

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Lynne's Cove Minor Plat

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

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Ian Ratliff **EXT.** 7438

<b>Agenda Date</b> <u>1/12/02</u> Regular <input type="checkbox"/> Consent <input 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"/>
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**MOTION/RECOMMENDATION:**

Approve the Lynne's Cove minor plat; located at 1650 Balmy Beach Drive, Altamonte Springs in Section 19, Township 21, Range 29.

District 3-Van Der Weide (Ian Ratliff, Principal Planner)

**BACKGROUND:**

The applicant, Thomas Pellarin, is requesting minor plat approval for two lots on approximately one acre of property zoned R-IAA. Both lots will share one access point on Balmy Beach Drive via an existing 25' wide ingress/egress easement. The lots will be served by well and septic. Staff has reviewed the minor plat and finds that the proposed platted lots meet the minimum requirements of the R-IAA zoning and Ch. 177, F.S.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Lynne's Cove minor plat.

District: 3-Van Der Weide  
Attachments: Exhibit A: Plat Reduction  
Exhibit B: Location map

Reviewed by: Co Atty: <u>KCC</u> DFS: _____ Other: <u>AS</u> DCM: <u>AS</u> CM: <u>JLB</u> File No. <u>cpdd05</u>
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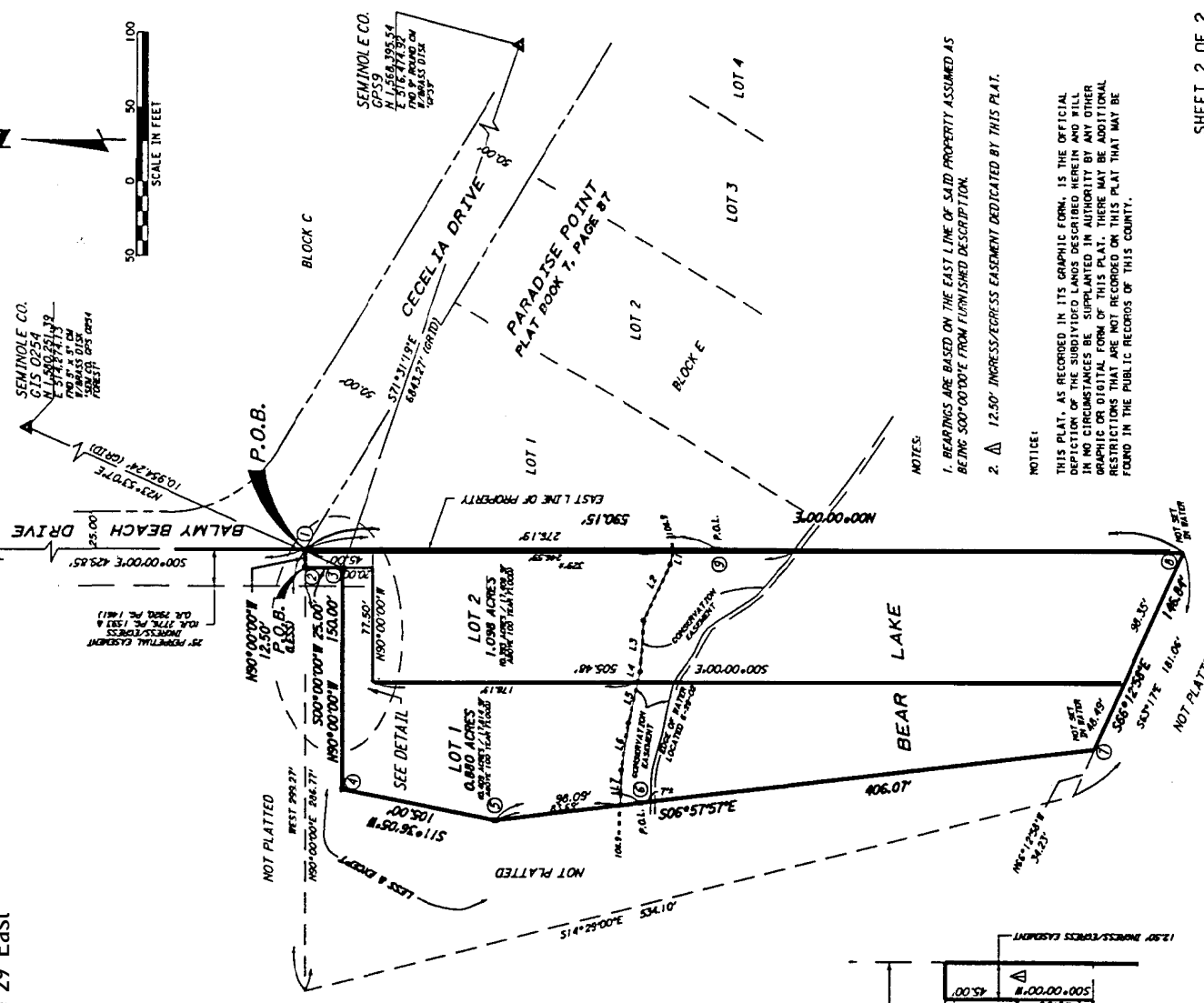
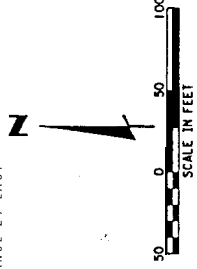


# LYNNE'S COVE

Section 19, Township 21 South, Range 29 East  
SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE

SECTION 18, TOWNSHIP 21 SOUTH, RANGE 29 EAST  
SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST



**LEGEND**

- CIRCULATED CORNER RECORD
- CH • CORNER
- CM • CONCRETE MONUMENT
- FO • FOUND
- PL • PLAT BOOK
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- P.O.L. • POINT ON LINE
- POS. • POINT
- SEC. • SECTION
- ST • STREET
- TL • TOWNSHIP
- SEMI CO. • SEMINOLE COUNTY
- GIS • GEOGRAPHIC INFORMATION SYSTEM
- GPS • GLOBAL POSITIONING SYSTEM
- CR • CURVE
- LI • LINE
- PERMANENT REFERENCE MONUMENT SET
- CH • CHISEL POINT MONUMENT
- STAMPED FROM P.L.S.A. J. INC. PER P.L.S. 3100\* (UNLESS NOTED OTHERWISE)
- FO • FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED FROM P.L.S.A. J. INC. PER P.L.S. 3100\* (UNLESS OTHERWISE NOTED)
- ▲ • EASEMENT IDENTIFICATION NUMBER

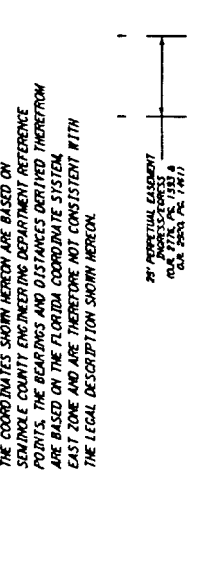
**LINE TABLE**

BEARING	LENGTH
L1 N 70° 58' 48" E	10.99
L2 S 65° 57' 57" E	41.35
L3 N 68° 28' 29" E	34.65
L4 N 77° 04' 37" E	7.17
L5 N 77° 04' 37" E	26.34
L6 N 60° 45' 31" E	37.49
L7 N 61° 15' 19" E	23.19
L8 N 67° 35' 20" E	5.65

**FLORIDA STATE PLANE COORDINATE LISTING**  
NAD 83/1983-EAST ZONE

NORTHING	EASTING
1,570,509.32	508,997.24
1,570,509.46	508,994.74
1,570,504.46	508,994.45
1,570,506.19	508,834.46
1,570,463.58	508,812.17
1,570,366.08	508,822.94
1,570,058.97	508,856.78
1,568,999.21	508,990.46
1,570,313.15	508,994.07

THE 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.



**NOTES:**

- BEARINGS ARE BASED ON THE EAST LINE OF SAID PROPERTY ASSUMED AS BEING 500°00'00" FROM FURNISHED DESCRIPTION.
- 12.50' INGRESS/EGRESS EASEMENT DEDICATED BY THIS PLAT.

**NOTICE:**

THIS PLAT, AS RECORDED, IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION PLANNED HEREON. ANY DEVIATION IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**PBSJ**  
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Certificate Number: LB 024

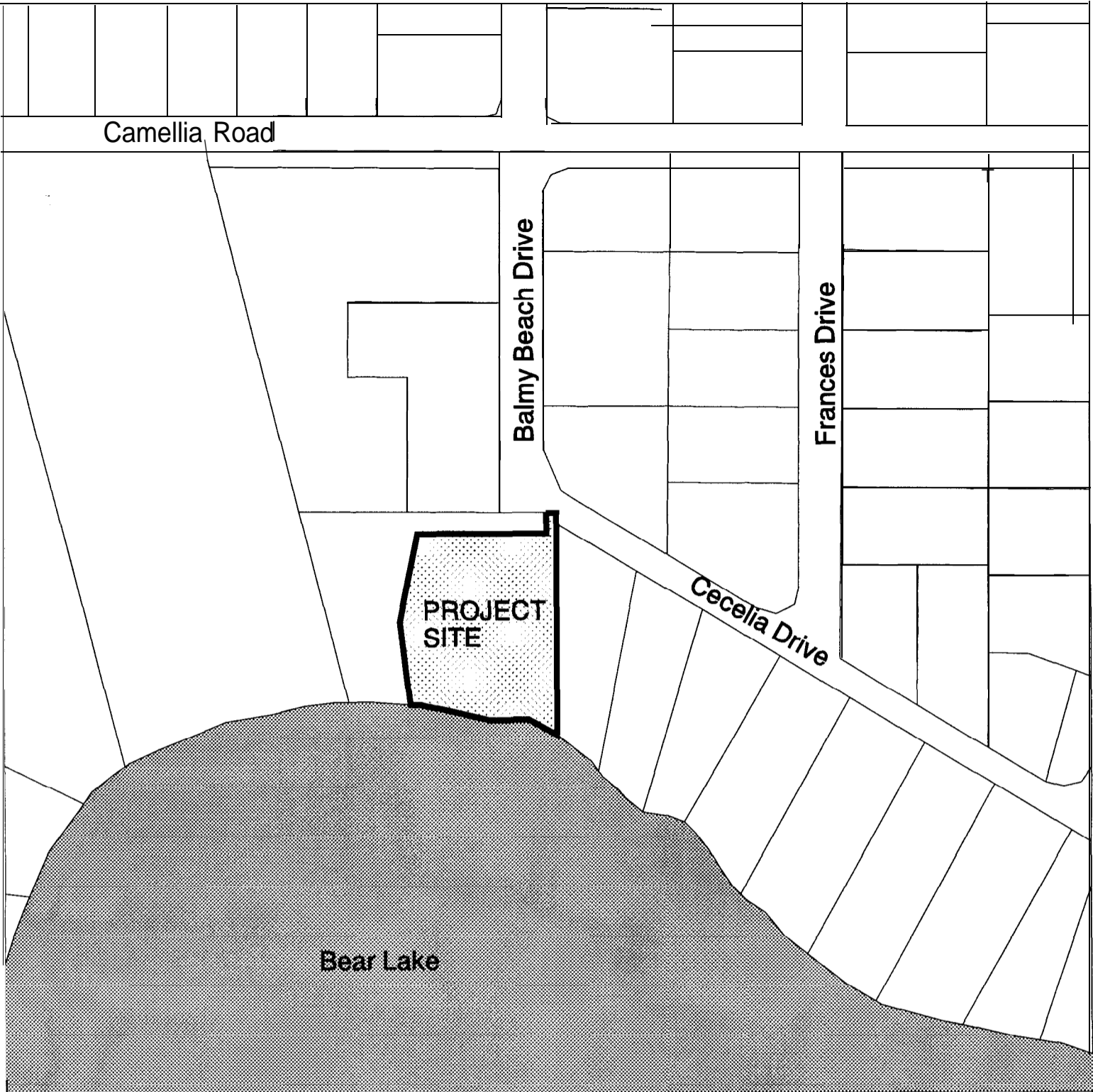


EXHIBIT B

# Lynne's Cove Minor Plat Location Map



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1000 Feet

