



## Legislation Text

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**File #:** 2022-7493, **Version:** 1

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**Title:**

Approve the Preliminary Subdivision Plan for the Paddock Way Subdivision containing eighty-seven (87) single-family residential lots on 34.23 acres zoned PD (Planned Development), located on the north side of Lake Hayes Road, approximately 1/2 mile east of Alafaya Trail; (DLC Paddock Way, LLC., Applicant) District1 - Dallari (**Joy Giles, Project Manager**)

**Agenda Category:**

Technical Review Items

**Department/Division:**

Development Services

**Authorized By:**

Mary Moskowitz

**Contact/Phone Number:**

Joy Giles - 407-665-7399

**Background:**

The Applicant is requesting approval of the Paddock Way Preliminary Subdivision Plan (PSP). The PSP proposes eighty-seven (87) single-family residential lots on 34.23 acres with a maximum density of 2.54 dwelling units per net buildable acre. The development will be constructed in two (2) phases; the west phase will provide a minimum lot size of 10,800 square feet and the east phase will provide a minimum lot size of 8,400 square feet, which is consistent with the existing Low Density Residential Future Land Use designation and the PD (Planned Development) zoning classification.

The PSP complies with all the conditions of the Paddock Way PD Master Development Plan, Development Order, and Chapter 35 of the Seminole County Land Development Code.

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

**Staff Recommendation:**

Staff recommends approval of the Preliminary Subdivision Plan for the Paddock Way Subdivision.