Item #

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

SUBJECT: **King's Landing At Lake Jessup**

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

AUTHORIZED BY: Larry Poliner **CONTACT:** Brian M. Walker **EXT.** 7337

Agenda Date 9/03/08 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for King's Landing At Lake Jessup Subdivision located at Black Hammock Road and Jeslan Court.

District 2 – Commissioner McLean Brian M. Walker – Senior Planner

BACKGROUND:

The applicant, E.P. Bruce, is requesting approval of the Preliminary Subdivision Plan for King's Landing At Lake Jessup Subdivision. The property is zoned A -3 (Agriculture - three acre minimum lot size).

The proposed subdivision is located at Black Hammock Road and Jeslan Court on 34 acres more or less and consists of 3 lots fronting on Black Hammock Road. It contains approximately 13 upland acres which satisfies the net buildable requirements for the subdivision.

No infrastructure is proposed at this time but septic and wells will be used for any future residential development.

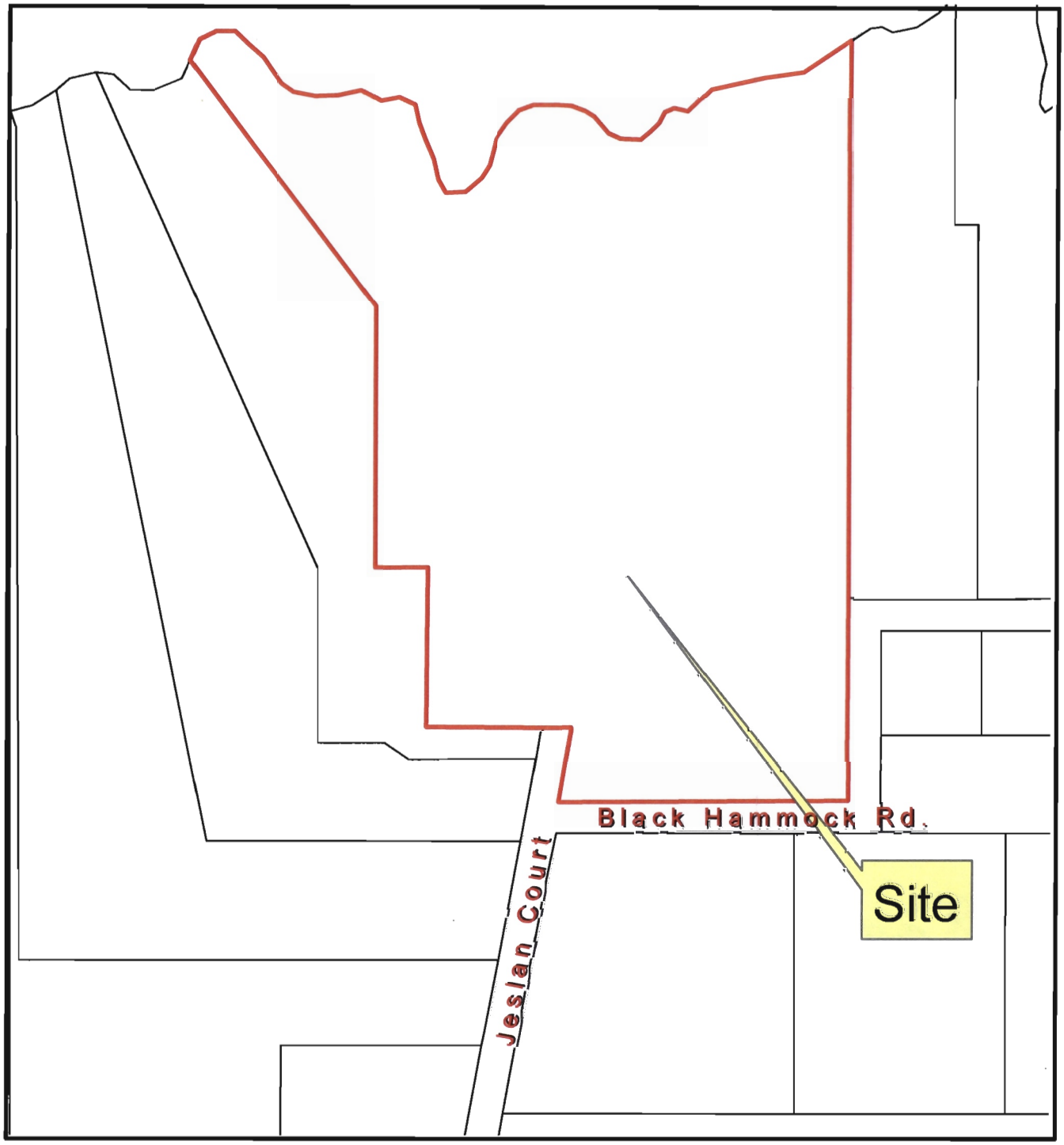
STAFF RECOMMENDATION:

Staff recommends that the Board approve the Preliminary Subdivision Plan (PSP) for King's Landing At Lake Jessup Subdivision located at Black Hammock Road and Jeslan Court.

Attachments: Location map
Preliminary Plan Reduction

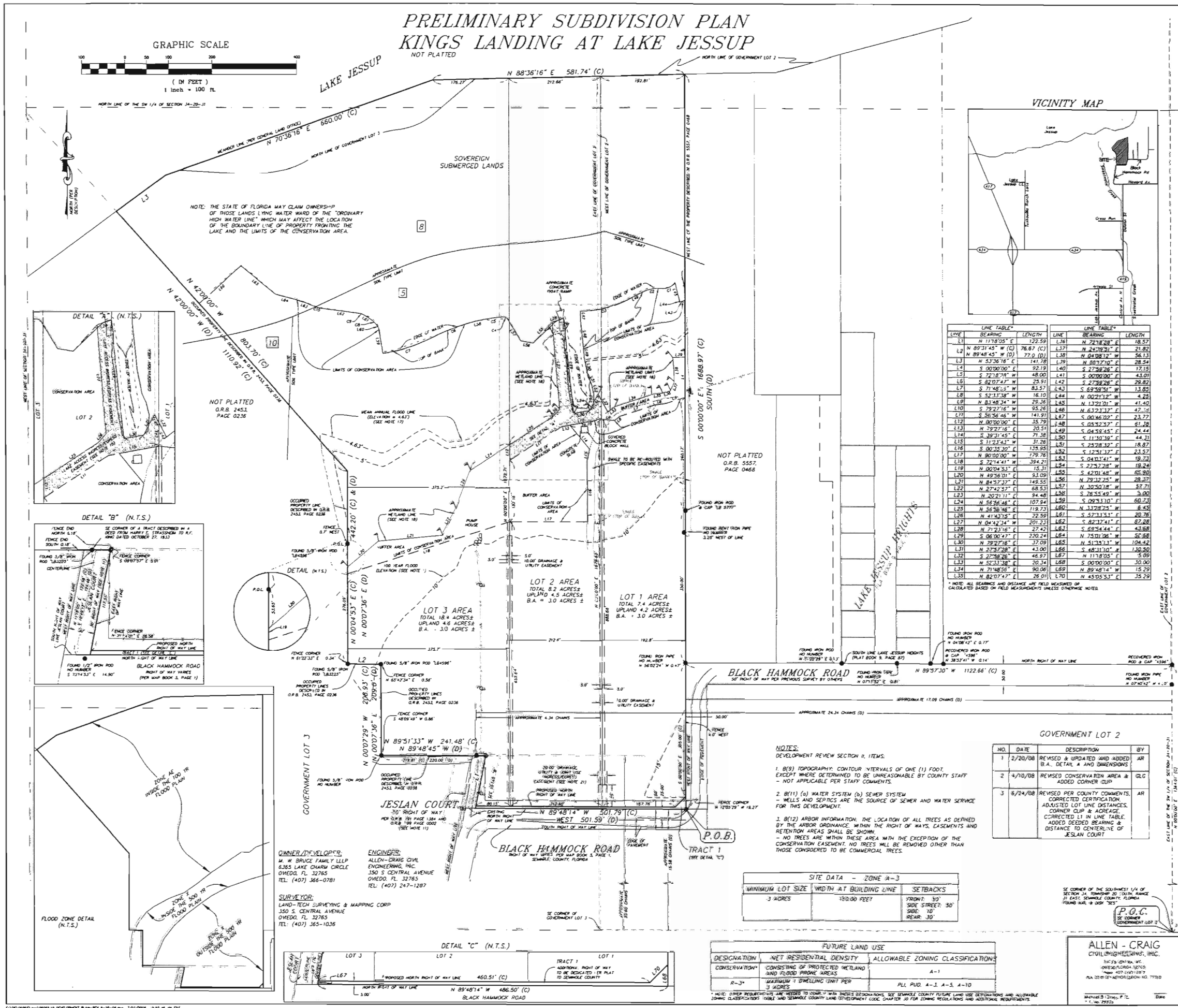
DR No. **08-05500003**

Parcel ID#:
34-20-31-300-0130-0000



King's Landing At Lake Jessup
Proposed Subdivision

PRELIMINARY SUBDIVISION PLAN
KINGS LANDING AT LAKE JESSUP



LINE TABLE*		
LINE	BEARING	LENGTH
L1	N 11°18'05" E	122.59
L2	N 89°51'45" W (C)	76.67 (C)
	N 89°48'45" W (D)	77.0 (D)
L3	N 53°36'16" E	141.78
L4	S 00°00'00" E	92.19
L5	S 72°18'44" W	48.00
L6	S 82°07'47" W	25.91
L7	S 71°48'55" W	83.57
L8	S 52°31'38" W	16.10
L9	N 83°48'34" W	29.36
L10	S 79°27'16" W	95.26
L11	S 36°56'46" W	141.91
L12	N 80°00'00" E	35.79
L13	N 79°27'16" E	20.51
L14	S 39°31'45" E	71.38
L15	S 11°23'43" W	31.26
L16	S 90°35'30" W	175.95
L17	N 90°00'00" W	179.76
L18	S 72°14'41" W	394.21
L19	N 00°04'53" E	15.31
L20	N 49°56'31" E	93.09
L21	N 84°57'37" E	149.55
L22	N 27°42'57" E	68.53
L23	N 20°21'11" E	94.48
L24	N 56°56'46" E	107.94
L25	N 56°56'46" E	119.73
L26	N 41°43'15" E	72.59
L27	N 04°42'34" E	201.23
L28	N 71°23'16" E	27.42
L29	S 06°00'47" E	220.24
L30	N 79°27'16" E	37.09
L31	N 27°57'28" E	43.00
L32	S 27°58'26" E	46.97
L33	N 52°33'38" E	20.34
L34	N 71°48'55" E	90.06
L35	N 82°07'47" E	26.01

LINE TABLE*		
LINE	BEARING	LENGTH
L36	N 72°18'28" E	18.57
L37	N 24°39'37" E	21.82
L38	N 04°08'12" W	56.13
L39	N 85°37'10" E	28.54
L40	S 27°58'26" E	17.15
L41	S 00°00'00" E	43.01
L42	S 27°58'26" E	29.82
L43	S 69°58'54" W	13.85
L44	N 00°01'12" W	4.25
L45	N 13°21'01" W	41.40
L46	N 63°33'37" E	47.16
L47	S 00°46'02" E	23.77
L48	S 05°52'57" E	61.38
L49	S 04°58'45" E	24.44
L50	S 11°10'39" E	44.31
L51	S 25°28'32" E	18.87
L52	S 12°51'37" E	23.57
L53	S 04°17'41" W	19.73
L54	S 27°57'28" W	19.24
L55	S 42°01'48" W	60.90
L56	N 79°32'25" W	28.37
L57	N 30°50'28" W	57.71
L58	S 76°55'49" W	5.00
L59	S 09°53'10" E	60.73
L60	N 33°28'25" W	6.45
L61	S 57°13'51" E	20.76
L62	S 82°37'41" E	82.68
L63	S 69°54'44" E	43.68
L64	N 75°01'06" W	52.68
L65	N 51°35'13" W	104.42
L66	S 48°11'01" W	130.50
L67	N 11°18'05" E	5.09
L68	S 00°00'00" E	30.00
L69	N 89°48'14" W	15.29
L70	N 45°05'53" E	35.29

* NOTE: ALL BEARINGS AND DISTANCE ARE FIELD MEASURED OR CALCULATED BASED ON FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	37.61	55°20'10"	36.32	34.93	N68°18'44"E
C2	74.74	29°41'21"	38.73	38.30	S81°08'08"W
C3	229.85	27°25'40"	110.03	108.98	N77°06'27"E
C4	11.00	62°23'18"	11.98	11.40	N62°02'17"W
C5	339.86	9°49'56"	58.32	58.25	S81°50'47"W
C6	482.72	13°23'44"	112.86	112.60	S69°18'21"W
C7	343.18	19°28'50"	116.68	116.12	N72°20'54"E
C8	45.00	24°05'28"	18.92	18.78	N45°31'09"W
C9	21.00	25°13'48"	9.19	9.11	N70°35'47"W
C10	68.00	12°42'56"	19.53	19.49	S76°16'13"E

LAKE JESSUP - TABLE "A"			
YEAR	HIGH	YEAR	HIGH
1979	5.39	1993	2.95
1980	1.68	1994	6.38
1981	1.38	1995	6.00
1982	4.60	1996	4.52
1983	4.30	1997	5.59
1984	3.40	1998	6.75
1985	5.08	1999	6.50
1986	4.38	2000	3.15
1987	4.10	2001	6.25
1988	3.24	2002	6.56
1989	2.38	2003	4.90
1990	1.90	2004	7.76
1991	5.08	2005	6.47
1992	5.10	2006	3.90

AVERAGE HIGH: 4.63'

LEGAL DESCRIPTION:
PER TITLE COMMITMENT:

BEGIN 17.09 CHAINS WEST AND 15.58 CHAINS NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, RUN WEST, 501.59 FEET; THENCE NORTH 10 DEGREES 49 MINUTES 12 SECONDS EAST 124.46 FEET TO CENTER LINE OF VACATED STREET; THENCE WEST 220 FEET; THENCE NORTH 209 FEET; THENCE WEST 77 FEET; THENCE NORTH 442.2 FEET; THENCE NORTH 42 DEGREES WEST TO THE SECTION LINE; THENCE EASTERLY ON THE NORTHERN LINE OF GOVERNMENT LOT 3 TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING ALL IN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

ALSO KNOWN AS:
BEGIN 17.09 CHAINS WEST AND 15.58 CHAINS NORTH OF THE SOUTHEAST CORNER OF LOT TWO (2), SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN WEST 501.59 FEET TO THE CENTERLINE OF A PUBLIC RIGHT-OF-WAY AGREED UPON BY WILLIAM C. BLACKBURN, AND MINNIE L. MEANS AND GEORGE C. MEANS; THENCE RUN NORTH 10°49'12" EAST, ALONG THE APPROXIMATE CENTERLINE OF SAID RIGHT-OF-WAY, APPROXIMATELY 124.46 FEET TO AN OLD ONE-AND-ONE-HALF INCH (1 1/2") IRON PIPE TWO FEET DEEP, SAID 1 1/2" IRON PIPE BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN A DEED FROM HARRY E. STRASSHEIM TO R.F. KING DATED OCTOBER 27, 1933, SAID TRACT NOW BEING DESCRIBED AS FOLLOWS: (BEGIN 4.34 CHAINS WEST AND 20.60 CHAINS NORTH OF THE SOUTHEAST CORNER OF LOT 3, SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST, RUN NORTH 89°48'45" WEST, 220 FEET; THENCE SOUTH 00°07'36" WEST, 209 FEET; THENCE SOUTH 89°48'45" EAST, 220 FEET; THENCE NORTH, 209 FEET TO BEGINNING) AND SAID 1 1/2" IRON PIPE BEING 24.34 CHAINS WEST OF THE EAST LINE OF GOVERNMENT LOT 2 OF SAID SECTION 34; THENCE RUN NORTH 89°48'45" WEST, PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 34, 220 FEET; THENCE RUN NORTH 00°07'36" EAST, PARALLEL WITH THE EAST LINE OF AFOREMENTIONED GOVERNMENT LOT 2, 209.00 FEET; THENCE RUN NORTH 89°48'45" WEST, 77 FEET (1.167 CHAINS); THENCE RUN NORTH 00°07'36" EAST, 442.20 FEET (6.7 CHAINS); THENCE NORTH 42°00'00" WEST, TO THE WEST LINE OF SAID SECTION 34; THENCE EASTERLY ALONG THE NORTH LINE OF GOVERNMENT LOT 3 AND CONTINUING ALONG THE NORTH LINE OF GOVERNMENT LOT 2 TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST LINE OF GOVERNMENT LOT 3 TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY.

CORRECTIVE DESCRIPTION
PER UNDERSIGNED SURVEYOR:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, RUN N 00°00'00" E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 34 AND ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, 1364.01 FEET TO THE NORTH RIGHT OF WAY LINE OF BLACK HAMMOCK ROAD, SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LAKE JESSUP HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 87 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA; THENCE DEPARTING SAID EAST LINE N 89°57'30" W, ALONG SAID NORTH RIGHT OF WAY LINE, 1122.66 FEET TO THE WEST RIGHT OF WAY LINE OF SAID BLACK HAMMOCK ROAD; THENCE S 00°00'00" E, ALONG SAID WEST RIGHT OF WAY LINE, 335.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BLACK HAMMOCK ROAD, PER MAP BOOK 5, PAGE 1 OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, SAID POINT ALSO BEING APPROXIMATELY 17.09 CHAINS WEST OF AND 15.58 CHAINS NORTH OF THE SOUTHEAST CORNER OF THE AFORESAID GOVERNMENT LOT 2 AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE N 89°48'14" W, ALONG SAID NORTH RIGHT OF WAY LINE, 486.54 FEET TO THE EAST RIGHT OF WAY LINE OF JESLAN COURT, PER RIGHT OF WAY INFORMATION PROVIDED BY SEMINOLE COUNTY ENGINEERING DEPARTMENT; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE N 11°18'05" E, ALONG SAID EAST RIGHT OF WAY LINE, 122.59 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND ALONG THE PROPERTY LINES DESCRIBED IN OFFICIAL RECORD BOOK 2453, PAGE 0236 OF THE AFORESAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR THE FOLLOWING 5 COURSES: N 89°51'33" W, 241.48 FEET; THENCE N 00°07'29" W, 208.93 FEET; THENCE N 89°31'45" W, 76.67 FEET; THENCE N 00°04'53" E, 442.20 FEET; THENCE N 42°00'00" W, 803.70 FEET TO A POINT ON THE MEANDER LINE OF THE AFORESAID SECTION 34, PER THE GENERAL LAND OFFICE NOTES OF SAID SECTION 34; THENCE DEPARTING SAID PROPERTY LINES AND ALONG SAID MEANDER LINE FOR THE FOLLOWING 3 COURSES: N 53°36'16" E, 141.78 FEET; THENCE N 70°36'16" E, 660.00 FEET; THENCE N 88°36'16" E, 581.74 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5557, PAGE 0468 OF THE AFORESAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID MEANDER LINE S 00°00'00" E, ALONG SAID WEST LINE, 1688.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.05 ACRES MORE OR LESS.

LEGEND

(C)	= FIELD MEASURES OR CALCULATED BASED ON FIELD MEASUREMENTS		SOIL TYPE DESIGNATION
(D)	= PER DEED	●	= SET 1/2" IRON ROD & CAP "LB5777"
P.O.L.	= POINT ON LINE		UTILITY POLE
O.R.B.	= OFFICIAL RECORD BOOK		WETLAND FLAG
P.O.C.	= POINT OF COMMENCEMENT		GUY WIRE
P.O.B.	= POINT OF BEGINNING		WIRE FENCE
B.A.	= BUILDABLE AREA		OVERHEAD UTILITY
NGVD	= NATIONAL GEODETIC VERTICAL DATUM	N.T.S.	= NOT TO SCALE
USGS	= UNITED STATES GEOLOGICAL SURVEY	LB	= LICENSE OF BUSINESS

UNLESS OTHERWISE NOTED

SOILS TYPES:
5 ST. JOHNS-MALABAR-WABASSO
8 NITTAW-OKEELANTA-TERRA CEIA
10 POMPANO-NITTAW-BASINGER

NOTES:
DEVELOPMENT REVIEW SECTION II. ITEMS:

1. B(9) TOPOGRAPHY: CONTOUR INTERVALS OF ONE (1) FOOT, EXCEPT WHERE DETERMINED TO BE UNREASONABLE BY COUNTY STAFF - NOT APPLICABLE PER STAFF COMMENTS.

2. B(11) (a) WATER SYSTEM (b) SEWER SYSTEM - WELLS AND SEPTICS ARE THE SOURCE OF SEWER AND WATER SERVICE FOR THIS DEVELOPMENT.

3. B(12) ARBOR INFORMATION: THE LOCATION OF ALL TREES AS DEFINED BY THE ARBOR ORDINANCE WITHIN THE RIGHT OF WAYS, EASEMENTS AND RETENTION AREAS SHALL BE SHOWN. - NO TREES ARE WITHIN THESE AREA WITH THE EXCEPTION OF THE CONSERVATION EASEMENT. NO TREES WILL BE REMOVED OTHER THAN THOSE CONSIDERED TO BE COMMERCIAL TREES.

GOVERNMENT LOT 2			
NO.	DATE	DESCRIPTION	BY
1	2/20/08	REVISED & UPDATED AND ADDED B.A., DETAIL & DIMENSIONS	AR
2	4/10/08	REVISED CONSERVATION AREA & ADDED CORNER CLIP	GLG
3	8/24/08	REVISED PER COUNTY COMMENTS, CORRECTED CERTIFICATION, ADJUSTED LOT LINE DISTANCES, CORNER CLIP & ACREAGE, CORRECTED L1 IN LINE TABLE, ADDED DEEDED BEARING & DISTANCE TO CENTERLINE OF JESLAN COURT	AR

SITE DATA - ZONE A-3		
MINIMUM LOT SIZE	WIDTH AT BUILDING LINE	SETBACKS
3 ACRES	150.00 FEET	FRONT: 50' SIDE STREET: 50' SIDE: 10' REAR: 30'

FUTURE LAND USE		
DESIGNATION	NET RESIDENTIAL DENSITY	ALLOWABLE ZONING CLASSIFICATIONS
CONSERVATION*	CONSISTING OF PROTECTED WETLAND AND FLOOD PRONE AREAS	A-1
R-3*	MAXIMUM 1 DWELLING UNIT PER 3 ACRES	PUD, PUD, A-3, A-5, A-10

* NOTE: OTHER REQUIREMENTS ARE NEEDED TO COMPLY WITH INDICES DESIGNATIONS. SEE SEMINOLE COUNTY FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING CLASSIFICATIONS TABLE AND SEMINOLE COUNTY LAND DEVELOPMENT CODE CHAPTER 30 FOR ZONING REGULATIONS AND ADDITIONAL REQUIREMENTS.

SURVEYOR'S REPORT:
1) Based on the National Flood Insurance Program "FIRM" Map Community - Panel Number 120289 0155 E Dated April 17, 1995 the above described Property is located in Zones "X & AE" part of the area determined to be outside the 500 year flood plain and part of the area determined to be inside the 500 year flood plain inundated by 100 year flood with the base elevation determined to be 10 feet.
2) Bearings are based on: The East line of the SW 1/4 of Section 34-20-31 being N 00°00'00" E, assumed.
3) Topogram information based on: USGS Oviedo NW quadrangle (Contour Interval 5 Feet - NGVD29).
4) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of records.
5) No underground installations, foundation footings, or improvements have been located except as noted.
6) There may be additional restrictions that are not recorded on this Preliminary Subdivision Plan that may or may not be found in the public records of this county.
7) There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the Preliminary Subdivision Plan.
8) This Preliminary Subdivision Plan was prepared for the Entities named hereon and is "non-transferable".
9) Improvements within their specific easements have not been located as a part of this Preliminary Subdivision Plan.
10) Property is subject to a Distribution Easement, per Official Record Book 2314, Page 0812. This easement is a blanket easement over the entire property therefore not shown hereon.
11) The northerly extension of the west right of way line of Black Hammock Road is the west right of way line of Jesan Court (30' right of way), per O.R.B. 191, page 1384 and O.R.B. 1199, page 0002, and information provided by Andy Seminaski of Seminole County Engineering Department.
12) The soil limits depicted hereon are based on Soil survey of Seminole County, Florida compile and issued by United State Department of Agriculture Soil Conservation Service 1990.
13) The Conservation Easement is limited to restricting the development rights and specifically dedicating them to Seminole County with exception to take access ingress/egress to and from Lots 1 through 3 and any sewerage submerged land.
14) The specific purpose of this Preliminary Subdivision Plan is to comply with Seminole County Land Development Code Chapter 35 Subdivision Regulations Section 35.122.
15) The lake access ingress / egress easement depicted hereon reserves unto the respective owners of Lot 1 through Lot 3 perpetual riparian rights for lake access and limited dock construction on the water of Lake Jessup.
16) Temporary irrigation ditches may not have been located or depicted hereon.
17) The mean annual flood line has been delineated based on yearly high water level data of Lake Jessup obtained from the Seminole County Maintained Atlas web site, using computation as indicated in Table A, as depicted hereon.
18) The wetland limits depicted hereon are based on flags staked by Morgan Environmental, per client and field located by this firm.
19) The upland areas were calculated to the wetland lines shown hereon.
20) The West Line of the subject property is based on existing monuments located by this firm.
21) Light line Ingress/Egress Easement is to benefit Lots 1 and 2 only.
22) Buildable areas were calculated to the 100 year flood elevation.

OWNER/DEVELOPER:
M. W. BRUCE FAMILY LLLP
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OVIEDO, FL. 32765
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ENGINEER:
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SURVEYOR:
LAND-TECH SURVEYING & MAPPING CORP.
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FILE NO. 2005-07-AERO-REGISTRATION NO. 7780
Michael S. Craig, P.E.
Date

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P.S. (Rick) Burns
Professional Land Surveyor Florida Registration No. 4922

PRELIMINARY SUBDIVISION PLAN
KING'S LANDING AT LAKE JESSUP

FOR: COMMONWEALTH LAND TITLE INSURANCE COMPANY
STENSTROM, MCINTOSH, COLBERT, WHIGHAM, ROSCHMANN & PARTLOW, P.A.
M. W. BRUCE FAMILY LLLP
S. KIRBY MONDREF

DATE	JOB No.	FIELD BK.	REVISED
10/05/05	05055.6	02/02	
SCALE: 1" = 100'	DRAWN BY: AJA/JRTLZ	CHECKED BY: AJR	SEE REVISION BOX

05055.10