

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM****SUBJECT:** Final Plat approval for Terracina At Lake Forest Third 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 Third Amendment, containing 30 townhome lots on a 11.6 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 Third Amendment. The plat consists of 30 townhome lots on a 11.6 acre parcel zoned PUD (Planned Unit Development).

The project is being developed in multiple phases. This plat is the third phase of the development. 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 Developer's Commitment Agreement, Chapter 35, Section 35.44, Seminole County Land Development Code, and Chapter 177, Florida Statutes. The applicant has provided a Cash Completion Bond for roads and infrastructure improvements in the amount of \$167,571.09 and a Cash Completion Bond for water and sewer improvements in the amount of 471,417.35 to ensure the completion of the subdivision improvements.

STAFF RECOMMENDATION:

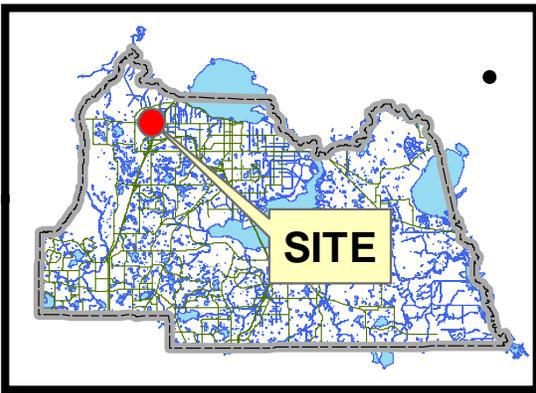
Staff recommends that the Board approve and authorize the Chairman to execute the final plat for Terracina At Lake Forest Third Amendment, containing 30 townhome lots on a 11.6 acre parcel zoned PUD (Planned Unit Development), located on the north side of SR 46 at the intersection of International Parkway, 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. Maps and Aerials
2. Location Map
3. Maps and Aerials
4. Reduced Copy of Plat

Additionally Reviewed By:

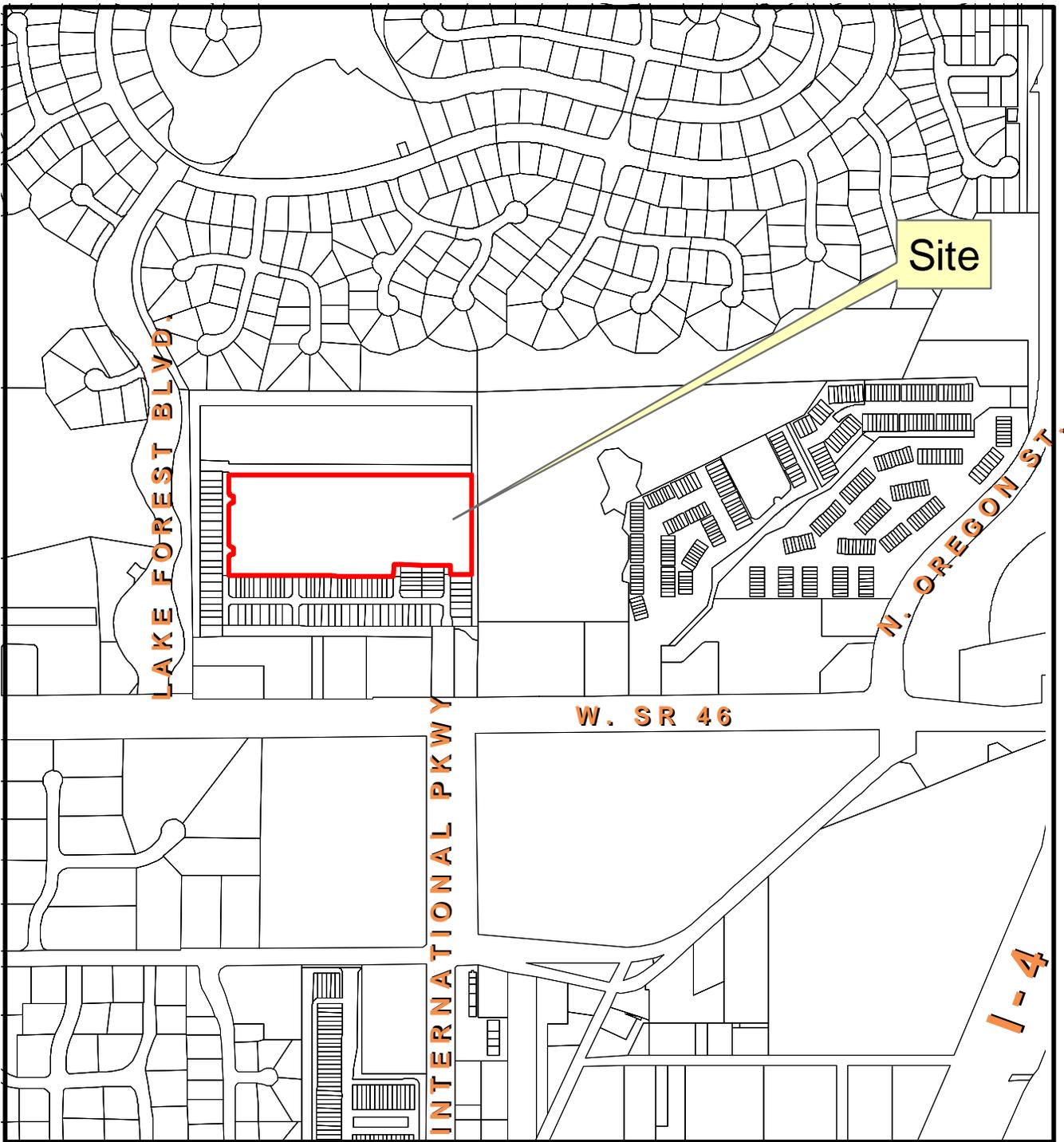
County Attorney Review (Kathleen Furey-Tran)



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

Terracina At Lake Forest Third Amendment

EXHIBIT A



TERRACINA AT LAKE FOREST THIRD AMENDMENT





Site

LAKE FOREST BLVD.

W. SR 46

INTL PKWY

Terracina At Lake Forest
Third Amendment

-  Parcel
-  Subject Property

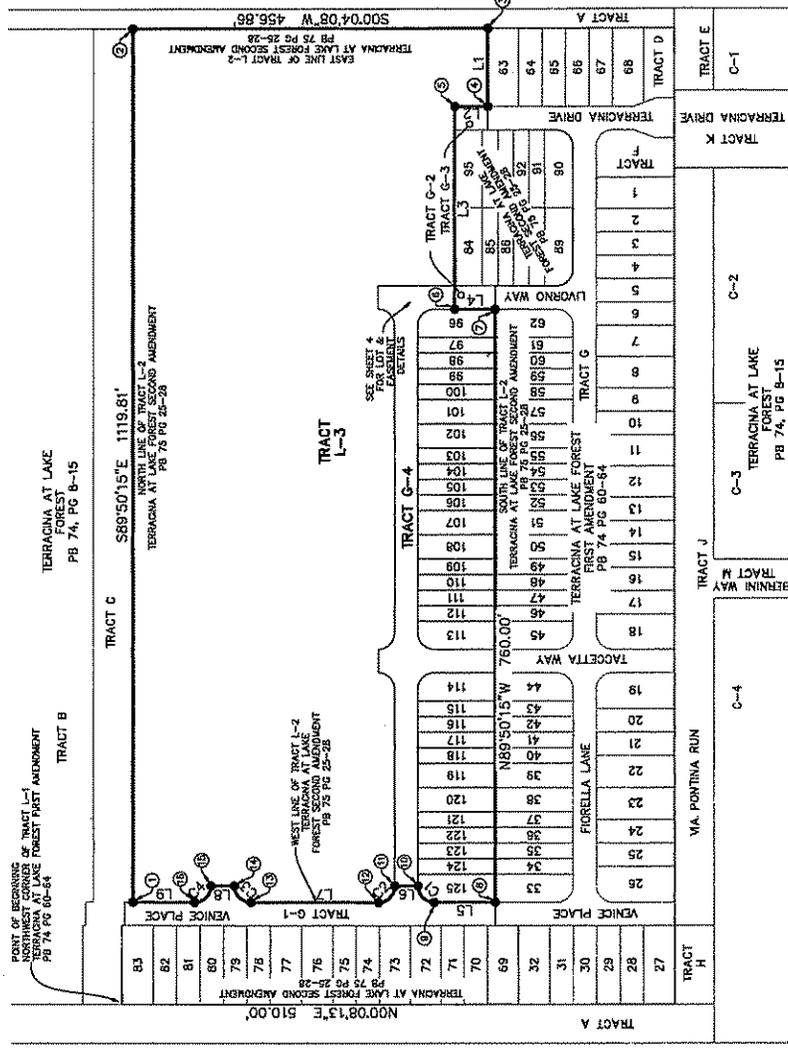


January 2009 Color Aerials

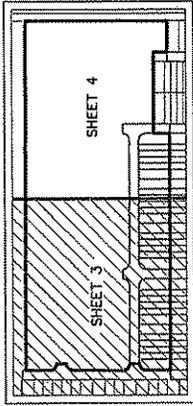
TERRACINA AT LAKE FOREST THIRD AMENDMENT

REPLATING TRACT L-2
 TERRACINA AT LAKE FOREST SECOND AMENDMENT
 PLAT BOOK 75, PAGES 25-28
 SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA

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



REPLATING TRACT L-2,
TERRACINA AT LAKE FOREST SECOND AMENDMENT
PLAT BOOK 75, PAGES 25-28
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



KEY MAP
SEE SHEET 2 FOR
BOUNDARY INFORMATION.

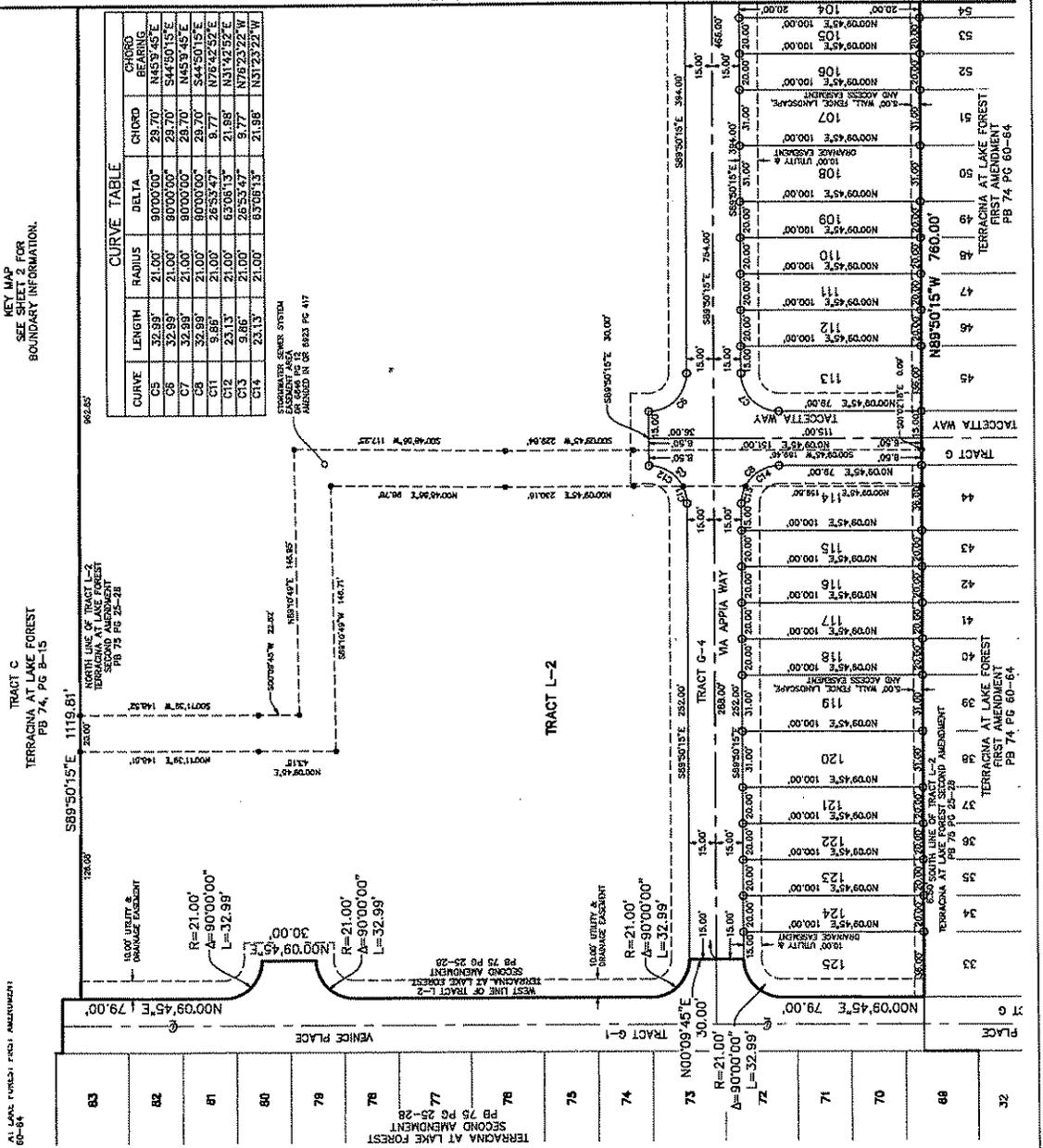
ALL LAKE FOREST FIRST AMENDMENT
60-84

LEGEND

- SET IRON ROD & CAP "TOP LEGEND"
- SET IRON ROD & CAP "TOP LEGEND"
- CHANGE OF DIRECTIONS (NO AMENDMENT SET)
- PERMANENT CONTROL POINT
- LICENSED BUSINESS
- PROFESSIONAL LAND SURVEYOR
- OFFICIAL RECORD BOOK
- PLAT BOOK
- PAGES
- CENTERLINE
- DELTA
- LENGTH
- BEARING
- CHORD DISTANCE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
|-------|--------|--------|-----------|--------|-------------|
| C5 | 32.99' | 21.00' | 90°00'00" | 29.70' | N45°59'45"E |
| C6 | 32.99' | 21.00' | 90°00'00" | 29.70' | S44°50'15"E |
| C7 | 32.99' | 21.00' | 90°00'00" | 29.70' | N45°59'45"E |
| C8 | 32.99' | 21.00' | 90°00'00" | 29.70' | S44°50'15"E |
| C11 | 9.86' | 21.00' | 26°53'47" | 8.77' | N76°42'52"E |
| C12 | 23.13' | 21.00' | 63°06'13" | 21.88' | N31°42'52"E |
| C13 | 9.86' | 21.00' | 26°53'47" | 8.77' | N76°42'52"E |
| C14 | 23.13' | 21.00' | 63°06'13" | 21.88' | N31°42'52"E |

STORMWATER SEWER SYSTEM
EASTMAN AREA
AS SHOWN IN LRS 8823 PG 417



MILLER LEGG
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 LICENSED BUSINESS PERSON

