

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Palmer's Lake Brantley Estate Minor Plat

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

AUTHORIZED BY: Dori DeBord **CONTACT:** Brian M. Walker **EXT:** 7337

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the minor plat for Palmer's Lake Brantley Estate located east of W. Lake Brantley Drive at 2201 Peninsular Court in Section 4, Township 21S, Range 29 E. (James & Lisa Palmer, applicant)

District 3 Dick Van Der Weide

Brian M. Walker

BACKGROUND:

The applicant, James & Lisa Palmer, is requesting approval of the Palmer's Lake Brantley Estate minor plat. The plat consists of combining four (4) lots into one large parcel containing approximately 6.31 acres. The parcel is zoned R-1AA which requires a minimum lot size of 11,700 square feet. The property is located east of W. Lake Brantley Dr. at 2201 Peninsular Court in Section 4, Township 21S, Range 29E.

The plat meets all applicable requirements of Chapter 35, Section 35.122, Seminole County Land Development Code and Chapter 177, Florida Statutes. The proposed plat does not require a performance bond.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and authorize the Chairman to execute the minor plat for Palmer's Lake Brantley Estate located east of W. Lake Brantley Drive at 2201 Peninsular Court in Section 4, Township 21 S, Range 29 E.

ATTACHMENTS:

- 1. Reduced Size Plat
- 2. Area Map
- 3. Location Map
- 4. Aerial Map

<p>Additionally Reviewed By:</p> <p><input type="checkbox"/> County Attorney Review (Kathleen Furey-Tran)</p>
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PALMER'S LAKE BRANTLEY ESTATE

SHEET 1 OF 1

A Replat of Lots 22, 23, 24 and 25, Lake Brantley Isles Amended Plat

Recorded in Plat Book 9, Page 67

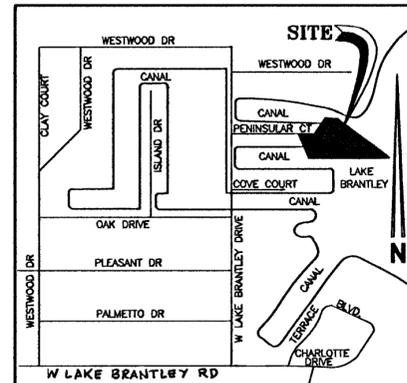
Section 4, Township 21 South, Range 29 East

Seminole County, Florida

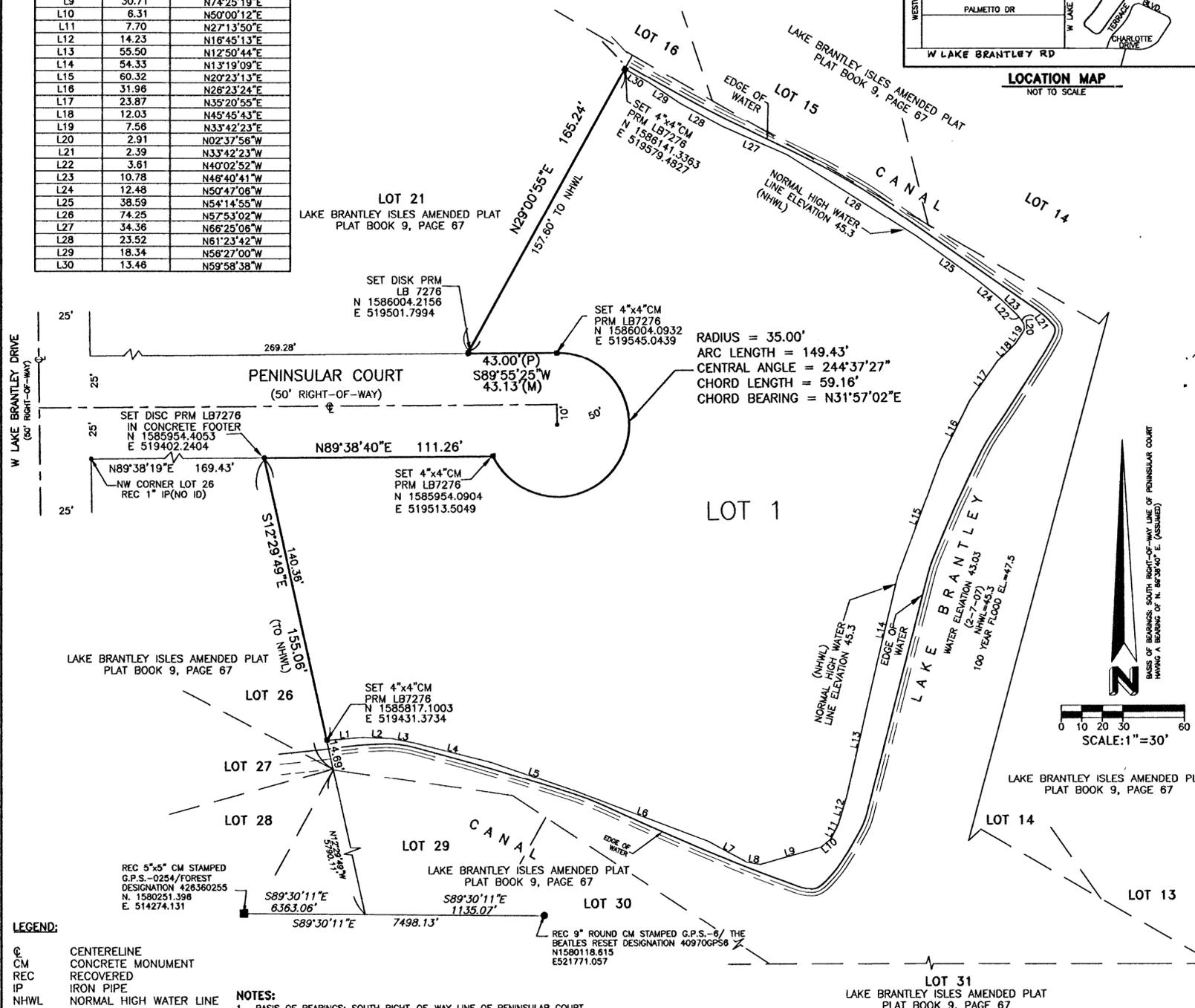
LINE	LENGTH	BEARING
L1	17.43	N85°21'18"E
L2	14.11	S87°38'24"E
L3	11.07	S79°04'34"E
L4	38.53	S79°48'25"E
L5	43.41	S71°00'32"E
L6	69.00	S69°24'03"E
L7	21.41	S61°41'19"E
L8	8.94	S81°08'13"E
L9	30.71	N74°25'19"E
L10	6.31	N50°00'12"E
L11	7.70	N27°13'50"E
L12	14.23	N16°45'13"E
L13	55.50	N12°50'44"E
L14	54.33	N13°19'09"E
L15	60.32	N20°23'13"E
L16	31.96	N26°23'24"E
L17	23.87	N35°20'55"E
L18	12.03	N45°45'43"E
L19	7.56	N33°42'23"E
L20	2.91	N02°37'56"W
L21	2.39	N33°42'23"W
L22	3.61	N40°02'52"W
L23	10.78	N48°40'41"W
L24	12.48	N50°47'06"W
L25	38.59	N54°14'55"W
L26	74.25	N57°53'02"W
L27	34.36	N66°25'06"W
L28	23.52	N61°23'42"W
L29	18.34	N56°27'00"W
L30	13.46	N59°58'38"W

DESCRIPTION:
LOT 22, LOT 23, LOT 24 AND LOT 25, LAKE BRANTLEY ISLES AMENDED PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 67 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 76,040 SF (1.75 ACRES)± ABOVE NHWL



LOCATION MAP
NOT TO SCALE



LEGEND:
 C CENTERLINE
 CM CONCRETE MONUMENT
 REC RECOVERED
 IP IRON PIPE
 NHWL NORMAL HIGH WATER LINE

NOTES:

1. BASIS OF BEARINGS: SOUTH RIGHT-OF-WAY LINE OF PENINSULAR COURT HAVING A BEARING OF N. 89°38'40" E. (ASSUMED)
2. ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY BENCHMARK DATA, NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD88)
3. COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED SEMINOLE COUNTY GEODETIC CONTROL POINTS, SEPTEMBER 2006, REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983 (ADJUSTMENT OF 1990).
4. 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 AN 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.

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.

HENRICH-LUKE & SWAGGERTY, LLC
 surveyors & mappers
 1490 Sunshadow Drive
 Suite 1000
 Casselberry, Florida 32707
 (407) 647-7346
 Fax (407) 647-8097
 Licensed Business No. 7276

PLAT BOOK

PAGE

**PALMER'S LAKE BRANTLEY ESTATE
(A REPLAT)
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the individuals named below, being the owners in fee simple of the lands described in the caption to this plat hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates (NOTHING DEDICATED) to Seminole County, Florida.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to or witnessed this 15th day of July, 2008.

James R. Palmer, Owner
 Lisa J. Palmer, Owner

Signed and sealed in the presence of:

Amber L. Mawrey, Milagros Fernandez
 Amber L. Mawrey, Milagros Fernandez

Printed Name: STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on July 15th, 2008 before me an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared:

JAMES R. PALMER LISA J. PALMER

to me known to be the individuals described in and who executed the foregoing Dedication severally acknowledged the execution thereof to their free act and deed.

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

Paul Wood Baker
 NOTARY PUBLIC
 My Commission Expires: 11/12/2010

COUNTY SURVEYOR'S CERTIFICATE

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

Steve L. Wessels, P.L.S.
 Florida Registration Number 4589
 County Surveyor for Seminole County, Florida.
 Date:

CERTIFICATE OF PREPARING SURVEYOR

This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

Mark I. Luke, June 30, 2008
 Surveyor's Signature Date

MARK I. LUKE L.S. 5006
 Surveyor's Name (printed) Surveyor's Registration Number

HENRICH-LUKE & SWAGGERTY, LLC
 Legal Entity's Name
 L.B. 7276
 Legal Entity's Certificate of Authorization Number

1490 Sunshadow Drive, Suite 1000, Casselberry, Florida 32707
 Legal Entity's Address

**CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS**

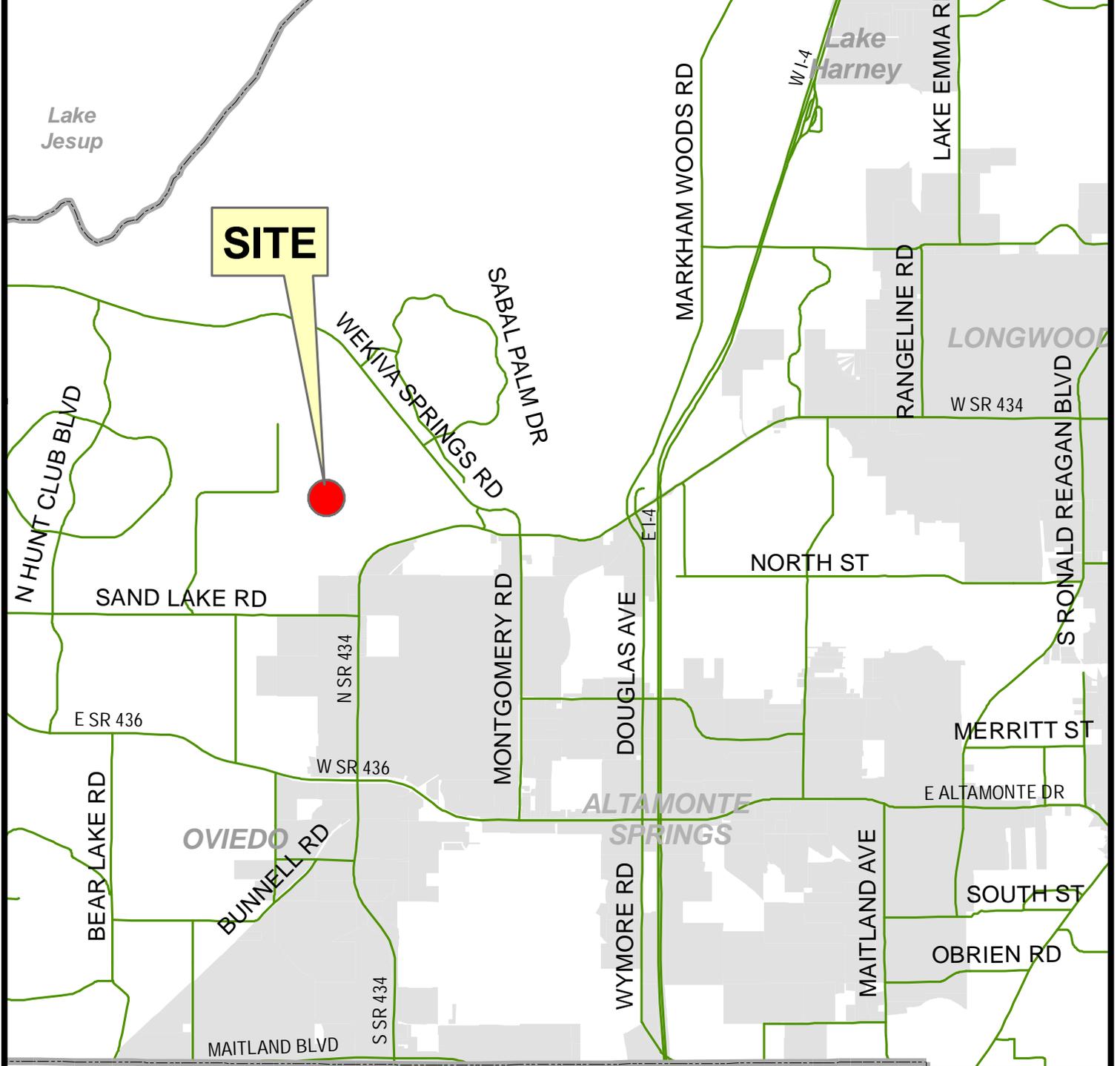
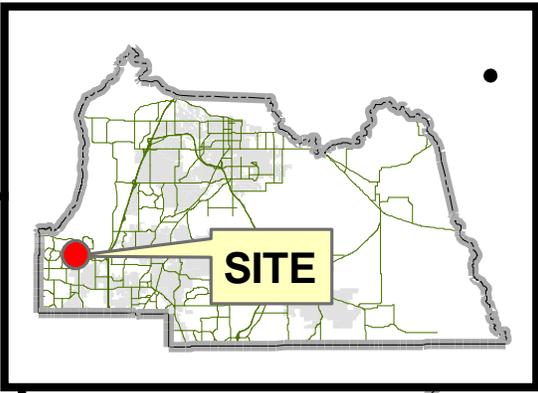
THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board
 Attest: 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 with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____

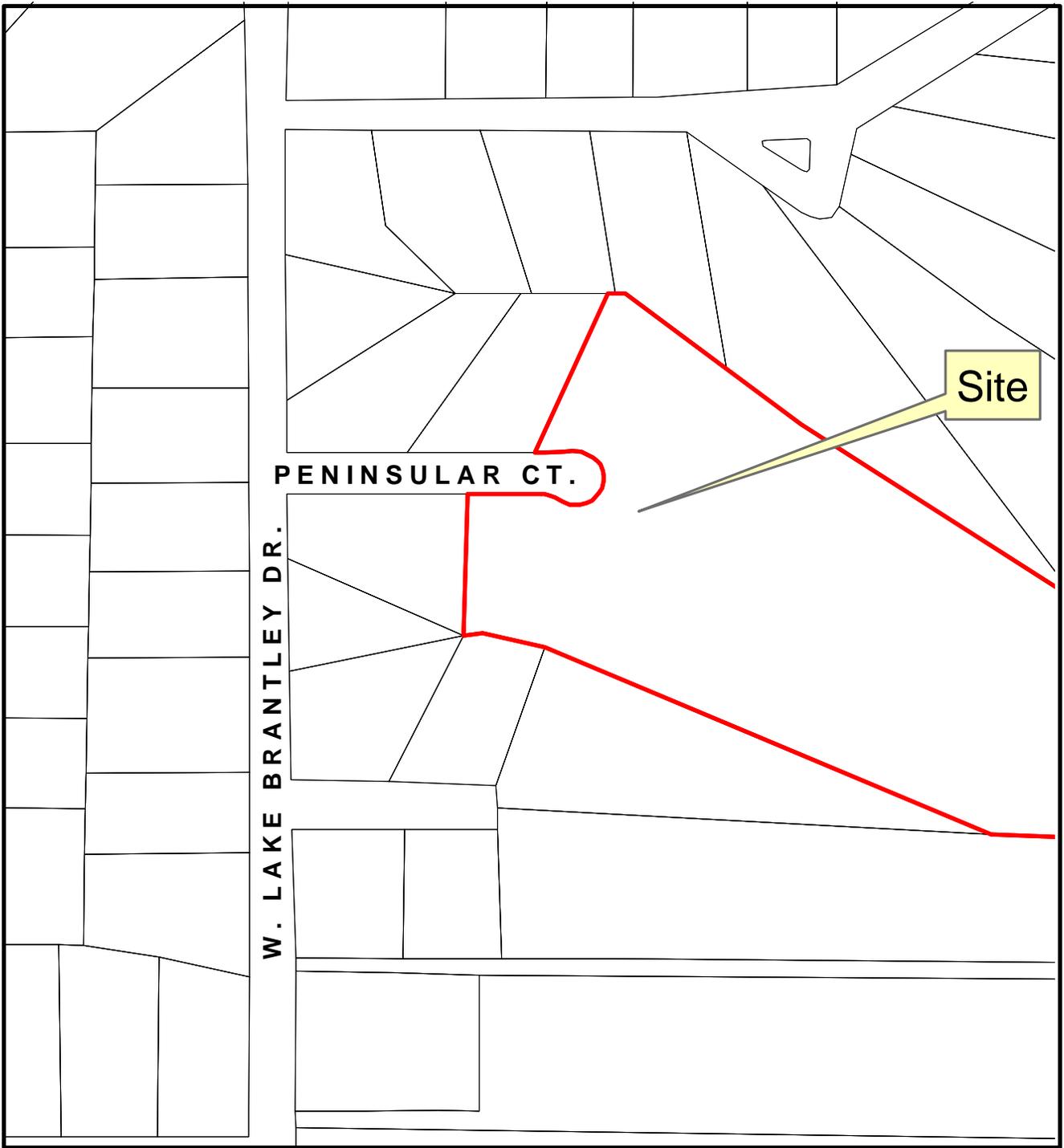
at _____ File No. _____
 CLERK OF THE COURT
 BY _____ D.C.



filename: L:/p/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd ***/06

Palmer's Lake Brantley Estate Minor Plat

Area Map



Palmer's Lake Brantley Estate
Minor Plat





Palmer's Lake Brantley Estate
Minor Plat

