

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of Final Plat for Island Club

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

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

Agenda Date 11/7/2006 **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 Island Club (Lakeview at Heathrow, LLC, applicant).

District 5 – Carey

Cynthia Sweet, Senior Planner

BACKGROUND:

The applicant, Lakeview at Heathrow, LLC, is requesting approval of the final plat for Island Club, consisting of 37 single family residential lots on a 26.6 acre parcel. The property is zoned PUD (Planned Unit Development) and each lot will be served by Seminole County for water and sewer and the internal road is private. The site is located south of CR 46A (Paola Road) at the end of AAA Drive, between Banana Lake Road and Island Lake, in Section 1, Township 20 S, Range 29 E.

The plat meets all applicable requirements of the approved Final Master Plan and Developer's Commitment Agreement for the Banana Lake PUD, Chapter 35, Seminole County Land Development Code (SCLDC), and Section 177, Florida Statutes. The applicant has provided a performance bond in compliance with SCLDC Section 35.44 (e) Additional Required Submittals, (1) Bonds, to ensure the completion of the subdivision improvements.

STAFF RECOMMENDATION:

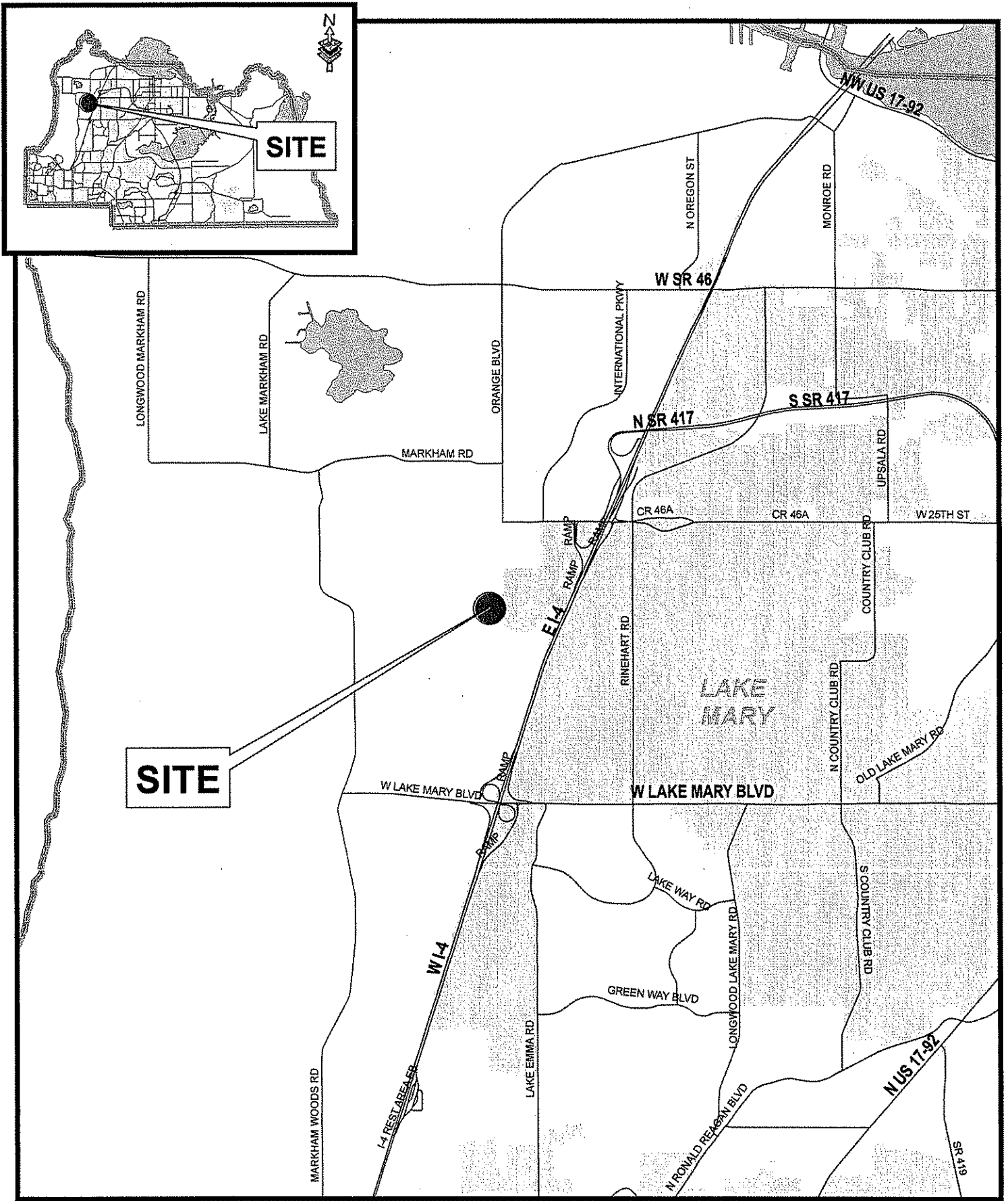
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Island Lake, as requested by the applicant.

District 5 - Carey

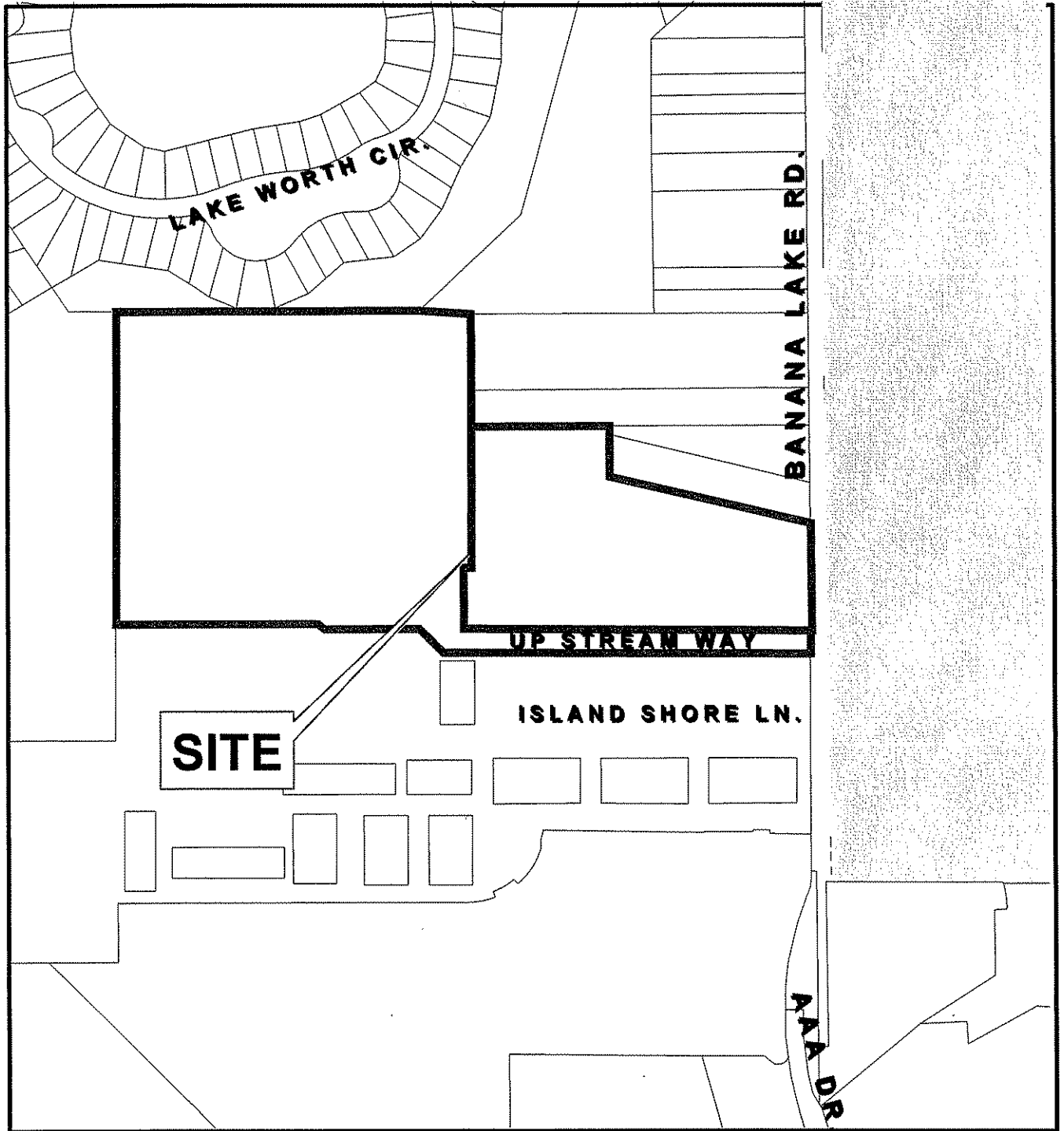
Attachments: Location Maps – Exhibit A

Reduced Copy of Plat – Exhibit B

Reviewed by:	<i>KFT</i>
Co Atty:	
DFS:	
Other:	<i>BP</i>
DCM:	<i>DY</i>
CM:	<i>CK</i>
File No.	<u>cpdd05</u>

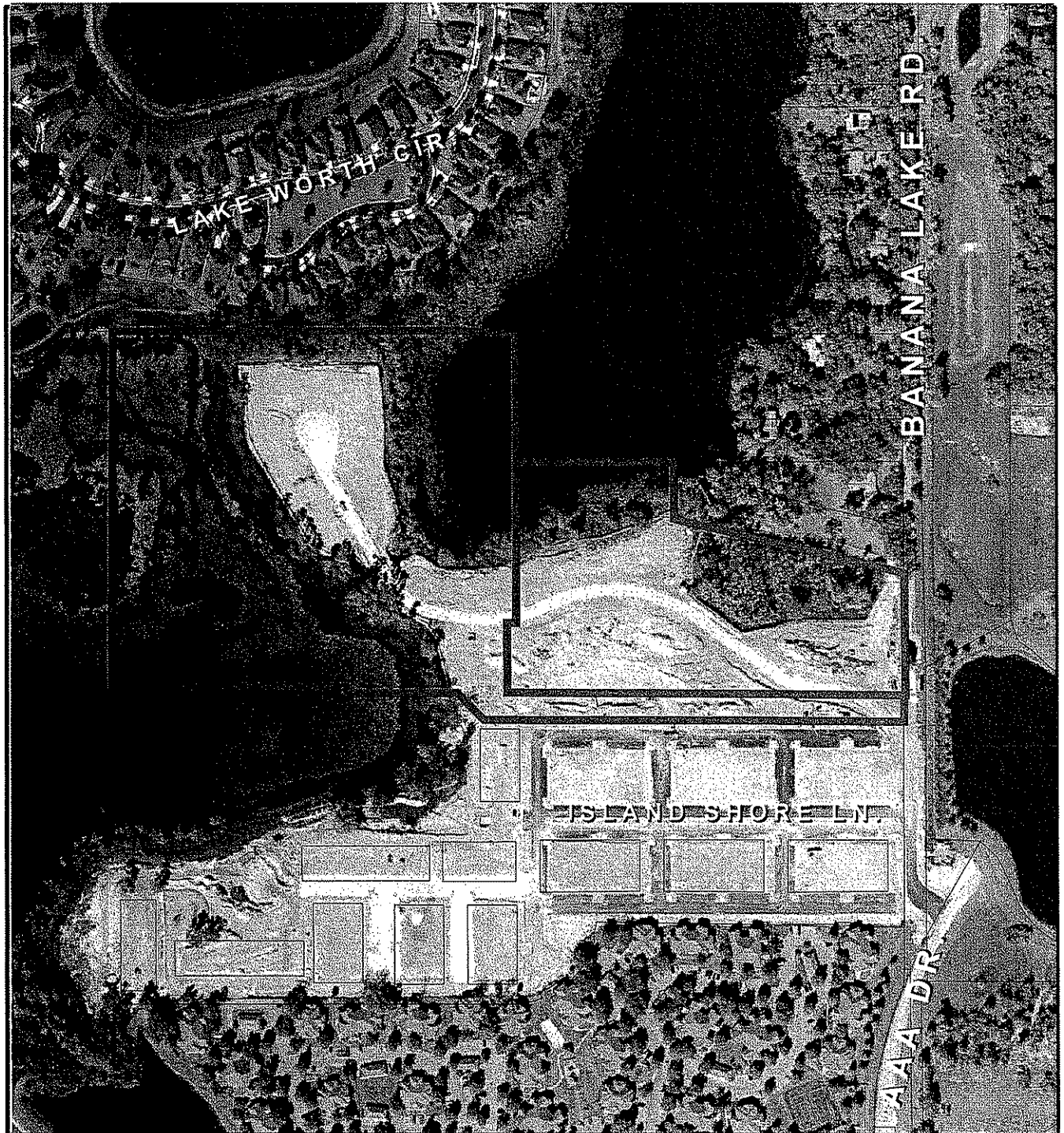


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


Island Club





Island Club

 Parcel

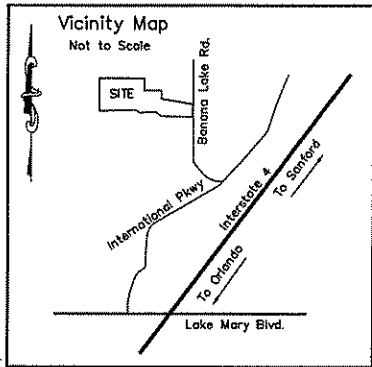
 Subject Property



January 2006 Color Aerials

ISLAND CLUB

Section 1, Township 20 South, Range 29 East Seminole County, Florida



Property Description

PARCEL 1:

The North 660 feet of the West 1/4 of Government Lot 2 of Section 1, Township 20 South, Range 29 East, and the South 157 feet of the North 817 feet of the West 1/4 of Government Lot 2 in Section 1, Township 20 South, Range 29 East, Seminole County, Florida.

Together with common-law way necessarily granted in Final Judgment filed in Official Records Book 1536, Page 606 over the following described property:

South 15 feet of North 817 feet of Government Lot 2, Section 1, Township 20 South, Range 29 East (LESS East 897.5 feet and LESS the West 867.45 feet, Seminole County, Florida,

AND

Together with Easements granted in Official Book 31, Page 106, Official Records Book 31, Page 108, and Official Records Book 1526, Page 448, Public Records of Seminole County, Florida.

PARCEL 2:

The South 527 feet of the North 817 feet of the East 1/4 of Government Lot 2 (LESS that part described in Official Records Book 84, at Page 88, of the Public Records of Seminole County, Florida, and also LESS rights-of-way) in Section 1, Township 20 South, Range 29 East.

PARCEL 3:

A parcel of land located in the North 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 29 East, Seminole County, Florida being described as follows:

Begin at the Northeast corner of Lot 8, ISLAND LAKE PARK, as shown in Plat Book 9, Page 89 of the Public Records of Seminole County, Florida, thence run South 89°52'48" East a distance of 1,239.44 feet to the centerline of the existing 50 foot wide Banana Lake Road; thence South 00°21'30" East, along the centerline of Banana Lake Road right-of-way 60.00 feet; thence departing said centerline run North 89°52'48" West a distance of 955.00 feet; thence North 44°52'48" West a distance of 63.64 feet; thence North 89°52'48" West a distance of 244.35 feet to the Easterly line of the aforementioned Lot 8 of Island Lake Park; thence North 44°34'00" West along said Easterly lot line, a distance of 21.10 feet, to the Point of Beginning.

PARCEL 4

The South 60.00 feet of the certain parcel of land as described in Official Records Book 6138, Page 644, Public Records of Seminole County, Florida.

Parcels 1, 2, 3 & 4 being more particularly described as follows:

Commence at the Northeast of Government Lot 2 of Section 1, Township 20 South, Range 29 East, Seminole County, Florida; said corner being a point on the centerline of Banana Lake Road as shown in Plat Book 4, Page 72 of the Public Records of Seminole County, Florida; thence South 00°04'34" East, along said centerline and along the East line of said Government Lot 2 for 169.86 feet to a 1" iron pipe with cap stamped "Tinklepaugh LB 3778" of the West 1/4 corner of Section 6, Township 20 South, Range 30 East, Seminole County, Florida; thence South 00°07'41" East along said centerline and along the East line of Government Lot 2 for 368.24 feet; thence run South 89°52'19" West for 33.00 feet to the West right of way line of Banana Lake Road and the POINT OF BEGINNING; thence run South 00°07'41" East along said West line 276.16 feet to the North line of that certain parcel of land as described in Official Records Book 5448, Page 1825 of the Public Records of Seminole County, Florida; thence run along said North line the following two (2) courses and distances: run North 89°49'01" East for 33.00 feet; thence North 89°52'19" East for 33.00 feet to the East line of that certain parcel of land as described in Official Records Book 6138, Page 644 of the Public Records of Seminole County, Florida; thence run South 00°07'41" East along said East line for 59.97 feet to a point of intersection with the Easterly extension of the South line of that certain parcel of land described in Official Records Book 3835, Page 1119 of said Public Records; thence westerly along said Easterly extension and said South line for the following four (4) courses: run South 89°49'01" West for 987.97 feet; thence North 45°11'00" West for 63.64 feet; thence South 89°49'01" West for 230.44 feet; thence North 45°32'54" West for 21.35 feet to the Northeast corner of Lot 8 of the plat of "Island Lake Park" as recorded in Plat Book 9, Page 89 of said Public Records; thence North 89°43'22" West along the North line of said plot for 547.30 feet to the Northwest corner thereof, said corner being on the West line of aforesaid Government Lot 2; thence North 00°16'38" East, along said West line for 814.92 feet to the Northwest corner of said Government Lot 2; thence North 89°54'55" East along the North line of said Government Lot 2 for 893.69 feet to the Northeast corner of the West half of said Government Lot 2; thence South 00°07'31" West along the East line of said West half of Government Lot 2 for 290.00 feet; thence North 89°54'55" East for 359.81 feet to the Northwest corner of that certain parcel of the land described in Official Records Book 84, Page 88 of said Public Records; thence South 00°07'39" East along the West line of said certain parcel for 130.20 feet to the Southwest corner thereof; thence South 76°52'04" East along the South line of said certain parcel for 515.72 feet; to the POINT OF BEGINNING.

Containing 26.583 acres more or less

Notes

- Bearings shown hereon are based on the East line of Section 1, Township 20 South, Range 29 East being assumed as South 00°07'41" East.
- Tract A is a private road to be owned and maintained by the Homeowners Association.
- Tracts B, F and G are Wetland Conservation Areas to remain natural and shall be left undisturbed.
- Tracts C, D and H are open space areas to be owned and maintained by the Homeowners Association.
- Tract E is a drainage retention area to be owned and maintained by the Homeowners Association.
- There is an Access, Utility and Drainage easement over, under and across Tracts A and E
- 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 Tract A.
- All lots are subject to 5' drainage easements (10' total) along each shared property line between adjacent lots for reciprocal drainage rights. Easements do not apply for property lines that already contain drainage easements.
- Chapter 177.091(26), Florida Statutes states that "All platted utility easements shall 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 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. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission."
- Conservation Easements are dedicated to Seminole County. The 15 foot minimum, 25 foot coverage upland buffer is in association with the wetlands Conservation Easements.

Legend

D.B. denotes Deed Book	PCP denotes permanent control point
O.R. denotes Official Records Book	PSM denotes Professional Surveyor and Mapper
P.B. denotes Plat Book	• denotes change of direction, no point set
R/W denotes right of way	⊙ denotes Set PK nail and disk stamped "PCP-PSM 5205", unless otherwise noted
P.C. denotes point of curvature	⊠ denotes Set 4" x 4" concrete monument and disk "PCP-PSM 5205", unless otherwise noted
P.T. denotes point of tangency	① denotes point number for Seminole County Horizontal Control Points coordinate values.
R.P. denotes radius point	G.P.S. denotes global positioning system
P.I. denotes point of intersection	N denotes North State Plane coordinate value
S.E. denotes sidewalk easement	E denotes East State Plane coordinate value
PRM denotes permanent reference monument	

The State plane coordinates shown hereon are based on Seminole County Horizontal Control Points. Specifically, GPS numbers 0274 and 0275, 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.

① N=1615907.03 E=538364.31	④ N=1615370.69 E=539902.65	⑦ N=1615032.72 E=539969.29	⑩ N=1615074.10 E=538705.76
② N=1615907.46 E=538731.21	⑤ N=1615092.53 E=539903.18	⑧ N=1615029.88 E=538981.32	
③ N=1615488.03 E=539400.45	⑥ N=1615092.69 E=539969.18	⑨ N=1615074.75 E=538936.19	

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 of 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.

Benchmark Surveying & Mapping Consultants, Inc.
Certificate of Authorization Number - LB-6796
Post Office Box 771065, Winter Garden, Florida 34777-1065
14545 Porter Road, Winter Garden, Florida 34787
(407) 654-6183 Fax (407) 654-6184

PLAT BOOK PAGE

ISLAND CLUB

DEDICATION

This is to certify that the undersigned, Lakeview at Heathrow, LLC, hereafter referred to as "Owner", is the lawful Owner of the lands described in this plat (the "Property"), and that it has caused the same to be surveyed, and this plat, made and in accordance with said survey, is hereby adopted as the true and correct plat of the Property. No part of the Property, except the utility and drainage easements as noted on the face of this plat, are dedicated to Seminole County, Florida or to the public. An access easement over Tract A is hereby reserved to all owners of any portion of the Property, their respective successors, assigns, agents and invitees, United States Mail Carriers, and to Seminole County, Florida, its employees and agents, for the performance of municipal and governmental functions reasonably necessary to provide for and protect the health, safety and welfare of the Property and owners thereof or residents thereon, as well as their agents and invitees, including, but not limited to, police, fire and emergency medical services. The 10.00 wide utility easement through, over, under and across the front of all lots and tracts adjacent to Tract A is hereby dedicated to Seminole County and for use by all public utilities for the purpose of construction, maintaining, and replacing their respective facilities servicing the lands encompassed by this plat.

IN WITNESS WHEREOF, Lakeview at Heathrow, LLC, has caused these presents to be signed and attested to or witnessed by the Authorized Representative named below on the ____ day of ____ 2008.

Lakeview at Heathrow, LLC., a Florida Limited Liability Company
Managing Partner
Stephen J. Valentine

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

STATE OF FLORIDA, COUNTY OF SEMINOLE
The foregoing instrument was acknowledged before me this ____ day of ____, 2008, by _____

of Lakeview at Heathrow, LLC., 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

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. Wassels, P.L.S.
Florida Registration Number 4588
County Surveyor for Seminole County, Florida
Date: _____

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

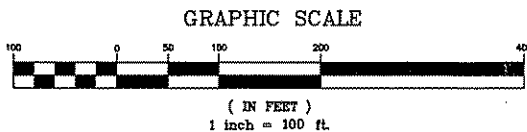
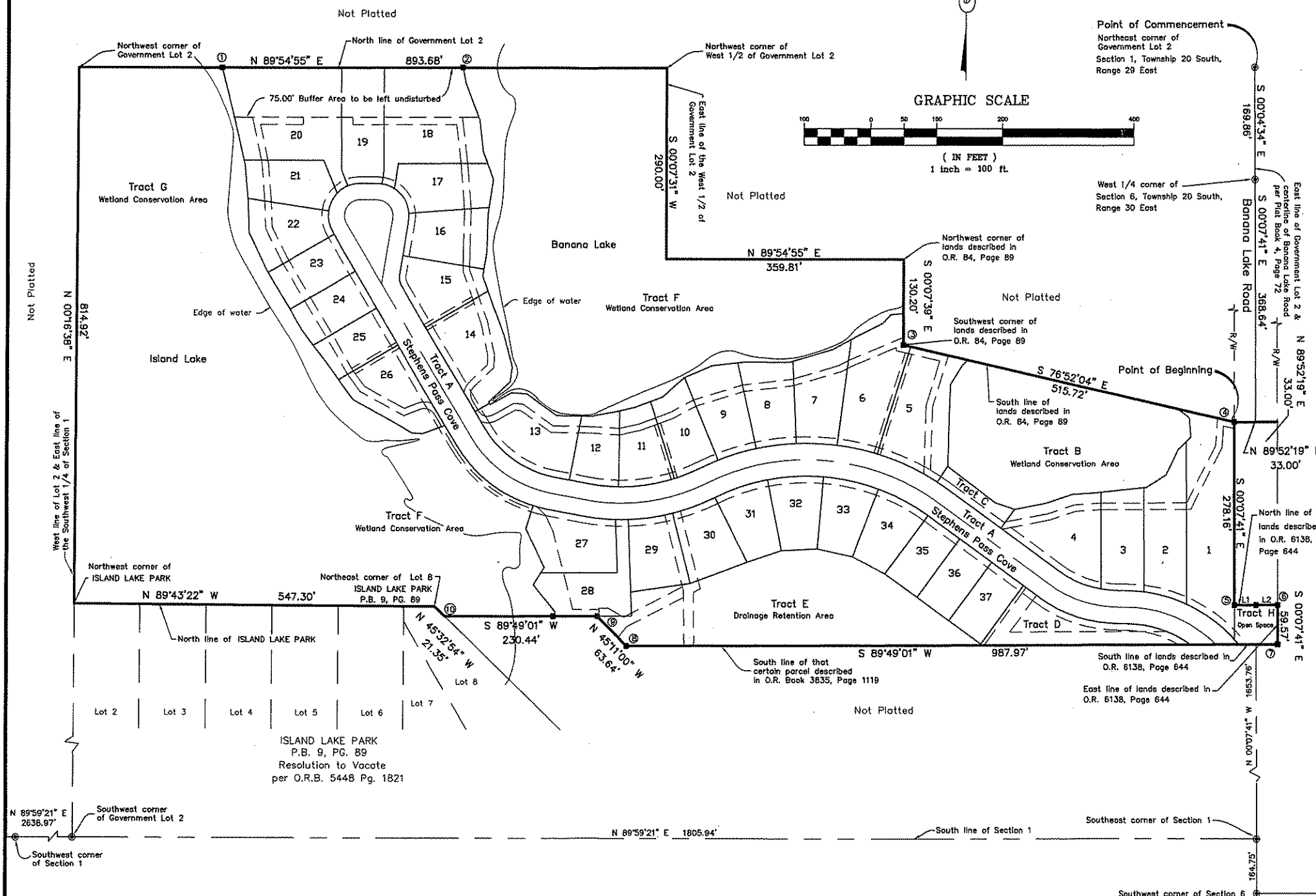
I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record

at _____ File Number _____

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

ISLAND CLUB

Section 1, Township 20 South, Range 29 East Seminole County, Florida

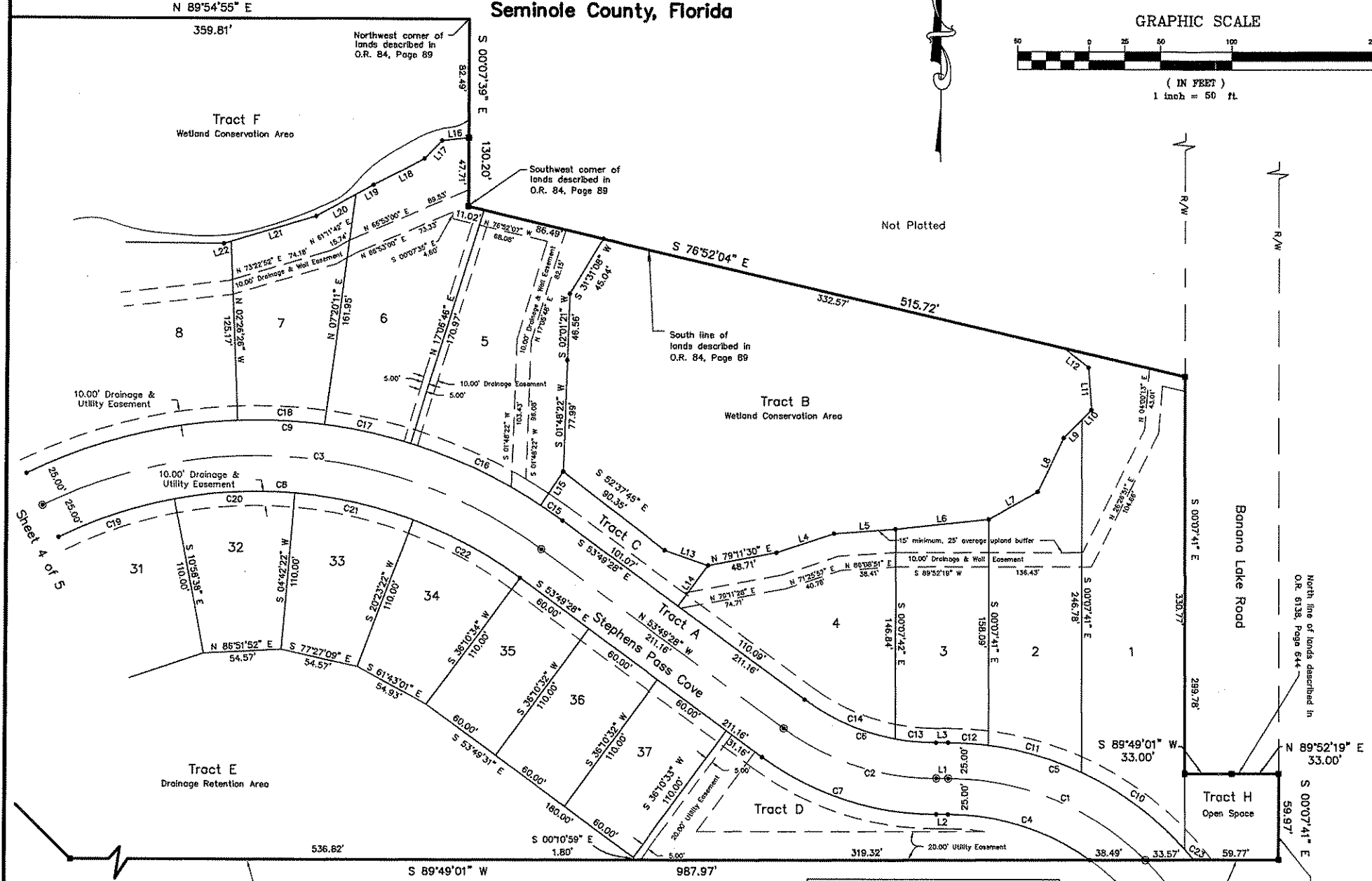
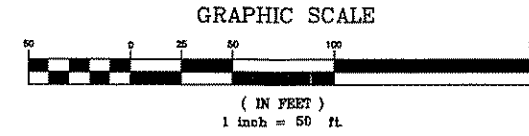


LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00	S 89°49'01" W
L2	33.00	S 89°52'18" W

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ISLAND CLUB

Section 1, Township 20 South, Range 29 East Seminole County, Florida



ISLAND LAKE PARK
P.B. 9, PG. 89
Resolution to Vacate
per O.R.B. 5448 Pg. 1821

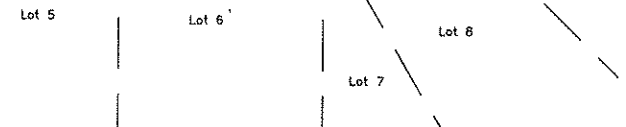
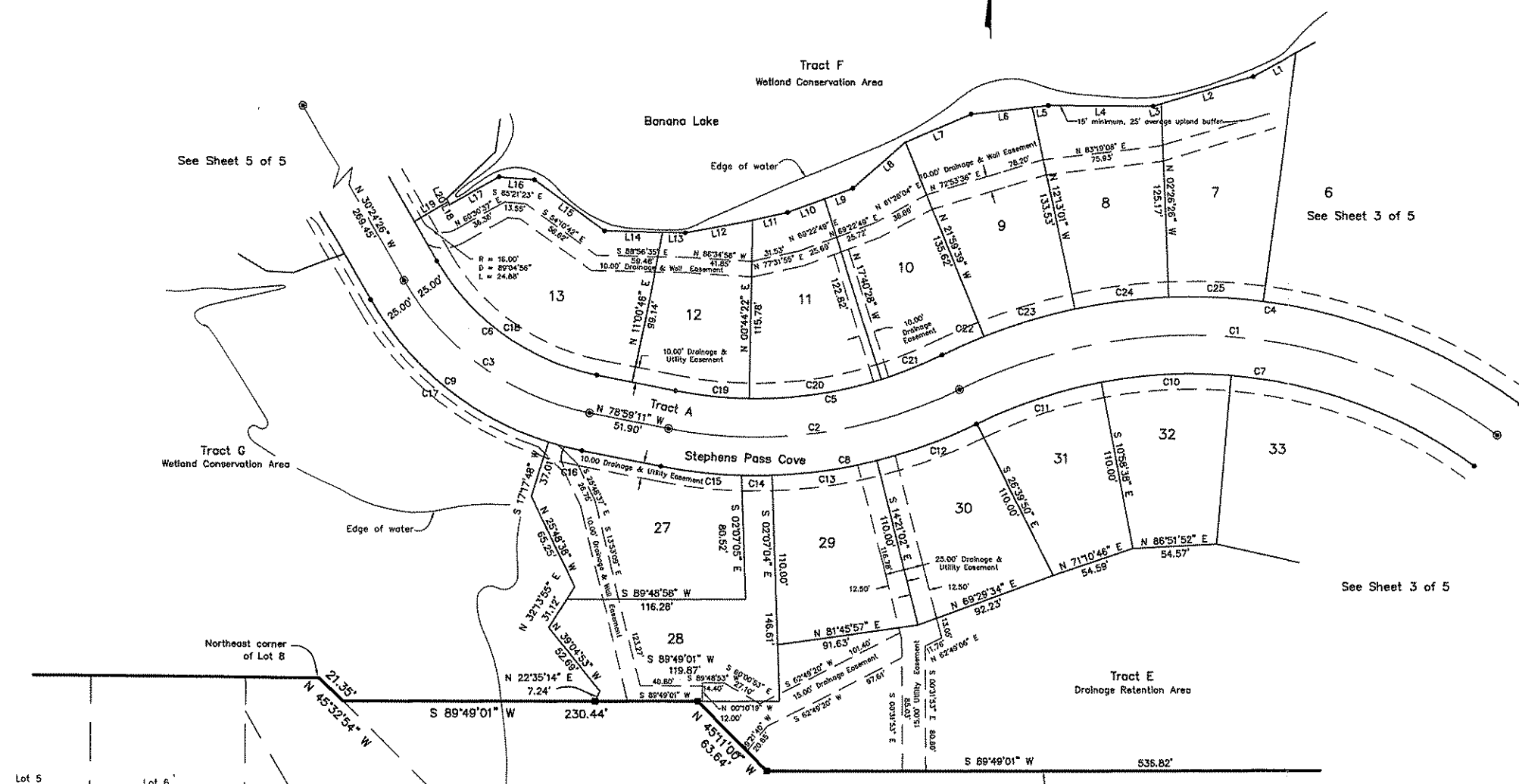
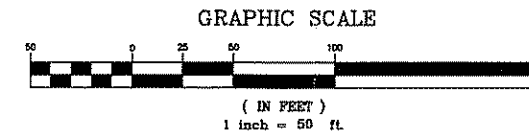
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Line	Bearing	Distance
L1	S 89°49'06" W	8.21'
L2	S 89°49'04" W	8.18'
L3	S 89°48'39" W	8.18'
L4	N 71°25'54" E	42.38'
L5	N 85°37'18" E	43.11'
L6	N 83°52'01" E	65.36'
L7	N 60°29'41" E	39.42'
L8	N 25°17'45" E	41.74'
L9	N 44°39'12" E	18.07'
L10	N 44°39'12" E	9.64'
L11	N 04°06'35" W	29.78'
L12	N 52°00'16" W	20.64'
L13	S 70°52'29" E	32.16'
L14	N 36°10'31" E	35.46'
L15	N 33°13'20" E	28.43'
L16	N 83°52'54" E	18.59'
L17	N 43°44'27" E	17.54'
L18	N 62°37'09" E	39.89'
L19	N 61°11'40" E	14.43'
L20	N 61°11'40" E	31.27'
L21	N 73°22'52" E	62.52'
L22	N 73°22'52" E	5.12'

Curve	Radius	Delta	Length	Chord Bearing
C1	195.00'	44°57'03"	152.99'	N 67°42'22" W
C2	180.00'	36°21'26"	114.22'	S 72°00'11" E
C3	335.00'	62°50'22"	367.41'	N 85°14'39" W
C4	170.00'	35°44'15"	106.04'	N 72°18'13" W
C5	220.00'	51°09'25"	196.43'	N 64°36'38" W
C6	155.00'	36°21'33"	98.36'	S 72°00'17" E
C7	205.00'	36°21'33"	130.09'	S 72°00'17" E
C8	310.00'	62°50'20"	339.99'	N 85°14'40" W
C9	360.00'	62°50'21"	394.83'	N 85°14'39" W
C10	220.00'	23°34'23"	90.15'	N 53°20'03" W
C11	220.00'	17°41'43"	67.84'	N 73°58'06" W
C12	220.00'	7°22'23"	28.31'	N 86°30'09" W
C13	155.00'	10°37'38"	28.75'	S 84°52'14" E
C14	155.00'	25°43'55"	69.61'	S 66°41'27" E
C15	360.00'	2°57'15"	18.55'	N 55°17'56" W
C16	360.00'	16°05'34"	101.22'	N 64°48'57" W
C17	360.00'	9°46'37"	61.43'	N 77°46'33" W
C18	360.00'	9°46'37"	61.43'	N 87°33'10" W
C19	310.00'	15°41'12"	84.87'	S 71°10'47" W
C20	310.00'	15°41'00"	84.85'	S 86°51'53" W
C21	310.00'	15°40'59"	84.85'	N 77°27'08" W
C22	310.00'	15°47'09"	85.41'	N 61°43'04" W
C23	220.00'	02°30'56"	9.68'	N 40°17'24" W

ISLAND CLUB

Section 1, Township 20 South, Range 29 East Seminole County, Florida



Line	Bearing	Distance
L1	N 61°11'40" E	31.27'
L2	N 73°22'52" E	62.52'
L3	N 73°22'52" E	5.12'
L4	S 89°44'27" E	68.30'
L5	N 83°23'44" E	10.65'
L6	N 83°23'44" E	39.24'
L7	N 86°25'25" E	46.35'
L8	N 48°40'34" E	44.80'
L9	N 69°22'49" E	19.74'
L10	N 69°22'49" E	25.17'
L11	N 77°31'52" E	23.67'
L12	N 79°29'40" E	37.17'
L13	S 88°56'34" E	15.33'
L14	S 88°56'34" E	37.35'
L15	S 84°10'43" E	56.14'
L16	S 85°21'33" E	22.88'
L17	N 60°30'38" E	37.04'
L18	S 27°10'24" E	2.15'
L19	N 69°35'33" E	25.33'
L20	S 27°10'24" E	2.15'

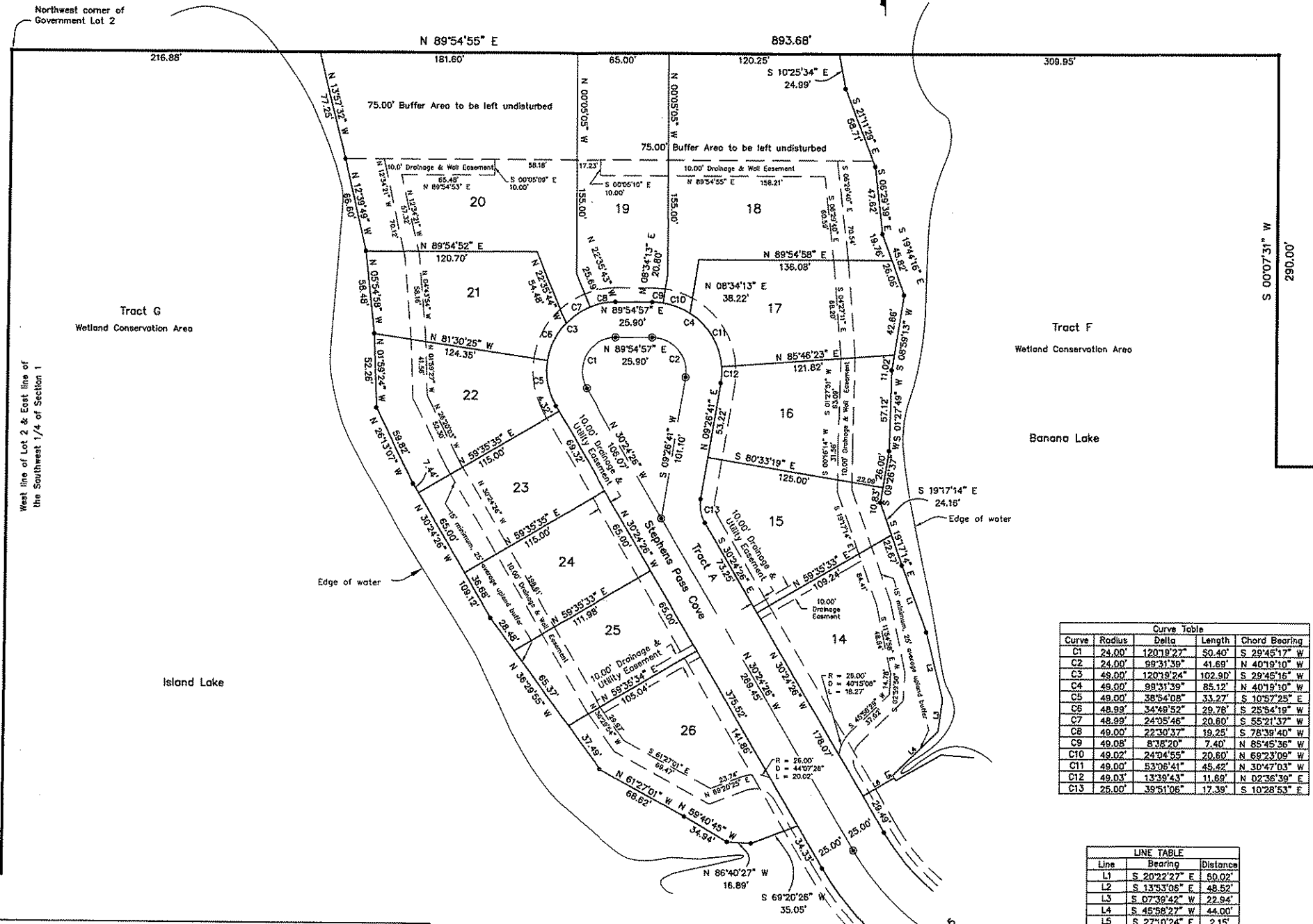
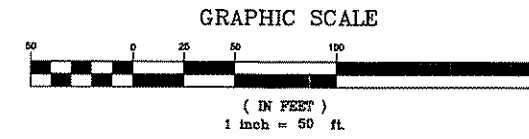
Curve	Radius	Delta	Length	Chord Bearing
C1	335.00'	62°50'22"	367.41'	N 85°14'39" W
C2	295.00'	37°40'39"	193.89'	N 82°10'28" E
C3	180.00'	48°34'45"	152.62'	S 54°41'49" E
C4	360.00'	62°50'22"	394.83'	N 85°14'39" W
C5	270.00'	37°40'37"	177.55'	N 82°10'28" E
C6	155.00'	48°34'45"	131.42'	S 54°41'49" E
C7	310.00'	62°50'22"	339.89'	N 85°14'39" W
C8	320.00'	37°40'37"	210.43'	N 82°10'28" E
C9	205.00'	48°34'45"	173.81'	S 54°41'49" E
C10	310.02'	15°40'58"	84.85'	S 86°51'52" W
C11	309.89'	15°41'13"	84.87'	S 71°10'47" W
C12	320.01'	12°18'48"	68.77'	N 69°29'35" E
C13	320.03'	12°13'52"	68.32'	N 81°45'56" E
C14	320.51'	3°34'36"	20.01'	N 89°40'25" E
C15	320.04'	9°32'49"	53.33'	S 83°45'38" E
C16	204.81'	5°17'12"	22.48'	S 75°50'38" E
C17	205.00'	42°17'44"	151.33'	S 51°33'18" E
C18	155.00'	48°34'45"	131.42'	S 54°41'49" E
C19	270.01'	10°16'24"	48.41'	S 84°07'25" E
C20	270.01'	18°24'48"	86.77'	N 81°31'56" E
C21	269.88'	8°59'23"	42.36'	N 67°49'51" E
C22	360.08'	4°40'02"	28.33'	S 65°40'12" W
C23	359.89'	9°46'38"	61.43'	S 72°53'36" W
C24	359.85'	9°46'42"	61.43'	S 82°40'12" W
C25	359.84'	9°46'43"	61.43'	N 87°33'09" W

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South line of that certain parcel described in O.R. Book 3835, Page 1119

ISLAND CLUB

Section 1, Township 20 South, Range 29 East
Seminole County, Florida



Curve	Radius	Delta	Length	Chord Bearing
C1	24.00'	120°18'27"	50.40'	S 29°45'17" W
C2	24.00'	99°31'39"	41.59'	N 40°19'10" W
C3	49.00'	120°18'24"	102.80'	S 29°45'16" W
C4	49.00'	99°31'39"	85.12'	N 40°19'10" W
C5	49.00'	38°54'08"	33.27'	S 10°57'25" E
C6	48.99'	34°49'52"	28.78'	S 28°54'19" W
C7	48.99'	24°05'46"	20.60'	S 55°21'37" W
C8	49.00'	22°30'37"	19.25'	S 78°39'40" W
C9	49.08'	8°38'20"	7.40'	N 85°45'36" W
C10	49.02'	24°04'55"	20.60'	N 68°23'09" W
C11	49.00'	53°06'41"	45.42'	N 30°47'03" W
C12	49.03'	13°39'43"	11.69'	N 02°36'39" E
C13	25.00'	39°51'06"	17.39'	S 10°28'53" E

Line	Bearing	Distance
L1	S 20°22'27" E	50.02'
L2	S 13°33'06" E	48.52'
L3	S 07°39'42" W	22.94'
L4	S 45°58'27" W	44.00'
L5	S 27°02'24" E	2.15'
L6	N 59°35'33" E	25.33'

Benchmark Surveying & Mapping Consultants, Inc.
 Certificate of Authorization Number - LB-6796
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Sheet 4 of 5