

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: PRESERVE AT ASTOR FARMS PHASE 3 FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Rebecca Hammock EXT. 7438

Agenda Date: <u>09/28/04</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 Final Plat for the Preserve at Astor Farms Phase 3, containing 88 single-family residential lots located NW of Orange Blvd., west of Ohio Avenue and north of Nevada Avenue within the Preserve at Astor Farms Planned Unit Development located in Section 24, Township 19, Range 29, Candice Hawks, representing Landstar Development Corporation, Applicant.

District 5-McLain (Rebecca Hammock, Principal Planner)

BACKGROUND:

The applicant, Landstar Development Corporation is requesting Final Plat Approval for the Preserve at Astor Farms Phase 3, containing 88 single-family homes on a 24.8 acre parcel zoned Planned Unit Development. The subject property is located NW of Orange Blvd., east of the termination of Cain Wren Trail in Phase I. The entire Astor Farms PUD, including this plat, comprises 275 single family lots on 130.3 Acres. This is the third phase of the PUD. Astor Farms Phase 3 will be served by Seminole County water and sewer and the roadways within the subdivision are private to be owned and maintained by the Homeowners Association.

Staff has reviewed the plat and finds that it meets all the applicable conditions of the approved Developer's Commitment Agreement for the Preserve at Astor Farms Planned Unit Development, Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes.

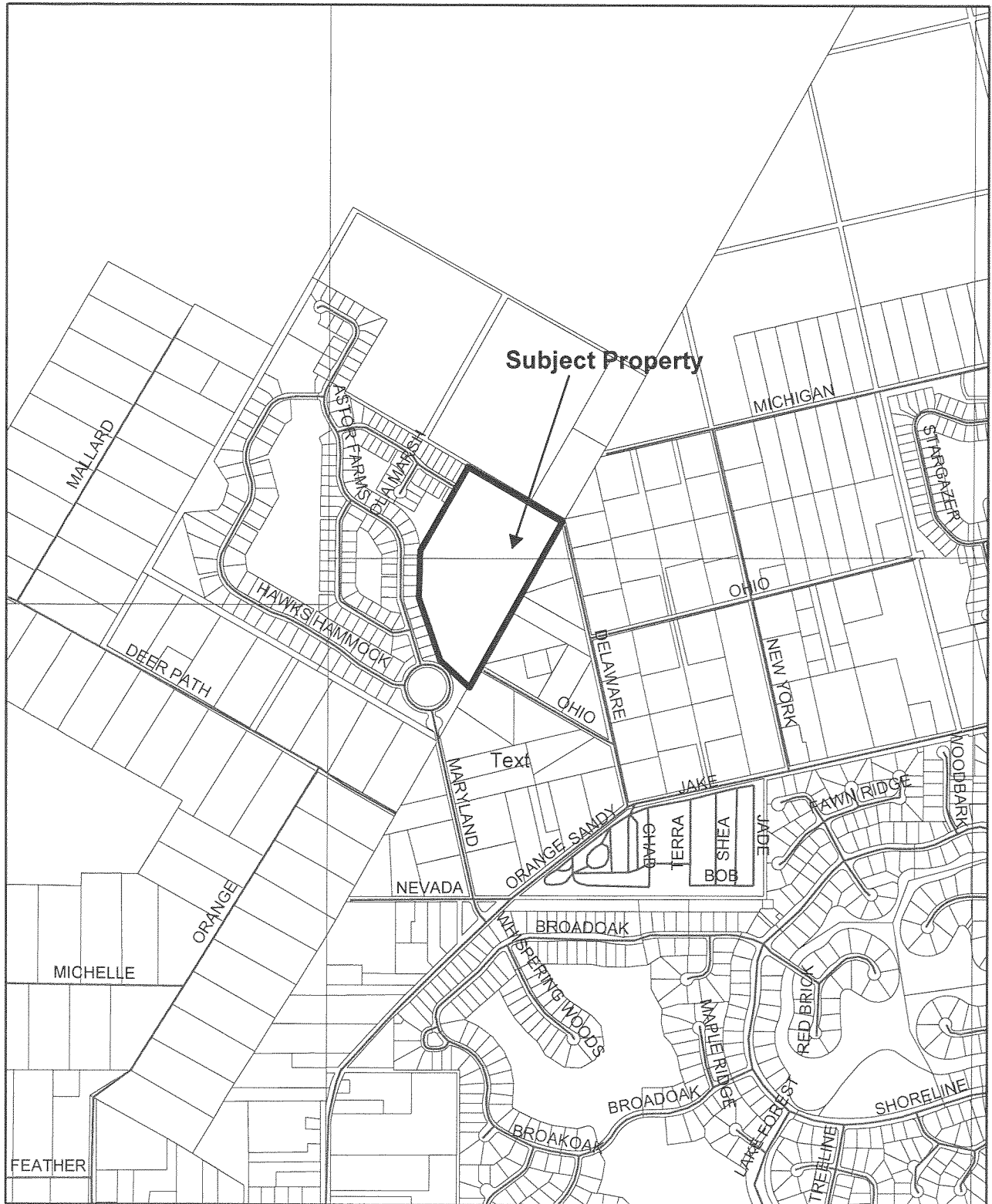
STAFF RECOMMENDATION:

Staff recommends approval of the final plat for the Preserve at Astor Farms Phase 3.

District: 5-Daryl McLain
Attachments: Location Map
Reduced Copy of Plat

Reviewed by:	<u>[Signature]</u>
Co Atty:	<u>[Signature]</u>
DFS:	<u>[Signature]</u>
Other:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd06</u>

LOCATION MAP



The Preserve at Astor Farms
Phase III Final Plat

Preserve At Astor Farms, Phase 3

A Replat Of A Portion of 'Section 1 Astor Farms'
as Recorded in Plat Book 6, Page 13

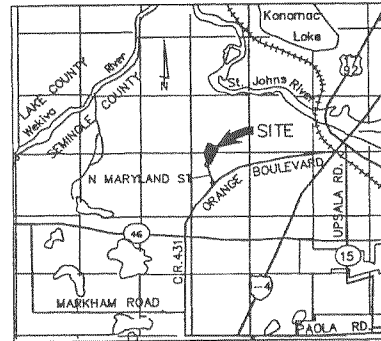
Section 18 and 19, Township 19 South, Range 30 East
Seminole County, Florida

LEGAL DESCRIPTION

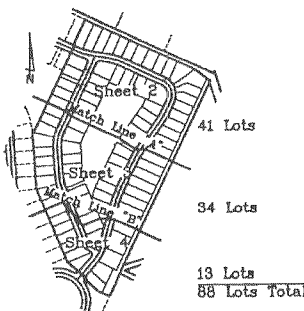
A TRACT OF LAND SITUATED IN SECTIONS 18 AND 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, ALSO BEING ALL OF LOTS 1, 2, AND 8, AND PORTIONS OF LOTS 3, 6, AND 7, OF BLOCK A, AND PORTIONS OF LOTS 1 AND 2 OF BLOCK D, AND PORTIONS OF THE VACATED RIGHTS OF WAYS ABUTTING SAID LOTS, ALL IN SECTION 1 ASTOR FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 13, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "C", PRESERVE AT ASTOR FARMS, PHASE I, AS RECORDED IN PLAT BOOK 60, PAGES 1 THROUGH 4, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE N 25°01'52" E ALONG THE EASTERLY LINE OF SAID PLAT A DISTANCE OF 488.52 FEET TO THE NORTHERLY LINE OF SAID PLAT FOR THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH LINE THROUGH THE FOLLOWING TEN COURSES: THENCE N 84°58'08" W 73.77 FEET; THENCE N 47°49'24" W 95.00 FEET; THENCE N 33°21'58" W 25.82 FEET; THENCE N 47°49'24" W 50.00 FEET; THENCE N 52°18'07" W 86.60 FEET; THENCE N 22°37'55" W 501.56 FEET; THENCE N 04°01'43" W 340.61 FEET; THENCE N 25°01'52" E 609.78 FEET; THENCE N 64°59'36" W 5.18 FEET; THENCE N 25°00'24" E 170.00 FEET TO THE CENTERLINE OF ASTOR AVENUE AS SHOWN ON THE PLAT OF SECTION 1 ASTOR FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 13, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S 64°59'36" E ALONG SAID CENTERLINE A DISTANCE OF 741.31 FEET TO THE SOUTHERLY LINE OF A PARCEL DESIGNATED EXHIBIT "A" IN OFFICIAL RECORDS BOOK 3904, PAGE 0658, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S 53°07'20" E ALONG SAID LINE BEING THE NORTHERLY LIMITS OF A VACATED RIGHT OF WAY THROUGH 0661, OF AFORESAID PUBLIC RECORDS A DISTANCE OF 121.53 FEET TO THE EAST LINE OF AFOREMENTIONED SECTION 1 OF ASTOR FARMS; THENCE RUN S 25°01'52" W ALONG SAID LINE A DISTANCE OF 1465.92 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 24.81 ACRES MORE OR LESS.



Vicinity Map
Not to Scale



Sheet Index
Scale: 1"=500'

Holt Surveying, Inc.

1601 North Central Avenue #703
Flagler Beach, Florida 32136
Phone: 407-297-1099
Donald Lee Holt P.L.S. #3989
L.B. #6015



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.

Notes:

1. BEARINGS ARE BASED ON THE SOUTHERLY LINE OF 'SECTION 1 ASTOR FARMS', PLAT BOOK 6, PAGE 13 AS BEING NORTH 65°00'00" WEST ACCORDING TO THE PLAT THEREOF.
2. THERE ARE 10 FOOT DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT LINES AND RIGHTS OF WAY, UNLESS SHOWN OR NOTED OTHERWISE.
3. THE FOLLOWING TRACTS COMPRISE THE 'COMMON PROPERTY' AS MORE PARTICULARLY DEFINED IN THE COVENANTS AND RESTRICTIONS FOR 'PRESERVE AT ASTOR FARMS PHASE 3' AND ARE HEREBY DEDICATED TO AND MAINTAINED BY THE 'PRESERVE AT ASTOR FARMS HOMEOWNERS ASSOCIATION, INC':

- TRACT "A" - PRIVATE ROADWAY
- TRACT "B-6" - COMMON AREA
- TRACT "B-7" - COMMON AREA
- TRACT "C" - BUFFER/OPEN SPACE
- TRACT "D-3" - DRAINAGE ACCESS
- TRACT "D-10" - DRAINAGE/RETENTION AREA
- TRACT "F-2" - RECREATION/DRAINAGE EASEMENT

4. DEVELOPMENT RIGHTS TO TRACTS "D-3 & D-10" ARE HEREBY DEDICATED TO SEMINOLE COUNTY. NO CONSTRUCTION, CLEARING OR ALTERATION IS ALLOWED WITHIN TRACTS "D-3 & D-10" UNLESS APPROVED BY SEMINOLE COUNTY AND OTHER JURISDICTIONAL AGENCIES. A DRAINAGE EASEMENT IS HEREBY DEDICATED TO SEMINOLE COUNTY ACROSS TRACTS "D-3, D-10 & F-2"

5. 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 TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CLERK OF THE COURT

Connect us to Statutory compliance and filed for record in Sanford, Florida at

This _____ day of _____ 2004

File No. _____

CLERK OF THE CIRCUIT COURT, 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

Attorn

Clerk of the Board

By _____ D.C.

CERTIFICATE OF COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177.08(1) FLORIDA STATUTES.

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

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was under my responsible direction and supervision, and this survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.08(7) regarding "permanent reference monuments," and that the land is located in Seminole County, Florida.

Professional Surveyor License No. 9383
Signature _____ Date 8-26-04
P.S.M. #3989
Holt Surveying Inc., 1601 North Central Avenue #703
Flagler Beach, Florida 32136

IN WITNESS WHEREOF, I have caused this present to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on August 26, 2004.

Landstar Development Corporation
A Florida Corporation

William D. Morley
By: William D. Morley
Executive Vice-President

Signed and Sealed in the presence of:

Guy Trussell
Printed Name: Guy Trussell

Dollie Temple
Printed Name: Dollie Temple
State Of Florida
County of Orange

THIS IS TO CERTIFY, that on 8/26/2004 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared William D. Morley and officer described to and who executed the foregoing Dedication and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that the said Dedication is the act and deed of said corporation.

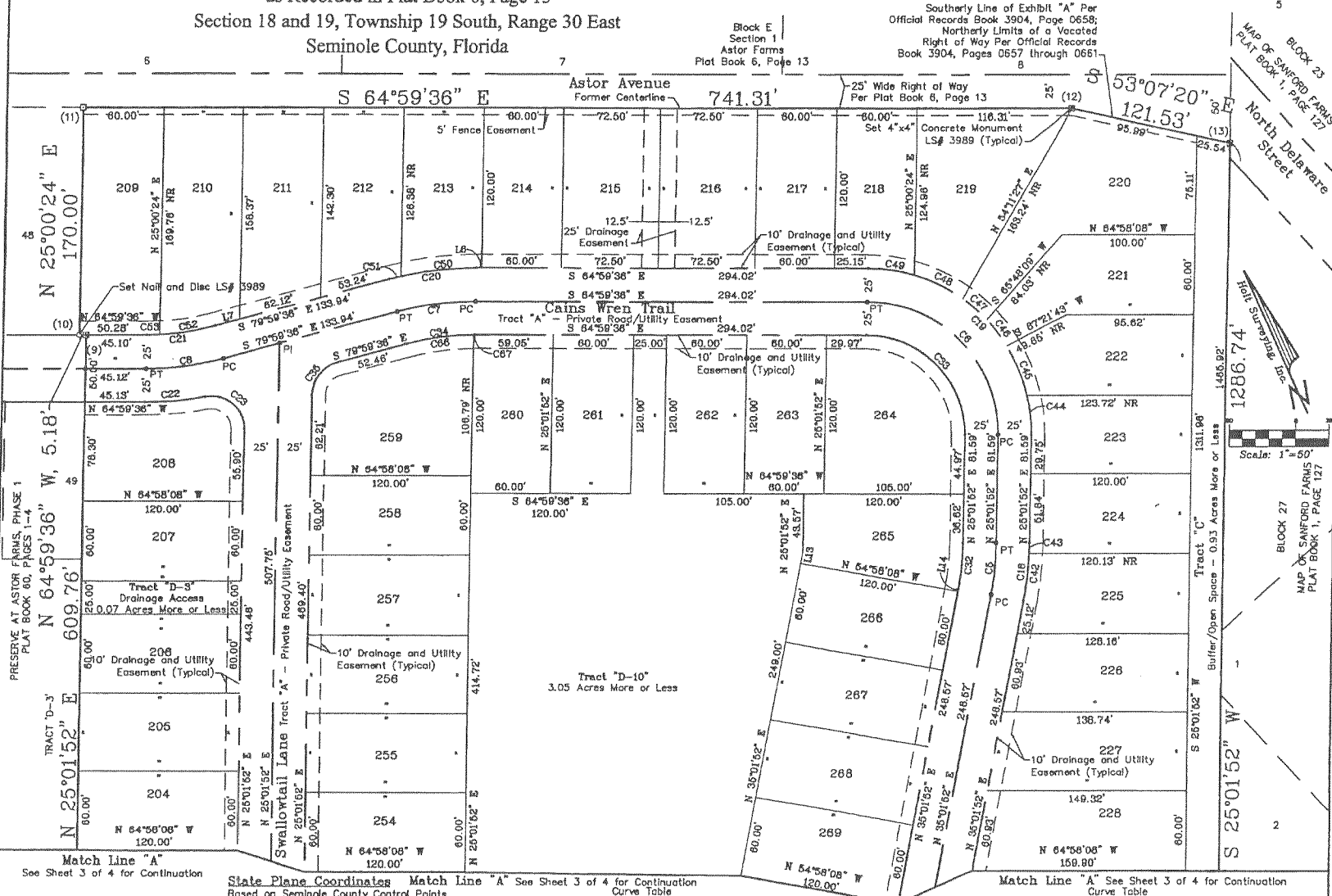
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Steve L. Wessels
Printed Name: Steve L. Wessels
Notary Public Commission No. 2239878
My Commission Expires 11/07



Preserve At Astor Farms, Phase 3

A Replat Of A Portion of 'Section 1 Astor Farms'
as Recorded in Plat Book 6, Page 13
Section 18 and 19, Township 19 South, Range 30 East
Seminole County, Florida



Match Line "A"
See Sheet 3 of 4 for Continuation

State Plane Coordinates Match Line "A" See Sheet 3 of 4 for Continuation
Based on Seminole County Control Points
GPS 0268, GPS 0269 & GPS 0272
Scale Factor .99995536

Match Line "A" See Sheet 3 of 4 for Continuation
Curve Table

Holt Surveying, Inc.
1601 North Central Avenue #703
Fogler Beach, Florida 32136
Phone: 407-297-1099
Donald Lee Holt P.L.S. #3989
L.B. #6015



Corner Northing Easting

(9)	1635199.6894	540844.9783
(10)	1635202.2359	540840.4689
(11)	1635350.2575	540924.0574
(12)	1634985.7577	541569.5274
(13)	1634905.5566	541660.8191

Bearings shown hereon are not based on State Plane Coordinates

Line Table

Line	Length	Bearing
L6	3.87'	N 64°59'36" W
L7	18.58'	N 79°59'36" W
L13	9.00'	N 35°01'52" E
L14	2.00'	S 35°01'52" E

Curve Table

Curve	Radius	Length	Delta	Tangent	Chord Bearing	Chord
C5	225.00'	39.27'	10°00'00"	19.68'	N 30°01'52" E	39.22'
C6	100.00'	157.12'	90°01'28"	100.04'	N 19°58'52" W	141.45'
C7	225.00'	58.90'	15°00'00"	29.62'	N 72°29'36" W	58.74'
C8	225.00'	58.90'	15°00'00"	29.62'	S 72°29'36" E	58.74'
C18	250.00'	43.63'	10°00'00"	21.87'	N 30°01'52" E	43.58'
C19	125.00'	196.40'	90°01'28"	125.05'	N 19°58'52" W	176.81'
C20	250.00'	65.45'	15°00'00"	32.91'	N 72°29'36" W	65.26'
C21	200.00'	52.36'	15°00'00"	26.33'	S 72°29'36" E	52.21'
C22	250.00'	45.59'	10°28'51"	22.86'	S 70°13'01" E	45.52'
C23	25.00'	43.84'	100°28'19"	30.04'	N 25°12'17" W	38.43'
C32	200.00'	34.91'	10°00'00"	17.50'	N 30°01'52" E	34.86'
C33	75.00'	117.84'	90°01'28"	75.03'	N 19°58'52" W	106.09'
C34	200.00'	52.36'	15°00'00"	26.33'	N 72°29'36" W	52.21'
C35	25.00'	32.71'	74°58'33"	19.17'	S 62°31'08" W	30.43'

Curve Table

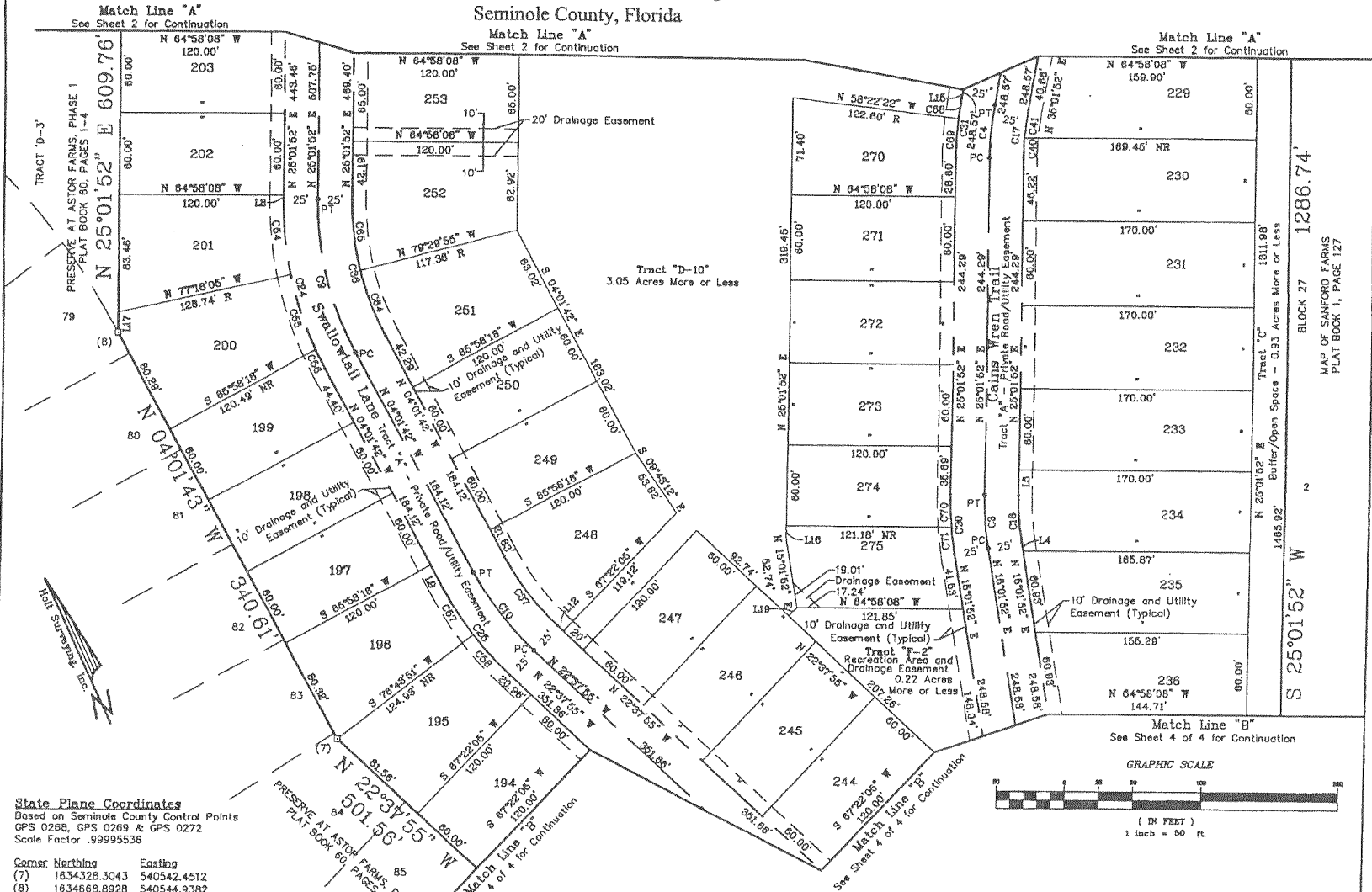
Curve	Radius	Length	Delta	Tangent	Chord Bearing	Chord
C42	250.00'	35.47'	8°07'47"	17.77'	N 30°57'59" E	35.44'
C43	250.00'	8.16'	1°52'13"	4.08'	N 25°57'59" E	8.16'
C44	124.99'	30.55'	14°00'13"	15.35'	N 18°01'45" E	30.47'
C45	124.99'	40.39'	18°30'45"	20.37'	N 01°45'16" E	40.21'
C46	125.00'	24.75'	11°20'42"	12.42'	N 13°09'27" W	24.71'
C47	125.00'	24.51'	11°14'03"	12.29'	N 24°26'49" W	24.47'
C48	125.00'	40.88'	18°44'28"	20.63'	N 39°26'05" W	40.70'
C49	125.00'	35.32'	16°11'17"	17.78'	N 56°53'57" W	35.20'
C50	250.00'	56.61'	12°58'26"	28.43'	N 71°28'49" W	56.49'
C51	250.00'	8.84'	2°01'34"	4.42'	N 78°58'49" W	8.84'
C52	200.00'	42.63'	12°12'50"	21.40'	S 73°53'10" E	42.55'
C53	200.00'	9.73'	2°47'10"	4.86'	S 66°23'11" E	9.72'
C66	200.00'	51.42'	14°43'47"	25.85'	N 72°37'42" W	51.27'
C67	200.00'	0.94'	0°16'13"	0.47'	N 65°07'42" W	0.94'

Preserve At Astor Farms, Phase 3

A Replat Of A Portion of 'Section 1 Astor Farms'
as Recorded in Plat Book 6, Page 13

Section 18 and 19, Township 19 South, Range 30 East

Seminole County, Florida



State Plane Coordinates
Based on Seminole County Control Points
GPS 0268, GPS 0269 & GPS 0272
Scale Factor .99995536

Corner Northing Easting
(7) 1634328.3043 540542.4512
(8) 1634668.8928 540544.9382
Bearings shown hereon are not based
on State Plane Coordinates

Hot Surveying, Inc.

1601 North Central Avenue #703
Flagler Beach, Florida 32136
Phone: 407-297-1099
Donald Lee Holt P.L.S. #3989
L.B. #6015



LINE TABLE

Line	Length	Bearing
L4	6.30'	N 15°01'52" E
L5	19.07'	N 25°01'52" E
L8	2.56'	S 25°01'52" W
L9	19.72'	S 04°01'42" E
L12	6.25'	S 22°37'55" W
L15	6.57'	N 35°01'52" E
L16	8.05'	N 25°01'52" E
L17	15.00'	N 25°01'52" E
L19	8.39'	S 67°22'05" W

CURVE TABLE

Curve	Radius	Length	Delta	Tangent	Chord Bearing	Chord
C3	225.00'	39.27'	10°00'00"	19.68'	S 20°01'52" W	39.22'
C4	225.00'	39.27'	10°00'00"	19.68'	S 30°01'52" W	39.22'
C9	225.00'	114.12'	29°03'34"	58.31'	S 10°30'05" W	112.90'
C10	225.00'	73.06'	18°36'12"	36.85'	S 13°19'48" E	72.74'
C16	200.00'	34.91'	10°00'00"	17.50'	S 20°01'52" W	34.86'
C17	200.00'	34.91'	10°00'00"	17.50'	S 30°01'52" W	34.86'
C24	250.00'	126.80'	29°03'34"	64.79'	S 10°30'05" W	125.44'
C25	250.00'	81.17'	18°36'12"	40.95'	S 13°19'48" E	80.82'
C30	250.00'	43.63'	10°00'00"	21.87'	S 20°01'52" W	43.58'
C31	250.00'	43.63'	10°00'00"	21.87'	S 30°01'52" W	43.58'
C36	200.00'	101.44'	28°03'34"	51.83'	S 10°30'05" W	100.35'
C37	200.00'	64.94'	18°36'12"	32.76'	S 13°19'48" E	64.65'
C40	200.00'	14.79'	4°14'11"	7.40'	S 27°08'58" W	14.78'

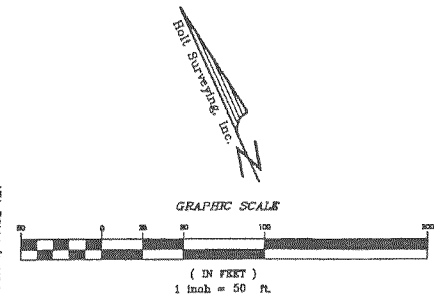
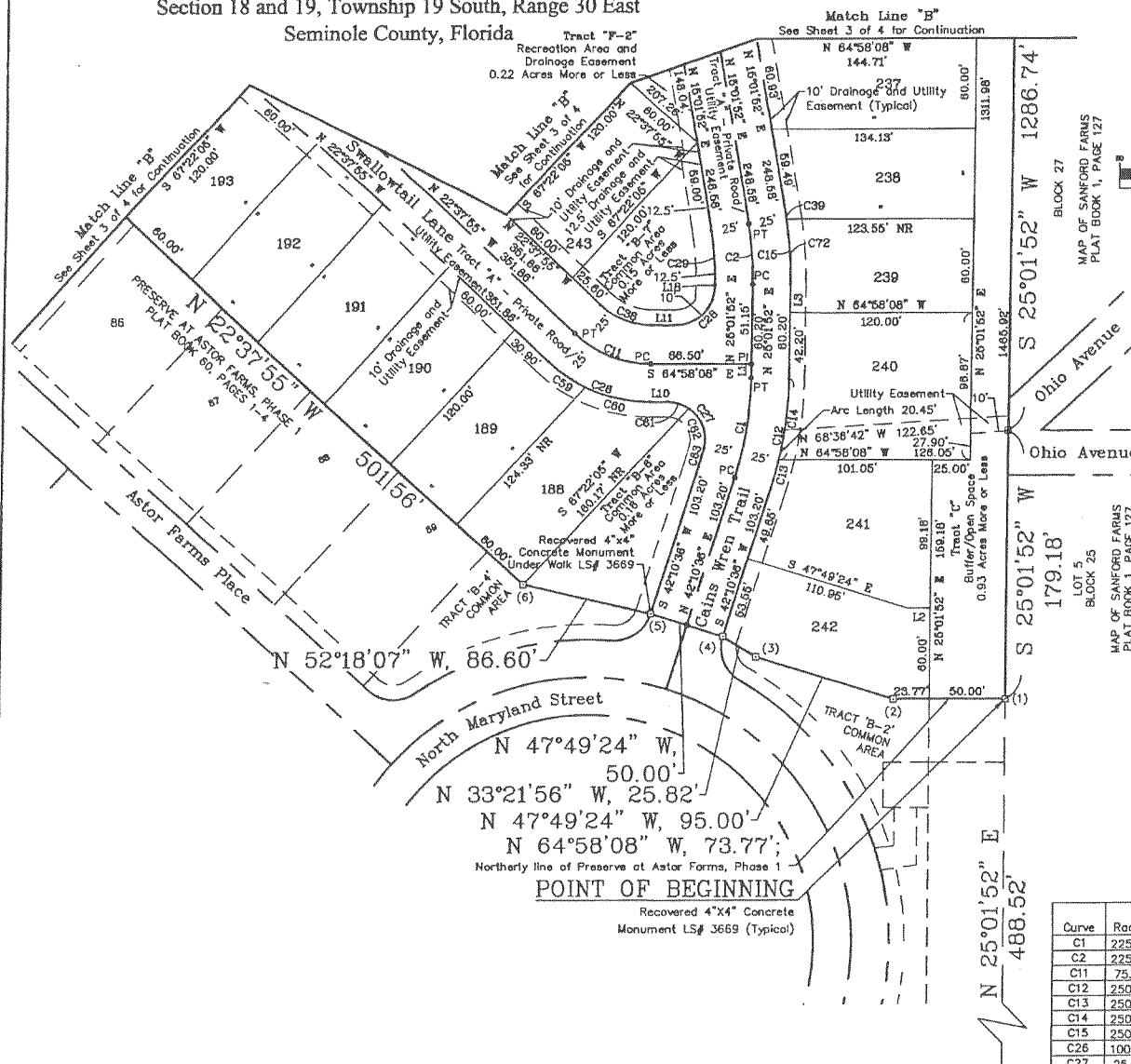
CURVE TABLE

Curve	Radius	Length	Delta	Tangent	Chord Bearing	Chord
C41	200.00'	20.12'	5°45'49"	10.07'	S 32°08'58" W	20.11'
C54	250.00'	53.81'	12°19'57"	27.01'	S 18°51'53" W	53.71'
C55	250.00'	57.37'	13°08'55"	28.61'	S 06°07'27" W	57.25'
C56	250.00'	15.61'	3°34'42"	7.81'	S 02°14'22" E	15.61'
C57	250.00'	40.72'	9°18'56"	20.41'	S 08°41'41" E	40.66'
C58	250.00'	40.45'	9°16'16"	20.27'	S 17°59'47" E	40.41'
C64	200.00'	50.72'	14°31'47"	25.50'	S 03°14'11" W	50.56'
C85	200.00'	50.72'	14°31'47"	25.50'	S 17°45'58" W	50.58'
C88	250.00'	14.85'	3°24'14"	7.43'	S 33°19'45" W	14.85'
C89	250.00'	28.76'	6°35'46"	14.41'	S 28°19'45" W	28.76'
C70	250.00'	24.35'	5°34'48"	12.18'	S 22°14'28" W	24.34'
C71	250.00'	19.28'	4°25'12"	9.65'	S 17°14'28" W	19.28'

Preserve At Astor Farms, Phase 3

A Replat Of A Portion of 'Section 1 Astor Farms'
as Recorded in Plat Book 6, Page 13

Section 18 and 19, Township 19 South, Range 30 East
Seminole County, Florida



Setbacks

- Front 20'
- Side 5'
- Corner Sides 15'
- Rear 20'

Minimum Lot Area

7,200 Square Feet

Minimum Lot Width

60' Wide

Minimum Floor Area

1,200 Square Feet

Maximum Building Height

2 Story

State Plane Coordinates

Based on Seminole County Control Points
GPS 0268, GPS 0269 & GPS 0272
Scale Factor .99995536

Corner Northing

- | Corner | Northing | Easting |
|--------|--------------|-------------|
| (1) | 1633829.4223 | 540939.4621 |
| (2) | 1633665.7204 | 540875.2476 |
| (3) | 1633734.7687 | 540810.0055 |
| (4) | 1633757.3660 | 540797.5215 |
| (5) | 1633793.7072 | 540763.1836 |
| (6) | 1633851.8160 | 540698.9750 |
- Bearings shown hereon are not based on State Plane Coordinates

Line Table

Line	Length	Bearing
L1	9.05'	N 25°01'52" E
L2	14.72'	N 64°58'08" W
L3	18.00'	N 25°01'52" E
L10	11.65'	S 64°58'08" E
L11	16.50'	S 64°58'08" E
L18	1.15'	N 25°01'52" E

Curve Table

Curve	Radius	Length	Delta	Tangent	Chord Bearing	Chord
C1	225.00'	67.33'	17°08'44"	33.92'	N 33°36'14" E	67.08'
C2	225.00'	39.27'	10°00'00"	19.68'	N 20°01'52" E	39.22'
C11	75.00'	55.42'	42°20'13"	29.04'	S 43°48'01" E	54.17'
C12	250.00'	74.81'	17°08'44"	37.69'	N 33°36'14" E	74.53'
C13	250.00'	19.70'	4°30'51"	9.85'	N 39°55'11" E	19.69'
C14	250.00'	55.11'	12°37'53"	27.67'	N 31°20'49" E	55.00'
C15	250.00'	43.63'	10°00'00"	21.87'	N 20°01'52" E	43.58'
C26	100.00'	73.89'	42°20'13"	38.72'	S 43°48'01" E	72.22'
C27	25.00'	45.17'	103°31'56"	31.73'	N 13°12'10" W	39.27'
C28	25.00'	39.27'	90°00'00"	25.00'	N 70°01'52" E	35.36'
C29	200.00'	34.91'	10°00'00"	17.50'	N 20°01'52" E	34.86'
C38	50.00'	36.95'	42°20'13"	19.36'	S 43°48'01" E	36.11'
C39	250.00'	1.43'	0°19'42"	0.72'	N 15°11'43" E	1.43'
C59	100.00'	29.53'	18°55'12"	14.87'	S 31°05'31" E	29.42'
C60	100.00'	44.36'	25°25'01"	22.55'	S 52°15'37" E	44.00'
C61	25.00'	14.77'	33°50'50"	7.61'	N 48°02'43" W	14.55'
C62	25.00'	30.40'	89°41'06"	17.40'	N 03°43'15" E	28.57'
C63	200.00'	12.61'	3°36'48"	6.31'	N 40°22'12" E	12.61'
C72	250.00'	42.20'	9°40'18"	21.15'	N 20°11'43" E	42.15'

Holt Surveying, Inc.
1601 North Central Avenue #703
Flagler Beach, Florida 32136
Phone: 407-297-1099
Donald Lee Holt P.L.S. #3989
L.B. #6015

POINT OF COMMENCEMENT
Phase Three
Southeast Corner of Tract "C"
Preserve At Astor Farms, Phase 1
Plat Book 60, Pages 1 Through 4
Seminole County, Florida

Recovered 4"x4" Concrete Monument LS# 3669 (Typical)

Northerly line of Preserve at Astor Farms, Phase 1
POINT OF BEGINNING

N 47°49'24" W, 50.00'
N 33°21'56" W, 25.82'
N 47°49'24" W, 95.00'
N 64°58'08" W, 73.77'

Easterly line of Preserve At Astor Farms, Phase 1