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**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Final Plat approval for Shoppes at Aloma Walk

**DEPARTMENT:** Planning and Development      **DIVISION:** Development Review

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** Cynthia Sweet

**EXT:** 7443

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the final plat for Shoppes At Aloma Walk, containing 4 commercial lots on a 13.9 acre parcel zoned PUD (Planned Unit Development), located on the northeast corner of Aloma Avenue and Clayton Crossing Way, in Section 31, Township 21 S, Range 31 E - Aloma Walk Commercial Venture, LLC, applicant.

District 1 Bob Dallari

Cynthia Sweet

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**BACKGROUND:**

The applicant, Aloma Walk Commercial Venture, LLC, is requesting approval of the final plat for Shoppes At Aloma Walk. The plat consists of 4 commercial lots on a 13.9 acre parcel zoned PUD (Planned Unit Development). The site is located on the northeast corner of Aloma Avenue and Clayton Crossing Way, in Section 31, Township 21 S, and Range 31 E.

The plat meets all applicable requirements of the approved Final Master Plan and Developer's Commitment Agreement for Greenway Pointe PUD, Chapter 35, Section 35.44, Seminole County Land Development Code, and Chapter 177, Florida Statutes. The applicant has provided a Performance Bond to ensure the completion of the subdivision improvements.

**STAFF RECOMMENDATION:**

Staff recommends that the Board approve the final plat for Shoppes At Aloma Walk, containing 4 commercial lots on a 13.9 acre parcel zoned PUD (Planned Unit Development), located on the northeast corner of Aloma Avenue and Clayton Crossing Way, in Section 31, Township 21 S, Range 31 E - Aloma Walk Commercial Venture, LLC, applicant.

**ATTACHMENTS:**

1. Location Map
2. Maps and Aerials
3. Maps and Aerials
4. Reduced Copy of Plat

**Additionally Reviewed By:**

County Attorney Review ( Kathleen Furey-Tran )





Shoppes At Aloma Walk Final Plat  
Site Map





Shoppes at Aloma Walk

-  Parcel
-  Subject Property



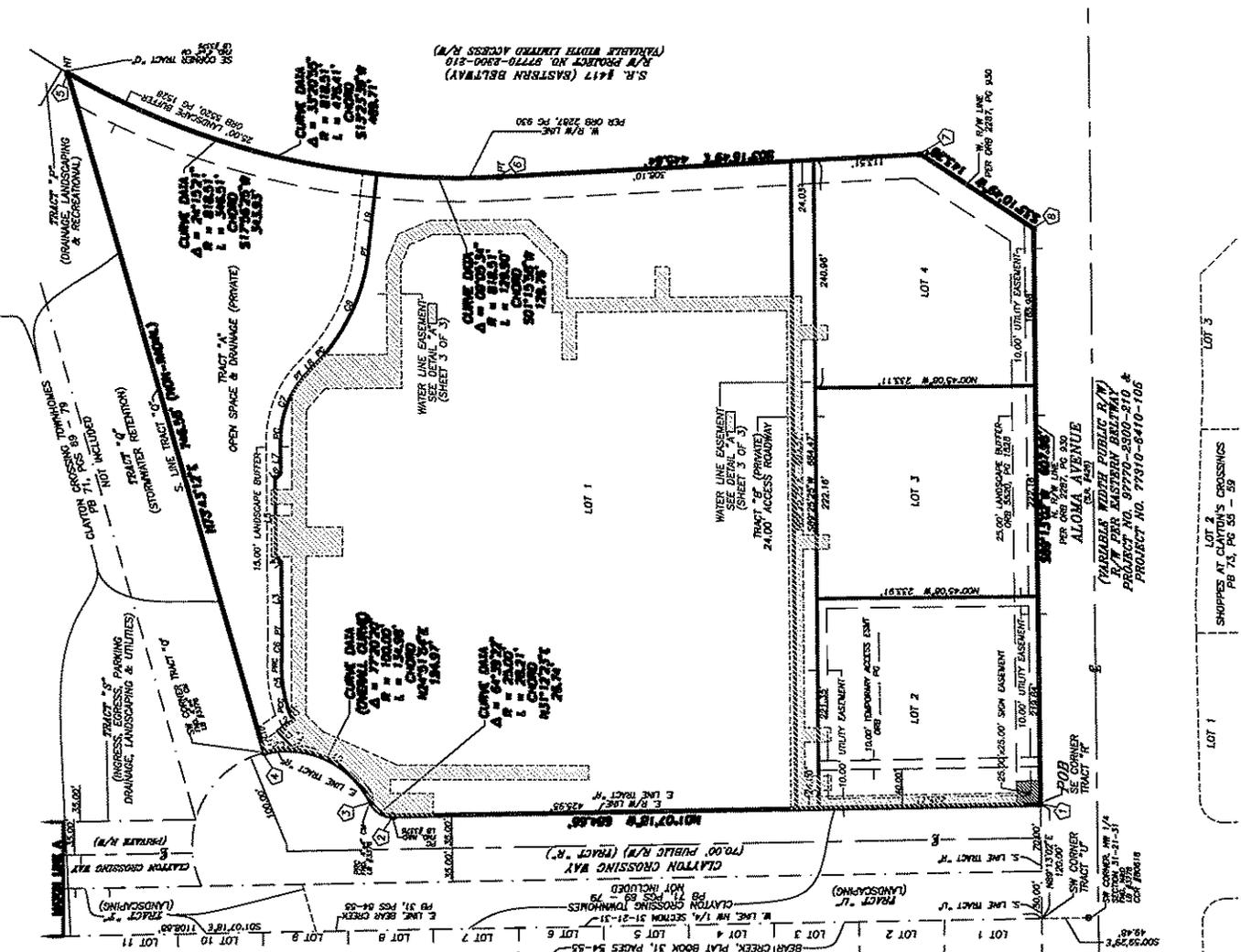
January 2009 Color Aerials

EXHIBIT C



# SHOPPES AT ALOMA WALK

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



**LINE CHART**

| LINE | BEARING     | LENGTH | RADIUS |
|------|-------------|--------|--------|
| L1   | N89°48'57"W | 28.48  | 100.00 |
| L2   | N89°25'25"E | 78.48  | 100.00 |
| L3   | N89°25'25"E | 78.48  | 100.00 |
| L4   | N44°25'25"E | 8.24   | 100.00 |
| L5   | N89°25'25"E | 81.51  | 100.00 |
| L6   | N89°25'25"E | 34.16  | 100.00 |
| L7   | N89°25'25"E | 78.69  | 100.00 |
| L8   | S46°55'37"E | 84.17  | 100.00 |
| L9   | S83°55'41"E | 15.82  | 100.00 |
| L10  | N73°43'12"E | 11.82  | 100.00 |
| L11  | N73°43'12"E | 11.82  | 100.00 |

| NO. | CENTRAL ANGLE | CHORD BEARING | CHORD DISTANCE |
|-----|---------------|---------------|----------------|
| C1  | 62°10'55"     | N32°26'37"E   | 103.28         |
| C2  | 15°09'23"     | N06°13'32"W   | 26.38          |
| C3  | 12°16'03"     | N89°25'25"E   | 18.90          |
| C4  | 19°09'08"     | N87°45'12"E   | 43.60          |
| C5  | 02°54'51"     | S89°07'09"E   | 25.29          |
| C6  | 43°32'57"     | S68°45'06"E   | 76.34          |
| C7  | 37°00'07"     | S65°25'41"E   | 125.23         |
| C8  |               |               |                |

**LEGEND**

- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- PCB - PLAT BOOK
- PCP - POINT OF CURVATURE
- PP - PERMANENT CONTROL POINT
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PR - PERMANENT REFERENCE CURVATURE
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- R/W - RIGHT OF WAY
- NDN - NON-TANGENT

**STATEPLANE COORDINATES**

| # | NORTHING    | EASTING    |
|---|-------------|------------|
| 1 | 1557784.257 | 572243.983 |
| 2 | 1558468.785 | 572230.581 |
| 3 | 1558491.655 | 572244.434 |
| 4 | 1558605.036 | 572296.980 |
| 5 | 1558814.327 | 573013.628 |
| 6 | 1558491.655 | 572244.434 |
| 7 | 1557912.481 | 572300.320 |
| 8 | 1557792.563 | 572281.907 |

**ACCURIGHT SURVEYS**

of Orlando, Inc. 811  
Orlando, Florida 32808

(407) 894-6314

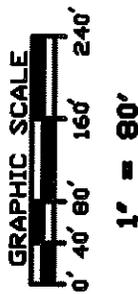
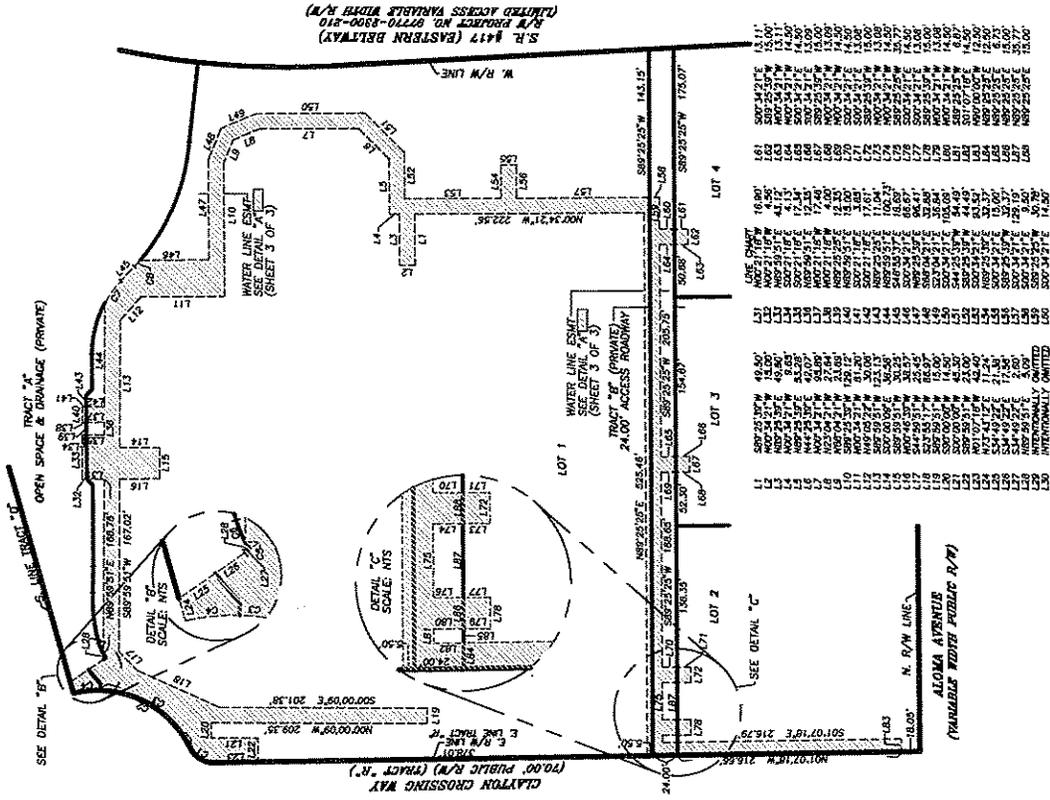
SHEET 2 of 3

# SHOPPES AT ALOMA WALK

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

PLAT BOOK PAGE

DETAIL "A" - WATER LINE EASEMENT



- LEGEND**
- § - CENTERLINE SYMBOL
  - Δ - CENTRAL ANGLE
  - CCR - CERTIFIED CORNER RECORDED
  - CM - CONCRETE MONUMENT
  - DB - DEED BOOK
  - ESMT - EASEMENT
  - FND - FOUND
  - GIS - GEODETIC INFORMATION SYSTEM
  - IP - IRON PIPE
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LS - LICENSED SURVEYOR
  - MBS - MEASURED
  - MSD - MAIL & DISK
  - NT - NON-FANGENT
  - NTS - NOT TO SCALE
  - ORB - OPTICAL RECORDS BOOK
  - PB - PLAT BOOK
  - PC - PERMANENT CURVATURE
  - POP - PERMANENT CONTROL POINT
  - PS - PAGE
  - PI - POINT OF INTERSECTION
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - PRC - POINT OF REVERSE CURVATURE
  - PRM - PERMANENT REFERENCE MONUMENT
  - PT - POINT OF TANGENCY
  - R - CURVE RADIUS
  - R/W - RIGHT OF WAY

| LINE CHART | STATION      | CHORD BEARING | CHORD DISTANCE |
|------------|--------------|---------------|----------------|
| L1         | 500'25.25' E | 15.00'        | 15.00'         |
| L2         | 500'25.25' W | 15.11'        | 15.11'         |
| L3         | 500'34.21' W | 14.30'        | 14.30'         |
| L4         | 500'34.21' E | 14.30'        | 14.30'         |
| L5         | 500'34.21' E | 15.05'        | 15.05'         |
| L6         | 500'34.21' W | 15.05'        | 15.05'         |
| L7         | 500'34.21' W | 14.30'        | 14.30'         |
| L8         | 500'34.21' E | 15.05'        | 15.05'         |
| L9         | 500'34.21' E | 14.30'        | 14.30'         |
| L10        | 500'34.21' W | 15.05'        | 15.05'         |
| L11        | 500'34.21' W | 14.30'        | 14.30'         |
| L12        | 500'34.21' E | 15.05'        | 15.05'         |
| L13        | 500'34.21' E | 14.30'        | 14.30'         |
| L14        | 500'34.21' W | 15.05'        | 15.05'         |
| L15        | 500'34.21' W | 14.30'        | 14.30'         |
| L16        | 500'34.21' E | 15.05'        | 15.05'         |
| L17        | 500'34.21' E | 14.30'        | 14.30'         |
| L18        | 500'34.21' W | 15.05'        | 15.05'         |
| L19        | 500'34.21' W | 14.30'        | 14.30'         |
| L20        | 500'34.21' E | 15.05'        | 15.05'         |
| L21        | 500'34.21' E | 14.30'        | 14.30'         |
| L22        | 500'34.21' W | 15.05'        | 15.05'         |
| L23        | 500'34.21' W | 14.30'        | 14.30'         |
| L24        | 500'34.21' E | 15.05'        | 15.05'         |
| L25        | 500'34.21' E | 14.30'        | 14.30'         |
| L26        | 500'34.21' W | 15.05'        | 15.05'         |
| L27        | 500'34.21' W | 14.30'        | 14.30'         |
| L28        | 500'34.21' E | 15.05'        | 15.05'         |
| L29        | 500'34.21' E | 14.30'        | 14.30'         |
| L30        | 500'34.21' W | 15.05'        | 15.05'         |
| L31        | 500'34.21' W | 14.30'        | 14.30'         |
| L32        | 500'34.21' E | 15.05'        | 15.05'         |
| L33        | 500'34.21' E | 14.30'        | 14.30'         |
| L34        | 500'34.21' W | 15.05'        | 15.05'         |
| L35        | 500'34.21' W | 14.30'        | 14.30'         |
| L36        | 500'34.21' E | 15.05'        | 15.05'         |
| L37        | 500'34.21' E | 14.30'        | 14.30'         |
| L38        | 500'34.21' W | 15.05'        | 15.05'         |
| L39        | 500'34.21' W | 14.30'        | 14.30'         |
| L40        | 500'34.21' E | 15.05'        | 15.05'         |
| L41        | 500'34.21' E | 14.30'        | 14.30'         |
| L42        | 500'34.21' W | 15.05'        | 15.05'         |
| L43        | 500'34.21' W | 14.30'        | 14.30'         |
| L44        | 500'34.21' E | 15.05'        | 15.05'         |
| L45        | 500'34.21' E | 14.30'        | 14.30'         |
| L46        | 500'34.21' W | 15.05'        | 15.05'         |
| L47        | 500'34.21' W | 14.30'        | 14.30'         |
| L48        | 500'34.21' E | 15.05'        | 15.05'         |
| L49        | 500'34.21' E | 14.30'        | 14.30'         |
| L50        | 500'34.21' W | 15.05'        | 15.05'         |
| L51        | 500'34.21' W | 14.30'        | 14.30'         |
| L52        | 500'34.21' E | 15.05'        | 15.05'         |
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| L54        | 500'34.21' W | 15.05'        | 15.05'         |
| L55        | 500'34.21' W | 14.30'        | 14.30'         |
| L56        | 500'34.21' E | 15.05'        | 15.05'         |
| L57        | 500'34.21' E | 14.30'        | 14.30'         |
| L58        | 500'34.21' W | 15.05'        | 15.05'         |
| L59        | 500'34.21' W | 14.30'        | 14.30'         |
| L60        | 500'34.21' E | 15.05'        | 15.05'         |
| L61        | 500'34.21' E | 14.30'        | 14.30'         |
| L62        | 500'34.21' W | 15.05'        | 15.05'         |
| L63        | 500'34.21' W | 14.30'        | 14.30'         |
| L64        | 500'34.21' E | 15.05'        | 15.05'         |
| L65        | 500'34.21' E | 14.30'        | 14.30'         |
| L66        | 500'34.21' W | 15.05'        | 15.05'         |
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| L126       | 500'34.21' W | 15.05'        | 15.05'         |
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| L141       | 500'34.21' E | 14.30'        | 14.30'         |
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| L154       | 500'34.21' W | 15.05'        | 15.05'         |
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| L159       | 500'34.21' W | 14.30'        | 14.30'         |
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| L163       | 500'34.21' W | 14.30'        | 14.30'         |
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| L165       | 500'34.21' E | 14.30'        | 14.30'         |
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| L167       | 500'34.21' W | 14.30'        | 14.30'         |
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| L171       | 500'34.21' W | 14.30'        | 14.30'         |
| L172       | 500'34.21' E | 15.05'        | 15.05'         |
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| L174       | 500'34.21' W | 15.05'        | 15.05'         |
| L175       | 500'34.21' W | 14.30'        | 14.30'         |
| L176       | 500'34.21' E | 15.05'        | 15.05'         |
| L177       | 500'34.21' E | 14.30'        | 14.30'         |
| L178       | 500'34.21' W | 15.05'        | 15.05'         |
| L179       | 500'34.21' W | 14.30'        | 14.30'         |
| L180       | 500'34.21' E | 15.05'        | 15.05'         |
| L181       | 500'34.21' E | 14.30'        | 14.30'         |
| L182       | 500'34.21' W | 15.05'        | 15.05'         |
| L183       | 500'34.21' W | 14.30'        | 14.30'         |
| L184       | 500'34.21' E | 15.05'        | 15.05'         |
| L185       | 500'34.21' E | 14.30'        | 14.30'         |
| L186       | 500'34.21' W | 15.05'        | 15.05'         |
| L187       | 500'34.21' W | 14.30'        | 14.30'         |
| L188       | 500'34.21' E | 15.05'        | 15.05'         |
| L189       | 500'34.21' E | 14.30'        | 14.30'         |
| L190       | 500'34.21' W | 15.05'        | 15.05'         |
| L191       | 500'34.21' W | 14.30'        | 14.30'         |
| L192       | 500'34.21' E | 15.05'        | 15.05'         |
| L193       | 500'34.21' E | 14.30'        | 14.30'         |
| L194       | 500'34.21' W | 15.05'        | 15.05'         |
| L195       | 500'34.21' W | 14.30'        | 14.30'         |
| L196       | 500'34.21' E | 15.05'        | 15.05'         |
| L197       | 500'34.21' E | 14.30'        | 14.30'         |
| L198       | 500'34.21' W | 15.05'        | 15.05'         |
| L199       | 500'34.21' W | 14.30'        | 14.30'         |
| L200       | 500'34.21' E | 15.05'        | 15.05'         |

SHEET 3 of 3

**ACCURIGHT SURVEYS**

1012 E. Orlando Ave.,  
Orlando, Florida 32809  
(407) 894-6314