

CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE

DATE: March 15, 2017
TIME: 9:00 AM Development Review Committee Meeting
LOCATION: 120 E. Main Street (City Hall Conference Room – 1st Floor)

I. Staff Comments on the following:

- | | |
|---|-----------|
| A. Special Events: | None |
| B. Concept Plan: | |
| 1. Aldi Food Market Store Expansion
Concept Plan
Location: 1636 E. Semoran Boulevard
Parcel ID #: 11-21-28-5600-01-000 | SPR17-13C |
| C. Site Plans: | None |
| D. Plats: | None |
| E. Street Name Review: | None |
| F. FLUM / Rezoning: | None |
| G. Special Exception: | None |
| H. Annexation: | None |

II. Other Business:

- | | |
|--|---------|
| A. Public Hearing: | None |
| B. Vacate/Variance: | None |
| C. Request for Extension: | None |
| D. Discussion: | |
| E. Peddlers Permit: | |
| F. Lot Split: | |
| <u>2.</u> Apopka Middle School NW Bus Depot - Lot Split
Applicant: Orange Co. Public Schools, c/o Jamie Boerger-DiLuzio
Location: 800 N Wells (Apopka Memorial Middle School)
Parcel ID No.: 03-21-28-0000-00-019
Acreage: 39.79 +/- acres (existing parcel) | LS17-01 |

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

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



Orange County Public Schools

6501 Magic Way • Building 200 • Orlando, FL 32809-5677 • Phone 407.317.3700 • www.planning.ocps.net

March 8, 2017

Mr. Kyle Wilkes
Planner II
Community Development Department
City of Apopka
120 E. Main Street
Apopka, Florida 32703

Re: Apopka Middle School NW Bus Depot and Fuel Facility Lot Split

Dear Mr. Wilkes,

Attached you will find a request for a lot split for the Apopka Middle School NW Bus Depot and Fueling Facility (03-21-28-0000-00-019). The purpose of the request is to better allow OCPS to catalogue and maintain facilities in the City of Apopka and throughout the district.

The attached descriptions include:

- Parcel A Parent parcel of 39.79 acres is the entire Apopka Middle School site to include the existing NW Bus depot and fueling facility
- Parcel A of 29.57 acres is after the split and includes just the middle school
- Parcel B of 10.22 acres is after the split and includes just the NW Bus Depot and fueling facility

Should you have any questions or require additional information feel free to contact me at jamie.dluzioboerger@ocps.net or 407-317-3700 x 2022391.

Sincerely,

Jamie Boerger, AICP, LEED AP
Administrator
Planning & Governmental Relations
Orange County Public Schools

JDB



RICK SINGH
ORANGE COUNTY PROPERTY APPRAISER
www.ocpafl.org



IMPORTANT NOTICE

Pursuant to Florida Statute 197.192 the property appraiser's office **will not split or combine** parcels until all taxes **due or delinquent** have been paid to the Tax Collector. It should also be noted that a parcel split / combination by the Property Appraiser is for taxation purposes only and does not imply legality of the land division being requested, the legality for such parcel to be conveyed via land title, nor the suitability for such parcel to be developed. Contact the appropriate land development, zoning, and/or planning department of your jurisdiction for questions concerning property development.

HOMESTEAD/NON-HOMESTEAD PROPERTIES AFFECTED BY ASSESSMENT LIMITATION:



I/We understand that splitting or combining property may increase taxes by affecting existing capped values. If at a future date you choose to reverse the process, the cap will not be restored to its former level.

PROPERTY APPRAISER TO BE HELD HARMLESS:

It is the responsibility of the owner to ensure that any and all prior or currently due tax amounts on any parcels being split or aggregated with any other parcels are paid in full to the Tax Collector. This agency is not responsible for any delinquent taxes, penalties, or interest that could occur and accrue due to negligence on the part of the property owner, the owner's representatives, or other parties when requesting parcel splits or combinations. Furthermore, if the property is encumbered by a mortgage, it is the owner's responsibility to seek prior approval from the mortgage company for any changes to the property involving a split or combination.

By signing below, whether by the owner or the owner's representative, the owner acknowledges they have read and understand the aforementioned and availed themselves of the opportunity to ask any questions, seek clarification, or obtain additional information prior to this action being requested.

Signature: Jamie Boerger Date: 2/28/17

Owner or Owner's Representative

Print Name: Jamie Boerger, AICP, LEED AP

Phone: 407-317-3700 x 2022391

Signature: _____ Date: _____

Orange County Zoning (407) 836-0092

This split/combination will be effective for the 20____ tax year.

Signature: _____ Date: _____

Orange County Property Appraiser's Office

For questions regarding new parcel numbers:

Contact: Rocco Campanale, CCF, CFE
Cadastral Mapping Manager

Phone: (407)836-5077
Fax: (407)836-5985

Orange County Property Appraiser's Office
200 S. Orange Ave. Suite 1700
Orlando, FL 32801



Request for Parcel Split or Combination
For Properties within Unincorporated Orange County

PARENT PARCEL NUMBER(S)

NEW PARCEL IDENTIFICATION NUMBER(S)
(ISSUED BY MAPPING DEPT P.A. OFFICE)

SEC__TWP__RNG__SUB__PARCEL__
03 21 28 0000 00-019

SEC__TWP__RNG__SUB__PARCEL__

NOTES: _____

RICK SINGH, CFA
ORANGE COUNTY PROPERTY APPRAISER

200 S. Orange Avenue, Suite 1700 • Orlando, Florida 32801-3438 • (407) 836-5044



"Exceeding Excellence"

Authorization of Agent for Real Property

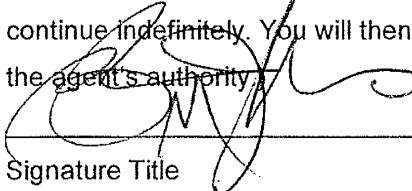
Parcel ID (XX-XX-XX-XXXX-XX-XXX) 03-21-28-0000-00-019
Property Name Apopka Middle School
Location Address of Property 800 N Wells Street
City Apopka Zip code 32712
Owner's Name Orange County Public Schools
Current Mailing Address 445 West Amelia Street
City Orlando State Florida Zip code 32801
Phone number 407-317-3700
Agent's Name Jamie Boerger
Agent's Mailing Address 6501 Magic Way
City Orlando State Florida Zip code 32809
Phone number 407-317-3700 x 2022391

Specify the Agent's Authority for Real Property Matters:

- ☒ General Power to represent owner in all Real Property matters concerning this property.
☐ Receive confidential information.
☐ Other action (specify) _____

NOTE: If any of these actions require a change to the mailing address of the tax notice, a "Mailing Address Change Form" must be completed and returned.

Date Agent's Authority Ends 12/31/17 (If you do not fill in a date, the agent's authority will continue indefinitely. You will then need to file a statement revoking this form or designate a new agent to end the agent's authority.)



Signature Title
Barbara M. Jenkins, Ed. D
2.24.17
Superintendent

Name (Please print) Date

This form must be signed by the property owner or by a corporate officer if the owner is a corporation.
Revised: 11/2015



ocpaf1.org
available in 50 languages



Apopka MS (~39.87 ac)

Aerial 2018
September 2018

Lake McCoy Drive

N Park Avenue

McCoy Village Court

West Orange Trail

Bus Depot

Votaw Road

Lena Drive

Lovell Lane

**SCHEDULE "A"
PARENT TRACT**

DESCRIPTION :

A portion of the SW 1/4 of the SW 1/4 of Section 03, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the intersection of the East line of the SW 1/4 of the SW 1/4 of Section 03, Township 21 South, Range 28 East and the North right of way line of Votaw Road as described in Official Records Book 1402, Page 525, Public Records of Orange County, Florida; thence North 89°20'25" West, a distance of 1288.94 feet, along said North right of way line to a point on the East right of way line of Rock Springs Road as shown on the plat of Lake McCoy Oaks according to the plat thereof recorded in Plat Book 6, Pages 47 through 48, Public Records of Orange County, Florida; thence North 00°05'09" East, a distance of 1536.86 feet, along said East right of way line to a point on the South right of way line of Lake McCoy Road as shown on said plat; thence South 89°20'02" East, a distance of 569.22 feet, along said South right of way line to a point on the West line of said Lake McCoy Oaks; thence South 00°10'02" West, a distance of 350.01 feet, along said West line to a point on the South line of said Lake McCoy Oaks; thence South 89°20'02" East, a distance of 727.50 feet, along said South line to a point on the East line of the SW 1/4 of the SW 1/4 of said Section 03; thence South 00°26'15" West, a distance of 1186.65 feet, along said East line to the POINT OF BEGINNING.

Containing 39.79 acres, more or less.

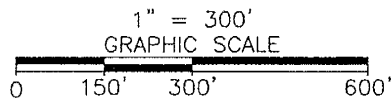
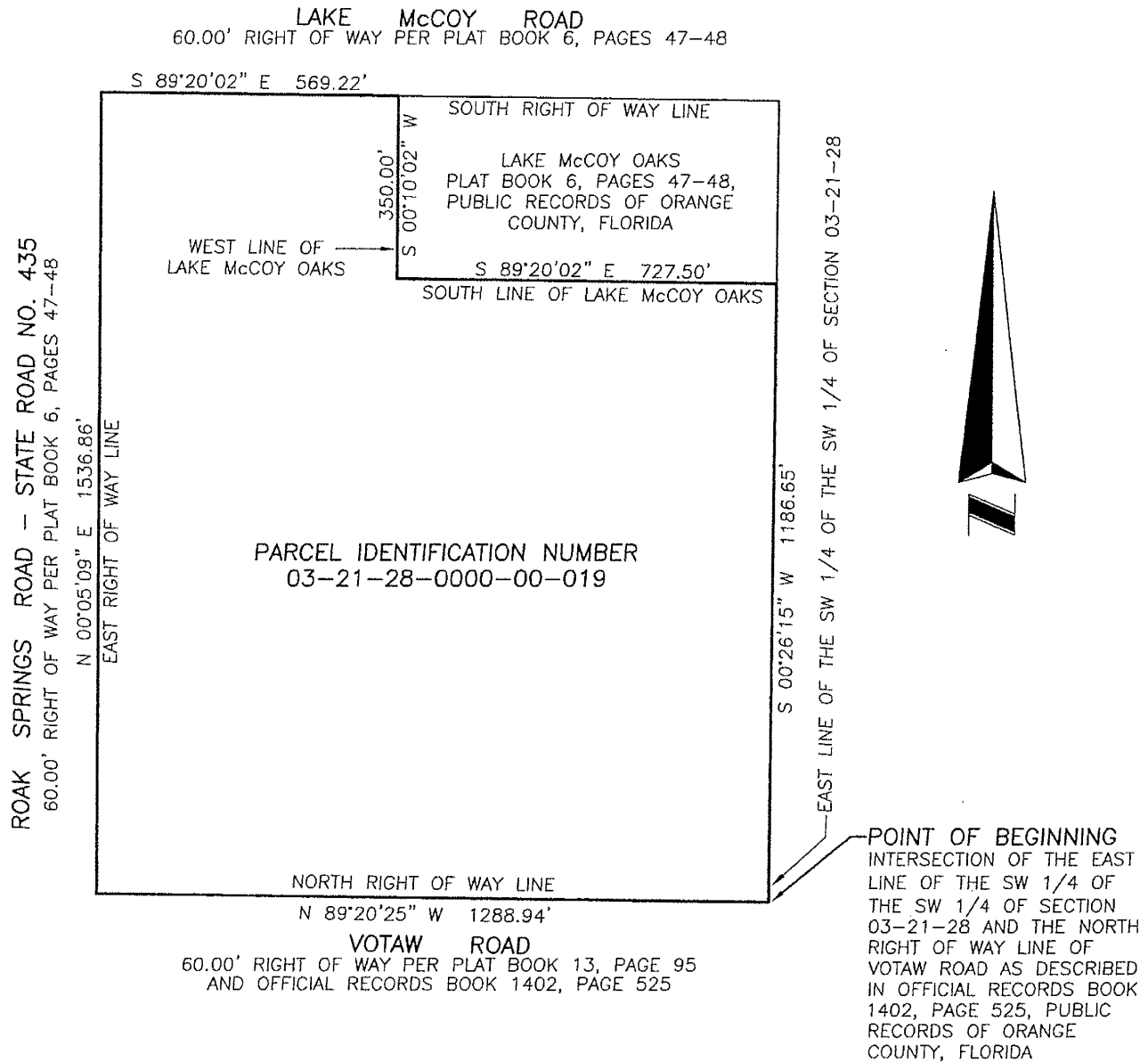
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North right of way line of Votaw Road per Plat Book 13, Page 95 and Official Records Book 1402, Page 525, Public Records of Orange County, Florida, being N 89°20'25" W assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

DESCRIPTION	Date: 04/18/2016 KR		Certification Number LB2108 44831003
	Job Number: 44831	Scale: 1" = 300'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com <i>James L. Petersen</i> JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION PARENT TRACT



Drawing No. 44831003
Job No. 44831
Date: 04/18/2016
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 OF 2

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com

SCHEDULE "A"
PROPOSED PARCEL A

DESCRIPTION :

A portion of the SW 1/4 of the SW 1/4 of Section 03, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

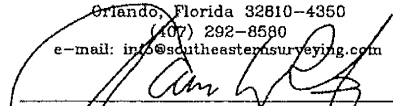
Commence at the intersection of the East line of the SW 1/4 of the SW 1/4 of Section 03, Township 21 South, Range 28 East and the North right of way line of Votaw Road as described in Official Records Book 1402, Page 525, Public Records of Orange County, Florida; thence North 89°20'25" West, a distance of 833.09 feet, along said North right of way line to the Point of Beginning; thence continue North 89°20'25" West, a distance of 455.82 feet, along said North right of way line, to a point on the East right of way line of Rock Springs Road as shown on the plat of Lake McCoy Oaks according to the plat thereof recorded in Plat Book 6, Pages 47 through 48, Public Records of Orange County, Florida; thence North 00°05'09" East, a distance of 1536.86 feet, along said East right of way line to a point on the South right of way line of Lake McCoy Road as shown on said plat; thence South 89°20'02" East, a distance of 569.22 feet, along said South right of way line to a point on the West line of said Lake McCoy Oaks; thence South 00°10'02" West, a distance of 350.01 feet, along said West line to a point on the South line of said Lake McCoy Oaks; thence South 89°20'02" East, a distance of 727.50 feet, along said South line to a point on the East line of the SW 1/4 of the SW 1/4 of said Section 03; thence South 00°26'15" West, a distance of 561.97 feet, along said East line; thence departing said East right of way line North 89°33'45" West, a distance of 186.49 feet; thence South 75°08'26" West, a distance of 206.82 feet; thence South 68°50'28" West, a distance of 103.89 feet; thence South 65°26'20" West, a distance of 385.16 feet; thence South 00°39'35" West, a distance of 365.88 feet to the POINT OF BEGINNING.

Containing 29.57 acres, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North right of way line of Votaw Road per Plat Book 13, Page 95 and Official Records Book 1402, Page 525, Public Records of Orange County, Florida, being N 89°20'25" W assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

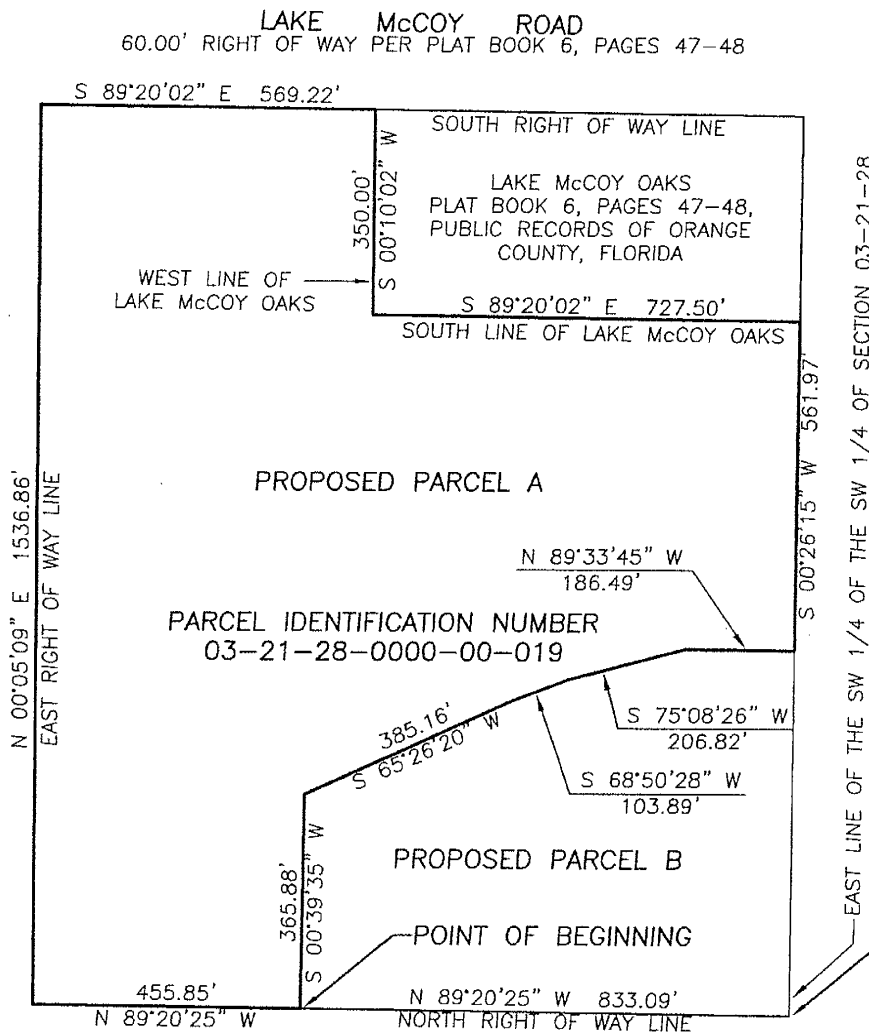
NOT VALID WITHOUT SHEET 2

DESCRIPTION	Date: 04/18/2016 KR Job Number: 44831 Scale: 1" = 300' Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	Certification Number LB2108 44831004  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
ORANGE COUNTY PUBLIC SCHOOLS		

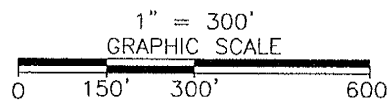
SKETCH OF DESCRIPTION

PROPOSED PARCEL A

ROAK SPRINGS ROAD - STATE ROAD NO. 435
60.00' RIGHT OF WAY PER PLAT BOOK 6, PAGES 47-48



POINT OF
COMMENCEMENT
INTERSECTION OF THE EAST
LINE OF THE SW 1/4 OF
THE SW 1/4 OF SECTION
03-21-28 AND THE NORTH
RIGHT OF WAY LINE OF
VOTAW ROAD AS DESCRIBED
IN OFFICIAL RECORDS BOOK
1402, PAGE 525, PUBLIC
RECORDS OF ORANGE
COUNTY, FLORIDA



Drawing No. 44831004
Job No. 44831
Date: 04/18/2016
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 OF 2

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com

SCHEDULE "A"
PROPOSED PARCEL B

Description :

A portion of the SW 1/4 of the SW 1/4 of Section 03, Township 21 South, Range 28 East, Orange County, Florida being more particularly described as follows :

Begin at the intersection of the East line of the SW 1/4 of the SW 1/4 of Section 03, Township 21 South, Range 28 East, Orange County, Florida and the North right of way line of Votaw Road, a 60.00 foot right of way per Plat Book 13, Page 95, Public Records of Orange County, Florida; thence N 89°20'25" W a distance of 833.09 feet along the North right of way line of said Votaw Road; thence leaving said North right of way line the following courses and distances : N 00°39'35" E a distance of 365.88 feet; thence N 65°26'20" E a distance of 385.16 feet; thence N 68°50'28" E a distance of 103.89 feet; thence N 75°08'26" E a distance of 206.82 feet; thence S 89°33'45" E a distance of 186.49 feet to a point on said East line of the SW 1/4 of the SW 1/4; thence S 00°26'15" W a distance of 624.68 feet along said East line to the Point of Beginning.

Containing 10.22 acres more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the SW 1/4 of the SW 1/4 of Section 03, Township 21 South, Range 28 East, Orange County, Florida being S 00°26'15" W assumed.
2. This "Sketch of Description" was performed without benefit of a Title search. A Title search may reveal additional information affecting the Parcel as shown.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 5J-17.050-.052 requirements.

NOT VALID WITHOUT SHEET 2

DESCRIPTION	Date: 04/18/2016 KR		CERTIFICATION NUMBER LB2108 44831002
FOR ORANGE COUNTY PUBLIC SCHOOLS	Job No.: 44831	Scale: 1"=200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8880 fax(407)292-0141 email: info@southeasternsurveying.com <i>[Signature]</i> JAMES L. PETERSEN REGISTERED LAND SURVEYOR NUMBER 4791
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 SKETCH		

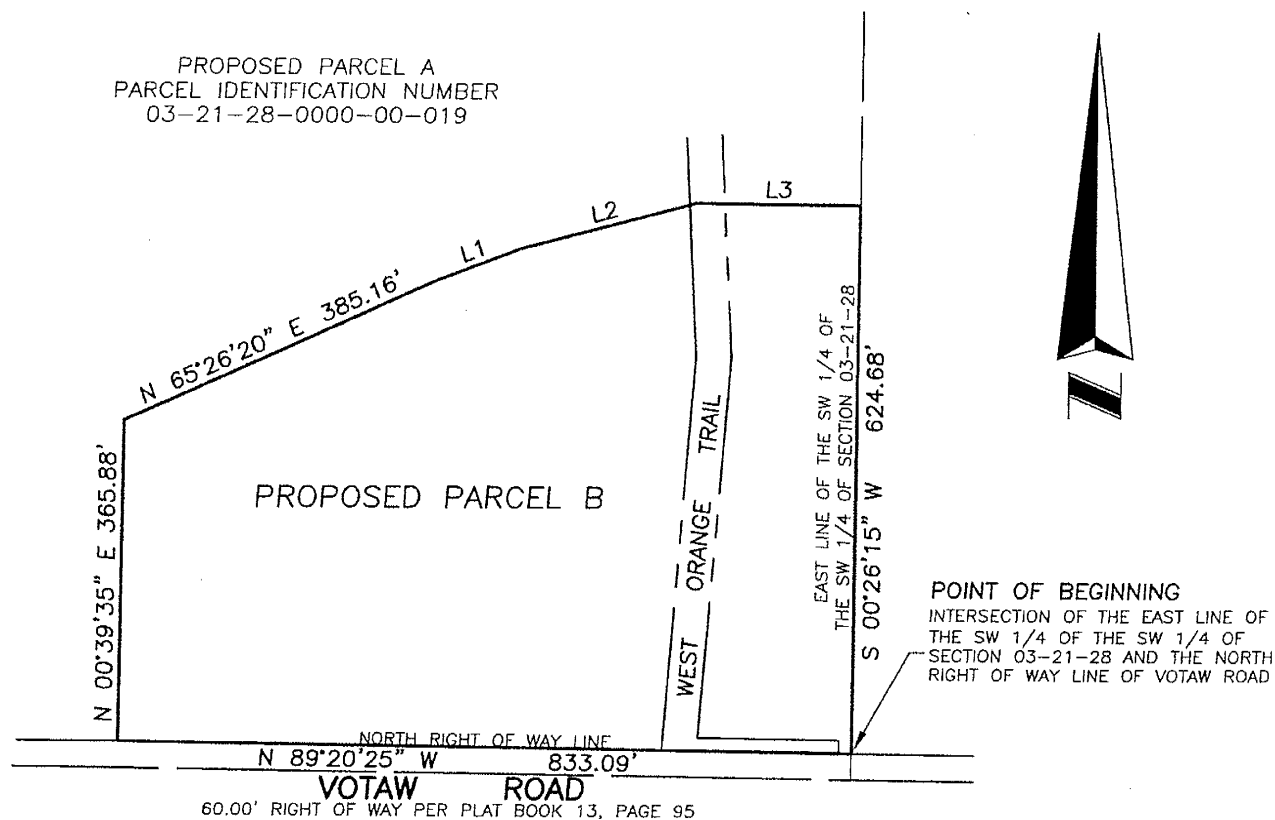
SKETCH OF DESCRIPTION
PROPOSED PARCEL B

LEGEND :

L1 = LINE NUMBER

LINE TABLE		
LINE	LENGTH	BEARING
L1	103.89'	N 68°50'28" E
L2	206.82'	N 75°08'26" E
L3	186.49'	S 89°33'45" E

PROPOSED PARCEL A
PARCEL IDENTIFICATION NUMBER
03-21-28-0000-00-019



POINT OF BEGINNING
INTERSECTION OF THE EAST LINE OF
THE SW 1/4 OF THE SW 1/4 OF
SECTION 03-21-28 AND THE NORTH
RIGHT OF WAY LINE OF VOTAW ROAD

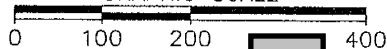
NOTE :

NOT VALID WITHOUT SHEET 1.



THIS IS NOT A SURVEY

1" = 200'
GRAPHIC SCALE



Drawing No. 44831002
Job No. 44831
Date: 04/18/2016
SHEET 2 OF 2
See Sheet 1 for Description

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Certification Number LB-2108
email: info@southeasternsurveying.com

