

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: TRADITION AT ALAFAYA MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys *DM* CONTACT: Rebecca Hammock *RH* EXT. 7438

Agenda Date <u>5/10/05</u>	Regular <input type="checkbox"/>	Consent <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the final plat for Tradition at Alafaya consisting of two (2) lots on 16.6 acres zoned Planned Unit Development, located west of Alafaya Trail, south of West Carrigan Street on the north side of Econ River Place in Section 34 Township 21 South Range 31 East.

District 1-Dallari

**BACKGROUND:**

The applicant, Steve Walsh for Broad Street Partners, is requesting minor plat approval for a two (2) lot subdivision on 16.6 acres zoned Planned Unit Development (PUD).

The subject property is located west of Alafaya Trail, south of West Carrigan Street on the north side of Econ River Place. The plat consists of two lots; lot one (1) is approximately 1.3 acres in size and is designated for commercial/retail development, lot two (2) is approximately 15 acres in size and is being developed with 253 multi-family apartments. Water and sewer for both lots will be provided by Seminole County.

Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes.

**STAFF RECOMMENDATION:**

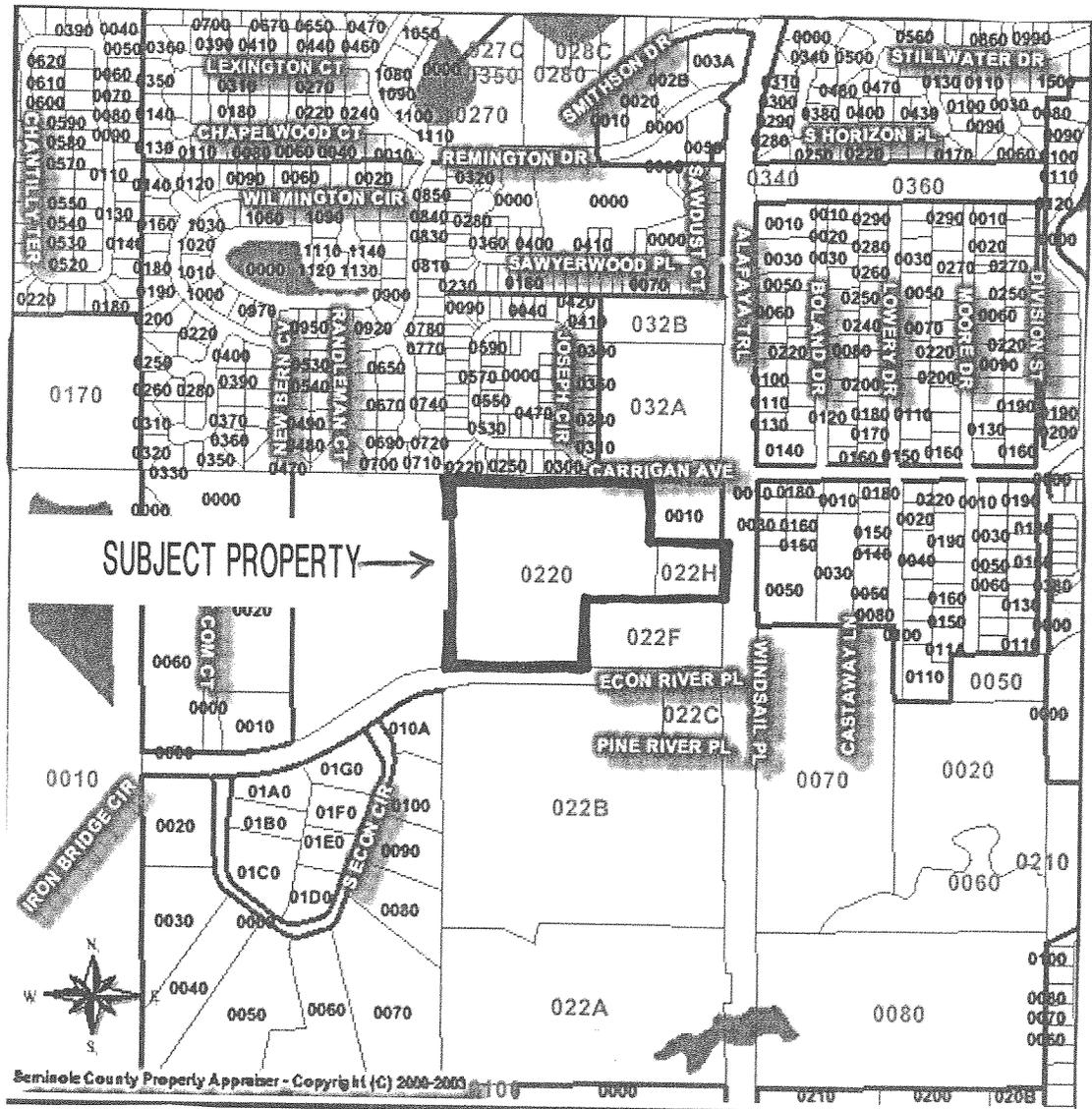
Staff recommends approval of the minor plat for Tradition at Alafaya.

District 1-Dallari

Attachments: Location Map  
Reduced Copy of Plat

Reviewed by:	<i>KR</i>
Co Atty:	<i>KR</i>
DFS:	_____
Other:	<i>[Signature]</i>
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	<u>cpdd05</u>

# TRADITION AT ALAFAYA MINOR PLAT LOCATION MAP



LOCATION MAP

# TRADITION AT ALAFAYA

LOCATED IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**DESCRIPTION:**

That part of the Northwest 1/4 of Section 34, Township 21 South, Range 31 East, Seminole County, Florida, described as follows:

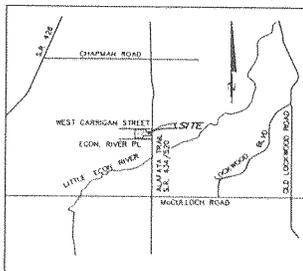
BEGN at the Northwest corner of said Section 34, thence run S89°43'57"E along the North line of said Northwest 1/4 for a distance of 1003.16 feet to the West right-of-way line of West Carrigan Avenue, as described in Official Records Book 362B, Page 925, of the Public Records of Seminole County, Florida; thence run S00°03'43"W along said West right-of-way line for a distance of 40.00 feet to the North line of Lot 1, CARRIGAN-HESS, according to the plat thereof as recorded in Plat Book 59, Page 16, of said Public Records; thence run the following three (3) courses along the boundary of said Lot 1: N89°43'57"W for a distance of 90.44 feet; thence run S00°03'43"W for a distance of 255.00 feet; thence run S89°43'57"E for a distance of 324.41 feet to the West right-of-way line of Alafaya Trail (SR 520); thence run S00°05'10"W along said West right-of-way line for a distance of 200.81 feet to the North line of the Florida Department of Transportation Parcel 111, Part B, as described in Official Records Book 4185, Page 298, of said Public Records; thence run S89°58'43"W along said North line for a distance of 590.19 feet to the West line of said Parcel 111, Part B; thence run S00°00'03"E along said West line for a distance of 300.00 feet to the North right-of-way line of Econ River Place; thence run S89°58'43"W along said North right-of-way line for a distance of 435.59 feet to the point of curvature of a curve concave Southerly having a radius of 800.00 feet; thence run Westerly along said North right-of-way line and the arc of said curve through a central angle of 15°25'42" for a distance of 215.42 feet the West line of the aforesaid Northwest 1/4 of Section 34; thence run N00°08'40"E along said West line for a distance of 830.65 feet to the POINT OF BEGINNING.

Containing 16.563 acres more or less.

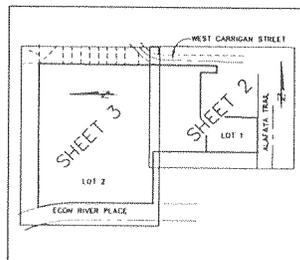
— NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.  
There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

**PLAT NOTES:**

1. Bearings based on the North line the northwest 1/4 of Section 34, Township 21 South, Range 31 East of Seminole County, Florida, being S89°43'57"E, (assumed)
2. All lines are Radial to curves, unless Noted.
3. All platted utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or 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. (Florida Statute 177.091)
4. The ingress/egress easement created hereby and shown hereon is for the benefit of the owners of Lots 1 and 2 and their respective successors and assigns.
5. Development of the lands described in this plat shall be subject to the terms and conditions of that certain Seminole County Development Order recorded in Official Records Book 4949, Page 1741, public records of Seminole County, Florida, and that certain Final Master Plan Developer's Commitment Agreement, Commitments, Classification and District Description recorded in Official Records Book 5396, Page 209, public records of Seminole County, Florida.
6. The property shown hereon is subject to that certain Declaration of Covenants and Restrictions for Tradition at Alafaya, recorded on June 20, 2001 in Official Records Book 4015, Page 1681, public records of Seminole County, Florida (the "Declaration") and that certain Reciprocal Easement and Shared Maintenance Agreement, recorded on \_\_\_\_\_ 2005 in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, public records of Seminole County, Florida.



LOCATION MAP  
NOT TO SCALE



KEY MAP  
NOT TO SCALE

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board ATTEST:

By \_\_\_\_\_, D.C.

### CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

CLERK OF THE COURT  
in and for Seminole County, Florida  
BY \_\_\_\_\_, D.C.

### CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I have reviewed this plat and find it in conformity with Chapter 177, Florida Statutes.

### TRADITION AT ALAFAYA DEDICATION

This is to certify that the undersigned, BROAD STREET PARTNERS, LLC, a North Carolina limited liability company, is the lawful owner of Lot 1 and TRADITION ALAFAYA, LTD., a Florida limited partnership, is the owner of Lot 2 shown hereon (collectively referred to herein as "Owner") and that Owner has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, except those noted on the face of this plat, is dedicated to Seminole County, Florida or to the public. None of the easements or other land on this plat are required for public use unless otherwise noted on the face of this plat and no part of the plat will be part of the Seminole County, Florida system of public roads. Said easements and land shall be subject to that certain Declaration of Covenants and Restrictions for Tradition at Alafaya, recorded on June 20, 2001 in Official Records Book 4185, Page 1681, Public Records of Seminole County, Florida (the "Declaration") and that certain Reciprocal Easement and Shared Maintenance Agreement, recorded on \_\_\_\_\_, 2005 in Official Records Book \_\_\_\_\_, page \_\_\_\_\_, public records of Seminole County, Florida. The Drainage and Utility Easements shown hereon are dedicated for use of the Owner, Seminole County, Florida, and all utility companies serving the Property for the purpose of installation, maintenance and replacement of utility distribution and collection facilities, including underground lines and equipment, above ground junction boxes, transformers and similar equipment.

Notwithstanding any other provision of this dedication or shown on this plat, the Owner reserves the unrestricted and absolute right to deny the right of ingress or egress to any person who, in the opinion of Owner, may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

An emergency drainage easement over the drainage easements located on Lots 1 and 2 and reasonable access thereto is hereby dedicated to Seminole County, Florida for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system on the lands herein described creates a hazard to public health, safety, and general welfare. The emergency drainage easement granted above does not impose any obligation, burden, responsibility or liability upon Seminole County, Florida to enter upon the subject property and take any action to repair or maintain the private drainage system.

IN WITNESS WHEREOF, the Owners have caused these presents to be signed by the individuals named below on \_\_\_\_\_, 2005.

Signed, Sealed and Delivered in the presence of: Tradition Alafaya, Ltd., a Florida limited partnership  
Address: 250 Park Avenue South, Suite 200  
Winter Park, FL 32789  
Sign Name \_\_\_\_\_  
Print Name \_\_\_\_\_  
By: \_\_\_\_\_  
Sign Name \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2005, by \_\_\_\_\_ as Owner.  
He/She is  personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public  
PRINT NAME: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
SERIAL No. \_\_\_\_\_

Signed, Sealed and Delivered in the presence of: Broad Street Partners, LLC, a North Carolina limited liability company

Sign Name \_\_\_\_\_ Address: 250 Park Avenue South, Suite 200  
Winter Park, FL 32789

Print Name \_\_\_\_\_ By: \_\_\_\_\_

Sign Name \_\_\_\_\_ Print Name: \_\_\_\_\_

Print Name \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2005, by \_\_\_\_\_ as Owner.  
He/She is  personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public  
PRINT NAME: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
SERIAL No. \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

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 survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding "permanent reference monuments", and that the land is located within Seminole County, Florida.

DONALD W. McINTOSH ASSOCIATES, INC.  
Certificate of Authorization #1008  
Signature: \_\_\_\_\_ Dated: \_\_\_\_\_

ROCKY CARSON  
4285

PLAT COPY



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS

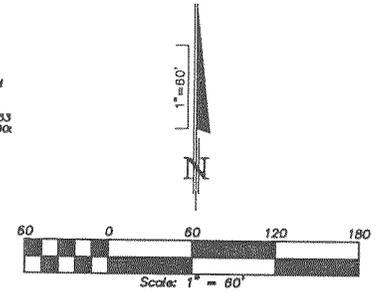
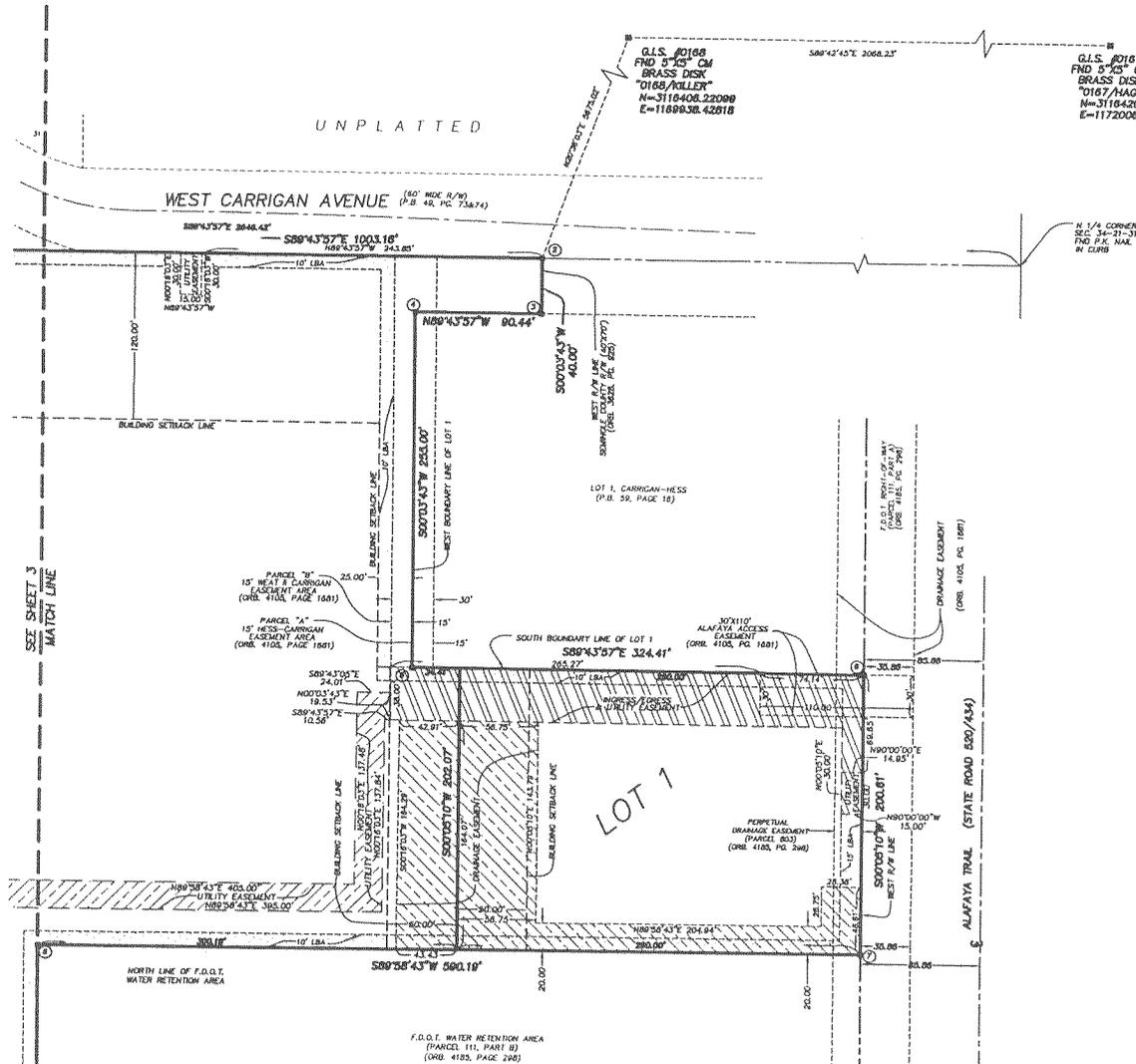
PLAT BOOK 59, PAGE 16

# TRADITION AT ALAFAYA

LOCATED IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 3



STATE PLANE COORDINATES  
OF PERMANENT REFERENCE MONUMENTS

SCALE FACTOR = 0.999946026347

POINT	Y (Northing)	X (Easting)
①	3111063.338	1167002.081
②	3111070.628	1168005.214
③	3111030.631	1168005.649
④	3111029.974	1167915.211
⑤	3110774.987	1167917.980
⑥	3110777.345	1168242.378
⑦	3110578.745	1168244.472
⑧	3110569.479	1167654.327
⑨	3110269.500	1167657.913
⑩	3110284.137	1167222.355
⑪	3110232.690	1167009.902

NOTE:

- COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARING AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTENT WITH THE LEGAL DESCRIPTION SHOWN HEREON.
- BUILDING SETBACKS SHOWN HEREON ARE BASED ON APPROVED CONSTRUCTION DRAWINGS PREPARED BY THIS FIRM DATED FEBRUARY 18, 2005.

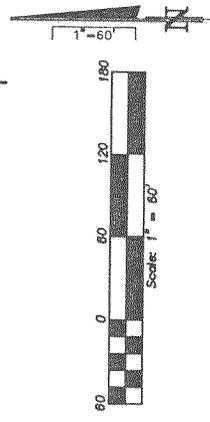
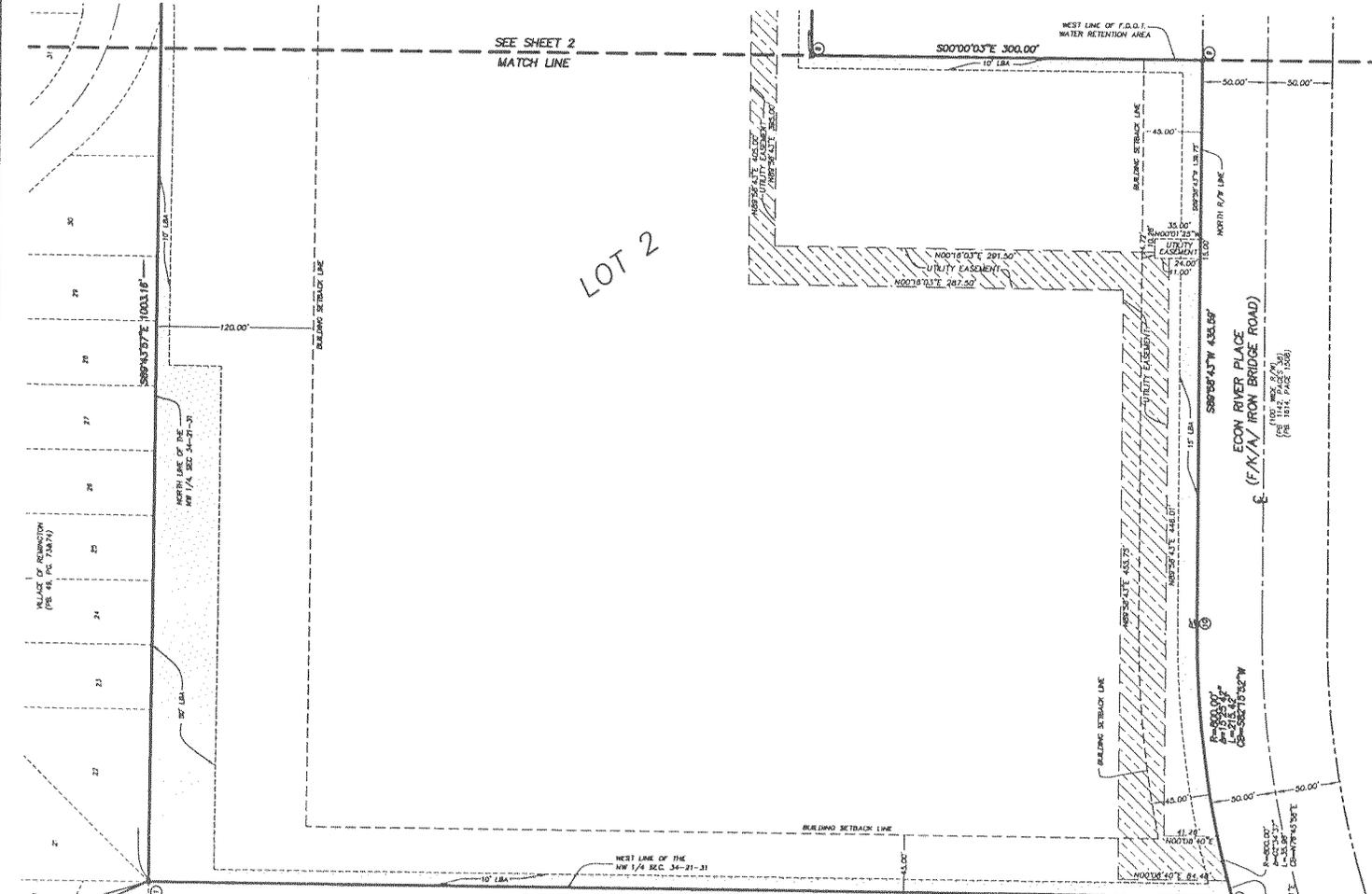
- LEGEND**
- A CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - CB CHORD BEARING
  - C CENTERLINE
  - R/W RIGHT-OF-WAY
  - NT NON-TANGENT
  - PT POINT OF TANGENCY
  - PCP PERMANENT CONTROL POINT
  - PRM PERMANENT REFERENCE MONUMENT
  - CCR CERTIFIED CORNER RECORD
  - O.R.B. OFFICIAL RECORD BOOK
  - P.B. PLAT BOOK
  - P.G. PAGE
  - LBA LANDSCAPE BUFFER AREA
  - DE DRAINAGE EASEMENT
  - D&ME DRAINAGE AND WALL EASEMENT
  - UE UTILITY EASEMENT
  - D&UE DRAINAGE AND UTILITY EASEMENT
  - BS BUILDING SETBACK LINE
  - IR IRON ROD
  - IP IRON PIPE
  - CM CONCRETE MONUMENT
  - LB LICENSED BUSINESS
  - PLS PROFESSIONAL LAND SURVEYOR
  - FND FOUND
  - (TYP) TYPICAL
  - F.O.D.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - F.K./A. FORMERLY KNOWN AS

- DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT #LB68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
- ① STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENTS

FILE: P:\Projects\20210\Survey\2021\TRADITION AT ALAFAYA.dwg

# TRADITION AT ALAFAYA

LOCATED IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA



LOT 2

UNPLATTED

STATE PLANE COORDINATES  
OF PERMANENT REFERENCE MONUMENTS  
SCALE FACTOR = 0.999946026347

POINT	Y (Northing)	X (Easting)
①	3111063.338	1167002.081
②	3111070.529	1168005.214
③	3111030.631	1168003.649
④	3111029.974	1167913.211
⑤	3110774.987	1167917.980
⑥	3110777.345	1168242.378
⑦	3110576.745	1168244.472
⑧	3110569.479	1167654.327
⑨	3110269.500	1167657.913
⑩	3110264.137	1167222.355
⑪	3110232.090	1167006.902

**LEGEND**

- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- C CENTERLINE
- R/W RIGHT-OF-WAY
- NT NON-TANGENT
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- CCR CERTIFIED CORNER RECORD
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- LBA LANDSCAPE BUFFER AREA
- DE DRAINAGE EASEMENT
- D&WE DRAINAGE AND WALL EASEMENT
- UE UTILITY EASEMENT
- D&UE DRAINAGE AND UTILITY EASEMENT
- BS BUILDING SETBACK LINE
- IR IRON ROD
- IP IRON PIPE
- CM CONCRETE MONUMENT
- LB LICENSED BUSINESS
- PLS PROFESSIONAL LAND SURVEYOR
- FOUND FOUND
- (TYP) TYPICAL
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- F/K/A

NOTE:  
-COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTENT WITH THE LEGAL DESCRIPTION SHOWN HEREON.  
-BUILDING SETBACKS SHOWN HEREON ARE BASED ON APPROVED CONSTRUCTION DRAWINGS PREPARED BY THIS FIRM DATED FEBRUARY 16, 2005.

① DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT #LB88 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.

① STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENTS

SEC. 34-21-31 SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST

**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4008  
CERTIFICATE OF AUTHORIZATION # 11-000

DATE: 2/16/05 11:58 AM