

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Philip’s Landing Plat – consideration by the Board to approve MMO Consulting, LLC request to plat parcel # S01-097.

REQUESTED ACTION: Staff Recommends Approval.

Meeting Type: Regular Meeting

DATE OF MEETING: 6/27/2023

CONTRACT: N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept:

Building & Code / Development Services

BUDGET IMPACT: N/A

FUNDING SOURCE: _____

Type: N/A

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

MMO Consulting submitted a request to plat 10 acres MOL. The landowner is interested in platting 9 lots for future development. The property is located north of CR 753 and east of the intersection of CR 743 and CR 753 and it is located within the Urban Development Area. All lots are located off a private easement that is accessed by CR 753. The Development Services’ staff, Public Works’ staff, the contracted surveyor and the Clerk’s Office have reviewed the Philip’s Landing Plat for compliance with the Sumter County Land Development Code and Florida Statutes Chapter 177.

Philip’s Landing Plat– Major Development – Final Plat Approval

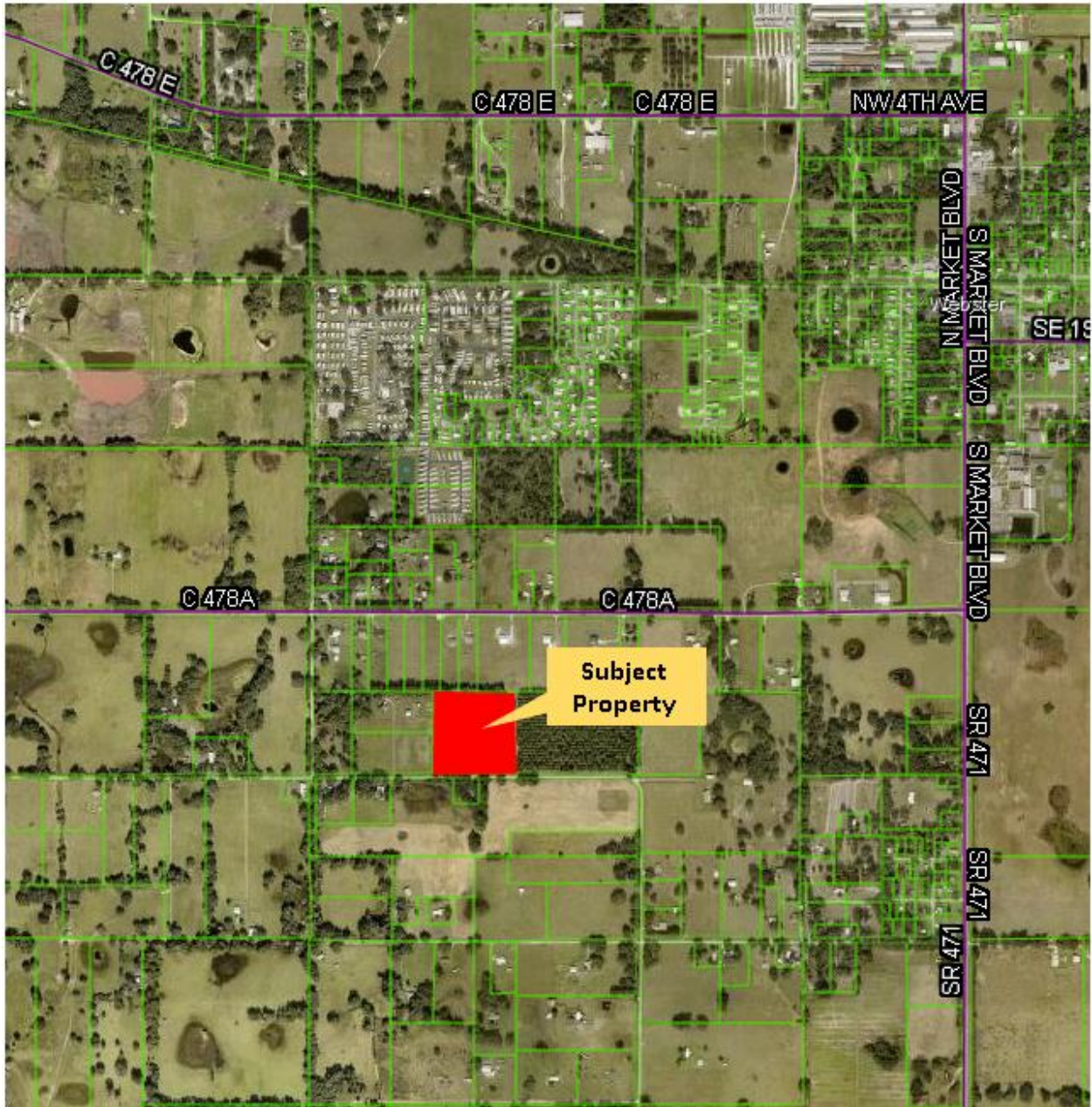
Property Owner: MMO Consulting, LLC
Parcel ID#: S01-097
Property Location: North of CR 753, East of CR 743 and CR 753 intersection
Total Acreage of Project: 10 acres MOL
Project Proposal: Platting 9 lots of 1-acre MOL
Future Land Use: Rural Residential
Zoning: RR1C (Rural Residential, 1-acre minimum lots)

Prepared by: Carley Berg

Grammarly Check

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

Locational Map



SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS EXECUTIVE SUMMARY

Screenshot of the Plat

<p>PHILIP'S LANDING LYING IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA</p> <p style="text-align: right;">SHEET 1 OF 2</p> <p>DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN N 00°06'49" E FOR A DISTANCE OF 1330.28 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE RUN N 89°58'43" E ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1 FOR A DISTANCE OF 1000.13 FEET TO THE WEST LINE OF THE WEST 2/5 OF THE EAST 5/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE RUN N 00°01'44" E ALONG SAID WEST LINE OF THE WEST 2/5 OF THE EAST 5/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1 FOR A DISTANCE OF 12.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 753; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N 00°01'44" E ALONG SAID WEST LINE OF THE WEST 2/5 OF THE EAST 5/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1 FOR A DISTANCE OF 652.47 FEET TO THE NORTHWEST CORNER OF SAID WEST 2/5 OF THE EAST 5/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE RUN N 89°58'33" E ALONG THE NORTH LINE OF SAID WEST 2/5 OF THE EAST 5/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1 FOR A DISTANCE OF 666.91 FEET TO THE NORTHEAST CORNER OF SAID WEST 2/5 OF THE EAST 5/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE RUN S 00°01'39" E ALONG THE EAST LINE OF SAID WEST 2/5 OF THE EAST 5/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1 FOR A DISTANCE OF 652.31 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 753; THENCE RUN S 89°58'43" W ALONG SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 753 FOR A DISTANCE OF 666.75 FEET TO THE POINT OF BEGINNING. CONTAINING 434,769 SQUARE FEET OR 9.981 ACRES MORE OR LESS.</p> <p>NOTE: 1. BEING BASED ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF SEC. 14-26-22 AS BEING S 89°58'43" W, FLORIDA STATE PLAT WEST 04746. 2. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.009, FS. FLORIDA STATUTES, WHICH PROVIDES THAT THE DISTANCE SHALL BE 5/8 FEET FROM THE 1/8" GAP BETWEEN THE LOTS. ALL LOT CORNERS MUST BE SET PRIOR TO TURNING OFF TITLE. 3. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF SUMTER COUNTY, FLORIDA, COMMUNITY MAP/PAID NO. 121190 0300 E DATED 06/09/2020, THE SUBJECT SITE IS IN ZONE XE-1 AND XE-2. THE 100 YEAR FLOOD LINE SHOWN ON THIS PLAT IS BASED FROM SAID FLOOD INSURANCE RATE MAP. 4. DISTANCES ARE SHOWN IN FEET AND DECIMAL THEREOF. 5. ALL LOTS AND TRACTS SHOWN ARE HEREBY PROVIDED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CONCRETE PAVED HIGHWAYS, DRIVEWAYS, SIDEWALKS, UTILITIES AND OTHER PUBLIC UTILITIES. THE DESIGN AND CONSTRUCTION OF ALL ELECTRICAL, TELEPHONE, GAS AND OTHER PUBLIC UTILITIES IN THE EAST 5/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1 SHALL BE THE RESPONSIBILITY OF THE OWNER. THIS SECTION SHALL NOT APPLY TO THOSE TRACTS SHOWN AS BEING TO BE TITLED IN A SINGLE UNIT. TELEPHONE, GAS AND OTHER PUBLIC UTILITIES CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION (FLORIDA STATUTES 177.091(28)). 6. LOT LINES ARE NON-MORAL UNLESS NOTED AS SUCH BY THIS PLAT. 7. TRACT A FOR THE PURPOSE OF LAND RECORDS IS HEREBY DECLARED TO AND SHALL BE MAINTAINED BY THE PHILIP'S LANDING HOMEOWNERS ASSOCIATION, INC. 8. ALL LOTS ARE SUBJECT TO A 15.00' DRAINAGE & TRUTH EASEMENT ALONG FRONT BOUNDARIES SHOWN UNLESS AS SHOWN ON SHEET 2. 9. THE TITLE ORDER FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT. 10. SHOWN NUMBER FOR THE PROPERTY: 5014-037. 11. PHILIP'S LANDING ROADWAY/IMPROVEMENTS EASEMENT IS NOT COUNTY MAINTAINED.</p> <p>WHEN BUILDING SETBACKS: FRONT YARD 25.00' FROM IMPROVEMENTS EASEMENT FOR PHILIP'S LANDING. SIDE YARD 10.00' REAR YARD 10.00' NO HOME SHALL FACE COUNTY ROAD NO. 753.</p> <p style="text-align: center; border: 1px solid black; padding: 5px;">9 LOTS — 1 TRACT</p> <p style="font-size: small;">PREPARED BY: HOLEY LAND SURVEYING, INC. 135 #3480 430 E. MINNAPARK AVENUE CLEMONT, FL 34711</p>		<p>PLAT BOOK _____ PAGE: _____</p> <p style="text-align: center;">SECTION PHILIP'S LANDING</p> <p><small>FROM ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, MAO CONSULTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY (HEREIN THE OWNER), IN FULL COMPLIANCE OF THE LANDS DESCRIBED HEREIN AND KNOWN AS PHILIP'S LANDING, HEREBY CERTIFIES, SAID LANDS AND PLAT FOR THE SAID LOTS AND TRACTS HEREBY DESCRIBED:</small></p> <p>1. TO PHILIP'S LANDING HOMEOWNERS ASSOCIATION, INC. A TRACT A FOR THE PURPOSE OF WATER EASEMENT.</p> <p>2. TO MEMBERS OF ELECTRICAL, TELEPHONE, GAS AND TRUTH EASEMENT, A TRACT B FOR THE PURPOSE OF WATER EASEMENT, ACCESS AND OTHER TRUTH EASEMENT, AND TRACT C FOR THE PURPOSE OF ACCESS TO SAID TRACT B FOR THE PURPOSE OF ACCESSING SAID TRACT B.</p> <p><small>IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THE PRESENTS TO BE SIGNED AND ATTESTED BY THE INDIVIDUAL NAMED BELOW ON THE _____ DAY OF _____, 2023.</small></p> <p>MAO CONSULTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY</p> <p>_____ SIGNATURE: MARILYN OTTELL (OWNER)</p> <p>_____ SIGNED IN THE PRESENCE OF: ATTORNEYS:</p> <p>BY _____ AT _____ PRINTED NAME PRINTED NAME</p> <p>_____ KNOWLEDGE AND CERTIFICATION:</p> <p>I, THE FOREGOING INSTRUMENT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A FLORIDA LIMITED LIABILITY COMPANY. I HAVE READ AND UNDERSTAND THE CONTENTS OF SAID INSTRUMENT AND I HEREBY CERTIFY THAT THE SAID INSTRUMENT IS CORRECT AND ACCURATE.</p> <p>_____ SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT</p> <p>NOTARY PUBLIC _____</p> <p>PRINTED NAME _____ COMMISSION NO.: _____ MY COMMISSION EXPIRES: _____</p>
<p>NOTICE THIS PLAT, AS RECORDED IN ITS DRAFTING FORM, IS THE OFFICIAL RECORDATION OF THE SUBMITTED LANDS DESCRIBED HEREIN AND WILL BE IN FULL COMPLIANCE WITH THE REQUISITE REQUIREMENTS OF ANY OTHER CHARTER OR STATUTE OF THIS STATE, PROVIDED HOWEVER THAT MY RECORD DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATED, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.</p> <p>_____ SIGNATURE</p> <p>_____ DATE</p>	<p>CERTIFICATE OF PLANNING AND DEVELOPMENT</p> <p>I HEREBY CERTIFY THAT THE LANDS DESCRIBED HEREIN ARE IN FULL COMPLIANCE WITH THE ZONING ORDINANCE FOR THE USE, PLATTED AND THAT THE SUBMISSION HAS PROVIDED THROUGH THE NECESSARY REQUIREMENTS OF SUMMER COUNTY, FLORIDA.</p> <p>THIS IS TO CERTIFY THAT ON _____, 2023, PLANNING AND DEVELOPMENT APPROVED THE FOREGOING PLAT.</p> <p>PRINT NAME _____ SIGNATURE _____ PLANNING AND DEVELOPMENT</p>	
<p>REVIEW STATEMENT</p> <p>PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR COMPLIANCE TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE REQUISITE REQUIREMENTS OF THAT CHAPTER, PROVIDED HOWEVER THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATED, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.</p> <p>_____ SIGNATURE</p> <p>_____ DATE</p>	<p>QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER</p> <p>KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, BEING A FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON 03/25/2023 I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT RELEVANT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND THIS PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.</p> <p>_____ SIGNATURE: JEFFREY R. HOHMAN, REGISTRATION # 5322</p> <p>_____ DATE</p> <p>JEFFREY R. HOHMAN, REGISTRATION # 5322 HOLEY LAND SURVEYING, INC. L1 #3690 430 EAST MINNAPARK AVENUE CLEMONT, FLORIDA 34711</p>	
<p>CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS</p> <p>THIS IS TO CERTIFY THAT ON _____, 2023 THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMER COUNTY, FLORIDA, AND SO RECORDED IN THE MINUTES OF SAID MEETING.</p> <p>PRINT NAME _____ ATTEST: PRINT NAME _____ CHAIRMAN OF THE BOARD CLERK OF THE BOARD</p> <p>_____ SIGNATURE: _____</p> <p>_____ SIGNATURE: _____</p>	<p>CERTIFICATE OF CLERK</p> <p>I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD.</p> <p>ON _____ AT _____ FILE NO. _____ PLAT BOOK _____ PAGE _____</p> <p>_____ CLERK OF THE COUNTY COURT IN AND FOR SUMMER COUNTY, FLORIDA</p>	

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS EXECUTIVE SUMMARY

Screenshot of the Plat

