

Item # 40

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: BELLAGO MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Michael Rumer EXT. 7337

Agenda Date <u>05/11/04</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Approve the Bellago minor plat located on north side of Lake Howell Lane approximately 3000 feet east of SR 436 in Casselberry, Florida. Located in Section 27, Township 21 South, Range 30.

District 1 – Maloy (Michael Rumer, Planner)

BACKGROUND:

Colleen Murray is requesting approval of a one (1) lot minor plat comprising 5.5 acres zoned R-1AAA and having a Low Density Residential future land use designation. This parcel of land was not legally subdivided from the original 14 +/- acre parcel of record. The applicant proposes the minor plat in order to make the parcel legal for one (1) single family home to be built on the entire piece of property, which is currently vacant. The property fronts Lake Howell Lane, a 60' wide public right-of-way containing a 21' wide cold mix asphalt roadway.

The proposed plat meets the lot area and width requirements of the R-1AAA zoning district and the minimum requirements of Chapter 177, Florida Statutes, however, Lake Howell Lane is not paved to County standards as required by sections 35.62 (a) and 35.122 (a) (3) of the County Land Development Code. The applicant is not proposing to improve Lake Howell Lane to County standards and is asking for a waiver of this requirement.

Staff is recommending approval of the waiver and the plat since it is similar to the adjacent parcel to the east which was approved by the BCC for a minor plat called Schauder's Lake Howell Estate on January 14, 2003. The plat was approved under the condition that development of the platted parcel be limited to one single family

Reviewed by:	<u>KCC</u>
Co Atty:	<u> </u>
DFS:	<u> </u>
Other:	<u> </u>
DCM:	<u> </u>
CM:	<u> </u>
File No. <u>rpdd01</u>	

home and related ancillary uses through a development order and any future development of the property shall only be approved if the parcel is platted in accordance with all applicable Land Development Regulations; Staff is recommending similar conditions for this request. Further, staff believes the impacts to Lake Howell Lane will be minimized by allowing only one (1) single family residence to be built on 5.5 acres.

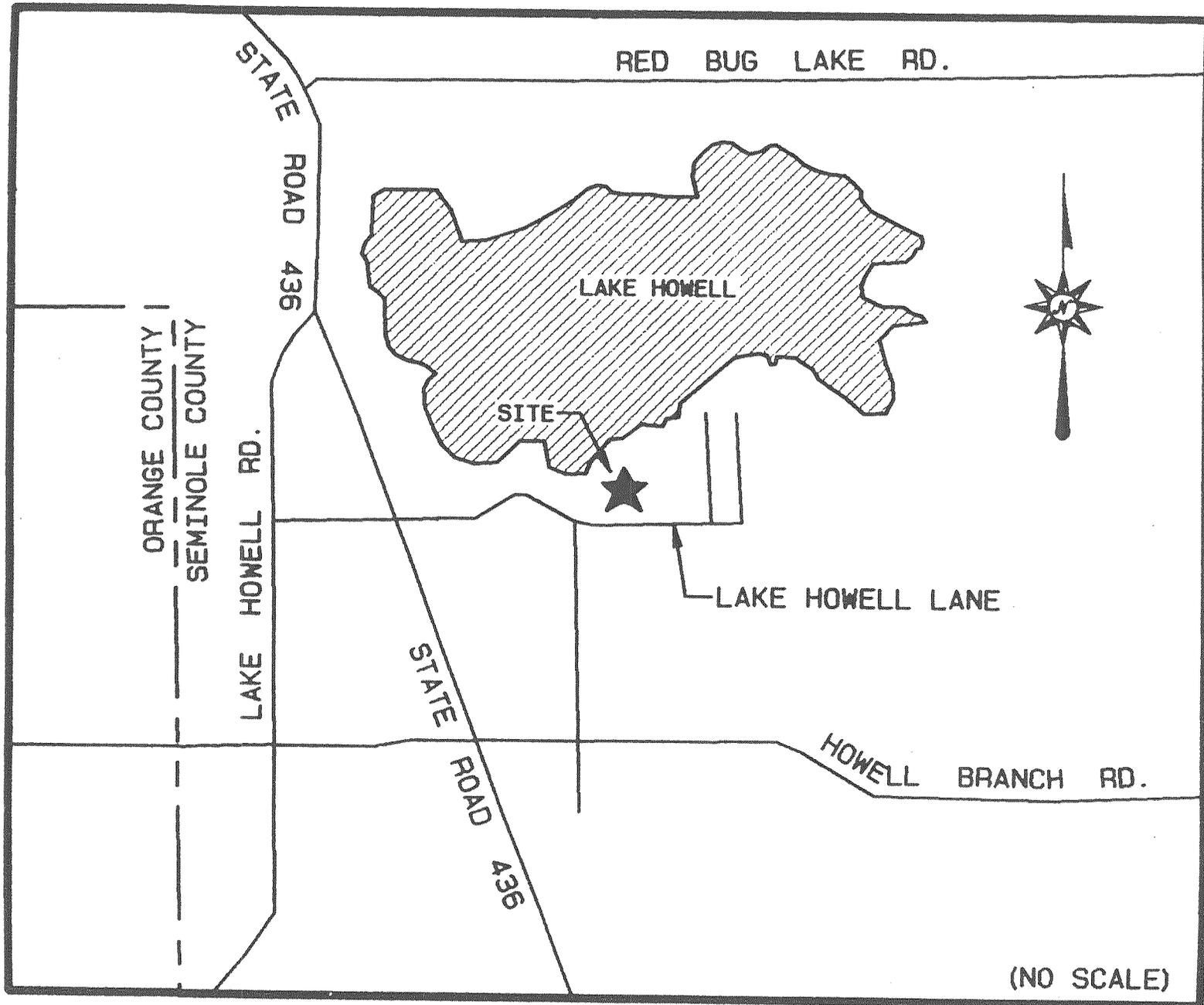
STAFF RECOMMENDATION:

Staff recommends approval of the plat with the waiver of the road paving requirement subject to the following conditions:

1. Development of the platted parcel shall be limited to one single family home and related ancillary uses through a development order.
2. Any future development of the property shall only be approved if the parcel is platted in accordance with all applicable Land Development Regulations.

District: 1 - Maloy
Attachments: Location map
Plat reduction

LOCATION MAP



BELLAGO
SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION FOR A DISTANCE OF 462.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°15' WEST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 FOR A DISTANCE OF 1320 FEET, MORE OR LESS; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 FOR A DISTANCE OF 235.25 FEET; THENCE SOUTH 00°04' EAST FOR A DISTANCE 591.13 FEET, MORE OR LESS; THENCE EAST 5.00 FEET; THENCE SOUTH 00°04' EAST FOR A DISTANCE OF 728.86 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 FOR A DISTANCE OF 236.02 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:
ROAD RIGHT OF WAY FOR LAKE HOWELL LANE AND A 15 FOOT EASEMENT FOR INGRESS AND EGRESS BEING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN EAST 698.02 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE POINT OF BEGINNING; THENCE NORTH 00°04' WEST, 728.86 FEET TO THE END OF DESCRIPTION.

NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 27, T21S, R30E, SEMINOLE COUNTY, FLORIDA, WHICH WAS ASSUMED TO BEAR N89°58'53"W.
2. THIS PLAT CONTAINS 311,366 SQUARE FEET (7.1480 ACRES) OF LAND MORE OR LESS.
3. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR SEMINOLE COUNTY, FLORIDA, INDICATES THAT PARTS OF THIS PARCEL LIE IN: ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATION DETERMINED TO BE 57 FEET, DATUM NGVD 1929); "OTHER FLOOD AREAS" ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD); AND "OTHER AREAS" ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP NUMBER 12117C0145 E, EFFECTIVE DATE APRIL 17, 1995.
4. THIS PROPERTY IS SUBJECT TO RIPARIAN RIGHTS TO LAKE HOWELL AND TO ANY RIGHTS THE STATE OF FLORIDA MAY HAVE TO OWN OR CLAIM OWNERSHIP OF THOSE LANDS LYING WATERWARD OF THE "ORDINARY HIGH WATER LINE" WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF PROPERTY FRONTING LAKE HOWELL.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

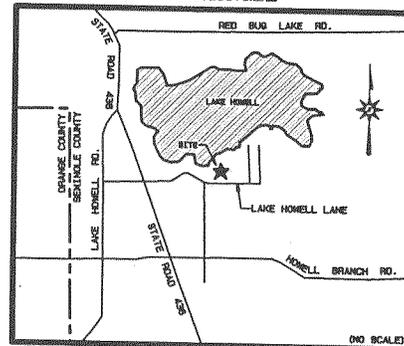
**LEADING EDGE
LAND SERVICES**
INCORPORATED

6750 FORUM DRIVE
SUITE 310
ORLANDO, FLORIDA 32821
PHONE: (407) 351-6730
LICENSED BUSINESS NUMBER: 6846

LEGEND

□	SET CONCRETE MONUMENT "PRM LB 6846"
△	SET PK NAIL & DISK "PRM LB 6846"
(R)	RECORDED
(C)	CALCULATED
(M)	MEASURED
R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
CONC. MON.	CONCRETE MONUMENT
GPS	GLOBAL POSITIONING SYSTEM
GIS	GEOGRAPHIC INFORMATION SYSTEM

LOCATION MAP



**CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY that on this ___ day of 2004, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

By: _____ Date: _____

Printed Name: _____

Attest: _____

Clerk of the Board
Printed Name: _____

PLAT
BOOK

PAGE

SHEET 1 OF 3

BELLAGO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner in fee simple of the lands described in the attached plat entitled Bellago, located in Seminole County, Florida, hereby dedicates said lands and plat for the uses and purposes therein expressed, and dedicates all easements as described or shown hereon for the uses and purposes therein expressed.

IN WITNESS WHEREOF, the persons named below have caused these presents to be signed this ___ day of _____, 2004.

WITNESSES:

PRINTED NAME: _____ PRINTED NAME: _____

PRINTED NAME: _____

State of _____ County of _____

I HEREBY CERTIFY that on this ___ day of _____, 2004, before me, personally appeared _____, personally known to me and who executed the foregoing dedication and severally acknowledged the execution thereof to be his/her free act and deed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Printed Name: _____
Notary Public Commission Number: _____
My commission expires: _____

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that this plat is a true and correct representation of the lands surveyed, that the plat was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes, and meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 482.027 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091 (7) regarding "Permanent Reference Monuments", that this land is located in Seminole County, Florida and that I am a Professional Surveyor and Mapper pursuant to Section 177.061 of the Florida Statutes.

Printed Name: _____
P.S.M. Number: _____
Leading Edge Land Services, Inc.
6750 Forum Drive Suite 310
Orlando, Florida

Dated this ___ day of _____, 2004

COUNTY SURVEYOR'S CERTIFICATE

"I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes."

Steve Messala, PLS
Florida Registration Number 4599
County Surveyor for Seminole County, Florida

DATE: _____

CERTIFICATE OF CLERK OF THE COURT

I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177 of the Florida Statutes and was filed for record this ___ day of _____, 2004 at _____.

By: _____
Maryanne Moras, Clerk of the Circuit Court in and for Seminole County, Florida

BELLAGO

SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

PLAT
BOOK

PAGE
SHEET 2 OF 3



N0°13'54"W 1320' (R) 1320.11' (C)

SHEET 2
SHEET 3

N90°00'00"W 584.10' (R) 584.33' (C)

GIS COORDINATES
NORTHING: 1564132.664
EASTING: 556810.162

S00°04'00"E
991.13' (R) & (C)

UNPLATTED

GIS COORDINATES
NORTHING: 1563541.657
EASTING: 556823.489

SCHAUDER'S LAKE HOWELL ESTATE
P.B. 61, PG. 98

240.00'

S00°04'00"E 728.86' (R) & (C)

N90°00'00"E
5.00' (R) & (C)

GIS COORDINATES
NORTHING: 1563541.593
EASTING: 556818.490

N90°00'00"E
233.25' (R) 233.24' (C)

EDGE OF WATER 8 JAN 2004
WATER LEVEL = 52.6' ±

LAKE HOWELL

7.1480 ACRES
(8,528.34 ACRES
LANDWARD OF LAKE HOWELL)

MATCHLINE

350.00'

N00°15'00"W
1320' ± (R) 1319.93' (C)

GIS COORDINATES
NORTHING: 1564129.623
EASTING: 556874.938

UNPLATTED

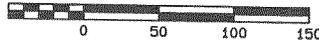
UNPLATTED

SHEET 2
SHEET 3

LEADING EDGE
LAND SERVICES

6750 FORUM DRIVE
SUITE 310
ORLANDO, FLORIDA 32824
PHONE: (407) 351-6730
LICENSED BUSINESS NUMBER: 6846

GRAPHIC SCALE 1"=50'



BELLAGO
SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE
 SHEET 3 OF 3

NO 13°54'N 1320' (R) 1320.11' (C)



SHEET 2
 SHEET 3

MATCHLINE

SHEET 2
 SHEET 3

SCHAUDER'S LAKE HOWELL ESTATE
 P.B. 61, PG. 98

15-FOOT EASEMENT FOR
 INGRESS AND EGRESS
 O.R. 1095, PG. 1930

500°04'00"E 728.96' (R) & (C)

7.50'

GIS COORDINATES
 NORTHING: 1562812.870
 EASTING: 556833.758

7.1480 ACRES
 (0.52834 ACRES
 LANDWARD OF LAKE HOWELL)

N00°15'00"W
 1320'± (R) 1319.93' (C)

UNPLATTED

GIS COORDINATES
 NORTHING: 1552809.836
 EASTING: 556597.757

SOUTH LINE - SW 1/4 - NW 1/4
 SECTION 27, T21S, R30E
 589°58'53"E 462.00' (R) 462.20' (C)
 (BASIS OF BEARINGS)

P.O.C.
 SW CORNER - SW 1/4 - NW 1/4
 SECTION 27, T21S, R30E
 FOUND 1" IRON PIPE

R/W LINE

LAKB HOWELL LANE
 (60' RIGHT OF WAY)

P.O.B.

FOUND CONC. MON.
 SEMINOLE COUNTY GPS # 0194
 NORTHING: 1560239.839
 EASTING: 561450.285

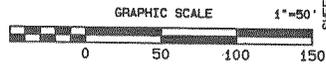
R/W LINE

880°17'37"E 8208.18' PLAT BEARING
 880°31'38"E 8986.18' GIS BEARING

FOUND CONC. MON.
 SEMINOLE COUNTY GPS # 0195
 NORTHING: 1557964.315
 EASTING: 561547.481

S44°42'07"E 6926.72' PLAT BEARING
 S45°36'33"E 6926.72' GIS BEARING

589°58'53"E 698.02' (R) 698.22' (N)



LEADING EDGE
LAND SERVICES
 6750 FORUM DRIVE
 SUITE 310
 ORLANDO, FLORIDA 32821
 PHONE: (407) 351-6730
 LICENSED BUSINESS NUMBER: 6846