

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: FOREST LAKE COMMERCIAL MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Michael Rumer <sup>MR</sup> EXT. 7337

Agenda Date <u>12/14/04</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 minor plat for Forest Lake Commercial Minor Plat located on the NW corner of SR 436 and West Lake Brantley Rd in a portion of Sections 8 and 17, Township 21 South, and Range 29 East in Altamonte Springs.

District 3 – Van Der Weide (Michael Rumer, Planner) *MR*

**BACKGROUND:**

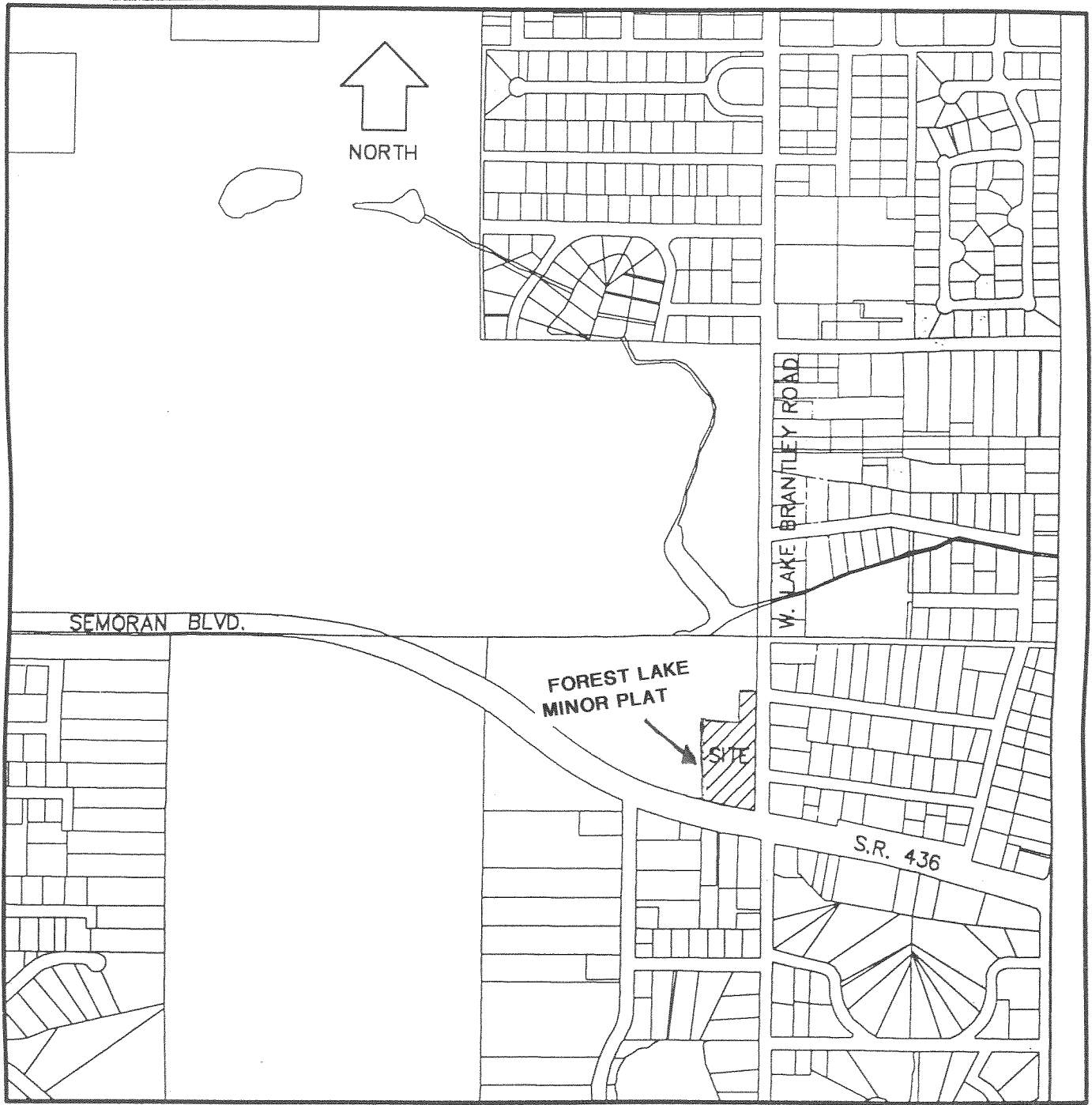
The applicant Zev Cohen & Associates, representative for the property owners is requesting approval of a two lot commercial minor plat on approximately 5.3 acres of property with a C-2 zoning designation. The new Walgreens store exists on Lot 1, while Lot 2 will include a second phase of development in the future. Cross-access easements between the lots are being dedicated on the plat. The proposed plat meets the applicable requirements of the Land Development Code, and Chapter 177, F.S.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Forest Lake Commercial Minor Plat.

District 3 – Van Der Weide  
Attachments: Location map  
Plat reduction

Reviewed by:	<i>KR</i>
Co Atty:	<i>KR</i>
DFS:	_____
Other:	_____
DCM:	<i>DF</i>
CM:	<i>DF</i>
File No. #cpdd02	_____



VICINITY MAP

# FOREST LAKE COMMERCIAL

## A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 21 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK PAGE

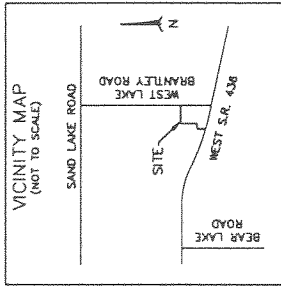
### LEGAL DESCRIPTION

DESCRIPTION: A portion of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 29 East, Seminole County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 17, Township 21 South, Range 29 East, Seminole County, Florida; thence run S89°37'07"W along the North line of said Northeast 1/4 of the Northeast 1/4, a distance of 43.00 feet to the Point of Beginning; thence run S00°17'35"E along the West Right of Way line of West Lake Brantley Road, a distance of 770.62 feet; thence run S43°13'50"W a distance of 3.41 feet to a point on the North Right of Way line of State Road 436 (Seminole Boulevard), said point being a point on a curve, concave Northerly, having a radius of 19.19 feet; thence run S00°17'35"E along the West Right of Way line of State Road 436, a distance of 434.76 feet; thence run N00°00'00"E a distance of 180.00 feet; thence run N00°00'00"E a distance of 436.00 feet; thence run N75°32'09"E a distance of 19.87 feet; thence run N67°49'48"E a distance of 14.89 feet; thence run N89°37'07"E a distance of 196.59 feet; thence run S00°18'28"E along said Westerly right of way line of West Lake Brantley Road, a distance of 24.79 feet; thence run N89°37'07"E along said North line of the Northeast 1/4 of the Northeast 1/4, a distance of 12.16 feet to the Point of Beginning.

- NOTES:
- Bearings based on the East line of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 21 South, Range 29 East, Seminole County, Florida.
  - N 127°56'09.7824
  - E 517'26.41798 indicates State Plane Coordinates.

- LEGEND:
- C INDICATES CENTERLINE
  - P-S&M INDICATES PROFESSIONAL SURVEYOR AND MAPPER
  - S&M PERMANENT REFERENCE MONUMENT (PRM 4671)
  - S&M SET PERMANENT CONTROL POINT (PCP 4671)
  - PC = PAGE
  - R = RADIUS
  - L = LENGTH



SHANNON SURVEYING, INC.  
489 NORTH S.R. 434, SUITE #2153  
ALTAMONTE SPRINGS, FLORIDA 32714  
(407) 774-6372 LB# 6808

NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DUPLICATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE CONSIDERED VALID UNLESS IT IS IN CONFORMANCE WITH THE 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.

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

I, the undersigned, being a professional surveyor and mapper that has prepared this plat, hereby certify that I was made under my own supervision and that I am a duly licensed professional surveyor and mapper under the requirements of chapter 177 and that said land is located in Seminole County, Florida.

JAMES R. SHANNON JR. \_\_\_\_\_ DATE \_\_\_\_\_  
Florida Registration Number: 4871  
SHANNON SURVEYING, INC. - LB#6808

### CERTIFICATE OF APPROVAL BY SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS.

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVED THE FOREGOING PLAT.

ATTEST: \_\_\_\_\_  
COUNTY CHAIRMAN  
\_\_\_\_\_ COUNTY CLERK

### CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

NAME: \_\_\_\_\_  
FLORIDA REGISTRATION NUMBER \_\_\_\_\_  
REPRESENTING SEMINOLE COUNTY, FLORIDA

### FOREST LAKE COMMERCIAL DEDICATION

KNOWN 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 TO THE PUBLIC IN PERPETUAL AND IRREVOCABLE TRUST AND DEDICATES THE CONSERVATION EASEMENT ON LOT 1 AND THE CONSERVATION EASEMENT ON LOT 2 AND UTILITY EASEMENTS TO SEMINOLE COUNTY; F.D.O.T. DRAINAGE EASEMENT TO FLORIDA DEPARTMENT OF TRANSPORTATION; SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY AN OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON \_\_\_\_\_

BY: \_\_\_\_\_  
A FLORIDA CORPORATION

WITNESS \_\_\_\_\_ PRINTED NAME  
WITNESS \_\_\_\_\_ PRINTED NAME  
STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ of Florida Conference

by Association of Seventh Day Adventists, A Florida Corporation  
He is personally known to me or has produced \_\_\_\_\_

an identification and did / did not take an oath  
Notary Public: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

### FOREST LAKE COMMERCIAL DEDICATION

KNOWN 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 TO THE PUBLIC IN PERPETUAL AND IRREVOCABLE TRUST AND DEDICATES THE CONSERVATION EASEMENT ON LOT 1 AND THE CONSERVATION EASEMENT ON LOT 2 AND UTILITY EASEMENTS TO SEMINOLE COUNTY; F.D.O.T. DRAINAGE EASEMENT TO FLORIDA DEPARTMENT OF TRANSPORTATION; SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY AN OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON \_\_\_\_\_

BY: \_\_\_\_\_  
BARCLAY LAKE BRANTLEY PARTNERS, LLC  
DAMEL L. VETTO, MANAGER

WITNESS \_\_\_\_\_ PRINTED NAME  
WITNESS \_\_\_\_\_ PRINTED NAME  
STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ by Daniel L. Vetto, Manager of Barclay Lake Brantley Partners, LLC

He is personally known to me or has produced \_\_\_\_\_  
an identification and did / did not take an oath

Notary Public: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

### 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 ON \_\_\_\_\_ 2001 AT \_\_\_\_\_ FILE NO. \_\_\_\_\_

CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA

# FOREST LAKE COMMERCIAL

A PORTION OF SECTIONS 8 AND 17,  
TOWNSHIP 21 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK PAGE

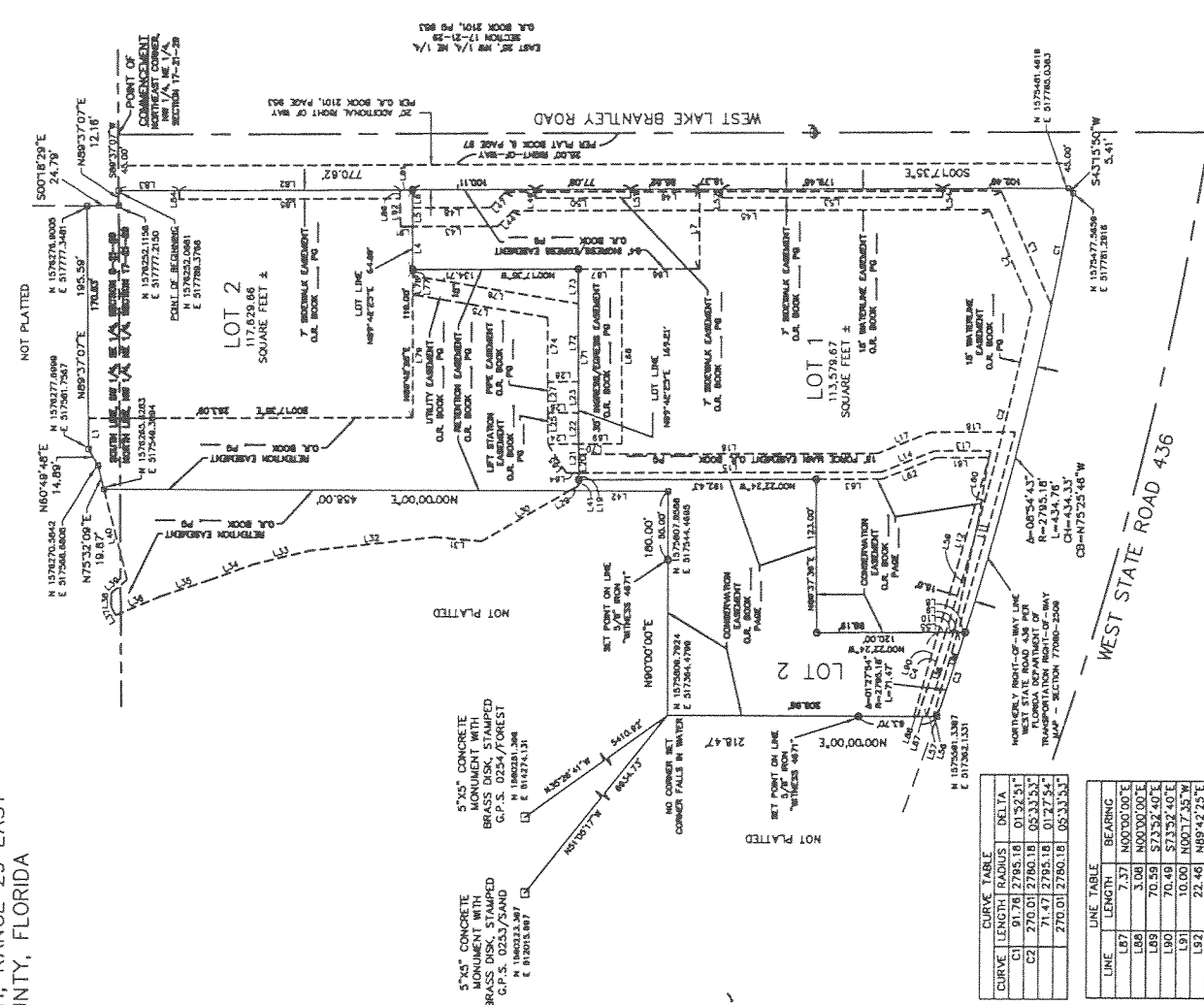


GRAPHIC SCALE

1 inch = 60 ft

SHANNON SURVEYING, INC.  
489 NORTH S.R. 434, SUITE #2153  
ALTIMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB# 6898

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	24.76	N89°37'07"E	L44	17.53	S45°17'35"E
L2	85.68	N65°38'25"E	L45	306.12	S00°17'35"E
L3	100.34	S65°38'25"W	L46	402.06	S00°17'35"E
L4	34.54	N89°42'25"E	L47	17.53	S45°17'35"E
L5	15.00	N89°42'25"E	L48	82.52	S00°17'35"E
L6	14.48	N89°42'25"E	L49	7.00	S89°42'25"W
L7	84.00	S89°42'25"W	L50	77.06	S00°17'35"E
L8	6.17	N00°22'24"W	L51	7.00	S89°42'25"W
L9	3.32	N00°22'24"W	L52	7.00	S89°42'25"W
L10	6.28	N00°22'24"W	L53	178.45	S00°17'35"E
L11	187.09	N73°32'40"W	L54	7.00	S89°42'25"W
L12	151.48	S73°32'40"E	L55	6.04	N00°22'24"W
L13	45.75	N00°17'35"W	L56	3.34	N00°20'00"E
L14	48.38	S21°37'50"W	L57	5.17	N00°20'00"E
L15	244.87	N00°22'24"W	L58	74.36	S77°28'52"W
L16	24.69	S00°22'24"E	L59	67.46	N77°48'29"W
L17	68.83	S21°37'50"E	L60	32.08	N89°18'52"W
L18	5.50	S89°42'25"E	L61	48.35	S00°17'35"E
L19	15.00	N89°42'25"E	L62	65.33	S21°37'50"E
L20	15.00	N89°42'25"E	L63	33.27	S00°22'24"E
L21	23.18	N89°42'25"E	L64	10.00	N00°17'35"E
L22	25.00	N89°42'25"E	L65	27.82	N00°22'24"E
L23	25.00	N00°17'35"E	L66	63.00	N00°17'35"E
L24	25.00	S00°17'35"E	L67	35.00	N00°17'35"E
L25	25.00	S89°42'25"W	L68	140.53	N89°42'25"E
L26	25.00	N00°17'35"E	L69	35.00	S00°17'35"E
L27	25.00	S89°42'25"W	L70	6.18	S89°42'25"W
L28	25.00	N00°17'35"E	L71	140.53	N89°42'25"E
L29	6.52	N28°23'30"W	L72	62.70	N89°42'25"E
L30	82.86	N28°23'30"W	L73	27.83	N89°42'25"E
L31	37.66	N04°52'41"E	L74	51.72	N89°42'25"E
L32	103.22	N08°11'47"W	L75	111.27	S08°19'39"W
L33	45.77	N13°28'24"W	L76	136.63	S08°19'39"W
L34	38.08	N13°28'24"W	L77	5.00	S89°42'25"W
L35	42.14	N13°46'02"W	L78	15.21	S89°42'25"W
L36	39.33	N22°35'59"W	L79	98.79	S89°42'25"W
L37	7.72	N65°16'49"E	L80	64.00	N89°42'25"E
L38	10.83	S89°15'07"E	L81	10.00	N00°17'35"W
L39	16.83	S42°28'57"E	L82	180.00	N00°17'35"W
L40	74.86	S73°32'40"E	L83	7.00	S89°42'25"W
L41	4.84	N00°17'35"W	L84	7.00	S89°42'25"W
L42	79.23	N00°20'00"W	L85	180.00	S00°17'35"E
L43	68.73	S00°17'35"E	L86	7.00	S89°42'25"E



CURVE	LENGTH	RADIUS	DELTA
C1	91.78	2785.18	01°32'51"
C2	270.01	2785.18	05°33'52"
C3	71.47	2785.18	01°27'44"
C4	270.01	2785.18	05°33'52"

LINE	LENGTH	BEARING
L87	7.37	N00°00'00"E
L88	3.08	N00°00'00"E
L89	70.59	S73°32'40"E
L90	70.49	S73°32'40"E
L91	10.00	N00°17'35"W
L92	22.46	N89°42'25"E