

## Legislation Text

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**File #:** 2023-361, **Version:** 1

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**Title:**

**Towns at Greenleaf PSP** - Approve the Preliminary Subdivision Plan for the Towns at Greenleaf subdivision containing thirty-three (33) townhouse lots on 6.71 acres zoned R-3A (Multiple Family Dwelling) located southwest of Slavia Road and West SR 426; (Henry Chirinos, Applicant) District1 - Dallari (**Annie Sillaway, Project Manager**).

**Agenda Category:**

Technical Review Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Mary Moskowitz

**Contact/Phone Number:**

Annie Sillaway 407-665-7936

**Background:**

The Applicant is requesting approval of the Towns at Greenleaf Preliminary Subdivision Plan (PSP). The Future Land Use of the subject property is Medium Density Residential, which allows for ten (10) dwelling units per net buildable acre. The PSP proposes thirty-three (33) townhome lots on 6.71 acres with a maximum density of 7.86 dwelling units per net buildable acre.

The Rezone to R-3A (Multiple-Family Dwelling) and Future Land Use Map Amendment to Medium Density Residential for the proposed subdivision was approved by the Board of County Commissioners on February 14, 2023.

The PSP complies with all the conditions of the R-3A (Multiple Family Dwelling) conceptual plan and associated Development Order and Chapter 35 of the Seminole County Land Development Code. Per the Development Order, site access is from SR 426. All internal roads will be private and Seminole County is the utility provider for water and sewer.

**Staff Recommendation:**

Recommend approval of the Preliminary Subdivision Plan for the Towns at Greenleaf

subdivision.