

Legislation Text

File #: 2023-392, **Version:** 1

Title:

Approve the Preliminary Subdivision Plan for the Hidden Woods Reserve Subdivision containing twenty-two (22) single-family residential lots on 9.42 acres zoned PD (Planned Development), located approximately ¼ mile west of the intersection of Virginia Avenue and Sheppard Street; (GSL Holdings 1, LLC., Applicant) District3 - Constantine (**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 Hidden Woods Reserve Preliminary Subdivision Plan (PSP) proposing twenty-two (22) single-family residential lots on 9.42 acres. 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, and a PD (Planned Development) zoning classification with a maximum density of 2.4 dwelling units per net buildable acre and a minimum lot size of 8,050 square feet for interior lots and 10,800 square feet for lots along the north and south perimeter of the development.

The PSP complies with all the conditions of the Hidden Woods Reserve 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 Seminole County.

Staff Recommendation:

Staff recommends approval of the Preliminary Subdivision Plan for the Hidden Woods Reserve Subdivision containing twenty-two (22) single-family residential lots on 9.42

acres, located approximately ¼ mile west of the intersection of Virginia Avenue and Sheppard Street.