

## Legislation Text

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**File #:** 2022-7559, **Version:** 1

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**Title:**

Approve the Preliminary Subdivision Plan for the Langford Villas Subdivision containing eight (8) single-family residential lots on 1.16 acres zoned PD (Planned Development), located at the northwest corner of C.R. 419 and Langford Drive; (Oakwood Construction, Applicant) District1 - Dallari (**Joy Giles, Project Manager**)

**Agenda Category:**

Technical Review Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Mary Moskowitz

**Contact/Phone Number:**

Joy Giles - 407-665-7399

**Background:**

The Applicant is requesting approval of the Langford Villas Preliminary Subdivision Plan (PSP). The PSP proposes eight (8) single-family residential lots on 1.16 acres with a maximum density of 6.9 dwelling units per net buildable acre and a minimum lot size of 3,060 square feet.

The subject property has a Low Density Residential Future Land Use designation, which allows a maximum density of four (4) dwelling units per net buildable acre, with a density bonus allowing seven (7) dwelling units per net buildable acre for affordable and workforce housing. Under Policy FLU 10.1, density bonus incentives along with a reduced minimum lot size and reduced building setbacks are permitted when a percentage of the proposed units qualify as workforce housing.

The Developer has designated a minimum of four (4) units to be offered as "Workforce Housing", meeting the criteria as defined by the Seminole County Comprehensive Plan. The designated units will be affordable to Seminole County households that meet the following criteria: 1) earn up to 140% of the Area Median Income (AMI), and 2) have one (1) or more wage-earner, employed in the public or private sector, that is compensated for

the provision of services essential to Seminole County, including but not limited to teachers, educators, police and fire personnel, government employees, healthcare personnel, and skilled building trade's personnel.

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

All roads are public, and utilities will be provided by Florida Governmental Utility Authority (FGUA).

**Staff Recommendation:**

Staff recommends approval of the Preliminary Subdivision Plan for the Langford Villas Subdivision.