

Legislation Text

File #: 2023-187, **Version:** 1

Title:

Approve the Minor Plat for the Pine Hollow Point subdivision containing one (1) commercial lot on 9.93 acres zoned PD (Planned Development), located at the intersection of W. S.R. 434 and Sanlando Road; (Shannon Surveying, Applicant) District3 - Constantine (**Joy Giles, Project Manager**)

Division:

Development Services

Authorized By:

Rebecca Hammock

Contact/Phone Number:

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Background:

In accordance with Section 35.152 of the Land Development Code of Seminole County (LDCSC), the Applicant is requesting Board approval of the Minor Plat for the Pine Hollow Point subdivision. The plat contains one (1) commercial lot on 9.33 acres, with a Planned Development Future Land Use designation and a PD (Planned Development) zoning classification, which allows a maximum of 4,002 square feet of office use with ancillary warehouse storage.

The site is located within Seminole County's water service area and will be required to connect to public utilities for water. There are no public or privately owned sanitary sewer services available in the area; therefore, the development will utilize septic.

The subject property qualifies for a Minor Plat and therefore does not require approval of a Preliminary Subdivision Plan (PSP) or Final Engineering.

Additional infrastructure improvements are not proposed; therefore, a Performance Bond will not be required.

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 Minor Plat for the Pine Hollow Point subdivision containing one (1) commercial lot on 9.93 acres zoned PD (Planned Development), located at the intersection of W. S.R. 434 and Sanlando Road.