

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: GREENWAY SHOPPES MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys *(Signature)* CONTACT: Rebecca Hammock *(Signature)* EXT. 7438

Agenda Date <u>9/27/05</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 Greenway Shoppes, a two lot minor plat located at the SE corner of CR 46A and Casa Verde Blvd. within the Chase Groves Planned Unit Development, Section 03, Township 20S, Range 30E.

District 5-Carey (Rebecca Hammock, Principal Planner)

**BACKGROUND:**

The applicant, Crescent Resources, LLC is requesting plat approval for two lots on 14.29 acres zoned Planned Unit Development. The subject property is located at the SE corner of CR 46A and Casa Verde Blvd.

The subject property is designated for commercial uses on the Chase Groves Master Plan. A Walgreen's retail store is proposed for lot two (2) of the proposed plat. At this time, there is no development proposed for lot one (1).

The site will be served by City of Sanford water and sewer. Access to the proposed lots shall be from CR 46A and Casa Verde Blvd.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and has determined that it complies with F.S. Chapter 177. Staff recommends approval of the two lot minor plat for Greenway Shoppes.

District 5-Carey  
Attachments: Location Map  
Proposed Plat

Reviewed by:	
Co Atty:	<u>KR</u>
DFS:	_____
Other:	<u>AS</u>
DCM:	<u>AS</u>
CM:	<u>KB</u>
File No.	<u>cpdd02</u>



# GREENWAY SHOPPES

LOCATED IN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK PAGE

## GREENWAY SHOPPES DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE LIMITED LIABILITY COMPANY, NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY, DRAINAGE AND CONSERVATION EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC, IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER SIGNED BELOW.

CRESCENT RESOURCES, LLC, A GEORGIA LIMITED LIABILITY COMPANY

CORPORATE SEAL

CHRISTIAN C. HACK, VICE PRESIDENT - RETAIL DEVELOPMENT

SIGNED AND SEALED IN THE PRESENCE OF:

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF WACKLENBURG

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_ 2005 BY CHRISTIAN C. HACK, THE VICE PRESIDENT - RETAIL DEVELOPMENT OF CRESCENT RESOURCES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION.

PRINT NAME: \_\_\_\_\_

NOTARY PUBLIC

COMMISSION NUMBER \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## CERTIFICATE OF SURVEYOR AND MAPPER

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 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," THAT THE LAND IS LOCATED IN SEMINOLE COUNTY, FLORIDA, AND THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER PURSUANT TO SECTION 177.061 OF THE FLORIDA STATUTES.

SIGNED \_\_\_\_\_ DATED \_\_\_\_\_

SEARS SURVEYING COMPANY  
2107 N. PARK AVENUE  
WINTER PARK, FLORIDA 32789

ROBERT D. M. SEARS, P.S.M.  
FLORIDA REGISTRATION NO. 4283  
LICENSED BUSINESS NO. 5736

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

BY \_\_\_\_\_ DATED \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD  
PRINTED NAME: \_\_\_\_\_

## CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

THIS IS TO CERTIFY THAT OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005, I REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

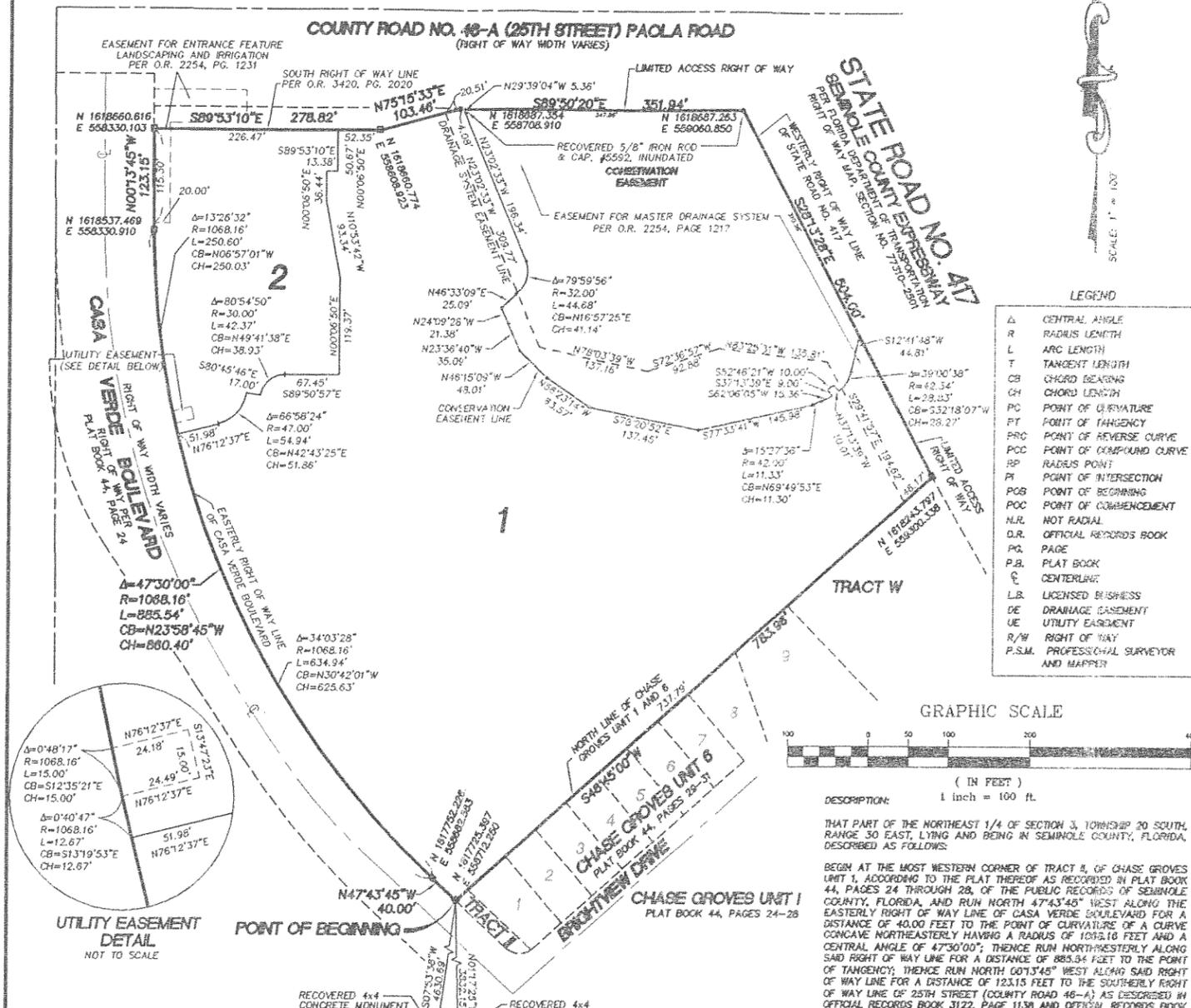
\_\_\_\_\_ DATED \_\_\_\_\_

STEVE L. WESSELS  
SEMINOLE COUNTY SURVEYOR  
FLORIDA REGISTRATION NO. 4588

## CERTIFICATE OF CLERK

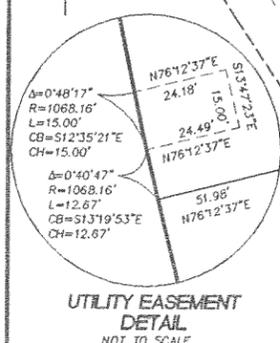
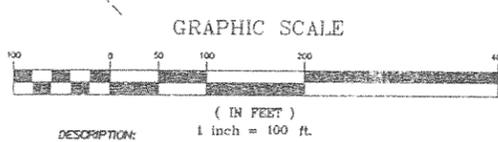
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004, AT \_\_\_\_\_

BY: \_\_\_\_\_ FILE NO. \_\_\_\_\_  
MARYANNE MORSE, CLERK OF THE COURT IN AND FOR SEMINOLE COUNTY, FLORIDA



### LEGEND

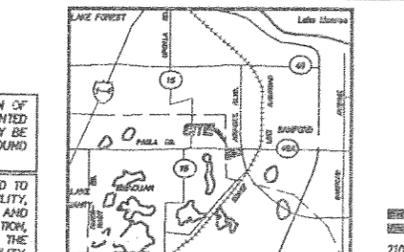
- Δ CENTRAL ANGLE
- R RADIUS LENGTH
- L ARC LENGTH
- T TANGENT LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- POC POINT OF COMPOUND CURVE
- RP RADIUS POINT
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POE POINT OF END
- N.R. NOT RADIAL
- O.R. OFFICIAL RECORDS BOOK
- P.G. PAGE
- P.B. PLAT BOOK
- CL CENTERLINE
- L.B. LICENSED BUSINESS
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER



- ### SURVEYORS NOTES:
1. DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC FROM LB 5736, UNLESS NOTED OTHERWISE.
  2. DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT FROM LB 5736 UNLESS NOTED OTHERWISE.
  3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE NORTH LINE OF CHASE GROVES UNIT 6, AS BEING S48°45'00"W (PER PLAT).
  4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS" AS RECORDED IN O.R. 5670, PG. 663, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. STORMWATER DRAINAGE EASEMENTS SERVING AND BENEFITTING THE PROPERTY HEREON ARE AS PROVIDED THEREIN.
  5. THE CONSERVATION EASEMENT SHOWN HEREON INCLUDES A 15 FOOT MINIMUM, 25 FOOT AVERAGE UNDISTURBED UPLAND BUFFER.

### GIS COORDINATE VALUES

GIS #	NORTHING	EASTING
0108	1613894.396	558808.265
0109	-34.203454	5468.396706
0110	1613136.977	558807.993
0111	-789.839995	4746.130671



**SEARS SURVEYING COMPANY**  
2107 N. Park Avenue, Winter Park, Florida 32789 (407) 807-6220

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED 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.

EASEMENT NOTE: ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; 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.