

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of Final Plat for Terracina At Lake Forest Second Amendment

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Cynthia Sweet

EXT: 7443

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Terracina At Lake Forest Second Amendment, containing 27 townhome lots on a 13.92 acre parcel zoned PUD (Planned Unit Development), located on the north side of SR 46 at the intersection of International Parkway, and approximately 1¼ mile west of I-4, in Section 30, Township 19 S, Range 30 E (Taylor Morrison of Florida, Inc., applicant).

District 5 Brenda Carey

Cynthia Sweet

BACKGROUND:

The applicant, Taylor Morrison of Florida, Inc., is requesting approval of the final plat for Terracina At Lake Forest Second Amendment. The plat is a replat of a portion of the previously recorded plat of Terracina At Lake Forest First Amendment as recorded in Plat Book 74, Pages 60 through 64 and consists of 27 townhome lots on a 13.92 acre parcel zoned PUD (Planned Unit Development).

The new plat permits change in lot sizes to allow construction of a new prototype. Each lot will be served by Seminole County for public water and sewer. All internal roads are private. The site is located on the north side of SR 46 at the intersection of International Parkway, and approximately 1¼ mile west of I-4, in Section 30, Township 19 S, Range 30 E.

The plat meets all applicable requirements of the approved Final Master Plan and Developer's Commitment Agreement for SR 46/Lake Forest PUD, Chapter 35, Section 35.44, Seminole County Land Development Code, and Chapter 177, Florida Statutes. The applicant has provided a Performance Bond to ensure the completion of the subdivision improvements.

STAFF RECOMMENDATION:

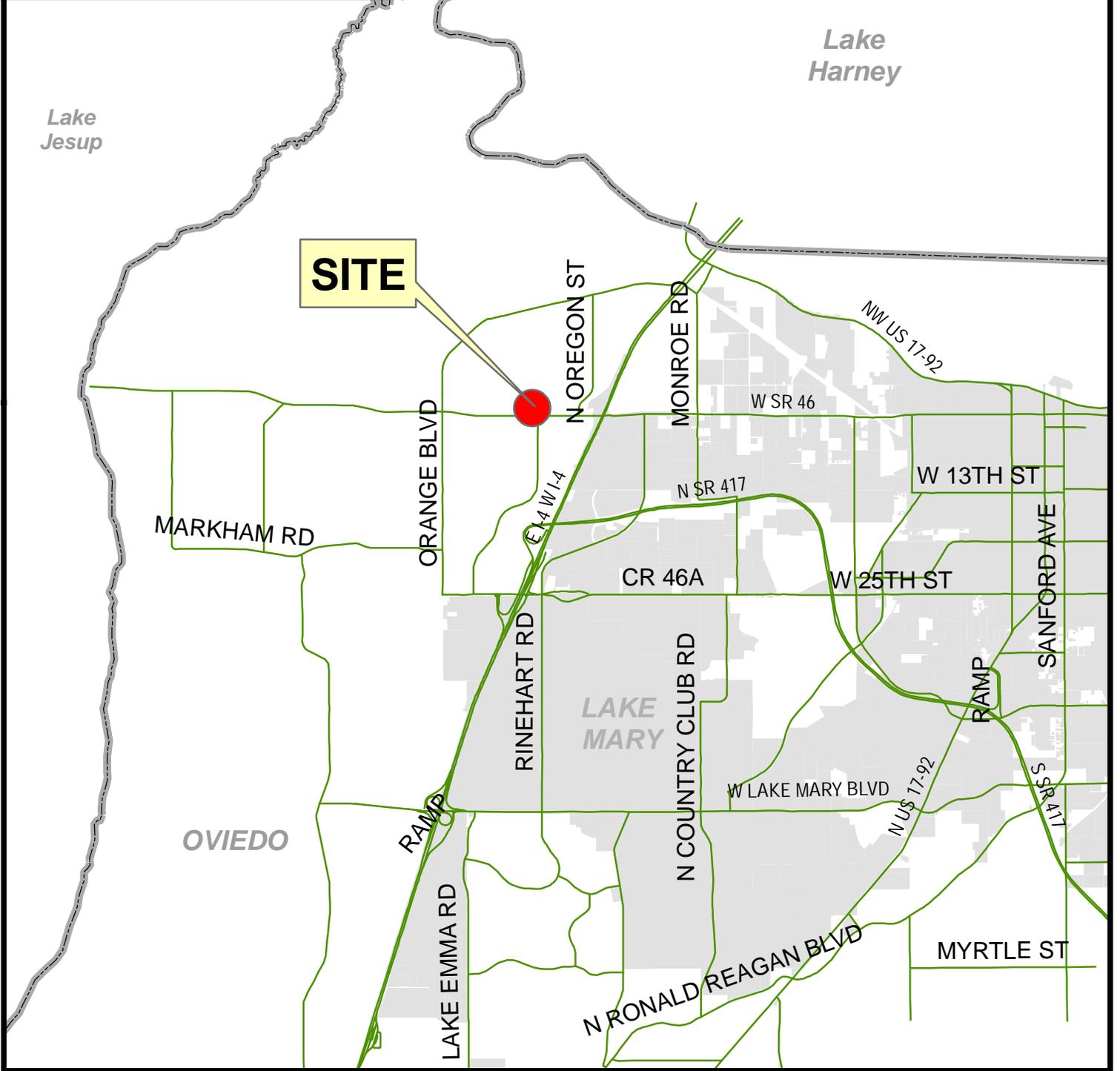
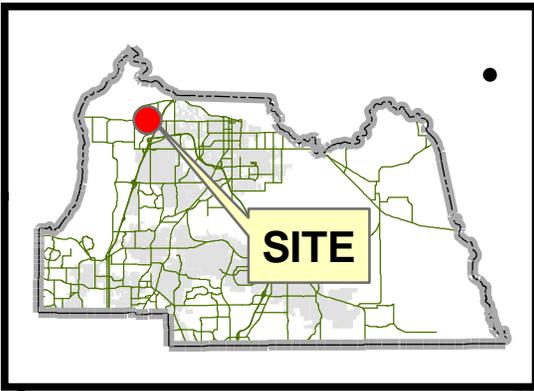
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Terracina At Lake Forest Second Amendment, containing 27 townhome lots on a 13.92 acre parcel zoned PUD (Planned Unit Development), located on the north side of SR 46 at the intersection of International Parkway, and approximately 1¼ mile west of I-4, in Section 30, Township 19 S, Range 30 E (Taylor Morrison of Florida, Inc., applicant).

ATTACHMENTS:

1. Location Map
2. Maps and Aerials
3. Maps and Aerials
4. Reduced Copy of Plat

Additionally Reviewed By:

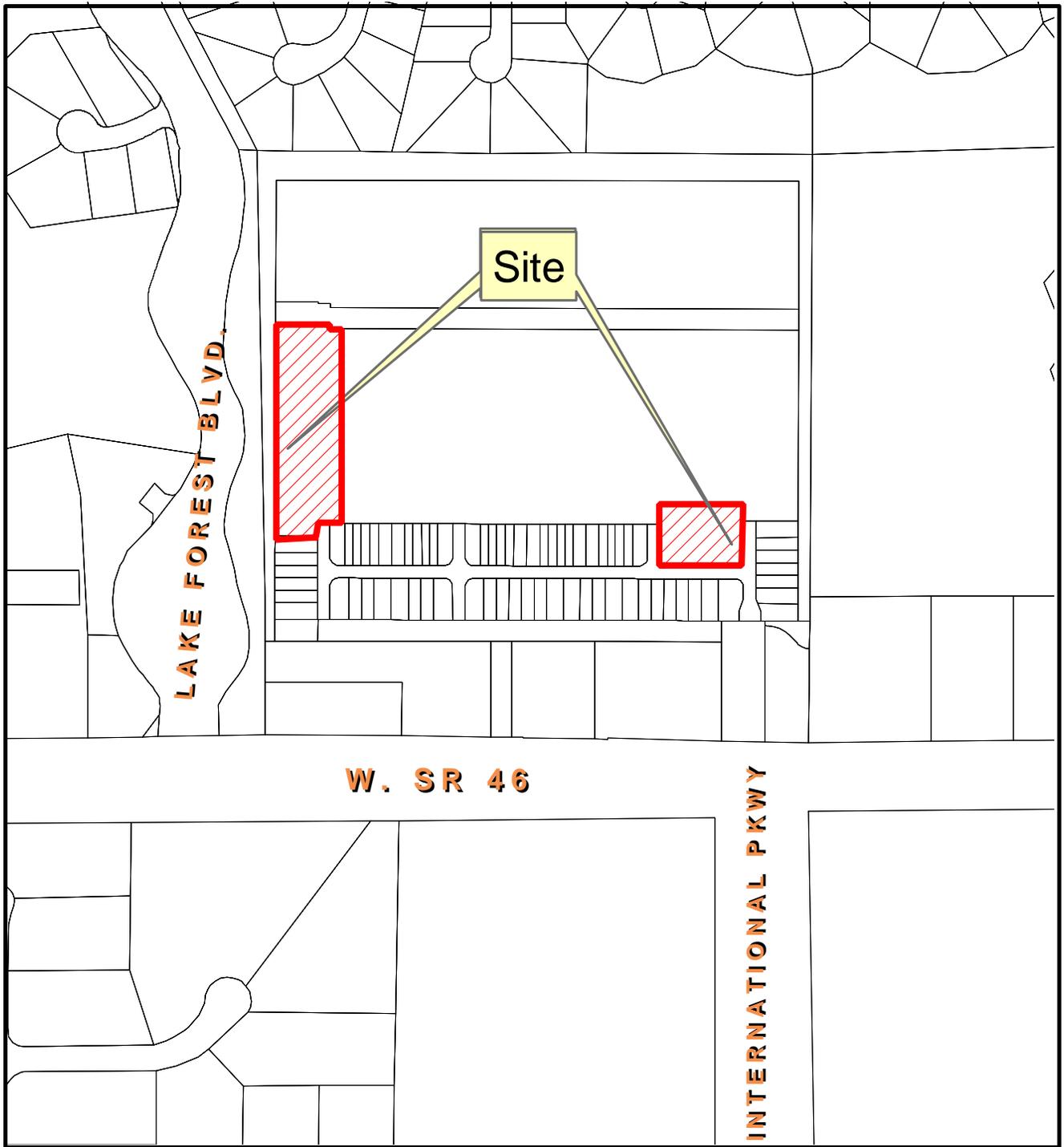
County Attorney Review (Kathleen Furey-Tran)



filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd ***/06

Terracina At Lake Forest Second Amendment

EXHIBIT A



Terracina At Lake Forest Second Amendment





Terracina at Lake Forest First Amendment

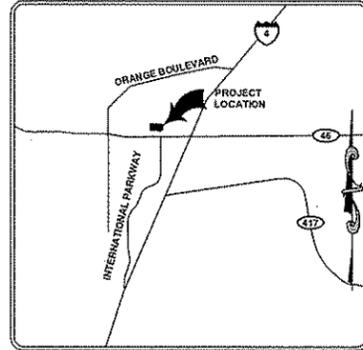
-  Parcel
-  Subject Property



January 2006 Color Aerials

TERRACINA AT LAKE FOREST SECOND AMENDMENT SHEET 1 OF 4

REPLATTING TRACT L-1,
TERRACINA AT LAKE FOREST FIRST AMENDMENT
PLAT BOOK 74, PAGES 60-64
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA
LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LAKE FOREST BOULEVARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 11, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AS BEING S00°08'13"W (ASSUMED).
- ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, LANDSCAPE, SIDEWALK, FENCE AND WALL EASEMENTS SHOWN ON LOTS 69-83, INCLUSIVE, AS SHOWN HEREON ARE DEDICATED TO THE TERRACINA AT LAKE FOREST OWNERS' ASSOCIATION, INC. WITH ALL RIGHTS AND OBLIGATIONS DERIVING THEREFROM.
- TRACTS G-1, G-2, AND G-3 ARE TO BE OWNED AND MAINTAINED BY TERRACINA AT LAKE FOREST OWNERS' ASSOCIATION, INC. FOR PRIVATE ROAD PURPOSES WITH ALL RIGHTS AND OBLIGATIONS DERIVING THEREFROM.
- ALL PLATTED UTILITY 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 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER, AND ACROSS TRACT G-1 (PRIVATE ROADWAY) AND ALL UTILITY EASEMENTS AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO ALL UTILITY PROVIDERS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVING THE PROPERTY DESCRIBED HEREIN.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- NON-EXCLUSIVE, PERPETUAL RIGHTS ARE DEDICATED TO SEMINOLE COUNTY OVER TRACTS G-1, G-2, G-3, AND ALL DRAINAGE EASEMENTS AND UTILITY EASEMENTS FOR EMERGENCY MAINTENANCE AND ACCESS, PROVIDED, 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.
- THERE IS A 5.00' WALL, FENCE, LANDSCAPE, AND ACCESS EASEMENT ALONG THE REAR OF LOTS 69-83, INCLUSIVE.
- THIS PROPERTY IS SUBJECT TO MATTERS AND EASEMENTS CONTAINED IN THE ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, OR AS AMENDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- THERE IS A STORMWATER SEWER SYSTEM EASEMENT OVER PORTIONS OF TRACT G-1 AND TRACT L-2 AS RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, OR AS AMENDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- REFERENCE TO THE ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SHALL ALSO INCLUDE THAT CERTAIN AMENDMENT TO ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6923, PAGE 417, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TERRACINA AT LAKE FOREST, AS RECORDED IN OFFICIAL RECORD BOOK 6940, PAGE 555, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- TRACT L-2 IS A FUTURE DEVELOPMENT TRACT OWNED AND MAINTAINED BY TAYLOR MORRISON OF FLORIDA, INC. THERE IS AN INGRESS/EGRESS EASEMENT IN FAVOR OF SEMINOLE COUNTY OVER TRACT L-2 FOR ACCESS TO TRACTS B AND C, TERRACINA AT LAKE FOREST, AS RECORDED IN PLAT BOOK 74, PAGES 8-15, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA. SAID INGRESS/EGRESS EASEMENT SHALL EXPIRE AND BECOME VACATED AND ABANDONED UPON THE RECORDED OF A REPLAT OF SAID TRACT L, CONTINGENT UPON SAID REPLAT PROVIDING PERMANENT ACCESS IN FAVOR OF SEMINOLE COUNTY TO SAID TRACTS B AND C.
- COORDINATE DATUM ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990), FLORIDA EAST ZONE AND UTILIZED SEMINOLE COUNTY ENGINEERING DEPARTMENT G.P.S. CONTROL MONUMENTS 0296/PLAZA RESET, 0269/WAYSIDE, AND 0287/ROOKIE RESET.

DESCRIPTION :

TRACT L-1, TERRACINA AT LAKE FOREST FIRST AMENDMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGES 60-64, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, ALSO BEING A PORTION OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT L-1, SAID TERRACINA AT LAKE FOREST FIRST AMENDMENT; THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID TRACT L-1: .THENCE (1) RUN S89°50'15"E, 101.06 FEET; THENCE (2) RUN S00°09'45"W, 3.67 FEET; THENCE (3) RUN S89°50'15"E, 30.00 FEET; THENCE (4) RUN S00°09'45"W, 10.33 FEET; THENCE (5) RUN S89°50'15"E, 1119.81 FEET; THENCE RUN S00°04'08"W ALONG THE EAST LINE OF FORESAID TRACT L-1, A DISTANCE OF 455.86 FEET; THENCE RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ALONG THE SOUTH LINE OF SAID TRACT L-1: THENCE (1) RUN N89°50'15"W, 130.56 FEET; THENCE (2) RUN S00°09'45"W, 88.15 FEET TO A POINT OF CURVATURE OF A 21.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE (3) RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 32.99 FEET TO A POINT OF TANGENCY; THENCE (4) RUN N89°50'15"W, 158.00 FEET TO A POINT OF CURVATURE OF A 21.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE (5) RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 32.99 FEET TO A POINT OF TANGENCY; THENCE (6) RUN N00°09'45"E, 79.00 FEET; THENCE (7) RUN N89°50'15"W, 820.00 FEET; THENCE (8) RUN S00°09'45"W, 30.00 FEET; THENCE RUN N89°50'15"W, 100.83 FEET; THENCE RUN N00°09'13"E ALONG THE WEST LINE OF SAID TRACT L-1, A DISTANCE OF 510.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 606,399 SQUARE FEET (13.92 ACRES) MORE OR LESS.



Central Florida Office: 631 S. Orlando Avenue, Suite 200
Winter Park, Florida 32789-7122
407-629-6680 Fax: 407-629-7883
www.millerlegg.com
LICENSED BUSINESS #6680

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.

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

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

Steve L. Wessels, PLS
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

Date: _____

PLAT BOOK PAGE

TERRACINA AT LAKE FOREST
SECOND AMENDMENT

DEDICATION

KNOW ALL BY THESE PRESENTS, That Taylor Morrison of Florida, Inc., a Florida Corporation, being the owner in fee simple of Tract L-1, being a portion of the lands described in the foregoing caption to this plat, hereby dedicates that portion of said lands and plat for the use and purposes therein expressed and dedicates the utility easements to the perpetual use of the public and Seminole County. The owner does hereby grant to Seminole County and to the present and future owners of the lands shown hereon, and their guests, invitees, and domestic help, and to delivery, pickup, and fire protection services, police, authorities of the United States postal service mail carriers, representatives of public utilities (and cable providers) serving any part of the lands herein, and holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress/egress over and across said streets included in Tract G hereof and all public utility easements. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on _____

Taylor Morrison of Florida, Inc.

By: _____

Name: Jonathan C. White, Vice President

Signed in the presence of: _____

Signature Signature

Printed Name Printed Name

STATE OF FLORIDA COUNTY OF SEMINOLE



THIS IS TO CERTIFY, that on _____, 2008, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Jonathan C. White, Vice President, of Taylor Morrison of Florida, Inc., a Florida Corporation, who executed the foregoing Dedication and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that said dedication is the act and deed of said Corporation. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date. He is personally known to me and he did not take an oath.

Dolly O. Corwile, Notary Public
Commission # DD719591
My commission expires: February 4, 2011

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL 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.

Dated: _____ Signed: _____

Miller Legg 631 South Orlando Ave., Suite 200 Winter Park, Florida 32789-7122 Licensed Business Number 6680
Ralph Thomas Snow Professional Land Surveyor and Mapper Florida Registration Number 5561

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the Board of County Commissioners of Seminole County, Florida approved the foregoing plat.

Brenda Carey CHAIRMAN OF THE BOARD

ATTEST:

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

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

At _____

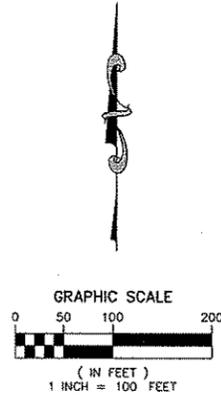
File No. _____

Maryanne Morse, Clerk of the Court
in and for Seminole County, FL

TERRACINA AT LAKE FOREST SECOND AMENDMENT SHEET 2 OF 4
 REPLATTING TRACT L-1,
 TERRACINA AT LAKE FOREST FIRST AMENDMENT
 PLAT BOOK 74, PAGES 60-64
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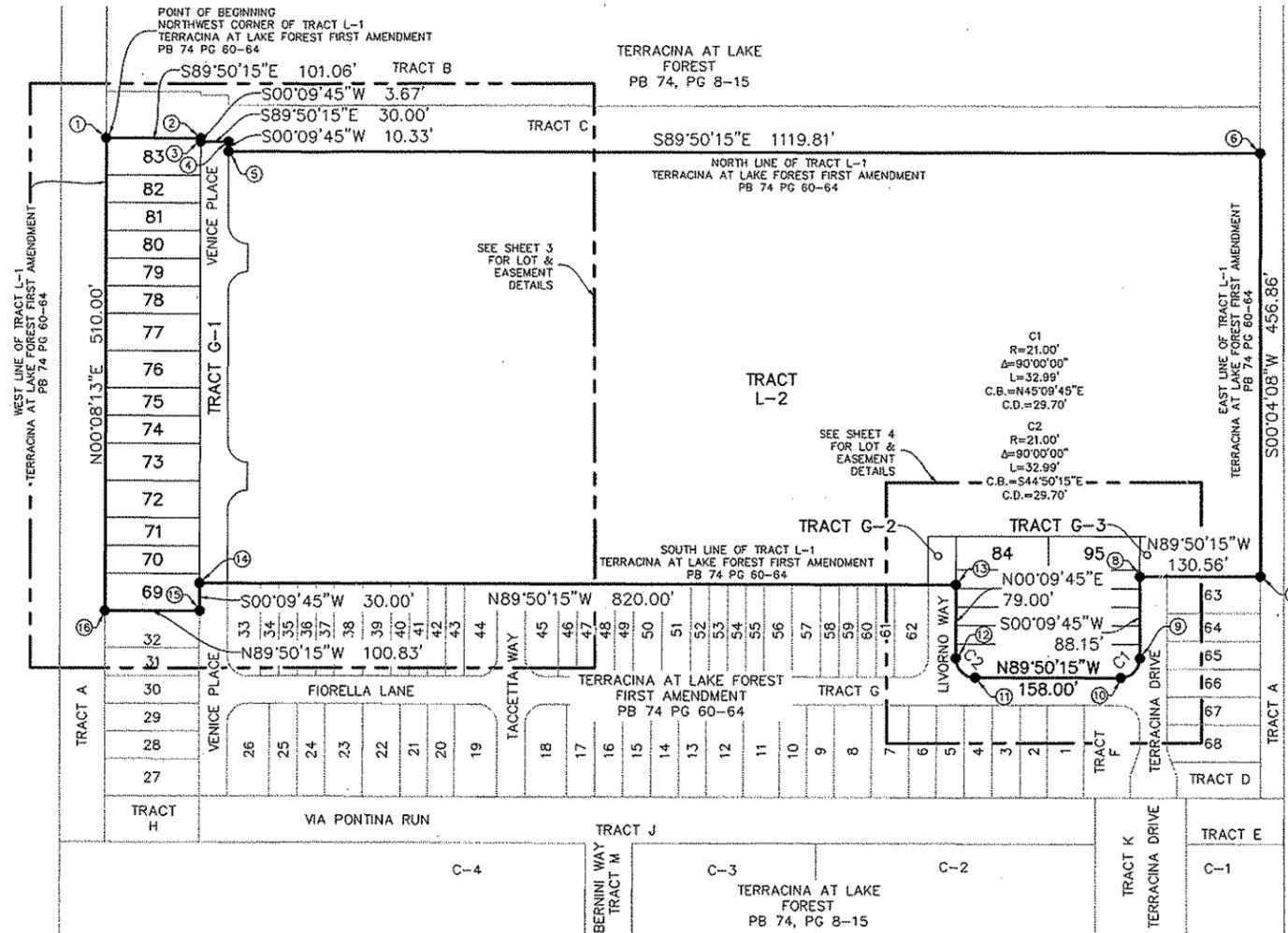
PLAT
BOOK

PAGE



LEGEND

- = SET SET IRON ROD & CAP "PRM LB6680"
- ⊙ = SET NAIL AND DISK "PCP LB6680"
- = SET 1/2" IRON ROD & CAP "LB6680"
- ◊ = CHANGE OF DIRECTION (NO MONUMENT SET)
- = PERMANENT REFERENCE MONUMENT
- PRM = PERMANENT CONTROL POINT
- PCP = LICENSED BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- C = CENTERLINE
- R = RADIUS
- Δ = DELTA
- L = LENGTH
- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE

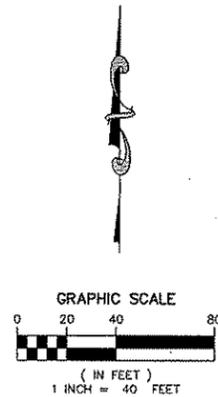


COORDINATES SHOWN ARE FOR GIS* PURPOSES ONLY.
 THEY ARE NOT TO BE USED TO RECREATE THE BOUNDARY.
 (* GEOGRAPHIC INFORMATION SYSTEM)

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	1628968.89	543624.27
2	1628968.99	543725.32
3	1628965.32	54725.32
4	1628965.35	54755.32
5	1628955.07	543755.33
6	1628956.13	544875.14
7	1628499.23	544876.26
8	1628499.09	544745.70
9	1628410.94	544745.80
10	1628389.92	544724.82
11	1628389.75	544566.82
12	1628410.73	544545.80
13	1628489.73	544545.71
14	1628488.85	543725.71
15	1628458.85	543725.75
16	1628458.74	543624.91

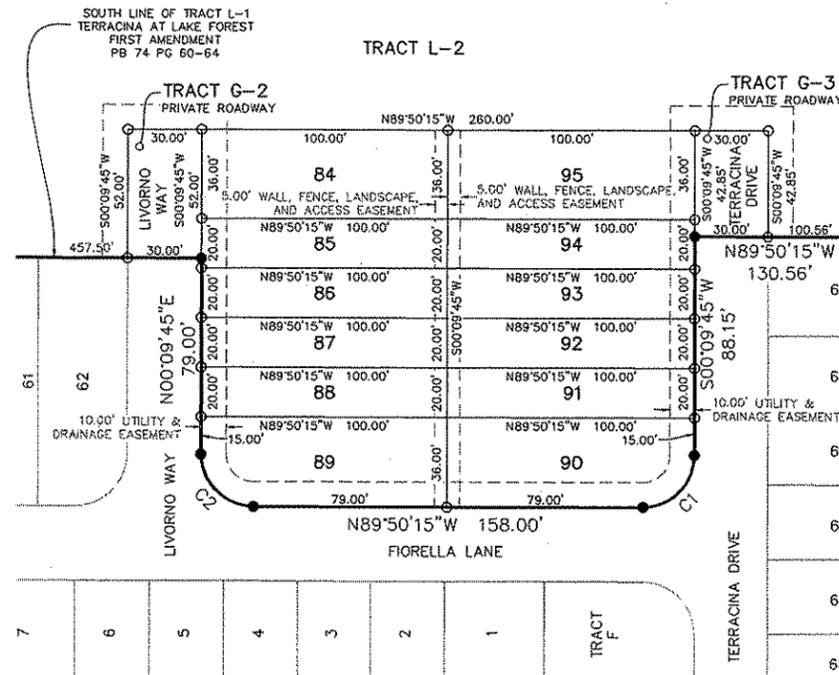
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REPLATTING TRACT L-1,
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LEGEND

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- CL = CENTERLINE
- R = RADIUS
- Δ = DELTA
- L = LENGTH
- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE



C1	C2
R=21.00'	R=21.00'
Δ=90°00'00"	Δ=90°00'00"
L=32.99'	L=32.99'
C.B.=N45°09'45"E	C.B.=S44°50'15"E
C.D.=29.70'	C.D.=29.70'

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