



Legislation Text

File #: 2024-0668, **Version:** 1

Title:

Approve the Final Plat for the Morning Star Subdivision containing two (2) lots on 2.01 acres zoned A-1 (Agriculture), located on the south side of Morning Star Place, east of Mikler Road; (Valerie Smith, Applicant) District1 - Dallari (**Rebecca Hammock, Development Service 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 Seminole County Land Development Code (SCLDC), the Applicant is requesting Board approval of the Final Plat for the Morning Star Subdivision. The re-plat of a portion of Lot 76 contains two (2) lots on 2.01 acres with a Future Land Use of Suburban Estates and A-1 (Agriculture) zoning, which allows a maximum density of one (1) dwelling unit per net buildable acre, with a minimum lot size of one (1) acre and a minimum lot width of 150 feet.

The site is located within the Seminole County utility service area and is required to connect to public utilities. The site has direct access to a public right-of-way known as Morning Star Place. The Final Plat provides a five (5) foot wide cross-access easement along the south perimeter of proposed Lot 1 for the benefit of abutting Lot 76C of the Slavia Colony Subdivision.

A performance bond is not required; and water and sewer connection fees are required to be paid at the time of the building permit application.

The Final Engineering plans were submitted based on direction from Environmental Services requiring the Applicant to show the connection of the sanitary sewer line from the main connection point that is approximately fifty (50) feet at the corner of Morning Star and Lakelet Loop to the subject site. The Final Engineering plans were submitted in

accordance with Sec. 35.44 of the SCLDC and were approved on September 12, 2023.

The plat meets all applicable requirements of Chapter 35 of the SCLDC and Chapter 177, Florida Statutes.

Requested Action:

Staff requests that the Board approve the Final Plat for the Morning Star Subdivision containing two (2) lots on 2.01 acres zoned A-1 (Agriculture), located on the south side of Morning Star Place, east of Mikler Road.