

Legislation Text

File #: 2024-0822, Version: 1

Title:

Wilderness Estates PSP - Approve the Preliminary Subdivision Plan for the Wilderness Estates Subdivision containing nine (9) residential lots on approximately 54.70 acres zoned R-5 (Rural Zoning Classification/Rural Subdivision Standards) located approximately 0.25 mile south of W State Road 46 and N County Road 426; (Aulin Homes, LLC, Applicant) District2 - Zembower (**Annie Sillaway, Senior Planner**).

Department/Division:

Development Services - Planning and Development

Authorized By:

Dale Hall

Contact/Phone Number:

Annie Sillaway 407-665-7936

Background:

The Applicant is requesting approval of the Wilderness Estates Preliminary Subdivision Plan (PSP). The subject property has a Rural 5 Future Land Use which allows a maximum of one (1) dwelling unit per five (5) net buildable acres. The PSP proposes nine (9) single family residential lots on approximately 54.70 acres yielding one (1) dwelling unit per six (6) net buildable acres.

The subject property is within the Scenic Corridor Overlay Zoning District. The purpose of the Scenic Corridor Overlay District is to preserve and enhance the rural character and scenic qualities along major and minor roads in the rural area of Seminole County, with the intent to prevent visual encroachment of buildings and structures which restrict scenic views or are architecturally incompatible with the scenic character of the area. The overlay requires the preservation of the existing vegetation along the major and minor roadway system. The subject property fronts N County Road 426, which is a major road as stated in the Scenic Corridor Overlay. The Applicant has met the requirements of the Scenic Corridor by providing a setback of 200 feet from the

centerline of the right -of-way, a natural buffer in Tracts A and B that fronts County Road 426.

Access will be limited by one access point for all nine (9) lots onto County Road 426, and the proposed fence along County Road 426 will be made of natural material (open wood fence with horizontal rails). At the time of Final Engineering, the Applicant must demonstrate that all signage is constructed of natural material, which is required as part of the Scenic Corridor Overlay standards.

Based on the aerial there does not appear to be wetlands or floodplain on site.

The PSP complies with all the conditions of Chapter 35 of the (SCLDC) Seminole County Land Development Code. All internal roads will be public, and each lot will be providing water by individual potable water wells and will utilize an advanced septic system for wastewater.

The Applicant has provided all required submittals as per Sec. 35.43 of the SCLDC. Staff has reviewed the required submittals and finds that the request is in compliance with all applicable provision of Chapter 35 of the SCLDC and with the land use and zoning designations of the property.

Requested Action:

Recommend approval of the Preliminary Subdivision Plan for the Wilderness Estates Subdivision containing nine (9) residential lots on approximately 54.70 acres zoned R-5 (Rural Zoning Classification/Rural Subdivision Standards) located approximately 0.25 mile south of W State Road 46 and N County Road 426.