



Legislation Text

File #: 2024-0360, **Version:** 1

Title:

Approve the plat for the Birchwood Grove Minor Plat containing three (3) lots on 1.43 acres zoned R-1AA (Single-Family Dwelling District), located on the north side of Bunnell Road; (Peter and Kimberly Smith, Applicant); District3 - Constantine (**Rebecca Hammock, Development Services Director**)

Division:

Development Services - Planning and Development

Authorized By:

Rebecca Hammock, Development Services Director

Contact/Phone Number:

Maya Athanas/407-665-7388

Background:

In accordance with Section 35.122 of the Seminole County Land Development Code (SCLDC), the Applicant is requesting Board approval of the Birchwood Grove Minor Plat. The plat contains three (3) lots on 1.43 acres zoned R-1AA (Single-Family Dwelling District).

The existing lot uses an existing septic system, and the two (2) new lots will be served by Seminole County for water and will utilize onsite sewage treatment and disposal systems (OSTDS) as there are no sanitary sewer lines nearby for connection.

The proposed plat does not require a performance bond because infrastructure is not being proposed with this plat.

This request represents the only Minor Plat for the parcel of record and meets the criteria of Section 35.122 SCLDC, as well as all applicable requirements of Chapter 35 of the SCLDC and Chapter 177, Florida Statutes. The criteria listed in Section 35.122 SCLDC are as follows:

1. The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width.

2. Each created lot shall have a minimum lot frontage of twenty feet (20').
3. The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads.
4. The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots.
5. If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64.
6. The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law.

Requested Action:

Staff requests the Board of County Commissioners approve the Birchwood Grove Minor Plat containing three (3) lots on 1.43 acres zoned R-1AA (Single-Family Dwelling District), located on the north side of Bunnell Road.