

TAB 12



City of Palmetto Agenda Item

Meeting Date

4/2/11

Presenter: Lorraine Lyn

Department: Planning

Title:

Fairway Estates Final Plat

This consent agenda item is the final plat of 5.75 acres for an 8 lot subdivision at the northwest corner of 21st Street W and 14th Avenue W which is part of Terra Ceia Golf and Tennis Club master development plan zoned PD-H. Lot sizes range from 28,050 to 40,000 square feet at a net density of 1.4 du/ac.

The subject property is located on the southern end of the Terra Ceia master development plan approved at a gross density of 5.78 du/ac by Resolution 96-25. Terra Ceia Golf and Tennis Club including the subject property is designated Planned Community on the adopted Future Land Use Plan Map which permits a maximum gross density of 16 du/ac. On December 6, 2004, the City Commission approved Ordinance 04-831 for 7.96 acres including the 5.75 acres comprising Fairway Estates Final Plat consistent with Terra Ceia Master Development Plan. The remaining 2.21 acres is part of the existing Terra Ceia golf course.

The final plat meets the following stipulations of GDP (04-831) approved by the Commission on December 6, 2004: Construction drawings must be submitted and approved by the City no later than December 6, 2006 (Construction Plans were approved on May 11, 2005);

The language "only rear or side entry garages are permissible" shall be included in the Homeowner Documents;

The language "Minimum structure size shall be 2,000 sq. ft." shall be included in the Homeowner Documents;

The language "No subdivision signage shall be permitted other than temporary construction and selling signs" shall be included in the Homeowner Documents;

The language "There shall be 3-canopy trees per lot, 3-inch caliper and 12 foot in height" shall be included in the Homeowner Documents;

The language "No chain link fence shall be permitted" shall be included in the Homeowner Documents;

The language "Setbacks shall be 40 feet in the front, 20 feet on each side, and lot 1, 3-8 shall have 40 foot rear setback. Lot 2 shall have a 20 foot rear setback" shall be included in the Homeowner Documents.

The aforementioned stipulations are all included in the Amended and Restated Declaration of Deed Covenants, Restrictions and Easements of the Fairway Estates Subdivision. There are a number of drainage easements and an open space easement for this subdivision which are being processed concurrently with the plat.

Staff recommends approval of the Fairway Estates Subdivision Final Plat.

Budgeted Amount: \$0.00 **Budget Page No(s):** **Available Amount:** \$0.00 **Expenditure Amount:** \$0.00

Additional Budgetary Information:

Funding Source(s): **Sufficient Funds Available:** Yes No **Budget Amendment Required:** Yes No **Source:**

City Attorney Reviewed: Yes No N/A **Advisory Board Recommendation:** For Against N/A **Consistent With:** Yes No N/A 2030 Comprehensive Plan

Potential Motion/Direction Requested: The City Commission shall APPROVE, APPROVE WITH CONDITION(S) or DENY the proposed final plat for Fairway Estates.

Staff Contact: Lorraine Lyn City Planner 723-4580 Ext. 135

Attachments: Fairway Estates Final Plat

FINAL PLAT FAIRWAY ESTATES SUBDIVISION

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2

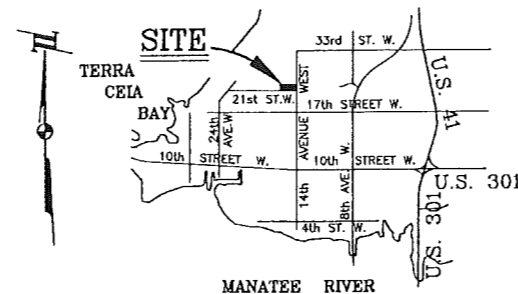
IN
SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST
CITY OF PALMETTO
MANATEE COUNTY, FLORIDA

DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00° 22' 37" E, A DISTANCE OF 1335.42 FEET TO THE SOUTHEAST CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE N 89° 42' 34" W, A DISTANCE OF 1322.50 FEET TO THE SOUTHWEST CORNER OF SAID N.E. 1/4 OF THE S.E. 1/4; THENCE N 00° 17' 22" E, ALONG THE WEST LINE OF SAID N.E. 1/4 OF THE S.E. 1/4, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, N 00° 17' 22" E, ALONG SAID WEST LINE, A DISTANCE OF 200.00 FEET; THENCE S 89° 42' 34" E, A DISTANCE OF 162.55 FEET; THENCE S 00° 17' 26" W, A DISTANCE OF 35.00 FEET; THENCE S 89° 42' 34" E, A DISTANCE OF 170.00 FEET; THENCE N 0° 17' 26" E, A DISTANCE OF 35.00 FEET; THENCE S 89° 42' 34" E, A DISTANCE OF 950.40 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 14th AVENUE WEST; THENCE S 00° 24' 16" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF 21st STREET WEST; THENCE N 89° 42' 34" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1282.55 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 5.75 ACRES, MORE OR LESS.



LOCATION MAP

0 1 MILE
SCALE: 1" = 1 MILE

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA HAVING A BEARING OF N 89° 42' 34" W.
2. 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."
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "B" AND "A10" (ELEVATION 9), AS SCALED FROM CITY OF PALMETTO FLOOD INSURANCE RATE MAP, PANEL No. 120159 0001 C, DATED NOVEMBER 16, 1983.
4. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5. COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) NAD 1983/90. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY CONTROL OF 1988. (HAVING A SCALE FACTOR OF 0.999986)
6. PROPERTY OWNER: THOMAS M. LITTLE c/o FOLEY & LARDNER LLP
100 N. TAMPA STREET, SUITE 2700, TAMPA, FLORIDA

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE CITY OF PALMETTO'S LAND DEVELOPMENT REGULATIONS; AND THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN INSTALLED AS OF THE FOLLOWING DATE:

DATE OF CERTIFICATION: 01/06/11

SIGNATURE: _____

JAMES N. GATCH, JR.
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 4295
CERTIFICATE OF AUTHORIZATION # LB 6982
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET ALONG THE REAR AND SIDE LOT LINES OF ALL LOTS FOR UNDERGROUND UTILITIES, SURFACE AND UNDERGROUND DRAINAGE PURPOSES BUT LIMITED, IF USE TO ONE (1) SIDE OF ANY ONE (1) LOT, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES FOR THE BUILDING SITE SHALL CARRY THE EASEMENT. ALL OTHER EASEMENTS SHOWN ON THE PLAT SHALL BE RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED, NON-EXCLUSIVE UTILITY EASEMENTS FOR FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSOR AND/OR ASSIGNS: A STRIP OF LAND TEN (10) FEET WIDE ALONG EACH SIDE OF THE PUBLIC RIGHT OF WAY FOR THE PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL FACILITIES.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ AND _____, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2012.

CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF PALMETTO AND THE SUBDIVISION ORDINANCE OF THE CITY OF PALMETTO.

KENNETH C. KOLARIK
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5116
CITY OF PALMETTO SURVEYOR

DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE UNDERSIGNED FWE PALMETTO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CERTIFIES OWNERSHIP BY SAID LIMITED LIABILITY COMPANY, DOES HEREBY DEDICATE REQUIRED UTILITIES AND DRAINAGE OR OTHER EASEMENTS SHOWN ON THIS PLAT ENTITLED "FAIRWAY ESTATES SUBDIVISION", TO THE CITY OF PALMETTO, UNLESS SPECIFICALLY RESERVED FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, THE LIMITED LIABILITY COMPANY, HAS CAUSED THIS CERTIFICATE TO BE EXECUTED THIS _____ DAY OF _____, 2012.

BY: FWE PALMETTO, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WHITING H. PRESTON, AS MANAGER

WITNESSES:

THOMAS C. FOLEY (PRINT NAME)

LEONARD J. HAJJAR (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF January, 2012, BY WHITING H. PRESTON, AS MANAGER OF FWE PALMETTO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

DIANA L. HUBBARD
NOTARY PUBLIC STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES: _____

(STAMP)

CERTIFICATE OF APPROVAL OF THE CITY OF PALMETTO

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "FAIRWAY ESTATES SUBDIVISION" WAS RECEIVED AND APPROVED AND ALL OFFERS OF DEDICATION ACCEPTED BY THE CITY OF PALMETTO, FLORIDA, THIS _____ DAY OF _____, 2012.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

APPROVED: _____
CITY ENGINEER DATE

APPROVED: _____
CITY ATTORNEY DATE

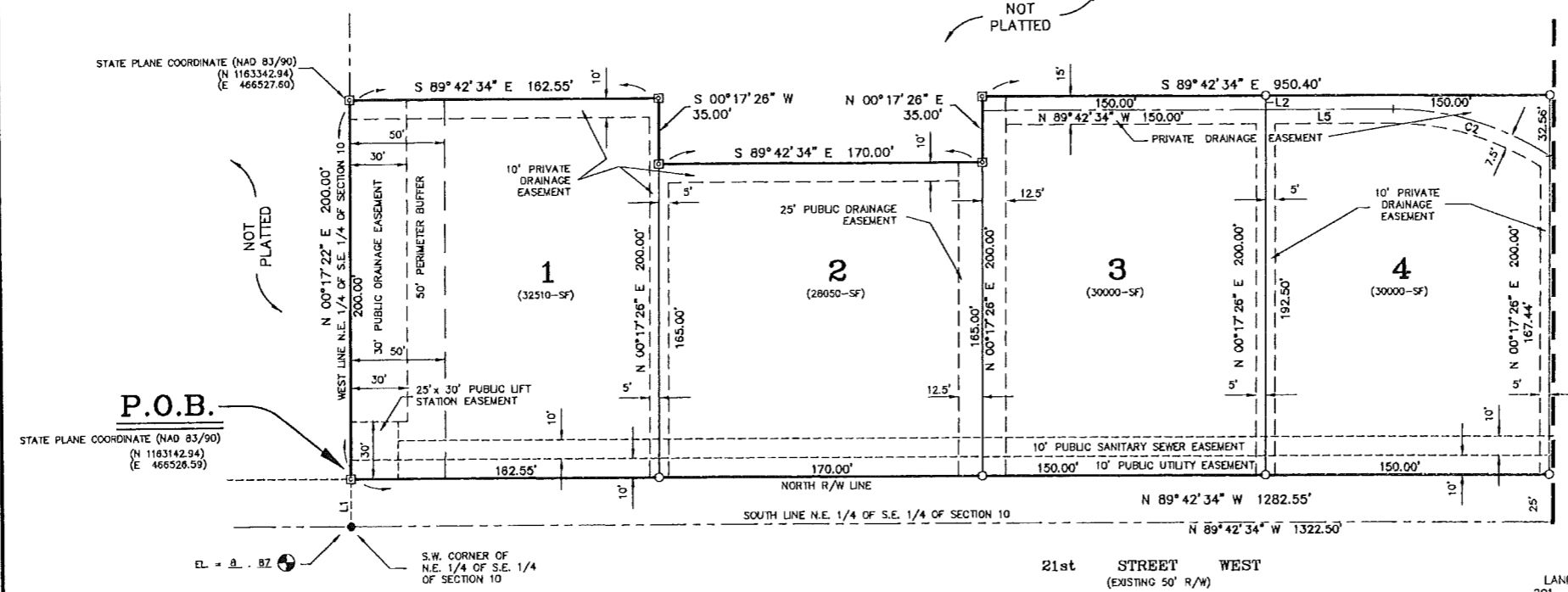
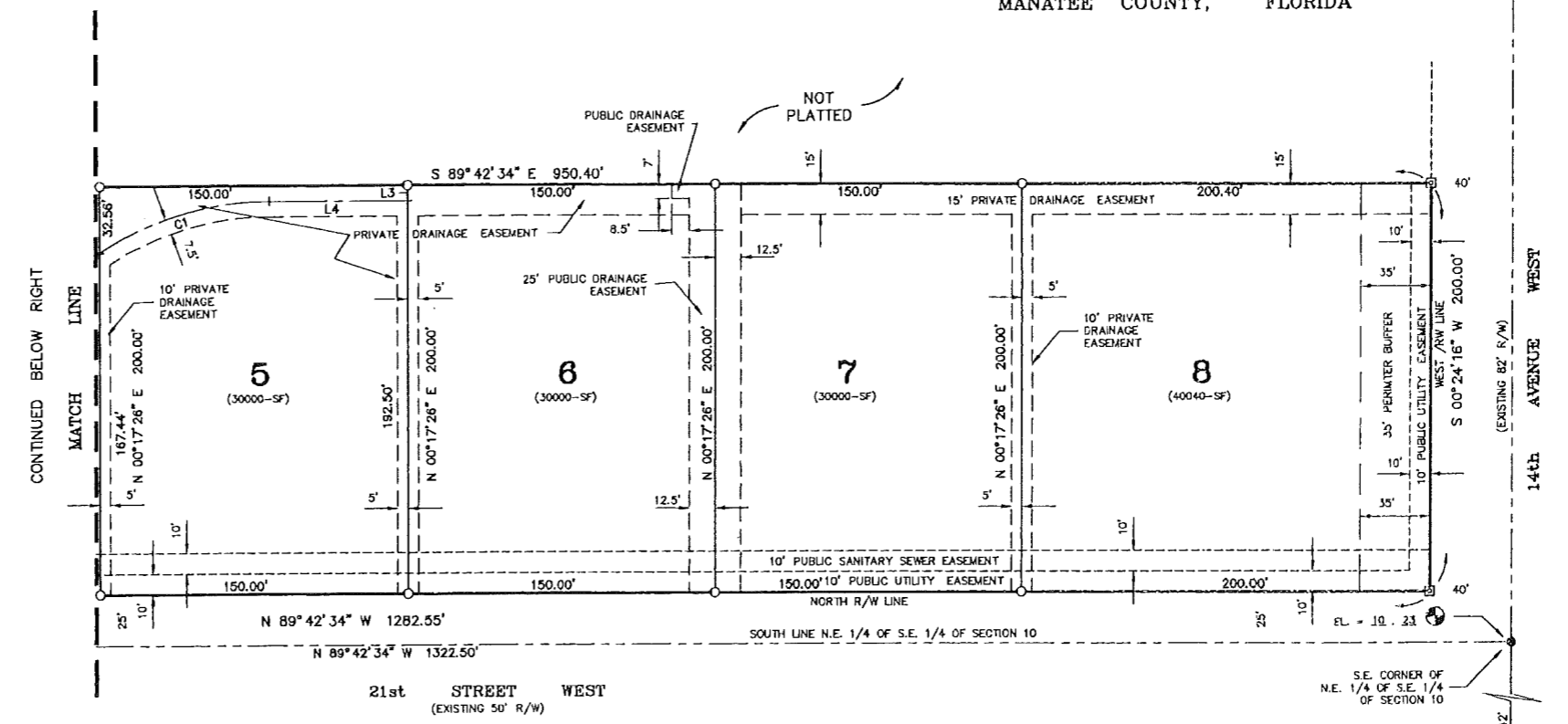
ZNS Engineering, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

CURVE AND LINE DATA				
CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C1	87.75	33° 31' 04"	150.00	S 73° 28' 44" W
C2	87.68	33° 31' 14"	149.87	N 72° 51' 58" W
LINE	BEARING	DISTANCE		
L1	N 00° 17' 22" E	25.00		
L2	S 00° 17' 26" W	7.50		
L3	S 00° 17' 26" W	7.50		
L4	N 89° 42' 34" W	87.24		
L5	N 89° 42' 34" W	87.24		

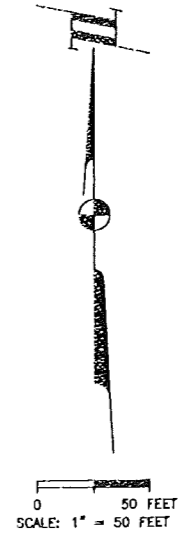
FINAL PLAT FAIRWAY ESTATES SUBDIVISION

IN
SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST
CITY OF PALMETTO
MANATEE COUNTY, FLORIDA

- LEGEND:**
- ⊠ - PERMANENT REFERENCE MONUMENT SET
 - ⊠ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
 - - 5/8" IRON ROD & CAP SET
 - - 5/8" IRON ROD (CAP # LB6982)
 - - NAIL & DISK FOUND (No. LB6982)
 - - FOUND 5/8" IRON ROD (NO #)
 - SF - AREA OF LOT IN SQUARE FEET
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - C1 - CURVE (SEE CURVE DATA TABLE)
 - L1 - LINE (SEE LINE DATA TABLE)
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - P.C.P. - PERMANENT CONTROL POINT
 - O.R.B. - OFFICIAL RECORD BOOK
 - NGVD - NATIONAL GEODETIC VERTICAL DATUM
 - NAD - NORTH AMERICAN DATUM
 - LB - LICENSED BUSINESS
 - R/W - RIGHT OF WAY
 - EL. - ELEVATION
 - ⊙ - BENCHMARK (TOP OF CONCRETE MONUMENT)



P.O.C.
S.E. CORNER OF SECTION 10
STATE PLANE COORDINATE (NAD 83/90)
(N 1161775.85)
(E 467840.16)



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