

Item # 28

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: Approve the final plat for the Trails, Unit 1 – Maronda Homes, Inc.

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Cynthia Sweet EXT. 7443

Agenda Date <u>4/8/03</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 the Final Plat of the Trails, Unit 1, containing 161 single-family residential lots zoned PUD. Located at the North and South side of Snowhill Road (Chuluota By-pass) and West side of Avenue H in Section 21, Township 21 S, and Range 32 E – George Jalovecky, Maronda Homes, Inc. Applicant

District 1 – Maloy (Cynthia Sweet, Planner) *CS*

**BACKGROUND:**

The applicant, Maronda Homes, Inc., is requesting approval of the Final Plat of the Trails Unit 1 for a single family subdivision consisting of 161 lots zoned PUD (Planned Unit Development). All internal roads within the development are public. Lots will be served by Florida Water Service Corporation as the utility provider. The site is located on the north and south sides of Snowhill Road (Chuluota By-pass) and west side of Avenue H in Chuluota. The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for The Trails PUD, the Seminole County Land Development Code Chapter 35 and Section 177, Florida Statutes.

**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat for the Trails, Unit 1.

Attachments:

- Reduced copy of plat – Exhibit A
- Location map – Exhibit B

Reviewed by:	<u>KCC</u>
Co Atty:	<u>                    </u>
DFS:	<u>                    </u>
Other:	<u>                    </u>
DCM:	<u>                    </u>
CM:	<u>                    </u>
File No.	<u>cpdd02</u>









**SWAGGERTY LAND SURVEYING, INC.**  
 LICENSED BUSINESS NO 4906  
 1450 KASTNER PLACE, SUITE 100  
 P.O. BOX 2384  
 SANFORD, FLORIDA 32772-2384  
 (407)322-4630 FAX (407)322-8611

# TRAILS - UNIT 1

Section 21, Township 21 South, Range 32 East  
 Seminole County, Florida

SHEET 4 OF 6  
 (TEMPLATE)

PLAT BOOK PAGE

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 supplemented 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.

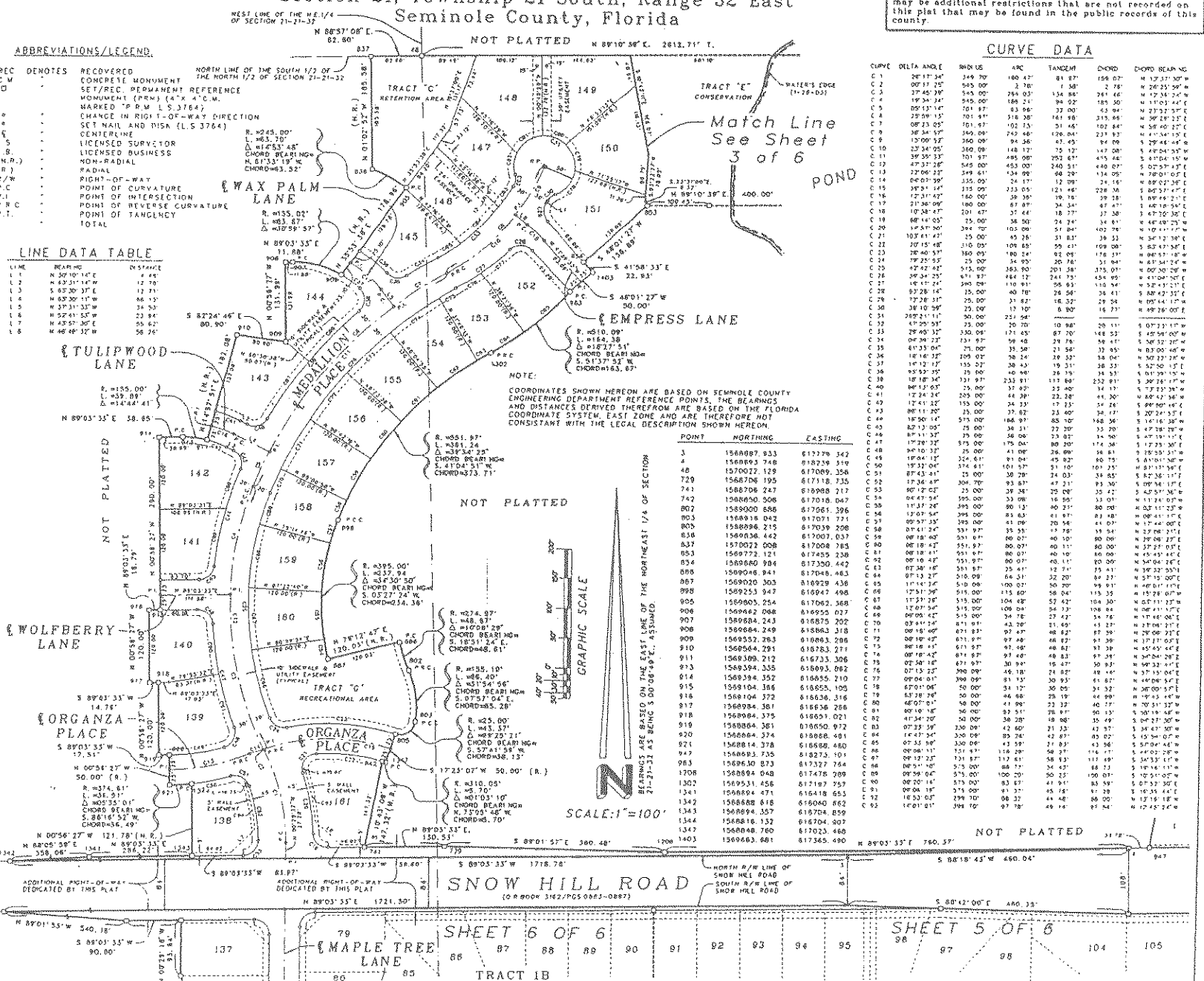
**ABBREVIATIONS/LEGEND**

- REC DENOTES RECOVERED
- C.M. CONCRETE MONUMENT
- SET/REC. PERMANENT REFERENCE MONUMENT (R.M.) (4" X 4" C.M.)
- MARKED "P.M." L.S. (764)
- CHANGE IN RIGHT-OF-WAY DIRECTION
- SET NAIL AND RISA (L.S. 3764)
- CENTERLINE
- L.S. LICENSED SURVEYOR
- L.S. LICENSED BUSINESS
- (N.R.) NON-RADIAL
- (R.) RADIAL
- RIGHT-OF-WAY
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVATURE
- P.T. POINT OF TANGENCY
- TOTAL

NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 21-21-32

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
1	N 30°10'12"E	12.70
2	N 43°31'14"E	12.70
3	S 65°20'37"E	12.71
4	N 65°20'17"W	12.71
5	N 37°31'33"W	34.53
6	N 52°41'53"W	23.84
7	N 45°42'30"E	53.22
8	N 46°46'32"W	56.26

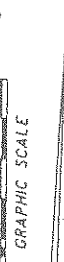


**CURVE DATA**

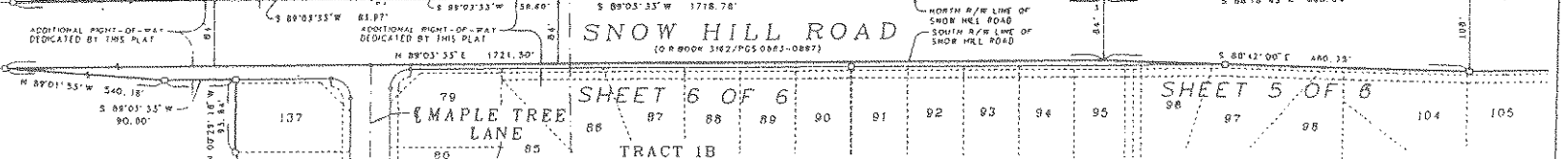
CURVE	DELTA ANGLE	CHORD	CHORD BEARING
C.1	28°17'24"	246.07	N 12°31'20"W
C.2	08°51'26"	545.00	N 12°31'20"W
C.3	27°45'20"	545.00	N 12°31'20"W
C.4	19°34'24"	545.00	N 12°31'20"W
C.5	05°15'14"	545.00	N 12°31'20"W
C.6	25°59'15"	545.00	N 12°31'20"W
C.7	08°23'05"	545.00	N 12°31'20"W
C.8	38°34'57"	545.00	N 12°31'20"W
C.9	15°00'32"	545.00	N 12°31'20"W
C.10	23°34'20"	545.00	N 12°31'20"W
C.11	39°35'33"	545.00	N 12°31'20"W
C.12	47°37'28"	545.00	N 12°31'20"W
C.13	22°06'22"	545.00	N 12°31'20"W
C.14	06°25'55"	545.00	N 12°31'20"W
C.15	39°31'14"	545.00	N 12°31'20"W
C.16	12°31'42"	545.00	N 12°31'20"W
C.17	21°46'06"	545.00	N 12°31'20"W
C.18	10°58'47"	545.00	N 12°31'20"W
C.19	64°14'05"	545.00	N 12°31'20"W
C.20	24°47'40"	545.00	N 12°31'20"W
C.21	103°41'47"	545.00	N 12°31'20"W
C.22	20°15'48"	545.00	N 12°31'20"W
C.23	19°20'51"	545.00	N 12°31'20"W
C.24	19°25'53"	545.00	N 12°31'20"W
C.25	47°42'42"	545.00	N 12°31'20"W
C.26	17°24'12"	545.00	N 12°31'20"W
C.27	16°11'24"	545.00	N 12°31'20"W
C.28	9°28'14"	545.00	N 12°31'20"W
C.29	17°24'12"	545.00	N 12°31'20"W
C.30	38°10'58"	545.00	N 12°31'20"W
C.31	38°21'11"	545.00	N 12°31'20"W
C.32	47°29'53"	545.00	N 12°31'20"W
C.33	29°40'22"	545.00	N 12°31'20"W
C.34	40°34'22"	545.00	N 12°31'20"W
C.35	18°33'04"	545.00	N 12°31'20"W
C.36	18°16'32"	545.00	N 12°31'20"W
C.37	16°12'17"	545.00	N 12°31'20"W
C.38	18°10'34"	545.00	N 12°31'20"W
C.39	18°10'34"	545.00	N 12°31'20"W
C.40	84°12'03"	545.00	N 12°31'20"W
C.41	17°24'12"	545.00	N 12°31'20"W
C.42	17°41'22"	545.00	N 12°31'20"W
C.43	80°11'20"	545.00	N 12°31'20"W
C.44	18°58'14"	545.00	N 12°31'20"W
C.45	42°15'04"	545.00	N 12°31'20"W
C.46	81°11'37"	545.00	N 12°31'20"W
C.47	17°29'22"	545.00	N 12°31'20"W
C.48	94°10'32"	545.00	N 12°31'20"W
C.49	19°44'12"	545.00	N 12°31'20"W
C.50	19°21'04"	545.00	N 12°31'20"W
C.51	87°43'41"	545.00	N 12°31'20"W
C.52	17°36'47"	545.00	N 12°31'20"W
C.53	80°12'42"	545.00	N 12°31'20"W
C.54	04°47'54"	545.00	N 12°31'20"W
C.55	11°31'24"	545.00	N 12°31'20"W
C.56	13°09'54"	545.00	N 12°31'20"W
C.57	09°57'35"	545.00	N 12°31'20"W
C.58	81°41'24"	545.00	N 12°31'20"W
C.59	08°18'40"	545.00	N 12°31'20"W
C.60	08°18'42"	545.00	N 12°31'20"W
C.61	08°18'41"	545.00	N 12°31'20"W
C.62	09°16'42"	545.00	N 12°31'20"W
C.63	07°36'18"	545.00	N 12°31'20"W
C.64	07°13'27"	545.00	N 12°31'20"W
C.65	11°14'14"	545.00	N 12°31'20"W
C.66	17°51'24"	545.00	N 12°31'20"W
C.67	17°29'22"	545.00	N 12°31'20"W
C.68	12°07'54"	545.00	N 12°31'20"W
C.69	09°05'42"	545.00	N 12°31'20"W
C.70	03°41'24"	545.00	N 12°31'20"W
C.71	08°18'40"	545.00	N 12°31'20"W
C.72	08°18'42"	545.00	N 12°31'20"W
C.73	08°18'41"	545.00	N 12°31'20"W
C.74	09°16'42"	545.00	N 12°31'20"W
C.75	07°36'18"	545.00	N 12°31'20"W
C.76	07°13'27"	545.00	N 12°31'20"W
C.77	11°14'14"	545.00	N 12°31'20"W
C.78	17°51'24"	545.00	N 12°31'20"W
C.79	17°29'22"	545.00	N 12°31'20"W
C.80	12°07'54"	545.00	N 12°31'20"W
C.81	09°05'42"	545.00	N 12°31'20"W
C.82	03°41'24"	545.00	N 12°31'20"W
C.83	08°18'40"	545.00	N 12°31'20"W
C.84	08°18'42"	545.00	N 12°31'20"W
C.85	08°18'41"	545.00	N 12°31'20"W
C.86	09°16'42"	545.00	N 12°31'20"W
C.87	07°36'18"	545.00	N 12°31'20"W
C.88	07°13'27"	545.00	N 12°31'20"W
C.89	11°14'14"	545.00	N 12°31'20"W
C.90	17°51'24"	545.00	N 12°31'20"W
C.91	17°29'22"	545.00	N 12°31'20"W
C.92	12°07'54"	545.00	N 12°31'20"W
C.93	09°05'42"	545.00	N 12°31'20"W
C.94	03°41'24"	545.00	N 12°31'20"W
C.95	08°18'40"	545.00	N 12°31'20"W
C.96	08°18'42"	545.00	N 12°31'20"W
C.97	08°18'41"	545.00	N 12°31'20"W
C.98	09°16'42"	545.00	N 12°31'20"W
C.99	07°36'18"	545.00	N 12°31'20"W
C.100	07°13'27"	545.00	N 12°31'20"W

NOTE: 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 ALWAYS CONSISTANT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

POINT	NORTHING	EASTING
3	1588087.833	617379.342
4	1588093.748	617029.319
48	1570027.129	617009.356
729	1566706.195	617138.735
805	1568706.247	616908.717
742	1568640.306	617018.047
802	1569000.686	617061.396
803	1568938.042	617071.771
805	1568996.215	617039.208
838	1569036.442	617003.037
837	1570027.129	617008.785
853	1568772.121	617455.238
854	1568680.984	617300.442
868	1569046.941	617048.483
867	1569020.305	618029.438
898	1569253.947	616947.498
905	1569803.254	617062.568
908	1569662.048	616955.027
907	1569684.243	616875.202
908	1569668.249	616863.318
909	1569552.263	616863.266
910	1569564.291	616783.271
911	1568389.212	616733.306
913	1569334.335	616803.062
914	1568394.352	616855.219
915	1569104.366	616855.105
916	1568104.372	616836.316
917	1568984.381	616636.286
918	1569046.379	616651.021
919	1568884.361	616650.912
920	1568684.374	616668.461
921	1568814.378	616688.460
927	1568683.735	616273.101
928	1568636.873	616327.764
929	1568884.948	617476.289
1208	1568884.948	617476.289
1302	1569531.456	612187.953
1341	1568884.948	617476.289
1342	1568688.618	616040.862
1343	1568694.357	616074.859
1344	1568818.132	616704.007
1347	1568840.760	617023.460
1403	1569683.681	617365.490



SCALE: 1"=100'



# TRAILS - UNIT 1

Section 21, Township 21 South, Range 32 East  
Seminole County, Florida

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.

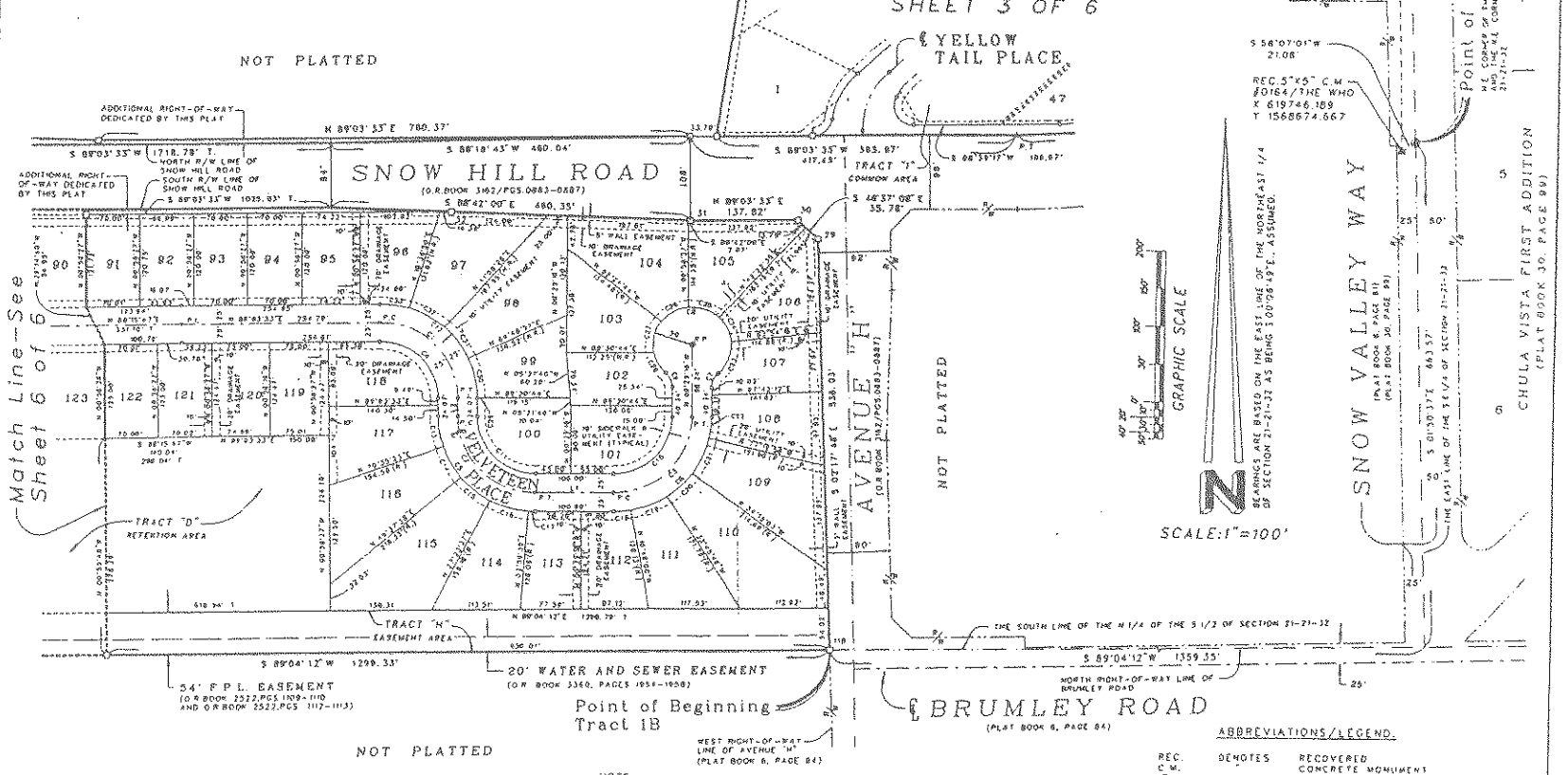
### CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	90°27'11"	100.00'	157.07'	100.74'	141.98'	S 42°42'47"E	C 19	10°18'25"	175.00'	22.50'	11.28'	22.41'	N 84°21'27"E
C 2	90°00'00"	100.00'	157.07'	100.00'	141.42'	S 45°29'16"E	C 19	12°57'48"	125.00'	20.10'	10.10'	20.10'	N 87°02'04"E
C 3	90°27'11"	100.00'	157.07'	100.00'	141.42'	S 45°29'16"E	C 20	20°29'13"	125.00'	48.10'	22.19'	44.46'	N 45°29'34"E
C 4	90°27'11"	100.00'	157.07'	100.00'	141.42'	S 45°29'16"E	C 21	27°04'50"	125.00'	50.38'	25.32'	50.02'	N 08°10'17"E
C 5	90°00'00"	125.00'	188.35'	125.00'	176.78'	S 44°30'44"E	C 22	13°06'17"	125.00'	28.10'	14.05'	28.10'	N 24°12'29"E
C 6	90°00'00"	125.00'	188.35'	125.00'	176.78'	S 44°30'44"E	C 23	52°43'51"	50.00'	48.99'	25.23'	45.24'	N 20°48'17"E
C 7	46°11'33"	25.00'	21.63'	11.58'	26.41'	N 23°36'28"E	C 24	41°21'41"	20.00'	36.24'	18.98'	34.15'	N 26°51'35"E
C 8	27°27'46"	50.00'	24.19'	11.18'	29.41'	S 24°34'37"E	C 25	49°03'44"	50.00'	42.81'	22.62'	41.52'	N 22°09'17"W
C 9	46°11'33"	25.00'	21.63'	11.58'	26.41'	S 44°30'44"W	C 26	45°42'35"	50.00'	39.90'	21.08'	38.85'	S 80°27'03"W
C 10	90°00'00"	15.00'	13.81'	7.500'	10.607'	N 45°29'16"W	C 27	51°06'04"	80.00'	44.50'	22.25'	44.50'	S 17°05'42"W
C 11	90°00'00"	75.00'	117.81'	75.000'	108.07'	N 45°29'16"W	C 28	38°10'48"	50.00'	30.10'	15.05'	30.10'	S 11°07'11"E
C 12	90°27'11"	125.00'	188.35'	125.000'	177.27'	N 45°42'50"W	C 29	00°20'43"	125.00'	0.84'	0.42'	0.94'	N 00°34'53"E
C 13	18°55'21"	125.00'	41.28'	20.631'	45.109'	S 08°56'50"E	C 30	26°41'06"	125.00'	52.98'	27.00'	52.98'	N 12°15'23"E
C 14	20°03'49"	125.00'	45.13'	23.12'	49.48'	S 27°03'29"E	C 31	23°30'50"	125.00'	51.41'	26.02'	51.41'	N 07°13'07"E
C 15	22°14'51"	125.00'	49.31'	24.58'	49.20'	S 31°29'22"E	C 32	24°19'25"	125.00'	55.08'	28.94'	51.67'	N 81°19'38"W
C 16	22°27'46"	125.00'	51.16'	25.95'	50.81'	S 24°19'37"E	C 33	17°27'06"	125.00'	36.07'	18.19'	36.07'	N 87°12'53"W
C 17	04°23'45"	125.00'	9.88'	4.83'	9.88'	S 88°18'23"E							

### LINE DATA TABLE

LINE	BEARING	OR STANCE
L 1	N 89°20'44"E	100.00'
L 2	S 00°29'16"E	24.00'

TRACT 1A  
SHEET 3 OF 6



SCALE: 1" = 100'

### ABBREVIATIONS/LEGEND

REC. C.M.	DENOTES	RECOVERED
C.M.	CONCRETE MONUMENT	CONCRETE MONUMENT
S	SET/REC PERMANENT REFERENCE MONUMENT (PRM) (4" x 4" C.M. MARKED T.P.R.M. L.S. 3764)	SET/REC PERMANENT REFERENCE MONUMENT (PRM) (4" x 4" C.M. MARKED T.P.R.M. L.S. 3764)
H	CHANGE IN RIGHT-OF-WAY DIRECTION	CHANGE IN RIGHT-OF-WAY DIRECTION
S	SET MAIL AND DISK (L.S. 3764)	SET MAIL AND DISK (L.S. 3764)
C.L.	CENTERLINE	CENTERLINE
L.S.	LICENSED SURVEYOR	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS	LICENSED BUSINESS
(N.R.)	NON-RADIAL	NON-RADIAL
(R.)	RADIAL	RADIAL
S/W	RIGHT-OF-WAY	RIGHT-OF-WAY
P.C.	POINT OF CURVATURE	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY	POINT OF TANGENCY
T.	TOTAL	TOTAL

NOTE:  
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 CONSISTANT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

POINT	NORTHING	EASTING
29	1568560.704	618402.672
30	1568560.711	618337.088
31	1568560.766	618239.274
32	1568605.948	617778.310
118	1566022.846	618415.108
617	1568597.888	617932.623

**SWAGCERY LAND SURVEYING, INC.**  
LICENSED BUSINESS NO. 4908  
1450 MASTER PLACE, SUITE 100  
P.O. BOX 2384  
SANFORD, FLORIDA 32772-2384  
(407)322-4630 FAX (407)322-8611

# TRAILS - UNIT 1

Section 21, Township 21 South, Range 32 East  
Seminole County, Florida

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.

**CURVE DATA**

CURVE	DELTA ANGLE	CHORD	ARC	TANGENT	CHORD BEARING	
C 1	89°32'58"	100.00'	136.28'	59.27'	142.86'	N 44°17'02"E
C 2	88°45'14"	100.00'	134.90'	57.85'	134.88'	N 42°53'10"E
C 3	89°51'36"	125.00'	159.37'	124.02'	174.06'	N 47°07'07"E
C 4	88°45'14"	75.00'	116.10'	73.38'	104.91'	N 42°53'10"E
C 5	88°45'14"	125.00'	163.63'	122.31'	174.84'	S 42°53'10"W
C 6	89°51'36"	75.00'	106.47'	79.22'	85.00'	N 49°42'52"W
C 7	89°51'36"	75.00'	117.22'	74.41'	105.83'	S 44°17'02"W
C 8	89°37'46"	25.00'	36.47'	24.80'	30.22'	N 44°17'02"E
C 9	90°21'11"	25.00'	39.07'	24.80'	35.22'	S 44°17'02"E
C 10	89°51'36"	25.00'	36.47'	25.20'	35.49'	S 44°17'02"E
C 11	20°37'34"	125.00'	45.00'	22.75'	44.76'	N 78°44'44"E
C 12	28°00'25"	125.00'	61.10'	31.17'	60.49'	N 56°25'45"E
C 13	28°29'58"	125.00'	55.85'	28.28'	55.17'	N 07°13'05"E
L 14	15°25'05"	125.00'	33.64'	18.02'	33.53'	N 07°13'05"E
C 15	02°57'11"	125.00'	2.08'	1.04'	2.04'	S 87°47'19"W
C 16	25°38'15"	125.00'	51.40'	26.17'	51.24'	S 79°29'00"W
C 17	71°33'31"	125.00'	46.87'	23.81'	46.60'	S 52°51'30"W
C 18	21°01'47"	125.00'	45.88'	23.29'	45.62'	S 51°44'59"W
C 19	27°45'35"	125.00'	47.40'	23.89'	47.11'	S 10°22'19"W

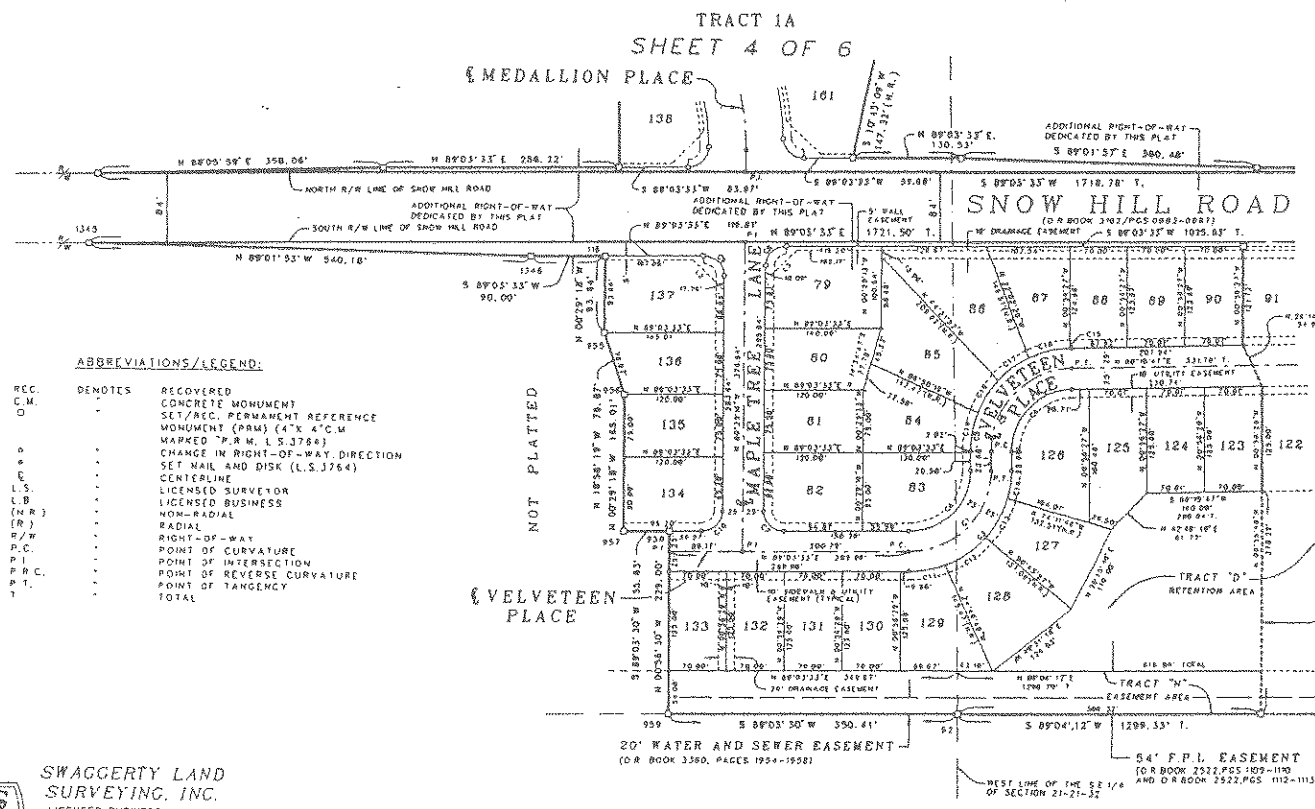
**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L 1	N 00°39'37"W	22.40'
L 2	N 43°47'37"W	53.49'
L 3	N 44°17'49"E	53.27'

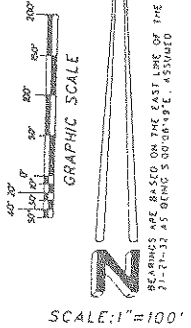
**NOTE:**

COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES OBTAINED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTANT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

POINT	NORTHING	EASTING
87	1568023.607	617115.930
116	1568036.384	616687.748
955	1568482.792	616808.970
956	1568417.752	616731.352
957	1568292.761	616708.983
958	1568232.740	616765.612
959	1568023.755	616789.538
1345	1568604.634	616657.908
1346	1568686.420	616897.753



- ABBREVIATIONS/LEGEND:**
- REC. DENOTES RECOVERED
  - C.M. CONCRETE MONUMENT
  - O SET/REC. PERMANENT REFERENCE MONUMENT (P.R.M.) (4" X 4" C.M. MARKED "P.R.M. L.S. 3764")
  - o CHANGE IN RIGHT-OF-WAY DIRECTION
  - o SET NAIL AND DISK (L.S. 3764)
  - o CENTERLINE
  - o L.S. LICENSED SURVEYOR
  - o L.B. LICENSED BUSINESS
  - o (N.R.) NON-RADIAL
  - o (R.) RADIAL
  - o R/W RIGHT-OF-WAY
  - o P.C. POINT OF CURVATURE
  - o P.I. POINT OF INTERSECTION
  - o P.R.C. POINT OF REVERSE CURVATURE
  - o P.T. POINT OF TANGENCY
  - o TOTAL



**SWAGGERTY LAND SURVEYING, INC.**  
LICENSED BUSINESS NO. 4306  
1450 KASTNER PLACE, SUITE 100  
P.O. BOX 2284  
SANFORD, FLORIDA 32777-2364  
(407)322-4630 FAX (407)322-0811

Match Line-See Sheet 5 of 6

NOT PLATTED

NOT PLATTED

# THE TRAILS, UNIT 1

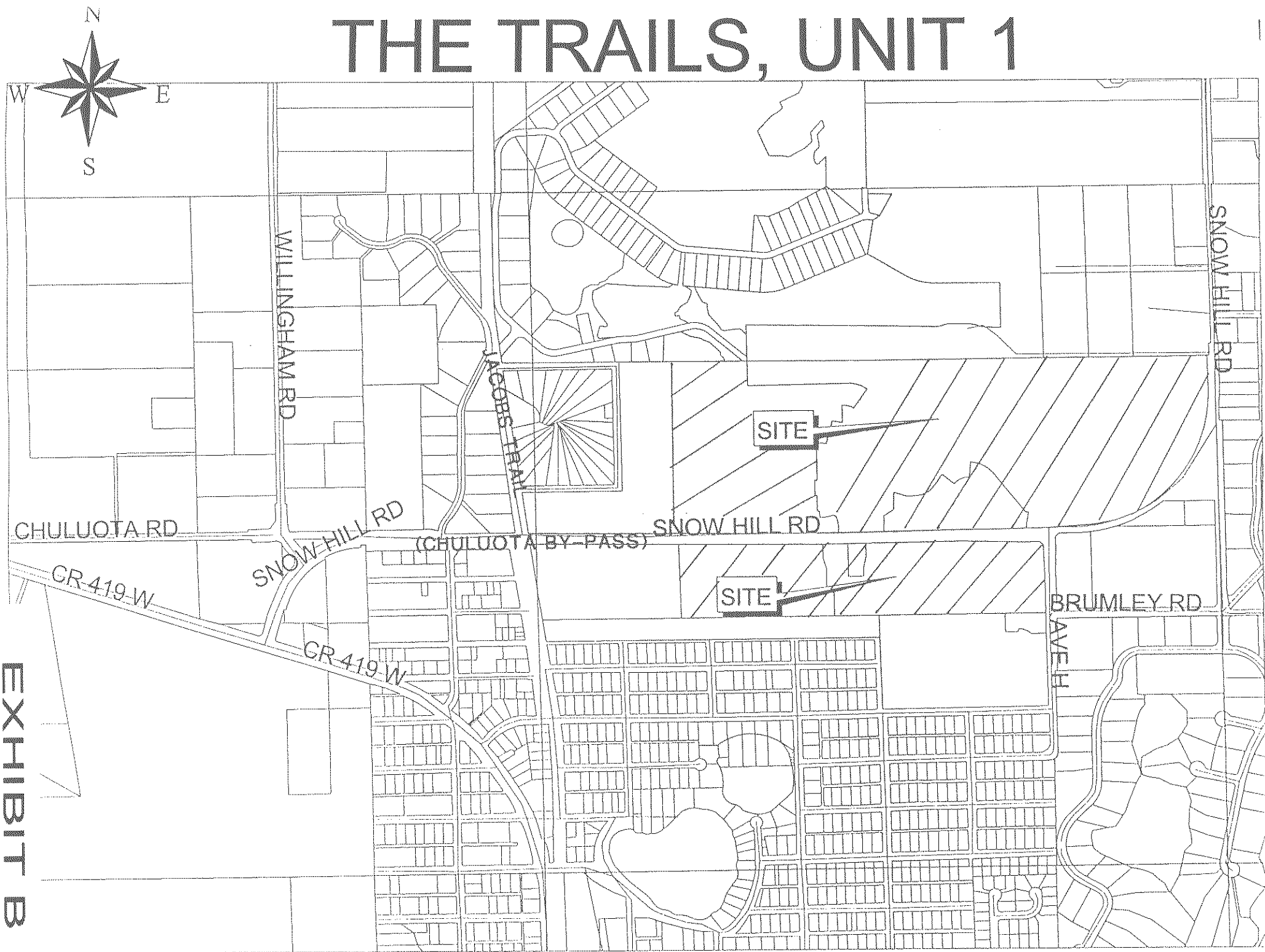


EXHIBIT B