

Item # 33

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of the Minor Plat for Palm Valley Professional Center

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

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Cynthia Sweet <sup>*CDS*</sup> **EXT.** 7443

<b>Agenda Date</b> <u>11/7/2006</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 Palm Valley Professional Center – Palm Valley Professional Center, LLC, applicant.

District 1 – Dallari (Cynthia Sweet, Senior Planner)

**BACKGROUND:**

The applicant, Palm Valley Professional Center, LLC, is requesting approval of the minor plat for Palm Valley Professional Center. The plat consists of one lot containing a total of 1.56 acres. The property is zoned C-1 (Retail Commercial District) and is located on the north side of East Palm Valley Drive and east of Alafaya Trail (SR 434), in Section 34, Township 21 S, Range 31 E.

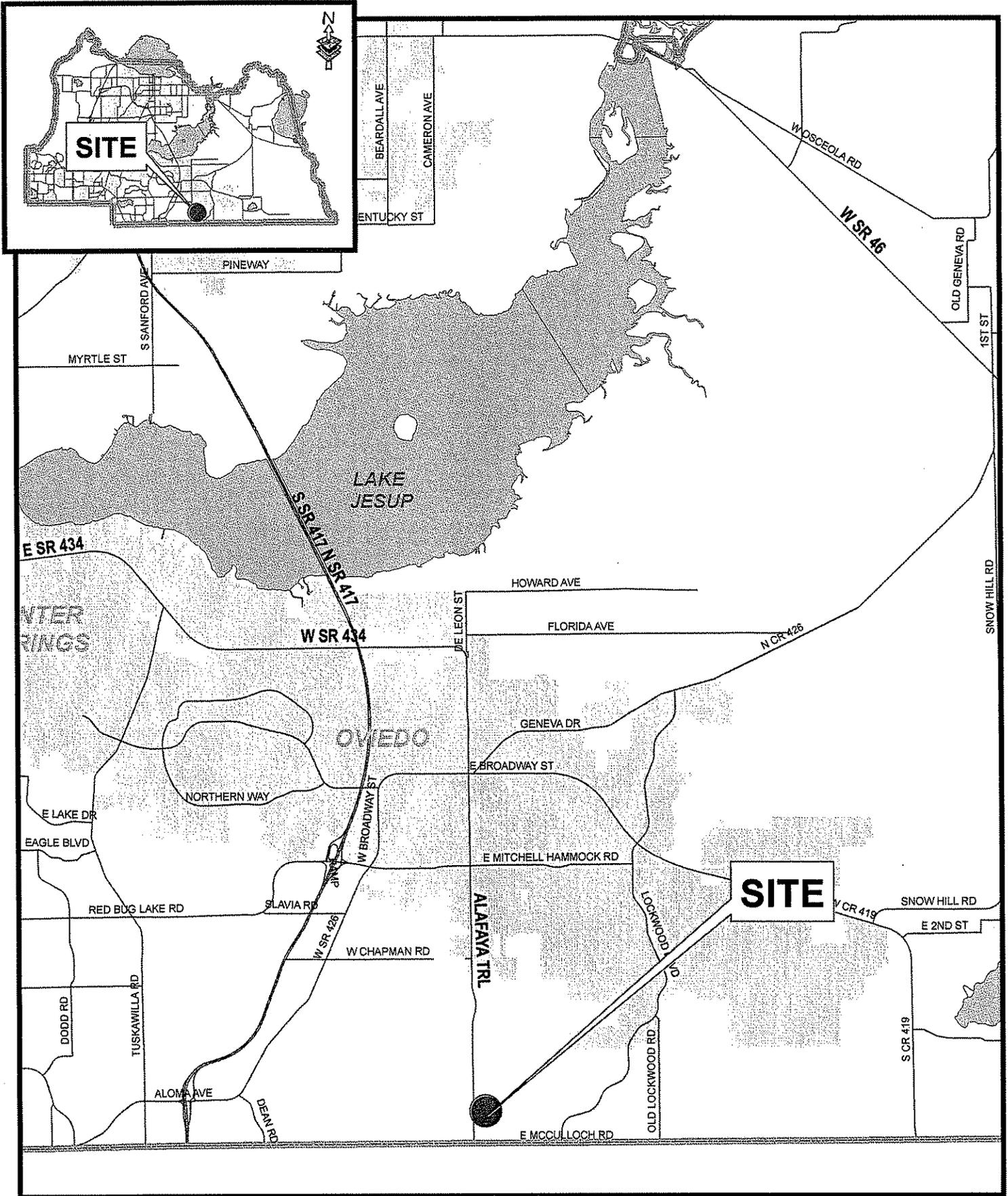
The plat meets all applicable requirements of Chapter 35.122, Seminole County Land Development Code and Section 177, Florida Statutes.

**STAFF RECOMMENDATION:**

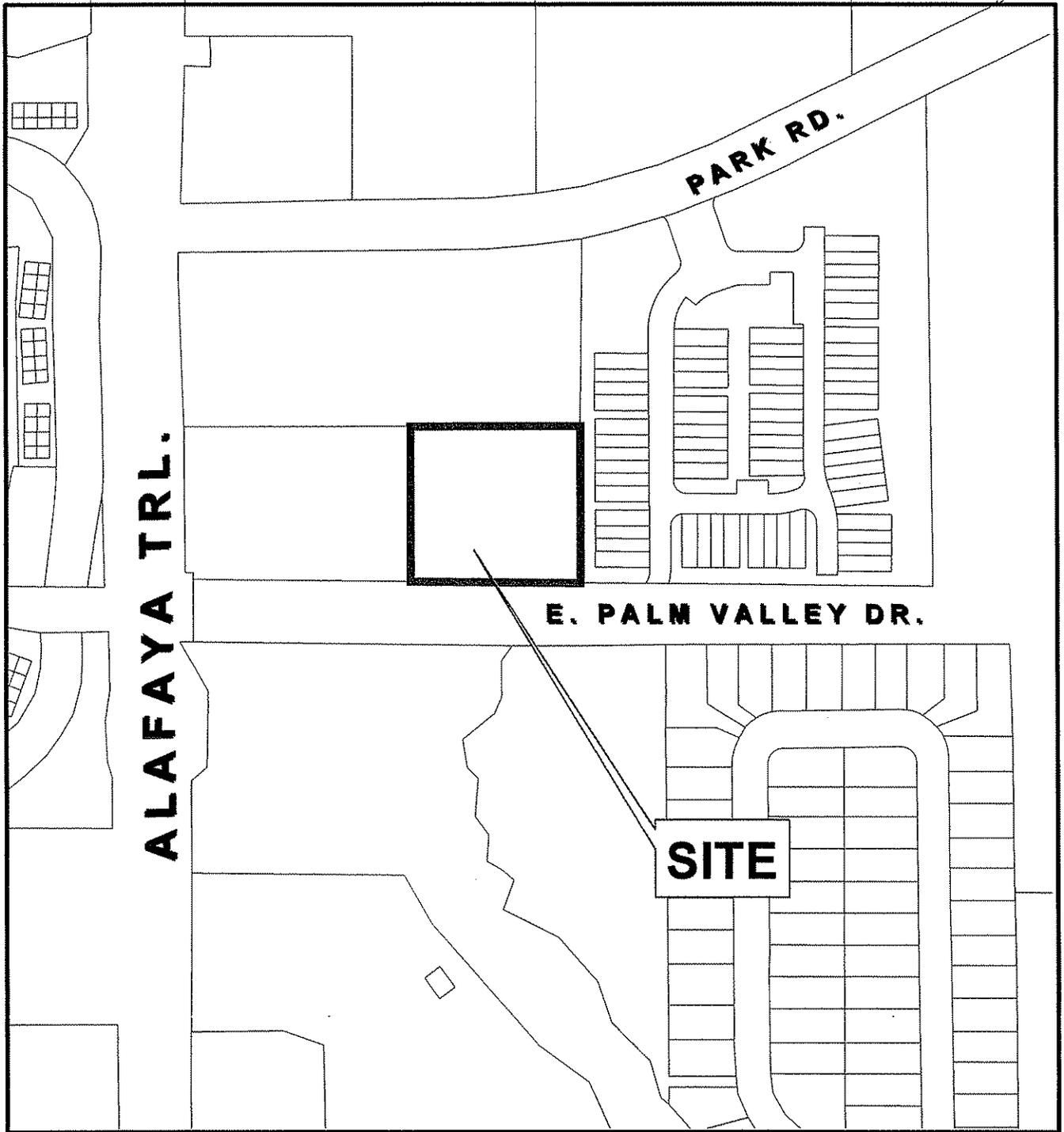
Staff recommends the Board approve and authorizes the Chairman to execute the minor plat for Palm Valley Professional Center, as requested by the applicant.

District 1 - Dallari  
Attachments: Location Maps – Exhibit A  
Reduced Copy of Plat – Exhibit B

Reviewed by:	
Co Atty:	<u>KFT</u>
DFS:	
Other:	<u>MSB</u>
DCM:	
CM:	<u>CS</u>
File No.	<u>cpdd02</u>

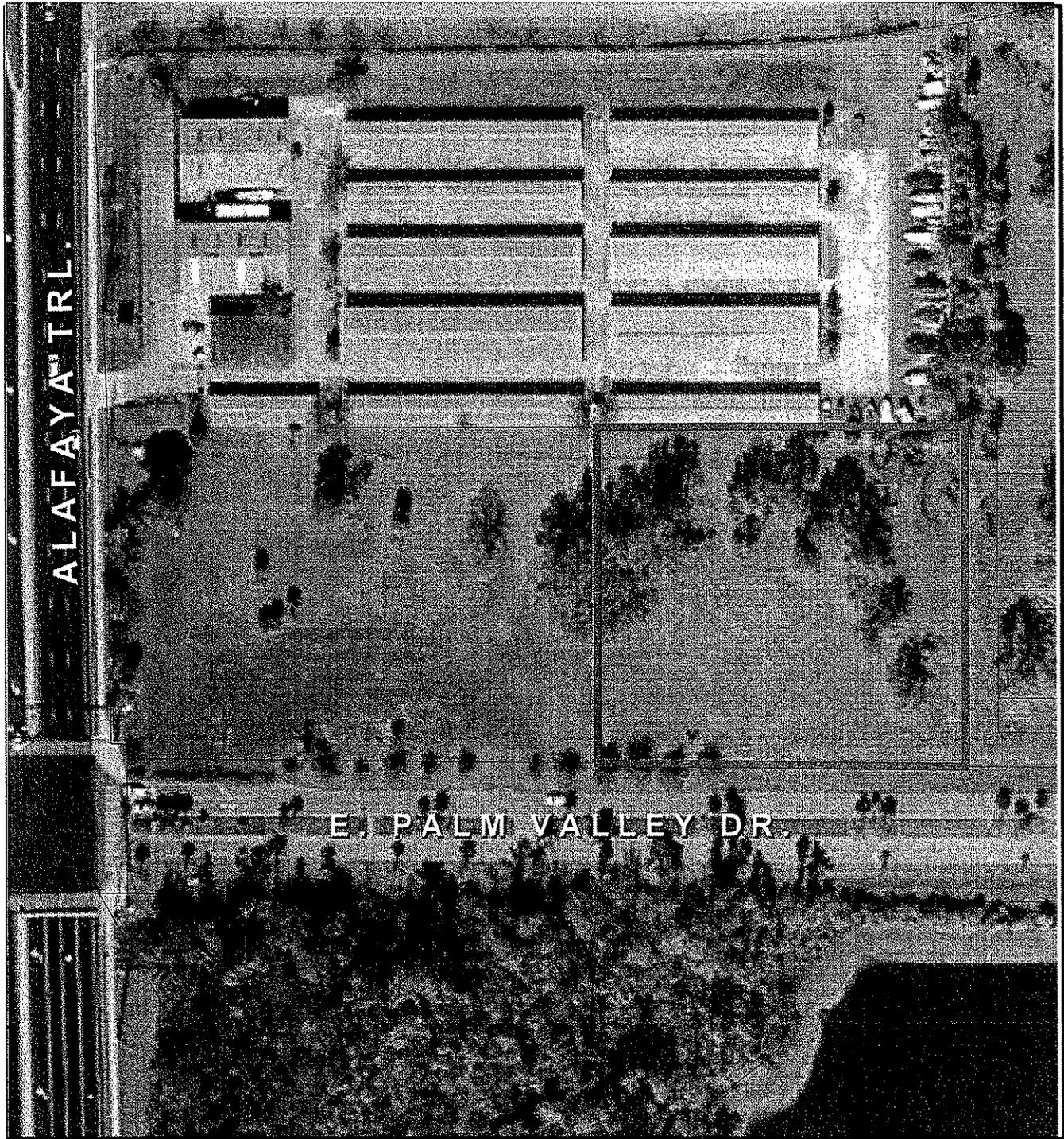


filename: L:\pl\projects\p&z\2006\GIS\staff\_report\_pkgs\site\maps\_large\Z2006-0\*\*sitemap.mxd \*\*\*/06



Palm Valley  
Professional Center





Palm Valley  
Professional Center

-  Parcel
-  Subject Property



January 2006 Color Aerials

# PALM VALLEY PROFESSIONAL CENTER

A PARTIAL REPLAT OF LOT 22, ORLANDO INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

### LEGAL DESCRIPTION:

A PORTION OF LOT 22, ORLANDO INDUSTRIAL PARK, RECORDED IN PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 22, ORLANDO INDUSTRIAL PARK; THENCE RUN N 00°21'13" E, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 91.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE RUN N 00°21'13" E, 258.20 FEET; THENCE DEPARTING SAID EAST LINE RUN N 89°20'31" W, 263.27 FEET; THENCE RUN S 00°15'31" W, 256.84 FEET; THENCE RUN S 89°02'34" E, 262.85 FEET TO THE POINT OF BEGINNING.

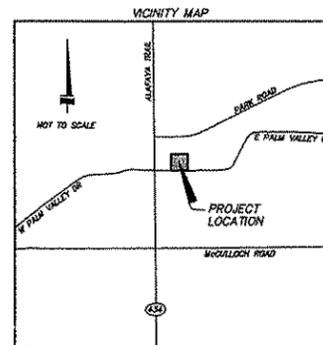
CONTAINING 1.56 ACRES, MORE OR LESS.

### LEGEND

- FND FOUND
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- PG. PAGE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- CCR CERTIFIED CORNER RECORD
- O.R. OFFICIAL RECORDS BOOK
- CM CONCRETE MONUMENT
- I.R. IRON ROD
- PRM PERMANENT REFERENCE MONUMENT
- IP IRON PIPE
- (C) CALCULATED
- Δ DELTA
- L ARC LENGTH
- R RADIUS
- CB CHORD BEARING
- (M) MEASURED
- ⊕ CENTERLINE
- (NR) NON RADIAL
- LB LICENSED BUSINESS
- INDICATES SET 5/8" REBAR/CAP LB 6767 (UNLESS NOTED OTHERWISE)
- INDICATES SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 6767 (UNLESS NOTED OTHERWISE)
- M/D INDICATES, SET 1 1/4" DIAMETER BRASS DISK, "LB6767" (UNLESS NOTED OTHERWISE)
- PCP PERMANENT CONTROL POINT
- LS LICENSED SURVEYOR
- ID IDENTIFICATION

### SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the north right-of-way line of East Palm Valley Drive, having an assumed bearing of S 89°02'34" E.
- 2) 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 all 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. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida Public Service Commission.
- 3) State Plane Coordinates shown hereon are based on Seminole County horizontal control points specifically GPS numbers 0169 AC/DC and 0170 Nak Nak, being described as 5" x 5" concrete monument with brass disk stamped with G.P.S. numbers.



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.

PREPARED BY: (407) 869-5002  
**Associated Land Surveying & Mapping, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 101 WYMORE ROAD, SUITE 111 ALTAMONTE SPRINGS, FLORIDA 32714  
 CERTIFICATE OF AUTHORIZATION NUMBER: LB 6767

PLAT BOOK PAGE

### PALM VALLEY PROFESSIONAL CENTER DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes herein expressed and hereby dedicates the Drainage and Utility Easements and the Utility Easement shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned does hereunto set their hand on October 10, 2006.

Signed and sealed in the presence of:

Leonard N. Boca PALM VALLEY PROFESSIONAL CENTER, LLC  
 Witness  
Leonard N. Boca  
 Print Name  
Douglas W. Gibson  
 Witness  
Douglas W. Gibson  
 Print Name

State of Florida  
 County of Seminole

THIS IS TO CERTIFY that on October 10, 2006 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Richard Tracey

personally known to me, or who produced as identification, and that they acknowledged that they are the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed, and who did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Paogy J. Gies-Kurtz  
 My Commission Expires March 31, 2008  
 Expires March 31, 2008  
 Print Name: Paogy J. Gies-Kurtz  
 Title: Notary Public  
 Serial No. (if any): DD304146  
 Commission Expires: 3-30-08

### 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 hereon 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.

Date: 10-10-2006 Signed: David M. McDermott  
 Associated Land Surveying & Mapping, Inc.  
 101 Wymore Road, Suite 111  
 Altamonte Springs, FL 32714  
 LB #6767  
 Registration No. 34779

### COUNTY SURVEYOR'S CERTIFICATE

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

STEVE L. WESSELS, P.L.S.  
 Florida Registration Number 4589  
 County Surveyor for Seminole County, Florida

### 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. \_\_\_\_\_ Date: \_\_\_\_\_

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

### BOARD OF COUNTY COMMISSIONERS

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

ATTEST: \_\_\_\_\_ D.C.

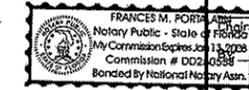
### JOINDER AND CONSENT

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon a portion of the Property, and that the undersigned hereby joins in and consents to the dedication of the Property by the owners thereof, and agrees that its mortgage, lien or other encumbrance which mortgage was recorded in O.R.B. \_\_\_\_\_ Page \_\_\_\_\_ of the Public Records of \_\_\_\_\_ County, Florida, shall be subordinate to the above Dedication of the Property to this Plat.

Signed, Sealed and Delivered in the presence of  
Francis M. Portolano  
 witness (print name) Francis M. Portolano  
John R. Caserio  
 witness (print name) John R. Caserio  
 By: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 State of: Florida County of: Orange

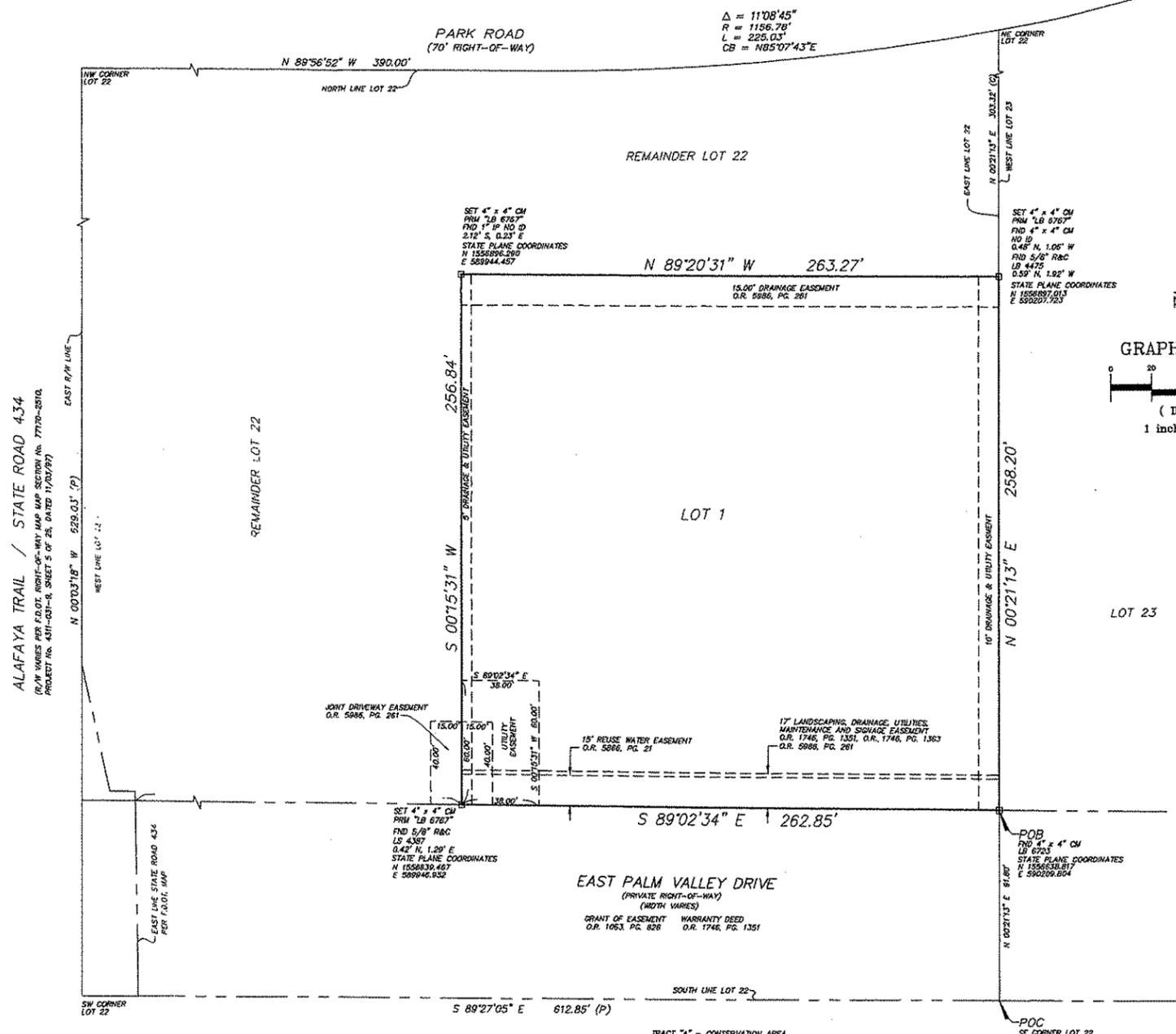
The foregoing instrument was acknowledged before me this 10 day of Oct, 2006, by John R. Caserio, as Vice President who is personally known to me or has produced as identification.

Notary Public: Francis M. Portolano  
 (name) Francis M. Portolano  
 My Commission expires 11/3/08



# PALM VALLEY PROFESSIONAL CENTER

A PARTIAL REPLAT OF LOT 22, ORLANDO INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA



ALAFAYA TRAIL / STATE ROAD 434  
 (RAW VARIES PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 77700-3010,  
 PROJECT NO. 4311-031-8, SHEET 5 OF 25, DATED 11/04/97)

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.

PREPARED BY: (407) 869-5002  
**Associated Land Surveying & Mapping, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 101 WYMORE ROAD, SUITE 111 ALTAMONTE SPRINGS, FLORIDA 32714  
 CERTIFICATE OF AUTHORIZATION NUMBER: LB 6767

TRACT "A" - CONSERVATION AREA  
 CREEKWOOD UNIT 1  
 PLAT BOOK 46, PAGES 10 & 11