

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** Approval of Minor Plat for Aloma Park Center**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 minor plat for Aloma Park Center, containing 2 lots on a 2.18 acre parcel zoned PUD (Planned Unit Development), located on the north side of SR 426 (Aloma Avenue), west of Tuskawilla Road, within Aloma Park PUD, in Section 36, Township 21 S, Range 30 E (Duke & Duke Investments, applicant).

District 1 Bob Dallari

Cynthia Sweet

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**BACKGROUND:**

The applicant, Duke & Duke Investments, is requesting approval of the minor plat for Aloma Park Center. The minor plat consists of 2 lots on a 2.18 acre parcel zoned PUD (Planned Unit Development). Each lot is serviced by Seminole County for water and sewer. The site is located on the north side of SR 426 (Aloma Avenue), west of Tuskawilla Road, within the Aloma Park PUD, in Section 36, Township 21 S, Range 30 E.

The minor plat meets all applicable requirements of Chapter 35, Section 35.122, Seminole County Land Development Code and Chapter 177, Florida Statutes.

**STAFF RECOMMENDATION:**

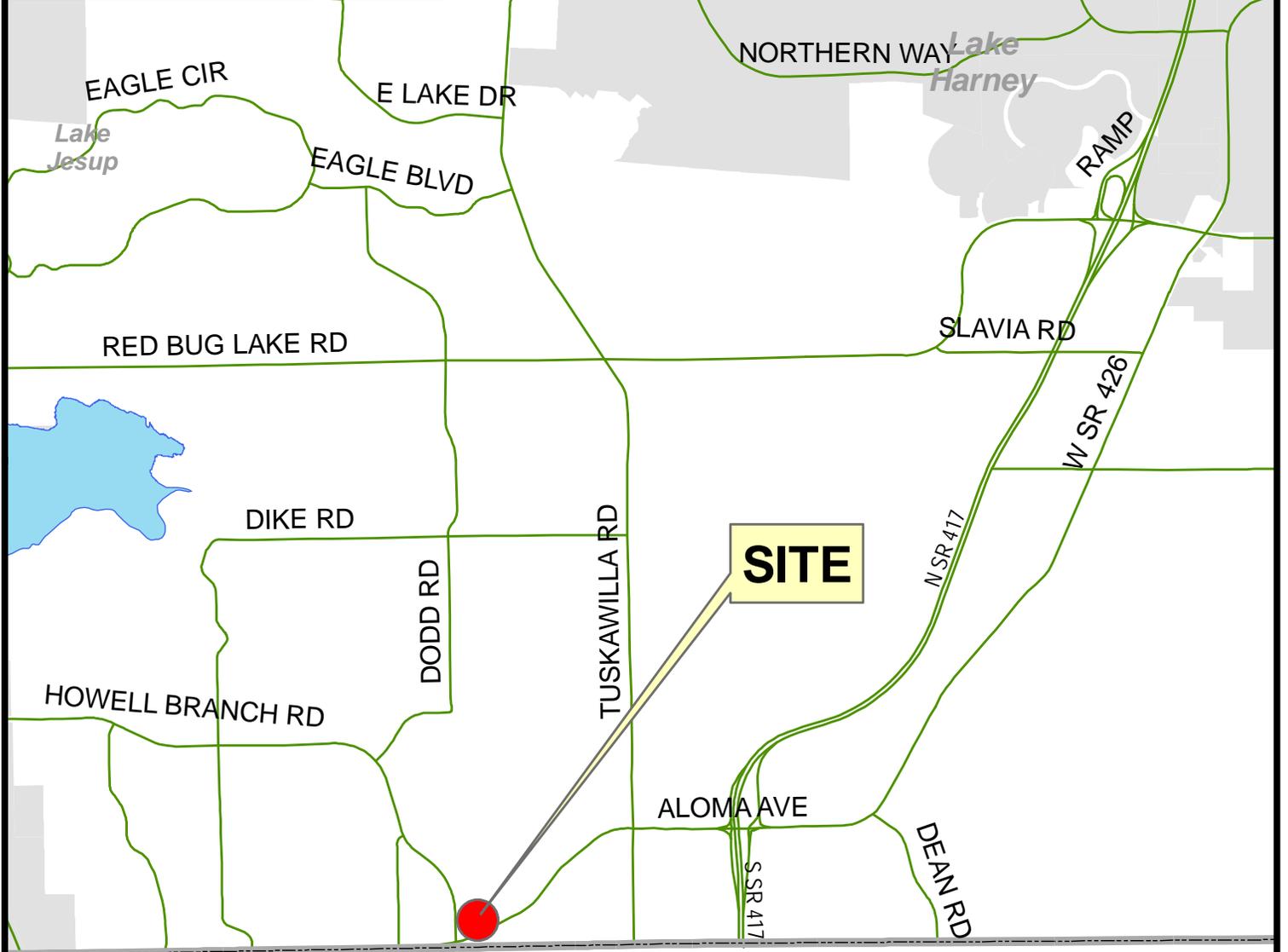
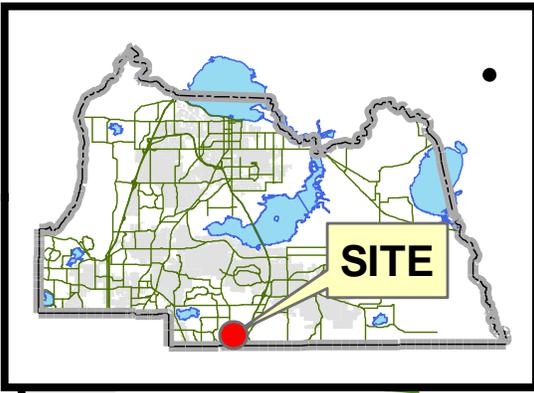
Staff recommends the Board approve and authorize the Chairman to execute the minor plat for Aloma Park Center, containing 2 lots on a 2.18 acre parcel zoned PUD (Planned Unit Development), located on the north side of SR 426 (Aloma Avenue), west of Tuskawilla Road, within Aloma Park PUD, in Section 36, Township 21 S, Range 30 E, as requested by the applicants, Duke & Duke Investments.

**ATTACHMENTS:**

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

**Additionally Reviewed By:**

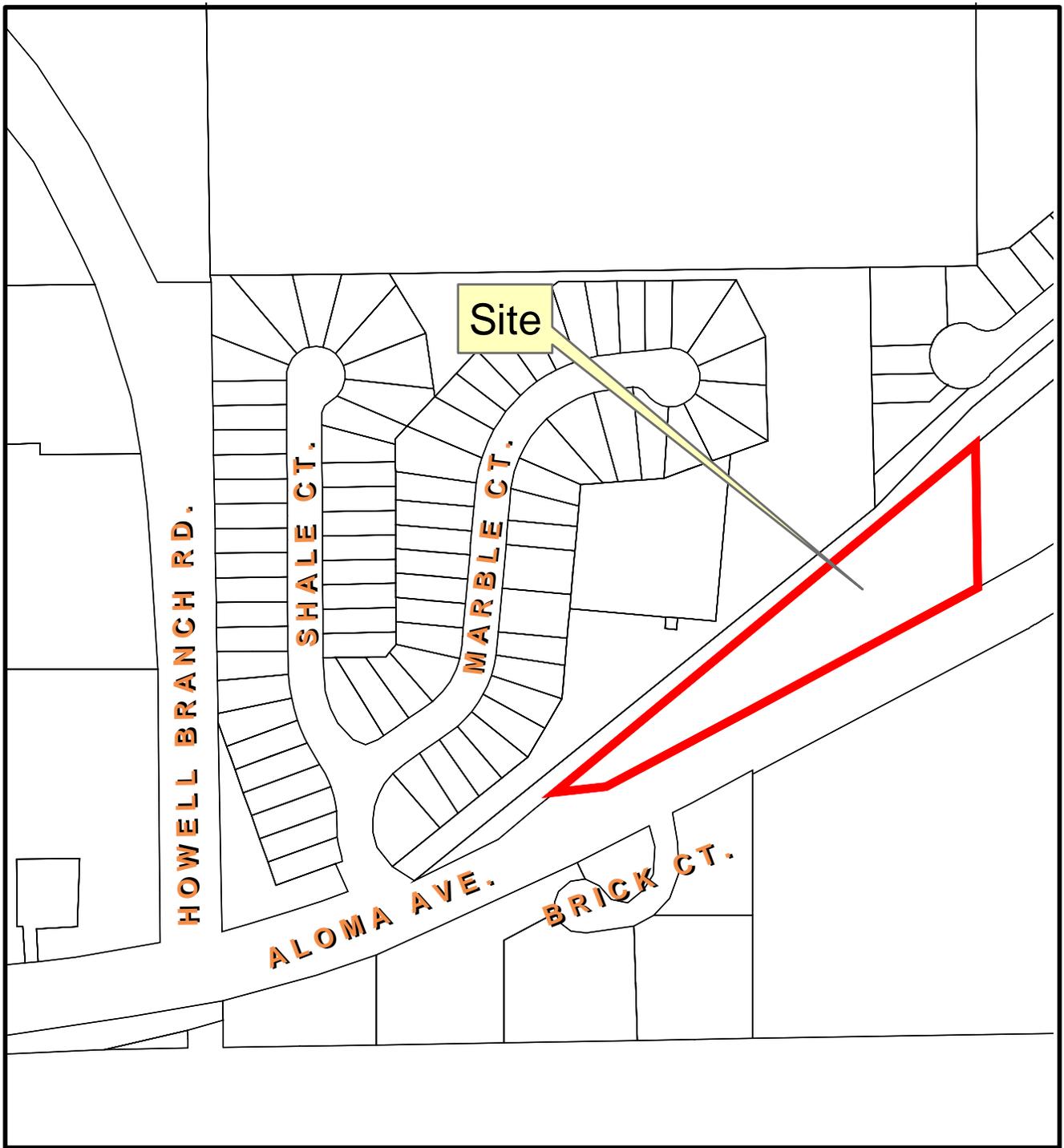
County Attorney Review ( Kathleen Furey-Tran )



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

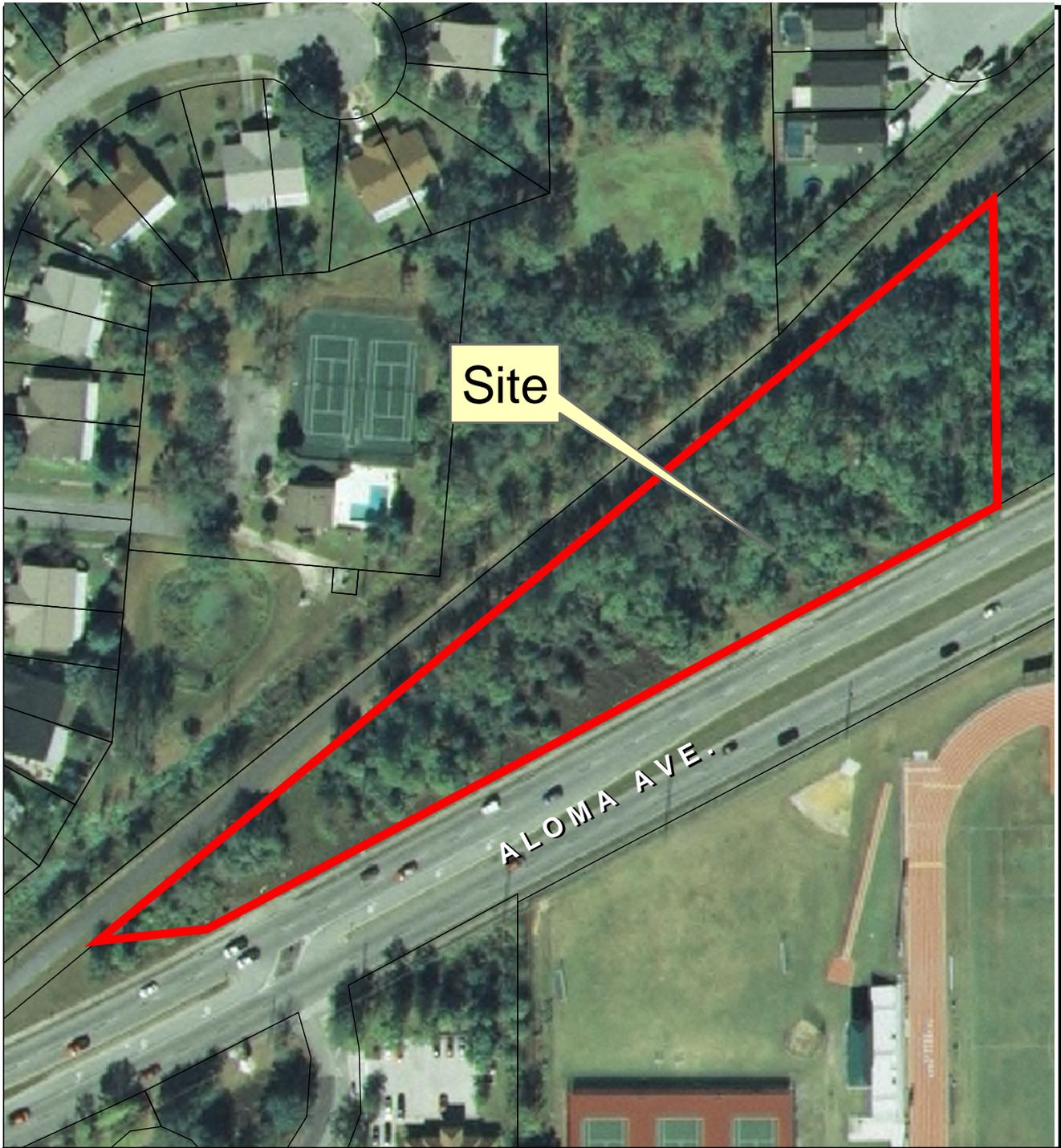
# Aloma Park Center Minor Plat

EXHIBIT A



Aloma Park Center  
Minor Plat





Aloma Park Center  
Minor Plat

-  Parcel
-  Subject Property



January 2006 Color Aerials

# ALOMA PARK CENTER

A REPLAT OF A PORTION OF LOT 89, ALOMA PARK, AS RECORDED IN PLAT BOOK 30, PAGES 43 AND 44, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

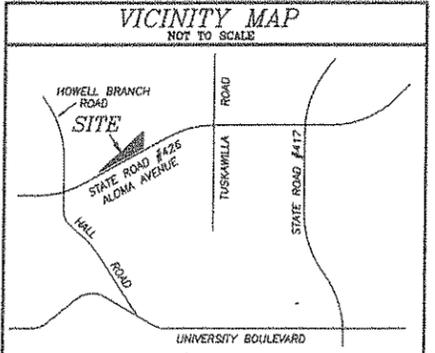
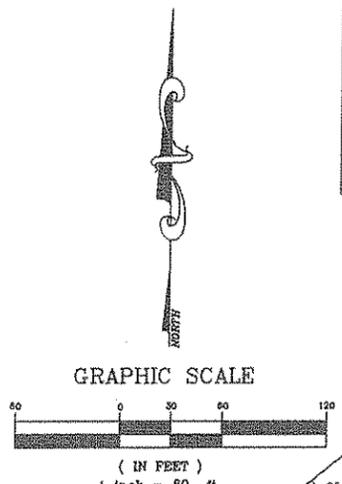
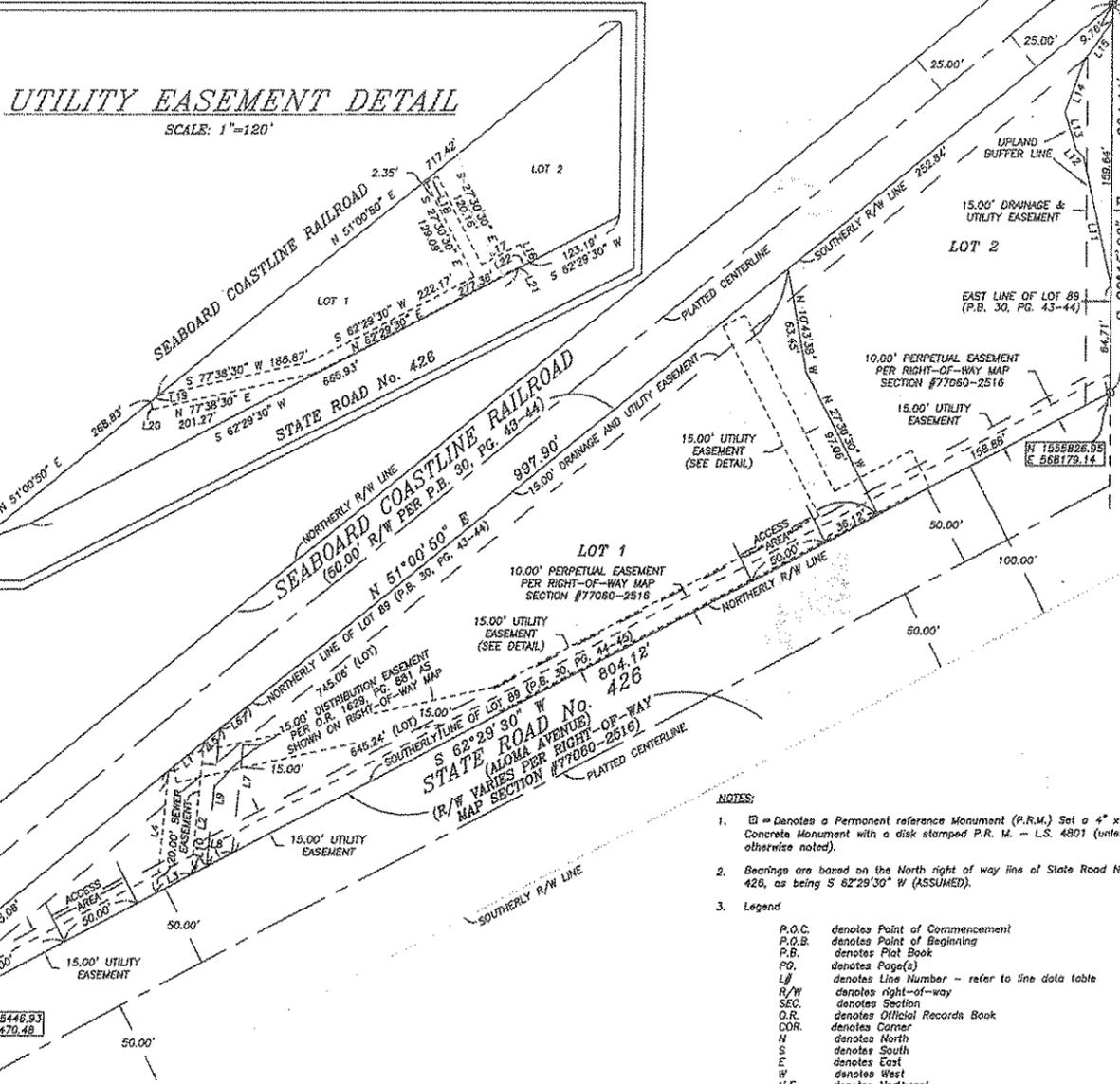
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 -  
TOWNSHIP 21 SOUTH - RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

### LEGAL DESCRIPTION:

A replat of a portion of Lot 89, ALOMA PARK, as recorded in Plat Book 30, Pages 43 and 44 of the Public Records of Seminole County Florida, more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 36; Thence run S 00°15'06" W, along the East line of the Southwest Quarter of the Southwest Quarter of said Section 36, 309.81 feet to the Southerly right-of-way line of Seaboard Coastline Railroad (a 50.00 foot right-of-way) and the Point of Beginning; Thence continue S 00°15'06" E, along the East line of the Southwest Quarter of said Section 36 also being the East line of said Lot 89, 234.11 feet to the Northerly right-of-way line of State Road No. 426 as shown on the State of Florida Right-of-Way Map, Section #77060-2516 and the Southerly line of said Lot 89; Thence run S 62°29'30" W, along said Northerly right-of-way line, 804.12 feet S 70°39'08" W, 67.28 feet to said Southerly right-of-way line of Seaboard Coastline Railroad also being the Northerly line of said Lot 89; Thence run N 51°00'50" E, along said line, 997.90 feet to the Point of Beginning. Containing 2.18 acres more or less.

LINE	BEARING	DISTANCE
L1	N 51°00'50" E	27.80'
L2	S 05°00'00" W	80.43'
L3	S 62°29'30" W	23.72'
L4	S 08°00'00" W	73.87'
L5	N 51°00'50" E	12.91'
L6	N 51°00'50" E	28.85'
L7	S 05°00'00" W	88.30'
L8	S 62°29'30" W	17.79'
L9	S 05°00'00" W	83.38'
L10	N 62°29'30" E	10.62'
L11	N 12°31'56" W	79.37'
L12	N 44°24'37" W	7.11'
L13	N 17°23'12" W	23.13'
L14	N 20°17'32" E	36.68'
L15	N 35°01'41" E	28.74'
L16	N 27°30'30" W	24.93'
L17	S 62°29'30" W	83.16'
L18	S 62°29'30" W	15.00'
L19	S 51°00'50" W	11.64'
L20	S 12°21'30" E	8.78'
L21	S 27°30'30" E	1.00'
L22	N 62°29'30" E	15.00'



- NOTES:
- ☐ denotes a Permanent reference Monument (P.R.M.) Set a 4" x 4" Concrete Monument with a disk stamped P.R. M. - L.S. 4801 (unless otherwise noted).
  - Bearings are based on the North right of way line of State Road No. 426, as being S 62°29'30" W (ASSUMED).
  - Legend
    - P.O.C. denotes Point of Commencement
    - P.O.B. denotes Point of Beginning
    - P.B. denotes Plat Book
    - PG. denotes Page(s)
    - L# denotes Line Number - refer to line data table
    - R/W denotes right-of-way
    - SEC. denotes Section
    - O.R. denotes Official Records Book
    - COR. denotes Corner
    - N denotes North
    - S denotes South
    - E denotes East
    - W denotes West
    - N.E. denotes Northeast
    - S.W. denotes Southwest
  - In accordance with Chapter 177.091, Florida Statutes, Board of Professional Land Surveyors Laws and Rules, all platted utility easements shown on this plat shall 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 facilities and services of an electric, telephone, gas or other public utility.
  - Vehicle Access Rights to State Road No. 426 for Lots 1 and 2 are hereby dedicated to Seminole County, except where "Access Areas" are shown.
  - Coordinate values shown hereon were taken from the Seminole County Control Data as published by the Survey Section of the Seminole County Engineering Department and are referenced to the State Plane Coordinate system, Florida Zone East, N.A.D. 1983 (Adjustment of 1990). Monuments used for the establishment of coordinates shown hereon were Seminole County Control G.P.S. Number/Names: 0325/MARCIA and 0195/EASTBROOK STREET.
  - Subject to that certain Reciprocal Easement and Property Owners Agreement between Duke and Duke Investments, a Florida General Partnership and Aloma Park Center, LLC, a Florida Limited Liability Company establishing non-exclusive, perpetual and reciprocal Access and Parking and Storm Drainage and Retention Easements benefiting said parties as recorded in Official Records Book \_\_\_\_\_ Page \_\_\_\_\_ of the Public Records of Seminole County, Florida.

Prepared by:  
GRUSEMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS  
5400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807  
Phone (407) 277-3232 - Fax (407) 658-1436

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.

SHEET 1 OF 1  
P.O.B. N.E. COR. OF S.W. 1/4 OF SEC. 36-21-30  
EAST LINE OF S.W. 1/4 OF S.W. 1/4 OF SEC. 36-21-30

PLAT BOOK PAGE  
ALOMA PARK CENTER (A REPLAT) 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 this plat for the uses and purposes herein expressed, and dedicates the easements shown hereon to the perpetual use of the Public. However, nothing therein shall be construed as creating an obligation upon any governing body to perform an act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the Officers named below and its corporate seal to be affixed hereto on \_\_\_\_\_ 2007.

WITNESSES:  
 \_\_\_\_\_ Duke & Duke Investments  
 \_\_\_\_\_ Kenneth Schwartz  
 \_\_\_\_\_ ALAN O. DUKE  
 \_\_\_\_\_ LOUIS G. KOVACS  
 \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF Orange  
 THIS IS TO CERTIFY, That on May 15<sup>th</sup> 2007 before me, an officer duly authorized to take acknowledgments in this State and County aforesaid, personally appeared Alan Duke incorporated under the laws of the State of Florida the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said Corporation is duly affixed thereto; and that the said Dedication is the act and deed of said Corporation. He is personally known to me or has produced \_\_\_\_\_ as authentication and said does not take on oath.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the \_\_\_\_\_ date.  
 \_\_\_\_\_ Notary Public  
 \_\_\_\_\_ My Commission Expires 12-31-07

CERTIFICATE OF SURVEYOR  
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on \_\_\_\_\_ he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and that said plat was prepared under his direction and supervision; and that this plat complies with all of the survey requirements as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.  
 \_\_\_\_\_ DATED 5/10/07  
 \_\_\_\_\_ Registration Number: P.L.S. #4801  
 GRUSEMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS  
 5400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807  
 Phone (407) 277-3232 - Fax (407) 658-1436

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR  
 I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.  
 \_\_\_\_\_  
 Steve L. Wassels, P.L.S.  
 Florida Registration Number 4589 DATED \_\_\_\_\_  
 County Surveyor for Seminole County, Florida.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS  
 THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.  
 \_\_\_\_\_ CHAIRMAN OF THE BOARD  
 \_\_\_\_\_ CLERK OF THE BOARD  
 By \_\_\_\_\_ D.C.

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. \_\_\_\_\_  
 \_\_\_\_\_  
 Maryanne Morse, Clerk of the Court in and for Seminole County, Florida  
 By \_\_\_\_\_ D.C.