



## Legislation Text

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**File #:** 2023-290, **Version:** 1

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**Title:**

Approve the Final Plat for the Conestoga Park Subdivision (fka The Cove at Sanford Farms) containing thirty (30) single-family residential lots on 13.5 acres zoned PD (Planned Development), located on the north side of Orange Boulevard, approximately ¼ mile east of N. New York Street; (M/I Homes, Applicant) District5 - Herr (**Joy Giles, Project Manager**)

**Division:**

Development Services - Planning and Development

**Authorized By:**

Rebecca Hammock

**Contact/Phone Number:**

Joy Giles - 407-665-7399

**Background:**

In accordance with Section 35.152 of the Land Development Code of Seminole County (LDCSC), the Applicant is requesting Board approval of the Final Plat for the Conestoga Park Subdivision. The plat contains thirty (30) single-family residential lots on 13.5 acres, with a Planned Development Future Land Use designation and PD (Planned Development) zoning, known as The Cove at Sanford Farms. The PD permits a minimum lot size of 8,400 square feet with a minimum lot width of seventy (70) feet at building line, and a maximum density of 2.2 dwelling units per net buildable acre.

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

On May 11, 2021, a Large Scale Future Land Use Amendment from Suburban Estates to Planned Development and Rezone from A-1 (Agriculture) to PD (Planned Development), was approved by the Board of County Commissioners. Districts 2, 4, and 5 voted AYE. Districts 1 and 3 voted NAY.

In accordance with Section 35.13 of the LDCSC, on May 5, 2021, the County's Planning and Zoning Commission reviewed and approved the Preliminary Subdivision Plan for the Conestoga Park Subdivision. The Final Engineering plans were submitted in accordance

with Section 35.44 of the LDCSC and approved on January 5, 2022.

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

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

**Staff Recommendation:**

Recommend the Board of County Commissioners approve the Final Plat for the Conestoga Park Subdivision containing thirty (30) single-family residential lots on 13.5 acres zoned PD (Planned Development), located on the north side of Orange Boulevard, approximately ¼ mile east of N. New York Street.