

City of Palm Coast, Florida Agenda Item

Agenda Date: November 7, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: RESOLUTION 2023-XX APPROVING THE FINAL PLAT FOR WHITEVIEW VILLAGE PHASE 2 (AR #5096)		
Presenter: Bill Hoover, AICP, Senior Planner and Dennis Leap, P.E., Site Development Manager		
Attachments: <ol style="list-style-type: none">1. Presentation2. Resolution3. Final Plat		
Background: <p>This is a quasi-judicial item, please disclose any ex parte communication.</p> <p>The application, submitted by the applicant, Alliant Engineering, Inc., proposes to plat and subdivide approximately 20.78 acres of land into 81 single family residential lot.</p> <p>Whiteview Village Phase 2 is located at the southwest corner of the intersection of Pine Lakes Parkway and White Mill Drive and west of Whiteview Village Phase 1. The Future Land Use Map is Mixed Use (Neighborhood Scale Village Center) and the Official Zoning is Whiteview MPD.</p> <p>The Whiteview MPD was adopted on September 18, 2018 by the Palm Coast City Council for a total of 210 single-family lots. A site development permit was issued on April 19, 2021 in accordance with the approved construction plans filed with the approved preliminary plat.</p> <p>Prior to plat execution, the applicant will be required to provide a performance surety bond of 120% of the infrastructure cost, which has not been completed, in the amount of \$146,672.45.</p> <p>The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 FS.</p>		
RECOMMENDED ACTION: ADOPT RESOLUTION 2023-XX APPROVING THE FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND STAFF TO ISSUE A FINAL PLAT DEVELOPMENT ORDER FOR APPLICATION NO. 5096		

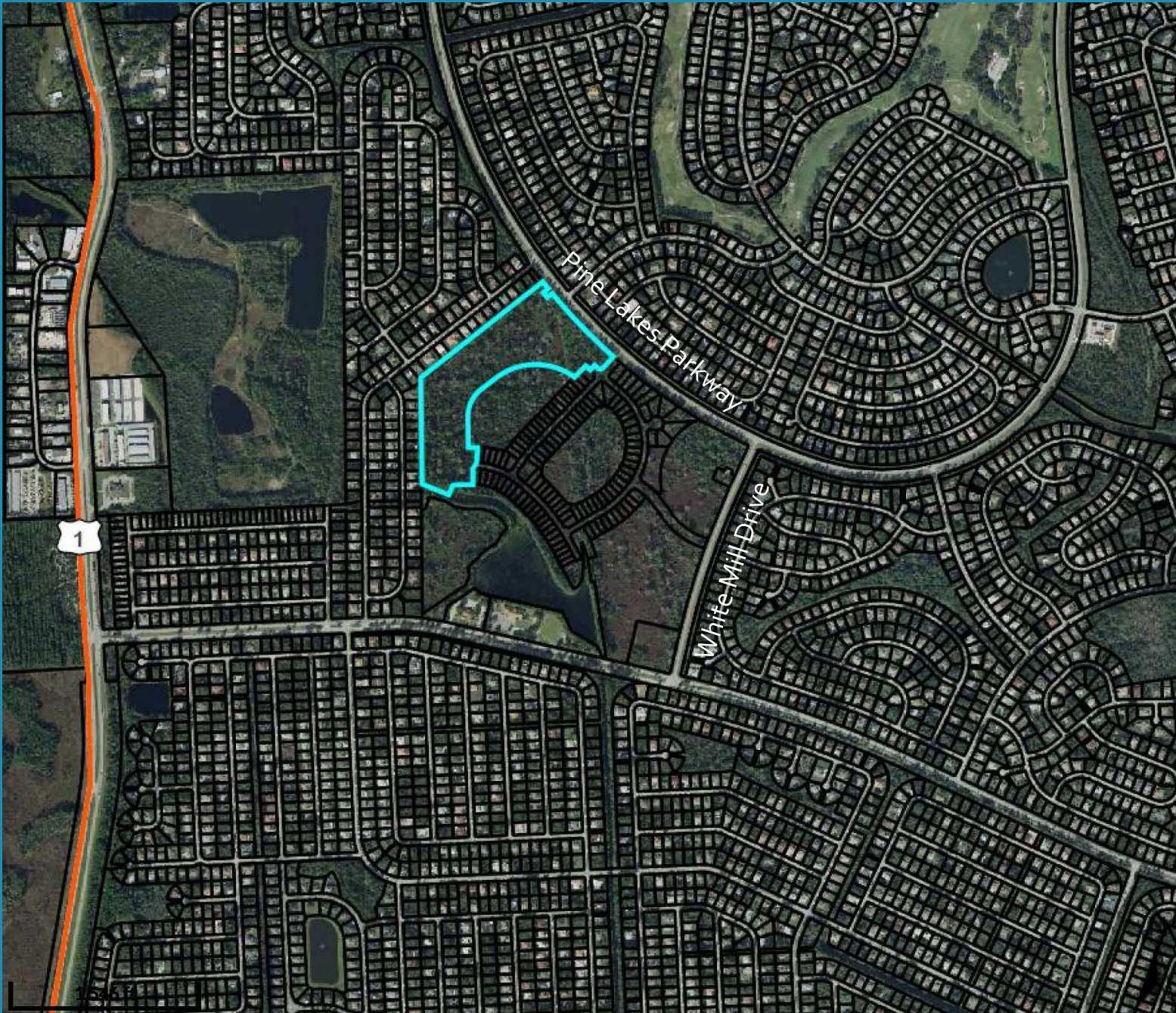
Whiteview Village Phase 2 Final Plat

City Council Public Hearing
on November 7, 2023

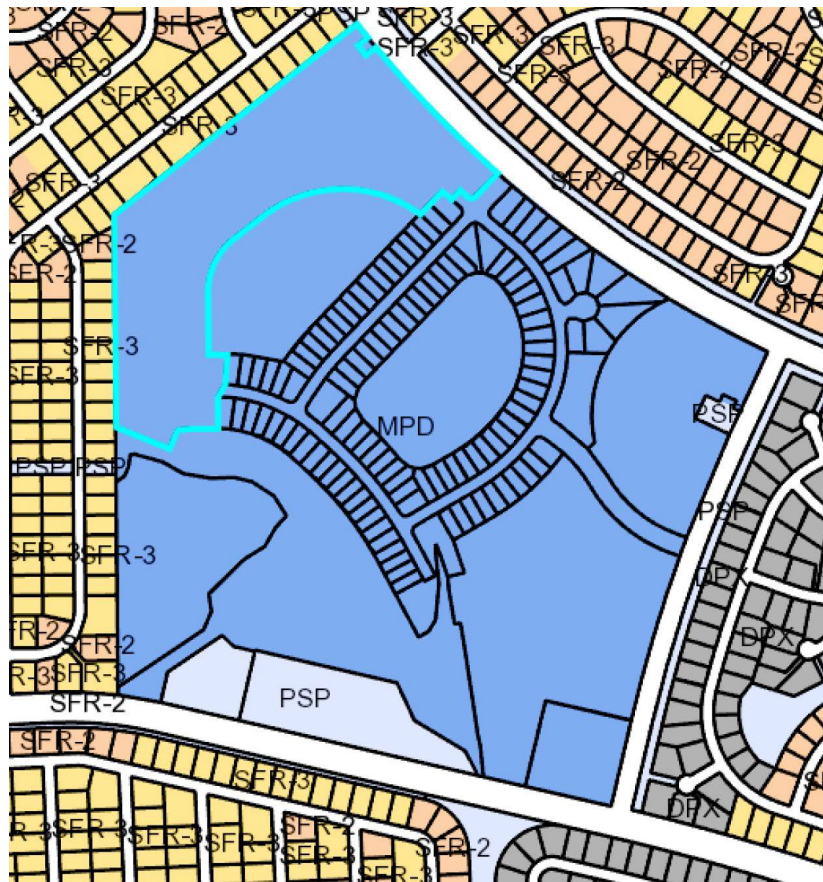


Location Map

Whiteview Village Phase 2 is 20.78 +/- acres and located at the southwest corner of the intersection of Pine Lakes Parkway and White Mill Drive and west of Whiteview Village Phase 1.

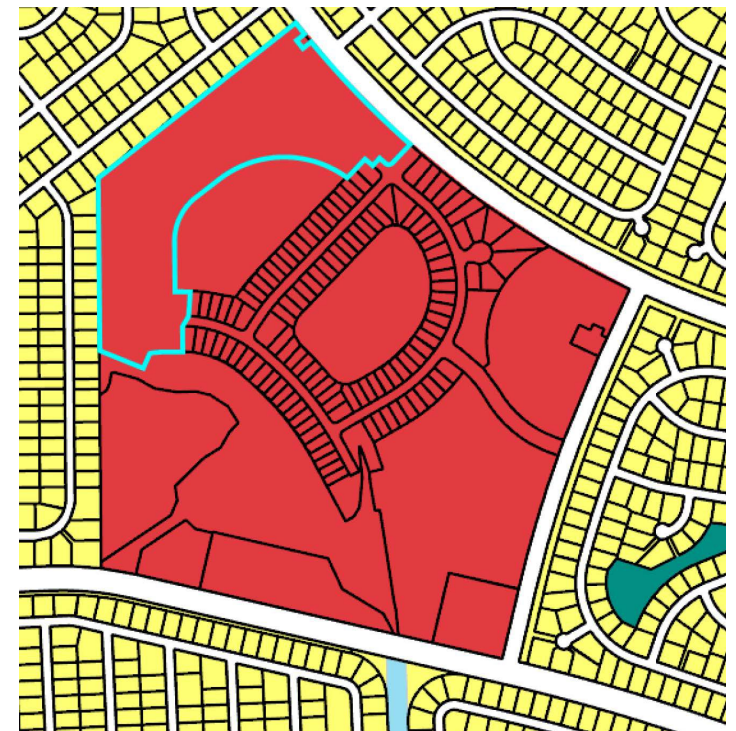


Zoning Map

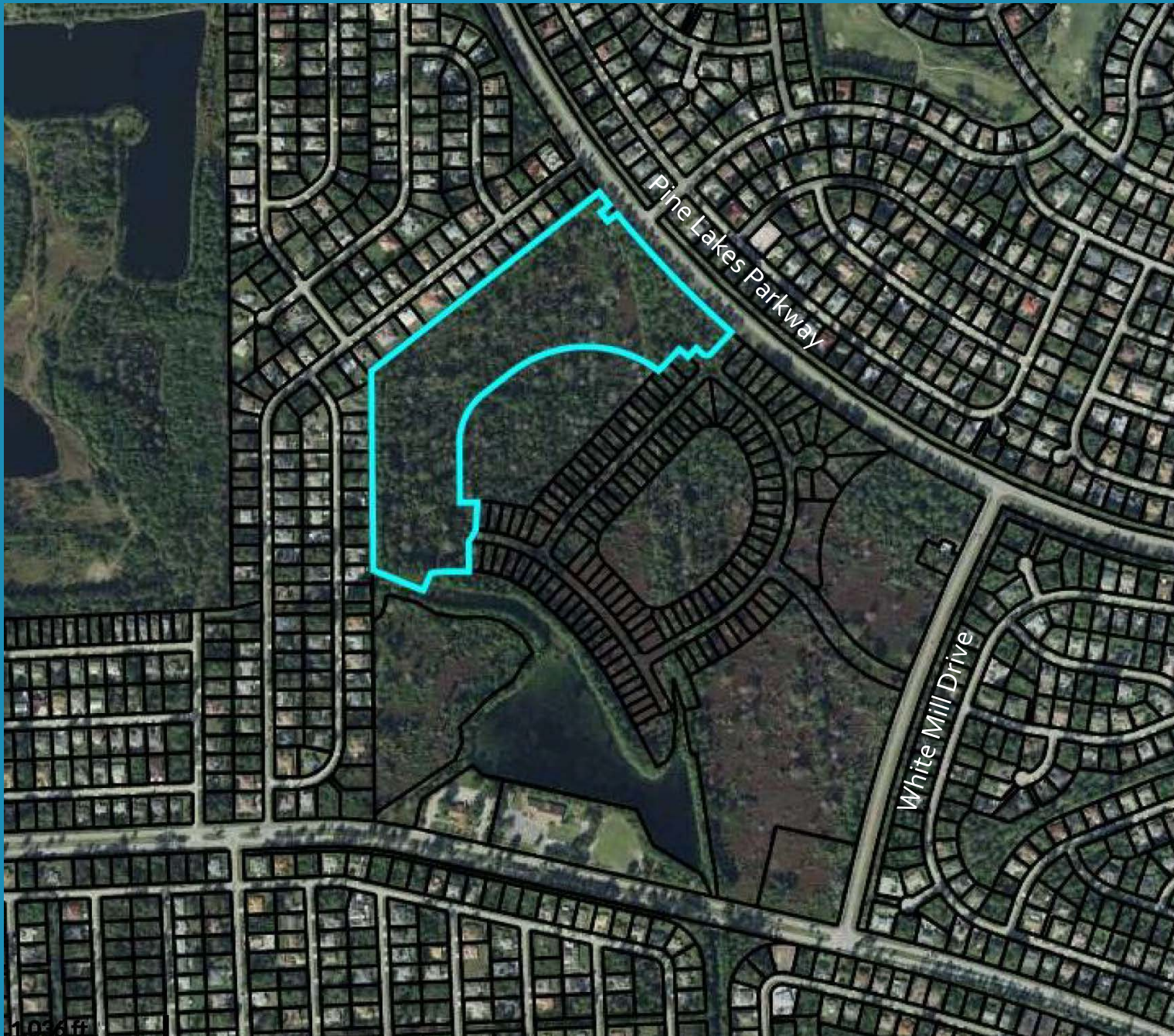


Whiteview Village
Phase 2 is located in
the Whiteview MPD.

Future Land Use Map



The FLUM designation
for Whiteview Village
Phase 2 is Mixed Use .



Background

Whiteview Village MPD was approved by The City of Palm Coast in 2018.

Preliminary Plat was approved, and infrastructure construction started in January 2021.

Construction Photos



Bonds

A performance bond for the infrastructure in the amount of \$146,672.45 has been received and found acceptable.

Recommendation

Adopt Resolution 2023-XX approving Final Plat for Whiteview Village Phase 2 and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for AR #5096

Questions?

RESOLUTION 2023-____
WHITEVIEW VILLAGE PHASE 2 FINAL PLAT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION NO. 5096 FOR THE FINAL PLAT OF A PARCEL OF LAND BEING A REPLAT OF TRACT "J", WHITEVIEW VILLAGE PHASE 1 AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 40, PAGE 46 THROUGH 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, ALL BEING A PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA;; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on April 18, 2022, Application No. 5096, (hereinafter “the application”) was submitted by Alliant Engineering, Inc. to the City of Palm Coast Community Development Department for approval of approximately 20.78 acres of land into 81 single family residential lots; and

WHEREAS, the City has reviewed the development proposal and has determined that it is in accordance with the codes, ordinances and land development regulations of the City; and

WHEREAS, the City has reviewed the development proposal and has determined that conditions are required to be satisfied prior to the Mayor executing the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA:

SECTION 1. APPROVAL APPLICATION/FINDINGS.

(a). The City Council hereby approves the application for approval of 81 single-family lots and hereby authorizes the Mayor of the City of Palm Coast to execute the Plat.

(b). The development approval sought under and pursuant to the application is consistent with the City of Palm Coast Comprehensive Plan and Development of the property will be subject to and consistent with and in compliance with applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

SECTION 2. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 4. IMPLEMENTING ACTIONS. The City Manager, or designee, is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 7th day of November 2023.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

NEYSA BORKERT, CITY ATTORNEY

WHITEVIEW VILLAGE PHASE 2

PLAT BOOK

PAGE

A REPLAT OF TRACT "J", WHITEVIEW VILLAGE PHASE 1 AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 40, PAGE 46 THROUGH 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, ALL BEING A PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.

SHEET 1 OF 4 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CAPTION

TRACT "J", WHITEVIEW VILLAGE PHASE 1 AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 40, PAGE 46 THROUGH 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT "J", SAID CORNER BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE LAKES PARKWAY (A 104 FOOT RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4579.61 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 69.99 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S38°37'46"E, 69.99 FEET TO THE MOST NORTHERLY CORNER OF TRACT "A" AS RECORDED ON SAID PLAT OF WHITEVIEW VILLAGE PHASE 1; THENCE S51°48'30"W, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE S38°11'30"E, ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE N51°48'30"E, ALONG SAID SOUTH LINE, A DISTANCE OF 51.04 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF PINE LAKES PARKWAY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4579.61 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 696.87 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S44°03'08"E, 696.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "J"; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID TRACT "J", THE FOLLOWING TWENTY-TWO (22) COURSES: COURSE ONE (1): S43°40'45"W, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 125.90 FEET TO A POINT OF CURVATURE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE TWO (2): WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 38.51 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S87°48'50"W, 34.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4729.61 FEET; COURSE THREE (3): NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 26.91 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N47°53'18"W, 26.91 FEET TO A POINT OF TANGENCY; COURSE FOUR (4): N47°43'32"W, A DISTANCE OF 10.25 FEET; COURSE FIVE (5): S42°16'30"W, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 643.00 FEET; COURSE SIX (6): WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 49.95 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N49°57'02"W, 49.94 FEET TO A POINT OF NON-TANGENCY; COURSE SEVEN (7): S43°40'45"W, A DISTANCE OF 125.82 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 518.00 FEET; COURSE EIGHT (8): WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 670.23 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S89°20'14"W, 624.45 FEET TO A POINT OF TANGENCY; COURSE NINE (9): S52°16'12"W, A DISTANCE OF 144.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 268.00 FEET; COURSE TEN (10): SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 247.05 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S25°51'43"W, 238.39 FEET TO A POINT OF TANGENCY; COURSE ELEVEN (11): S00°32'46"E, A DISTANCE OF 246.84 FEET; COURSE TWELVE (12): S89°28'39"E, A DISTANCE OF 74.30 FEET; COURSE THIRTEEN (13): S03°57'21"W, A DISTANCE OF 119.65 FEET; COURSE FOURTEEN (14): S30°58'57"W, A DISTANCE OF 57.17 FEET; COURSE FIFTEEN (15): S00°32'46"E, A DISTANCE OF 125.03 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 453.00 FEET; COURSE SIXTEEN (16): WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 7.60 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N89°31'10"W, 7.60 FEET TO A POINT OF TANGENCY; COURSE SEVENTEEN (17): N90°00'00"W, A DISTANCE OF 91.46 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 23.00 FEET; COURSE EIGHTEEN (18): WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 1.89 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S87°50'10"W, 1.89 FEET TO A POINT OF TANGENCY; COURSE NINETEEN (19): S85°40'20"W, A DISTANCE OF 44.15 FEET; COURSE TWENTY (20): S76°07'32"W, A DISTANCE OF 16.73 FEET; COURSE TWENTY-ONE (21): S23°55'36"W, A DISTANCE OF 78.86 FEET; COURSE TWENTY-TWO (22): N68°00'00"W, A DISTANCE OF 228.51 FEET TO THE EASTERLY LINE OF WYNNFIELD - SECTION 27, AS RECORDED IN MAP BOOK 9, PAGE 36 THROUGH 49, OF SAID PUBLIC RECORDS; THENCE N00°32'46"W, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 843.43 FEET; THENCE N51°48'30"E, CONTINUING ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 1227.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.78 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL BY CITY OF PALM COAST, FLORIDA DEPUTY CHIEF DEVELOPMENT OFFICER

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2023, THE FOREGOING PLAT WAS APPROVED BY THE CITY OF PALM COAST, FLORIDA DEPUTY CHIEF DEVELOPMENT OFFICER.

BY: _____
DEPUTY CHIEF DEVELOPMENT OFFICER

ACCEPTANCE OF DEDICATION - WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC.

WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS.

IN WITNESS THEREOF, _____ OF WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS THIS _____ DAY OF _____, 2023, ON BEHALF OF WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC.

WITNESS _____ SIGNATURE _____

PRINT NAME: _____ PRINTED NAME AND TITLE _____

WITNESS _____ CORPORATE SEAL: _____

PRINT NAME: _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

SIGNED THIS _____ DAY OF _____, 2023.

NATHAN P. PERRET, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS WHITEVIEW VILLAGE PHASE 2, LOCATED IN THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

THE OWNER HEREBY DEDICATES THE ROAD RIGHTS-OF-WAY (WOOLBRIGHT COURT, WAVERLY LANE, AND WILLOW STREET) TO THE WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF PALM COAST OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WILL HAVE THE OBLIGATION OF MAINTENANCE OF SAID RIGHT-OF-WAYS.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHT OF WAYS, EASEMENTS AND TRACTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HERINAFTER PROVIDED.

THE OWNER HEREBY DEDICATES AN EASEMENT FOR INGRESS AND EGRESS OVER ALL PRIVATE RIGHTS-OF-WAY FOR MUNICIPAL PURPOSES, INCLUDING CODE ENFORCEMENT TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS.

THE OWNER HEREBY DEDICATES AN EASEMENT FOR INGRESS AND EGRESS OVER ALL DRAINAGE EASEMENTS TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS. THE CITY OF PALM COAST HAS NO MAINTENANCE OBLIGATION WITHIN THE DRAINAGE EASEMENTS BUT HAS ACCESS RIGHTS TO RESTORE FUNCTIONALITY WITHIN THE DRAINAGE EASEMENTS IN THE EVENT THE OWNER'S DRAINAGE SYSTEM BECOMES COMPROMISED IN THE CITY'S SOLE JUDGEMENT.

ALL DRAINAGE EASEMENTS, DRAINAGE AND MAINTENANCE EASEMENTS, AND LANDSCAPE BUFFER AND SIGN EASEMENT, ARE HEREBY DEDICATED TO THE WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS. WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WILL HAVE THE OBLIGATION OF MAINTENANCE OF SAID EASEMENTS.

ALL UTILITY EASEMENTS INCLUDING A UTILITY EASEMENT OVER ALL PRIVATE RIGHT OF WAYS AS SHOWN ON THIS PLAT, IS DEDICATED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES.

LANDSCAPE BUFFERS AND SIGNAGE SHOWN HEREON ARE HEREBY DEDICATED TO WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF LANDSCAPING AND SIGNAGE. THE MAINTENANCE OF SAID FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, WITH NO RECOURSE TO THE CITY OF PALM COAST, FLORIDA.

IN WITNESS THEREOF, _____ OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2023, ON BEHALF OF THE COMPANY.

WITNESS _____

PRINT NAME: _____

WITNESS _____

PRINT NAME: _____

OWNER: KB HOME JACKSONVILLE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TODD HOLDER
ITS DIVISION PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

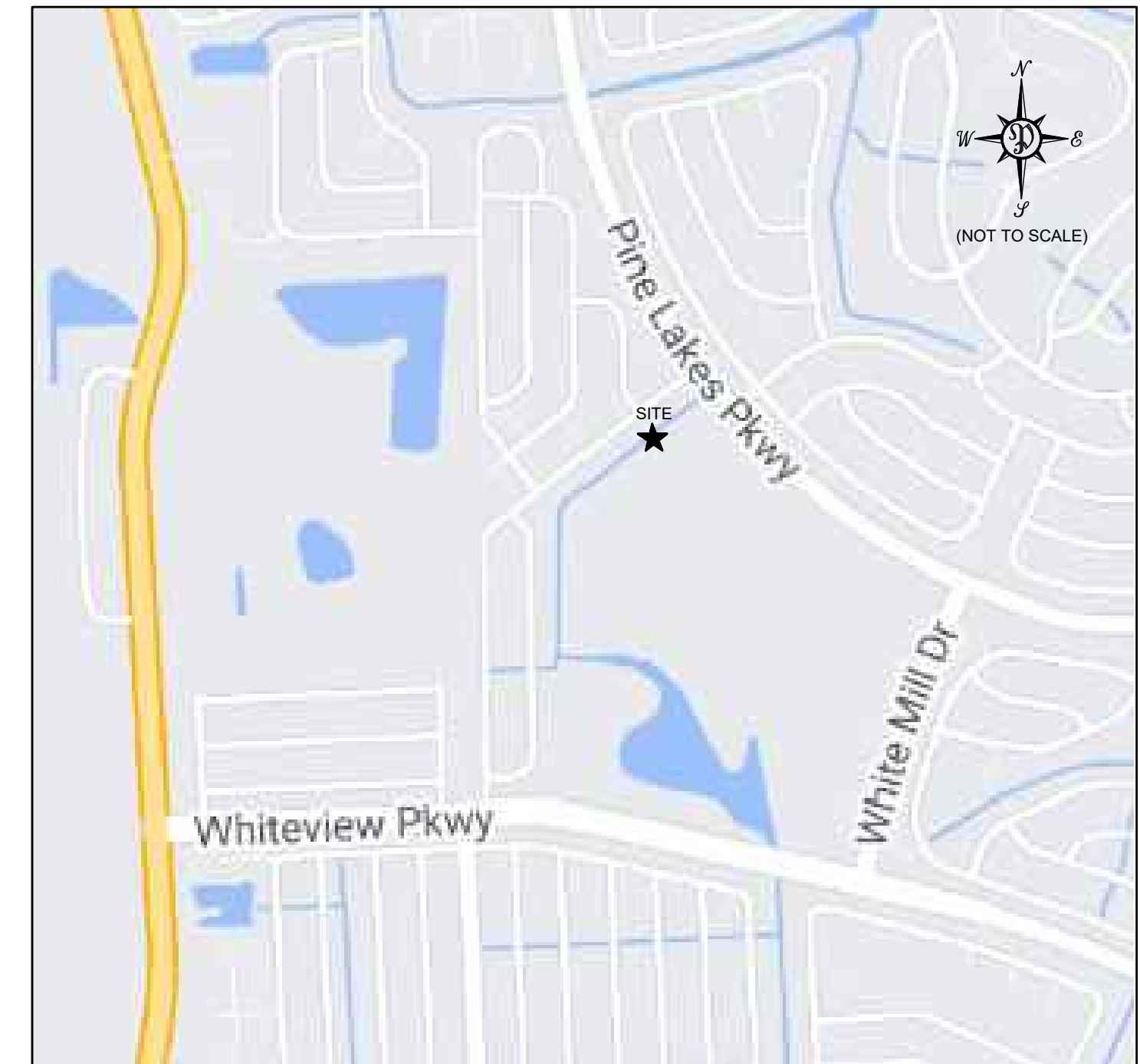
CERTIFICATE OF APPROVAL BY CITY OF PALM COAST, FLORIDA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2023, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF PALM COAST, FLORIDA.

BY: _____
MAYOR, CITY OF PALM COAST

ATTEST: _____
CITY CLERK

VICINITY MAP



CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FORGOING PLAT WAS FILED FOR RECORD ON _____ DAY OF _____, 2023 AT _____.

BY: _____
CLERK AND EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS
FLAGLER COUNTY, FLORIDA

PRINT NAME: _____

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON _____ DAY OF _____, 2023, THIS PLAT WAS APPROVED.

BY: _____
CITY ENGINEER
CITY OF PALM COAST, FLORIDA

REVIEWING SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

CERTIFIED THIS _____ DAY OF _____, 2023.

BY: _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. _____

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

WHITEVIEW VILLAGE PHASE 2

A REPLAT OF TRACT "J", WHITEVIEW VILLAGE PHASE 1 AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 40, PAGE 46 THROUGH 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, ALL BEING A PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.

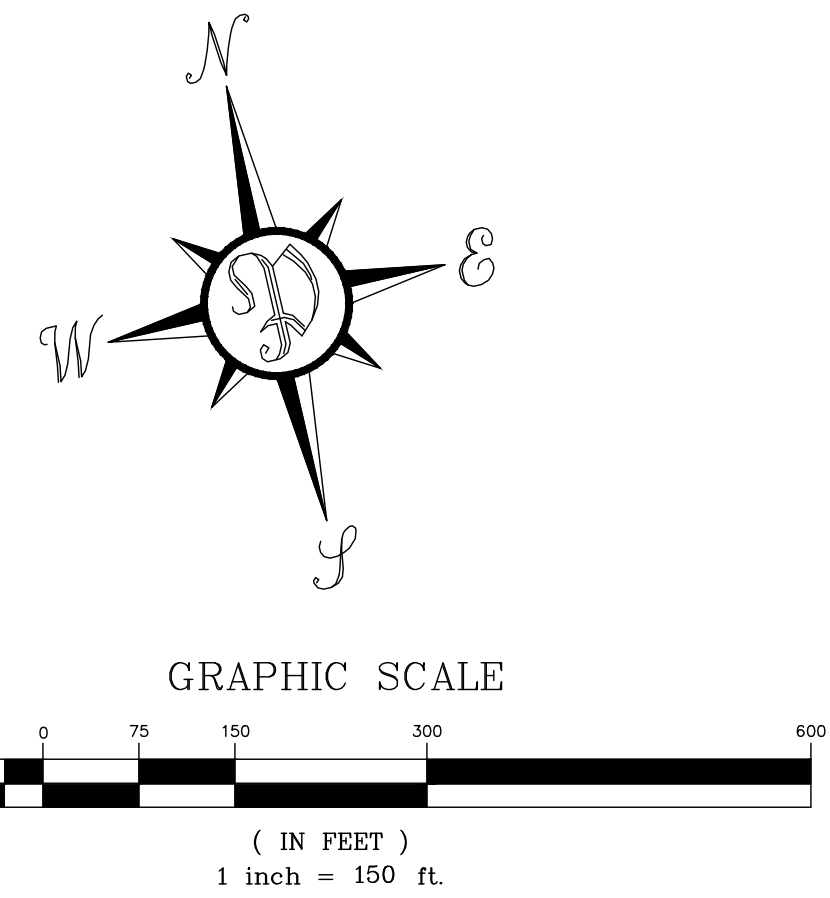
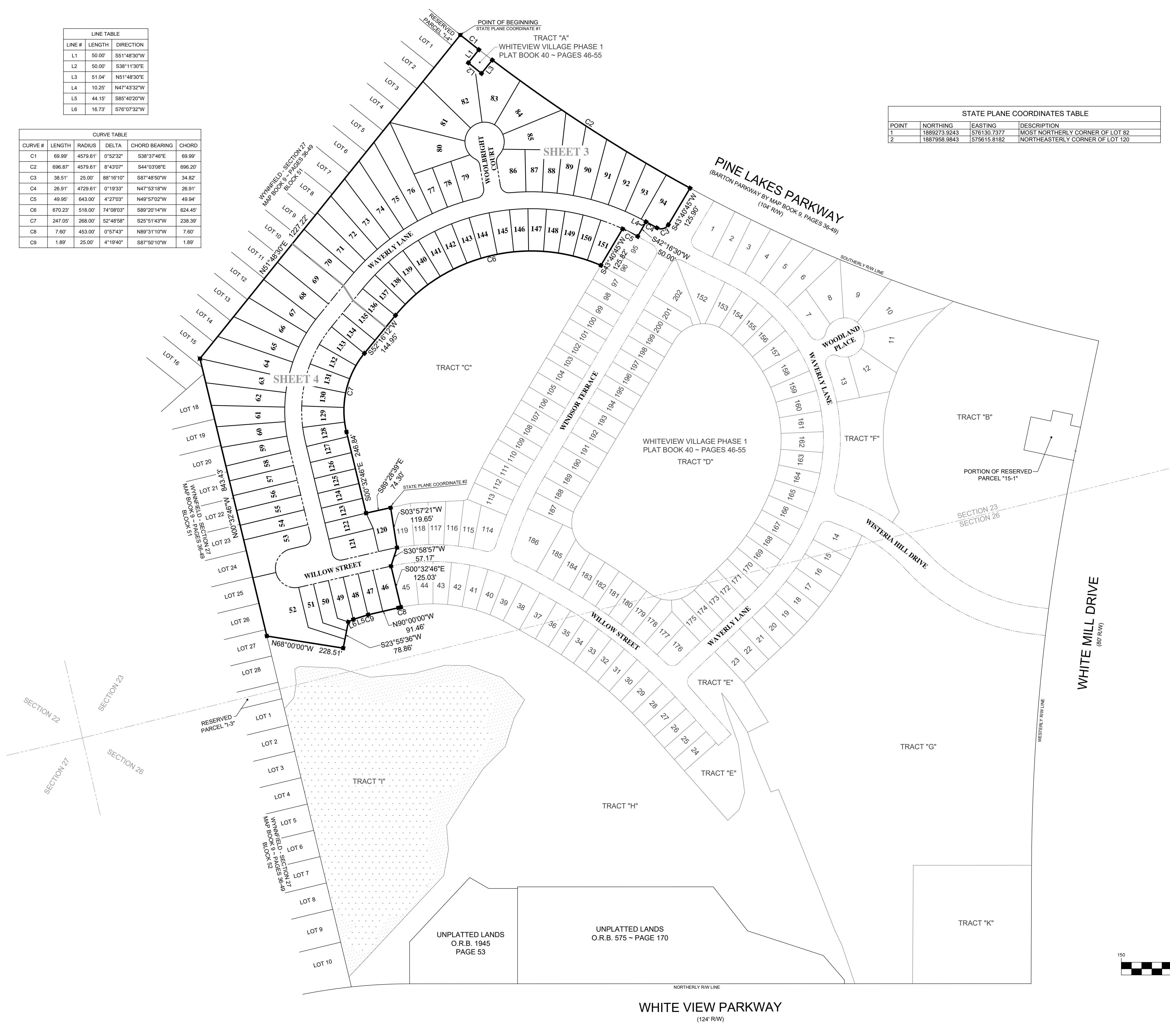
LINE #	LENGTH	DIRECTION
L1	50.00'	S81°48'30"W
L2	50.00'	S38°11'30"E
L3	51.04'	N51°48'30"E
L4	10.25'	N47°43'32"W
L5	44.15'	S85°40'20"W
L6	16.73'	S76°07'32"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	69.99'	4579.61'	0°52'32"	S38°37'46"E	69.99'
C2	696.87'	4579.61'	8°43'07"	S44°03'08"E	696.20'
C3	38.51'	25.00'	88°16'10"	S87°48'50"W	34.62'
C4	26.91'	4729.61'	0°19'33"	N47°53'18"W	26.91'
C5	49.95'	643.00'	4°27'03"	N49°57'02"W	49.94'
C6	670.23'	518.00'	74°08'03"	S89°20'14"W	624.45'
C7	247.05'	268.00'	52°48'58"	S25°51'43"W	238.39'
C8	7.60'	453.00'	0°57'43"	N89°31'10"W	7.60'
C9	1.89'	25.00'	4°19'40"	S87°50'10"W	1.89'

POINT	NORTHING	EASTING	DESCRIPTION
1	1889273.9243	576130.7377	MOST NORTHERLY CORNER OF LOT 82
2	1887958.9843	575615.8162	NORTHEASTERLY CORNER OF LOT 120

- LEGEND**
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
 - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
 - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
 - C1 DENOTES TABULATED CURVE DATA
 - L1 DENOTES TABULATED LINE DATA
 - P.C. DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - P.R.C. DENOTES POINT OF REVERSE CURVE
 - P.C.C. DENOTES POINT OF COMPOUND CURVE
 - (R) DENOTES RADIAL LINE
 - (N) NORTHING
 - (E) EASTING
 - R/W RIGHT-OF-WAY
 - C/L CENTERLINE
 - CB CHORD BEARING
 - D DELTA
 - R.P. RADIUS POINT
 - (100.1) DENOTES DISTANCE TO EASEMENT
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - ORB OFFICIAL RECORDS BOOK
 - POB POINT OF BEGINNING
 - PRM PERMANENT REFERENCE MONUMENT
 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - SWMF STORMWATER MANAGEMENT FACILITY
 - WETLANDS WETLANDS
 - UPLAND BUFFER UPLAND BUFFER

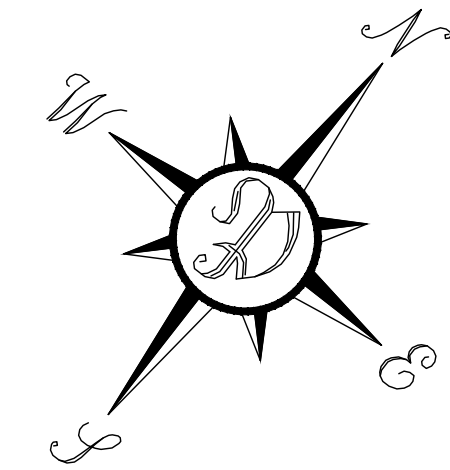
- NOTES:**
- ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WEST LINE OF LOT 95, WHITEVIEW VILLAGE PHASE 1 AS S43°40'45"W.
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901
 - 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 BY SECTION 177.091 (29), FLORIDA STATUTES.
 - SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
 - DO NOT USE THIS PLAT FOR FLOOD ZONE DETERMINATION. THE FLOOD INSURANCE RATE MAP IS SUBJECT TO CHANGE. USE THE CURRENT APPROVED FIRM FOR COMMUNITY PANEL NUMBER, DATE AND FLOOD ZONE DETERMINATIONS.
 - ALL SIDEWALKS LOCATED ADJACENT TO CERTAIN LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
 - THIS PLAT IS SUBJECT TO THE WHITEVIEW LAND MASTER PLANNED DEVELOPMENT (ORDINANCE 2018-20), RECORDED IN OFFICIAL RECORDS BOOK 2318, PAGES 1864 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF EASEMENTS AND COST SHARING AS RECORDED IN OFFICIAL RECORDS BOOK 2534, PAGE 414 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (STORMWATER MANAGEMENT SYSTEM; LANDSCAPING MAINTENANCE; DRAINAGE, AND INGRESS/EGRESS EASEMENTS) (NOT ABLE TO BE PLOTTED)
 - THE LANDS SHOWN HEREON ARE SUBJECT TO AN UTILITY AGREEMENT FOR WATER AND WASTEWATER SERVICE AS RECORDED IN OFFICIAL RECORDS BOOK 2543, PAGE 1131 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AGREEMENT BY CITY OF PALM COAST TO MAKE WATER AND WASTEWATER SERVICE AVAILABLE TO SUBJECT PARCEL)
 - THE LANDS SHOWN HEREON ARE SUBJECT TO AN UTILITY AGREEMENT FOR WATER AND WASTEWATER SERVICE AS RECORDED IN OFFICIAL RECORDS BOOK 2761, PAGE 1055 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AGREEMENT BY CITY OF PALM COAST TO MAKE WATER AND WASTEWATER SERVICE AVAILABLE TO SUBJECT PARCEL)
 - THE LANDS SHOWN HEREON ARE SUBJECT TO A DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 458, PAGE 98 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AS SHOWN HEREON)
 - THE LANDS SHOWN HEREON ARE SUBJECT TO A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2798, PAGE 138 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AS SHOWN HEREON)



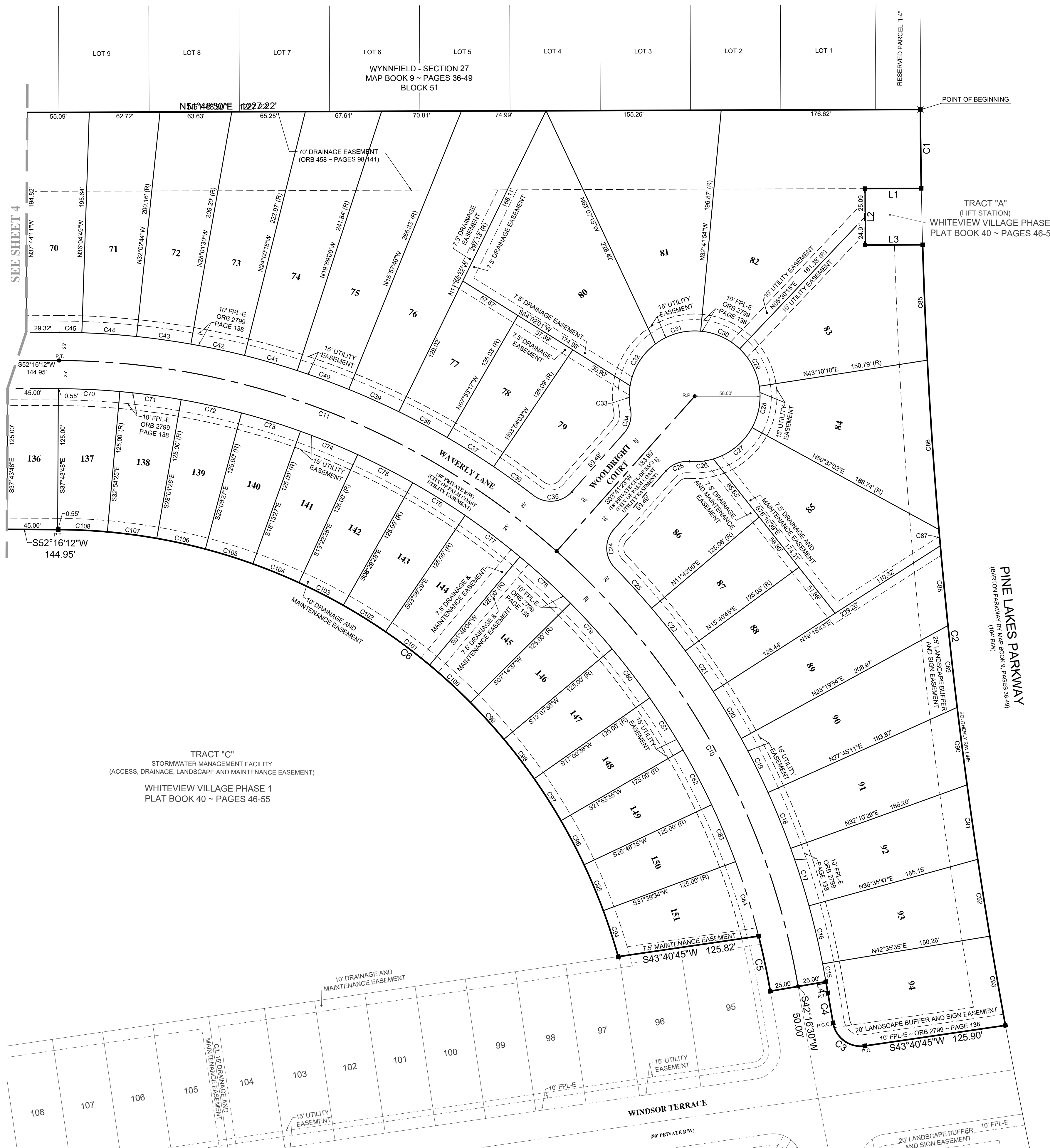
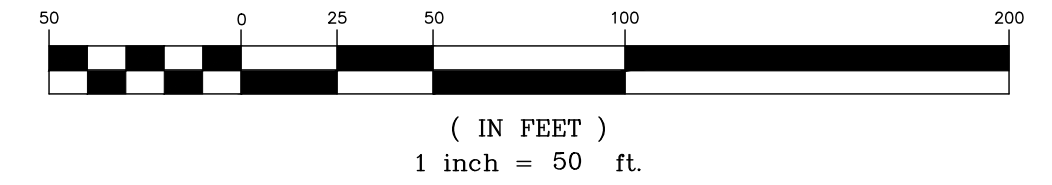
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WHITEVIEW VILLAGE PHASE 2

A REPLAT OF TRACT "J", WHITEVIEW VILLAGE PHASE 1 AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 40, PAGE 46 THROUGH 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, ALL BEING A PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.



GRAPHIC SCALE



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.00'	S51°48'30"W
L2	50.00'	S38°11'30"E
L3	51.04'	N51°48'30"E
L4	10.25'	N47°43'32"W

CURVE TABLE

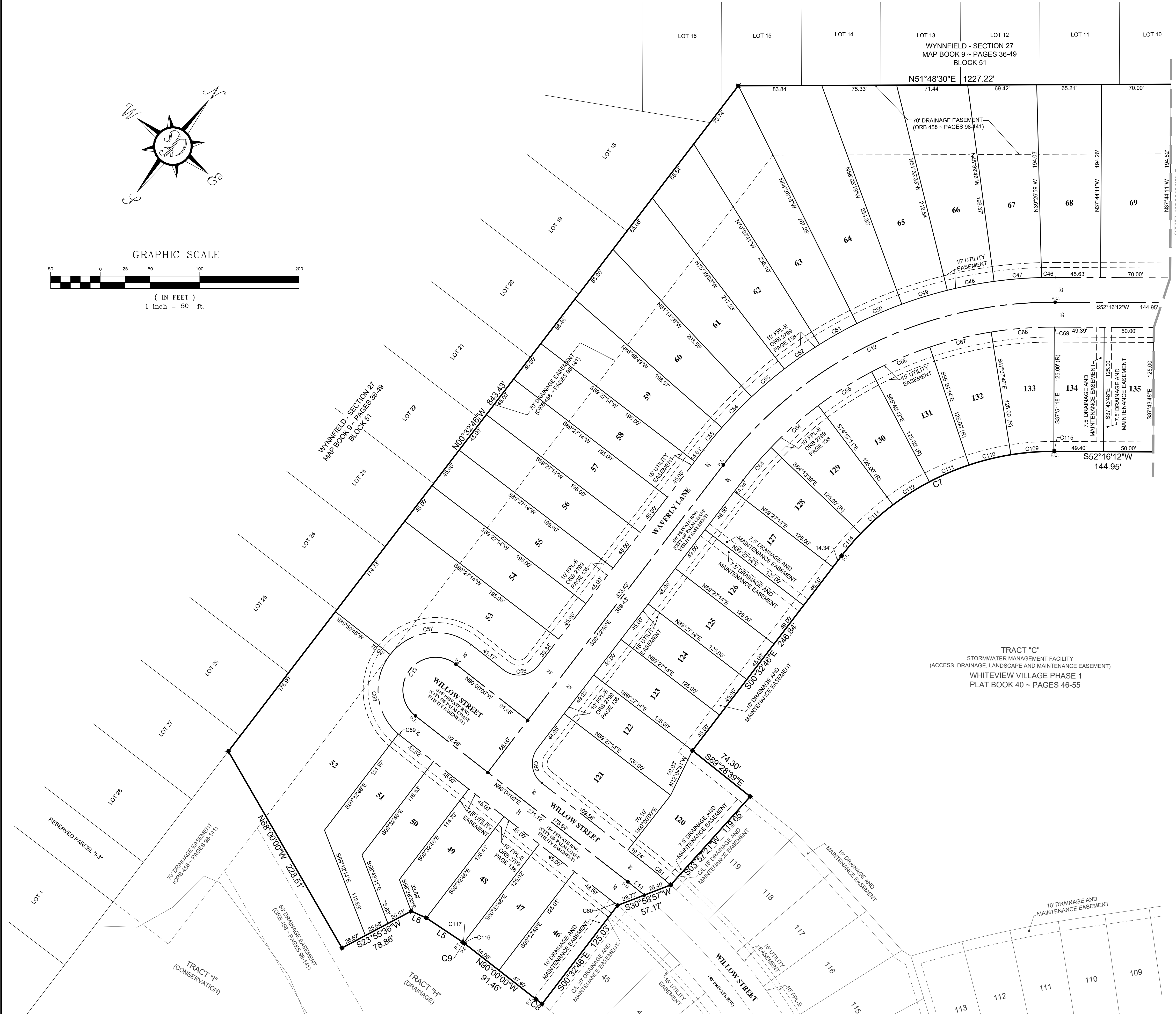
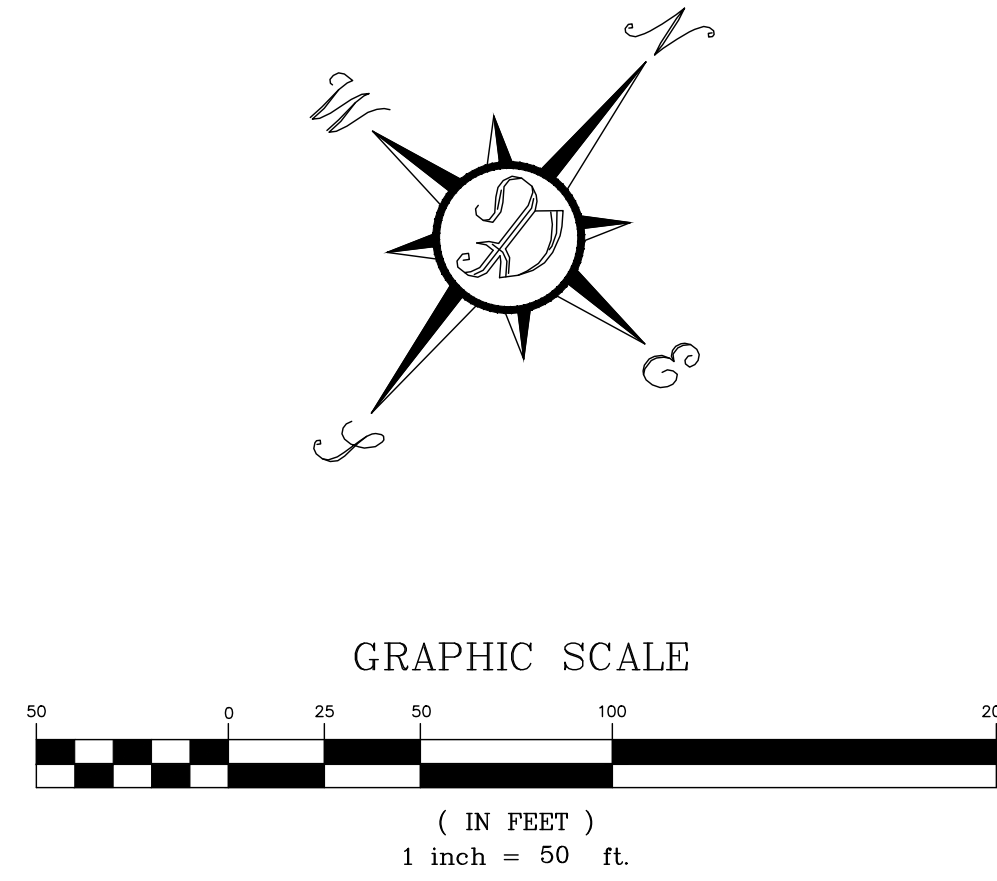
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	69.99'	4579.61'	0°52'32"	S38°37'46"E	69.99'
C2	696.87'	4579.61'	8°43'07"	S44°03'08"E	696.20'
C3	38.51'	25.00'	88°16'10"	S87°48'50"W	34.82'
C4	26.91'	4729.61'	0°19'33"	N47°53'16"W	26.91'
C5	49.95'	643.00'	4°27'03"	N49°57'02"W	49.94'
C6	670.23'	518.00'	74°08'03"	S89°20'14"W	624.45'
C10	449.86'	668.00'	38°35'07"	N67°01'04"W	441.41'
C11	482.90'	668.00'	41°25'11"	S72°58'47"W	472.46'
C15	16.06'	693.00'	1°19'41"	N48°23'21"W	16.06'
C16	52.91'	693.00'	4°22'29"	N51°14'26"W	52.90'
C17	53.46'	693.00'	4°25'11"	N55°38'16"W	53.45'
C18	53.46'	693.00'	4°25'11"	N60°02'27"W	53.44'
C19	53.46'	693.00'	4°25'10"	N64°28'38"W	53.44'
C20	48.59'	693.00'	4°01'04"	N68°41'45"W	48.58'
C21	43.74'	693.00'	3°36'59"	N72°30'46"W	43.73'
C22	48.13'	693.00'	3°58'44"	N76°18'37"W	48.12'
C23	48.59'	693.00'	4°01'02"	N80°18'31"W	48.58'
C24	37.53'	25.00'	86°00'25"	N39°18'50"W	34.10'
C25	23.11'	25.00'	52°57'26"	N39°10'06"E	22.29'
C26	21.53'	58.00'	21°16'20"	N46°00'39"E	21.41'
C27	45.31'	58.00'	44°45'27"	N12°59'45"E	44.16'
C28	37.91'	58.00'	37°26'52"	N28°06'24"W	37.24'
C29	38.13'	58.00'	37°39'54"	N65°39'47"W	37.45'
C30	38.67'	58.00'	38°12'09"	S76°24'11"W	37.96'
C31	42.62'	58.00'	42°06'05"	S36°15'04"W	41.67'
C32	44.38'	58.00'	43°50'45"	S06°43'21"E	43.31'
C33	20.88'	58.00'	29°37'20"	S38°57'24"E	20.76'
C34	23.11'	25.00'	52°57'26"	S22°47'21"E	22.29'
C35	37.53'	25.00'	86°00'25"	S46°41'35"W	34.10'
C36	43.51'	693.00'	3°35'50"	S87°53'52"W	43.50'
C37	48.63'	693.00'	4°01'14"	S84°05'20"W	48.62'
C38	48.63'	693.00'	4°01'15"	S80°04'05"W	48.62'
C39	48.63'	693.00'	4°01'14"	S76°02'51"W	48.62'
C40	48.63'	693.00'	4°01'14"	S72°01'37"W	48.62'
C41	48.63'	693.00'	4°01'14"	S68°00'22"W	48.62'
C42	48.63'	693.00'	4°01'15"	S63°59'08"W	48.62'
C43	48.63'	693.00'	4°01'15"	S59°57'53"W	48.62'
C44	48.63'	693.00'	4°01'15"	S55°56'38"W	48.62'
C45	20.12'	693.00'	1°39'49"	S53°06'06"W	20.12'
C70	54.13'	643.00'	4°49'24"	S54°40'54"W	54.11'
C71	54.80'	643.00'	4°52'59"	S59°32'05"W	54.78'
C72	54.80'	643.00'	4°52'59"	S64°26'05"W	54.78'
C73	54.80'	643.00'	4°52'59"	S69°18'04"W	54.78'
C74	54.80'	643.00'	4°52'59"	S74°11'03"W	54.78'
C75	54.80'	643.00'	4°52'59"	S79°04'03"W	54.78'
C76	54.80'	643.00'	4°52'59"	S83°57'02"W	54.78'
C77	60.89'	643.00'	5°25'33"	S89°06'18"W	60.87'
C78	60.89'	643.00'	5°25'33"	N85°28'09"W	60.87'
C79	54.80'	643.00'	4°52'59"	N80°18'53"W	54.78'
C80	54.80'	643.00'	4°52'59"	N75°25'54"W	54.78'
C81	54.80'	643.00'	4°52'59"	N70°32'54"W	54.78'
C82	54.80'	643.00'	4°52'59"	N65°39'55"W	54.78'
C83	54.80'	643.00'	4°52'59"	N60°46'55"W	54.78'
C84	69.18'	643.00'	6°09'52"	N55°15'30"W	69.15'
C85	102.42'	4579.61'	1°16'53"	S40°20'01"E	102.42'
C86	150.59'	4579.61'	1°53'03"	S41°54'59"E	150.58'
C87	14.46'	4579.61'	0°10'51"	S42°56'56"E	14.46'
C88	71.07'	4579.61'	0°53'21"	S43°29'02"E	71.07'
C89	73.03'	4579.61'	0°54'49"	S44°23'07"E	73.03'
C90	69.23'	4579.61'	0°51'58"	S45°18'31"E	69.23'
C91	66.76'	4579.61'	0°50'07"	S46°07'33"E	66.76'
C92	68.99'	4579.61'	0°51'47"	S46°58'30"E	68.99'
C93	80.32'	4579.61'	1°00'18"	S47°54'33"E	80.32'
C94	42.90'	518.00'	4°44'41"	N55°58'05"W	42.88'
C95	44.15'	518.00'	4°52'59"	N60°46'56"W	44.13'
C96	44.15'	518.00'	4°52'59"	N65°39'55"W	44.13'
C97	44.15'	518.00'	4°52'59"	N70°32'54"W	44.13'
C98	44.15'	518.00'	4°52'59"	N75°25'54"W	44.13'
C99	44.15'	518.00'	4°52'59"	N80°18'54"W	44.13'
C100	49.05'	518.00'	5°25'33"	N85°28'10"W	49.03'
C101	49.05'	518.00'	5°25'33"	S89°06'18"W	49.03'
C102	44.15'	518.00'	4°52'59"	S83°57'02"W	44.13'
C103	44.15'	518.00'	4°52'59"	S79°04'02"W	44.13'
C104	44.15'	518.00'	4°52'59"	S74°11'03"W	44.13'
C105	44.15'	518.00'	4°52'59"	S69°18'03"W	44.13'
C106	44.15'	518.00'	4°52'59"	S64°25'04"W	44.13'
C107	44.15'	518.00'	4°52'59"	S59°32'04"W	44.13'
C108	43.60'	518.00'	4°49'23"	S54°40'53"W	43.59'

TRACT "C"
STORMWATER MANAGEMENT FACILITY
(ACCESS, DRAINAGE, LANDSCAPE AND MAINTENANCE EASEMENT)
WHITEVIEW VILLAGE PHASE 1
PLAT BOOK 40 ~ PAGES 46-55

PREPARED BY:
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1484 MONTICELLO ROAD
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L.B. NO. 6715

WHITEVIEW VILLAGE PHASE 2

A REPLAT OF TRACT "J", WHITEVIEW VILLAGE PHASE 1 AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 40, PAGE 46 THROUGH 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, ALL BEING A PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	44.15'	S85°40'20"W
L6	16.73'	S78°07'32"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	247.00'	268.00'	52°48'58"	S25°51'43"W	238.39'
C8	7.60'	453.00'	0°57'43"	N89°31'10"W	7.60'
C9	1.89'	25.00'	4°19'40"	S87°50'10"W	1.89'
C12	385.32'	418.00'	52°48'58"	S25°51'43"W	371.82'
C13	103.67'	33.00'	180°00'00"	S00°00'00"E	66.00'
C14	21.22'	603.00'	2°01'00"	S88°59'30"E	21.22'
C46	13.78'	443.00'	1°46'54"	S51°22'45"W	13.77'
C47	47.93'	443.00'	6°11'55"	S47°23'20"W	47.90'
C48	47.92'	443.00'	6°11'53"	S41°11'28"W	47.90'
C49	47.92'	443.00'	6°11'52"	S34°59'34"W	47.90'
C50	49.23'	443.00'	6°22'01"	S28°42'37"W	49.20'
C51	43.11'	443.00'	5°34'32"	S22°44'20"W	43.09'
C52	43.11'	443.00'	5°34'33"	S17°09'48"W	43.09'
C53	43.11'	443.00'	5°34'34"	S11°35'14"W	43.10'
C54	43.12'	443.00'	5°34'35"	S06°00'40"W	43.10'
C55	29.14'	443.00'	3°46'09"	S01°20'18"W	29.14'
C56	39.51'	25.00'	90°32'46"	S44°43'37"W	35.52'
C57	91.11'	58.00'	90°00'14"	S44°59'53"W	82.03'
C58	88.62'	58.00'	87°32'28"	S43°46'28"E	80.25'
C59	2.49'	58.00'	2°27'18"	S88°46'21"E	2.48'
C60	6.41'	578.00'	0°38'08"	S89°40'56"E	6.41'
C61	35.86'	628.00'	3°16'18"	S88°21'51"E	35.85'
C62	39.03'	25.00'	89°27'14"	S45°16'23"E	35.19'
C63	43.34'	393.00'	6°19'06"	S02°36'47"W	43.32'
C64	63.62'	393.00'	9°16'28"	S10°24'35"W	63.55'
C65	63.62'	393.00'	9°16'28"	S19°41'03"W	63.55'
C66	63.62'	393.00'	9°16'28"	S28°57'32"W	63.55'
C67	63.62'	393.00'	9°16'28"	S38°14'00"W	63.55'
C68	63.62'	393.00'	9°16'28"	S47°30'28"W	63.55'
C69	0.86'	393.00'	0°07'30"	S52°12'27"W	0.86'
C109	43.38'	268.00'	9°16'28"	S47°30'28"W	43.33'
C110	43.38'	268.00'	9°16'28"	S38°13'58"W	43.33'
C111	43.38'	268.00'	9°16'28"	S28°57'29"W	43.33'
C112	43.38'	268.00'	9°16'28"	S19°41'01"W	43.33'
C113	43.38'	268.00'	9°16'28"	S10°24'33"W	43.33'
C114	29.55'	268.00'	6°19'06"	S02°36'46"W	29.54'
C115	0.59'	268.00'	0°07'32"	S52°12'26"W	0.59'
C116	0.94'	25.00'	2°09'54"	S88°55'03"W	0.94'
C117	0.94'	25.00'	2°09'46"	S86°45'13"W	0.94'

TRACT "C"
STORMWATER MANAGEMENT FACILITY
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