

SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM

SUBJECT: Approval of a Preliminary Subdivision Plan for Lakeview Estates

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Cynthia Sweet EXT. 7443

Agenda Date <u>10/6/2004</u>	Regular <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Lakeview Estates, LLC, Stephen J. Valentine, applicant.

District 5 – McLain (Cynthia Sweet, Planner) *CS*

**BACKGROUND:**

The applicant, Lakeview Estates, LLC, is requesting approval of the Preliminary Subdivision Plan for Lakeview Estates. The project consists of 37 single family residential lots with a minimum lot size requirement of 5,000 square feet on a 26.50 acre parcel zoned PUD (Planned Unit Development). The project site is located on the west side of AAA Boulevard, approximately 1/2 mile north of International Parkway, in Section 01, Township 19 S, Range 29 E.

The abutting site to the south is the location of Lakeview at Heathrow (formerly Colonial Grand at Heathrow Reserve), approved for multi-family development. Both projects will share a common access connecting to AAA Boulevard to the south, while the existing access from Banana Lake Road will be closed at the north boundary of the subject property. Lakeview Estates will provide a brick or masonry wall, as well as a vehicular turnaround feature at the south end of Banana Lake Road, preventing entry from the north.

Seminole County will provide potable water and sewer to the development. The PSP meets all the conditions of the approved Developer's Commitment Agreement for the Lakeview Estates Planned Unit Development and the Seminole County Land Development Code.

DR No. <u>04-05500029</u>
Parcel ID#s: <u>01-20-29-300-0080-0000; 01-20-29-300-0040-0000; 01-20-29-300-0050-0000; 01-20-29-300-007A-0000</u>

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Subdivision Plan for Lakeview Estates as requested by the applicant.

Attachments: Location Map - Exhibit A  
Preliminary Plan Reduction - Exhibit B



LOCATION MAP

# LAKEVIEW ESTATES

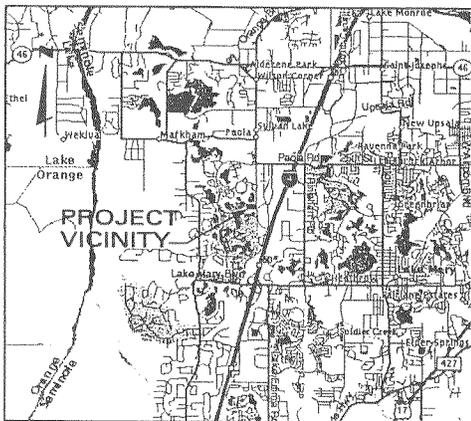
## SINGLE FAMILY DEVELOPMENT PRELIMINARY SUBDIVISION PLANS

PREPARED FOR:

Lakeview Estates, L.L.C.

1053 Maitland Center Commons Boulevard, Suite 202  
Maitland, FL 32751

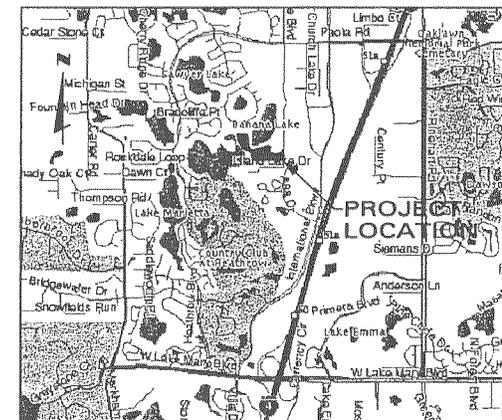
VICINITY MAP



ENGINEERING • PLANNING • ARCHITECTURE  
482 SOUTH KELLER ROAD  
ORLANDO, FLORIDA 32810  
(407) 647-7275

UNIVERSAL ENGINEERING SCIENCES  
3532 MAGGIE BOULEVARD  
ORLANDO, FL 32811

LOCATION MAP



DATE: SEPTEMBER 10, 2004

LEGAL DESCRIPTION

PARCEL 1:

The North 680 feet of the West 1/2 of Government Lot 2 of Section 1, Township 20 South, Range 29 East, and the South 137 feet of the North 817 feet of the West 1/2 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 508 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 1526, Page 448, 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 1/2 of Government Lot 2 (LESS that part described in Official Records Book 84, of Page 89, of the Public Records of Seminole County, Florida; and also LESS right-of-way) in Section 1, Township 20 South, Range 29 East.

PARCEL 3:

A parcel of land located in the North 1/2 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 5, Page 89 of the Public Records of Seminole County, Florida, thence run South 89°52'48" East a distance of 1,238.44 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 355.00 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°3'00" West along said Easterly lot line, a distance of 21.10 feet, to the Point of Beginning.

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

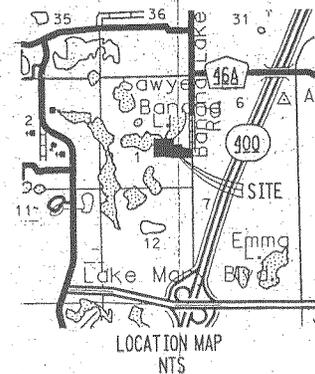
Commence at the Northeast corner of Government Lot 2 of Section 1, Township 20 South, Range 29 East, Seminole County, Florida; said corner being a point on the centerline of Banana Lake Road as shown in Plat Book 4, Page 72 of the Public Records of Seminole County, Florida, thence 5,00°04'34"E, along said centerline and along the East line of said Government Lot 2 for 169.86 feet to a 1" iron pipe with cap stamped "Linklength LB 3778" at the West 1/4 corner of Section 6, Township 20 South, Range 30 East, Seminole County, Florida; thence 5,00°07'41"E along said centerline and along said East line of Government Lot 2 for 120.14 feet; thence S,89°54'55"W, for 25.00 feet to a point on the West right-of-way line of said Banana Lake Road, said point also being the Northeast corner of that certain parcel of land described in Official Records Book 84, Page 89 of said Public Records; thence 5,00°07'41"E along said West right-of-way line for 250.00 feet to the Southeast corner of said certain parcel of land, said corner being the POINT OF BEGINNING, thence continue 5,00°07'41"E along said West right-of-way line for 216.26 feet to a point on the North line of that certain parcel of land described in Official Records Book 3935, Page 119 of said Public Records; thence continue 5,00°07'41"E along said West right-of-way line for 80.00 feet to a point on the South line of said certain parcel of land; thence westerly along said South line for the following four (4) courses: run S,89°49'01"W, for 830.00 feet; thence N,45°10'59"E, for 63.64 feet; thence S,89°49'01"W, for 230.64 feet; thence N,45°12'59"W, for 359.81 feet to the Northeast corner of Lot 8 of the plat of "Island Lake Park" as recorded in Plat Book 5, Page 89 of said Public Records; thence N,89°43'22"W, along the North line of said plat for 547.30 feet to the Northwest corner thereof, said corner being on the West line of said Government Lot 2; thence N,00°16'39"E, along said West line for 814.92 feet to the Northwest corner of said Government Lot 2; thence N,89°54'55"E, along the North line of said Government Lot 2 for 853.69 feet to the Northeast corner of the West half of said Government Lot 2; thence 5,00°07'31"W along the East line of said West half of Government Lot 2 for 280.00 feet; thence N,89°54'55"E, for 359.81 feet to the Northwest corner of the aforesaid certain parcel of land described in Official Records Book 84, Page 89 of said Public Records; thence 5,00°07'41"E along the West line of said certain parcel for 130.20 feet to the Southwest corner thereof; thence S, 89°52'04"E along the South line of said certain parcel for 523.97 feet to the POINT OF BEGINNING.

Containing 26.499 acres more or less.

SURVEYOR'S NOTES:

- A. Field Work was completed on December 29, 2003.
- B. Bearings are based on the West Line of Section 6 as being N00°07'41"W.
- C. No underground improvements or encroachments were located as part of this Survey.
- D. No Wetlands or Jurisdictional Limits have been identified as part of this Survey.
- E. According to the First American Title Insurance Company, Title Commitment File No. 20163 Commitment Dated May 27, 2003 Issued May 29, 2003 together with Endorsement 1 Issued 12/18/2003 and additional Endorsements dated Dec 23, 2003 and Dec 30, 2003 the property is subject to the following items each item is numbered with respect to the Exceptions listed in Schedule B-Section 2 of said commitment:
  4. Ten foot ingress/egress easement in Settlement Agreement recorded August 20, 1999 in Official Records Book 3710, Page 285. (As to parcel 3).
  6. Right-of-Way Easement recorded December 20, 1954, in Official Records Book 31, Page 106. (As to parcels 1 and 2)
  7. Right-of-Way Easement recorded February 24, 1984, in Official Records Book 1526, Page 448. (As to parcel 1)
  8. Settlement Agreement recorded August 20, 1999 in Official Records Book 3710, Page 285, Public Records of Seminole County, Florida.
  9. Right-of-Way Easement recorded in Official Records Book 31, Page 106, Public Records of Seminole County, Florida.
  10. Seminole County Development Order recorded September 26, 2003, in Official Records Book 5036, Page 838, Public Records of Seminole County, Florida.
- F. The 25.00' R/W shown for Banana Lake Road is according to the plat thereof recorded in Plat Book 4, Page 72 of the public records of Seminole County, Florida.
- G. Seminole County may have additional rights to a 33 foot right-of-way per Official Records Book 674, Page 225 and additional instruments recorded in the public records Seminole County, Florida.
 

Note: The Resolution recorded in Official Records Book 2939, Page 1173 may vacate a portion of the 33 foot Seminole County R/W.
- H. A petition to vacate the 25 foot right-of-way per the plat of Banana Lake Road (recorded in Plat Book 4, Page 72) and the 33 foot right-of-way per O.R. 674, Page 225 and O.R. 665, Page 693 was approved by the Seminole County Board of County Commissioners on July 23, 2002. The Resolution #2002-R-122 has not yet been recorded in the public records of Seminole County.
- I. There may be additional easements and restrictions that affect the real property shown hereon recorded in the Official Records of Seminole County, Florida.
- J. According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel 12117C0040-E effective date April 17, 1995 this property is in Zone AE with 100 year flood elevations of 48' for Island Lake and 50' for Banana Lake and Zone X areas determined to be outside the 500 year flood plain.





LAKEVIEW AT HEATHROW, GOVERNMENT LOT 2  
SECTION 1, TOWNSHIP 20 SOUTH,  
RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

BOUNDARY SURVEY

482 SOUTH KELLER ROAD  
ORLANDO, FL 32810-6101  
TEL: (407) 647-7275  
FAX: (407) 647-0551  
WWW.PBSJ.COM

LAKEVIEW AT HEATHROW, LLC

SURVEYOR'S CERTIFICATE

This is to Certify to Lakeview at Heathrow LLC, Mercantile Bank Shurtle & Bowen LLP, Fred C. Edwards Jr. and Carmen S. Edwards, that this map and the Land Survey on which it is based, was made on the ground under my direct supervision and completed on December 29, 2003.

This Survey meets the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors & Mappers, Chapter 61G17-6, Florida Administrative Code.

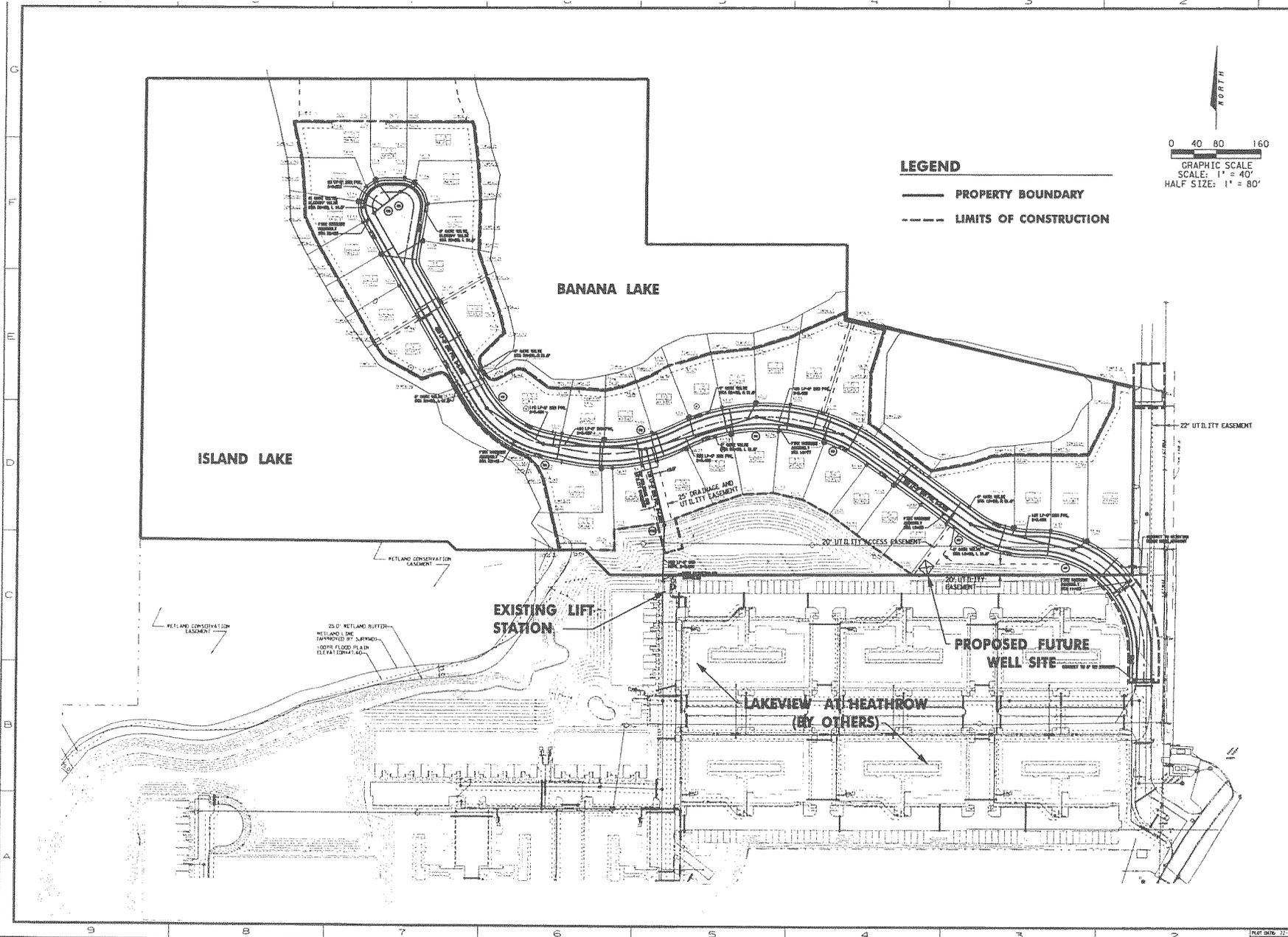
*James W. Carpenter, Jr.*  
James W. Carpenter, Jr., P.S.M.  
Professional Surveyor and Mapper  
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER









NORTH

0 40 80 160

GRAPHIC SCALE  
SCALE: 1" = 40'  
HALF SIZE: 1" = 80'

14/004\_00 P&P SUBMITTAL

DATE: 02/14/24  
 DRAWN BY: J.P.  
 CHECKED BY: J.P.  
 APPROVED BY: J.P.  
 PROJECT: LAKEVIEW AT HEATHROW  
 CLIENT: LAKEVIEW ESTATES, L.L.C.  
 1800 HARTLAND CENTER BOULEVARD  
 WILMINGTON, NC 28403

**LAKEVIEW ESTATES, L.L.C.**  
 1800 HARTLAND CENTER BOULEVARD  
 WILMINGTON, NC 28403

**LAKEVIEW ESTATES**  
 SINGLE-FAMILY DEVELOPMENT

**OVERALL UTILITY PLAN**

**PBSJ**  
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 FAX: 910.342.1235  
 WWW.PBSJ.COM

JOB NO.:	OT1358
DRAWN BY:	BEN
DESIGN BY:	BEN
CHECKED BY:	MCS
APPROVED BY:	MCS
DIRECTOR:	CS104

PLAT DATE: 22-SEP-2024 10:43  
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