CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE
NO DRC MEETING(*)

DATE: **July 06, 2016**
TIME: **9:00 AM Development Review Committee Meeting**
LOCATION: **120 E. Main Street (Community Development Conference Room)**

I. Staff Comments on the following:

A. Special Events: None

B. Concept Plan: None

C. Site Plans: None

D. Plats: None

E. Street Name Review: None

F. FLUM / Rezoning: None

G. Special Exception: None

II. Other Business:

A. Public Hearing: None

B. Vacate/Variance:

1. Equity Waters Edge, LLC – VAC16-01
Parcel #19-21-28-0000-00-035
Location: West of S Binion Rd at Harmon Rd

C. Request for Extension: None

D. Discussion: None

E. Peddlers Permit: None

F. Plan Final Review and Sign-off: **Projects at "Zoning Counter"**

***DRC Members submit written comments to the DRC Secretary by Friday, July 8.**

Please direct any comments or questions concerning the items scheduled for this meeting to the Community Development Department at (407) 703-1712.

David B. Moon, AICP,
Planning Manager

Backup material for agenda item:

1. Equity Waters Edge, LLC – VAC16-01
   Parcel #19-21-28-0000-00-035
   Location: West of S Binion Rd at Harmon Rd

City of Apopka
Community Development Department
120 E. Main Street
P. O. Box 1229
Apopka, Florida 32704-1229
407-703-1739 - Phone -- 407-703-1791 - Fax

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JUN 21 2016
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APPLICATION FOR VACATING A PLAT, ALLEY EASEMENT, STREET, PUBLIC RIGHT-OF-WAY
Application Fee: $200.00

	Vacating Alley
	Vacating Easement
	Vacating Plat
X	Vacating Street

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	6-21-16
FEE PAID:	$ 200.00
CHECK #:	1776
RECEIPT #:	159577

Owner(s) Information:	Equity Waters Edge, LLC		
Street Address:	2255 Glades Rd Ste 324 East		
City:	Boca Raton	State: FL	Zip: 33431
Phone: 321-624-4725	Fax:	E-mail: tripp@gentryland.com	

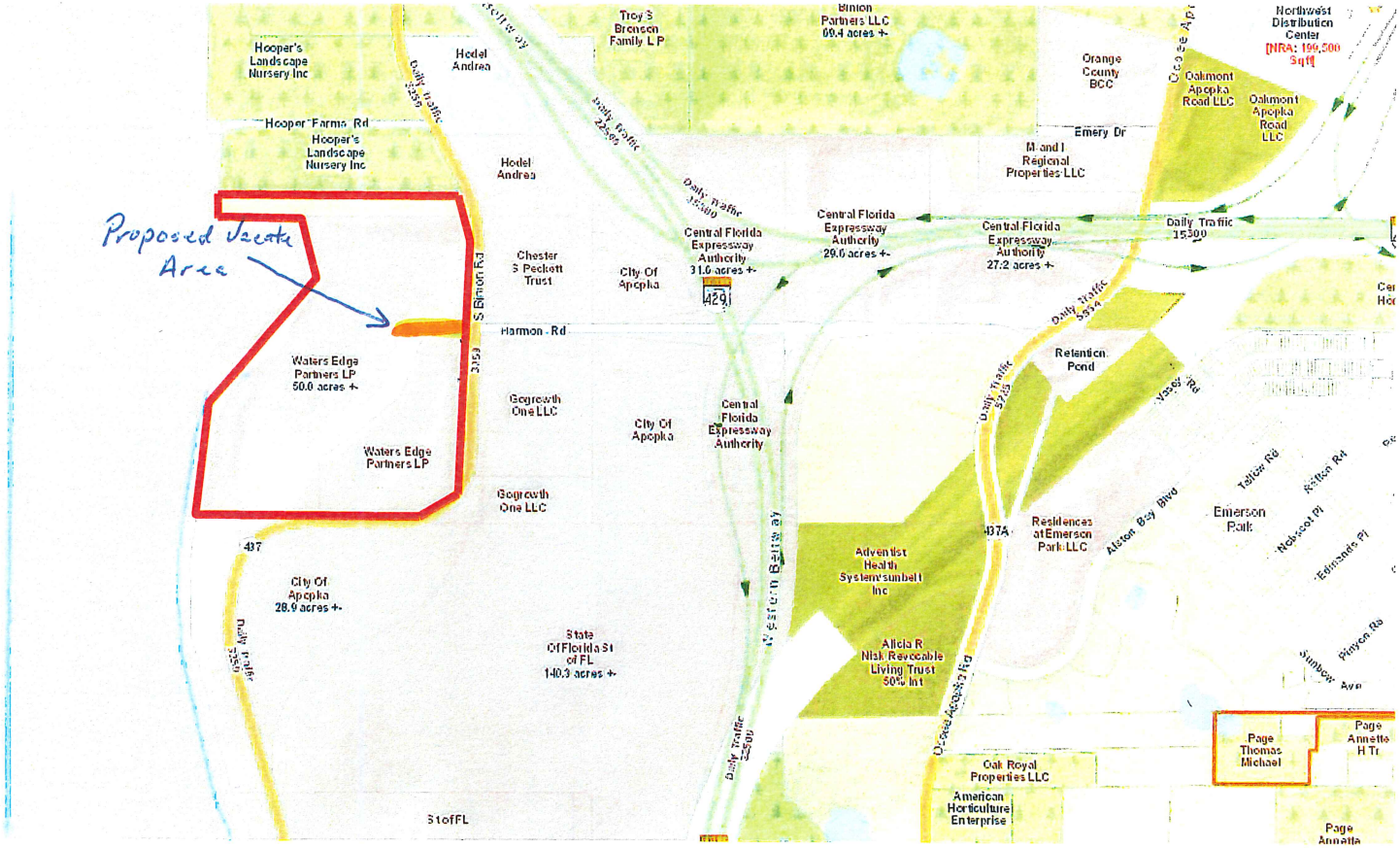
Property Information

Location of Property:	Binion Road
Legal Description of Property to be Vacated:	See sketch of description prepared by Allen & Co.
Parcel I.D. No.:	19-21-28-0000-00-035
Identify Abutting Roads:	located on the west side of S. Binion Road at Harmon Road
Size (acres):	0.66

REASON FOR REQUEST:
Applicant owns land on all sides of ROW and the City has no plans to utilize or extend the ROW.

Rev. 02-17-14

VAC16-01


Proposed Vacate Area
Hooper's Landscape Nursery Inc
Hooper Farms Rd
Hooper's Landscape Nursery Inc
Hodel Andrea
Troy S Bronson Family LP
Binion Partners LLC 09.4 acres +-
Orange County BCC
Northwest Distribution Center [NRA: 199,500 Sqft]
Oakmont Apopka Road LLC
Oakmont Apopka Road LLC
Emery Dr
M and I Regional Properties LLC
Central Florida Expressway Authority 31.6 acres +-
Central Florida Expressway Authority 29.6 acres +-
Central Florida Expressway Authority 27.2 acres +-
Daily Traffic 15300
Chester S Beckett Trust
City Of Apopka
429
S Binion Rd
Harmon Rd
Waters Edge Partners LP 50.0 acres +-
Waters Edge Partners LP
Gogrowth One LLC
Gogrowth One LLC
City Of Apopka
Central Florida Expressway Authority
Retention Pond
Vasser Rd
Tellon Rd
Ritton Rd
Robinson Pl
Edmonds Pl
Alston Bay Blvd
Emerson Park
Residences at Emerson Park LLC
437A
Adventist Health System/sunbelt Inc
Alicia R Nisk Revocable Living Trust 50% Int
Western Beltway
437
City Of Apopka 28.9 acres +-
State Of Florida St of FL 140.3 acres +-
Daily Traffic 2350
Daily Traffic 2500
Daily Traffic 3359
Daily Traffic 5234
Daily Traffic 5215
Orlando Apopka Rd
Oak Royal Properties LLC
American Horticulture Enterprise
Page Thomas Michael
Page Annette H Tr
Page Annetta
St of FL

4

SKETCH OF DESCRIPTION

SHEET 1 OF 2

RECEIVED
JUN 21 2016

LEGAL DESCRIPTION (Portion of Harmon Road Right-of-Way to be Vacated)

A parcel of land comprising a portion of the lands described in Deed Book 785, Page 113 of the Public Records of Orange County, Florida and lying in Section 19, Township 21 South, Range 28 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the North 1/4 corner of aforesaid Section 19; thence run South 00°07'22" East along the North / South midsection line of said Section 19 for a distance of 1302.51 feet to a point on the North right-of-way line of aforesaid Harmon Road and the POINT OF BEGINNING; thence run North 89°56'01" East along said North right-of-way line for a distance of 483.81 feet to a point on the West right-of-way line of Binion Road according to Plat Book 1, Page 40 of aforesaid Public Records of Orange County, Florida; thence run South 02°01'29" West along said West right-of-way line for a distance of 60.04 feet to a point on the South right-of-way line of Harmon Road; thence run South 89°56'01" West along said South right-of-way line for a distance of 481.56 feet to a point on aforesaid North / South midsection line of said Section 19; thence run North 00°07'22" West along said midsection line for a distance of 60.00 feet to the POINT OF BEGINNING.

Contains 28,961 square feet, 0.66 acres more or less.

ALLEN & COMPANY
Professional Surveyors & Mappers
16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES: SK1

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH MIDSECTION LINE OF SECTION 19-21-28 BEING AN ASSUMED BEARING OF S00°07'22"E
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.

JOB NO.:	20160072	CALCULATED BY:	EGT
DATE:	5-9-2016	DRAWN BY:	PJR
SCALE:	1" = 100 FEET	CKED BY:	EJ
FIELD BY:	N/A		

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JAMES LOUIS RICKMAN III
LS 5633
STATE OF FLORIDA
Surveyor and Mapper

USING JAMES L. RICKMAN III, P.S.M. #5633 BY: James L Rickman 2016.06.15 15:24:32 -04'00'

SKETCH OF DESCRIPTION

SHEET 2 OF 2

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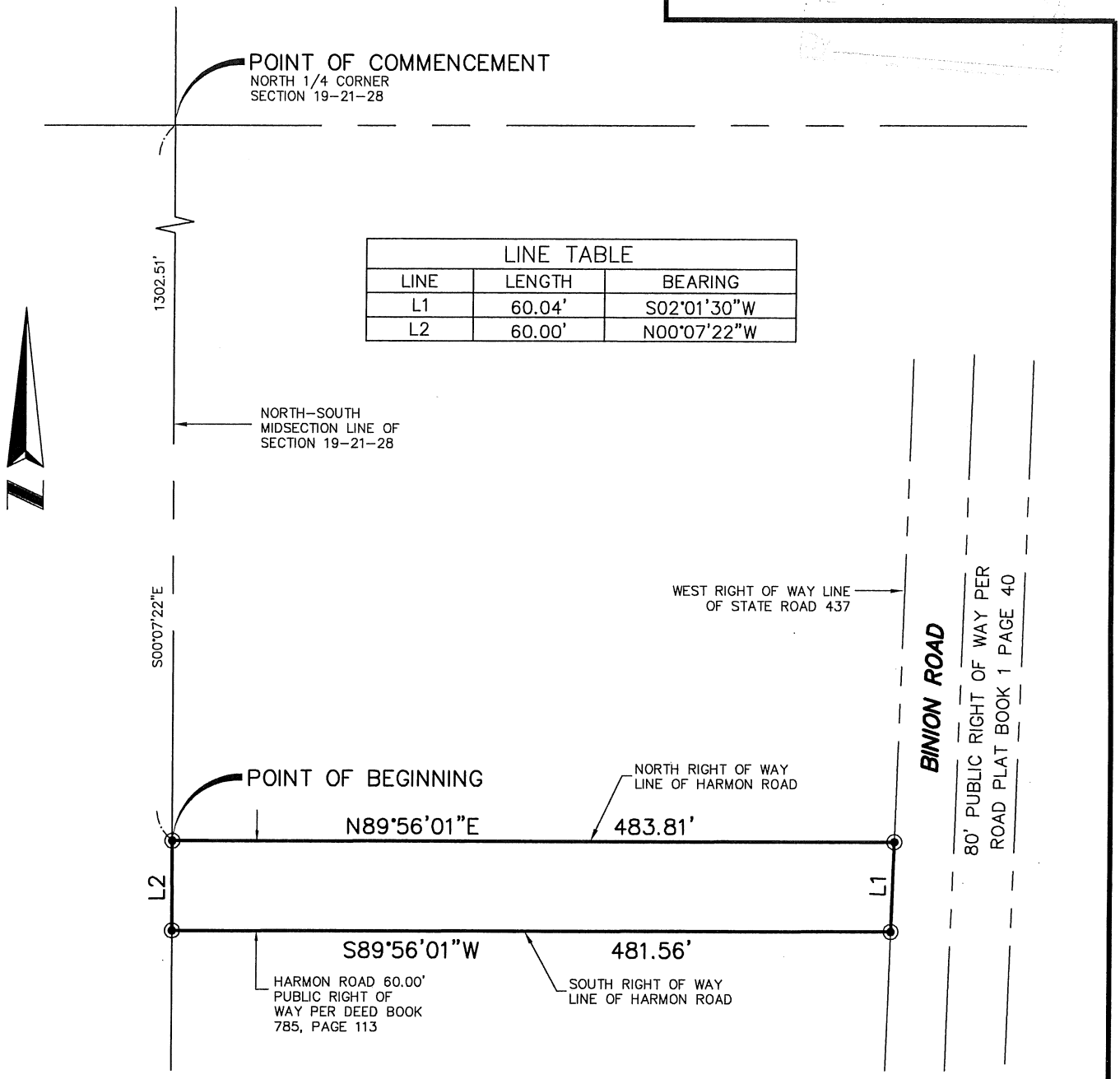

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.04'	S02°01'30"W
L2	60.00'	N00°07'22"W

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THIS IS NOT A SURVEY:

SK1

◉	DENOTES CHANGE IN DIRECTION
R/W	DENOTES RIGHT-OF-WAY
℄	DENOTES CENTERLINE
P.C.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TANGENCY
P.R.C.	DENOTES POINT OF REVERSE CURVATURE
P.C.C.	DENOTES POINT OF COMPOUND CURVATURE

JOB NO.	20160072	CALCULATED BY:	EGT
DATE:	5-9-2016	DRAWN BY:	PJR
SCALE:	1" = 100 FEET	CHECKED BY:	EJ
FIELD BY:	N/A		