

Item # 23

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REGINA COURT MINOR PLAT

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Dan Matthys **CONTACT:** Denny Gibbs **EXT.** 7359

<b>Agenda Date</b> <u>4/26/05</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the minor plat for Regina Court located on Moyses Road, south of Howell Branch Road, in Section 34, Township 21 South, Range 30 East.

District 1 – Commissioner Dallari (Denny Gibbs, Planner)

**BACKGROUND:**

The applicant, Dennis Morgioni, is requesting minor plat approval for two lots on 0.69 +/- acres zoned R-2. Each newly created lot will be greater than the required 9,000 sq. ft. net buildable. The property is located on Moyses Road running south off Lake Howell Road.

The subject property is a portion of the Slovak National Cemetery, platted on the Slovak Village plat, PB 8 Pg 15. This portion of the property has not been used as a cemetery and the applicant conducted a Cultural Resource Reconnaissance Survey for assessment of possible adverse impacts for the State of Florida Division of Historical Resources. The Division of Historical Resources has provided an opinion letter affirming that no burials or other historic properties are within the project area.

The proposed minor plat does not require the posting of a performance bond since all infrastructure improvements will be completed with the site development. Staff has reviewed the plat and finds that it meets all the requirements of the applicable zoning, Ch. 177 F.S. and the Seminole County Land Development Code.

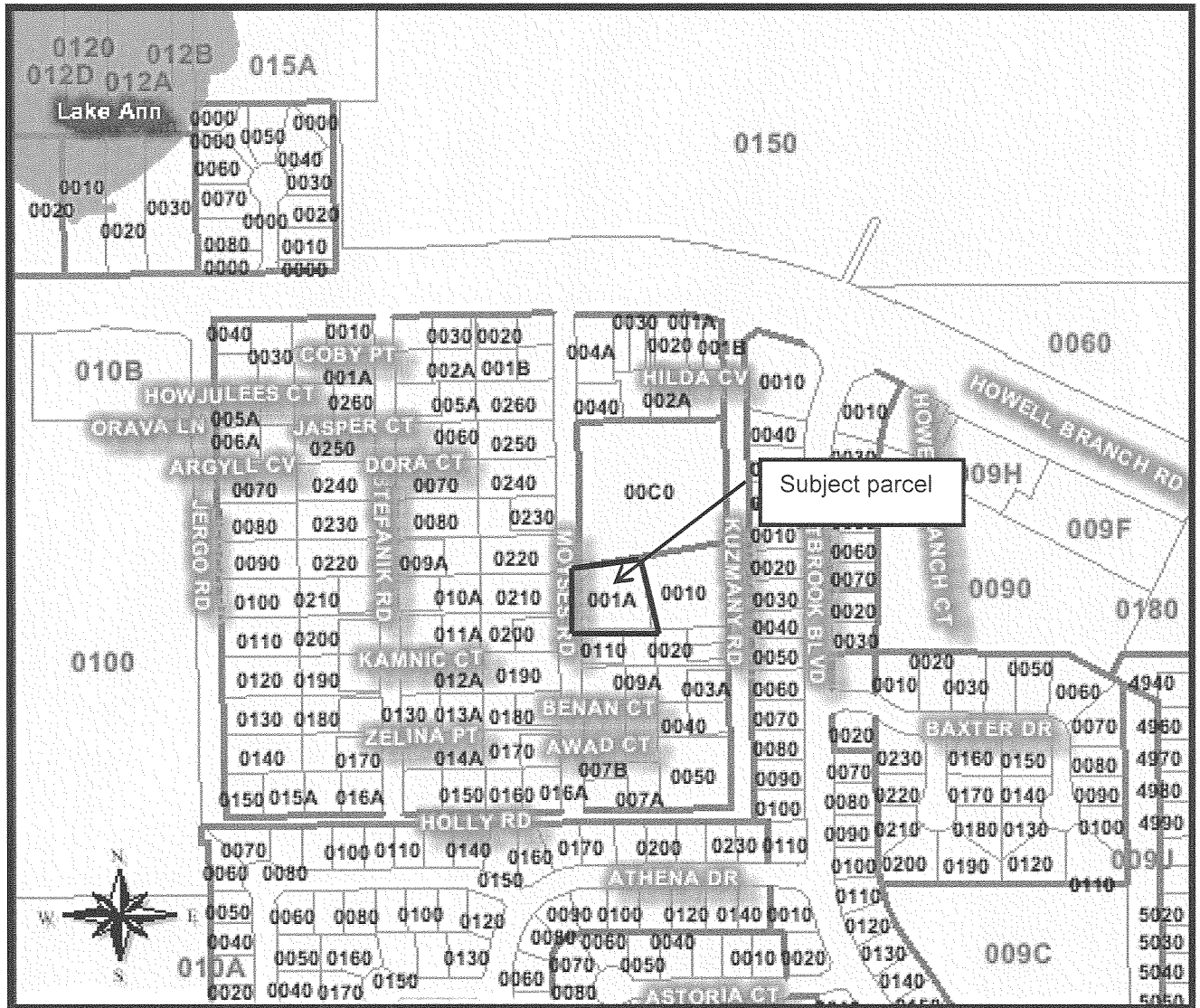
**STAFF RECOMMENDATION:**

Staff recommends approval of the Regina Court minor plat.

District 1 – Commissioner Dallari

Attachments: Location Map  
Plat reduction

<b>Reviewed by:</b> <u>[Signature]</u> <b>Co Atty:</b> <u>[Signature]</u> <b>DFS:</b> _____ <b>Other:</b> <u>[Signature]</u> <b>DCM:</b> <u>[Signature]</u> <b>CM:</b> <u>[Signature]</u> <b>File No.</b> <u>cpdd02</u>
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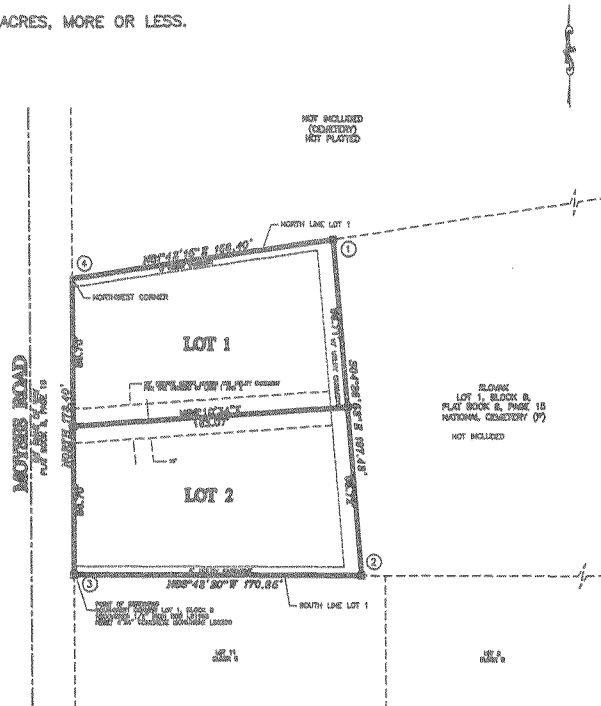
LOCATION MAP  
Regina Minor Plat

# REGINA COURT

**A REPLAT OF A PORTION OF LOT 1, BLOCK B, SLOVAK VILLAGE SUBDIVISION  
SECTION 34, TOWNSHIP 21 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA**

BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK B, SLOVAK VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 15, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN NORTH 173.40 FEET ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT OF WAY LINE OF MOYSES ROAD (A 50' RIGHT OF WAY) TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE RUN N81°42'15"E, A DISTANCE OF 156.40 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1; THENCE S04°36'53"E, A DISTANCE OF 197.43 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE N89°43'20"W, A DISTANCE OF 170.65 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

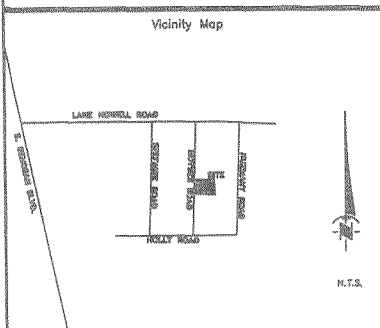
CONTAINING 0.8934 ACRES, MORE OR LESS.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

POINT NO.	NORTHING	EASTING
1	1505562.77	330587.84
2	1505562.80	330587.84
3	1505562.80	330587.84
4	1505562.06	330443.37

- ① = STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENT
- R = RECOVERED 4"x4" CONCRETE MONUMENT (UNNUMBERED)
- ② = SET 4"x4" CONCRETE MONUMENT #89300
- ③ = SET 1/2" IRON ROD #163030 (AFTER CONSTRUCTION)
- A = P.L.P. SET NAIL & DISK #163030 (AFTER CONSTRUCTION)
- R = RADIUS P.C. = POINT OF CURVATURE
- Δ = DELTA ANGLE P.T. = POINT OF TANGENCY
- L = ARC LENGTH P.C.C. = POINT OF COMPOUND CURVATURE
- REC. = RECOVERED P.R.C. = POINT OF REVERSE CURVATURE
- CONC. = CONCRETE P.I. = POINT OF INTERSECTION
- MON. = MONUMENT
- CH. = CHORD
- TAN. = TANGENT
- C. = CENTERLINE P.R.M. = PERMANENT REFERENCE MONUMENT
- N.T.S. = NOT TO SCALE G.P.S. = GLOBAL POSITIONING SYSTEM



**SURVEYOR'S NOTES**

- BEARINGS ARE BASED ON THE EAST LINE OF MOYSES AVE, AS BEING NORTH, ASSUMED PER LEGAL DESCRIPTION.
- ALL LINES ARE NON-RADIAL (N.R.) UNLESS INDICATED AS RADIAL (R).
- ALL PLATTED UTILITY 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 DAMAGES.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE BASED UPON G.P.S. OBSERVATIONS FOR LONGITUDE AND LATITUDE BY MEANS OF TRIPCON HIPER PLUS WITH T.L.S. SOFTWARE, FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTENT WITH THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT.

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft.

<b>PLAT BOOK</b>	<b>PAGE</b>
<b>REGINA COURT</b> DEDICATION	
<p>KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and does hereby dedicate the covenants and easements as shown hereon to the perpetual use of the public.</p> <p>IN WITNESS WHEREOF, the undersigned does hereunto set his hand on this ___ day of 2005.</p> <p>WITNESSES: _____ OWNER: _____</p> <p style="text-align: center;">DENNIS L. MORGING</p>	
<p>STATE OF FLORIDA COUNTY OF SEMINOLE</p> <p>The foregoing instrument was acknowledged before me this ___ day of 2005 by _____ who is personally known to me or has produced _____ as identification and did not take an oath.</p> <p>NOTARY PUBLIC Commission No. _____ My Commission expires _____</p>	
<b>CERTIFICATE OF COUNTY SURVEYOR</b>	
<p>I have reviewed the plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes.</p> <p>Shiva L. Wessole, P.L.S. Florida Registration Number 4580 County Surveyor for Seminole County, Florida</p> <p>DATE: _____</p>	
<b>CERTIFICATE OF SURVEYOR</b>	
<p>I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the plat and survey data contained herein complies with all requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.08(7) regarding "permanent reference monuments" and that the land is located within Seminole County, Florida.</p> <p>ALTAMONTE SURVEYING AND PLATTING, INC. Signature: _____ Date: _____ Michael W. Salfer, President Florida Registration No. 4408 Licensed Business No. 6300</p>	
<b>CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS</b>	
<p>THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.</p> <p>Chairman of the Board _____ ATTEST: _____</p> <p>BY: _____ D.C.</p>	
<b>CERTIFICATE OF CLERK OF CIRCUIT COURT</b>	
<p>I HEREBY CERTIFY that I have examined the foregoing plat and find the R complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____.</p> <p>CLERK OF THE COURT In and for Seminole County, Florida</p> <p>BY: _____ D.C.</p>	