

## Legislation Text

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**File #:** 2023-293, **Version:** 1

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### **Title:**

Approve the Final Plat for the Red Ember South Subdivision containing twenty-five (25) single-family residential lots on 17.5 acres zoned PD (Planned Development), located on the east side of Old Lockwood Road, ½ mile south of Lockwood Boulevard; (M/I Homes Orlando, LLC., Applicant) District1 - Dallari (**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 Red Ember South Subdivision. The plat contains twenty-five (25) single-family residential lots on 17.5 acres, with a Low Density Residential Future Land Use designation and a PD (Planned Development) zoning classification.

The Red Ember Estates PD permits a minimum lot size of 8,400 square feet with a minimum lot width at building line of seventy (70) feet, and a maximum density of 2.51 dwelling units per net buildable acre.

The Red Ember South Final Plat represents Phase 3 of the Red Ember Estates Subdivision. The Red Ember North Final Plat, representing Phases 1 and 2 of the Red Ember Estates Subdivision, was approved by the Board of County Commissioners on June 14, 2022.

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

On January 26, 2021, a PD Major Amendment Rezone from PD (Planned Development) to PD (Planned Development) for the subject property was approved by the Board of County Commissioners. Districts 1, 2, 3, 4, and 5 voted AYE. The PD Major Amendment

Rezone was for the purpose of incorporating an additional 10.06 acres into the existing Planned Development for a total of 50.49 acres with a maximum density of 2.35 dwelling units per net buildable acre, for a maximum of ninety-five (95) lots.

In accordance with Section 35.13 of the Land Development Code of Seminole County (LDCSC), on April 20, 2021, the County's Planning and Zoning Commission reviewed and approved the Preliminary Subdivision Plan for the Red Ember Estates Subdivision. The Final Engineering plans were submitted in accordance with Section 35.44 of the LDCSC and approved on July 16, 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 Red Ember South Subdivision containing twenty-five (25) single-family residential lots on 17.5 acres zoned PD (Planned Development), located on the east side of Old Lockwood Road, ½ mile south of Lockwood Boulevard.