



## Legislation Text

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**File #:** 2023-294, **Version:** 1

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### **Title:**

Approve the Final Plat for the Northridge Reserve Subdivision containing six (6) single-family residential lots on 3.44 acres zoned R-1AAA (Single Family Dwelling), located on the north side of Northridge Drive; (Zachary Miller, Applicant) District4 - Lockhart (**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 Northridge Reserve Subdivision. The plat contains six (6) single-family residential lots on 3.44 acres, with a Low Density Residential Future Land Use designation that allows a maximum density of four (4) dwelling units per net buildable acre, and an R-1AAA (Single Family Dwelling) zoning classification that requires a minimum lot size of 13,500 square feet with a minimum lot width of 100 feet.

Access to the subdivision will be provided from Northridge Drive, which is a public road with no internal roads proposed. The site is located within the Sunshine Water Services utility service area and will be required to connect water and sewer.

On October 24, 2017, a Rezone from A-1 (Agriculture) to R-1AAA (Single Family Dwelling) was approved by the Board of County Commissioners. Districts 2, 4, and 5 voted AYE. Districts 1 and 3 were absent.

In accordance with Section 35.13 of the Land Development Code of Seminole County (LDCSC), on June 3, 2020, the County's Planning and Zoning Commission reviewed and approved the Preliminary Subdivision Plan for the Northridge Reserve Subdivision. The

Final Engineering plans were submitted in accordance with Section 35.44 of the LDCSC and approved on March 8, 2021.

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 Northridge Reserve Subdivision containing six (6) single-family residential lots on 3.44 acres zoned R-1AAA (Single Family Dwelling), located on the north side of Northridge Drive.