

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Final Plat Approval for Regency Estates

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date <u>9/14/2004</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"/>
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MOTION/RECOMMENDATION:

Approve the final plat for Regency Estates containing 77 single family residential lots on a 45.726 acre parcel zoned PUD within the Mikler Lake Planned Unit Development located at the northeast corner of Mikler Road and West Chapman Road in Sections 19 and 20, Township 21 S, Range 31 E – Rockwell Land & Development Corporation, Christian M. Swann, Representative

District 1 – Maloy (Cynthia Sweet, Planner) *RH*

BACKGROUND:

The applicant, Rockwell Land & Development Corporation, Christian M. Swann, representative is requesting approval of the final plat for Regency Estates. The plat consists of 77 single family residential lots on a 45.726 acre parcel zoned PUD (Planned Unit Development). Each lot is serviced by Seminole County as the utility provider for water and sewer and all internal roads within the development are public. The site is located at the northeast corner of Mikler Road and West Chapman Road in Sections 19 and 20, Township 21 S, Range 31 E.

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

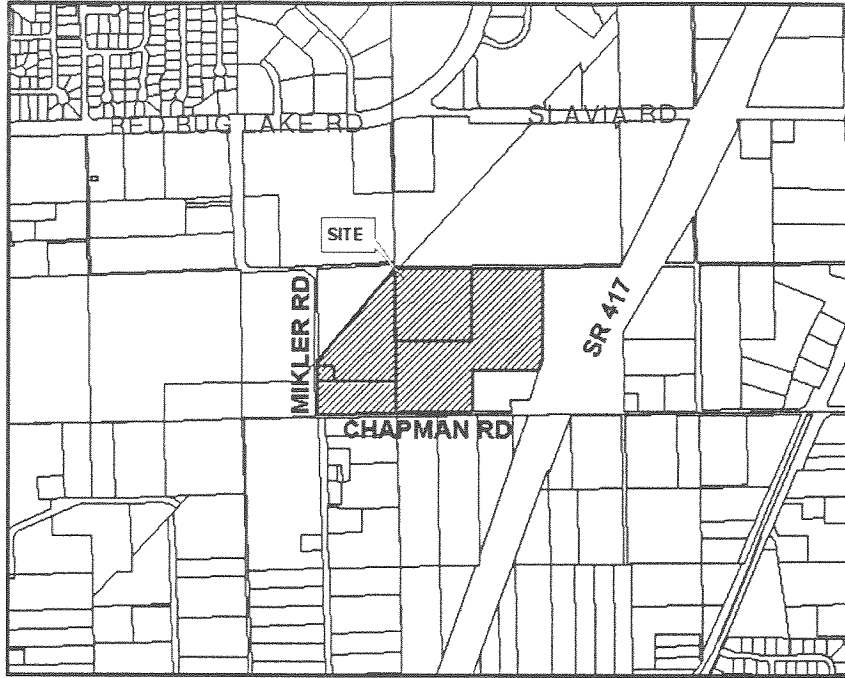
STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Regency Estates as requested by the applicant.

District 1 - Maloy
Attachments: Location Map – Exhibit A
Reduced Copy of Plat – Exhibit B

Reviewed by:	<i>[Signature]</i>
Co Atty:	<i>[Signature]</i>
DFS:	_____
Other:	<i>[Signature]</i>
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	<u>cpdd03</u>

REGENCY ESTATES



LOCATION MAP

REGENCY ESTATES

A Replat of a Portion of SLAVIA COLONY CO'S SUBDIVISION Plat Book 2, Page 71, Seminole County, Florida Sections 19 and 20, Township 21 South, Range 31 East

Property Description

A parcel of land being portions of Lots 71, 72, 73, 74 and 75 of SLAVIA COLONY CO'S SUBDIVISION in Sections 19 and 20, Township 21 South, Range 31 East, according to the plat thereof as recorded in Plat Book 2, Page 71 of the Public Records of Seminole County, Florida. More particularly described as follows:

COMMENCE at the Southeast corner of Section 19, Township 21 South, Range 31 East, Seminole County, Florida, run North 00°56'58" West, along the East line of said Section 19, for a distance of 15.00 feet to the POINT OF BEGINNING; thence continue North 00°56'58" West, along the East line of said Section 19, for a distance of 15.00 feet; thence run South 88°46'42" West, along the Easterly extension of the North line of the South 15.00 feet of said Lot 75 and said North line of the South 15.00 feet, for a distance of 648.54 feet to the East right-of-way line of Mikler Road (a 50.00 foot wide right-of-way per Plat Book 6, Page 14, Public Records of Seminole County, Florida); thence run North 01°10'16" West, along said East right-of-way line, for a distance of 486.83 feet to a point on the Southeastery right-of-way line of Bear Cutley Canal (a 93.00 foot wide right-of-way per Deed Book 48, Page 440) thence run North 41°44'02" East, along said Southeastery right-of-way line, for a distance of 1086.47 feet to the North line of said Lot 72; thence run North 89°27'43" East, along the North line of said Lots 72 and 71, for a distance of 1221.41 feet to the Westerly right-of-way line of the Seminole County Expressway Number 417 (a limited access right-of-way, width varies); thence run South 01°00'03" East, along said Westerly right-of-way line, for a distance of 787.09 feet; thence run South 17°48'37" West, continuing along said Westerly right-of-way line, for a distance of 161.97 feet; thence run South 89°08'34" West for a distance of 598.57 feet; thence run South 00°59'08" East for a distance of 335.00 feet; thence run South 89°08'34" West, along the North line of the South 15.00 feet of said Lot 73, for a distance of 642.78 feet; thence run South 00°56'58" East, along the West line of said Lot 73, for a distance of 15.00 feet to the Southwest corner of said Lot 73; thence run South 89°08'34" West, along the North line of Chapman Road (a 15.00 wide platted right-of-way per Plat Book 2, Page 71 of the Public Records of Seminole County, Florida), for distance of 15.00 feet to the POINT OF BEGINNING.

Contains 45.726 acres, more or less.

Notes

- Bearings shown hereon are based on the South line of the Southeast 1/4 of Section 20, Township 21 South, Range 31 East being assumed as South 89°08'34" West.
- Tract A is a Amenity Pond and Recreational Area to be owned and maintained by the Regency Estates Property Owners' Association, Inc.
- Tract B is a Conservation Area to be owned and maintained by the Regency Estates Property Owners' Association, Inc.
- There is a conservation easement over Tract C dedicated to the St. Johns River Water Management District and Seminole County, FL.
- Tracts C and D are Stormwater Retention Areas to be owned and maintained by the Regency Estates Property Owners' Association, Inc.
- Tract E is a Lift Station area to be owned and maintained by Seminole County, Florida.
- There is a drainage easement dedicated to Seminole County over, under and across Tracts A, C and D.
- All lines are radial to curve, unless otherwise noted.
- There is a 10.00 wide utility easement on the front of all lots and tracts adjacent to right-of-way.
- There is a 3.00 wide drainage easement along all side lot lines of all lots, unless otherwise shown hereon.
- Access rights to Mikler Road and West Chapman Road from Lots 1 through 14 is hereby dedicated to Seminole County.

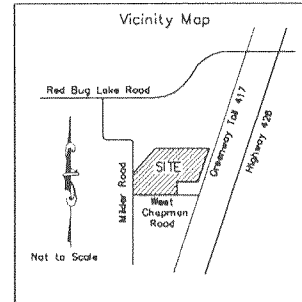
Legend

- O.B. denotes Deed Book
- O.R. denotes Official Records Book
- P.B. denotes Plat Book
- R/W denotes right of way
- U.E. denotes utility easement
- W.E. denotes well easement
- D.E. denotes drainage easement
- S.S.E. denotes sanitary sewer easement
- P.C. denotes point of curvature
- P.T. denotes point of tangency
- R.P. denotes radius point
- P.I. denotes point of intersection

- PRM denotes permanent reference monument
- RLS denotes registered land surveyor
- ↻ denotes change of direction, no point set
- ⊙ denotes Set PK nail and disk stamped "PCP-PSM 5205", unless otherwise noted
- ⊞ denotes Set 4" x 4" concrete monument and disk "PCP-PSM 5205", unless otherwise noted
- ① denotes point number for Seminole County Horizontal Control Points coordinate values.
- G.P.S. denotes global positioning system
- N denotes North State Plane coordinate value
- E denotes East State Plane coordinate value
- PCP denotes permanent control point
- PRM denotes permanent reference monument
- PSM denotes Professional Surveyor and Mapper

The State plane coordinates shown hereon are based on Seminole County Horizontal Control Points. Specifically, GPS numbers 0177 and 0178, being 4" x 4" concrete monuments with Brass Disk stamped with the respective G.P.S. numbers. Coordinate values are for informational use and are not on the same bearing basis as this plat.

North	East	North	East
① 1565791.016	577478.326	⑦ 1566313.816	578778.135
② 1565806.015	577478.080	⑧ 1566159.615	578728.575
③ 1565792.266	576829.686	⑨ 1566150.734	578130.071
④ 1566278.791	576819.802	⑩ 1565615.776	578135.792
⑤ 1567088.470	577543.131	⑪ 1565806.237	577493.078
⑥ 1567100.780	578764.485	⑫ 1565791.239	577493.325



PLAT BOOK PAGE

REGENCY ESTATES (A Replat) DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the corporation named below being the owner in fee simple of the lands described in the foregoing caption, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates road right-of-ways, conservation easement, drainage easements, access easements and utility easements to the perpetual use of Seminole County for the purposes expressed hereon. However, nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.

IN WITNESS WHEREOF, has caused these presents to be signed by the Officer named below on _____ (date).

Rockwell Land & Development, Corp.
By: _____ As: President
Christian N. Seann

Witness: _____

Print Name: _____

Witness: _____

Print Name: _____

STATE OF FLORIDA, COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____ 2004, by _____

of Rockwell Land & Development Corp., on behalf of the corporation and who is personally known to me and did not take an oath.

NOTARY PUBLIC

My Commission Expires _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Billy Joe Jenkins, Jr., PSM
Florida Registration No. 5205 August 18, 2003

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the Board of County Commissioners of Seminole County, Florida,

Chairman of the Board _____ Attest _____

Clerk of the Circuit Court in and for Seminole County, Florida

CERTIFICATE OF COUNTY SURVEYOR

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

Steve L. Wessels, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida
Date: _____

CERTIFICATE OF THE 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

at _____ File Number _____

Clerk of the Circuit Court in and for Seminole County, Florida

EXHIBIT B

Benchmark Surveying & Mapping Consultants, Inc.

Certificate of Authorization Number - LB-6796

Post Office Box 771065, Winter Garden, Florida 34777-1065
557 West Plant Street, Winter Garden, Florida 34787
(407) 654-6183 Fax (407) 654-6184

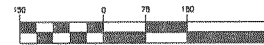
NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

REGENCY ESTATES

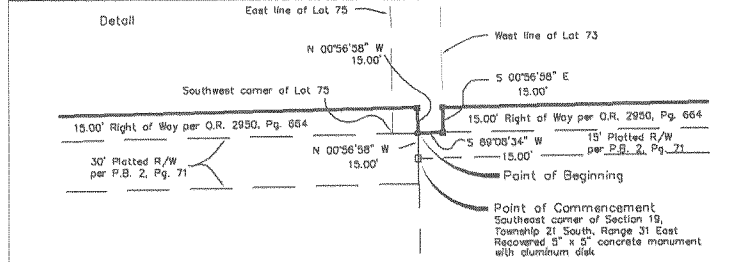
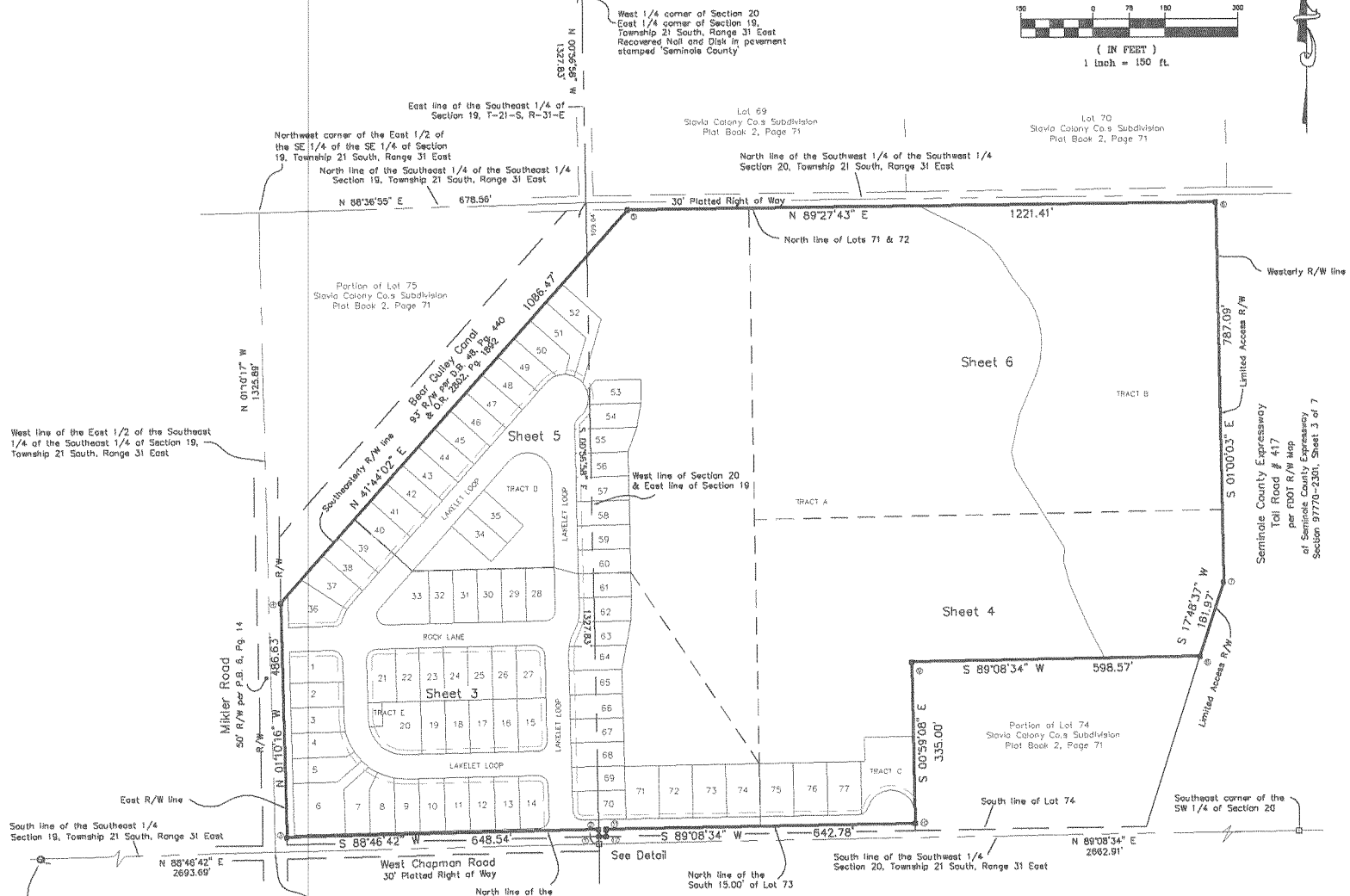
A Replat of a Portion of SLAVIA COLONY CO'S SUBDIVISION
Plat Book 2, Page 71, Seminole County, Florida
Sections 19 and 20, Township 21 South, Range 31 East

Key Map and Overall Boundary

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.



West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 21 South, Range 31 East

South line of the Southeast 1/4 Section 19, Township 21 South, Range 31 East

West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 21 South, Range 31 East

West 1/4 corner of Section 20 East 1/4 corner of Section 19, Township 21 South, Range 31 East Recovered Nail end Disk in pavement stamped 'Seminole County'

Northwest corner of the East 1/2 of the SE 1/4 of the SE 1/4 of Section 19, Township 21 South, Range 31 East

North line of the Southeast 1/4 of the Southeast 1/4 Section 19, Township 21 South, Range 31 East

East line of the Southeast 1/4 of Section 19, T-21-S, R-31-E

West 1/4 corner of Section 20 East 1/4 corner of Section 19, Township 21 South, Range 31 East Recovered Nail end Disk in pavement stamped 'Seminole County'

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Seminole County Expressway Toll Road # 417 per FDOT R/W Map of Seminole County Expressway Section 97770-2381, Sheet 3 of 7

Limited Access R/W

Limited Access R/W

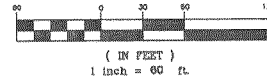
Limited Access R/W

Limited Access R/W

REGENCY ESTATES

A Replat of a Portion of SLAVIA COLONY CO'S SUBDIVISION
Plat Book 2, Page 71, Seminole County, Florida
Sections 19 and 20, Township 21 South, Range 31 East

GRAPHIC SCALE



Curve	Radius	Delta	Length	Chord Bearing
C1	25.00'	80°08'00"	36.27'	N 46°10'16" W
C2	125.00'	117°42'7"	24.54'	S 06°47'40" E
C3	125.00'	70°27'47"	45.33'	S 22°01'00" E
C4	125.00'	113°00'44"	24.02'	S 38°47'30" E
C5	125.00'	91°5'40"	20.20'	S 48°55'42" E
C6	125.00'	8°38'33"	21.04'	S 58°22'48" E
C7	125.00'	16°25'08"	35.85'	S 71°25'04" E
C8	125.00'	11°32'13"	25.17'	S 89°24'10" E
C9	25.00'	80°00'00"	36.27'	N 46°10'16" W
C10	25.00'	89°58'38"	36.25'	N 43°49'13" E
C11	25.00'	80°00'00"	36.27'	N 43°49'44" E
C12	25.00'	78°27'47"	102.71'	S 81°56'23" E
C13	25.00'	113°21'13"	15.10'	S 06°56'23" E
C14	25.00'	80°00'00"	36.27'	S 43°49'44" W
C15	25.00'	80°00'00"	36.27'	N 46°10'16" W
C16	25.00'	80°00'00"	36.27'	N 43°49'44" E
C17	25.00'	132°54'18"	57.99'	S 24°43'07" E
C18	25.00'	71°40'28"	31.27'	N 52°59'31" E
C19	70.00'	16°00'03"	19.55'	S 28°09'20" W
C20	70.00'	83°44'11"	10.48'	S 37°26'42" W
C21	70.00'	16°16'04"	19.87'	N 06°57'46" E
C22	70.00'	142°42'27"	17.90'	N 22°18'01" E
C23	100.00'	20°49'03"	36.33'	S 19°05'43" W
C24	100.00'	9°31'27"	17.20'	S 03°45'27" W
C25	25.00'	89°41'10"	38.13'	S 46°00'52" E
C26	100.00'	80°00'00"	147.08'	S 46°10'16" E
C27	125.00'	21°37'08"	47.88'	S 02°48'17" W
C28	125.00'	83°43'24"	19.03'	S 24°58'32" W
C29	45.00'	30°40'31"	24.09'	N 16°09'49" E
C30	45.00'	42°54'18"	33.70'	S 20°16'53" W



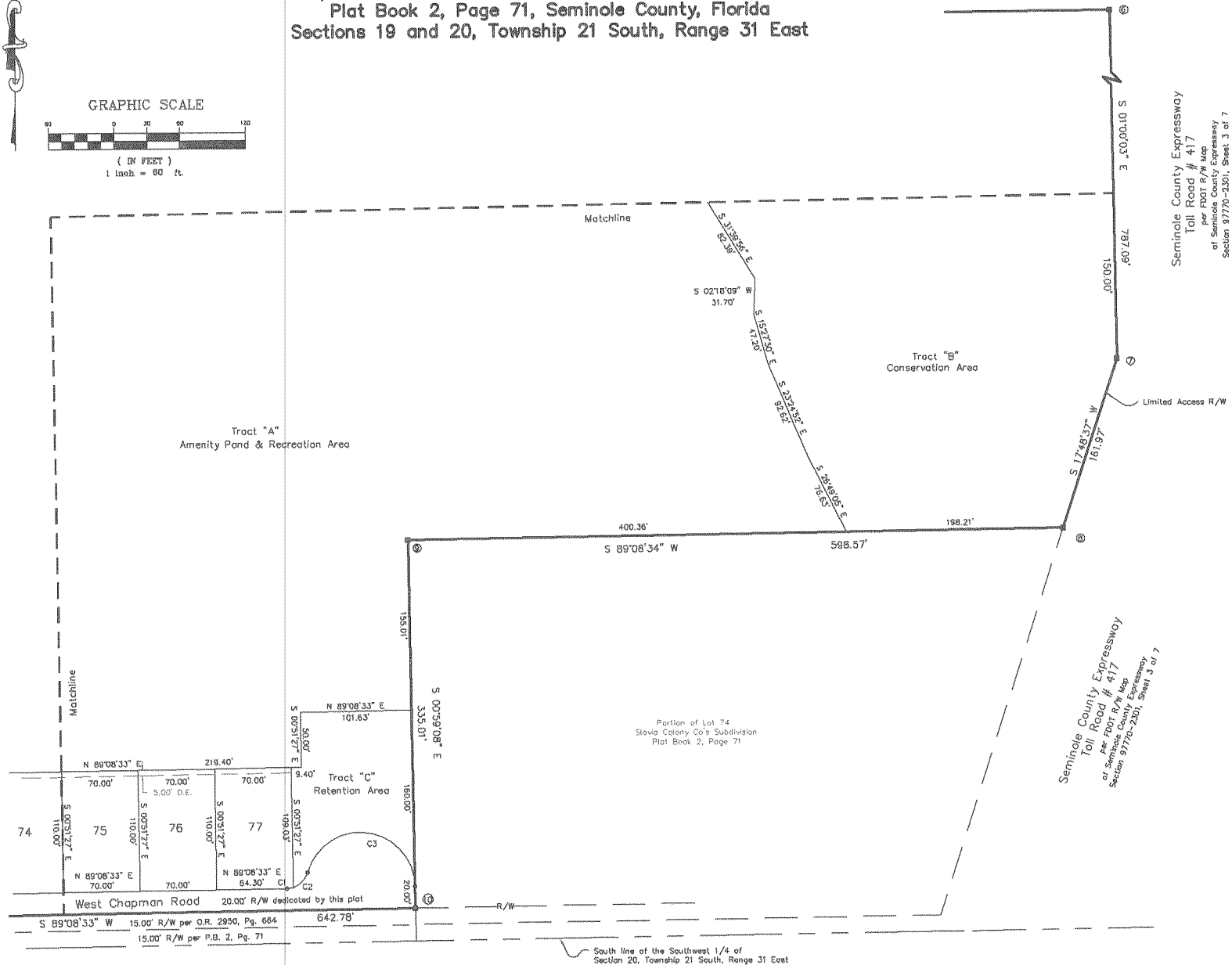
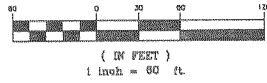
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 Plat Book 2, Page 71, Seminole County, Florida
 Sections 19 and 20, Township 21 South, Range 31 East



GRAPHIC SCALE



Seminole County Expressway
 Toll Road # 417
 per FDOT R/W Map
 of Seminole County Expressway
 Section 9770-2301, Sheet 3 of 7

Seminole County Expressway
 Toll Road # 417
 per FDOT R/W Map
 of Seminole County Expressway
 Section 9770-2301, Sheet 3 of 7

Portion of Lot 74
 Slavia Colony Co's Subdivision
 Plat Book 2, Page 71

South line of the Southwest 1/4 of
 Section 20, Township 21 South, Range 31 East

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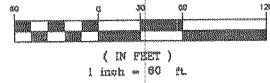
Curve Table				
Curve	Radius	Delta	Length	Chord Bearing
C1	20.00'	183°25'11"	5.78'	N 80°32'08" E
C2	20.00'	88°31'03"	19.84'	N 44°10'11" E
C3	80.00'	163°23'54"	142.59'	N 82°33'24" W

REGENCY ESTATES

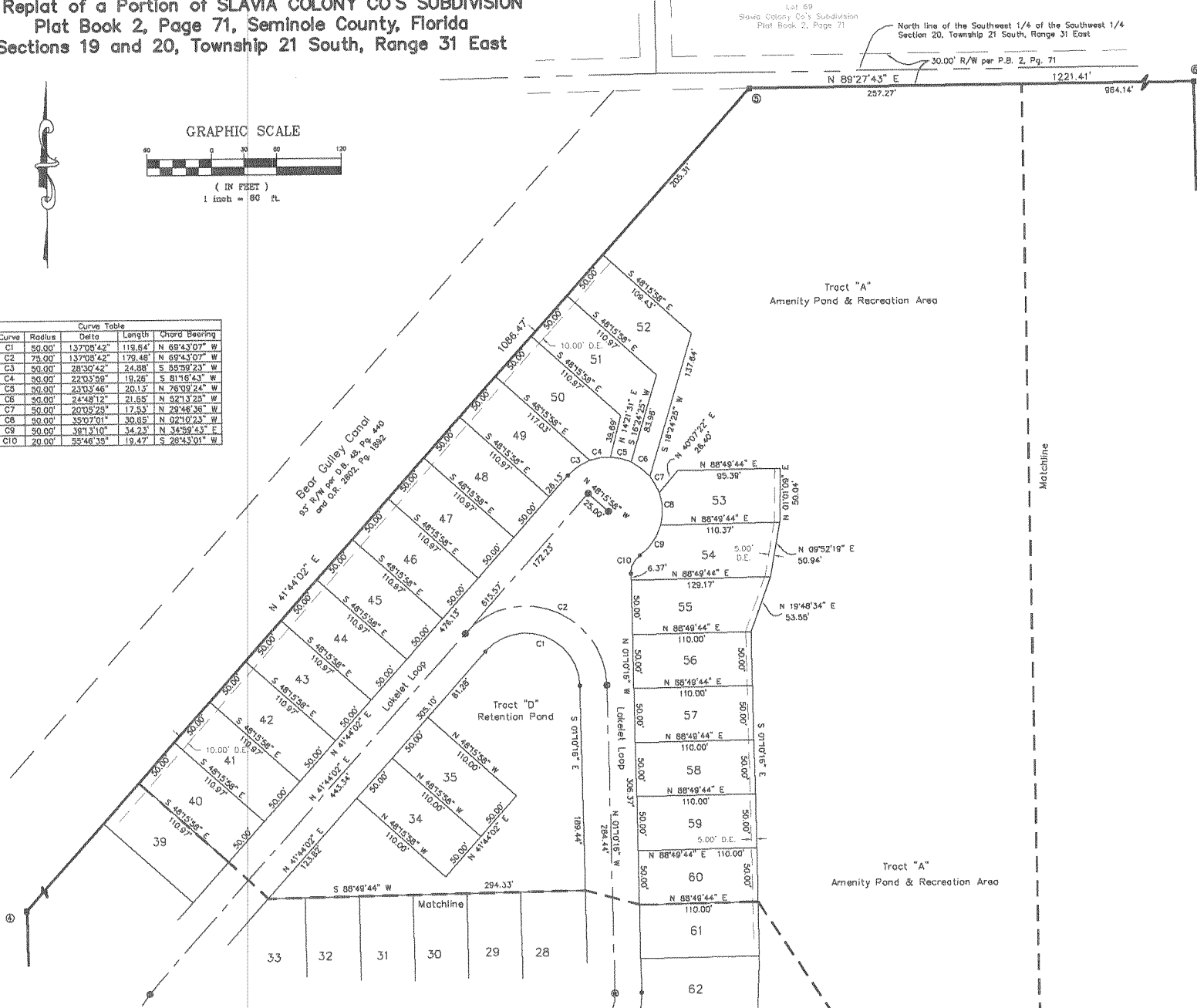
A Replat of a Portion of SLAVIA COLONY CO'S SUBDIVISION
Plat Book 2, Page 71, Seminole County, Florida
Sections 19 and 20, Township 21 South, Range 31 East



GRAPHIC SCALE



Curve	Radius	Delta	Length	Chord Bearing
C1	50.00'	137°05'42"	119.64'	N 69°43'07" W
C2	75.00'	137°05'42"	179.46'	N 69°43'07" W
C3	50.00'	23°33'42"	24.98'	S 83°59'23" W
C4	50.00'	23°33'39"	19.26'	S 81°16'43" W
C5	50.00'	23°33'46"	20.13'	N 76°09'24" W
C6	50.00'	24°48'12"	21.65'	N 82°13'25" W
C7	50.00'	20°25'29"	17.53'	N 79°48'36" W
C8	50.00'	35°07'01"	30.85'	N 82°10'23" W
C9	50.00'	38°13'10"	34.23'	N 84°59'43" E
C10	20.00'	89°46'39"	19.47'	S 78°43'01" W



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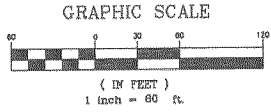
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REGENCY ESTATES

A Replat of a Portion of SLAVIA COLONY CO'S SUBDIVISION
Plat Book 2, Page 71, Seminole County, Florida
Sections 19 and 20, Township 21 South, Range 31 East



Lot 69
Slavia Colony Co's Subdivision
Plat Book 2, Page 71

Lot 70
Slavia Colony Co's Subdivision
Plat Book 2, Page 71

North line of the Southwest 1/4 of the Southeast 1/4
Section 20, Township 21 South, Range 31 East

30.00' R/W per P.B. 2, Pg. 71

1221.41'

353.36'

N 89°27'43" E

615.78'

S 63°24'08" E
111.32'

R = 186.85'
D = 35°28'58"
L = 113.77'
CB = N 45°39'09" W

R = 189.56'
D = 14°28'37"
L = 47.85'
CB = S 35°08'58" E

R = 173.76'
D = 64°58'28"
L = 197.05'
CB = N 09°54'32" W

Tract "B"
Conservation Area

Tract "A"
Amenity Pond and Recreation Area

S 22°24'22" W
88.21'

S 127°31" W
77.83'

S 13°44'48" E
36.46'

S 31°38'24" E
104.46'

Matchline

371.10'

787.09'

150.00'

S 10°00'10" E

Seminole County Expressway
Toll Road # 417
R/W width varies per FDOT R/W Map
of Seminole County Expressway
Section 91770-2301, Sheet 3 of 7

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