

Item # 26

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Final Plat for Copper Chase

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

AUTHORIZED BY: Don Fisher **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date <u>8/22/2006</u> Regular <input type="checkbox"/> Consent <input checked="" 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 and authorize the Chairman to execute the final plat for Copper Chase - KB Home Orlando LLC, applicant.

District 1 – Dallari (Cynthia Sweet, Senior Planner)

BACKGROUND:

The applicant, KB Home Orlando LLC, is requesting approval of the final plat for Copper Chase, consisting of 77 townhome lots zoned R-3A (Multi-family Dwelling District). Each lot will be served by the City of Oviedo for water and sewer and the internal streets will be private. The site is located on the north side of Dr. Edward Stoner Way, west of South Central Avenue (SR 434), and approximately 1/2 mile south of West Mitchell Hammock Road and approximately 1/2 mile north of West Chapman Road, in Section 21, Township 21 S, Range 31 E.

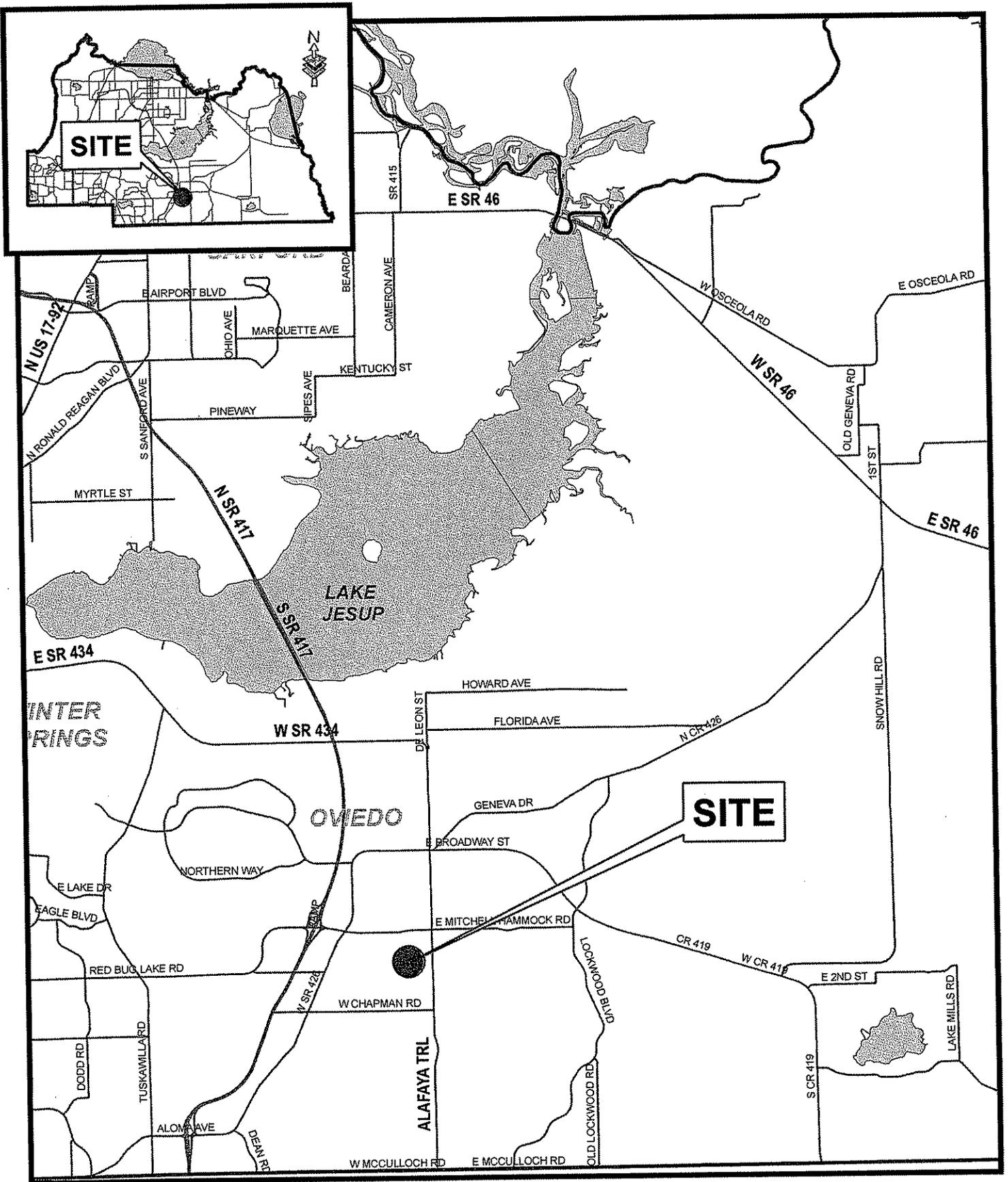
The plat meets all the applicable conditions of Chapter 35 of the Seminole County Land Development Code (SCLDC), and Chapter 177, Florida Statutes. The applicants have submitted a performance bond in compliance with the SCLDC Section 35.44 (e) (1).

STAFF RECOMMENDATION:

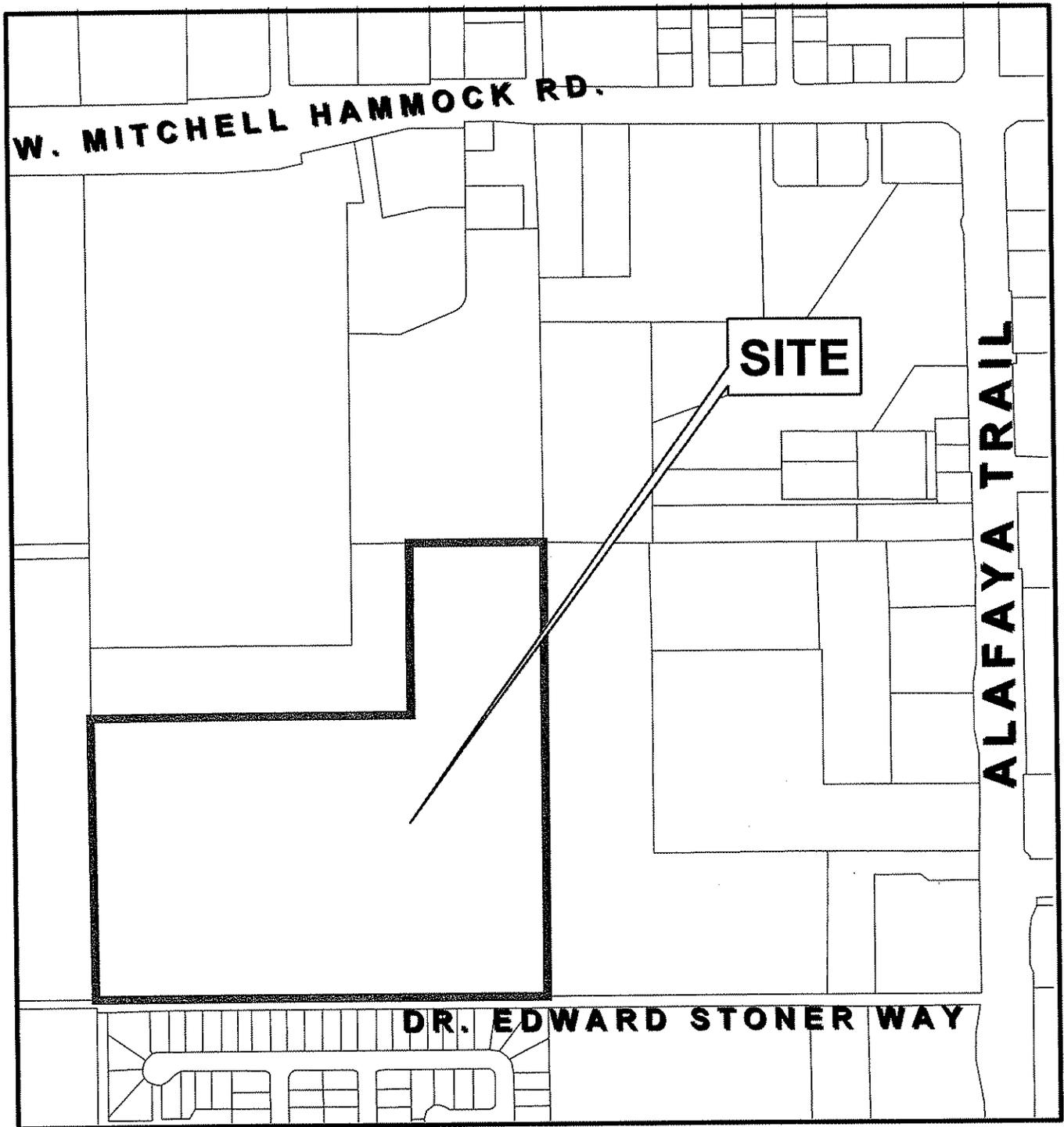
Staff recommends approval of the final plat for Copper Chase.

District 1 - Dallari
Attachments: Location and Aerial Maps – Exhibit A
Reduced Copy of Plat – Exhibit B

Reviewed by:	<u>FET</u>
Co Atty:	
DFS:	
Other:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd01</u>



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Copper Chase
Final Plat





Copper Chase
Final Plat

-  Parcel
-  Subject Property



January 2004 Color Aerials

COPPER CHASE

A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST,
SEMINOLE COUNTY, FLORIDA

Sheet 1 of 4

PLAT
BOOK

PAGE

COPPER CHASE DEDICATION

This is to certify that the undersigned, KB HOME ORLANDO LLC, a Delaware Limited Liability Company hereinafter referred to as "Lawful Owner" is the lawful owner of the lands described in the caption herein and that it has caused the lands described herein to be surveyed and this plat, entitled COPPER CHASE, is hereby adopted as a true and correct plat of said lands. All of the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the County system of public roads, unless otherwise noted. Provided however, the utility easement shown hereon as well as a perpetual non-exclusive utility, drainage and access easement over and under all of the private streets shown hereon and hereby dedicated to Seminole County, Florida; however, dedication of said easements shall not be construed as creating an obligation upon Seminole County to perform construction or maintenance within such dedicated areas, and said streets and easements shall remain private and the said and exclusive property of the Lawful Owner, and it does hereby grant to the present and future owners of adjacent lands and their guest, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the United States postal services mail carriers, representatives of utilities authorized by the Lawful Owner, to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Lawful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress and across said streets and easements. Regardless of the preceding provisions, the Lawful Owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the Lawful Owner, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat.

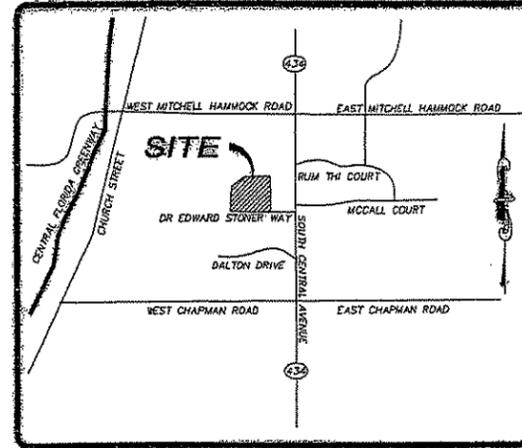
DESCRIPTION

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, THENCE NORTH 00°36'00" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RED BUG LAKE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE NORTH 89°23'10" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,326.37 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 00°34'23" EAST ALONG SAID WEST LINE, A DISTANCE OF 795.00 FEET TO A POINT ON A LINE PARALLEL AND 820.00 FEET PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 89°23'10" EAST ALONG SAID PARALLEL AND 820.00 FEET PERPENDICULAR LINE, A DISTANCE OF 809.74 FEET TO POINT ON A LINE PARALLEL AND 415.00 FEET PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 00°36'00" EAST ALONG SAID PARALLEL AND 415.00 FEET PERPENDICULAR LINE, A DISTANCE OF 518.95 FEET TO POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 89°25'32" EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 415.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°36'00" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,314.26 FEET TO THE AFORESAID NORTH RIGHT WAY LINE OF RED BUG LAKE ROAD AND TO THE POINT OF BEGINNING.

CONTAINING 29.24 ACRES, MORE OR LESS.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY OF DR EDWARD STONER WAY, HAVING AN ASSUMED BEARING OF SOUTH 89°23'10" EAST.
- TRACT 'A' (PRIVATE ROADWAY) SHALL BE OWNED AND MAINTAINED BY THE COPPER CHASE HOMEOWNERS ASSOCIATION WITH A DRAINAGE EASEMENT OVER THIS TRACT TO SEMINOLE COUNTY. PRIVATE ROADWAYS ARE SUBJECT TO A UTILITY EASEMENT DEDICATED TO ALL PUBLIC UTILITY PROVIDERS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR/REPLACEMENT OF THEIR FACILITIES.
- TRACTS 'B' AND 'C' (OPEN SPACE/RETENTION) WILL BE OWNED AND MAINTAINED BY THE COPPER CHASE HOMEOWNERS ASSOCIATION.
- TRACT 'D' (WETLAND/CONSERVATION AREA) WILL BE OWNED AND MAINTAINED BY THE COPPER CHASE HOMEOWNERS ASSOCIATION.
- TRACT 'E' (UPLAND/CONSERVATION AREA) WILL BE OWNED AND MAINTAINED BY THE COPPER CHASE HOMEOWNERS ASSOCIATION.
- TRACT 'F' (LIFT STATION) AND ALL DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO SEMINOLE COUNTY.
- ALL DRAINAGE STRUCTURES WITHIN A DRAINAGE EASEMENTS TO BE CONVEYED TO THE COPPER CHASE HOMEOWNERS ASSOCIATION.
- DEVELOPMENT RIGHTS TO TRACTS 'D' (WETLAND CONSERVATION AREA) AND 'E' (UPLAND/CONSERVATION AREA) ARE DEDICATED TO SEMINOLE COUNTY, FLORIDA. TRACTS 'D' AND 'E' ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT AND SEMINOLE COUNTY PURSUANT TO SECTION 704.06, FLORIDA STATUTES. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION TO THIS TRACTS ARE PERMITTED WITHOUT PRIOR APPROVAL FROM SEMINOLE COUNTY, FLORIDA AND ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- THERE IS A 10' DRAINAGE AND UTILITY EASEMENT ALONG AND ADJACENT TO PRIVATE RIGHTS OF WAY ON ALL TRACTS AND LOTS.
- UTILITY EASEMENTS ARE DEDICATED TO ALL PUBLIC UTILITY PROVIDERS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR/REPLACEMENT OF THEIR FACILITIES.
- ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- ALL LINES ARE RADIAL UNLESS SHOWN AS NON-RADIAL (N.R.).



Vicinity Map
NOT TO SCALE

IN WITNESS WHEREOF KB HOME ORLANDO LLC has caused these presents to be signed and attested to by the officer named below on _____, 2006

KB HOME ORLANDO LLC
A DELAWARE LIMITED LIABILITY COMPANY

DANIEL GREEN
VICE PRESIDENT

Signed and sealed in the presence of:

Printed Name: _____

Printed Name: _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me on this day of _____, 2006 by DANIEL GREEN, Vice President of KB HOME ORLANDO, LLC, on behalf of the Company.

He is personally known to me or He has produced _____ as identification

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

NOTARY PUBLIC
My Commission Expires on _____

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was conducted in the direction and supervision, and this survey complies with all of the requirements of the Florida Statutes. I further certify that I am a duly licensed and qualified surveyor under the requirements of Chapter 177.051(7), Florida Statutes, and that the land is located in Seminole County, Florida.

David M. DeFilippo
Surveyor's Name : David M. DeFilippo

Florida Professional Land Surveyor
Registration Number : PSM #5038
Registration Number of Legal Entity : LB
American Surveying and Mapping, Inc.
1030 North Orlando Avenue, Suite B
Winter Park, Florida 32789

NOTICE

SEE SEMINOLE COUNTY DEVELOPMENT ORDER # _____, RECORDED IN THE PUBLIC RECORDS BOOK OF SEMINOLE COUNTY, FLORIDA, FOR CONTINGENCIES AS TO PUBLIC FACILITY CAPACITY ENDURANCE OR RESERVATION AND OTHER INFORMATION.

CERTIFICATE OF COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177.08(1) FLORIDA STATUTES.

Steve L. Wassels, P.L.S. Date _____

Florida Registration Number 4589
County Surveyor for Seminole County, Florida

CLERK OF THE COURT

I HEREBY CERTIFY, that I have examined the foregoing Plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and the Seminole County Land Development Code and was filed for record on this _____ day of _____, 2006

File Number: _____

Clerk of the Circuit Court
Seminole County, Florida.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____ the foregoing Plat was approved by the Board Of County Commissioners of Seminole County, Florida.

Chairman of the Board CARLTON D. HENLEY

ATTEST:

Clerk of the Board MARYANNE MORSE



NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DERIVATION OF THE SURVEYED LANDS DESCRIBED HEREON 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.

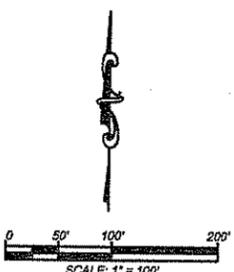
COPPER CHASE

A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

PLAT
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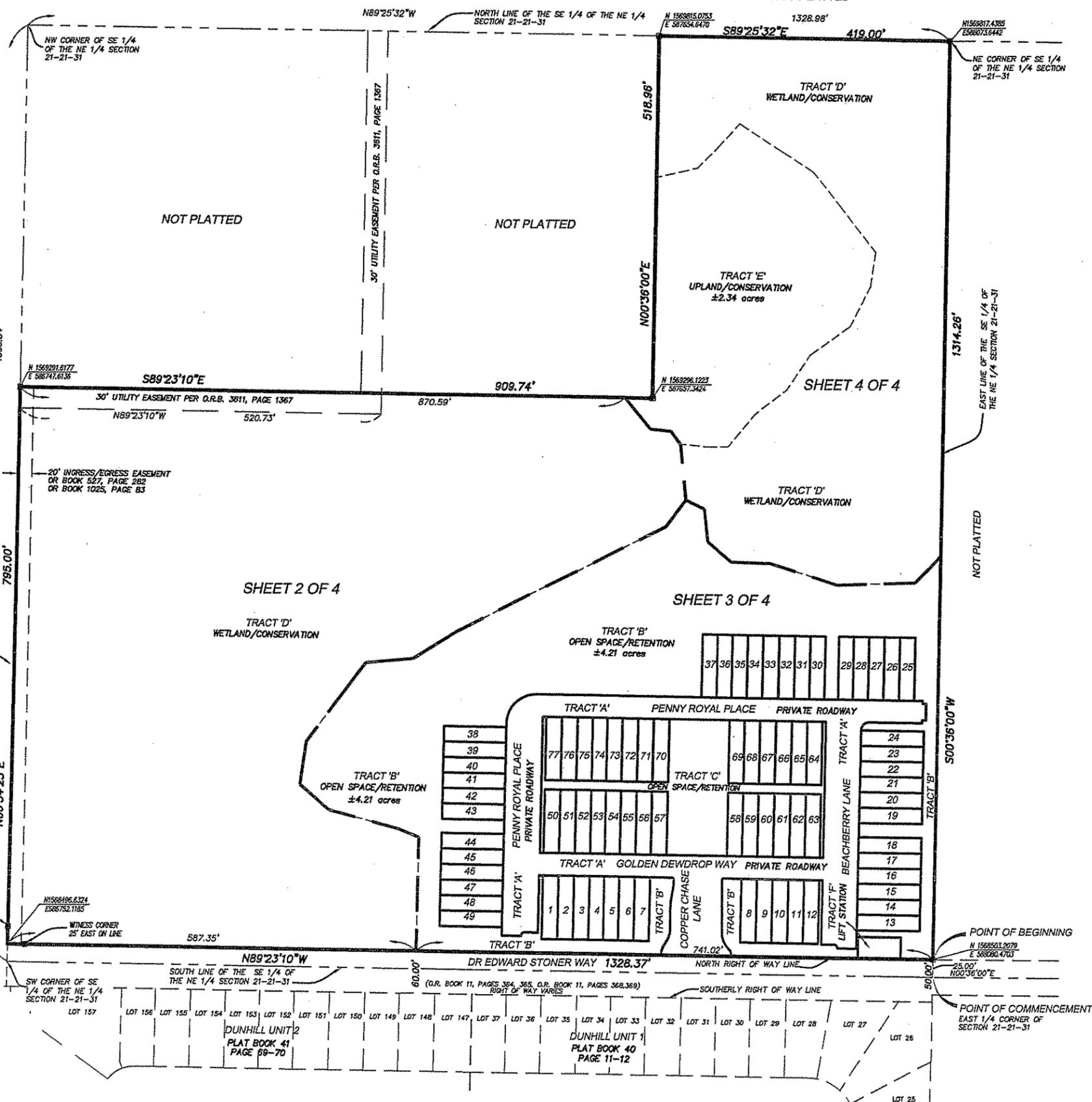
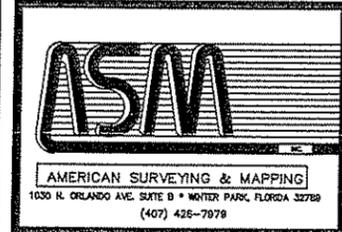
SHEET 2 OF 4



LEGEND

- OA OVERALL DISTANCE
- LB LICENSED BUSINESS
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- CI CURVE NUMBER
- L1 LINE NUMBER
- CM CONCRETE MONUMENT
- S.U./S.W.E. SIGN UTILITY/SIDEWALK EASEMENT
- ID IDENTIFICATION
- DENOTES 4"x4" CONCRETE MONUMENT FOUND AS SHOWN
- DENOTES PRM (PERMANENT REFERENCE MONUMENT)
- 4"x4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
- ⊙ DENOTES POP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.

NOTE:
THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), READJUSTMENT OF 1990. (ROTATION FROM GRID BEARING TO THE PLAT BEARINGS SHOWN IS 00°18'09" COUNTERCLOCKWISE)



NOT PLATTED

WITNESS CORNER
25' NORTH ON LINE

WITNESS CORNER
25' EAST ON LINE

SW CORNER OF SE
1/4 OF THE NE 1/4
SECTION 21-21-31

SOUTH LINE OF THE SE 1/4 OF
THE NE 1/4 SECTION 21-21-31

LOT 157

LOT 156

LOT 155

LOT 154

LOT 153

LOT 152

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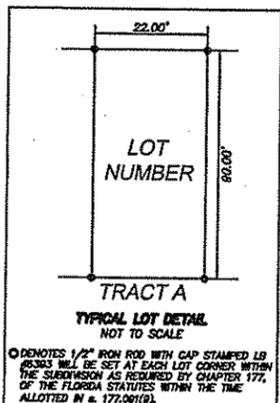
LOT -19

LOT -20

LOT -2

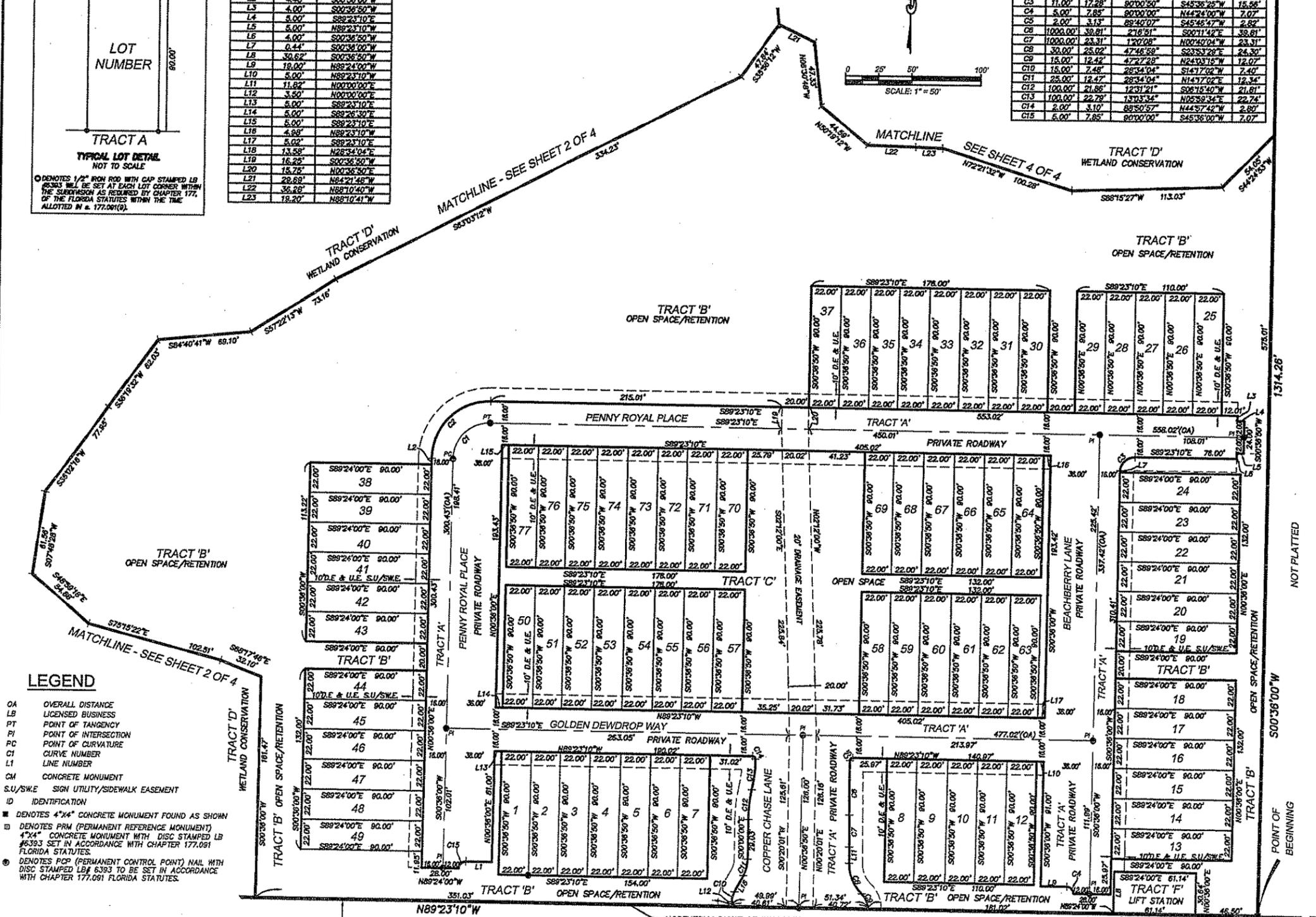
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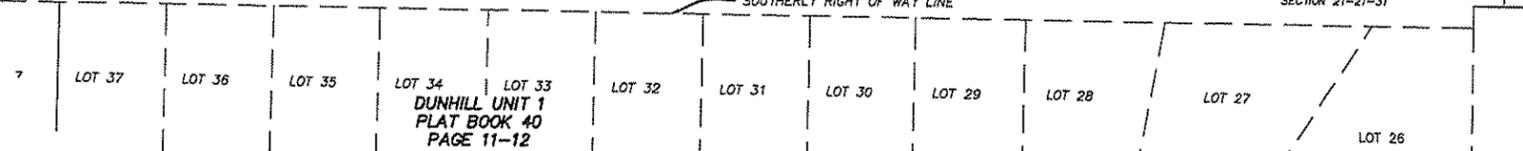
LINE	LENGTH	BEARING
L1	18.00'	S89°24'00\"E
L2	4.48'	S00°36'00\"W
L3	4.00'	S00°36'00\"W
L4	5.00'	S89°23'10\"E
L5	5.00'	N89°23'10\"W
L6	4.92'	S00°36'00\"W
L7	0.44'	S00°36'00\"W
L8	30.62'	S00°36'00\"W
L9	18.00'	N89°24'00\"W
L10	5.00'	N89°23'10\"W
L11	11.82'	N00°00'00\"E
L12	3.50'	N00°00'00\"E
L13	5.00'	S89°23'10\"E
L14	5.00'	S89°26'30\"E
L15	5.00'	S89°23'10\"E
L16	4.88'	N89°23'10\"W
L17	5.02'	S89°23'10\"E
L18	13.58'	N28°34'04\"E
L19	16.25'	S00°36'00\"W
L20	15.75'	N00°36'00\"E
L21	22.69'	N84°21'48\"W
L22	35.88'	N89°10'40\"W
L23	18.20'	N89°10'41\"W

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	27.00'	42.42'	90°00'50\"	S45°36'25\"W	38.18'
C2	43.00'	67.65'	90°00'50\"	S45°36'25\"W	60.82'
C3	11.00'	17.28'	90°00'50\"	S45°36'25\"W	15.58'
C4	5.00'	7.85'	90°00'00\"	N44°24'00\"W	7.07'
C5	2.00'	3.13'	89°42'07\"	S45°46'47\"W	2.82'
C6	1000.00'	39.81'	2°16'51\"	S00°11'42\"E	38.81'
C7	1000.00'	23.31'	1°20'08\"	N00°40'04\"W	23.31'
C8	30.00'	25.02'	47°46'58\"	S23°53'28\"E	24.30'
C9	15.00'	12.42'	47°27'28\"	N24°03'15\"W	12.07'
C10	15.00'	7.48'	28°34'04\"	S14°17'02\"W	7.40'
C11	25.00'	12.47'	28°34'04\"	N14°17'02\"E	12.34'
C12	100.00'	21.86'	12°31'21\"	S06°15'40\"W	21.67'
C13	100.00'	22.72'	15°03'34\"	N05°59'34\"E	22.74'
C14	2.00'	3.10'	89°50'57\"	N44°57'42\"W	2.80'
C15	5.00'	7.85'	90°00'00\"	S45°36'00\"W	7.07'



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(O.R. BOOK 11, PAGES 364, 365, O.R. BOOK 11, PAGES 368, 369)
RIGHT OF WAY VARIES



NOT PLATTED

POINT OF BEGINNING

