

COPY

Agenda 2023-04-27

Subsection 6Bi

Field Maintenance Facility Move

Topical Review Material

Delivered Herein Under Separate Cover

SITE DEVELOPMENT PLAN

LAKEFRONT COMMUNITY MAINTENANCE FACILITY

HARMONY (ST. CLOUD), FLORIDA

COPY

PD

HARMONY Community Development District

CDD BOARD OF SUPERVISORS

Teresa Kramer Chairman, Seat 5
 Daniel Leet Vice Chairman, Seat 1
 Joelynn Phillips Assistant Secretary, Seat 2
 Kerul Kassel Assistant Secretary, Seat 3
 Lucas Chokanis Assistant Secretary, Seat 4

CDD REPRESENTATIVES

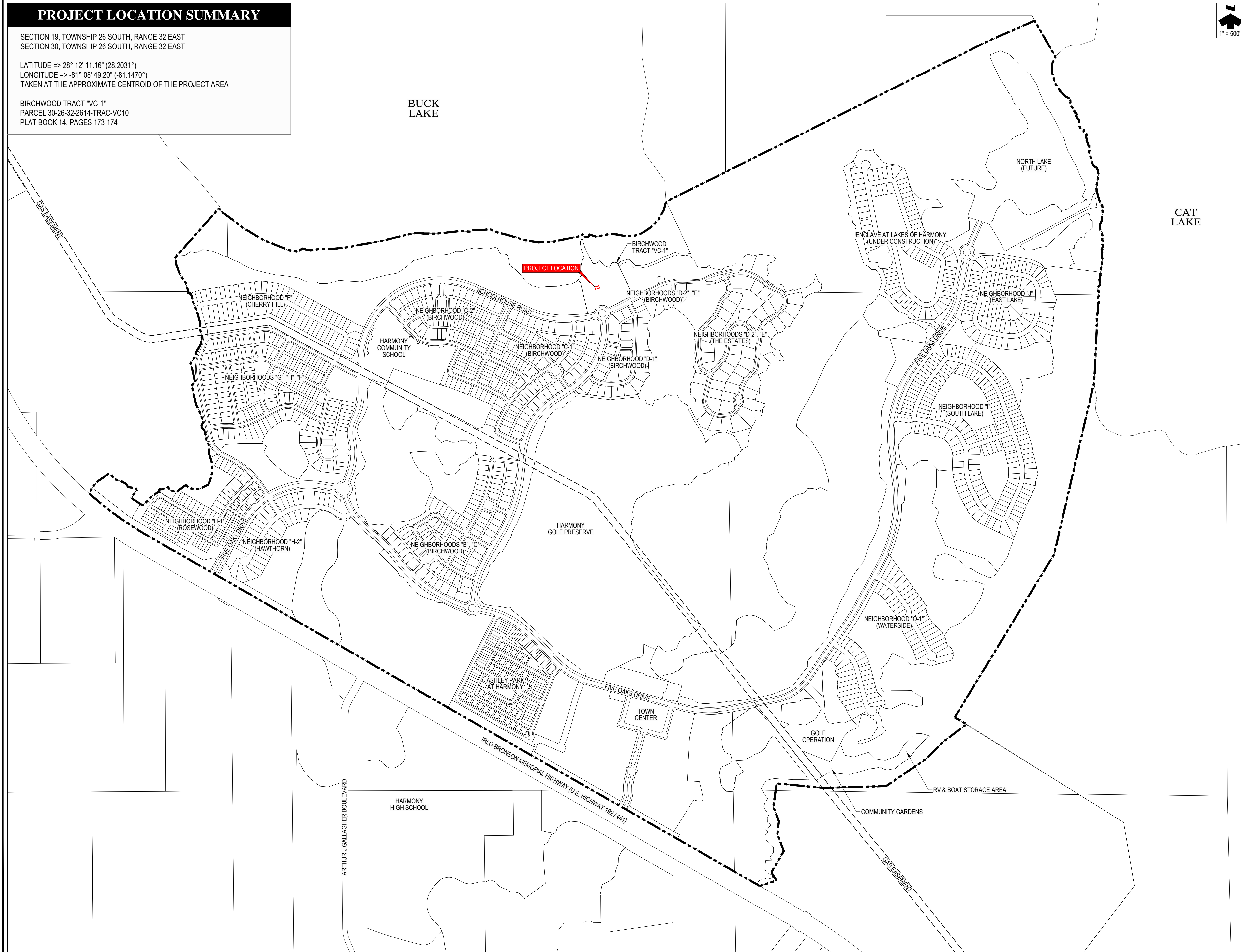
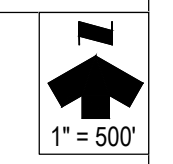
Angel Montagna (InfraMark) District Manager
 David Hamstra (Pegasus Engineering) District Engineer
 Micahel Eckert (Kutak Rock, LLP) District Legal Counsel
 Brett Perez Area Field Director

PROJECT LOCATION SUMMARY

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 32 EAST
 SECTION 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST

LATITUDE => 28° 12' 11.16" (28.2031°)
 LONGITUDE => -81° 08' 49.20" (-81.1470°)
 TAKEN AT THE APPROXIMATE CENTROID OF THE PROJECT AREA

BIRCHWOOD TRACT "VC-1"
 PARCEL 30-26-32-2614-TRAC-VC10
 PLAT BOOK 14, PAGES 173-174



DRAWING INDEX	
SHEET	DRAWING TITLE
C01	COVER SHEET
C02	PLAT BOOK 14, PAGE 173
C03	PLAT BOOK 14, PAGE 174
C04	SITE PLAN

PLANS SUBMITTAL AND REVISION SUMMARY		
NO.	DATE	DESCRIPTION

- NOTES**
- GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (LATEST EDITION) AND SUPPLEMENTS THERETO IF NOTED IN THE BID DOCUMENTS FOR THIS PROJECT.
 - ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN CHANGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
 - 11" x 17" DRAWINGS - NOT TO SCALE
 - 12" x 18" DRAWINGS - HALF SIZE
 - 24" x 36" DRAWINGS - TO SCALE
 - ELEVATION INFORMATION SHOWN WITHIN THESE PLANS IS REFERENCED TO THE NAVD88 VERTICAL DATUM.
 - DATUM SHIFT FOR THIS PROJECT (SEE PROJECT LOCATION SUMMARY THIS SHEET) WILL BE APPLIED AS A CONSTANT VALUE FOR CONVERTING ELEVATIONS BETWEEN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

COMPUTED DATUM SHIFTS

 - NAVD88 + 1.079' = NGVD29
 - NGVD29 - 1.079' = NAVD88

CERTIFICATION BY THE ENGINEER OF RECORD

State of Florida Board of Professional Engineers
 Certificate of Authorization No. 27770

PEGASUS ENGINEERING, LLC
 310 WEST STATE ROAD 434, SUITE 309
 WINTER SPRINGS, FLORIDA 32708
 PHONE: 407-992-9160
 FAX: 407-358-5155

PRELIMINARY

DAVID W. HAMSTRA
 FLORIDA P.E. NUMBER 38652

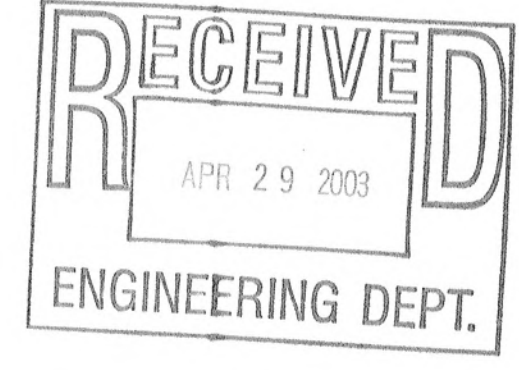
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DAVID W. HAMSTRA, P.E. ON APRIL __, 2023 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS CERTIFICATION EXCLUDES CERTAIN INFORMATION THAT WAS PREPARED "BY OTHERS" AND MAY BE INCLUDED IN THE PLANS FOR THE CONTRACTOR'S CONVENIENCE, INCLUDING BUT NOT LIMITED TO THE TOPOGRAPHIC SURVEYS, MANUFACTURER DETAILS, FDOT DETAILS OBTAINED FROM THE DESIGN STANDARDS, AND STANDARD DETAILS PROVIDED BY THE CITY OF ST. CLOUD OR OSCEOLA COUNTY.

LAKEFRONT COMMUNITY MAINTENANCE FACILITY

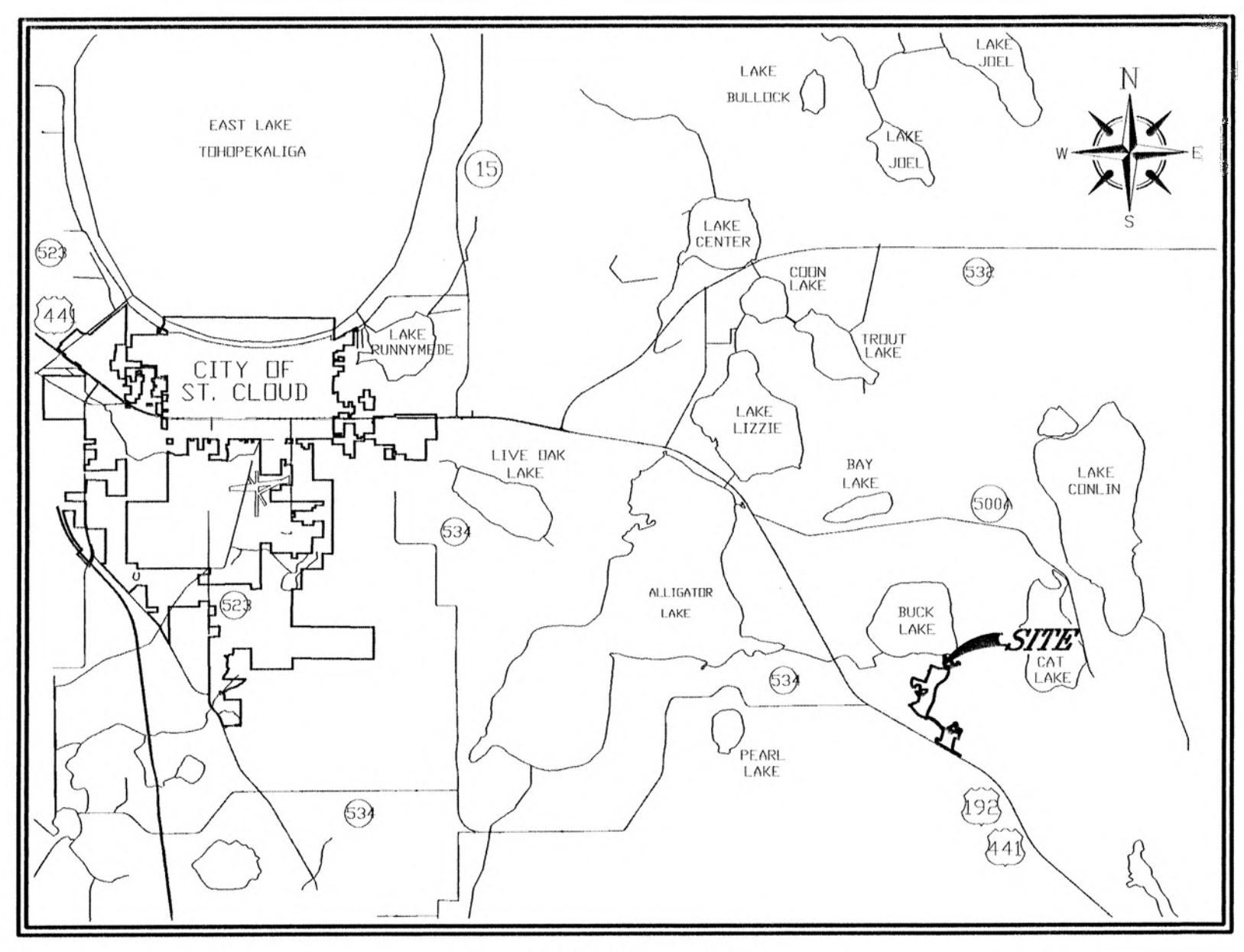
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BIRCHWOOD "VC-1" TRACT
SECTIONS 19 & 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA



PLAT BOOK 14 PAGE 173

SCALE AS SHOWN



VICINITY MAP NOT TO SCALE

Notes:

- 1. Bearings shown hereon are based on the Plat of Birchwood Neighborhoods B&C as filed and recorded in Plat Book 14, Pages 67 thru 73 of the Public Records of Osceola County, Florida. (AS SHOWN) NORTHERLY LINE OF ACCESS UTILITY EASEMENT BEING EAST OF CAT BRIER TRAIL N62°43'51"E.
2. This property is subject to the following items:
1. Final Judgment Concerning Validation of Harmony Community Development District Bond filed August 8, 2000 in Book 1766, Page 148; re-recorded in Book 1771, Page 893.
2. Final Judgment Concerning Validation of Harmony Community Development District Bond filed August 10, 2000 in Book 1767, Page 457; re-recorded in Book 1775, Page 952.
3. Notice of Harmony Community Development District filed March 24, 2000, in Book 1717, Page 1764; Amended Notice of Establishment of Harmony Community Development District filed in Book 1734, Page 1712 and Second Amended Notice filed in Book 1943, Page 1779.
4. Settlement Agreement and Development Order filed February 16, 1995, in Book 1240, Page 1448; First Amended Development Order filed in Book 1606, Page 1767, Second Amended Development Order filed in Book 1751, Page 1208 and Third Amended Development Order filed in Book 1869, Page 793.
5. Reservation in Deed filed June 6, 1950, in Deed Book 131, Page 203; Warranty Deed filed October 6, 1969, in Book 194, Page 132; Notice filed August 19, 1975, in Book 314, Page 644. The right of entry and exploration for the reservation in said Deed have been released by Release of Surface Entry Rights with Respect to Oil, Gas and Mineral Interest filed November 3, 1983, in Book 690, Page 452.
6. Project Improvement Acquisition Agreement filed April 6, 2001, in Book 1856, Page 656, First Modification filed in Book 1943, Page 1775.
7. Interlocal Agreement Pertaining to District Infrastructure Construction and Maintenance filed August 2, 2001, in Book 1911, Page 2203, re-recorded in Book 1922, Page 649.
8. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments filed October 9, 2001, in Book 1941, Page 2463; Amended and Restated Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments filed October 23, 2002, in Book 2133, Page 915.
9. Drainage Easement filed October 10, 2002, in Book 2125, Page 2078, as amended by the First Amendment of Drainage Easement filed October 10, 2003, in Book 2125, Page 2090.
10. Natural vegetation shall not be disturbed within any portion of the 25' Wetland Buffer Easement.

LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION TRACT "VC-1"
A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 19 & 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ACCESS/UTILITY EASEMENT AND TRACT L/U-10, BIRCHWOOD NEIGHBORHOODS B & C, AS FILED AND RECORDED IN PLAT BOOK 14, PAGES 67 THRU 73 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE N62°43'51"E ALONG SAID LINE NORTHERLY, A DISTANCE OF 289.56 FEET; THENCE N24°56'02"W, A DISTANCE OF 367.33 FEET; THENCE N57°28'02"W, A DISTANCE OF 36.99 FEET; THENCE S83°38'44"W, A DISTANCE OF 32.91 FEET; THENCE S30°35'54"W, A DISTANCE OF 58.82 FEET; THENCE N70°41'13"W, A DISTANCE OF 46.83 FEET; THENCE N44°51'48"W, A DISTANCE OF 83.68 FEET; THENCE S44°53'54"W, A DISTANCE OF 23.93 FEET; THENCE S51°17'36"W, A DISTANCE OF 31.62 FEET; THENCE N87°42'09"W, A DISTANCE OF 25.58 FEET; THENCE N29°47'50"W, A DISTANCE OF 79.13 FEET; THENCE N25°47'53"W, A DISTANCE OF 119.32 FEET; THENCE N16°38'48"W, A DISTANCE OF 94.69 FEET; THENCE S28°11'58"W, A DISTANCE OF 39.73 FEET; THENCE S06°01'43"E, A DISTANCE OF 65.84 FEET; THENCE S16°59'30"E, A DISTANCE OF 111.46 FEET; THENCE S45°53'03"W, A DISTANCE OF 24.39 FEET; THENCE S122°28'23"W, A DISTANCE OF 51.63 FEET; THENCE S06°26'51"W, A DISTANCE OF 49.29 FEET; THENCE S06°08'25"E, A DISTANCE OF 70.53 FEET; THENCE S39°17'26"W, A DISTANCE OF 52.46 FEET; THENCE S34°36'54"E, A DISTANCE OF 39.73 FEET; THENCE S13°24'51"E, A DISTANCE OF 337.42 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N08°35'26"W, A RADIAL DISTANCE OF 931.80 FEET AND HAVING A CHORD BEARING OF N79°27'09"E, 63.64 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°54'51", A DISTANCE OF 63.66 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 60°13'38", THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 11.52 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 128°06'55"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 190.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.14 ACRES, MORE OR LESS.

DEDICATION
BIRCHWOOD "VC-1" TRACT
KNOW ALL MEN BY THESE PRESENTS, that Birchwood Acres Limited Partnership, L.L.P., a Florida limited liability partnership, L.L.P., being the owner in fee simple of the lands described in the foregoing caption to this plat hereby dedicates the said lands and plat for the use and purposes herein expressed, dedicates the easements that are given herein to the Harmony Community Development District ("HCDD") (as granted) to the proper uses and purposes of the HCDD and dedicates the 25' Wetland Buffer easement (the "Property") to the perpetual use of the HCDD for the proper uses and purposes of the HCDD. All other lands, tracts, road shoulders or easements shown on this plat are not dedicated to the public nor for any public use or benefit.

IN WITNESS WHEREOF, the Partnership has caused these presents to be signed and attested to or witnessed by the officers or individuals named below and the corporate seal of its general partner to be affixed hereto on the date set forth in the notary acknowledgment.
Birchwood Acres Limited Partnership, L.L.P., a Florida limited liability partnership
ADDRESS: 4305 Neptune Road St. Cloud, Florida 34769
By: Three E Corporation, a Florida Corporation, its general partner
By: James L. Lentz [CORPORATE SEAL] President
Signed and sealed in the presence of:
Carolyn McArthur (Signature)
Cecily McArthur (Print Name)
Shelly Schadegg (Signature)
SHELLY SCHADEGG (Print Name)
Attest:
[Signature]
Name: [Name]
Title: Vice-President

STATE OF FLORIDA COUNTY OF OSCEOLA
I HEREBY CERTIFY that on this 14th day of March 2003, before me, an officer duly authorized to take acknowledgments in the State of Florida, personally appeared James L. Lentz and Carolyn McArthur, who are personally known to me, as President and Vice-President, respectively, of THREE E CORPORATION, a Florida corporation, the corporate general partner of BIRCHWOOD ACRES LIMITED PARTNERSHIP, L.L.P., a Florida limited liability partnership, who executed the foregoing Dedication and severally acknowledged the execution thereof to be of their free act and deed as such officers thereunto duly authorized; that the official seal of the THREE E CORPORATION is duly affixed thereto and that the said Dedication is the act and deed of said Partnership.

IN WITNESS WHEREOF, I have hereunto set by hand and seal on the above date.
NOTARY PUBLIC
Alicia Harvey
My Commission Expires: 9-23-05
Commission Number: 00059418

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on the 21 day of January, 2003, he completed the survey of the lands as shown in the foregoing plat; that permanent reference monuments have been placed as shown thereon; that this plat is a true and correct representation of the lands surveyed and that this plat complies with the requirements of Chapter 177 Florida Statutes and the Osceola County Minimum Land Subdivision Regulations; and that permanent control points will be placed as required by Chapter 177, F.S.; and that said land is located in:
Sections 19 & 30, Township 26 South, Range 32 East, Osceola County, Florida.
Name: RICHARD D. BROWN (Date: 3/10/2003)
Professional Surveyor and Mapper
Florida Certificate No. 5700
BROWN & JOHNSTON, INC.
2893 BIG SKY BLVD. KISSIMEE, FLORIDA 34744
CERTIFICATE OF AUTHORIZATION No. L.B. 7048

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR
Upon a review: This Plat conforms to Chapter 177 F.S.
Print Name: RICHARD D. BROWN
Dated: 08 APR 03 Registration No. 5700
Florida Professional Surveyor and Mapper representing Osceola County, Florida.

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION
THIS IS TO CERTIFY, That on 4/7/03, the Osceola County Planning Commission approved the above plat.
Chairman of the Board: [Signature] Secretary: [Signature]

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
Examined and Approved: [Signature] Date: 4.27.03
for County Engineer

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that on 4/21/03, the foregoing plat was approved by the Board of County Commissioners of Osceola County, Florida.

CERTIFICATE OF COUNTY CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Land Development Code, and was filed for record on 4.28.03 at 10:34 AM.
Clerk of the Circuit Court in and for Osceola County, Florida
[Signature]



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.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 1 OF 2

Table with columns for DATE and REV. (Revision)



LAKEFRONT COMMUNITY MAINTENANCE FACILITY
HARMONY BIRCHWOOD TRACT VC-1
PLAT BOOK 14, PAGE 173

Pegasus ENGINEERING
Pegasus Engineering, LLC
301 West SR 434, Suite 309
Winter Springs, Florida 32708
Office 407-992-9160
Fax 407-358-5155

State of Florida Board of Professional Engineers
Certificate of Authorization No. 27770

JOB No.: MSC-22055
DESIGNED BY: GAT
DRAWN BY: CAD
APPROVED BY: DWH
DATE: APRIL 2003

SHEET C02 OF C04

NOT A FINAL PLAN UNLESS SIGNED AND SEALED

PRELIMINARY
DAVID W. HAMSTRA, P.E.
REGISTRATION No. 38652
DATE: April 19, 2003

