

Item # 33

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of a Final Plat for Clifton Park

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Dan Matthys **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date 2/14/2006 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Clifton Park – The Ryland Group, Inc., Roche Development Group, Inc., CCCH Greenway South Property, LLC, and E. G. Banks, applicants.

District 1 – Dallari (Cynthia Sweet, Planner)

BACKGROUND:

The applicants, The Ryland Group, Inc., Roche Development Group, Inc., CCCH Greenway South Property, LLC, and E. G. Banks, are requesting approval of the final plat for Clifton Park. The plat consists of 135 townhome lots zoned PUD (Planned Unit Development) on a 43.2 acre parcel. The site is located approximately ¼ mile south of SR 426 and west of the SR 417, South Tuskawilla PUD, in Section 31, Township 21 South, and Range 31 East. Seminole County is the utility provider and the internal roads are private.

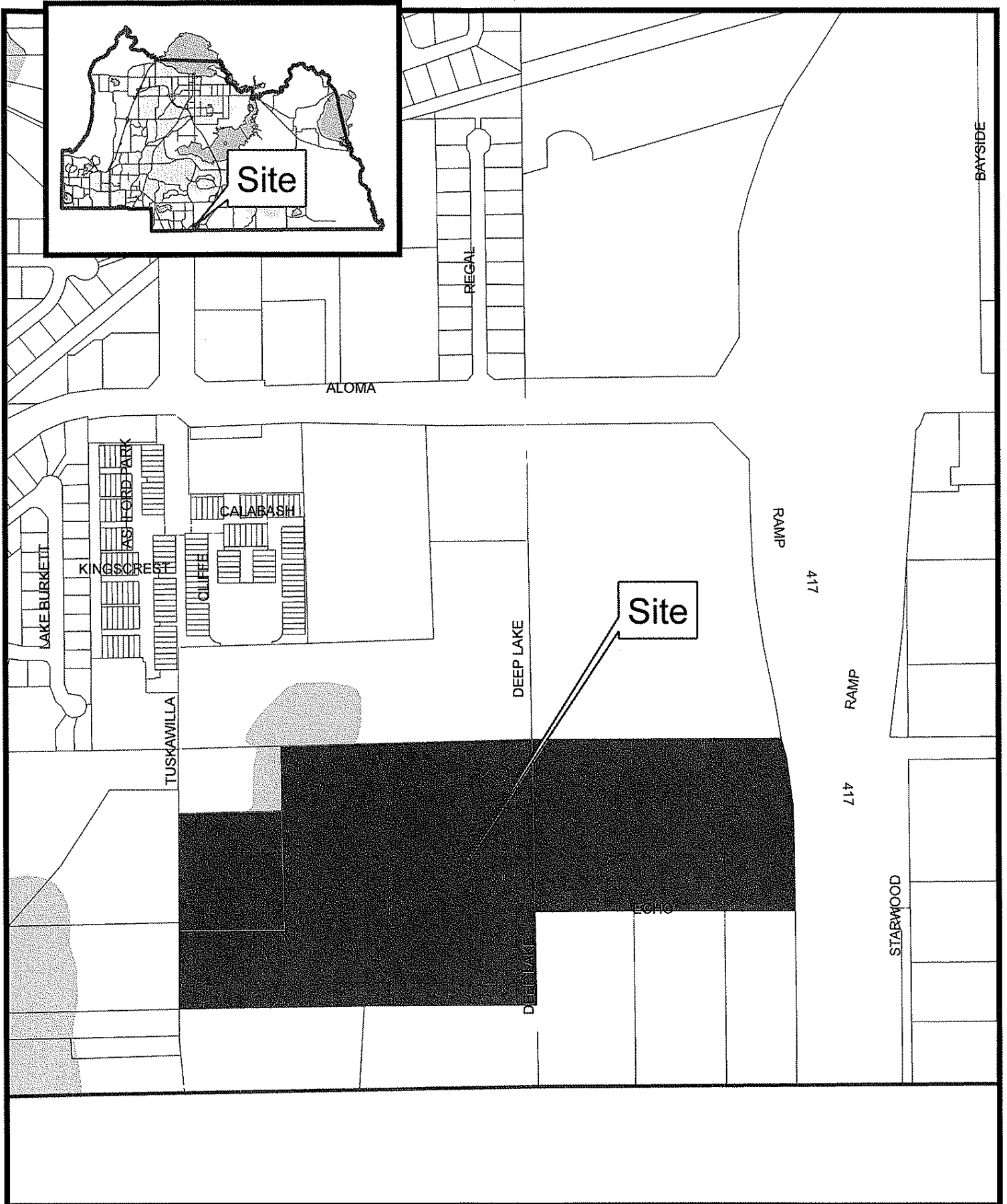
The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for South Tuskawilla Planned Unit Development, Chapter 35 of the Seminole County Land Development Code (SCLDC), and Chapter 177, Florida Statutes. The applicants have submitted a performance bond in compliance with the SCLDC Section 35.44 (e) (1).

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute the final plat for Clifton Park.

District 1 - Dallari
Attachments: Location Map
Reduced Copy of Plat

Reviewed by: KL
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. cpdd01

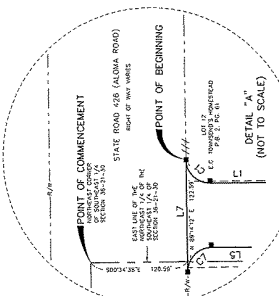
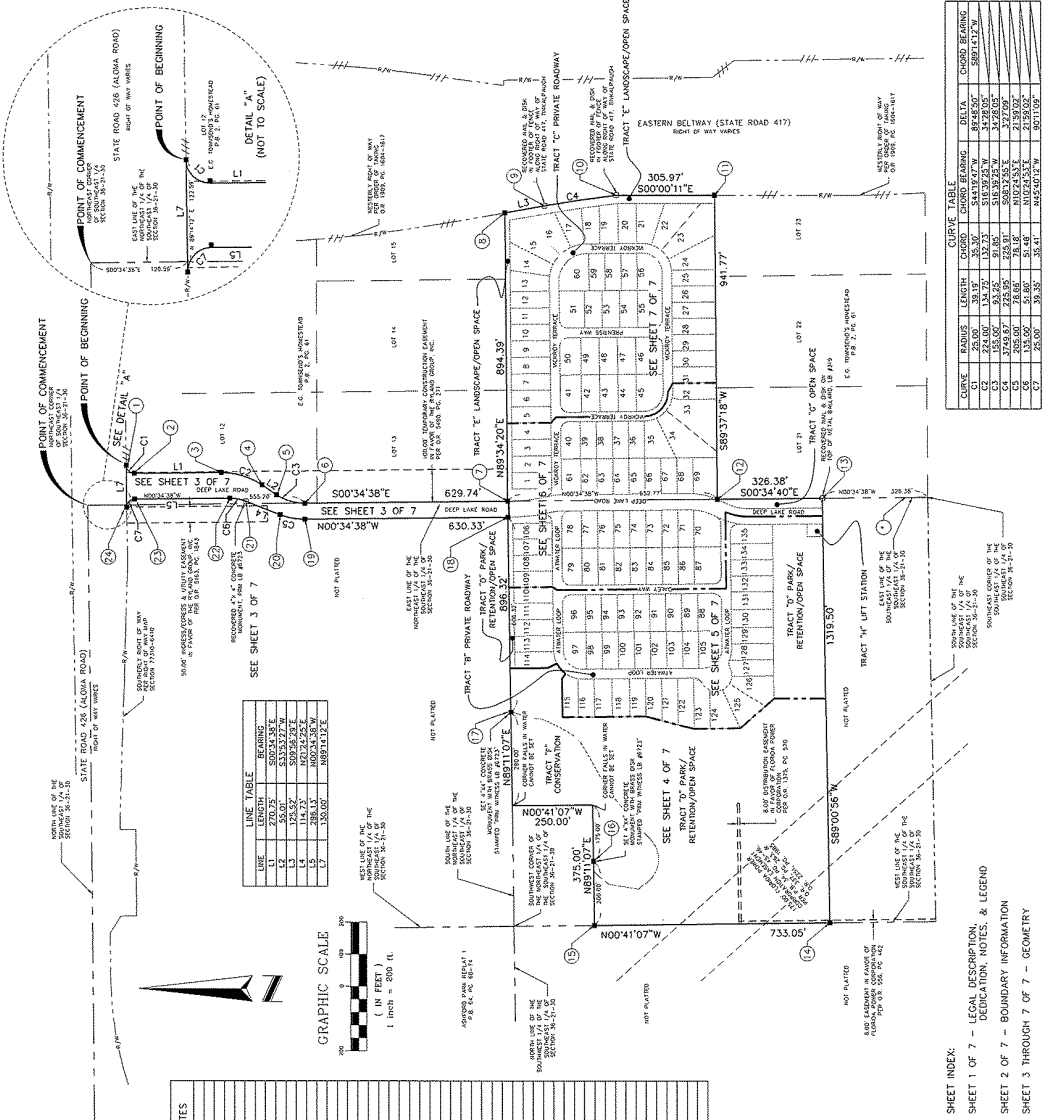


Clifton Park

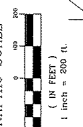
Site Map

CLIFTON PARK

A REPLAT OF LOTS 19, 20 AND A PORTION OF LOTS 12, 13, AND 18 OF E.C. TOWNSEND'S HOMESTEAD AS RECORDED IN PLAT BOOK 5259, PAGE 18, SEMINOLE COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST AND SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA



LINE	LENGTH	BEARING
1	270.75	S00°34'38"E
2	114.13	N03°42'52"E
3	125.32	S09°52'52"E
4	114.13	N03°42'52"E
5	125.32	S09°52'52"E
6	114.13	N03°42'52"E
7	125.32	S09°52'52"E
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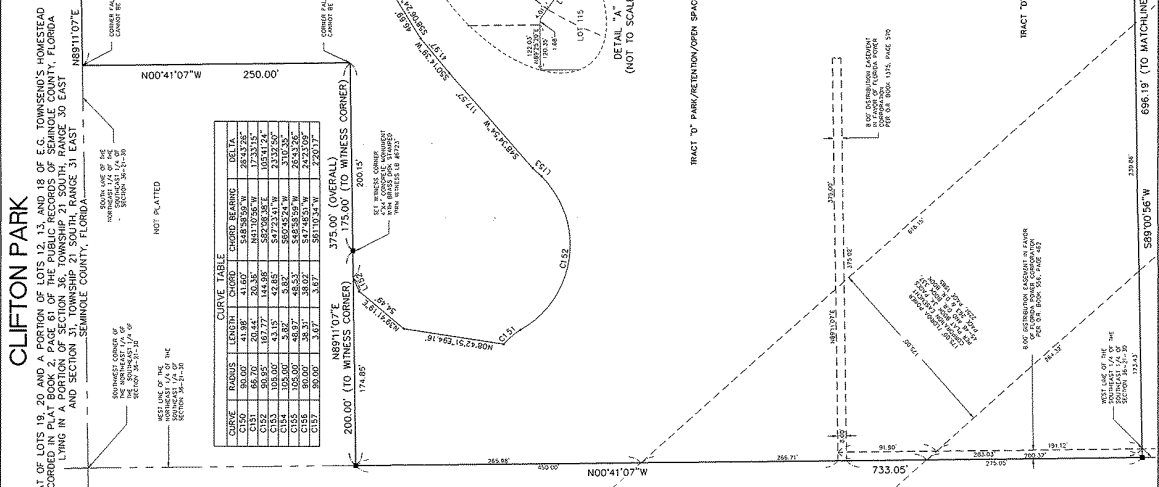
STATE PLANE COORDINATES

1	N 152°54'13.82"
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97	N 152°54'13.82"
98	E 572°24'8.154"
99	E 572°24'8.154"
100	N 152°54'13.82"

CURVE TABLE

CURVE	RADIUS
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A REPLAT OF LOTS 20 AND A PORTION OF LOTS 12, 13, AND 18 OF E.G. TOWNSEND'S HOMESTEAD AS REQUIRED BY THE PLAT ACT OF 1928, AS AMENDED, IN THE COUNTY OF ALLEN, FLORIDA, LYING IN A PORTION OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST 8881107'E 280.00' (TO WITNESS CORNER) 427.17' (TO MATCHLINE) 866.32' (OVERALL) 1181107'E 200.00' (TO WITNESS CORNER) 174.85' (TO MATCHLINE) 1513.50' (OVERALL) 696.19' (TO MATCHLINE) 589'00"85"W



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C131	88.70	20.44	20.36	N41.02°36'W	172.31°52'
C132	88.70	20.44	20.36	N41.02°36'W	172.31°52'
C133	88.70	20.44	20.36	N41.02°36'W	172.31°52'
C134	88.70	20.44	20.36	N41.02°36'W	172.31°52'
C135	88.70	20.44	20.36	N41.02°36'W	172.31°52'
C136	88.70	20.44	20.36	N41.02°36'W	172.31°52'
C137	88.70	20.44	20.36	N41.02°36'W	172.31°52'

LINE	LENGTH	BEARING
L130	19.01'	S45°27'44"E
L131	19.01'	S45°27'44"E
L132	19.01'	S45°27'44"E
L133	19.01'	S45°27'44"E
L134	19.01'	S45°27'44"E
L135	19.01'	S45°27'44"E
L136	19.01'	S45°27'44"E
L137	19.01'	S45°27'44"E
L138	19.01'	S45°27'44"E
L139	19.01'	S45°27'44"E
L140	19.01'	S45°27'44"E
L141	19.01'	S45°27'44"E
L142	19.01'	S45°27'44"E
L143	19.01'	S45°27'44"E
L144	19.01'	S45°27'44"E
L145	19.01'	S45°27'44"E
L146	19.01'	S45°27'44"E
L147	19.01'	S45°27'44"E
L148	19.01'	S45°27'44"E
L149	19.01'	S45°27'44"E
L150	19.01'	S45°27'44"E

NOT PLATED

KEY MAP (NOT TO SCALE)

SHEET INDEX:
 SHEET 1 OF 7 - LEGAL DESCRIPTION, DEDICATION, NOTES, & LEGEND
 SHEET 2 OF 7 - BOUNDARY INFORMATION
 SHEET 3 THROUGH 7 OF 7 - GEOMETRY

GRAPHIC SCALE
 1 inch = 60 ft.

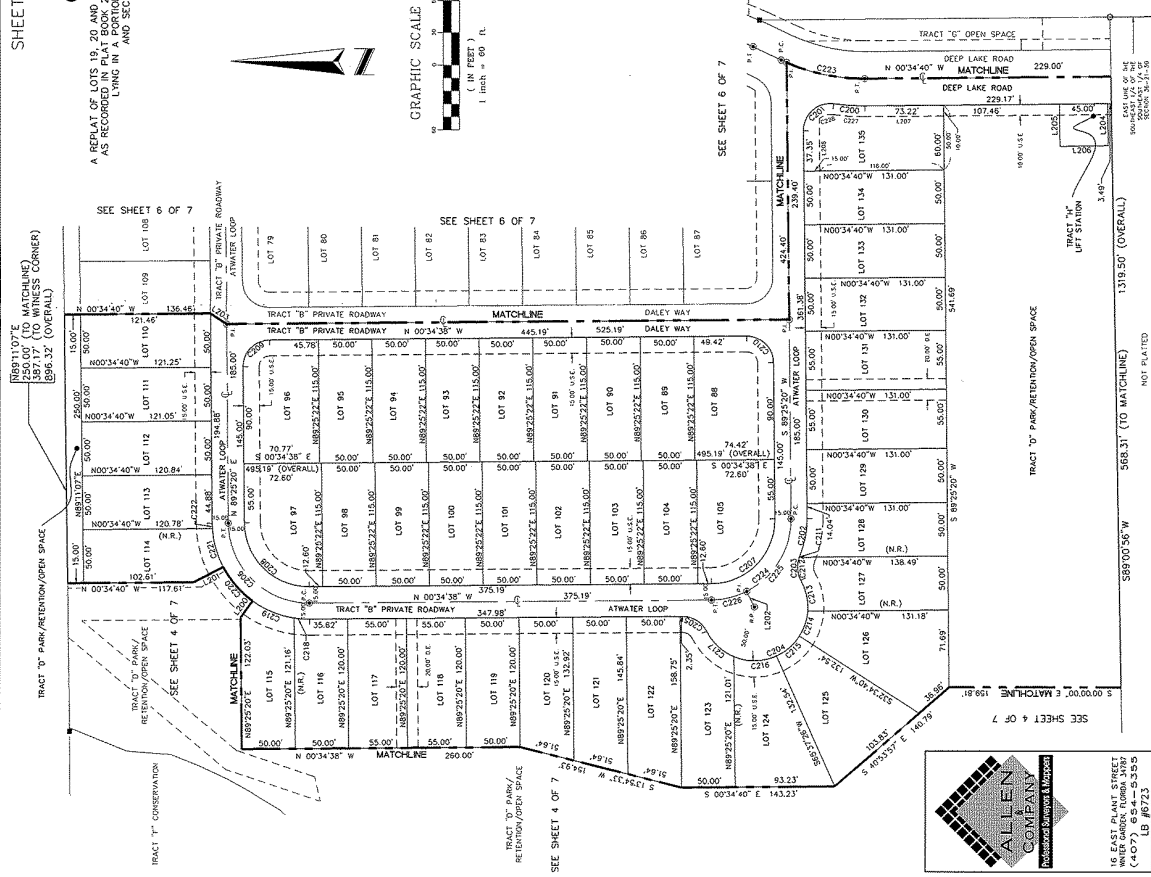
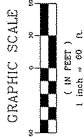
ALLEN COMPANY
 18 EAST PLANT STREET
 JACKSONVILLE, FLORIDA 32202
 (904) 251-3355
 LB #6723

CLIFTON PARK

A REPLAY OF LOTS 19, 20 AND A PORTION OF LOTS 12, 13, AND 18 OF E.C. TOWNSEND'S HOMESTEAD AS RECORDED IN PLAT BOOK 2, PAGE 61 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LINDING IN AND SECTION 21 SOUTH, RANGE 31 EAST TOWNSHIP 20 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C200	200.00'	73.31'	39.79'	S00°31'58"W	81.11°36'
C201	200.00'	35.37'	35.32'	S72°56'45"E	231°43'
C202	200.00'	139.36'	99.90'	S00°00'00"W	180°00'00"
C203	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C204	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C205	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C206	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C207	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C208	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C209	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C210	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C211	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C212	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C213	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C214	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C215	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C216	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C217	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C218	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C219	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C220	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C221	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C222	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C223	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C224	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C225	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C226	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C227	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"
C228	200.00'	27.78'	26.37'	N01°15'24"E	83°56'20"

LINE	LENGTH	BEARING
L200	31.08'	N27°28'15"W
L201	16.00'	N83°28'47"E
L202	16.00'	N83°28'47"E
L203	38.85'	S00°00'00"W
L204	28.16'	N00°00'00"W
L205	28.16'	N00°00'00"W
L206	28.16'	N00°00'00"W
L207	28.16'	N00°00'00"W
L208	48.53'	S00°00'00"W



ALLEN COMPANIES
CORPORATION

16 EAST PLANT STREET
TALLAHASSEE, FLORIDA 32301
(904) 654-5555
LB #6723

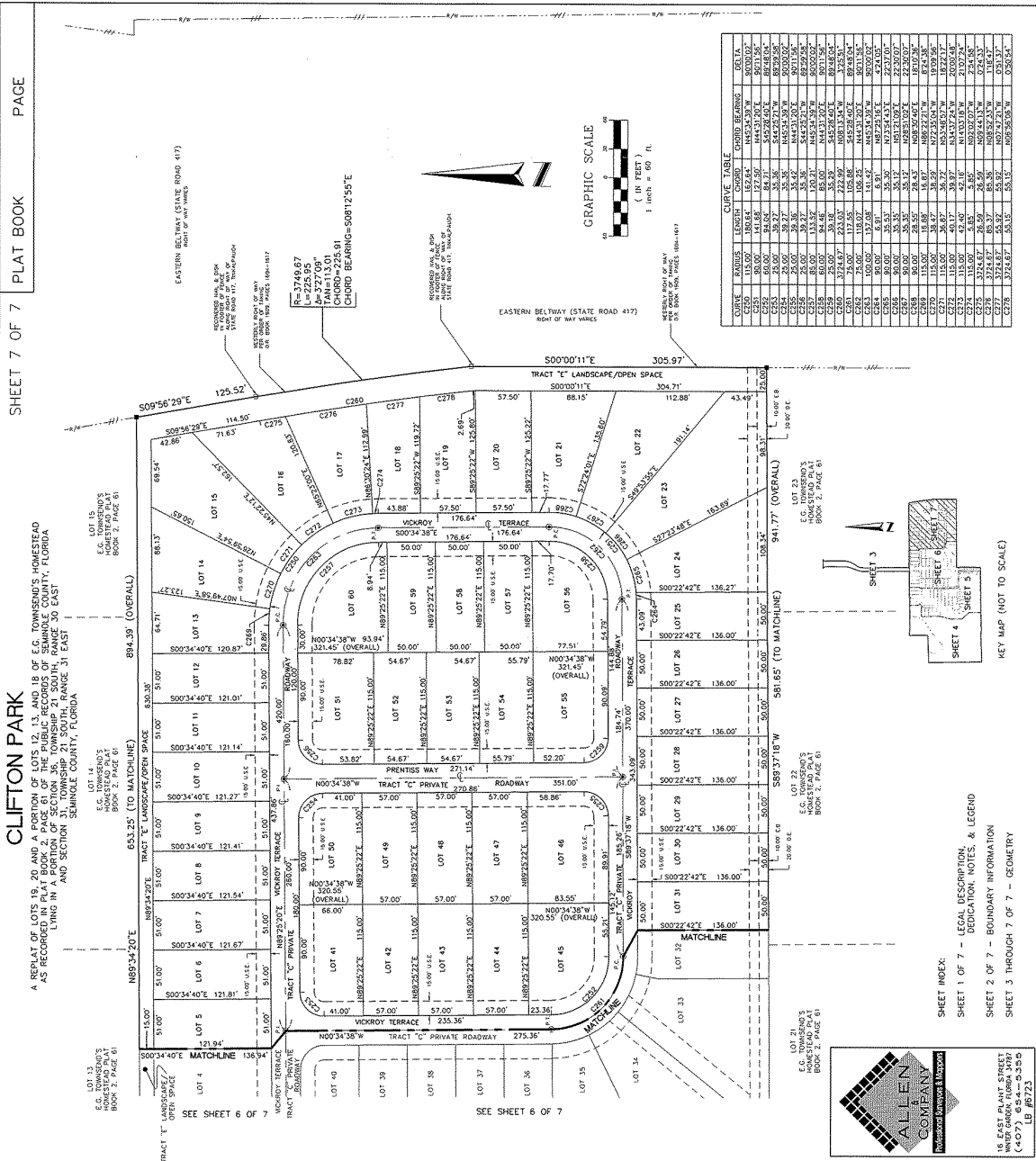
KEY MAP (NOT TO SCALE)

LOT 21
E.C. TOWNSEND'S HOMESTEAD
BOOK 2, PAGE 61

SHEET INDEX:
SHEET 1 OF 7 - LEGAL DESCRIPTION, DEDICATION, NOTES, & LEGEND
SHEET 2 OF 7 - BOUNDARY INFORMATION
SHEET 3 THROUGH 7 OF 7 - GEOMETRY

CLIFTON PARK

A REPLAY OF LOTS 15, 20 AND PARTS OF LOTS 16, 17 AND 18 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOL COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2 PAGE 61 OF THE PUBLIC RECORDS OF SEMINOL COUNTY, FLORIDA, Lying in a portion of SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST AND SECTION 37, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOL COUNTY, FLORIDA.



CURVE	RADIUS	CHORD BEARINGS	CHORD BEARINGS
C250	30.00	141.68	141.68
C251	30.00	141.68	141.68
C252	30.00	141.68	141.68
C253	30.00	141.68	141.68
C254	30.00	141.68	141.68
C255	30.00	141.68	141.68
C256	30.00	141.68	141.68
C257	30.00	141.68	141.68
C258	30.00	141.68	141.68
C259	30.00	141.68	141.68
C260	30.00	141.68	141.68
C261	30.00	141.68	141.68
C262	30.00	141.68	141.68
C263	30.00	141.68	141.68
C264	30.00	141.68	141.68
C265	30.00	141.68	141.68
C266	30.00	141.68	141.68
C267	30.00	141.68	141.68
C268	30.00	141.68	141.68
C269	30.00	141.68	141.68
C270	30.00	141.68	141.68
C271	30.00	141.68	141.68
C272	30.00	141.68	141.68
C273	30.00	141.68	141.68
C274	30.00	141.68	141.68
C275	30.00	141.68	141.68
C276	30.00	141.68	141.68
C277	30.00	141.68	141.68
C278	30.00	141.68	141.68
C279	30.00	141.68	141.68
C280	30.00	141.68	141.68

ALLEN COMPANY
 Surveyors & Engineers
 1101 S. GULF BLVD., SUITE 100
 MIAMI BEACH, FLORIDA 33137
 (407) 634-5355
 LF #8723

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