

Legislation Text

File #: 2023-205, **Version:** 1

Title:

Approve the Final Plat for the Sylvan Estates Subdivision containing twelve (12) single family residential lots on 4.80 acres zoned Planned Development, located on the south side of Sylvan Lake Drive, approximately ½ mile west of Orange Boulevard; (Winston Schwartz, 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 Sylvan Estates Subdivision. The plat contains twelve (12) single family residential lots on 4.80 acres, with a Planned Development Future Land Use designation and a PD (Planned Development) zoning classification. The Sylvan Estates PD permits a minimum lot size of 9,000 square feet, with a minimum lot width of seventy-five (75) feet and a maximum density of 2.4 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 Small-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 Land Development Code of Seminole County (LDCSC), on September 1, 2021, the County's Planning and Zoning Commission reviewed and approved the Preliminary Subdivision Plan for the Sylvan Estates subdivision. The Final Engineering plans were submitted in accordance with Section

35.44 of the LDCSC and approved on March 3, 2022.

The Applicant has provided a Letter of Credit 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 Sylvan Estates Subdivision containing twelve (12) single family residential lots on 4.80 acres zoned Planned Development, located on the south side of Sylvan Lake Drive, approximately ½ mile west of Orange Boulevard.