCEL (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10223514)

LOT 8, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE WEST 20 FEET THEREOF AND THE SOUTH 30 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

### BROOME PARCEL (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10212763)

LOT 2, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE EAST 20 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

### CLUBURN PARCEL (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10212827)

LOT 6, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE WEST 20 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

### HONOLD PARCEL (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10212871)

LOT 5, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE WEST 20 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

### SPINKS PARCEL (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10212918)

LOT 7, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE WEST 20 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

### LUSCUSKIE PARCEL (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10254519)

THE EAST 265 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LESS THE NORTH 400.0 FEET AND ALSO LESS THE SOUTH 33 FEET FOR ROAD. LOCATED IN SEMINOLE COUNTY, FLORIDA.

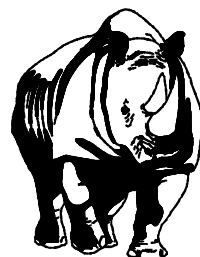
ALSO LESS AND EXCEPT THAT PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6545, PAGE 2005, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE PLAT "MAGNOLIA POINTE", AS RECORDED IN PLAT BOOK 67, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°04'19" WEST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 892.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE HAYES ROAD; THENCE NORTH 89°29'51" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 0.73 FEET; THENCE NORTH 00°02'35" EAST, A DISTANCE OF 892.29 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT; THENCE SOUTH 89°31'16" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1.18 FEET TO THE POINT OF BEGINNING.

## INDEX OF SHEETS

COV	COVER SHEET
1 THRU 7	BOUNDARY SURVEY
C003	SYMBOLS & ABBREVIATIONS
C100	PRELIMINARY SUBDIVISION PLAN / FINAL DEVELOPMENT PLAN
C200	PRELIMINARY DRAINAGE & UTILITY PLAN
C800	VEHICULAR CIRCULATION PLAN
K-200	LANDSCAPE KEY SHEET
L-001	LANDSCAPE DETAILS & SCHEDULES
L201-202	PRELIMINARY LANDSCAPE PLAN

SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA  
FOR  
DLC PADDOCK WAY, LLC  
P.O. BOX 2181  
ORLANDO, FL 32802-2181  
PH (407) 755-3065



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVENUE, SUITE 260  
MAITLAND, FLORIDA 32751  
PHONE (407) 629-8330  
FAX (407) 629-8336

## PROJECT TEAM MEMBERS:

### OWNERS:

DLC PADDOCK WAY, LLC  
P.O. BOX 2181  
ORLANDO, FL 32802-2181  
PHONE: (407) 765-3065

### DEVELOPER:

DELANEY LAND COMPANY  
P.O. BOX 2181  
ORLANDO, FL 32802-2181  
PHONE: (407) 765-3065

### ENGINEER:

MADDEN, MOORHEAD, & STOKES, LLC  
431 E. HORATIO AVE., SUITE 260  
MAITLAND, FLORIDA 32751  
PHONE: (407) 629-8330

### SURVEYOR:

ALLEN & COMPANY  
16 EAST PLANT STREET  
WINTER GARDEN, FL 34787  
PHONE: (407) 654-5355

### GEOTECHNICAL:

GEOTECHNOLOGY ASSOCIATES, INC.  
4617 PARKBREEZE COURT  
ORLANDO, FL 32808  
321-482-4239

### LANDSCAPE ARCHITECT:

LANDSCAPE DYNAMICS  
2236 WINTER WOODS BLVD.  
WINTER PARK, FL 32792  
PHONE: (407) 677-0677

### ENVIRONMENTAL:

BIO-TECH CONSULTING  
2002 E. ROBINSON STREET  
ORLANDO, FL 32803  
PHONE: (407) 894-5969

## UTILITY PROVIDERS:

### WATER & WASTE WATER:

SEMINOLE COUNTY  
BECKY NOGGLE  
500 W. LAKE MARY BLVD.  
SANFORD, FL 32773  
PHONE: 407-665-2143

### CABLE:

SPECTRUM  
3767 ALL AMERICAN BLVD.  
ORLANDO, FL 32810  
PHONE: (407) 532-8509

### PHONE:

AT&T  
132 COMMERCE WAY  
SANFORD, FL 32771  
PHONE (407) 302-7811

### GAS:

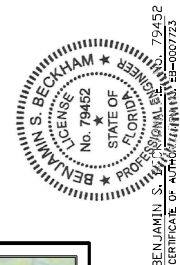
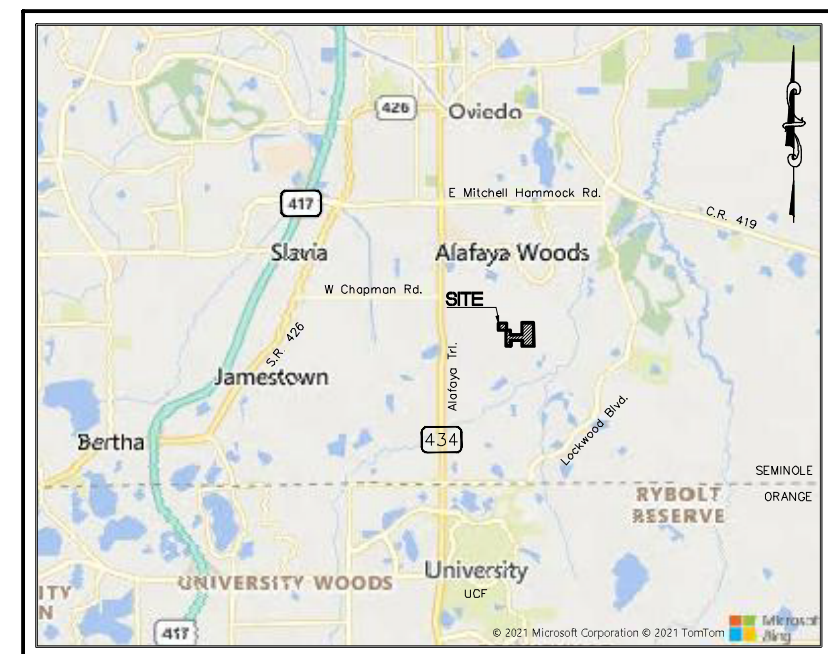
TECO PEOPLES GAS  
600 W. ROBINSON ST.  
ORLANDO, FL 32801  
PHONE (407)  
420-2678

### ELECTRIC:

DUKE ENERGY  
3250 BONNETT CREEK RD.,  
PO BOX 10000  
LAKE BUENA VISTA, FL 32830  
PHONE: (407) 938-6611

## VICINITY MAP

1" = 5,000'







# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2022-7559**

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**Title:**

Approve the Preliminary Subdivision Plan for the Langford Villas Subdivision containing eight (8) single-family residential lots on 1.16 acres zoned PD (Planned Development), located at the northwest corner of C.R. 419 and Langford Drive; (Oakwood Construction, Applicant) District1 - Dallari (**Joy Giles, Project Manager**)

**Agenda Category:**

Technical Review Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Mary Moskowitz

**Contact/Phone Number:**

Joy Giles - 407-665-7399

**Background:**

The Applicant is requesting approval of the Langford Villas Preliminary Subdivision Plan (PSP). The PSP proposes eight (8) single-family residential lots on 1.16 acres with a maximum density of 6.9 dwelling units per net buildable acre and a minimum lot size of 3,060 square feet.

The subject property has a Low Density Residential Future Land Use designation, which allows a maximum density of four (4) dwelling units per net buildable acre, with a density bonus allowing seven (7) dwelling units per net buildable acre for affordable and workforce housing. Under Policy FLU 10.1, density bonus incentives along with a reduced minimum lot size and reduced building setbacks are permitted when a percentage of the proposed units qualify as workforce housing.

The Developer has designated a minimum of four (4) units to be offered as "Workforce Housing", meeting the criteria as defined by the Seminole County Comprehensive Plan. The designated units will be affordable to Seminole County households that meet the following criteria: 1) earn up to 140% of the Area Median Income (AMI), and 2) have one (1) or more wage-earner, employed in the public or private sector, that is compensated for



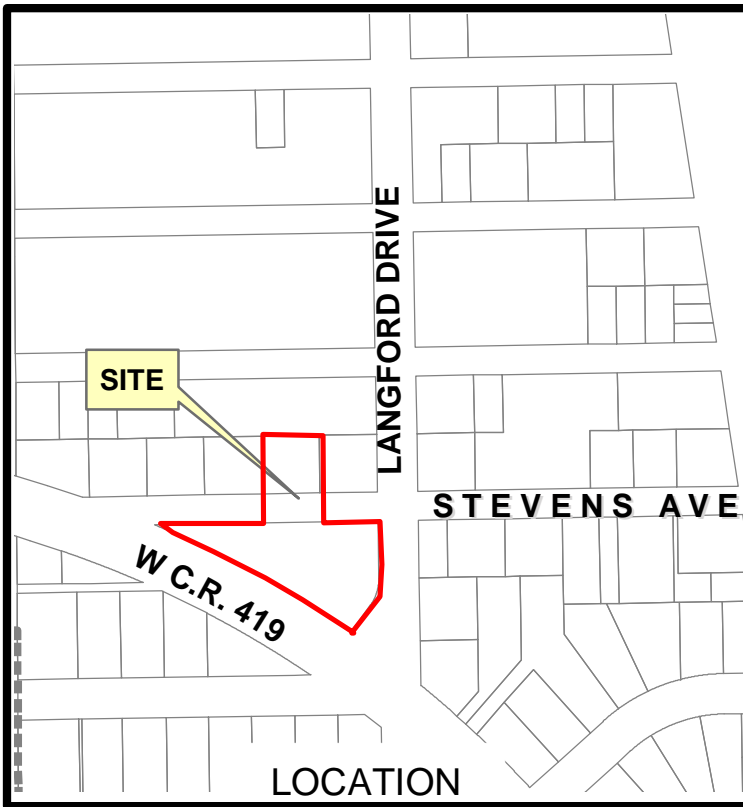
the provision of services essential to Seminole County, including but not limited to teachers, educators, police and fire personnel, government employees, healthcare personnel, and skilled building trade's personnel.

The PSP complies with all the conditions of the Langford Villas PD Master Development Plan, Development Order, and Chapter 35 of the Seminole County Land Development Code.

All roads are public, and utilities will be provided by Florida Governmental Utility Authority (FGUA).

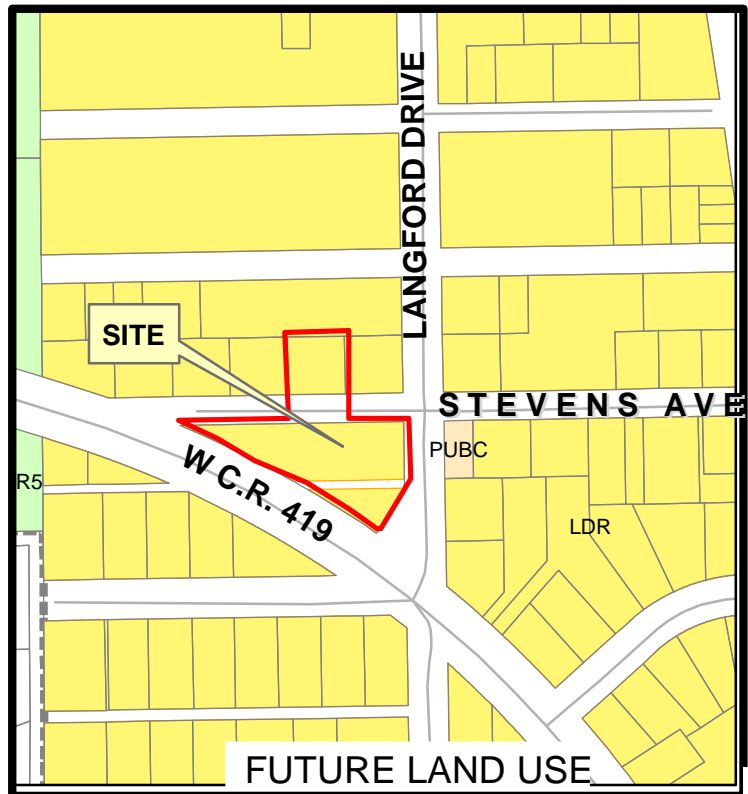
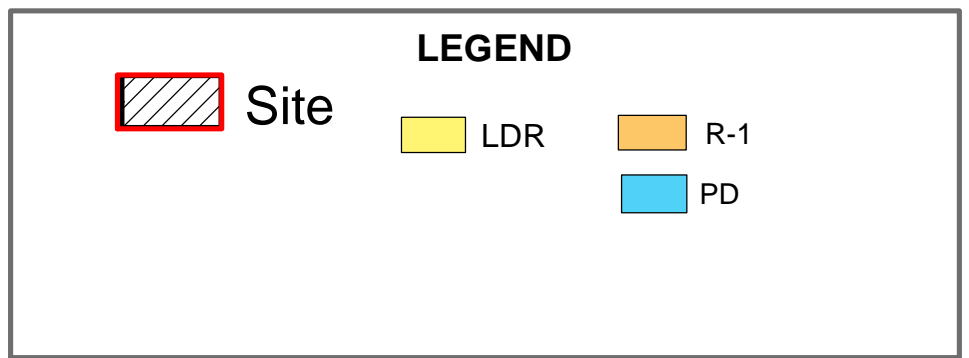
**Staff Recommendation:**

Staff recommends approval of the Preliminary Subdivision Plan for the Langford Villas Subdivision.



LANGFORD VILLAS  
PSP

SEMINOLE COUNTY  
PLANNING & ZONING COMMISSION  
FEBRUARY 1, 2023



# PRELIMINARY SUBDIVISION PLANS

## LANGFORD VILLAS



CIVIL ENGINEERS  
LAND PLANNERS

1614 White Dove Drive  
Winter Springs, Florida 32708  
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

LANGFORD  
VILLAS  
PSP

SEMINOLE COUNTY

REVISIONS		
Description	Date	By
1. COUNTY COMMENTS	10/5/22	KHF
2.		

COVER SHEET

Date: APRIL 2022

Scale: NTS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

10/5/2022  
K. FISCHER, P.E. # 56942  
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: 1

## SEMINOLE COUNTY



PARCEL 21-21-32-5CF-1100-0190  
21-21-32-5CF-1100-0010  
21-21-32-5CF-0100-0210

- SHEET INDEX
- 1 COVER SHEET
  - 2 SITE PLAN
  - 2A WETLANDS IMPACT PLAN
  - 3 DRAINAGE & UTILITY PLAN
  - 4 LANDSCAPING PLAN
  - 5 FIRE TRUCK TURNING PLAN
  - S BOUNDARY TOPO SURVEY

LEGAL DESCRIPTION:  
SEE SURVEY

PROJECT CONTACTS

**APPLICANT:**  
OAKWOOD CONSTRUCTION & DEV  
MIKE TOWERS  
754 FLEET FINANCIAL COURT  
LONGWOOD, FL 32750  
TOWERS@FLEETFINANCIAL.NET

**CIVIL ENGINEER/ LANDSCAPE ARCHITECT:**  
CYCORP ENGINEERING, INC.  
KIM FISCHER  
1614 WHITE DOVE DRIVE  
WINTER SPRINGS, FL 32708  
KIM@CYCORPENGINEERS.COM  
PH (407) 405-7819

UTILITY CONTACTS

**WATER:**  
FGUA  
407-629-6900

**SEWER**  
FGUA  
407-629-6900

**CABLE**  
BRIGHT HOUSE NETWORKS  
47-532-8509

**ELECTRIC**  
DUKE ENERGY  
407-905-3321

NOTE: DO NOT SCALE FROM DRAWINGS, CONTACT CYCORP ENGINEERING IF ADDITIONAL INFORMATION IS REQUIRED.  
THESE DRAWINGS ARE THE PROPERTY OF CYCORP ENGINEERING AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION

APRIL 2022

## SITE NOTES

- PROJECT IS WITHIN SEMINOLE COUNTY JURISDICTION
- PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
- THE STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH THE SEMINOLE COUNTY REQUIREMENTS AND SJRWMD
- WATER AND SEWER WILL COMPLY WITH FGUA
- FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS
- INTERNAL DRIVEWAY WILL BE PRIVATE
- OPEN SPACE WILL MEET THE REQUIREMENTS OF SEMINOLE COUNTY LDC
- THE SITE IS LOCATED IN "X" ZONE.
- A MANDATORY HOA SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES
- THREE (3) FT WIDE SIDE YARD DRAINAGE ESMTS ARE HEREBY REQUIRED ON ALL LOTS: POOL EQUIP, WATER SOFTENERS AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FT OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN THREE (3) FT OF THE SIDE PROPERTY LINE UNLESS ELEVATED AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE ESMT.
- DRIVEWAY LOC LINES WILL NOT HAVE A DRAINAGE ESMT

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	0.14 ACRES	BUFFER	HOA
TRACT B	0.11 ACRES	POND / OPEN SPACE	HOA
TRACT C	0.16 ACRES	OPEN SPACE	HOA
TRACT D	0.06 ACRES	L.S. / OPEN SPACE	HOA
LOTS	0.69 ACRES	LOTS	PRIVATE

OPEN SPACE REQUIRED = 25%  
1.16X .25 = 0.29 ACRES

OPEN SPACE PROVIDED  
0.41 ACRES = 35.34%

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
NORTH	0.1	10'	0.95	
SOUTH (419)	0.4	15'	2.25	10' NO CLEAR AREA
EAST	0.1	10	0.95	
WEST	0.1	10	0.95	

BUFFER CALCULATIONS IN TABLE FORM			PLANT UNIT
EAST LOT 7	100 LF/100 X 0.95 = 0.95		PLANT UNIT E = 2 CANOPIES AND 4 SHRUBS
NORTH LOTS 7/8	100 LF/100 X 0.95 = 0.95		PLANT UNIT E = 2 CANOPIES AND 4 SHRUBS
WEST LOT 8	100 LF/100 X 0.95 = 0.95		PLANT UNIT E = 2 CANOPIES AND 4 SHRUBS
ALONG 419	390 LF/100 X 2.25 = 8.7		PLANT UNIT E = 2 CANOPIES AND 4 SHRUBS 44 UNDERSTORY TREES REQ 140 SHRUBS REQ

10' BUFFER  
100 LF OPACITY 0.1  
PLANT UNIT TYPE E  
2 CANOPIES  
4 SHRUBS

WETLANDS FLAGGED BY  
ATLANTIC ECOLOGICAL SERVICES  
9/18/2020

WETLAND AREA TO  
REMAIN - OUTSIDE  
PROJECT AREA - SEE  
SHEET 2A

STEVENS AVENUE

50' RIGHT OF WAY  
PER PLAT BOOK 2, PAGE 54  
TOWNSITE OF NORTH CHULUOTA

STEVENS AVENUE

50' RIGHT OF WAY  
PER PLAT BOOK 2, PAGE 54  
TOWNSITE OF NORTH CHULUOTA

NO PARKING SIGNS (TYP)

**TRACT B**

POND

SLOPE OF POND  
WILL NOT ENCRUCH  
INTO BUFFER

## SITE DATA

### JURISDICTION: (permitting)

SITE PERMITTING -	SEMINOLE COUNTY
WATER -	FGUA
SEWER -	FGUA
STORMWATER MANAGEMENT DISTRICT -	ST. JOHNS WATER MANAGEMENT DISTRICT

### PROJECT SCOPE:

TO CONSTRUCT 8 SINGLE FAMILY HOUSES WITH  
APPLICABLE INFRASTRUCTURE.

### PROPOSED PERMITTED USES:

SINGLE FAMILY RESIDENTIAL

### PROPERTY LOCATION:

LANGFORD AND CR 419

### PARCEL ID No.:

21-21-32-5CF-1100-0190  
21-21-32-5CF-1100-0010  
21-21-32-5CF-0100-0210

### PROPERTY ZONING:

EXISTING ZONING: PD EXISTING FLU: LDR

### EXISTING PROPERTY AREA:

TOTAL = 1.16 ACRES  
EXISTING WETLANDS = 0.038 AC  
PROPOSED WETLAND IMPACT/MITIGATION = 0.038 AC  
TOTAL NET BUILDABLE = 1.16 ACRES  
PROPOSED UNITS = 8  
PROPOSED DENSITY = 6.9 UNITS / ACRE

### BUILDING DATA & SETBACKS

MAXIMUM BUILDING HEIGHT ALLOWED = 35 FEET  
PROPOSED BUILDING HEIGHT = 2 FLOORS

MINIMUM BUILDING SETBACKS (PERIMETER): MINIMUM BUILDING SETBACKS (INTERNAL)

419 = 20 FT  
LANGFORD = 7 FT  
SIDE (EAST AND WEST) = 10 FT  
STEVENS = 7 FT  
NORTH BNDY = 15FT

SIDE LOT LINE = 3 FT  
FRONT LOT LINE = 7'  
REAR LOT LINE = 10'

### TYPICAL LOT PLAN

PROPERTY IS LOCATED WITHIN THE ECON  
PROTECTION AREA AND WILL COMPLY  
WITH THE SCLDC AND FDEP REQUIREMENTS

### PROPOSED LOT SIZE

MINIMUM LOT WIDTH @ BLDG LINE = 36'  
MINIMUM WIDTH OF BUILDING = 24'  
MINIMUM LIVING = 1,400 SF  
MINIMUM LOT SIZE = 36X85 = 3,060 SF

### OPEN SPACE

REQUIRED OPEN SPACE 25% = 1.16 X 0.25  
= 0.29 ACRES  
PROVIDED OPEN SPACE 0.41 ACRES  
= 35.34%

### WORKFORCE HOUSING

LOTS 1-4

10' NO CLEAR ZONE  
SUPPLEMENTAL LANDSCAPING SHALL  
BE PLANT UNIT "C" ONLY  
BUFFER OPACITY 0.4  
2.25 PLANT UNITS / 100 LF  
2.25 X 3.9 = 8.7  
44 UNDERSTORY TREES REQ  
140 SHRUBS REQ  
51 TREES EXISTING TO REMAIN

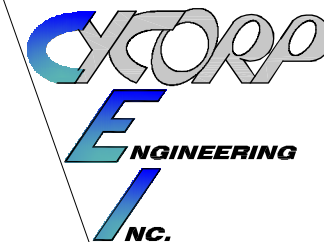
ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
210	8	77	8	5	3

TRAFFIC IMPACTS

AGE	UNITS	CHILDREN
ELEMENTARY	8	2
MIDDLE	8	1
HIGH	8	1
TOTAL		4

## SITE LEGEND

PROPOSED CONCRETE	
TYP	TYPICAL
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
	DRAINAGE INLET
	WATER METER
	DOUBLE SANITARY
	DRAINAGE MES
	FIRE HYDRANT
	PROPOSED EASEMENT
	SANITARY MAIN
	WATER MAIN
	SANITARY MANHOLE
	SITE BOUNDARY LINE
	EXISTING EOP
	DRAINAGE PIPE



CA 30526

**CIVIL ENGINEERS  
LAND PLANNERS**

1614 White Dove Drive  
Winter Springs, Florida 32708  
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KIM@CYCORPENGINEERS.COM

**LANGFORD  
VILLAS**

PSP

SEMINOLE COUNTY

## REVISIONS

Description	Date	By
1 county comments	10/5/22	KF

**SITE  
PLAN**

Date:

FEBRUARY 2020

Scale:

20 SCALE

THIS ITEM HAS BEEN  
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BY KIM FISCHER, P.E. ON THE DATE  
AND/OR TIME STAMP SHOWN USING  
A DIGITAL SIGNATURE.

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12/15/2022  
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BY A REGISTERED ENGINEER

Sheet Number:

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