



## Legislation Text

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**File #:** 2024-0667, **Version:** 1

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### **Title:**

Approve the Final Plat for the Cameron Preserve (fka Celery-Cameron) Subdivision containing eighty-two (82) lots on 34.21 acres zoned PD (Planned Development), located on the south side of Celery Avenue, west of Cameron Avenue; (Stephen McConn, Applicant) District5 - Herr (**Rebecca Hammock, Development Services Director**)

### **Division:**

Development Services - Planning and Development

### **Authorized By:**

Rebecca Hammock, Development Services Director

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

Annie Sillaway/407-665-7936

### **Background:**

In accordance with Section 35.152 pursuant to the previous Seminole County Land Development Code (SCLDC), the Applicant is requesting Board approval of the Final Plat for the Cameron Preserve (fka Celery-Cameron) Subdivision. The plat contains eighty-two (82) lots as part of the first phase of the development on 34.21 acres; subsequent phases will be platted at a later time. The subject site has a Low Density Residential Future Land Use designation and a PD (Planned Development) zoning classification with a minimum lot size 5,500 square feet and a maximum density of 3.64 dwelling units per net buildable acre.

On April 12, 2022, a Small Scale Future Land Use Amendment to Low Density Residential and Rezone to PD (Planned Development) for the subject property was approved by the Board of County Commissioners.

Districts 1, 2, 3, 4, 5 voted AYE.

The development will be served by City of Sanford Utilities for water and sewer. All internal roads will be privately owned and maintained by the homeowner's association.

The Applicant has provided an avigation easement since the proposed, development is within the Orlando Sanford International Avigation Easement Area and Noise Contours.

The Applicant has provided a performance bond to ensure the completion of the subdivision improvements.

In accordance with Section 35.13 of the Seminole County Land Development Code (SCLDC) October 5, 2022, the County's Planning and Zoning Commission reviewed and approved the Preliminary Subdivision Plan. The Final Engineering Plans were submitted in accordance with Sec. 35.44 of the SCLDC and were approved on May 16, 2023.

The plat meets all conditions stated in Development Order # 21-20500032, Developer's Commitment Agreement #22-20500024 and all applicable requirements of Chapter 35 of the SCLDC and Chapter 177, Florida Statutes.

**Requested Action:**

Staff requests the Board approve the Final Plat for the Cameron Preserve (fka Celery-Cameron) Subdivision containing eighty-two (82) lots on 34.21 acres zoned PD (Planned Development), located on the south side of Celery Avenue, west of Cameron Avenue.