

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: Minor Plat approval for Mystic Cove

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Cynthia Sweet EXT. 7443

Agenda Date <u>8/26/03</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 the minor plat of Mystic Cove consisting of one multi-family lot zoned PUD on a 14.61 acre parcel within the Mystic Cove Planned Unit Development located on the north side of Aloma Avenue (SR 426) and approximately 283+/- feet east of SR 417 in Section 31, Township 21 S, Range 31 E – Fox Chase Partners, Ltd., Steve Joos, representative.

District 1 – Maloy (Cynthia Sweet, Planner) *[Signature]*

**BACKGROUND:**

The applicant, Fox Chase Partners, Ltd., is requesting approval of the Minor Plat of Mystic Cove. The plat consists of one multi-family residential lot zoned PUD (Planned Unit Development) on a 14.61 acre parcel. Seminole County is the utility provider for water and sewer and all internal roads within the development are private. The site is located on the north side of Aloma Avenue (SR 426) and approximately 283+/- feet east of SR 417 in Section 31, Township 21 S, Range 31 E.

The plat meets all the applicable conditions of the approved Developer’s Commitment Agreement for the Mystic Cove Apartments Planned Unit Development, Chapter 35 of the Seminole County Land Development Code and Section 177, Florida Statutes.

**STAFF RECOMMENDATION:**

Staff recommends approval of the minor plat for Mystic Cove.

District 1 - Maloy  
Attachments: Reduced copy of plat - Exhibit A  
Location map - Exhibit B

Reviewed by:	<i>[Signature]</i>
Co Atty:	<i>[Signature]</i>
DFS:	_____
Other:	_____
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	<u>cpdd04</u>

# MYSTIC COVE

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

**LEGAL DESCRIPTION:**

A portion of land lying in Section 31, Township 21 South, Range 31 East, Seminole County, Florida. Being more particularly described as follows:

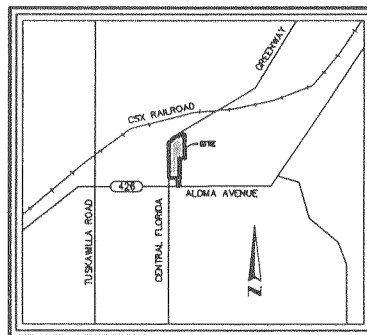
Commence at the Southwest corner of the Northwest 1/4 of aforesaid Section 31 thence run North 89°13'20" East along the South line of said Northwest 1/4 of Section 31 for a distance of 2057.81 feet to a point on the East line of the West 1/2 of the East 1/2 of said Northwest 1/4 of Section 31; thence departing said South line run North 00°57'36" West along said East line for a distance of 49.05 feet to a point on the Northernly right-of-way line of Aloma Avenue West (SR 426), also being the POINT OF BEGINNING; thence departing said East line run South 89°13'57" West along said Northernly right-of-way line for a distance of 60.00 feet to a point on a line parallel to and 60.00 feet West of aforesaid East line; thence departing said Northernly right-of-way line run North 00°37'36" West along said parallel line for a distance of 275.00 feet to a point; thence departing said parallel line run South 89°13'57" West for a distance of 283.07 feet to a point on the West line of the East 1/2 of the West 1/2 of the East 1/2 of aforesaid Northwest 1/4 of Section 31, also being the Easterly and Southernly right-of-way line of SR 417 (Greenway); thence run North 00°59'02" West along said West line also being said Easterly and Southernly right-of-way line, for a distance of 1177.39 feet; thence departing said West line continue along said Easterly and Southernly right-of-way line, North 45°03'33" East for a distance of 266.88 feet to a point on the Southernly right-of-way line of CSX Railroad; thence departing said Easterly and Southernly right-of-way line run North 73°43'27" East along said Southernly right-of-way line for a distance of 357.81 feet; thence departing said Southernly right-of-way line run South 00°56'10" East for a distance of 817.83 feet; thence run South 88°49'00" West for a distance of 173.34 feet; thence run South 00°57'36" East for a distance of 664.82 feet; thence run South 89°13'57" West for a distance of 20.00 feet to a point on the aforesaid East line of the West 1/2 of the East 1/2 of said Northwest 1/4 of Section 31; thence run South 00°57'36" East, along said East line, for a distance of 250.00 feet to the POINT OF BEGINNING.

Contains 14.61 acres, more or less.

POINT TABLE		
PERMANENT REFERENCE MONUMENTS - STATE PLANE COORDINATES		
P.R.M. NUMBER	NORTHING	EASTING
GIS #1	1557810.09	574181.86
GIS #2	1557809.27	574121.86
GIS #3	1558069.24	574177.29
GIS #4	1558080.40	573834.17
GIS #5	1559257.82	573813.79
GIS #6	1559446.04	574002.77
GIS #7	1559348.37	574346.23
GIS #8	1558728.83	574359.70
GIS #9	1558725.05	574186.40
GIS #10	1558060.32	574197.63
GIS #11	1558060.05	574177.64

**SURVEYOR'S NOTES:**

- Bearings shown hereon are based on the South line of the Northwest 1/4 of Section 31-21-31 as being an assumed bearing of North 89°13'20" East.
- All lot lines are non-radial unless otherwise indicated as radial (R).
- This property is subject to a 10 foot wide distribution easement in favor of Florida Power Corporation per Official Records Book 2365, page 1927, location of easement is not specified, and cannot be graphically shown.
- NOTICE: See Seminole County Development Order Number 8822-77, as recorded in Official Records Book 2034, page 741, and Development Order 0-21000013A, as recorded in Official Records Book 4488, page 452 of the Public Records of Seminole County, Florida, for contingencies as to public facility encumbrance or reservation and other information.
- All platted utility easements hereby provide that such easements shall also be easements for the 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 electric, telephone, gas or other public utilities. In the event a cable television company damages the facilities of a public utility, it shall solely be responsible for the damages.



LOCATION MAP - NOT TO SCALE

**LEGEND:**

- GPS denotes Global Positioning System
- GIS denotes Geographic Information System
- ① denotes Point number designation for State Plane Coordinates ( See Point Table )
- PG. denotes page
- ⊕ denotes centerline
- P.R.M. = denotes Permanent Reference Monument
- Δ = denotes interior angle
- denotes set 1/2" iron rod and/ or nail & disk P.S.M. #5633 permanent control point
- R = denotes radius
- denotes set 4" x 4" concrete monument P.S.M. # 5633 permanent reference monument
- L = denotes arc length
- (R.) denotes radial
- SR = denotes State Road
- R/W denotes right-of-way
- denotes change in direction point not set.
- P.S.M. denotes Professional Surveyor and Mapper
- NAD = denotes North American Datum and Mapper

**COUNTY SURVEYOR'S CERTIFICATE**

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

Signed: STEVE L. WESSELS, PLS Date: \_\_\_\_\_  
Florida Registration Number 4589  
County Surveyor for Seminole County, Florida

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**MYSTIC COVE  
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Limited Partnership named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes herein expressed, and dedicates the Conservation Easement as shown hereon to Seminole County and to the St. John's River Water Management District, and further dedicates the drainage, utility, ingress and egress easements as shown hereon to Seminole County.

IN WITNESS WHEREOF, the undersigned owner has caused these presents to be signed and attested to by the party named below and its seal to be fixed hereto on the \_\_\_\_\_ day of \_\_\_\_\_ 2003

FOX CHASE PARTNERS, LIMITED,  
a Florida Limited Partnership

By:  
CED Capital Holdings 2002 J, L.L.C.,  
a Florida Limited Liability Company,  
Its Managing General Partner

By: \_\_\_\_\_  
Jay P. Brock  
Manager

Witnesses: \_\_\_\_\_  
By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2003, by Jay P. Brock, as Manager of CED Capital Holdings 2002 J, L.L.C., a Florida Limited Liability Company, Managing General Partner of FOX CHASE PARTNERS, LTD., a Florida Limited Partnership, on behalf of said company and said Partnership, who is personally known to me or has produced \_\_\_\_\_ as identification.

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 survey 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. I further certify that I have complied with the requirements of Chapter 177.001(7) regarding permanent reference monuments, and that the land is located within Seminole County, Florida.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_  
James L. Ridman, P.S.M. #5633 16 East Plant Street  
Allen & Company Water Garden, Florida  
Licensed Business number 8723

**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 ATTEST: \_\_\_\_\_  
By: \_\_\_\_\_ D.C.

**CERTIFICATE OF CLERK OF CIRCUIT 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 was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

CLERK OF THE COURT  
In and for Seminole County, Florida  
BY \_\_\_\_\_ D.C.

SHEET 1 OF 3



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654 5355

**SHEET INDEX**

- SHEET 1 - Legal Description & Dedication
- SHEET 2 & 3 - Boundary and Lot Geometry

**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.

EXHIBIT A

# MYSTIC COVE

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

PLAT BOOK

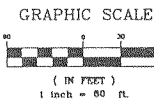
PAGE

MATCHLINE SEE SHEET 3 OF 3

EASTLY AND SOUTHERLY  
RIGHT-OF-WAY  
LINE OF SR 417 (OVERLAY)  
WEST LINE OF THE  
EAST 1/2 OF THE  
WEST 1/2 OF THE  
EAST 1/2 OF THE  
NORTHWEST 1/4 OF  
SECTION 31-21-31

606.02' TO MATCHLINE  
1177.36' (OVERALL)

LOT 1

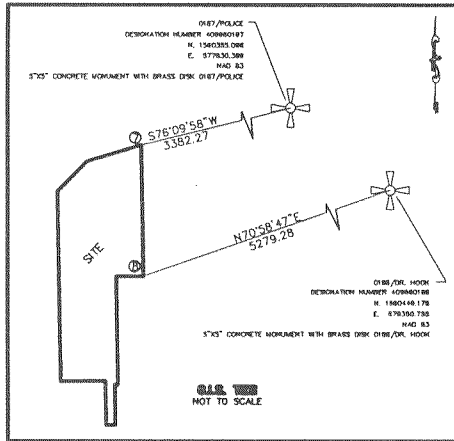


### SHEET INDEX

- SHEET 1 - Legal Description & Dedication
- SHEET 2 & 3 - Boundary and Lot Geometry

NOT PLATTED  
**SR 417 (OVERLAY)**  
FLORIDA DEPARTMENT OF TRANSPORTATION  
SECTION 8770-3300  
RIGHT OF WAY BOTH SIDES  
LIMITED ACCESS RIGHT-OF-WAY

NOT PLATTED  
TAX PARCEL 31-21-31-300-020A-0000



**S&L USE**  
NOT TO SCALE

**POINT OF COMMENCEMENT**  
SOUTHWEST CORNER OF THE NORTHWEST  
1/4 OF SECTION 31-21-31  
FOUND N/A, B (DISK), NO NUMBER

ORIGINAL 8 1/2\"/>

ORIGINAL 8 1/2\"/>

EAST LINE OF THE WEST  
1/2 OF THE EAST 1/2  
THE NORTHWEST 1/4  
OF SECTION 31-21-31

10.00' PROPOSED EGRESS AND UTILITY EASEMENT

10.00' LANDSCAPE BUFFER AND SIDEWALK  
EASEMENT PER D.R. 4421, P.C. 118

10.00' LANDSCAPE BUFFER, FENCE  
EASEMENT PER D.R. 4421, P.C. 118

NOT INCLUDED  
NOT PLATTED  
TAX PARCEL 31-21-31-300-0230-0000

LINE PARALLEL TO AND  
8.00' WEST OF THE  
EAST LINE OF THE WEST  
1/2 OF THE EAST 1/2  
THE NORTHWEST 1/4  
OF SECTION 31-21-31

EXISTING LIMITED ACCESS RIGHT OF WAY LINE  
PER FLORIDA DEPARTMENT OF TRANSPORTATION  
MAP SECTION NUMBER 37000-3318, SHEET 4

**ALMA AVENUE / VEED SR 400**  
RIGHT OF WAY BOTH SIDES 2057.81

S 00°37'39\"/>

625.80' TO MATCHLINE

644.82' (OVERALL)

S 00°37'39\"/>

259.00'

**POINT OF BEGINNING**

S 00°37'39\"/>

S 00°37'39\"/>

PROPOSED EGRESS AND UTILITY EASEMENT

## SHEET 2 OF 3

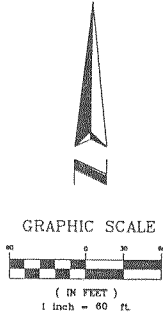


16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654 5355

# MYSTIC COVE

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

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



### SHEET INDEX

SHEET 1 - Legal Description & Dedication  
SHEET 2 & 3 - Boundary and Lot Geometry

SHEET 3 OF 3



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 854 5355

NOT PLATTED  
SR 477 ( OVERWAY )  
PER FLORIDA DEPARTMENT OF TRANSPORTATION  
SECTION 87770-3200  
RIGHT OF WAY WIDTH VARIANCE  
LIMITED ACCESS RIGHT-OF-WAY

EASTERNLY AND SOUTHERLY  
RIGHT-OF-WAY  
LINE OF SR 477 ( OVERWAY )  
WEST LINE OF THE  
EAST 1/2 OF THE  
WEST 1/2 OF THE  
NORTHEAST 1/4 OF  
SECTION 31-21-31

MATCHLINE SEE SHEET 2 OF 3

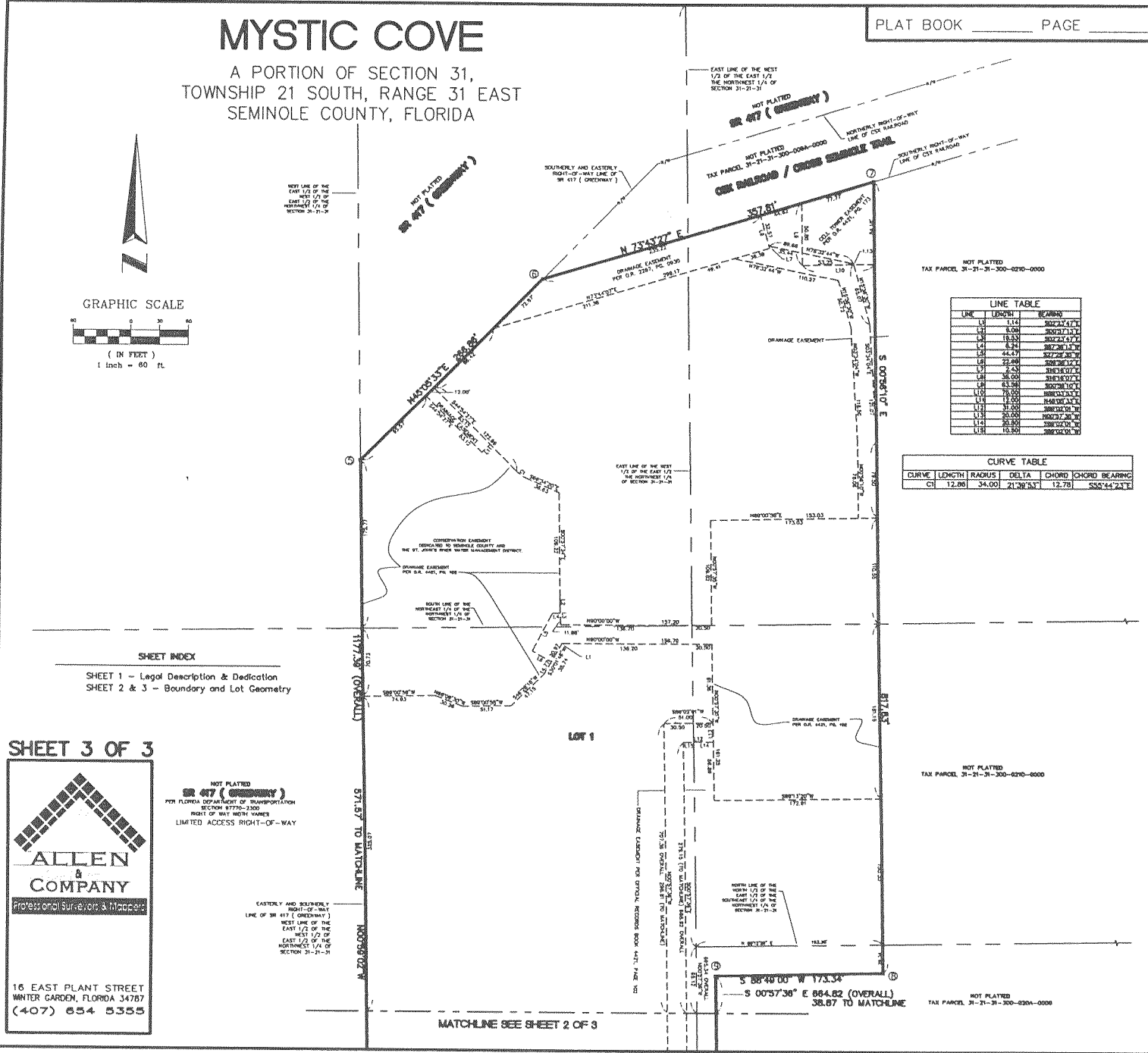
NOT PLATTED  
TAX PARCEL 31-21-31-300-0210-0000

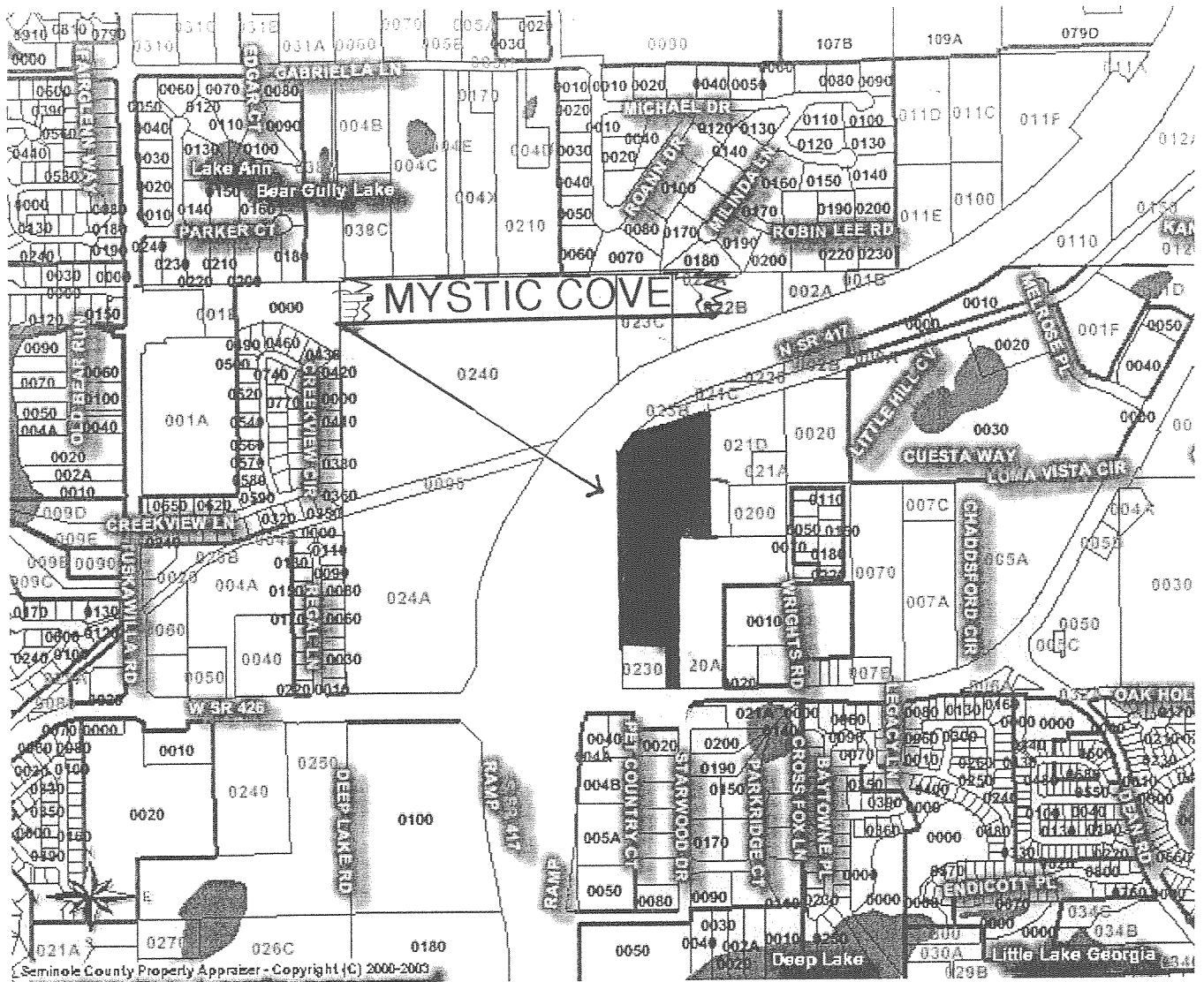
LINE TABLE		
LINE	LENGTH	BEARING
L01	1.14	S80°24'47.7"
L02	8.09	S80°23'17.3"
L03	18.53	S82°24'47.7"
L04	6.74	S82°28'11.7"
L05	44.41	S22°29'30.8"
L06	23.48	S88°36'14.2"
L07	8.23	S18°16'07.2"
L08	38.00	S18°16'07.2"
L09	63.98	S82°28'11.7"
L10	75.05	S88°36'14.2"
L11	12.00	S48°30'13.1"
L12	20.00	S88°36'14.2"
L13	20.00	S80°24'47.7"
L14	20.00	S88°36'14.2"
L15	13.60	S88°36'14.2"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	12.86	34.00	21°38'53"	12.78	S55°44'21.3"

NOT PLATTED  
TAX PARCEL 31-21-31-300-0210-0000

NOT PLATTED  
TAX PARCEL 31-21-31-300-0201-0000





LOCATION MAP