



APOPKA PLANNING COMMISSION AGENDA

September 12, 2023 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Meeting Minutes from August 8, 2023

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

PUBLIC HEARING

1. Shoppes at East Shore Retaining Walls – Variance

SITE PLANS

1. The Ridge Parcel 9 – Major Development Plan
2. Apopka Townhomes – Plat
3. Crossroads at Kelly Park Phase 1A – Plat
4. Laurel Oaks – Plat
5. Oakview – Plat
6. The Ridge – Plat
7. Kelly Park Village – Plat

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Planning Commission with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the Planning Commission meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: APPROVAL OF MINUTES

Item #: 1.

Meeting Date: September 12, 2023

Department: Community Development

SUBJECT:

Meeting Minutes from August 8, 2023

REQUEST:

SUMMARY:

FUNDING SOURCE:

RECOMMENDED MOTION:

ATTACHMENTS:

1. PC 8-8-23 Minutes

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 8, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

MEMBERS PRESENT: William Gusler, Howard Washington, Butch Stanley and Eric Mock

ABSENT: Mary Norwood, Robert Ryan, Wes Dumey and Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, Bobby Howell – Planning Manager, Jean Sanchez – Senior Project Coordinator/Planner, Jun Sohn – Planner II, Ryan – City Attorney (Cliff Sheppard’s Office), Marta Schwarz – IT Content Administrator and Erin Arnold – Administrative Assistant.

OTHERS PRESENT: John Ricketson, Logan Opsahl, Raymond Hogshead, Jordan Draper, Jonathan Huels, Chris Foster, Phyllis Page, Kyle Paxton and Brian Ashby.

OPENING AND INVOCATION: Chairperson Gusler called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of June 13, 2023 at 5:30 p.m.

Motion: Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on June 13, 2023 at 5:30 p.m. and seconded by Eric Mock. Aye votes were cast William Gusler, Howard Washington, Butch Stanley, and Eric Mock (4-0).

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of July 11, 2023 at 5:30 p.m.

Motion: Howard Washington made a motion to approve the Planning Commission minutes from the regular meeting held on July 11, 2023 at 5:30 p.m. and seconded by Butch Stanley. Aye votes were cast William Gusler, Howard Washington, Butch Stanley, and Eric Mock (4-0).

PUBLIC COMMENT: Chairperson Gusler asked if anyone from the public wished to speak on a matter that is not on the agenda. With no one wishing to speak, Chairperson Gusler closed the public comment period.

LEGISLATIVE – SMALL-SCALE FUTURE LAND USE AMENDMENT – THE RIDGE SELF-STORAGE

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell presented the item based on the staff report and answered questions.

Applicant, Phil Martinez with Poulous & Bennett, 2602 E Livingston Street Orlando, FL 32803 stated that he doesn’t have a presentation but is available if there are any questions.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to find the proposed change in Future Land Use from Mixed-Use to Industrial consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast William Gusler, Howard Washington, Butch Stanley, and Eric Mock (4-0).

QUASI JUDICIAL – CHANGE OF ZONING – THE RIDGE SELF-STORAGE

Chairperson Gusler read the item description and asked if anyone had ex-parte communication on this matter. All commissioners responded no.

Staff Presentation: Bobby Howell presented the item based on the staff report.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Eric Mock made a motion to find the proposed the proposed Change of Zoning from T (Transitional) to I-L (Light Industrial), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Butch Stanley. Aye votes were cast William Gusler, Robert Ryan, Wes Dumey and Howard Washington (4-0).

QUASI JUDICIAL – SPECIAL EXCEPTION – 4203 HOGSHEAD ROAD

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell presented the item based on the staff report.

Chairperson Gusler read the item description and asked if anyone had ex-parte communication on this matter. All commissioners responded no.

Applicant, Logan Opsahl with Lowndes Law Firm located at 215 N Eola Drive stated that he doesn't have a formal presentation but is available for questions.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to approve a Special Exception to allow outdoor storage for construction equipment, trucks and truck trailers within the I-L (Light Industrial) zoning district, subject to the exhibits and findings of the staff report. Motion seconded by Howard Washington. Aye votes were cast William Gusler, Howard Washington, Butch Stanley and Eric Mock (4-0).

QUASI JUDICIAL – SPECIAL EXCEPTION – 4203 HOGSHEAD ROAD

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell presented the item based on the staff report.

Chairperson Gusler read the item description and asked if anyone had ex-parte communication on this matter. All commissioners responded no.

Applicant, Geoff Summit with Summit Engineering 3667 Simonton Place stated that he doesn't have a presentation but wanted to provide clarification to the request. The outdoor storage needs to be a primary structure and need it to be an ancillary use in the zoning district. While they are going through the design and permitting for the permanent facility, they still want to be able to utilize the site.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Howard Washington made a motion to approve a Special Exception to allow outdoor storage for a period not to exceed 12 months within the I-L (Light Industrial) zoning district, subject to the exhibits and findings of the staff report. Motion seconded by Eric Mock. Aye votes were cast William Gusler, Howard Washington, Butch Stanley and Eric Mock (4-0).

QUASI JUDICIAL – VARIANCE – SHOPPES AT EAST SHORE RETAINING WALLS

Chairperson Gusler stated that this item would be postponed to a future meeting to be held on September 12, 2023.

MOTION: Eric Mock made a motion to table this item to the September 12, 2023 planning commission meeting. Motion seconded by Butch Stanley. Aye votes were cast William Gusler, Howard Washington, Butch Stanley and Eric Mock (4-0).

QUASI JUDICIAL – SPECIAL EXCEPTION – WYLD OAKS GOLDEN GEM/NEIGHBORHOOD PROPERTIES

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report.

Chairperson Gusler read the item description and asked if anyone had ex-parte communication on this matter. All commissioners responded no.

Applicant, Jonathan Huels with Lowndes Law Firm 215 N Eola Drive here on behalf of Tara Tedrow who is currently on maternity leave. This is the 3rd time that they have come before the planning commission and this will be the final action in this series to complete the master planning for the properties and allow them to be integrated in the Wyld Oaks project. The district is programmed for 198 dwelling units that will either be single family residential or the duplex that being requested. It allows more flexibility in the housing that could be provided within the district of the overall project.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 8, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to approve a Special Exception to allow duplex use in the Wyld Oaks Neighborhood Property, subject to the exhibits and findings of the staff report. Motion seconded by Howard Washington. Aye votes were cast William Gusler, Howard Washington, Butch Stanley and Eric Mock (4-0).

APOPKA CODE OF ORDINANCES – PART III - LAND DEVELOPMENT CODE AMENDMENTS – GLITCH AMENDMENTS 7

Chairperson Gusler read the item description.

Staff Presentation: James Hitt, Community Development Director, stated this is the 7th set of amendments since the rewrite of the Land Development Code. This set of amendments pertains to Chapter 18. Residential multifamily district is increasing the height of buildings from 30 to 35 feet to 35 to 50 feet with a maximum height difference for each of them. One story can go up to 35 feet, 2 story up to 45 feet, four story up to 55 feet and five story requires a special exception. We are clarifying that alleys are supposed to be private with a utility overlay and that the front of the units have to face an addressable street. In the residential mixed-use district, we are clarifying the height itself, the different levels for the height and then also the alleys so those 2 are basically the exact same thing. There are clarifications on front yard, side yard, corner and rear yard setbacks. Another item was the permitted use table itself. Utilities were not being allowed under institutional land uses which are properties that we own so we are putting that down as permitted use for utilities. Business Tax Receipts were not actually allowed under home occupation for 3 residential districts but we are allowing that now. Another was alternative surface materials for minimal use areas such as churches and parks. These aren't used all the time and so we put in some alternative surface materials that can be utilized. They still have to have landscape islands, still have to have curved in if they go with mulch type surfaces and redo the mulch at least twice a year. The last one was regarding balconies and porches. Any multi family or multi residential building of two or more stories, balconies and porches shall adhere to the following requirements: they must be on at least 50 percent of any façade that's facing a street. The definition of a balcony is 5 feet deep, six feet wide approximately 30 sq. feet and if it's going to be a luxury type, then those balconies are 5 feet deep by 12 feet wide which is 60 sq. feet. Front porches can go into setbacks as long as they are 6 feet deep & 5 feet wide. They can also go into a side yard setback not within a utility easement.

The Development Review Committee recommends approval of the Glitch Amendments to the Land Development Code.

The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to recommend approval of the Glitch Amendments to the Land Development Code. Motion seconded by Erick Mock. Aye votes were cast William Gusler, Howard Washington, Butch Stanley and Howard Washington (4-0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – FLOOR AND DÉCOR

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report and answered questions.

Applicant, Brian Ashby with Kimley Horn located at 189 S Orange Avenue mentioned that he doesn't have a presentation but happy to answer any questions.

Commissioner Washington mentioned to the applicant that he was concerned with that traffic that will increased in that area and asked the applicant what the impact of the project will be on that road.

Mr. Ashby stated that there was nothing that they could do from a road improvement standpoint to Lakeview Drive but the applicant is proposing and has committed to dedicating 30 feet of property along US 441 for public right-of-way to fit a right turn lane if and when FDOT decides to put one there to help alleviate some of the traffic issues. Peak hour trips are in the range of about 18 trips so it isn't very heavy. Lakeview is a county road and he isn't aware of any current improvements proposed for that road.

Commissioner Mock asked what was the thought with the right in off of Lakeview and no right out.

Mr. Jim Hitt responded that there were too many conflicts with the driveway if you were to make a right hand turn out it's almost a blind corner so it's a lot simpler to make it a right in and that way there is no more conflict. Sight distance safety was also mentioned.

Mr. Ashby added that all truck access will be off of Mayflower. They didn't want any trucks backing in and out on Lakeview Drive. They have tried to locate and limit the amount of conflicts and push for that right in only on the north end will eliminate a lot of conflicting movements out. The majority of customers will be parking in the north parking lot and therefore when they need to leave they will be pushed off of Lakeview and on to 441.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Howard Washington made a motion to approve the Floor and Décor Apopka – Major Development Plan, subject to the findings in the staff report. Motion seconded by Butch Stanley. Aye votes were cast William Gusler, Howard Washington, Butch Stanley and Eric Mock (4-0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – SHOPPES AT EAST SHORE MULTIFAMILY

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report and answered questions.

Applicant, Jordan Draper with Kimley Horn located at 189 South Orange Avenue Orlando Florida stated that he does not have a presentation but is happy to answer any questions.

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 8, 2023 AT 5:30 P.M.
IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to approve the Shoppes at East Shore Multifamily – Major Development Plan, subject to the findings in the staff report. Motion seconded by Howard Washington. Aye votes were cast William Gusler, Howard Washington, Butch Stanley and Eric Mock (4-0).

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:30 p.m.

William Gusler, Chairperson

James K. Hitt, FRA-RA Community Development Director



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 1.

Meeting Date: September 12, 2023

Department: Community Development

SUBJECT:

Shoppes at East Shore Retaining Walls – Variance

REQUEST:

Allow a maximum height for retaining walls up to ten feet in lieu of the six-foot height maximum within the Shoppes at East Shore.

SUMMARY:

Owner(s): Shoppes at East Shore, LLC

Applicant: Shoppes at East Shore, LLC c/o Jamie Bennett, Planning & Entitlements Manager and L. Jordan Draper, P.E.

Parcel Identification Numbers: 20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025, and 20-21-28-0000-00-028

Location: Northeast corner of Ocoee Apopka Road and Keene Road

Future Land Use: Mixed-Use

Existing Use: Vacant

Zoning: Planned Development (PD)

Tract Size: 28.02+/- Acres

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Emerson Park Townhomes
East	County Rural	County A-1 (Citrus Rural)	Single Family Residences
South	Office and County Rural	O (Office) and County A-1	Vacant and Orange County Waste Management
West	Residential High and HDR-25	PD (Planned Development) and T (Transitional)	Jefferson Apartments and Vacant

PROJECT SUMMARY:

The applicant is requesting a variance from Land Development Code (LDC) Section 5.5.11 Retaining Walls to allow a maximum height for retaining walls up to ten feet in lieu of the six-foot height and a slope of 4:1 in lieu of 10:1 in specific locations within the project boundary. The applicant specifies the following:

- Stormwater pond wall

- Request for wall height over 6' to be constructed with Gravix system (or similar FDOT-approved system)
- Request for slope of 4:1 on top of the wall
- Swale will be concrete-lined
- Northern wall
 - Requesting slope of 4:1 between the tiers. Slope above and below the wall will be 10:1.
 - Irrigation removed and plantings updated.
- Eastern wall
 - Request for wall height of 10' to be constructed with Gravix system (or similar FDOT-approved system)
- Middle wall
 - Request for wall height of 9' to be constructed with Gravix system (or similar FDOT-approved system)

APPLICABLE CITY CODES:

- LDC Section 5.5.11 Retaining Walls
- LDC Section 2.5.5(A) Zoning Variance

VARIANCE PROCESS:

Per Land Development Code Section 2.5.5(A)(5), the Planning Commission shall make initial determination of the following to approve a variance (Step 1):

1. Section 2.5.5(A)(5)(1). Whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If so, the Planning Commission shall make the findings in subsection b., below, based on the granting of the variance for that site alone.
2. Section 2.5.5(A)(5)(2). If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.
3. Section 2.5.5(A)(5)(3). No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

Nine Variance Criteria Findings:

If the Planning Commission makes a positive determination of each item in Step 1 above, the second step is to make a finding on the nine criteria below. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that on each of the following nine criteria and responses: There are practical difficulties in carrying out the strict letter of the regulation [in] that the requested variance relates to a hardship due to characteristics of the land and not solely on the needs of the owner. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner.

Applicant's Response: The subject property, in its existing condition, contains upwards of 68 feet of elevation change. This change is best exemplified in the significant fall from the south-eastern boundary of the property at W. Keene Road (EL. 130') to the north-eastern boundary of the property (EL. 62'). The highest point of the site is along W. Keene Road reaching an elevation of 130'.

Given the extreme characteristics of the land by way of large elevation changes across the property, a number of retaining walls are required to meet existing road elevations at points of access, while maintaining ADA accessible sidewalks to the public right-of-way and avoiding impacting elevations of the abutting properties to the north and

east. The scale of the project requires multiple points of access to the existing road network. More specifically, three points of access are proposed along Ocoee Apopka Road (EL 80', 82' and 86') and one point of access along W. Keene Road (EL 130'). Additionally, an intersection improvement is planned for the existing intersection of Ocoee Apopka Road and W. Keene Road (EL 77').

Section 5.5.11 of the City of Apopka Land Development Code (LDC), if followed strictly, would require additional sections of tiered walls on the northern and eastern boundaries of the site. Therefore, the subject variance request seeks a) increased slope of maintenance areas above and below retaining walls from 10:1 max slope to 4:1 max slope and b) increased height of retaining walls in select location (not to exceed 10-foot wall height). Approval of the requested variance would allow the development to maintain the current design without additional tiers, provide smoother grade transitions between uses in the development and maintain ADA access to the public right of ways.

Staff's Response: Staff has no objection.

The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Applicant's Response: The variance request is not based exclusively upon a desire to reduce the cost of development. If Sec. 5.5.11. was implemented strictly, additional tiers of retaining wall would be required on the site. However, the site is physically and topographically constrained, particularly in the locations of the proposed retaining walls. The desire of the requested variance is to exercise the reasonable use of the land and demonstrate the inability to add additional tiers of retaining wall. Therefore, the purpose of the variance request is not based exclusively upon a desire to reduce the cost of development.

Staff's Response: Staff has no objection.

The proposed variance will not substantially increase congestion on surrounding public streets.

Applicant's Response: The variance request does not impact traffic generation, therefore does not increase congestion on the surrounding public streets.

Staff's Response: Staff has no objection.

The proposed variance will not substantially diminish property values in the area surrounding the site.

Applicant's Response: The variance request will not substantially decrease or diminish surrounding property values. If approved, the retaining wall configurations would allow a smoother grade transition in key areas of the site, particularly on the northern and eastern perimeter, which abuts single family residential. As such, the variance request will not substantially diminish surrounding property values and may provide a better condition adjacent to neighboring properties than the Code requires (as written).

Staff's Response: Staff has no objection.

The proposed variance will not substantially alter the essential character of the area surrounding the site.

Applicant's Response: The variance requested will not substantially alter the essential character of the area surrounding the site. Developments along Ocoee Apopka Road, both north and south of the subject property, have constructed retaining walls of varying heights. Therefore, retaining walls are characteristic of this geographic area. Retaining walls taller than six feet and increased maintenance slopes are a reflection and function of the surrounding topography and fit the needs of mixed-use developments desired for this corridor.

Staff's Response: Staff has no objection.

The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

Applicant's Response: The requested variance for an increase in the maximum wall height from six feet to a maximum of 10 feet is well within industry and engineering standards for retaining wall maximum heights. The proposed walls will provide safety railings for fall protection, also in keeping with the safety standards of the Florida Building Code and the City of Apopka's LDC.

The request for increased slopes from a maximum of 10:1 to a maximum of 4:1 is generally in harmony with the LDC. A 4:1 slope is a design-standard, maintainable slope that should not impede the ability to provide periodic wall maintenance, as is the intent of the current code section.

Staff's Response: Staff has no objection.

Special conditions and circumstances do not result from the actions of the applicant.

Applicant's Response: The requested variance is a result of the existing characteristics of the land and abutting properties, not the actions of the applicant. No special conditions and circumstances shall result from approval and implementation of the subject request.

Staff's Response: Staff has no objection.

The proposed variance will not create safety hazards and other detriments to the public.

Applicant's Response: The proposed variance will not create safety hazards and other detriments to the public. The requested wall heights are within industry standards heights for retaining wall systems. Safety railings, per the LDC, will be installed on top of wall.

Staff's Response: Staff has no objection.

The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

Applicant's Response: The wall height and maintenance slope variance being requested is the minimum amount possible to prevent the need for additional wall tiers, while still meeting industry design standards for site development slopes and maintaining appropriate ADA access throughout the property and to public right of ways.

Staff's Response: Staff has no objection.

PUBLIC HEARING SCHEDULE:

August 8, 2023 – Planning Commission (5:30 P.M.) – Continued to September 12, 2023

September 12, 2023 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:

July 21, 2023 – Apopka Chief and mailed notices to adjacent property owners

July 24, 2023 – Placards placed on property

September 1, 2023 – Apopka Chief

ATTACHMENTS:

- Shoppes at East Shore – Vicinity
- Shoppes at East Shore – VAR Site Plan
- Shoppes at East Shore – Wall LA and Irrigation
- Shoppes at East Shore – PE Statement
- Shoppes at East Shore – 3-Tiered Wall Design

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

The Development Review Committee (DRC) does not have any objection to this variance request. However, if the retaining walls are not installed with Gravix system, the alternative shall be subject to City Engineer approval.

Planning Commission Role:

The Planning Commission shall review the application at a quasi-judicial hearing and render a decision based on the review standards in Section 2.5.5(A)(5) Standards. The Planning Commission decision shall be one of the following:

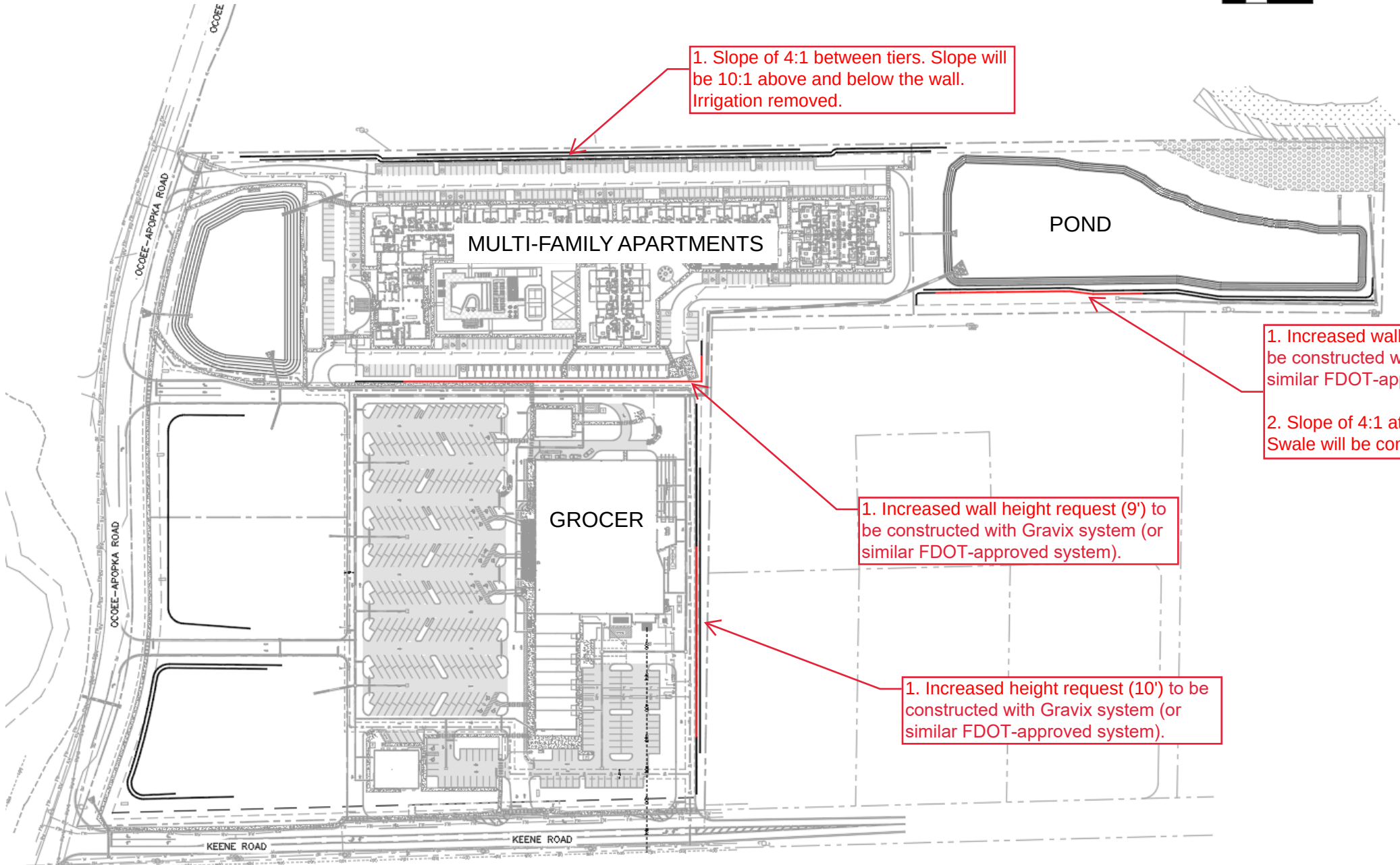
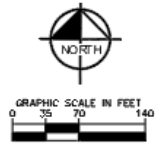
1. Approval of the variance;

2. Approval of the variance subject to modification and/or condition; or
3. Denial of the variance.

ATTACHMENTS:

1. Shoppes at East Shore - VAR Site Plan
2. Shoppes at East Shore - Vicinity
3. Shoppes at East Shore - Wall LA and Irrigation
4. Shoppes at East Shore - 3-Tiered Wall Design
5. Shoppes at East Shore - PE Statement

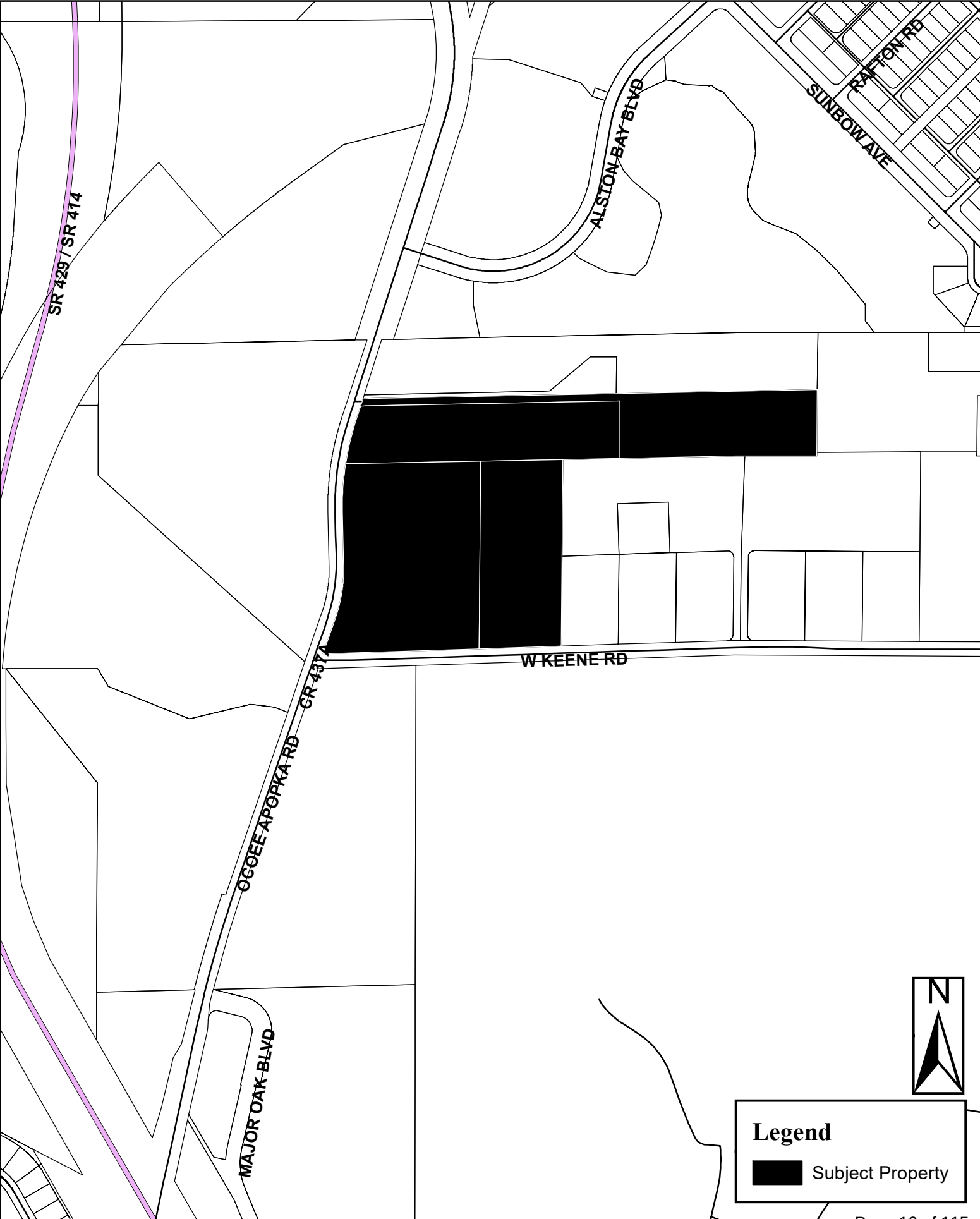
OVERALL SITE PLAN



PROPOSED WALLS
OVER 6 FT TALL

PROPOSED WALLS

Vicinity



August 31, 2023

City of Apopka
Community Development Department
120 E. Main Street
Apopka, FL 32703

Re: **Shoppes at East Shore – Landscape and Irrigation at Walls**

To Whom It May Concern:

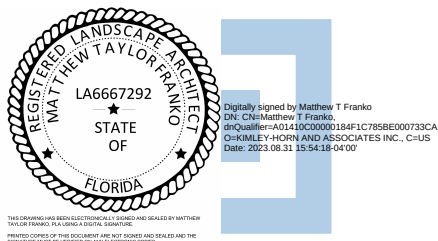
The Shoppes at East Shore project contains retaining walls that will require 4:1 slopes at the top and bottom of wall, exceeding the City of Apopka's code required 10:1 slope. The location of these 4:1 slopes has been minimized to the greatest extent possible, while still meeting the spatial requirements of the development and topography of the surrounding properties. The 4:1 slopes will be stabilized with native grasses (*Spartina bakeri* and *Tripsacum dactyloides*) and only temporarily irrigated to achieve establishment of the plant material. In addition, a slope erosion control measure will be utilized at these 4:1 slopes to further promote the stabilization and establishment of the native grasses. Further, these areas will not be inundated with large amounts of runoff during rain events, as the site has been designed to direct drainage away from the walls and/or capture offsite drainage through swales and drainage structures to prevent runoff overtopping the walls.

As Landscape Architect of Record for the proposed Shoppes at East Shore project, I find the above listed design measures to be appropriate for the stabilization of the requested 4:1 slopes. I am of the opinion that the designed 4:1 slope combined with associated landscape and erosion control measures provides a stable, maintainable condition and meets the professional standard of care for wall design.

If you have any questions, or if you require additional information, please do not hesitate to contact our office at (407) 427-1629.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Matthew Franko, PLA
Project Landscape Architect

MEMORANDUM

September 1, 2023

TO: Chuck Miller, President
Paverscape, Inc

FROM: David G. Kittridge, PE 17238
Structural Engineer

SUBJECT: **Tiered Wall Design**
Shoppes at East Shore
Apopka, Florida
Segmental Retaining Wall

I have reviewed the latest civil engineering sheet, C5.3. The three-tiered wall shown on section H-H has an exposed height of approximately 20.50 feet with 4:1 slope in between the walls.

I have made a preliminary design check and this tiered wall can be designed to meet the NCMA guidelines.

If you have any questions or require more information, please feel free to contact me.

This item has been digitally signed and sealed by David G. Kittridge, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DAVID G. KITTRIDGE, PE
1034 West Mountain Avenue
Fort Collins, CO 80521
(970) 568-8511

August 31, 2023

City of Apopka
Community Development Department
120 E. Main Street
Apopka, FL 32703

Re: **Shoppes at East Shore – Slopes at Walls**

To Whom It May Concern:

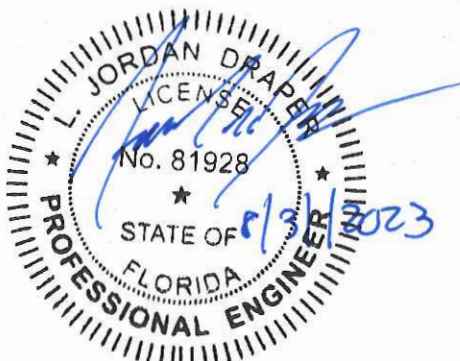
The Shoppes at East Shore project contains retaining walls that will require 4:1 slopes at the top and bottom of wall, exceeding the City of Apopka's code required 10:1 slope. The location of these 4:1 slopes has been minimized to the greatest extent possible, while still meeting the spatial requirements of the development and topography of the surrounding properties. The 4:1 slopes will be stabilized with native grasses and only irrigated via temporary irrigation measures to achieve establishment of the grasses. In addition, a slope stabilization media will be utilized at these 4:1 slopes to further promote the stabilization and establishment of the native grasses. Further, these areas will not be inundated with large amounts of runoff during rain events, as the site has been designed to direct drainage away from the walls and/or capture offsite drainage through swales and drainage structures to prevent runoff overtopping the walls.

As Civil Engineer of Record for the proposed Shoppes at East Shore project, I find the above listed design measures to be appropriate for the stabilization of the requested 4:1 slopes. I am of the opinion that the designed 4:1 slope provides a stable, maintainable condition and meets the professional standard of care for wall design.

If you have any questions, or if you require additional information, please do not hesitate to contact our office at (407) 412-7741.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



L. Jordan Draper, P.E.
Project Engineer



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 1.

Meeting Date: September 12, 2023

Department: Community Development

SUBJECT:

The Ridge Parcel 9 – Major Development Plan

REQUEST:

Recommend approval of The Ridge Parcel 9 – Major Development Plan

SUMMARY:

Owner(s): KS Apopka Centerline Development, LLC

Applicant: VHB c/o James R. Hoffman, P.E.

Parcel Number(s): 17-21-28-0000-00-003

Location: 1885 Boy Scout Road

Future Land Use (FLU): Residential Low

Zoning: PD (Planned Development)

Existing Use: Single-family residence

Proposed Use(s): 41 single family detached lots

Tract Size: 40.54 +/- acres

Density/Intensity: 3.3 dwelling units per acre

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	PD (Planned Development)	Vacant
East	Residential Low	PD	Breckenridge Residential Subdivision and vacant
South	Residential Low	PD	Bronson's Peak Residential Subdivision
West	Residential Low	PD	Magnolia Estates Subdivision

PROJECT SUMMARY:

The Ridge Parcel 9 – Major Development Plan (MDP) is the northernmost parcel of The Ridge PD and proposes the development of 41 single family residential lots up to two stories in height. The applicant offers front-loaded lots with a minimum lot width of 55-feet with minimum lot area of 1600 square feet and rear-loaded lots with a minimum width of 32-feet and minimum living area of 1500 square feet. Approximately 26.5 acres of the project area is wetland and will be preserved as such. Open space and stormwater areas are located adjacent to the wetland limits, buffering the wetland to the north.

ACCESS/TRANSPORTATION:

Access to Parcel 9 is on Boy Scout Road via Street J9, through Bronson Peak Residential Subdivision also known as The Ridge Parcel 2.

ORANGE COUNTY NOTIFICATION:

Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

September 12, 2023 – Planning Commission (5:30 P.M.)
October 4, 2023 – City Council (1:30 P.M.)

ATTACHMENTS:

- Maps
- The Ridge Parcel 9 – MDP

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of The Ridge Parcel 9 – Major Development Plan, subject to the findings in the staff report.

Recommended Motion – Planning Commission:

Recommend approval of The Ridge Parcel 9 – Major Development Plan, subject to the findings in the staff report.

ATTACHMENTS:

1. The Ridge Parcel 9 - MDP
2. Maps

Major Development Plan

Issued for	Site Plan Approval
Date Issued	July 17, 2023
Latest Issue	July 17, 2023

The Ridge PD - Parcel 9

City of Apopka, Florida
Parcel ID: 17-21-28-0000-00-003

Owner / Applicant

Craig Perry
KS Apopka Centerline Development LLC
15481 SW 12th Street
Suite 309
Sunrise, Florida 33326



Sheet Index		
No.	Drawing Title	Latest Issue
C-1.0	Existing Conditions Plan	07/17/2023
C-2.0	Master Site Plan & Site Data	07/17/2023
C-3.0	Grading Plan	07/17/2023
C-4.0	Drainage & Wastewater Plan	07/17/2023
C-5.0	Water Distribution Plan	07/17/2023
C-6.0	Reclaimed Water Distribution Plan	07/17/2023
C-7.0	Typical Sections & Details	07/17/2023
C-8.0	Fire Access Plan	07/17/2023
C-9.0	Layout & Materials Plan	07/17/2023
C-10.0	Tree Preservation Plan	07/17/2023
A-1.1	Building Elevations	07/17/2023

Reference Drawings		
No.	Drawing Title	Latest Issue
LS-100-102	Overall Landscape Site Plan	7/17/2023
LS-201-205	Landscape Plan	7/17/2023
LS-401	Landscape Schedule	7/17/2023
LS-501	Landscape Details	7/17/2023
Shts. 1-2	Boundary & Tree Survey	April 28, 2023



vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Community Planner & Civil Engineer
VHB
James Hoffman
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407-839-4006 - 407-839-4008

Geotech
DEVO Engineering
5500 Alhambra Drive
Orlando, Florida 32808
P 407-290-2371

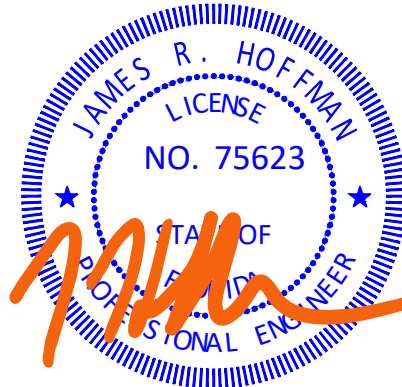
Environmental
Bio-Tech Consulting Inc.
Mark Ausley
3025 E. South Street
Orlando, Florida 32803
P 407-894-5969 - 407-894-5970

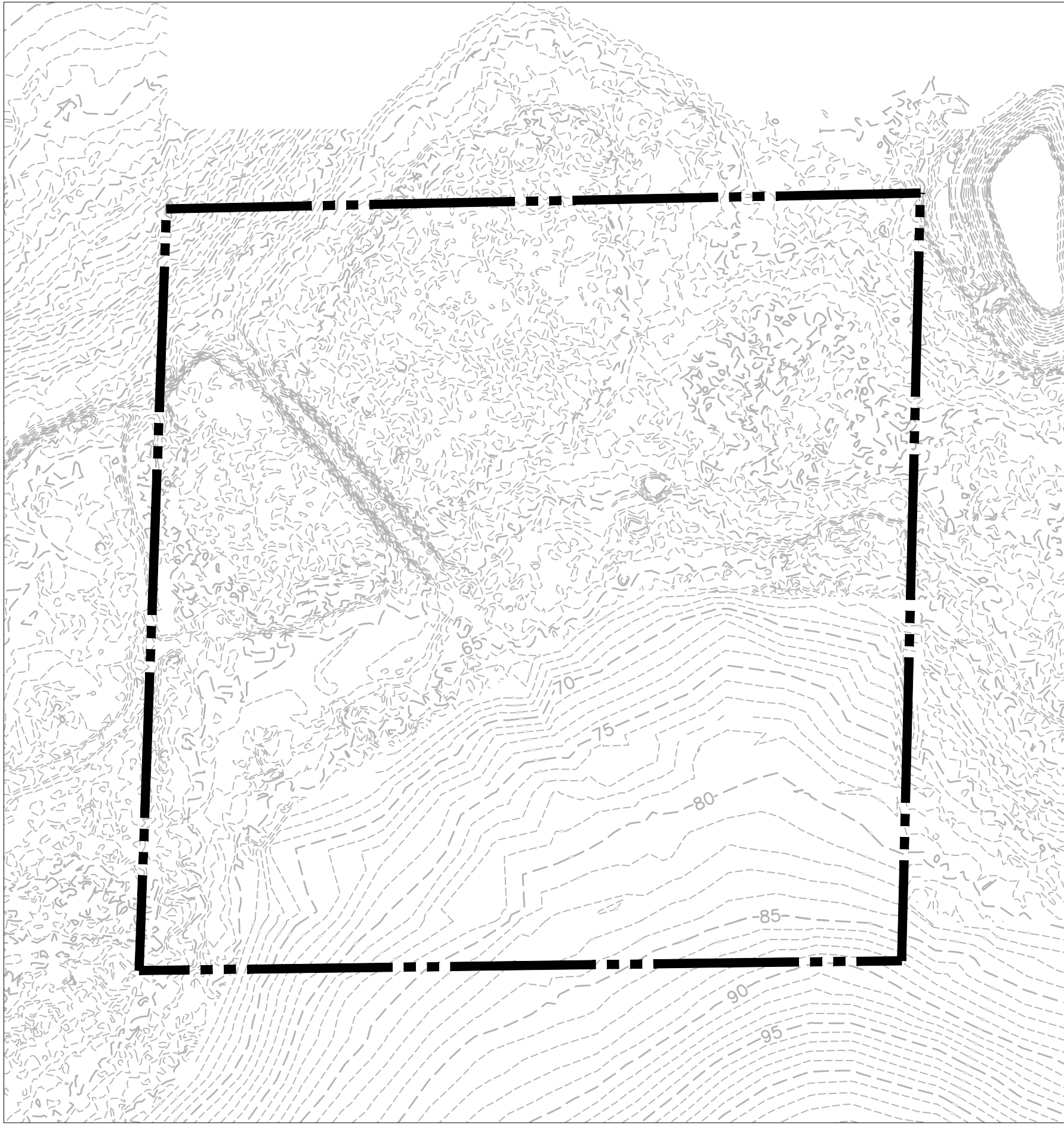
Surveyor
Allen & Company
Jim Rickman
16 E. Plant Street
Winter Garden, Florida 34787
P 407-654-5355

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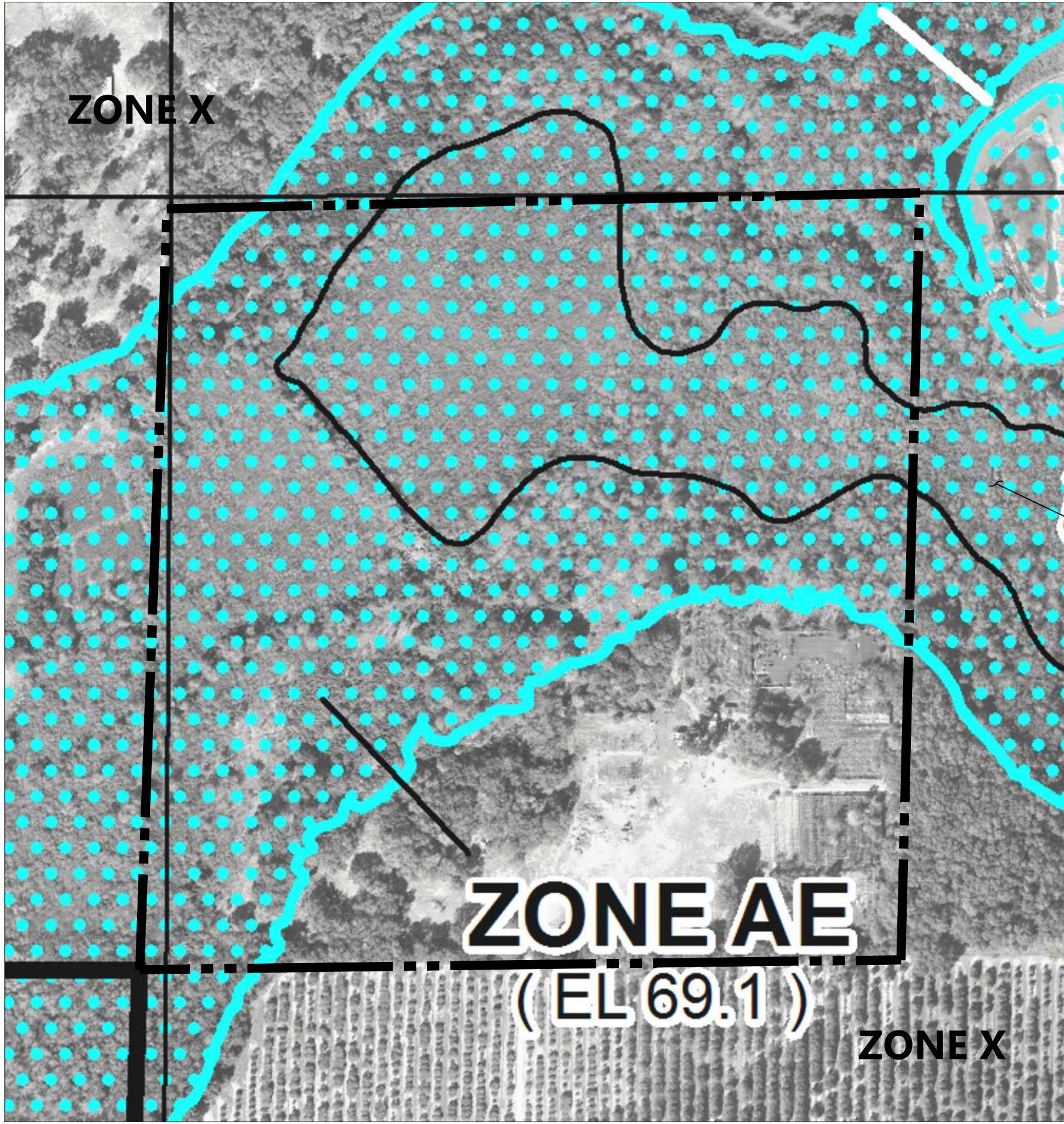

James R. Hoffman, P.E.
P.E. # 75623
DATE: Jul. 17, 2023



TOPOGRAPHY MAP
(NAVD 88)

CONTOUR SOURCE:
ONSITE: ALLEN & COMPANY, OCT. 2021
OFFSITE: ORANGE COUNTY GIS, 2014

LEGEND
- - - - - PROJECT BOUNDARY
- - - - - TOPOGRAPHIC CONTOUR



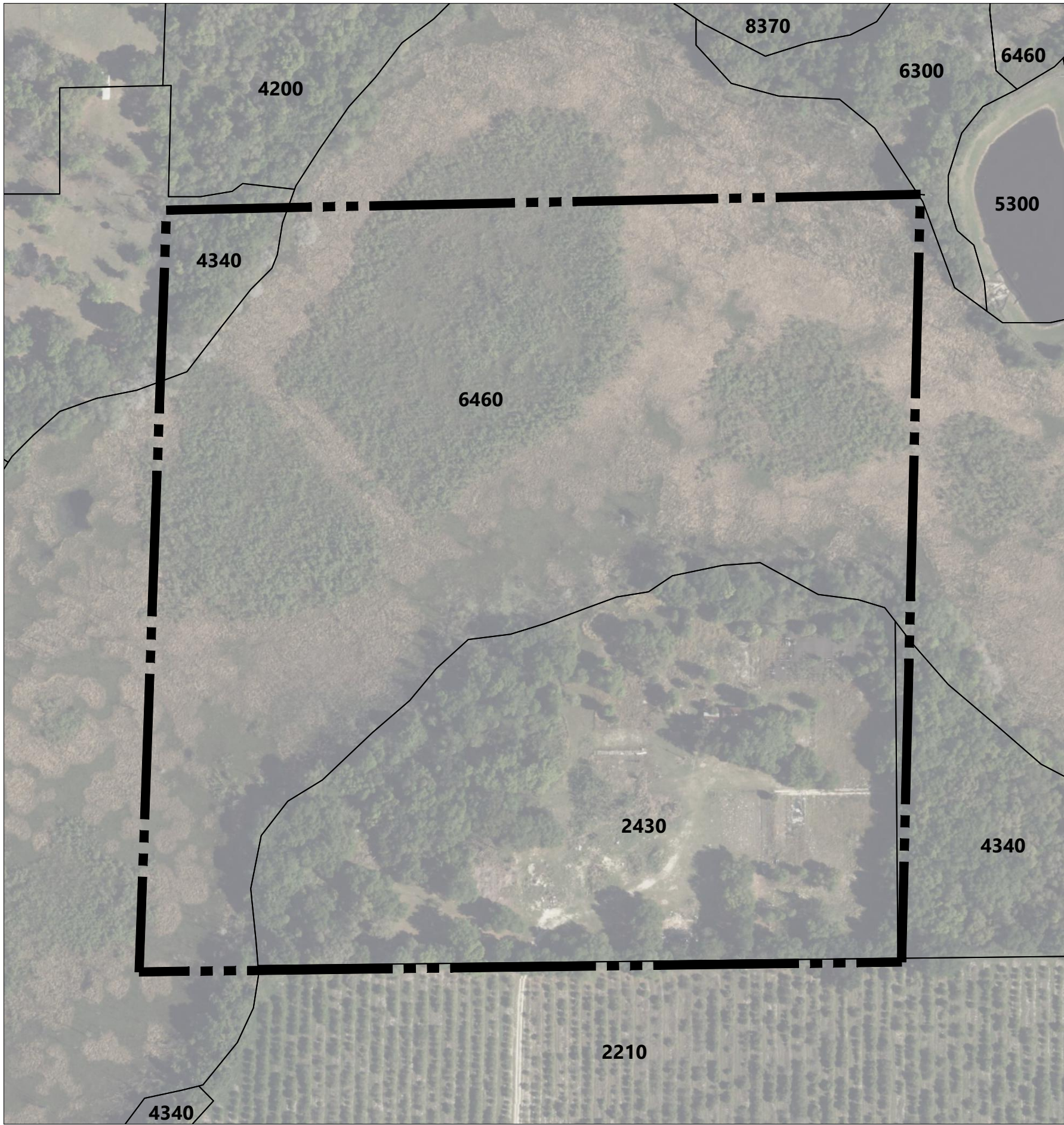
FLOODPLAIN MAP

FEMA MAP SERVICE CENTER, FIRM PANEL
12095C0120H, DATED SEPTEMBER 24, 2021

LEGEND
- - - - - PROJECT BOUNDARY
Special Flood Hazard Area

FIRM PANEL LEGEND
ZONE A NO BASE FLOOD ELEVATIONS DETERMINED
ZONE AE BASE FLOOD ELEVATIONS DETERMINED
SPECIAL FLOOD HAZARD AREAS SUBJECT TO
INNUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT
ZONE X AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN

UNNAMED LAKE 13 PER
FEMA FIRM PANEL



AERIAL & EXISTING LAND USE MAP

FLUCFCS SOURCE: SJRWMD, 2014
AERIAL SOURCE: AUTODESK ONLINE MAP SERVICE, 2023

LEGEND
- - - - - PROJECT BOUNDARY
FLUCFCS LIMITS

FLUCFCS CODE	DESCRIPTION
2210	CITRUS GROVES
2430	ORNAMENTALS
4200	UPLAND HARDWOOD FORESTS
4340	UPLAND MIXED CONIFEROUS/HARDWOOD
5300	RESERVOIRS
6300	WETLAND FORESTED MIXED
6460	MIXED SCRUB-SHRUB WETLAND
8370	SURFACE WATER COLLECTION PONDS



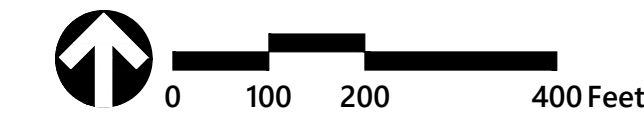
SOILS MAP

SOILS SOURCE: USDA, NRCS

LEGEND
- - - - - PROJECT BOUNDARY
SOILS BOUNDARY

SOIL CODE	DESCRIPTION
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
6	CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES
21	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES
42	SANIBEL MUCK
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES

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The Ridge PD Parcel 9

Apopka, Florida

No.	Revision	Date	Appvd.

Designed by	Checked by
CLG	JRH
Issued for	Date
Site Plan Approval	July 17, 2023

Not Approved for Construction

Existing Conditions Plan

Vertical Datum NAVD 1988



James R. Hoffman, P.E.
P.E. # 75623
DATE: Jul. 17, 2023

C-1.0

Sheet of

Project Number
63534.07

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and sealed by James R. Hoffman, P.E.
on July 17, 2023 using a Digital Signature.

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electronic copies.

GENERAL SITE DATA:

GENERAL:

ZONING	PD
PROPOSED SINGLE FAMILY UNITS (INCLUDED IN MDP)	41 DU
TOTAL GROSS ACRES	40.54 AC.
TOTAL WETLAND ACRES	26.52 AC.
IMPACTED WETLAND ACRES	0.00 AC.
PRESERVED WETLAND ACRES	26.52 AC.
TOTAL EXISTING SURFACE WATER ACRES	0.00 AC.
IMPACTED SURFACE WATER ACRES	0.00 AC.
PRESERVED SURFACE WATER ACRES	0.00 AC.
TOTAL UPLAND BUFFER ACRES	1.10 AC.
TOTAL PRESERVED UPLAND ACRES	0.35 AC.
TOTAL DEVELOPABLE ACRES	12.57 AC.

DEVELOPMENT PLAN CHART		
PARCEL ID NUMBER	17-21-28-0000-00-003	
FUTURE LAND USE	LOW DENSITY RESIDENTIAL	
ZONING	PD	
ADJACENT FUTURE LAND USE	NORTH (CITY): RESIDENTIAL LOW	
	EAST (CITY): RESIDENTIAL LOW	
	SOUTH (CITY): RESIDENTIAL LOW	
	WEST (CITY): RESIDENTIAL LOW	
ADJACENT ZONING	NORTH (CITY): RSF-1A (RESIDENTIAL SINGLE FAMILY ESTATE DISTRICT), RTF (RESIDENTIAL TWO-FAMILY DISTRICT)	
	EAST (CITY): RSF-1A, PD	
	SOUTH (CITY): PD	
	WEST (CITY): T	
ACREAGE/SQUARE FOOTAGE	40.54 ac.	
BUILDING HEIGHT (single-family)	PROPOSED: 2 STORIES	MAX: 2 STORIES/35'
NET DENSITY	PROPOSED: 3.3 Du/ac.	MAX: 4.3 Du/ac.
BUILDING SETBACKS (single-family front loaded)	PROPOSED: FRONT: 20'(1) SIDE: 5' REAR: 20'(2) PORCH: 10'	
	REQUIRED: FRONT: 20'(1) SIDE: 5' REAR: 20'(2) PORCH: 10'	
BUILDING SETBACKS (single-family rear loaded)	PROPOSED: FRONT: 15' SIDE: 5' REAR: 20'(3) PORCH: 10'	
	REQUIRED: FRONT: 15' SIDE: 5' REAR: 20'(3) PORCH: 10'	
PARKING SPACES	PROVIDED: 194 (30 ONSTREET, 82 GARAGE, 82 DRIVEWAY)	
	REQUIRED: 82 (2 SPACES PER DU)	
WAIVER REQUEST	YES:	NO: X
VARIANCE REQUEST	YES:	NO: X
MIN. LOT WIDTH & DEPTH(single-family)	55' x 100' (front loaded) and 32' x 110' (rear loaded)	

NOTES:

- SEE SECTION SEC 3.04.06(10) (a) (1) FOR FRONT LOADED GARAGE DOORS SETBACKS.
- MIN. 20' BUILDING SETBACK ASSUMES NO ALLEY. THE MIN. REAR BUILDING SETBACK FOR ALLEYS IS 5'. GARAGES WITH DIRECT ACCESS FROM AN ALLEY SHALL BE SET BACK WITH A MINIMUM OF 22 FEET FROM THE PROPERTY LINE. SEC. 3.04.06(10) (a) (3).
- MIN. 3' REAR PRIMARY STRUCTURE SETBACK WITH DETACHED GARAGE.
- MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF HOUSE, NOT INCLUDING GARAGES OR OTHER STRUCTURES.
- CORNER SIDE SETBACK IS 15' FOR SINGLE FAMILY LOTS AND 10' FOR TOWNHOME LOTS.

PHASING:

THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE.

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	399

SIGNAGE:

RESIDENTIAL COMMUNITY SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.10.9 AND NON-RESIDENTIAL STANDARDS SHALL COMPLY WITH 5.10.7 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

LIGHTING:

EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

GARBAGE PICKUP:

FRONT LOADED SINGLE-FAMILY UNITS TO BE PICKED UP AT FRONT (R/W). REAR LOADED SINGLE-FAMILY UNITS AND TOWNHOME UNITS TO BE PICKED UP AT REAR ALLEY.

FIRE:

- FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 5th EDITION (2012).
- FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2012 EDITION, FPFC 5TH EDITION (2012).
- NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SQUARE FEET OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 & 101, 2012 EDITION, FPFC 5TH EDITION (2012). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1, 2012 EDITION, FPFC 5TH EDITION (2012).
- ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

ARCHITECTURAL:

ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.

LANDSCAPE:

- LANDSCAPING STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL ADHERE TO SECTION 5.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

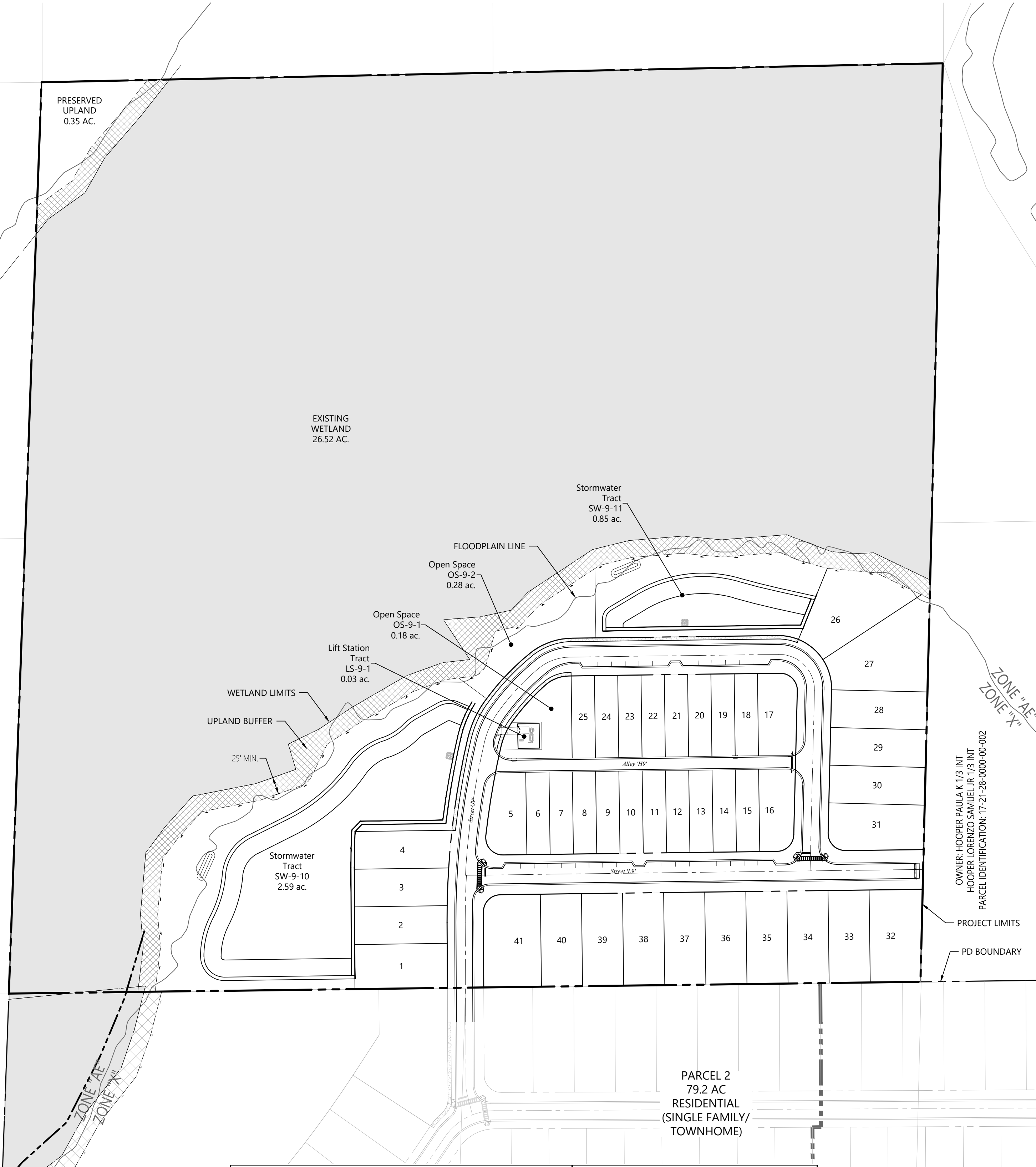
OWNERSHIP/MAINTENANCE:

ROADWAYS	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
STORMWATER TRACTS	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
DRAINAGE EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
STORM SEWER SYSTEM	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
PARK TRACTS	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
OPEN SPACE/LANDSCAPE TRACTS	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT

PUBLIC OPEN SPACE CALCULATIONS:

20% REQUIRED PUBLIC OPEN SPACE HAS BEEN ACCOUNTED FOR WITHIN THE POND TRACKS, BUFFERS, AND GREEN SPACE		
TOTAL DEVELOPABLE ACRES	REQUIRED (20%) ACRES	OPEN SPACE ACRES
12.57	2.514	OPEN SPACE 0.46 ac.
		STORMWATER TRACT (SW-9-10) 2.59 ac.
		STORMWATER TRACT (SW-9-11) 0.85 ac.
		TOTAL 3.90 ac.

OWNER: THOMAS GEORGE A
THOMAS GEORGE A
PARCEL IDENTIFICATION: 17-21-28-0000-00-056



Green Building Standards	Points	Notes
Minimum Points Required	4.00	4.0 points required for Residential Development greater than 30 Units
Potential Standards to be Implemented with CSP		
Energy Conservation - Install a "cool roof" on a minimum of 50 percent of the dwelling units in a subdivision. The cool roof shall cover the entire roof of the building.	1.50	LP Tech Shield will be used
Energy Conservation - Use central air conditioners that are Energy Star qualified	0.50	All HVAC's installed on site will be Energy Star qualified.
Energy Conservation - Use vegetation or vegetated structures to shade HVAC units	0.25	2 shrubs per A/C unit will be shown on the final landscape plans.
Water Conservation and Water Quality - Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.50	The entire site is designed to drain to an on-site retention pond that will fully recover through infiltration.
Vegetation - Preserve large, non-exotic trees on site (Large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	1.00	Four specimen trees preserved
Vegetation - Limit turf grass to 40 percent of the landscaped area.	0.50	Grass will be limited to 40% for open space areas at the entrance and amenity center.
Transportation - Provide a minimum of two electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building.	0.50	2 EV charging stations will be provided at the amenity centers
Resiliency to Natural Hazards - Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE)	1.00	0.5 points per foot above 100 year (assume 2 ft above)
Resiliency to Natural Hazards - Install operable windows to allow for natural ventilation in the event of power failures	0.25	All windows will be operable
Potential Point Total (to be implemented with CSP)	6.00	

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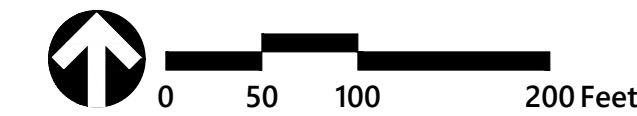


225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND	
	PROPERTY BOUNDARY
	WETLAND
	UPLAND BUFFER

PRELIMINARY - NOT FOR CONSTRUCTION

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The Ridge PD
Parcel 9

Apopka, Florida

No.	Revision	Date	Apprv.

Designed by	Checked by
CLG	JRH
Issued for	Date
Site Plan Approval	July 17, 2023

Not Approved for Construction

Drawing Title

Master Site Plan &
Site Data

Vertical Datum NAVD 1988

Drawing Number

James R. Hoffman, P.E.
LICENSE NO. 75623
Professional Engineer

James R. Hoffman, P.E.
P.E. # 75623

DATE: Jul. 17, 2023

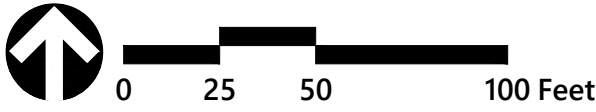
Project Number
63534.07

C-2.0

Sheet of

LEGEND	
	PROJECT BOUNDARY
	PRESERVED WETLAND
	UPLAND BUFFER
	PROPOSED WATERMAIN & GATE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY

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The Ridge PD Parcel 9

Apopka, Florida

No.	Revision	Date	Appvd.

Designed by	Checked by
CLG	JRH
Issued for	Date
Site Plan Approval	July 17, 2023

Not Approved for Construction
Drawing Title
Water Distribution Plan

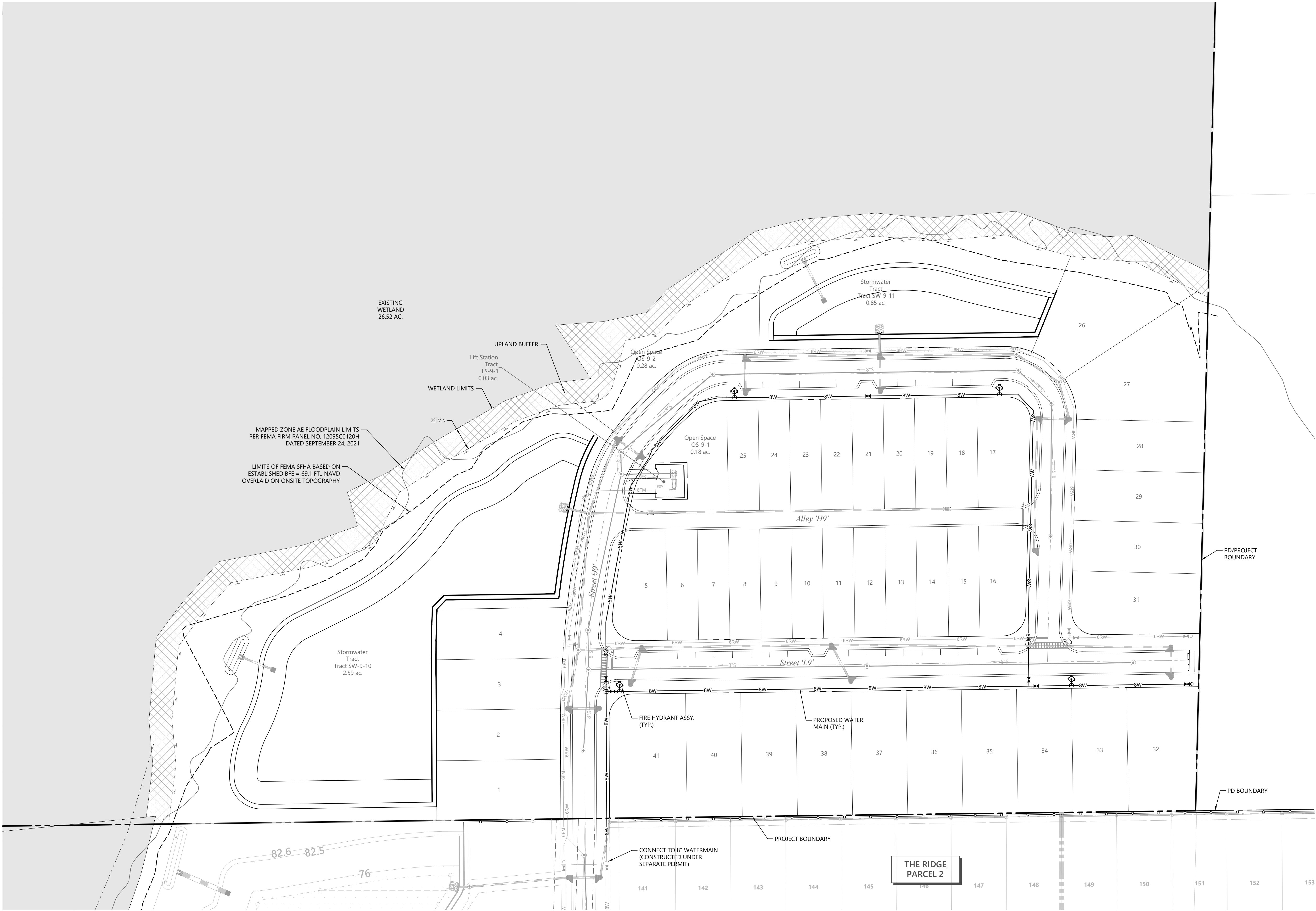
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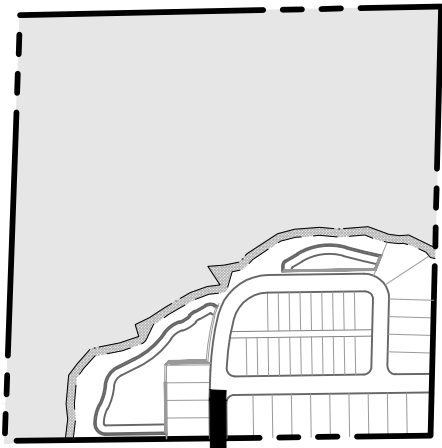


James R. Hoffman, P.E.
P.E. # 75623
DATE: Jul. 17, 2023

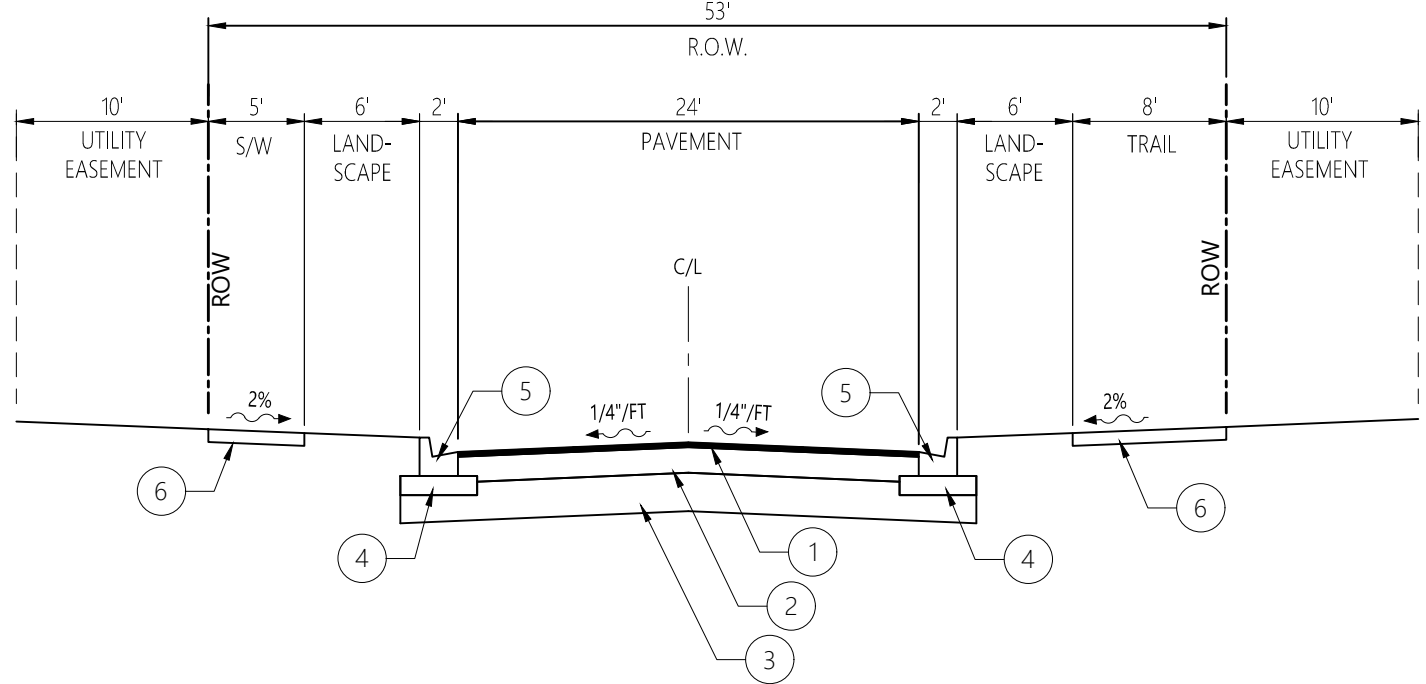
Sheet **C-5.0** of
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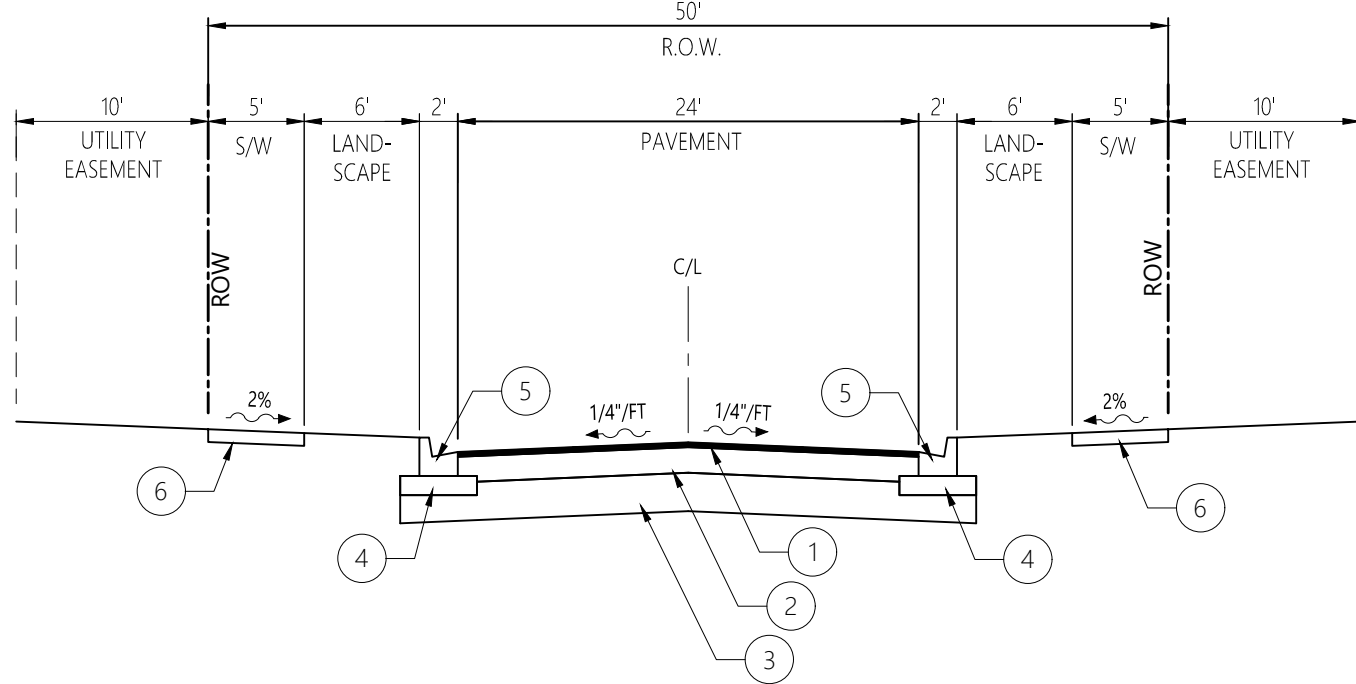


KEY MAP



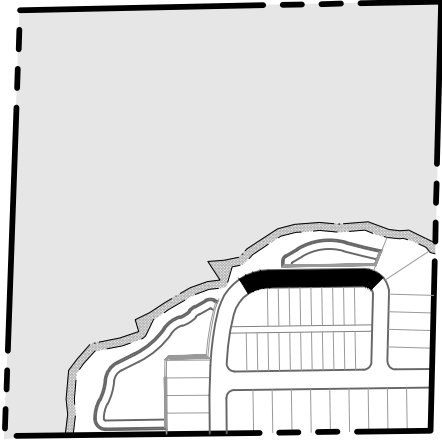
A - Typical Road Section - (53' ROW)

N.T.S.

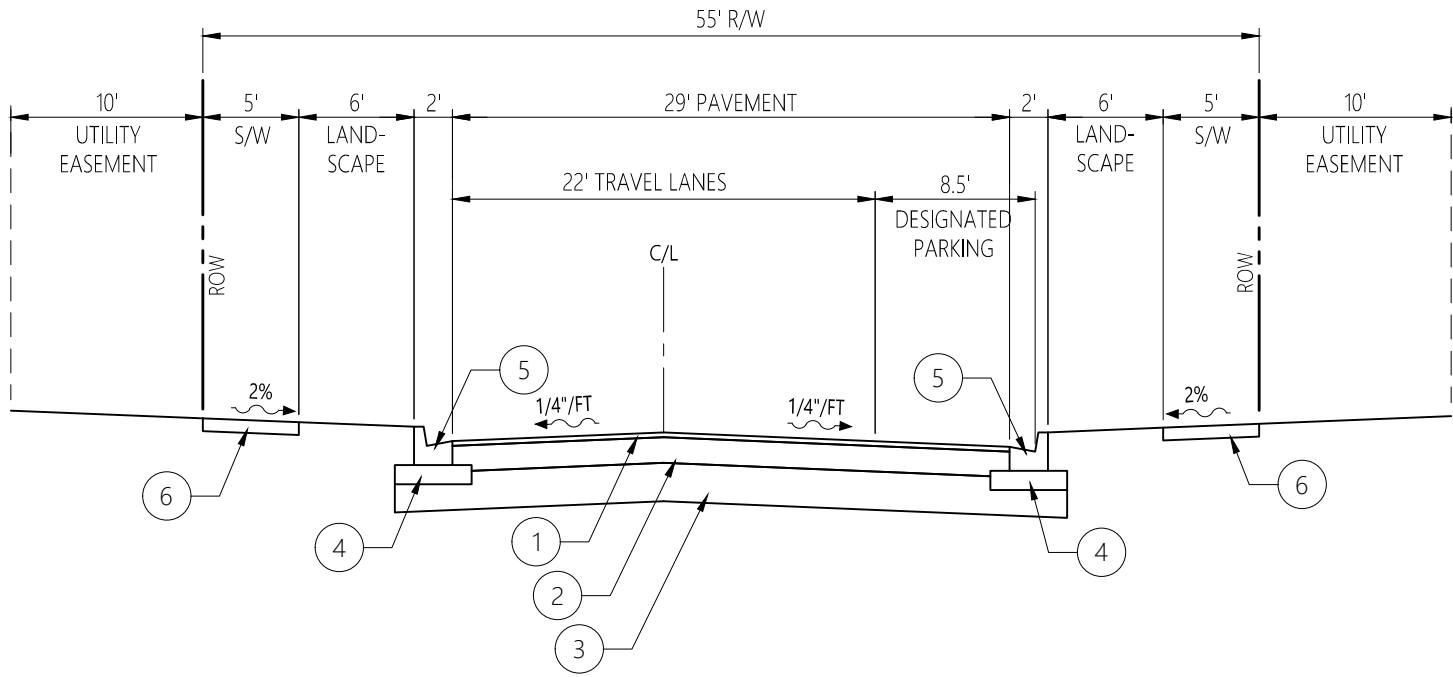


B - Typical Road Section - (50' ROW)

N.T.S.

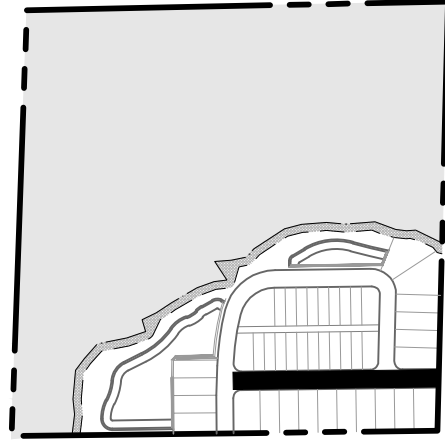


KEY MAP

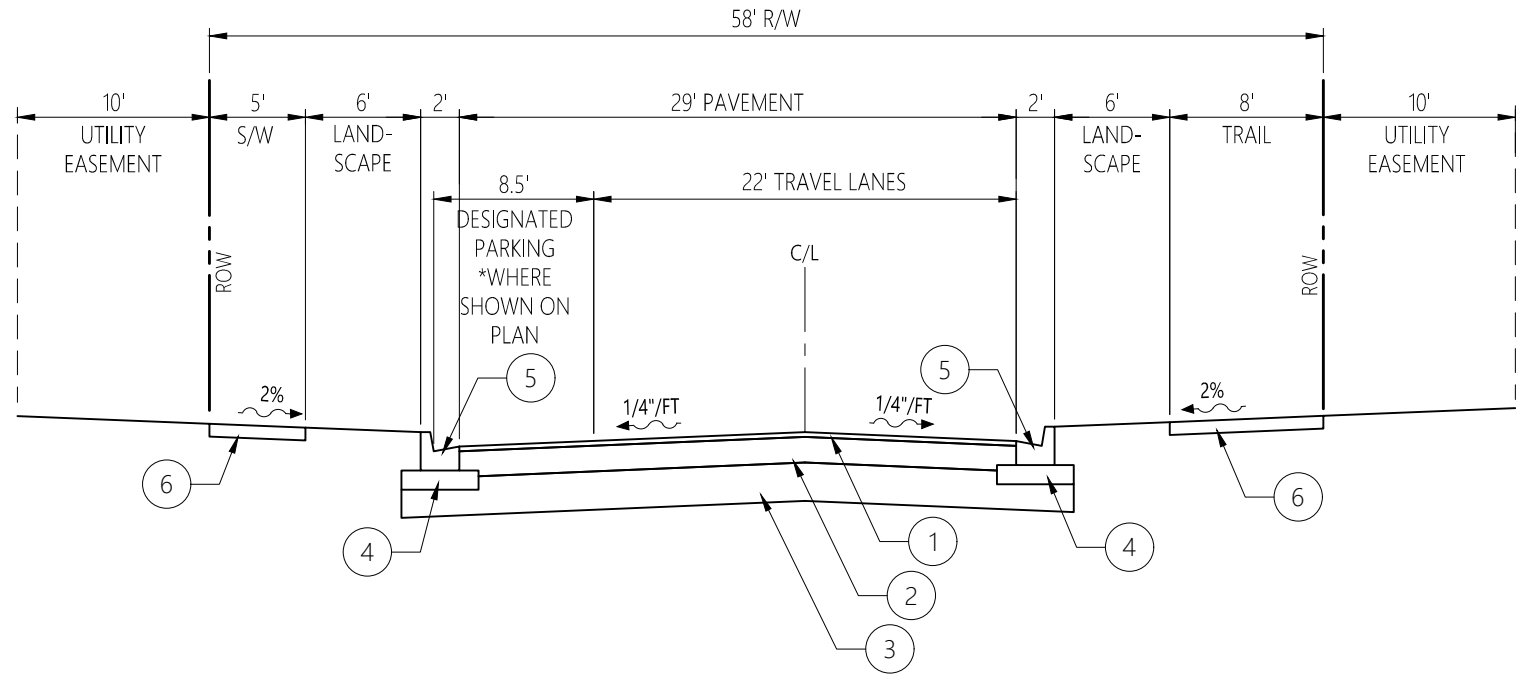


C - Typical Road Section - Parking One Side (55' ROW)

N.T.S.

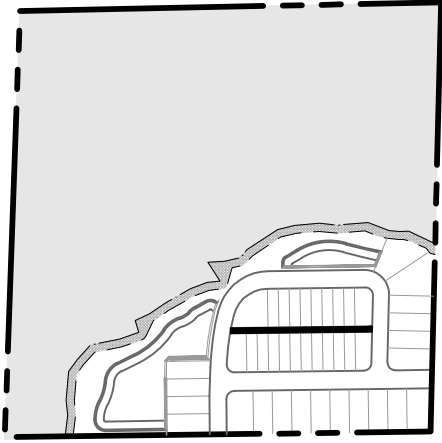


KEY MAP

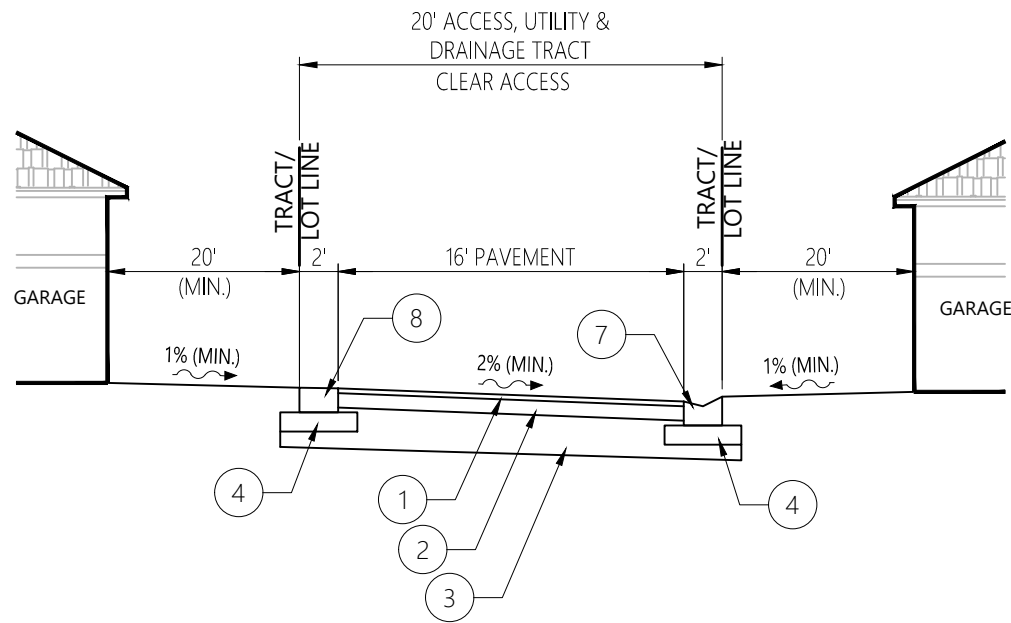


D - Typical Road Section - Parking One Side (58' ROW)

N.T.S.



KEY MAP

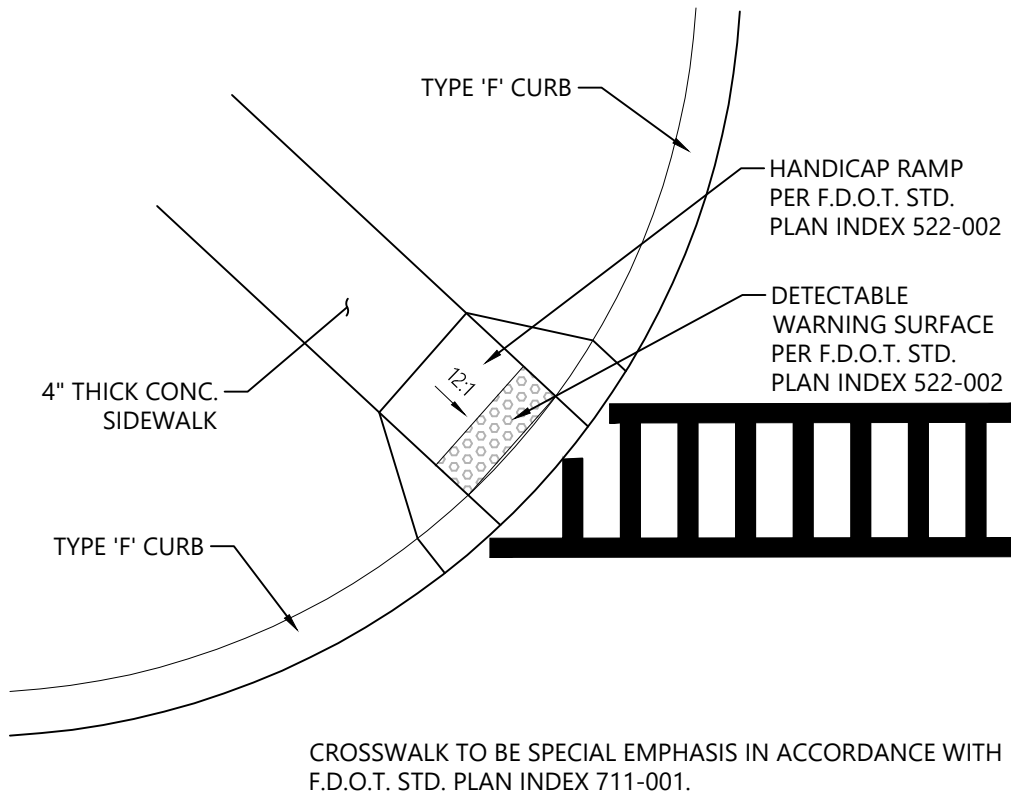


NOTES:

1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN REAR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYS AND AT INTERSECTIONS BETWEEN ALLEYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

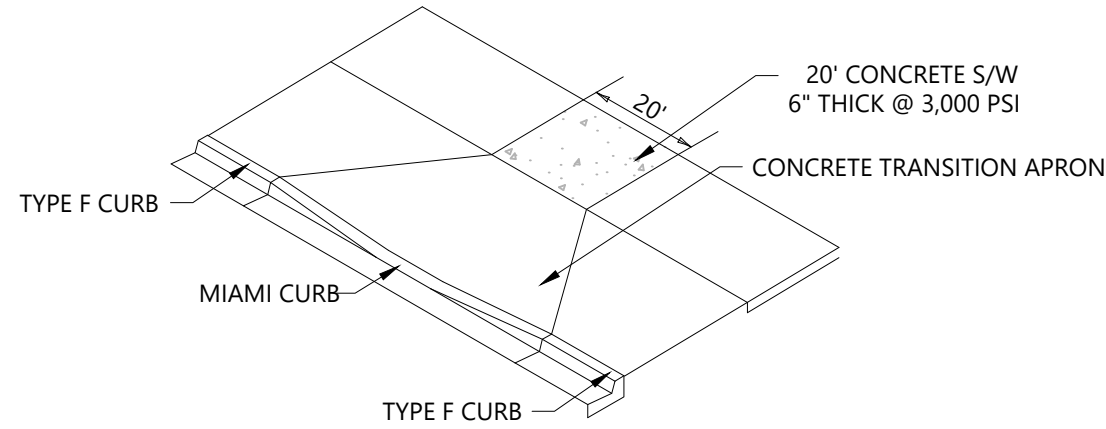
E - Typical Alley Road Section - Two Way

N.T.S.



Crosswalk Detail

N.T.S.



Pond Access Apron Detail

N.T.S.

LEGEND:

- 1 ASPHALT
- 2 BASE
- 3 SUBGRADE
- 4 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
- 5 TYPE 'F' CONCRETE CURB
- 6 4" (IN.) CONCRETE SIDEWALK (3000 P.S.I.)
- 7 TYPE 'DROP CURB' CONCRETE CURB
- 8 2' RIBBON CURB

* FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

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The Ridge PD Parcel 9

Apopka, Florida

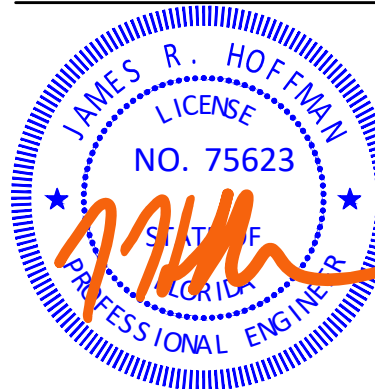
No.	Revision	Date	Appvd.

Designed by	Checked by
CLG	JRH
Issued for	Date
Site Plan Approval	July 17, 2023

Not Approved for Construction

Typical Sections
& Details

Vertical Datum NAVD 1988



Drawing Number

C-7.0

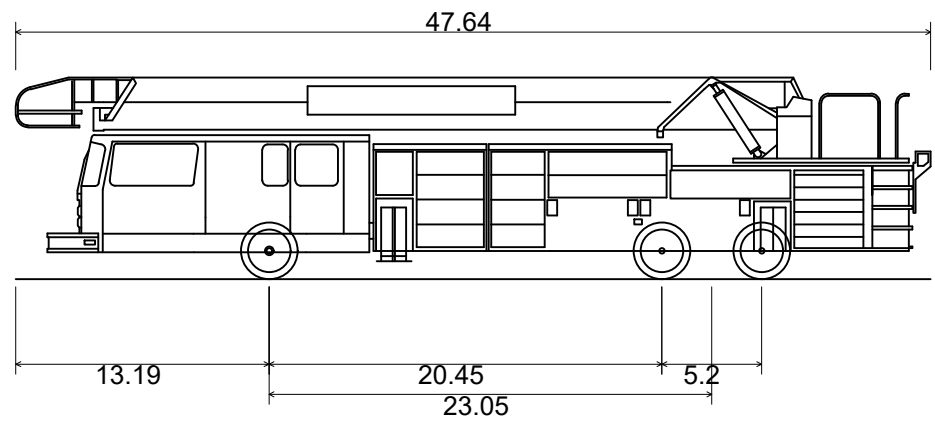
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This item has been electronically signed and sealed by James R. Hoffman, P.E. on July 17, 2023 using a Digital Signature.

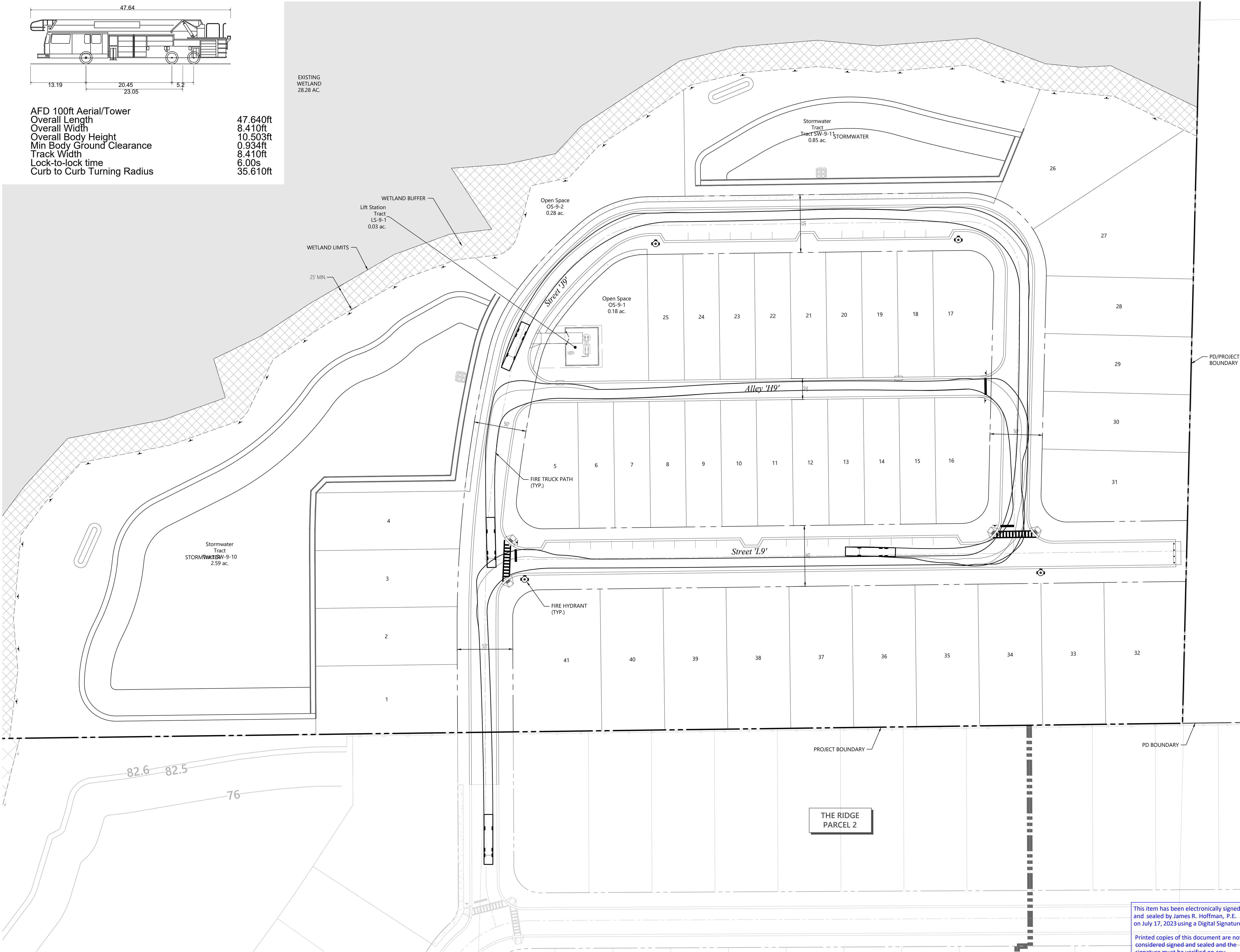
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Project Number
63534.07

DATE: Jul. 17, 2023



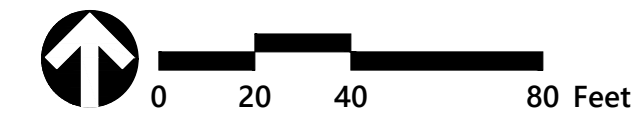
AFD 100ft Aerial/Tower
Overall Length 47.640ft
Overall Width 8.410ft
Overall Body Height 10.503ft
Min Body Ground Clearance 0.934ft
Track Width 8.410ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 35.610ft





225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

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The Ridge PD Parcel 9

Apopka, Florida

No.	Revision	Date	Appvd.

Designed by	Checked by
CLG	JRH
Issued for	Date
Site Plan Approval	July 17, 2023

Not Approved for Construction
Drawing Title
Fire Access Plan

Vertical Datum NAVD 1988



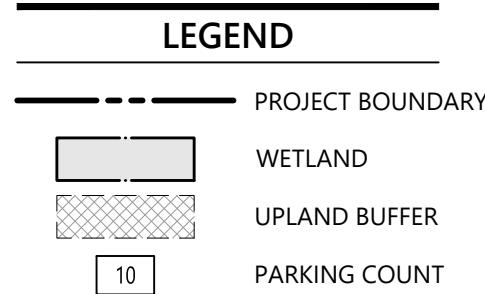
C-8.0

Sheet of

James R. Hoffman, P.E.
P.E. # 75623
DATE: Jul. 17, 2023

Project Number
63534.07

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Apopka, Florida

[illegible]

Not Approved for Construction

Drawing Title

Layout & Materials Plan

C-9.0

Project Number
63534.07

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225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Specimen Trees to be Removed	
ID	Tree
12904	28" OAK
12905	40" OAK
12909	24" OAK
12912	43" OAK
12922	60" OAK
12935	36" OAK
12951	30" OAK
12956	28" OAK
12957	36" OAK
12970	65" OAK
12974	50" OAK
12975	29" OAK
12976	30" OAK
12977	36-36-36" OAK
12980	26" OAK
12981	30" OAK
12984	28" OAK
12985	32-32" OAK
12987	24" OAK
13001	40" OAK
13010	48" OAK
13011	46" OAK
13024	26" OAK
13084	40-6" OAK
13089	28-13" OAK
13094	24" OAK
13103	26-20-18-18" OAK
13106	26" OAK
13109	28" OAK
13124	26" OAK
13173	24" OAK
13186	40" OAK
13189	24-17-16" OAK
13224	24-24" OAK
13272	42" OAK
13275	37" OAK
13296	27" OAK
13317	44" OAK
13353	27" OAK
13357	27" OAK
13358	26" OAK
13359	46" OAK
13405	36" OAK
13594	25" OAK
Total	1,728 INCHES

Specimen Trees to be Preserved	
ID	Tree
13177	24" OAK
13179	24" OAK
13185	28" OAK
13229	28" OAK
Total	104 INCHES

Tree Replacement Summary (Specimen Trees)		Inches
1.0	Total Protected Inches (Per Approved Master MDP ¹)	7,904
1.1	Total Protected Inches (Parcel 9)	1,832
2.0	Total Protected Inches Removed (Per Approved Master MDP)	6,556
2.1	Total Protected Inches Removed (Parcel 9)	1,728
3.0	Total Inches Requiring Replacement:	8,284
4.0	Total Inches Proposed to be Planted:	
<i>Parcel 2 (Per Approved Master MDP)</i>		
	Lots	654
	Open Space	882
	Street Trees	0
	Bufferyards	381
<i>Parcel 4 (Per Approved Master MDP)</i>		
	Lots	546
	Open Space	936
	Street Trees	0
	Bufferyards	1,401
<i>Parcel 5 (Per Approved Master MDP)</i>		
	interior (303 trees)	909
	Bufferyards	471
<i>Parcel 8 (Per Approved Master MDP)</i>		
	Lots	0
	Open Space	1,296
	Street Trees	0
	Bufferyards	0
<i>Parcel 9</i>		
	Lots	153
	Open Space	133
	Street Trees	174
	Bufferyards	0
<i>Public Rights-of-Way (Per Approved Master MDP)</i>		
	Street Trees	855
<i>Future Parcels 1, 3, 6, 7</i>		
	TBD	TBD
Total Inches Proposed to be Planted:		8,791
5.0	Total Protected Inches Preserved (Per Approved Master MDP)	1,348
5.1	Total Protected Inches Preserved (Parcel 9)	104
6.0	Total Inches Post Development	10,243
7.0	Surplus Tree Mitigation Planting ² :	507

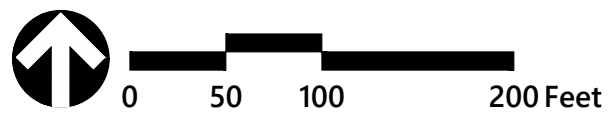
- Notes:
1. Previously Approved Master MDP for the Ridge did not include Parcel 9. Values from the approved Master MDP have been shown above, with the additional numbers for Parcel 9 tabulated as separate line items.
 2. Surplus Tree Mitigation can be applied to future Parcels if necessary.

Tree Canopy Summary		
1.0	Total Site Area	407.9 acres
2.0	Tree Canopy Area	
	Parcel 1 (Per Approved Master MDP)	7.1
	Parcel 2 (Orange Grove)	0
	Parcel 3 (Per Approved Master MDP)	3.1
	Parcel 4 (Orange Grove)	0
	Parcel 5 (Per Approved Master MDP)	2.6
	Parcel 6 (Per Approved Master MDP)	20
	Parcel 7 (Orange Grove)	0
	Parcel 8 (Per Approved Master MDP)	4
	Parcel 9	7.7
	Total	44.5 acres
3.0	Tree Canopy Cover	(A) 10.9%
3.0	Tree Canopy Retention % (MU-ES District)	
	Round (A) up to Next 20% Threshold	(B) 20%
	Required Tree Canopy Retention at 20%	(C) 7%
	Points Below Threshold (B - A)	(D) 9.1%
	Add 0.05 x (D) to (C)	(E) 7.45%
	Min. Required Tree Canopy Retention (A x E)	(F) 0.813%
5.0	Tree Canopy Retention Area Required (F x Total Site Area)	3.32 acres
6.0	Tree Canopy Retention Area Provided	
	Parcel 8 (Per Approved Master MDP)	2.8 acres
	Parcel 9	0.92 acres
	Total	3.72 acres



LEGEND	
---	PROPERTY BOUNDARY
[Hatched Box]	WETLAND
[Cross-hatched Box]	UPLAND BUFFER
⌘ 8413	SPECIMEN TREE ID
×	NON-SPECIMEN TREE
⊙ 8413	TREES TO BE PRESERVED
○	CANOPY TREES

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The Ridge PD Parcel 9

Apopka, Florida

No.	Revision	Date	Apprv.

Designed by	Checked by
CLG	JRH
Issued for	Date
Site Plan Approval	July 17, 2023

Not Approved for Construction

Tree Preservation Plan

Vertical Datum NAVD 1988

JAMES R. HOFFMAN

LICENSE

NO. 75623

PROFESSIONAL ENGINEER

James R. Hoffman, P.E.

P.E. # 75623

DATE: Jul. 17, 2023

C-10.0

Sheet of

Project Number
63534.07

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PROJECT DESCRIPTION

- This project consists of four 24' wide two-story T-Lite single-family home plans.
- These homes will be designed for a project located near 429 and Seidel Road in Orlando Florida.
- Each plan will have three elevations styles: Craftsman, Farmhouse and Coastal
- Building Pad sizes will be 24x80', with a 7' front porch setback encroachment allowed
- The plans will have rear loaded detached two car garages with a courtyard area between the home and garage.
- Building shell program:
 - Two story, slab on grade
 - 9'4" - CMU walls first floor
 - 16" wood floor trusses
 - 9'-0" - 2x6 walls second floor and wood roof trusses
 - Shingle roofs.



COMP.



CRAFTSMAN



FARMHOUSE



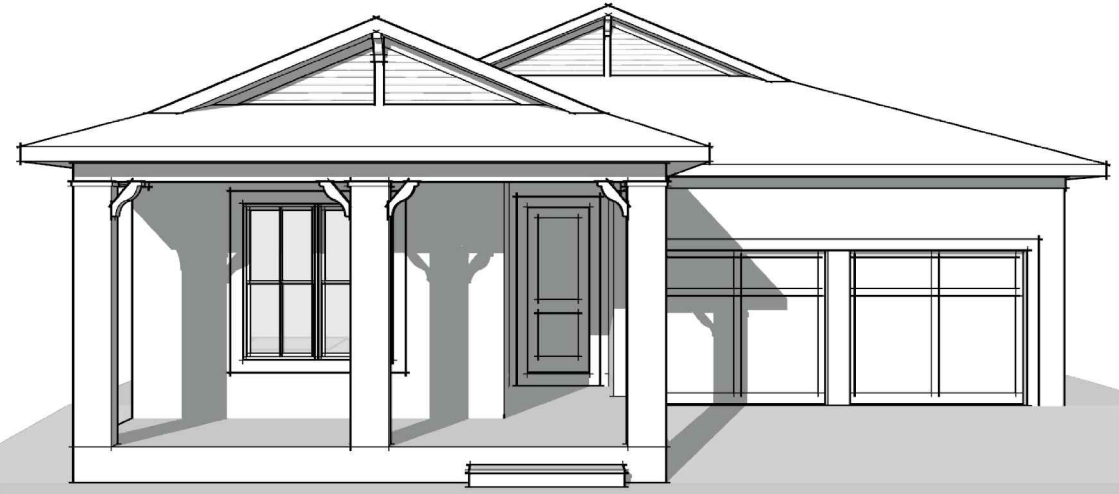
COASTAL

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®
7/21/2020

**AUTUMN - 24' BUNGALOWS
PLAN 1 - KELLY**



**AUTUMN - 50's
THE JENSEN**



COASTAL



CRAFTSMAN

- PROJECT DESCRIPTION
- This project includes 40' wide one-story and two-story T-Lite single-family home plans.
 - These homes will be designed for a project located near 429 and Seidel Road in Orlando Florida.
 - Each plan will have three elevations styles: Craftsman, Farmhouse and Coastal
 - Building Pad sizes will be 40'x80', with a 7' front porch setback encroachment allowed
 - The plans will have offset front loaded garages with a 10' setback or a 7' setback with qualifying porch
 - Building shell program:
 - Two story, slab on grade
 - 10'-0" - CMU walls first floor
 - 16" wood floor trusses
 - 9'-0" - 2x6 walls second floor and wood roof trusses
 - Shingle roofs.



FARMHOUSE



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SCOPE OF WORK
1 STORY PLAN FOR 60' PLUS LOTS IN TOLL LITE COLLECTION FOR TAMPA AND ORLANDO MARKETS

PROBLEM STATEMENT
DESIGNED 2700 SQUARE FOOT 3 BEDROOM STUDY OPTIONAL 4TH BEDROOM/2.5 BATH 3 CAR GARAGE. THIS PLAN WAS DESIGNED TO BE THE STARTER FOR THE 60' WIDE SERIES.

DESCRIPTION
PLAN TO BE IN THE 3000 TO 3500 SQUARE FOOTAGE RANGE. PLAN FEATURES AN OPEN CENTER CONCEPT SPLIT PLAN. FRONT STUDY CAN FLUX AS A 4TH BEDROOM WITH THE POWDER BATH. OPTION TO A FULL BATHROOM TO SERVICE THE FRONT BEDROOM OPTION. OWNERS BATHROOM HAS A TUB OPTION



COMP - 1



COMP - 2



COASTAL



03/17/20

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

50' PLAN - 7 PELICAN



The Ridge PD Parcel 9

Apopka, Florida

No.	Revision	Date	Appvd.

Designed by	Checked by
CLG	JRH
Issued for	Date
Site Plan Approval	July 17, 2023

Not Approved for Construction

Drawing Title

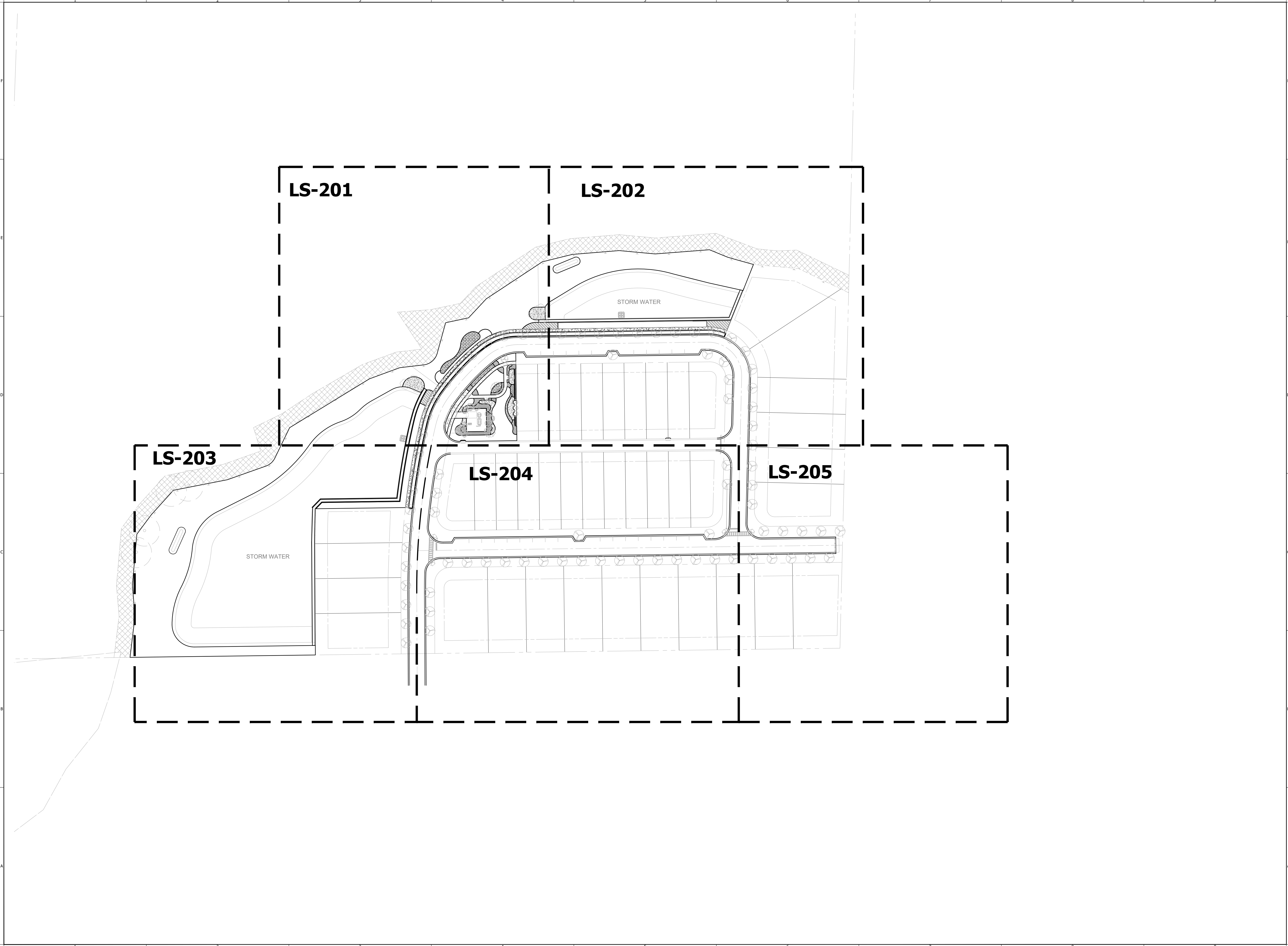
Building Elevations

Vertical Datum NAVD 1988

Drawing Number

A-1.1

Sheet of



PROJECT NAME:
**THE RIDGE PD -
PARCEL 9**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
**OVERALL LANDSCAPE
SITE PLAN**

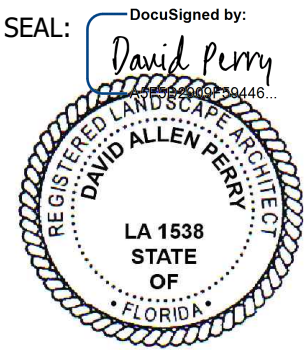
SCALE IN FEET:

CONSULTANT:

JOB NO.: 1143.23.21
DESIGNED BY: AD
DRAWN BY: AD
CHECKED BY: DT
APPROVED BY: DP

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

REV	DATE	REVISION
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△		
△		



DAVID PERRY / R/LA
L.A. NO. 0001538
DATE: 7-17-23

SHEET NO.:
LS-100

LANDSCAPE SUBMITTALS REQUIRED

- 1) The landscape contractor is required to submit each of the following to the owner's representative for review and approval a minimum of ten (10) days prior to beginning work:
 - A. Documentation of landscape contractor's qualifications.
 - B. Documentation of landscape supervisor's qualifications.
- 2) The landscape contractor is required to submit each of the following to the owner's representative for review and approval a minimum of thirty(30) days prior to intended date of use:
 - A. Documentation of plant nursery qualifications.
 - B. Test reports and recommendations from certified testing laboratory.
 - C. One quart samples of existing site soil from each sample area.
 - D. One quart samples of each soil amendment (if any).
 - E. One quart samples of each amended soil (if any).
 - F. One quart samples of each mulch type specified.
 - G. One quart sample of peat.
 - H. One quart samples of each backfill mix.
 - I. One quart sample of any imported fill material.
 - J. Manufacturer's product data and recommended application rates for all fertilizers.
 - K. Test reports from certified laboratory on amended soils.
 - L. Manufacturer's certificate of chemical composition for all fertilizers including percentage and derivation of nitrogen, phosphorus, potassium and micro-nutrients.
 - M. Written documentation of weed control program.
 - N. Propose sequence and duration of installation by zone.
 - O. Written plan for emergency utility service repair.
- 3) The landscape contractor is required to submit each of the following to the owner's representative for review and approval a minimum of ten days prior to final walk through:
 - A. 'As-built' record documents of installation (3 sets) identifying any deviations from construction plans. These plans are to be updated by the contractor at least weekly throughout the construction period for informal progress review by the owner's representative.
 - B. Written recommendations for ongoing maintenance program (3 copies).
 - C. Release of lien form from the landscape contractor as well as similar forms from all suppliers, vendors and/or subcontractors they utilized on this project. Note: final payment will not be authorized prior to receipt of this documentation.

FINE GRADING NOTES

- 1) The landscape areas within the limits of work should be rough graded to within +/- .10' of finish grade in shrub areas and +/- 0 .20' in sod areas prior to beginning plant installation.
- 2) Finished grade in planting areas shall be held be 2" below the finished elevations shown for all adjacent hardscape surfaces.
- 3) All fill required shall be clean, well draining soil. Fill shall be clean and free of all material harmful to plant growth and deleterious material such as rocks (larger than 2" dia.), compacted clay, concrete, road base material, roots, branches, etc.
- 4) Final contouring within planting areas shall be hand raked to provide smooth, continuous arcs even in transition and void of depressions and surface irregularities. Repair any scarring caused by erosion during the course of construction.
- 5) The landscape contractor is to ensure that their work does not adversely impact established or projected drainage patterns.
- 6) Grading in all planting and hardscape areas of the project shall positively drain to drainage structures indicated on the site grading and civil engineering plans.
- 7) The landscape contractor is responsible for maintaining grade stakes and bench marks established by others until authorized by the general contractor for removal.
- 8) The landscape contractor is to perform sample percolation test by excavating tree pits to their full depths and filling completely to finish grade. Pit should drain to ½ depth within two hours and entirely within eight hours. If pits fail to satisfy these requirements the landscape contractor must notify the owner's representative immediately.
- 9) The landscape contractor is to remain vigilant in identifying conditions that could adversely affect ability of landscape material to thrive. Conditions to be monitored include but are not limited to, the presence of rock, rubble, road base, construction debris, impermeable soils, chemical spills and wash-outs.
- 10) Should the construction dictate that any tree be installed prior to the completion of the rough grading activities the landscape contractor shall on a surveyed elevation based on a confirmed benchmark to set the tree(s) with the correct relationship to finish grade.

LANDSCAPE MATERIALS

- 1) Aluminum sulfate, suitable for horticultural purposes, shall be recognized manufacturer's standard, commercial grade.
- 2) Anti-dessicant, 'Wilt-Pruf', 'Dowwax', 'Foligard' (or equal) apply be manufacturer's recommendations.
- 3) Burlap, burlap used in all 'B&B' nursery stock must be of 100% biodegradable, natural fiber per ANSI Z-601. Absolutely no synthetic fabric (i.e. Leno) will be permitted. All 'B&B material shall be sourced from established nurseries or approved locations.
- 4) Dolomite, ground limestone containing no less than 85% of total carbonate and ground to a size such that 50% will pass through a 100 mesh sieve and 90% will pass through a 200 mesh sieve.
- 5) Fertilizer tablets, 21 gram, slow release, 'Agriform' planting tablet as manufactured by Sierra Chemical Company (or equal) that consists of the following percentages by weight, 20% nitrogen, 10% phosphoric acid and 5% potash. Apply at a rate per manufacturer's recommendation q& the following minimums:
 - A. One tablet per 1/2" of tree caliper.
 - B. One tabler per i gallon shrub container.
 - C. Two tablets per 3 gallon shrub container.
 - D. Three tablets per 5 gallon shrub container.
 - E. Four tablets per 7 gallon shrub container.
 - F. Five tablets per 10 gallon shrub container.
- 6) Friction Guard, new, minimum~" inside diameter, reinforced, 2-pl y, black rubber hose.
- 7) Guy wire, wire shall be 10 gauge annealed, galvanized iron. Each wire is to be demarcated with white surveyor's tape or~" dia. White tubing.
- 8) Mulch, mini-pine bark (dark brown color).
- 9) Osmocote, time control release fertilizer as manufactured by sierra chemical company.
- 10) Peat, milled canadien sphagnum peat, min. "10% organic, low salt, low alkalinity, light brown and fibrous, free of rocks and excessive sticks. Consistent ph level between 4.0 and 5 .0. Having no particles greater than 1/2" diameter.
- 11) Perlite, coarse or no.2 perlite, free of weeds and impurities.
- 12) Pre-emergent herbicide, commercial grade, combination of surflan and gallery with a dye marker. Apply per manufacturer's recommendations.
- 13) Sand, medium-coarse sand grade cortona, free draining, with fine plus very fine ration not to exceed 25% by volume.
- 14) Soil fumigant, basamid granular applied per manufacturer's recommendations in all areas to receive sod.
- 15) Tree guys, 'tree saver' as manufactured by Lawson Landscape Products (or equal).
- 16) Tree stakes, new, minimum 2" dia. X b'-o" pressure treated lodge pole pine pointed at one end. A minimum of 50% of pole is to be imbedded.
- 17) Tree ties, 'cinch ties', 32" as manufactured by V.I.T. Products Inc (or equal).
- 18) Triple super phosphate, granular commercial grade, 42-47% p205.
- 19) Turnbuckles, 6" long, galvanized steel to be hand tightened.
- 20) Rewetting agent, 'Saturaid' as manufactured by Florika E.S. A. Corp (or equal).
- 21) Water, completed irrigation system water will be supplied through a storage cistern. Water used for landscaping prior to activation of system is to be clean, free of substances harmful to the growth of plants. Water should be free of staining agents and odor.
- 22) Underground tree anchor system by "TreeFrog", or approved alternate.

LANDSCAPE OBSERVATION SCHEDULE

- 1) The landscape contractor is required to provide the owner's representative with advance notice for the following site visits within the time frame indicated (it is the responsibility of the general contractor to verify the status of the landscape work prior to forwarding request to owner's representative):
 - A. Tree tagging assistance, 7 days prior
 - B. Plant layout review, 3 days prior
 - C. Punch list (substantial completion) review, 7 days prior



PROJECT NAME:
THE RIDGE PD - PARCEL 9

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
OVERALL LANDSCAPE SITE PLAN

SCALE IN FEET:

CONSULTANT:

JOB NO.:	1143.23.21
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

REV	DATE	REVISION
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DocuSigned by:
David Perry
AS3F8C2009F58446

SEAL:

DAVID PERRY / RLA
L.A. NO. 0001538

DATE: 7-17-23

SHEET NO.:

LS-102

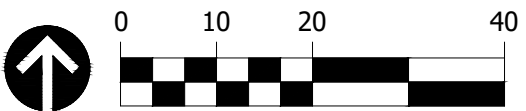
———— LIMIT OF WORK LINE
 - - - - MATCHLINE
 ○ EXISTING TREE TO REMAIN
 XX
 1 PLANT TYPE
 1 PLANT QUANTITY

PROJECT NAME:
**THE RIDGE PD -
PARCEL 9**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"



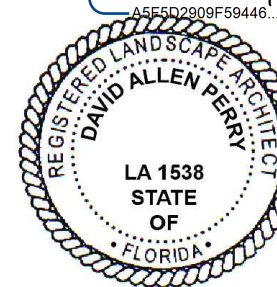
CONSULTANT:

JOB NO.:	1143.23.21
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

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DocuSigned by:
SEAL: David Perry

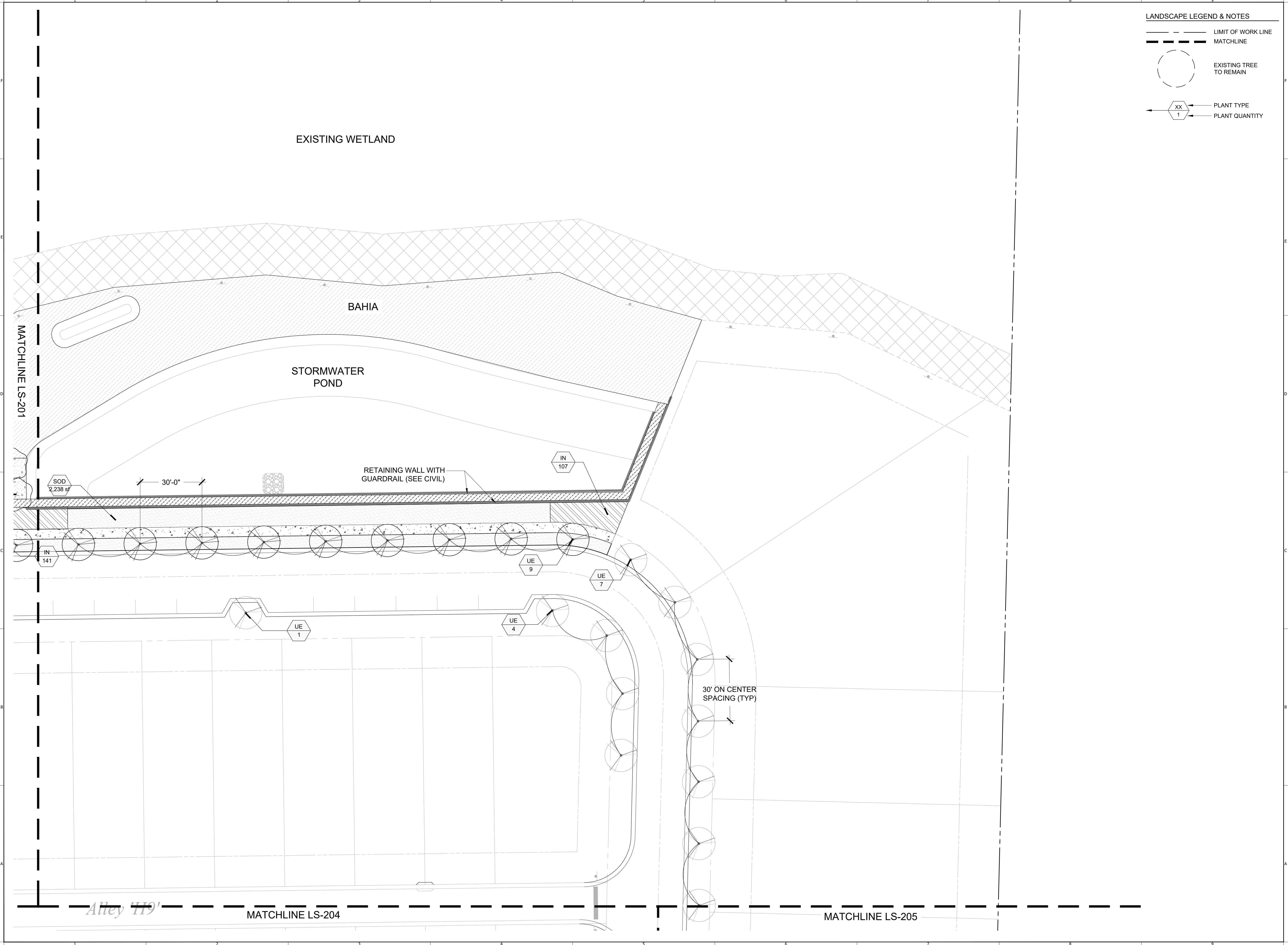


DAVID PERRY / RLA
L.A. NO. 0001538

DATE: 7-17-23

SHEET NO.:

LS-201



LANDSCAPE LEGEND & NOTES

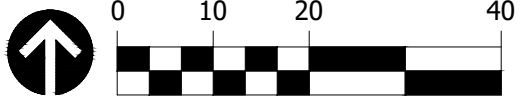
- LIMIT OF WORK LINE
- MATCHLINE
- EXISTING TREE TO REMAIN
- XX 1 PLANT TYPE
- PLANT QUANTITY

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urban planning | landscape architecture | landscape design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
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PROJECT NAME:
**THE RIDGE PD -
PARCEL 9**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"



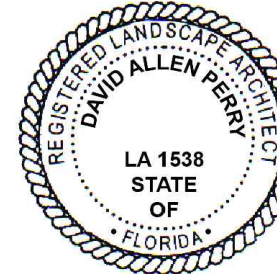
CONSULTANT:

JOB NO.:	1143.23.21
DESIGNED BY:	AD
DRAWN BY:	AD
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DATE	SUBMISSION
7-17-23	MDP SUBMISSION

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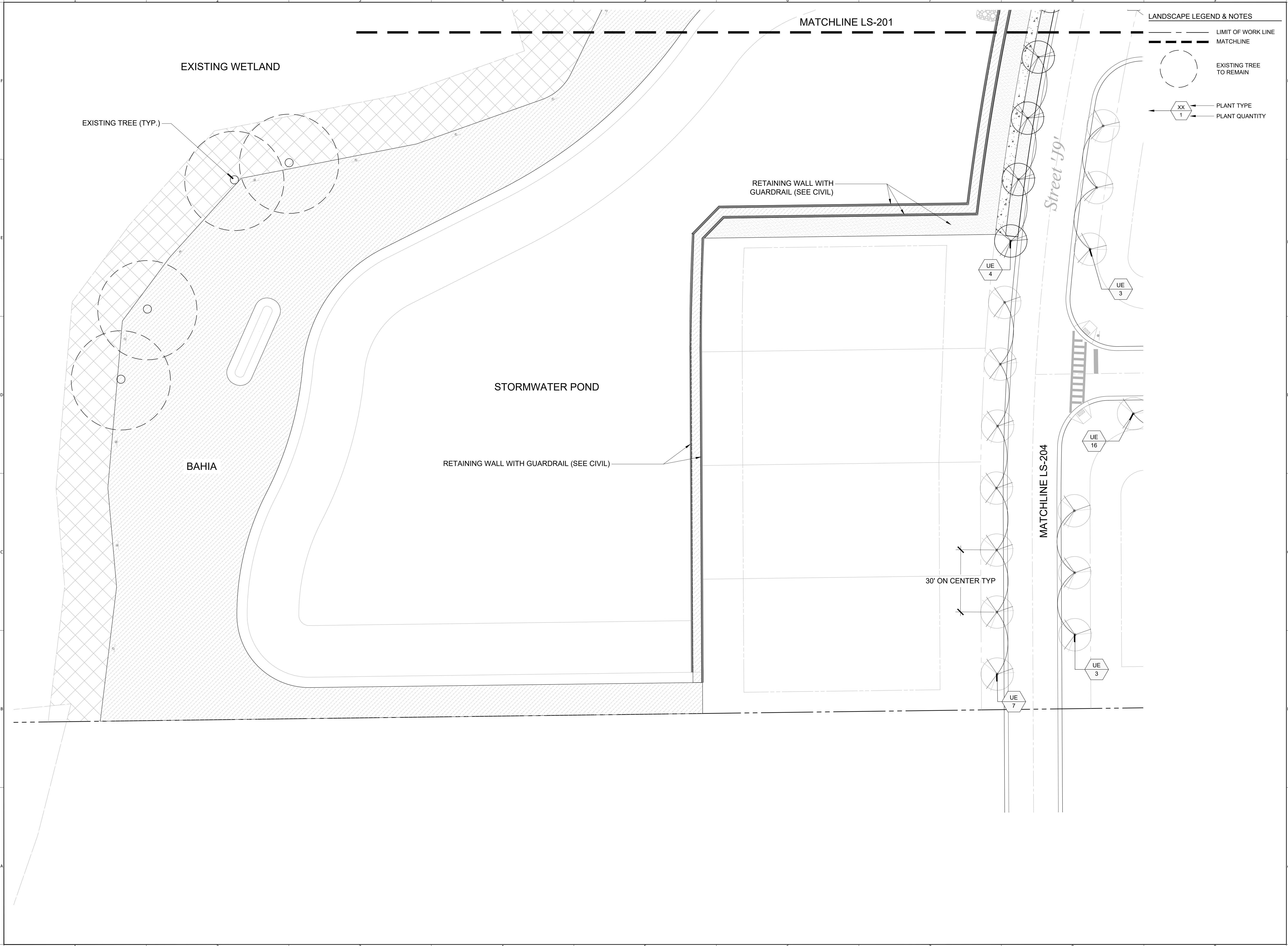
DocuSigned by:
SEAL: David Perry
ASF020200F58446



DAVID PERRY / RLA
L.A. NO. 0001538
DATE: 7-17-23

SHEET NO.:

LS-202

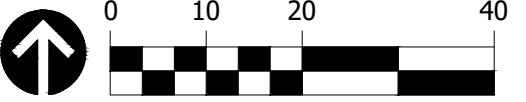


PROJECT NAME:
**THE RIDGE PD -
PARCEL 9**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"



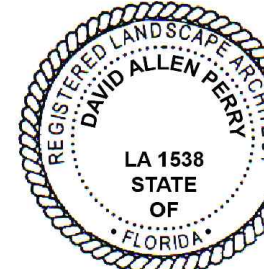
CONSULTANT:

JOB NO.: 1143.23.21
DESIGNED BY: AD
DRAWN BY: AD
CHECKED BY: DT
APPROVED BY: DP

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

REV	DATE	REVISION
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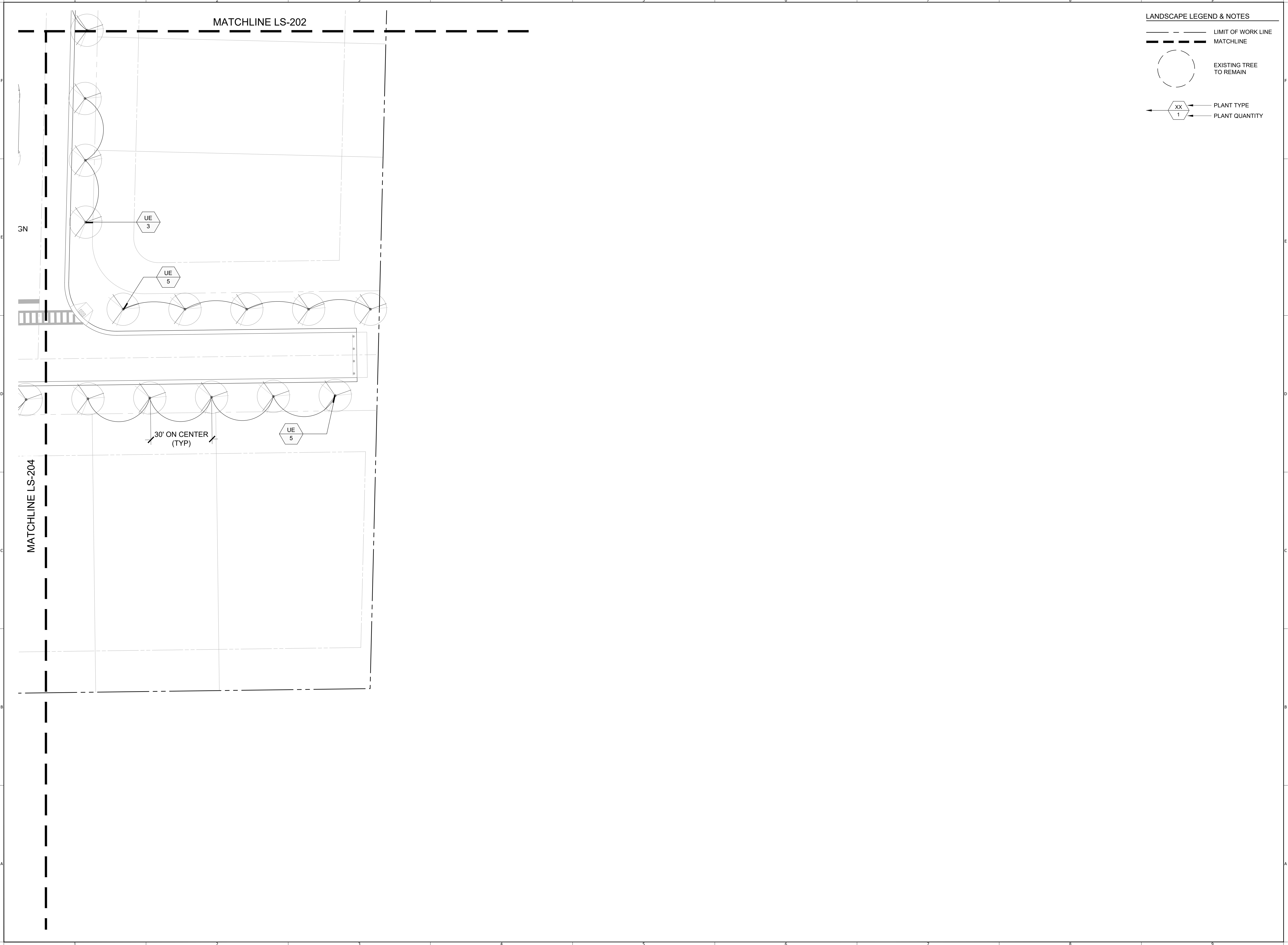
DocuSigned by:
SEAL: David Perry
A0F5D0208F59446



DAVID PERRY / RLA
L.A. NO. 0001538
DATE: 7-17-23

SHEET NO.:

LS-203



LANDSCAPE LEGEND & NOTES

- LIMIT OF WORK LINE
- - - MATCHLINE
- EXISTING TREE TO REMAIN
- XX 1 PLANT TYPE
- 1 PLANT QUANTITY

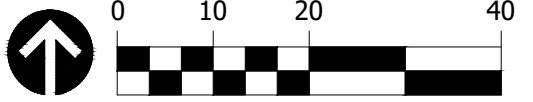
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Phone 1 407. 960. 4850, Fax 1 407. 960. 4851
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PROJECT NAME:
**THE RIDGE PD -
PARCEL 9**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:

JOB NO.:	1143.23.21
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

REV	DATE	REVISION
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DocuSigned by:
SEAL: David Perry
ASFS5D2809F58448

REGISTERED LANDSCAPE ARCHITECT
DAVID ALLEN PERRY
LA 1538
STATE OF FLORIDA

DAVID PERRY / RLA
L.A. NO. 0001538
DATE: 7-17-23

SHEET NO.:

LS-205

LOT TREES:

Lot Type	Number of Lots	Required Lot Trees (3 Trees Per Lot)	Provided Lot Trees	Canopy Trees Provided
Single Family: 32-34' Lot	21	Canopy:	1	21
		Understory:	2	0
Single Family: 55-60' Lot	30	Canopy:	1	30
		Understory:	2	0

ALL TREES TO BE MINIMUM 3" CALIPER. AT LEAST ONE SPECIMEN SHOULD QUALIFY AS A CANOPY TREE PER (APOPKA CODE SECTION 3.6).

LOT CANOPY TREES: 51
LOT CALIPER INCHES: 153

STREET TREE SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
UE	58	ULMUS PARVIFOLIA 'EMER II' / ALLEE ELM	F.G. / B & B	3" CAL	14'-16' HT. X 8' SPD.	6' C.T., SYMMETRICAL APPEARANCE. STREET TREE LOCATIONS PROVIDED ARE APPROXIMATE ONLY. FINAL LOCATION TO BE ADJUSTED BASED ON FINAL DRIVEWAY LOCATIONS.

STREET TREE INCHES: 174

COMMON AREA TREE SCHEDULE

PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
ARF1	6	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	F.G. / B & B	4" DBH	14' HT. X 8' SPD.	SYMMETRICAL CANOPY STRUCTURE, MATCHED APPEARANCE, 6' C.T.
JB	3	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR	65 GAL	5" CAL	8' HT. X 3' SPD.	FULL TO GROUND, DENSE UPRIGHT FORM, STRONG CENTRAL LEADER, FLORIDA FANCY
LIN	6	LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	F.G. / B & B	MULTI TRUNK, 2.5" MIN CUMULATIVE CAL.	12' HT. X 6' SPD.	FULL, DENSE CANOPY, MULTI-TRUNK, 6' C.T.
PE	3	PINUS ELLIOTTII Densa / SLASH PINE	F.G.	3" CAL	14' HT. X 8' SPD.	FULL, DENSE SYMMETRICAL CANOPY
PO	1	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	F.G. / B & B	3" CAL	14' HT. X 8' SPD.	FULL, DENSE SYMMETRICAL CANOPY, STRONG CENTRAL LEADER. MIN 6' C.T.
TD	1	TAXODIUM DISTICHUM / BALD CYPRESS	F.G. / B & B	3" CAL	12' HT. X 5' SPD.	FULL DENSE SYMMETRICAL CANOPY, MATCHED APPEARANCE
UE	23	ULMUS PARVIFOLIA 'EMER II' / ALLEE ELM	F.G. / B & B	3" CAL	14'-16' HT. X 8' SPD.	6' C.T., SYMMETRICAL APPEARANCE. STREET TREE LOCATIONS PROVIDED ARE APPROXIMATE ONLY. FINAL LOCATION TO BE ADJUSTED BASED ON FINAL DRIVEWAY LOCATIONS.
PALM TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
SP	6	SABAL PALMETTO / CABBAGE PALM	B & B		AS SHOWN	STRAIGHT TRUNK, BOOTED 3' DOWN

TOTAL COMMON AREA TREES: 41
TOTAL COMMON AREA CALIPER INCHES : 133
TOTAL CALIPER INCHES : 460

COMMON AREA SHRUB SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		REMARKS
VO	33	VIBURNUM OBOVATUM / WALTER'S VIBURNUM	3 GAL	24" HT. X 30" SPD.		FULL DENSE FOLIAGE, PLANT 36" O.C.
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
BF	211	BULBINE FRUTESCENS / STALKED BULBINE	1 GAL	12" O.A.	18" o.c.	FULL DENSE SYMMETRICAL SPECIMEN, BLOOMING AT INSTALL
HPC	150	HAMELIA PATENS 'COMPACTA' / DWARF FIRE BUSH	3 GAL	18" O.A.	24" o.c.	DENSE, VIGOROUS SPECIMEN
IN	310	ILEX VOMITORIA 'NANA' / DWARF YAUPON	3 GAL	12" HT. X 15" SPD.	24" o.c.	FULL FOUNDED FORM
JCP	98	JUNIPERUS CHINENSIS 'PARSONII' / PARSONI JUNIPER	3 GAL	12" HT. X 15" SPD.	24" o.c.	FULL
LH	88	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	3 GAL	12" HT. X 18" SPD.	24" o.c.	FULL SYMMETRICAL DENSE BUSHY GROWTH. FLOWERING AT INSTALL
MC	358	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	18" O.A.	24" o.c.	FULL TO EDGE OF POT, FULL DENSE FORM
PIB	50	PLUMBAGO 'IMPERIAL BLUE' / BLUE PLUMBAGO	3 GAL	24" O.A.	30" o.c.	FULL DENSE FOLIAGE
TDN	516	TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS	3 GAL	24" HT. X 18" SPD.	24" o.c.	DENSE VIGEROUS SPECIMEN
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
AG	729 SF	ARACHIS GLABRATA / PERENNIAL PEANUT	SOD	SOLID PANELS		PEST AND DISEASE FREE, SOD TO BE SOURCED FROM GARDEN'S EDGE GROWERS, JACKSONVILLE, FL. CONTACT: JERRY, 904-386-3219. PLUGS OR POTS WILL NOT BE ACCEPTED.
BAHIA	64,809 SF	PASPALUM NOTATUM / BAHIA GRASS	SOD	SOLID PANELS		SOD SHALL BE OF RESIDENTIAL GRADE QUALITY, SAND GROWN, PEST & DISEASE FREE
SOD	13,729 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' / 'FLORATAM' ST. AUGUSTINE GRASS	SOD	SOLID PANELS		SOD SHALL BE OF RESIDENTIAL GRADE QUALITY, SAND GROWN, PEST & DISEASE FREE



PROJECT NAME:
**THE RIDGE PD -
PARCEL 9**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
**LANDSCAPE
SCHEDULE**

SCALE IN FEET:

CONSULTANT:

JOB NO.: **1143.23.21**
DESIGNED BY: **AD**
DRAWN BY: **AD**
CHECKED BY: **DT**
APPROVED BY: **DP**

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

REV	DATE	REVISION
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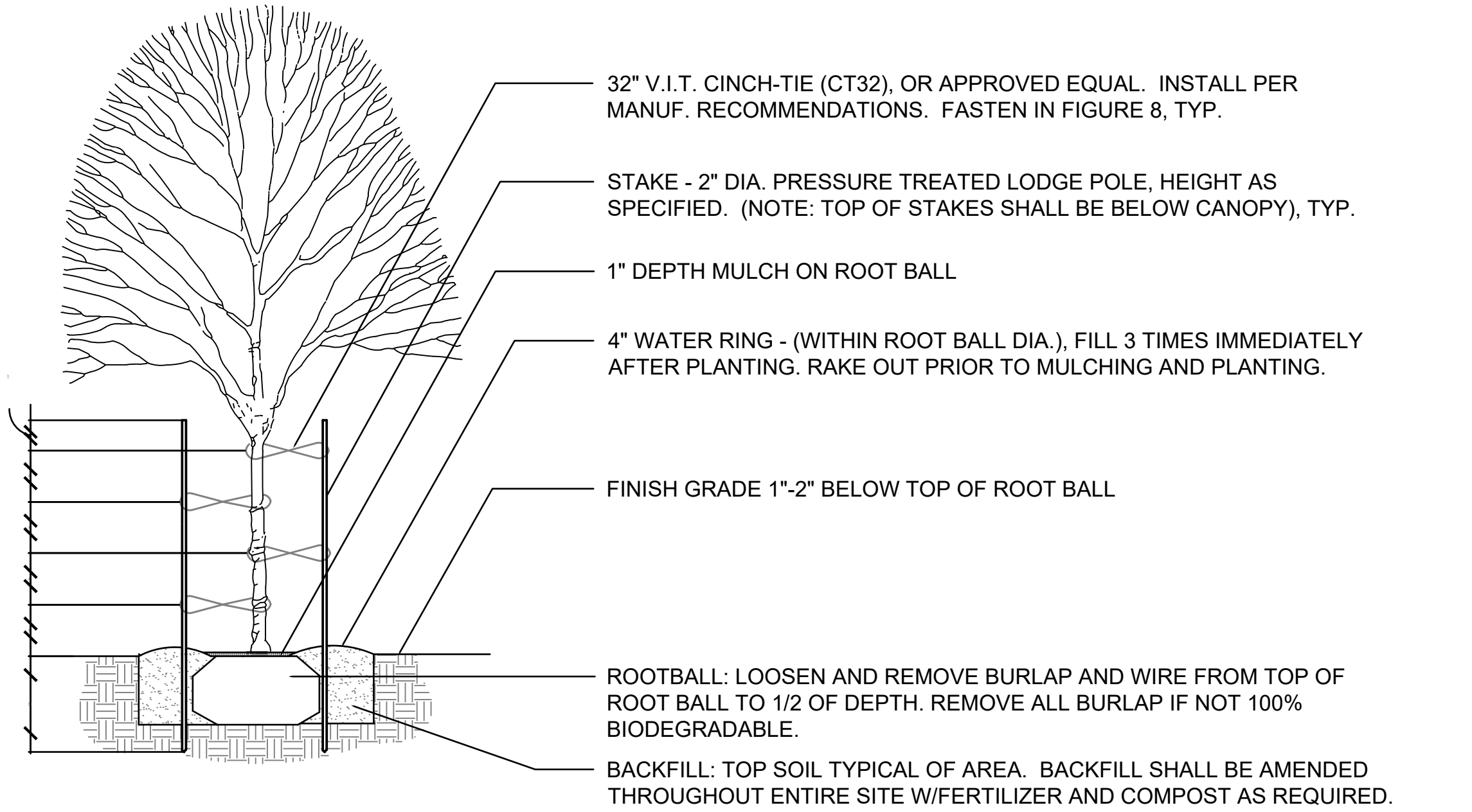
DocuSigned by:
David Perry
SEAL: ASH5C2098F59446E

REGISTERED PROFESSIONAL ENGINEER
DAVID ALLEN PERRY
LA 1538
STATE OF FLORIDA

DAVID PERRY / RLA
L.A. NO. 0001538
DATE: 7-17-23

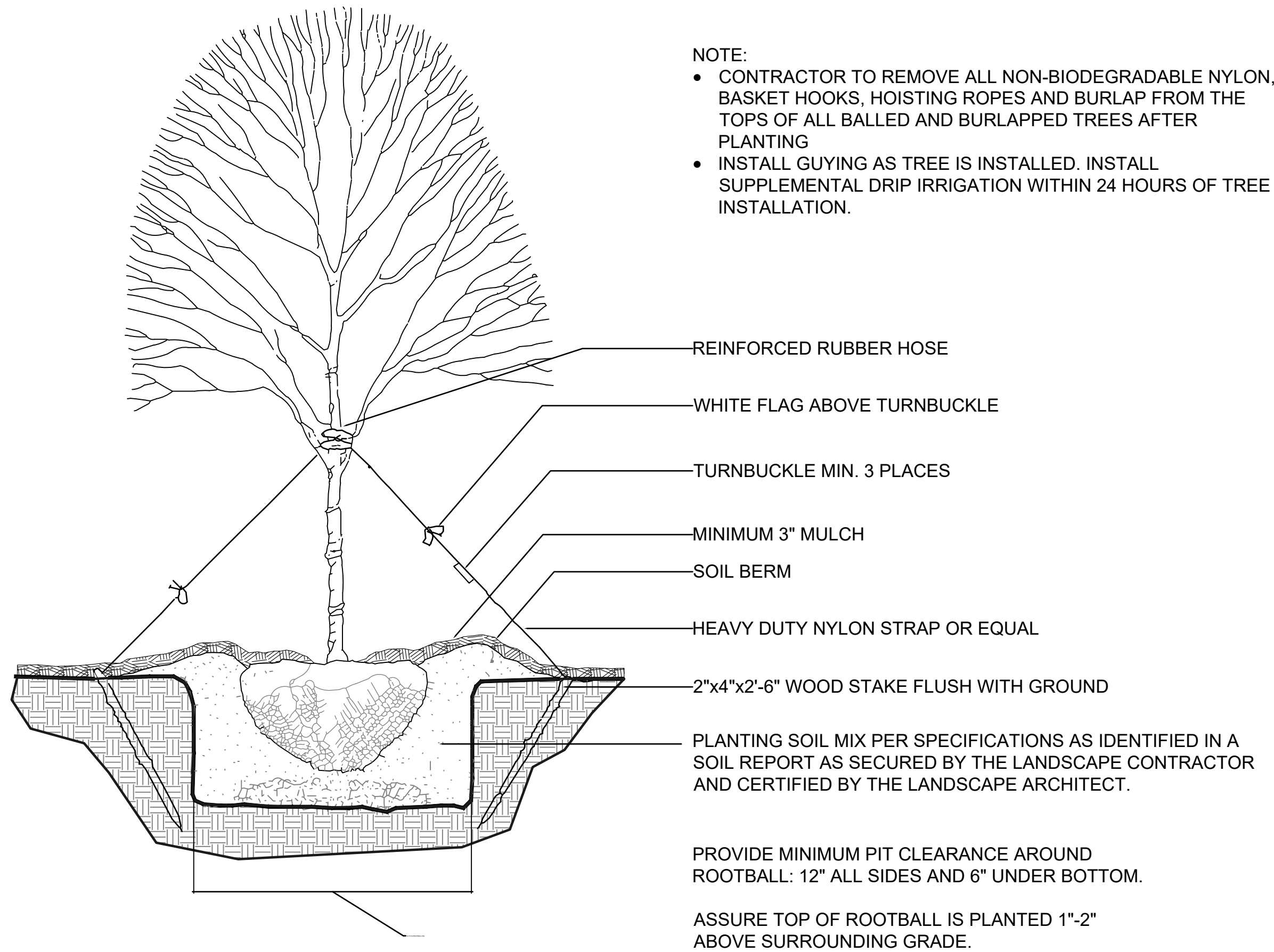
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LS-400



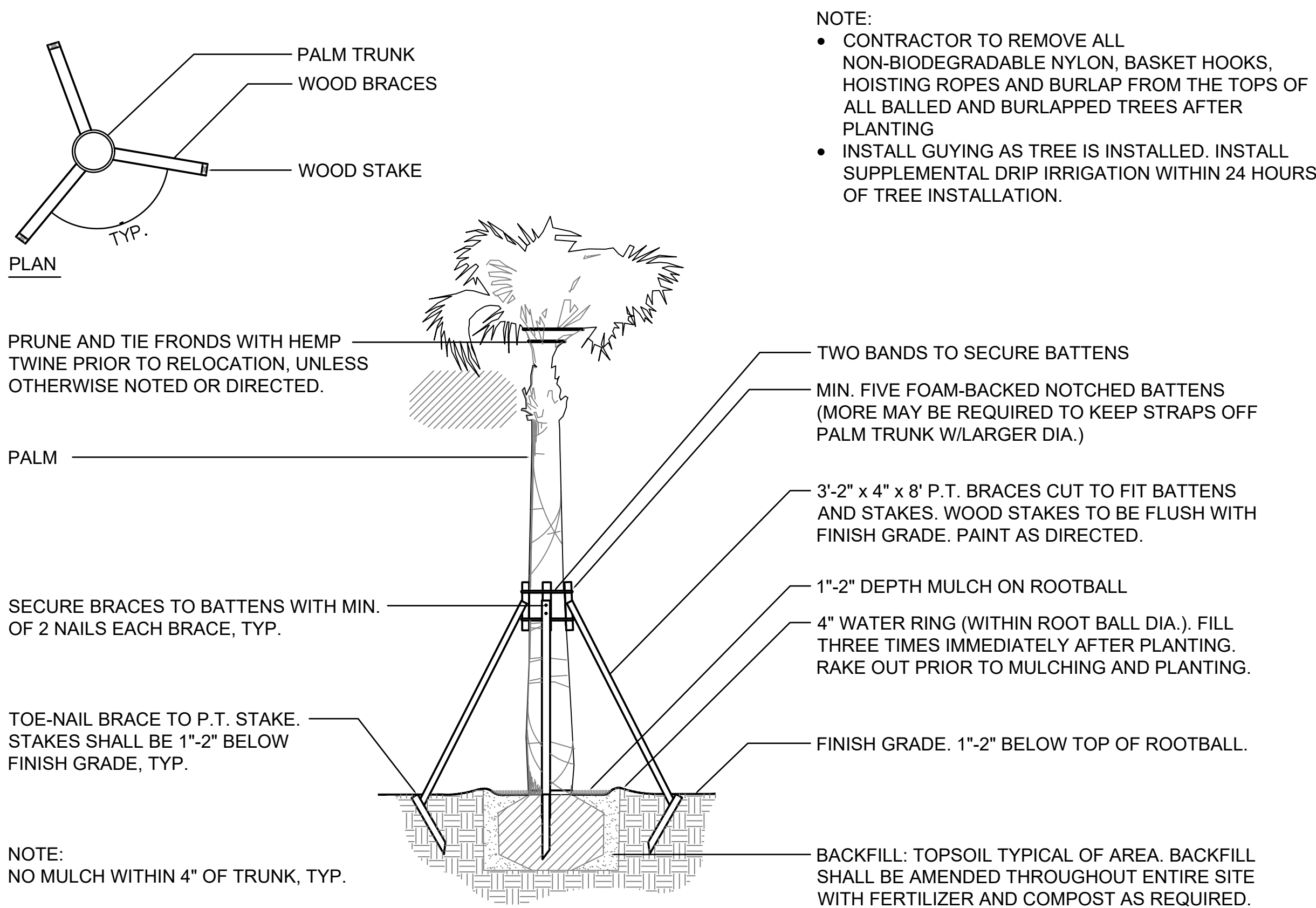
2 STANDARD SMALL TREE PLANTING DETAIL (SINGLE TRUNK)

SCALE: N.T.S.



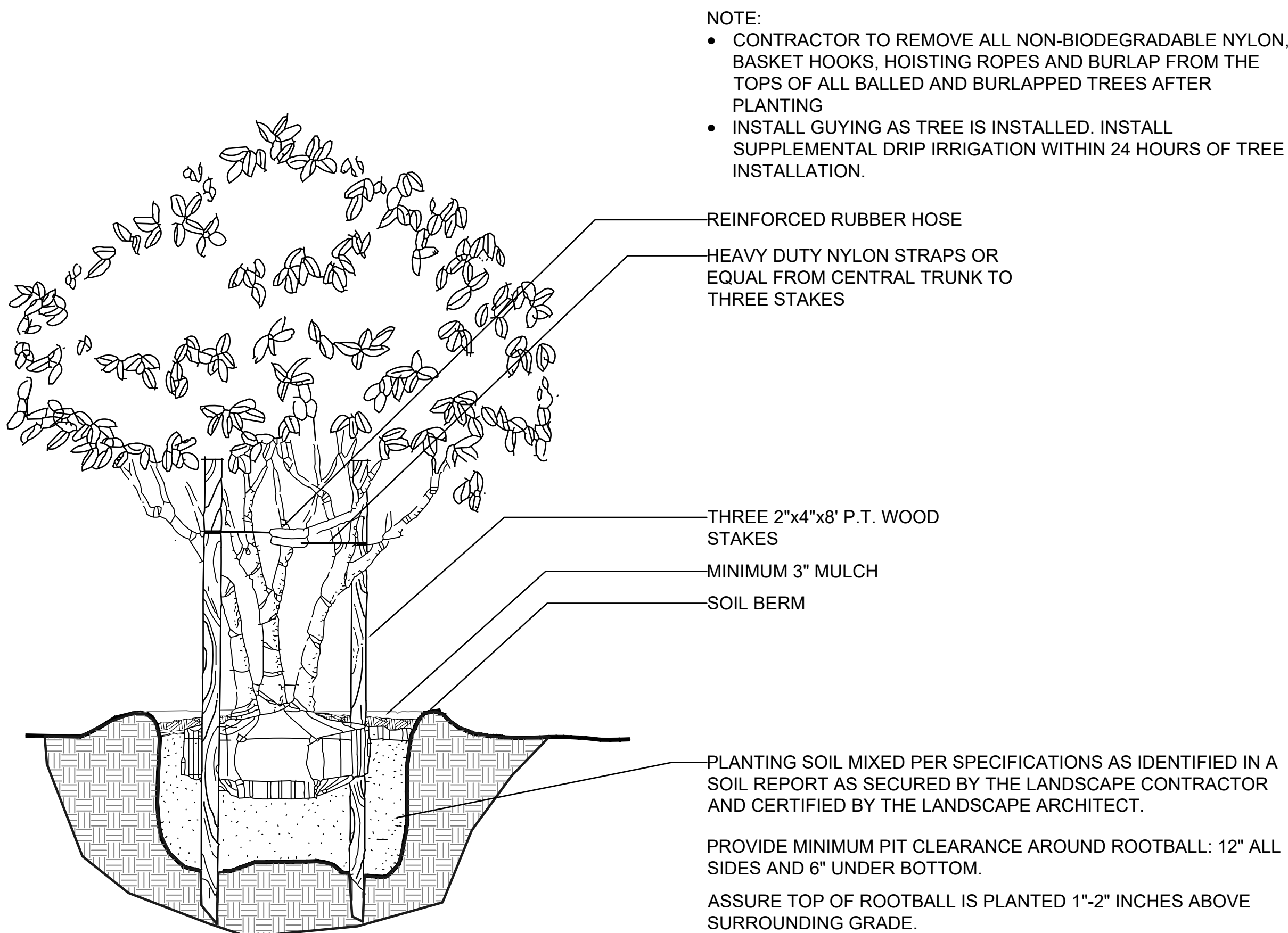
1 STANDARD TREE PLANTING DETAIL (SINGLE TRUNK)

SCALE: N.T.S.



4 STANDARD PALM BRACING DETAIL

SCALE: N.T.S.



3 STANDARD MULTI-STEM TREE PLANTING DETAIL

SCALE: N.T.S.

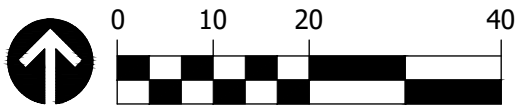
PROJECT NAME:
**THE RIDGE PD -
PARCEL 9**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:

LANDSCAPE DETAILS

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:

JOB NO.:	1143.23.21
DESIGNED BY:	AD
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DocuSigned by:
David Perry
SEAL: A5F8D208FF5846E

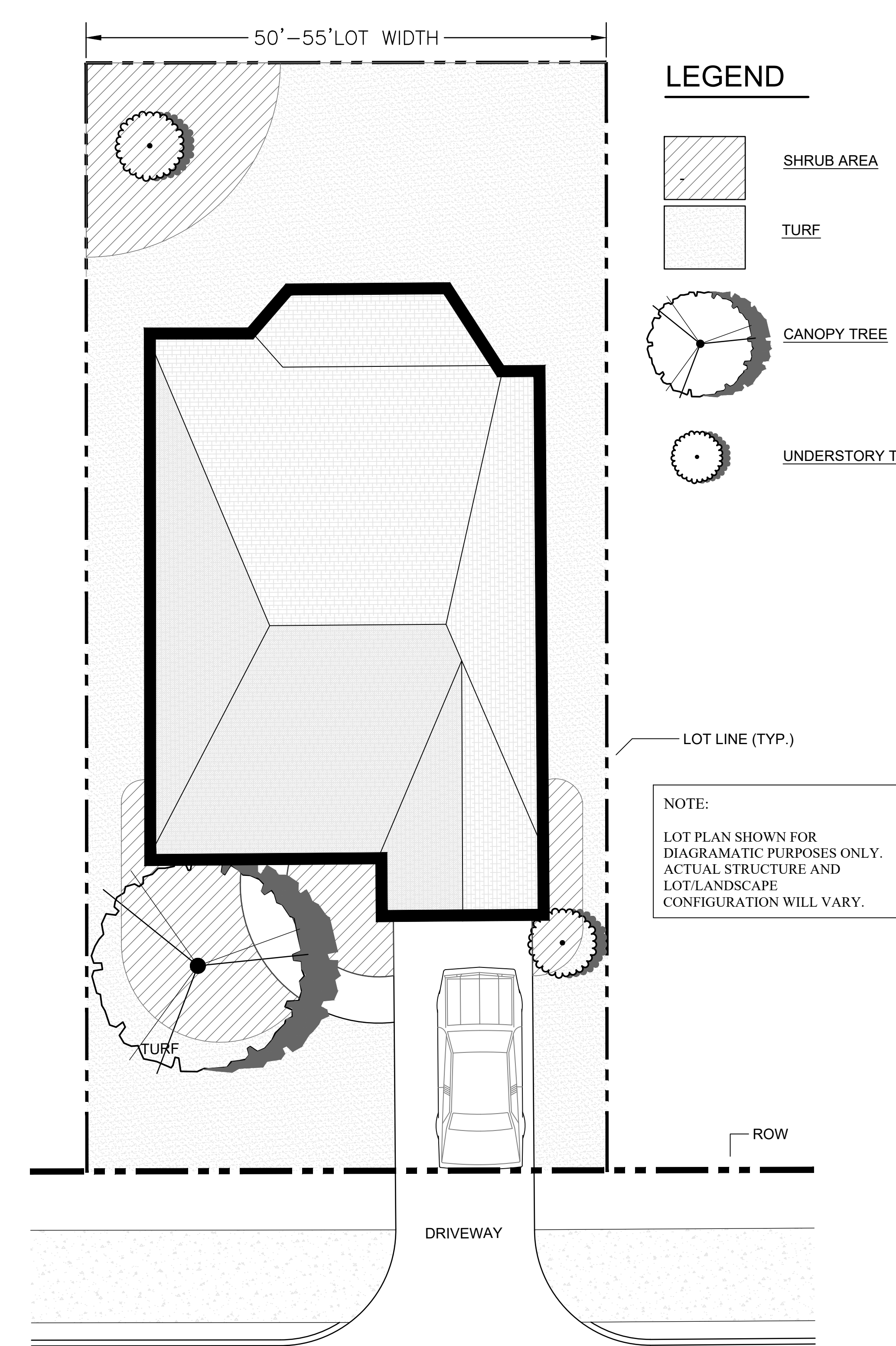


DAVID PERRY / RLA
L.A. NO. 0001538
DATE: 7-17-23

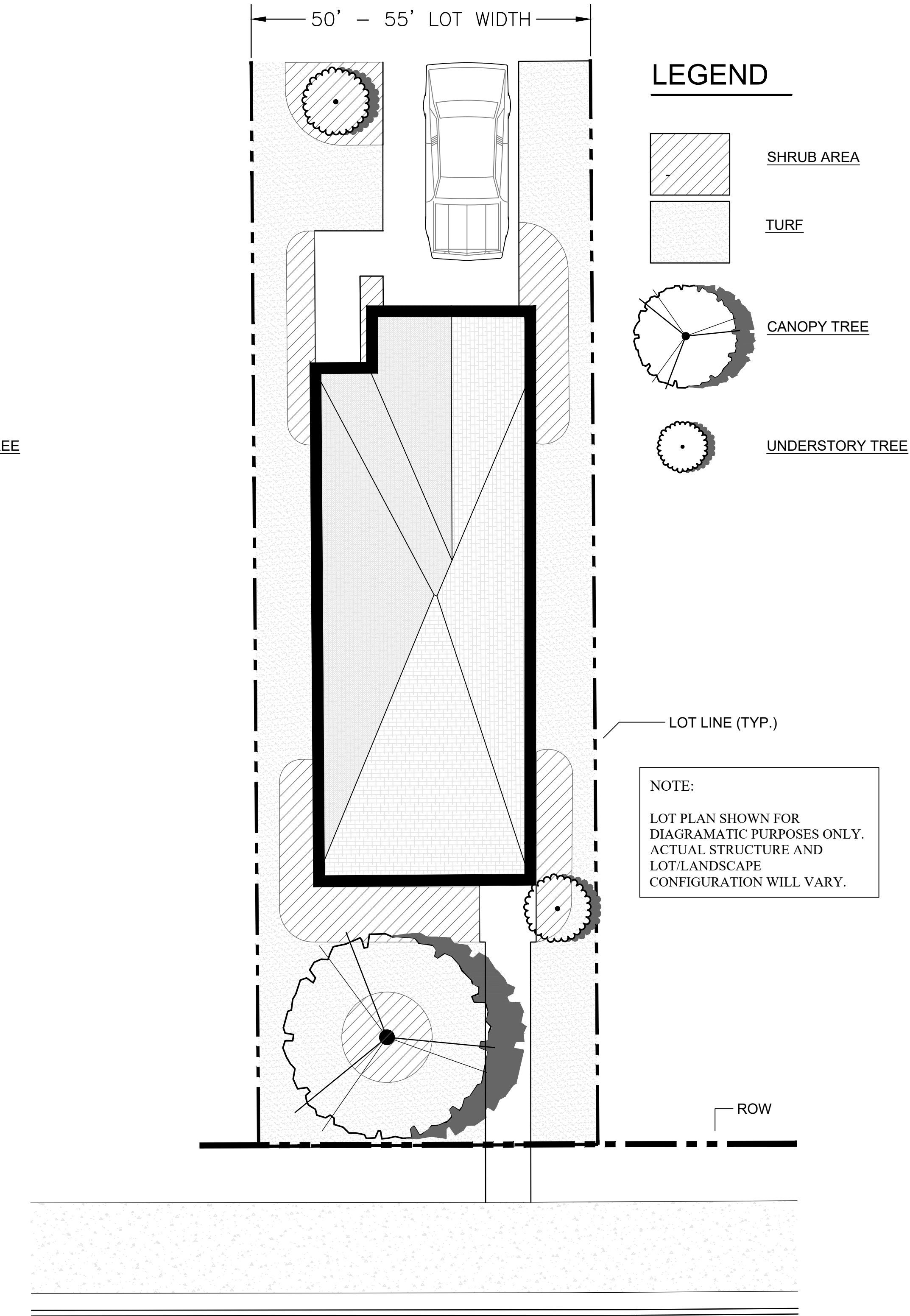
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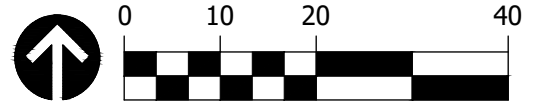
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A 55' - 60' FRONT LOADED SINGLE FAMILY RESIDENTIAL LOT - TYPICAL LANDSCAPE DIAGRAM



B 32' - 33' REAR LOADED SINGLE FAMILY RESIDENTIAL LOT - TYPICAL LANDSCAPE DIAGRAM



JOB NO.:	1143.23.21
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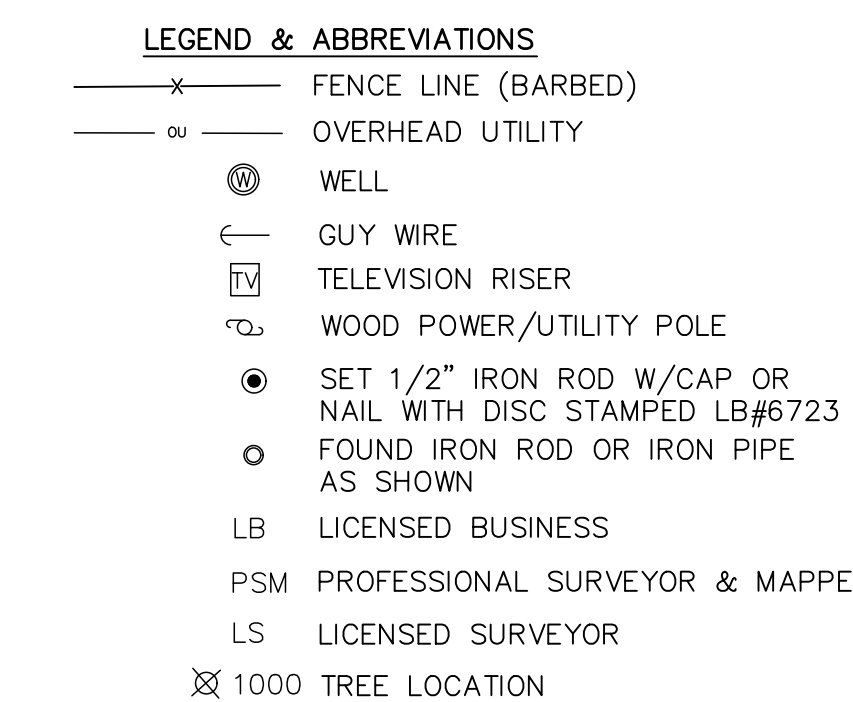
DATE	SUBMISSION
7-17-23	MDP SUBMISSION

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DocuSigned by:
SEAL: David Perry
ASDF5C2606F5B446...



DAVID PERRY / RLA
L.A. NO. 0001538
DATE: 7-17-23



5. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, FILED FEBRUARY 28, 1968, RECORDED IN OFFICIAL RECORDS BOOK 1710, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.



SHEET 1 OF 2

Drawing name: K:\Data\20200618\New\20200618 Shirley Tree SHEET 2

TREE TABLE	
POINT NO.	DESCRIPTION
12875	15" CHERRY
12876	8" SUGARBERRY
12877	5" CHERRY
12878	10" CHERRY
12879	9" CHERRY
12880	10" CHERRY
12881	5" CHERRY
12882	6" CHERRY
12883	6" CHERRY
12884	6" CHERRY
12885	8" CHERRY
12886	7" CHERRY
12887	7-5" CAMPHOR
12888	7" CHINA BERRY
12889	16-15" CHINA BERRY
12890	7" CAMPHOR
12891	6" CAMPHOR
12892	5" CAMPHOR
12893	9" CHERRY
12894	8" OAK
12895	9" CHERRY
12896	16" OAK
12897	15-13" OAK
12898	5" SUGARBERRY
12899	5-4" OAK
12904	28" OAK
12905	40" OAK
12906	18" OAK
12907	18" OAK
12908	15" CABBAGE
12909	24" OAK
12910	7" OAK
12911	4" OAK
12912	43" OAK
12913	20" CABBAGE
12914	7" OAK
12915	21" OAK
12916	6" CHERRY
12917	6" CHERRY
12918	8" SUGARBERRY
12919	19" CABBAGE
12920	16" CABBAGE
12921	16" OAK
12922	60" OAK
12923	4" CHERRY
12924	9" CHERRY
12925	5" CHERRY
12926	14" OAK
12927	6" CHERRY
12928	18" OAK
12929	12" CHINA BERRY
12930	8" OAK
12931	12" OAK
12932	7" OAK
12933	7" OAK
12934	16" SUGARBERRY
12935	36" OAK
12936	10" SUGARBERRY
12937	12" CABBAGE
12938	6" OAK
12939	4" OAK
12940	6" OAK
12941	4" OAK
12942	4" OAK
12943	15" OAK
12944	9" OAK
12945	8" OAK
12946	6" OAK
12947	6" OAK
12948	15" CABBAGE
12949	28" CHERRY
12950	5" OAK
12951	30" OAK
12952	18" CHINA BERRY
12953	18" OAK
12954	6" SUGARBERRY
12955	7" OAK
12956	28" OAK
12957	36" OAK
12958	18" CABBAGE
12959	20" CHINA BERRY

TREE TABLE	
POINT NO.	DESCRIPTION
12960	20" MULBERRY
12961	10" OAK
12962	10" OAK
12963	17" CHERRY
12964	5" CHINA BERRY
12965	12" OAK
12966	5" CHINA BERRY
12967	15" CHINA BERRY
12968	6" CHINA BERRY
12969	15" CHINA BERRY
12970	65" OAK
12971	20-20" CHINA BERRY
12972	10" OAK
12973	10" OAK
12974	50" OAK
12975	29" OAK
12976	30" OAK
12977	36-36-36" OAK
12978	16" OAK
12979	20" OAK
12980	26" OAK
12981	30" OAK
12982	12" CHERRY
12983	14" CHERRY
12984	28" OAK
12985	32-32" OAK
12986	20" OAK
12987	24" OAK
12988	8" OAK
12989	10" OAK
12990	10" CHERRY
12991	12" OAK
12992	12" OAK
12993	9" OAK
12994	10" CHERRY
12995	18" CAMPHOR
12996	14" CHERRY
12997	12" CHERRY
12998	18" CABBAGE
12999	18" OAK
13000	24-24" CHERRY
13001	40" OAK
13002	18" CABBAGE
13003	20" CABBAGE
13004	14" CHERRY
13005	10" CABBAGE
13006	12" CABBAGE
13007	21" CABBAGE
13008	14" CHERRY
13009	13" SUGARBERRY
13010	48" OAK
13011	46" OAK
13012	12" CABBAGE
13013	7" SUGARBERRY
13014	14" CABBAGE
13015	14" CABBAGE
13016	14" CABBAGE
13017	12" SUGARBERRY
13018	14" CHERRY
13019	12" CABBAGE
13020	12" CABBAGE
13022	10" OAK
13023	13" CHERRY
13024	26" OAK
13025	9" OAK
13026	5" CAMPHOR
13027	5" SUGARBERRY
13028	5" CHERRY
13029	4" OAK
13030	5" OAK
13031	5" CHERRY
13032	4" OAK
13033	20" OAK
13034	11" CHERRY
13035	5-4" OAK
13036	6" OAK
13037	4" CAMPHOR
13038	12" PALM
13039	7" OAK
13040	7" CHERRY
13041	7" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
13042	7" CHERRY
13043	11-9" CAMPHOR
13044	13-7" CHINA BERRY
13045	6" CHINA BERRY
13046	6" OAK
13047	4" OAK
13048	4" CHINA BERRY
13049	6" CHERRY
13050	20" PALM
13051	10" CAMPHOR
13052	4" CHERRY
13053	5" OAK
13054	5" OAK
13055	6" OAK
13056	5" CHERRY
13057	6" OAK
13058	7" CHERRY
13059	6" OAK
13060	6" OAK
13061	5" OAK
13062	8" OAK
13063	7" OAK
13064	12" OAK
13065	8" OAK
13066	5" CHINA BERRY
13067	22-18" OAK
13068	12" PALM
13069	6" SUGARBERRY
13070	14-8" SUGARBERRY
13071	9" SUGARBERRY
13072	11" SUGARBERRY
13073	7-6-5" CHERRY
13074	8" CHERRY
13075	5" CHERRY
13076	13" OAK
13077	5-5" CHERRY
13078	6" CHERRY
13079	13" OAK
13080	5" OAK
13081	4" OAK
13082	4" OAK
13083	13" OAK
13084	40-6" OAK
13085	6" CHERRY
13086	5-5" OAK
13087	5" OAK
13088	4" OAK
13089	28-13" OAK
13090	8" SUGARBERRY
13091	10-5" CAMPHOR
13092	15" OAK
13093	16" OAK
13094	24" OAK
13095	12" PALM
13096	12" PALM
13097	5" CHERRY
13098	4" CHERRY
13099	6" CHERRY
13100	7" OAK
13101	18" OAK
13102	5" CAMPHOR
13103	26-20-18-18" OAK
13104	18-16" OAK
13105	18-15" OAK
13106	26" OAK
13107	16-13" OAK
13108	10" OAK
13109	28" OAK
13110	10" OAK
13111	6" CAMPHOR
13112	5" CAMPHOR
13113	6" CAMPHOR
13114	5" OAK
13115	6" CAMPHOR
13116	7-5" OAK
13117	5" CAMPHOR
13118	12" OAK
13119	8" CAMPHOR
13120	20" OAK
13121	18-10" OAK
13122	13" OAK

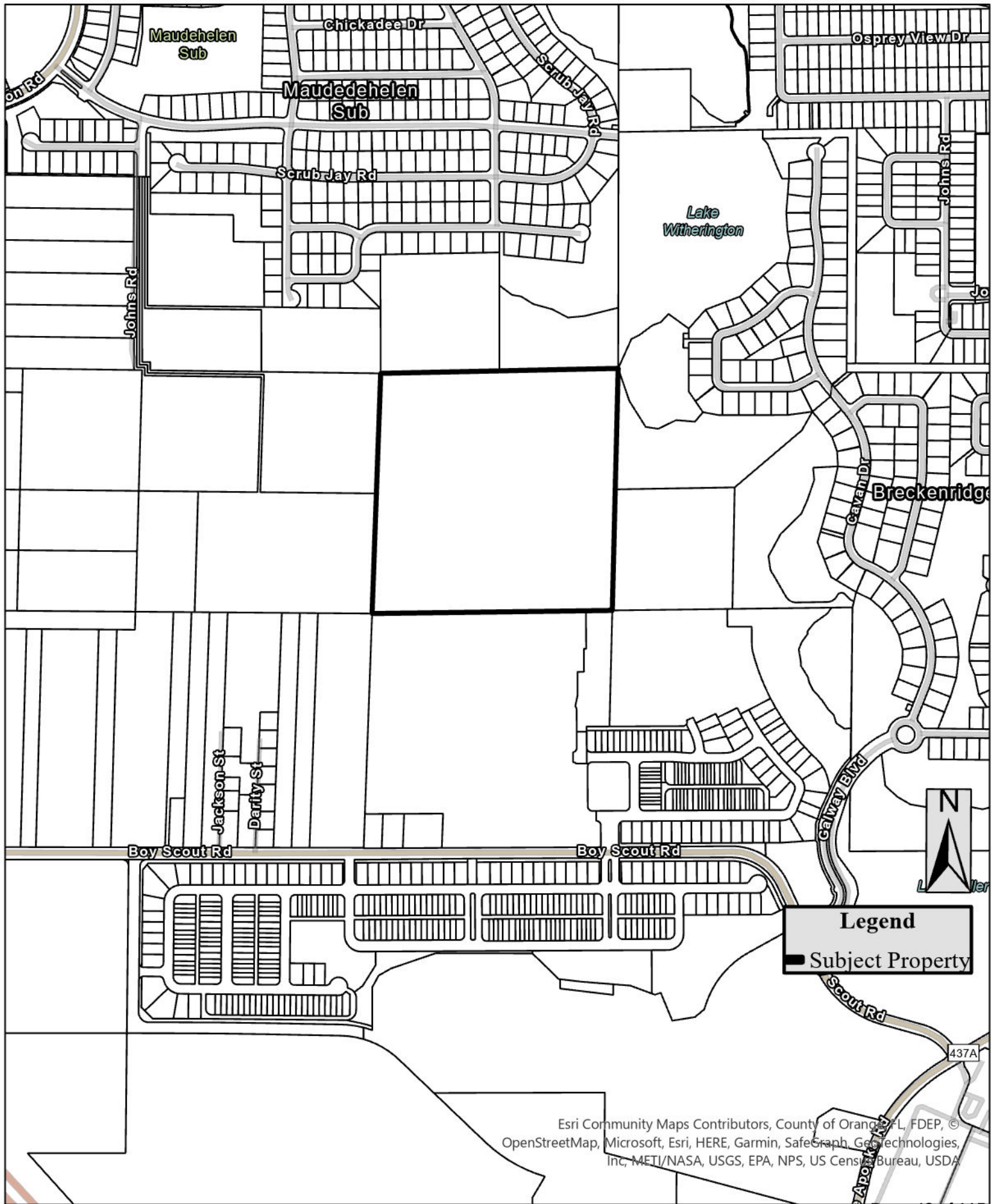
TREE TABLE	
POINT NO.	DESCRIPTION
13123	4" OAK
13124	26" OAK
13125	19" OAK
13126	6" OAK
13127	4" OAK
13128	6" OAK
13129	22" OAK
13130	18" OAK
13131	9" OAK
13132	4" OAK
13133	9" OAK
13134	8" OAK
13135	16" OAK
13136	7" CHERRY
13137	6" CHINA BERRY
13138	6-6" CHINA BERRY
13139	4" CHINA BERRY
13140	4" CHINA BERRY
13141	5-4" CAMPHOR
13142	6" CHERRY
13143	21" CAMPHOR
13144	14" SUGARBERRY
13145	6" OAK
13146	17" PALM
13147	5" OAK
13148	5-3" OAK
13149	17" PALM
13150	19" OAK
13151	19" PALM
13152	6" OAK
13153	9" OAK
13154	5" OAK
13155	5" OAK
13156	11" CAMPHOR
13157	9" OAK
13158	15-12-12" OAK
13159	9-6" OAK
13160	22-18-8" OAK
13161	21" OAK
13162	9" CHINA BERRY
13163	5" CHINA BERRY
13164	8" CHINA BERRY
13165	8-7-3" CAMPHOR
13166	15" PALM
13167	21-20" OAK
13168	10" OAK
13169	8-6" OAK
13170	7" OAK
13171	5" OAK
13172	17" OAK
13173	24" OAK
13174	16" OAK
13175	10" CHINA BERRY
13176	21" OAK
13177	24" OAK
13178	17" OAK
13179	24" OAK
13180	11-9" CHINA BERRY
13181	6-4-2" CAMPHOR
13182	18" OAK
13183	16" OAK
13184	19" OAK
13185	28" OAK
13186	40" OAK
13187	18-10" OAK
13188	15" OAK
13189	24-17-16" OAK
13192	12" CHINA BERRY
13193	5" CHERRY
13194	7" CHINA BERRY
13195	7-6-4" CAMPHOR
13196	5" GUM
13197	9" GUM
13198	9" GUM
13199	6" OAK
13200	6" OAK
13201	6" GUM
13202	7" GUM
13203	7-3" OAK
13204	4" OAK
13205	9" GUM

TREE TABLE	
POINT NO.	DESCRIPTION
13206	7" GUM
13207	5" GUM
13208	7" GUM
13209	6-6-5-5-3" CAMPHOR
13210	9-6-4-4" CAMPHOR
13211	8" GUM
13212	8" GUM
13213	5" GUM
13214	7" GUM
13215	7" GUM
13216	6" GUM
13217	5" GUM
13218	6" GUM
13219	6-6" GUM
13220	5-3" GUM
13221	8-7-6-4" GUM
13222	9" GUM
13223	4" GUM
13224	24-24" OAK
13225	5" CHERRY
13226	4" CHERRY
13227	15" OAK
13228	10" OAK
13229	28" OAK
13230	14-11-10" OAK
13231	20-8" OAK
13232	12" OAK
13233	4" CAMPHOR
13234	5" CHINA BERRY
13235	15" CHINA BERRY
13236	13" PALM
13237	5" OAK
13238	5" OAK
13239	9" CAMPHOR
13240	12" CAMPHOR
13241	4" CAMPHOR
13242	6" CHINA BERRY
13243	4" GUM
13244	7" GUM
13245	5-4" GUM
13246	8" GUM
13247	6" GUM
13248	6" GUM
13249	6" GUM
13250	6" GUM
13251	6" GUM
13252	6" GUM
13253	9" GUM
13254	12" PALM
13255	14" CHINA BERRY
13256	13" PALM
13257	13" PALM
13258	6" GUM
13259	11" PALM
13260	14" PALM
13261	15" PALM
13262	8" GUM
13263	5" GUM
13264	15" PALM
13265	6" GUM
13266	9-9-4" CAMPHOR
13267	10" PALM
13268	6-5" GUM
13269	12" PALM
13270	11" PALM
13271	11" PALM
13272	42" OAK
13273	11" PALM
13274	13" PALM
13275	37" OAK
13276	5" CAMPHOR
13277	17" OAK
13278	16" OAK
13279	11-9" CAMPHOR
13280	7" CAMPHOR
13281	5" CAMPHOR
13282	5-4-4" CAMPHOR
13283	4" CAMPHOR
13284	5" CAMPHOR
13285	4-3" CAMPHOR
13286	6" CAMPHOR

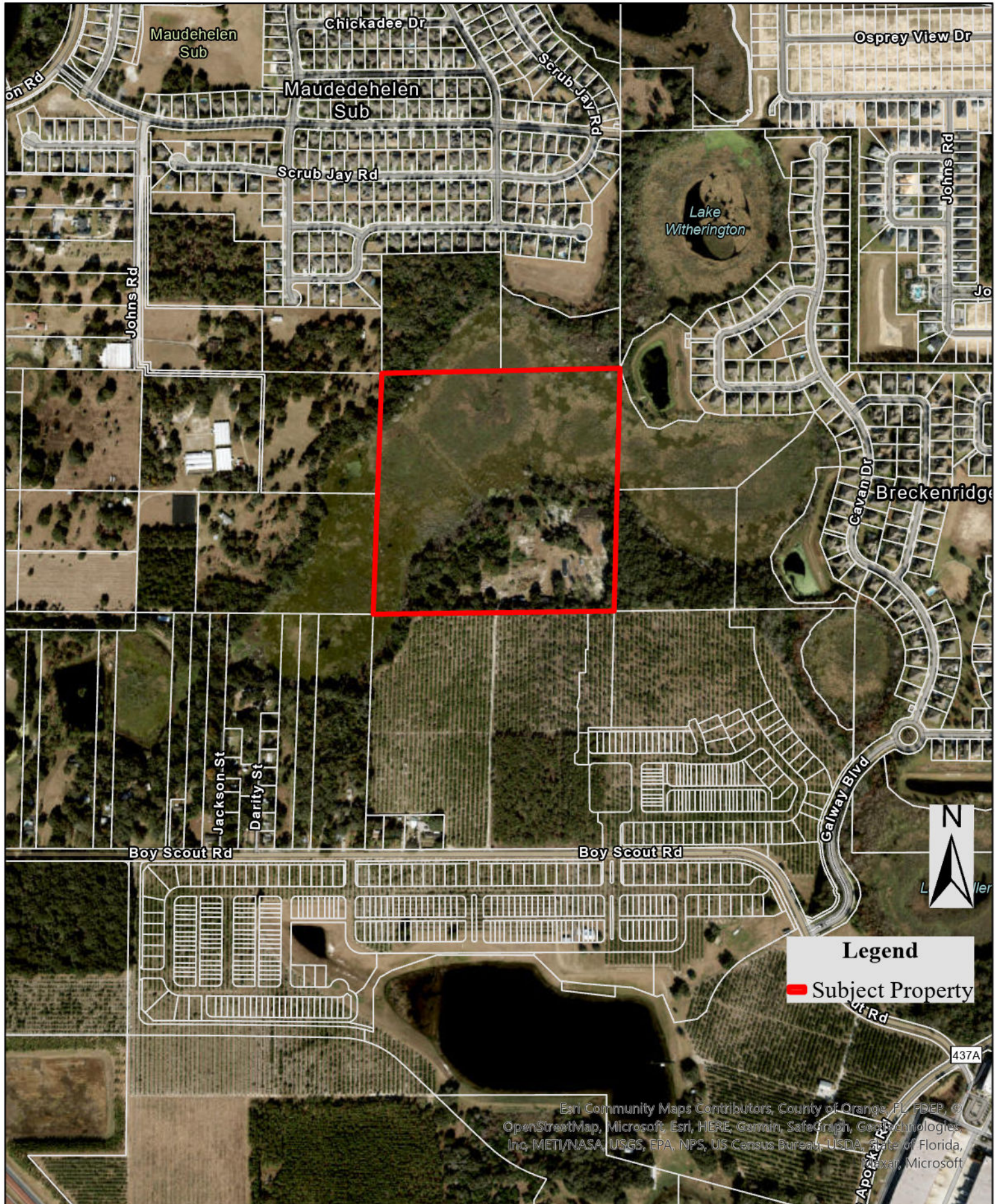
TREE TABLE	
POINT NO.	DESCRIPTION
13287	7" CAMPHOR
13288	9-8" CAMPHOR
13289	6" CAMPHOR
13290	6" CAMPHOR
13291	7" CAMPHOR
13292	4" CAMPHOR
13293	6-3" CAMPHOR
13294	6" CHERRY
13295	5" CAMPHOR
13296	27" OAK
13297	5" OAK
13298	4" CAMPHOR
13299	9" CAMPHOR
13300	5" CAMPHOR
13301	9" OAK
13302	12" OAK
13303	5" CAMPHOR
13304	4" CAMPHOR
13305	5" CAMPHOR
13306	6" CAMPHOR
13307	5" CAMPHOR
13308	5" CAMPHOR
13309	6" CAMPHOR
13310	4" CAMPHOR
13311	4" CAMPHOR
13312	6" CAMPHOR
13313	6" CAMPHOR
13314	15-9" OAK
13315	5" CAMPHOR
13316	5" CAMPHOR
13317	44" OAK
13318	5" CAMPHOR
13319	5" CAMPHOR
13320	15" PALM
13321	7" CAMPHOR
13322	5" CAMPHOR
13323	4" CAMPHOR
13324	9-8" CAMPHOR
13325	14" PALM
13326	4" OAK
13327	5" CAMPHOR
13328	6" CAMPHOR
13329	6" CAMPHOR
13330	5" CAMPHOR
13331	6-3" CAMPHOR
13332	4" OAK
13333	5" OAK
13334	4" OAK
13335	18" OAK
13336	4" OAK
13337	4" CAMPHOR
13338	7" CAMPHOR
13339	11" OAK
13340	11" OAK
13341	16" PALM
13342	8" OAK
13343	5" OAK
13344	5" OAK
13345	4" OAK
13346	4" OAK
13347	4" CAMPHOR
13348	22" CEDAR
13349	53" CAMPHOR
13350	24" CHERRY
13351	11" PALM
13352	23" CAMPHOR
13353	27" OAK
13354	18" PINE
13355	8" CHERRY
13356	22-19" OAK
13357	27" OAK
13358	26" OAK
13359	46" OAK
13360	5-4" CAMPHOR
13361	5-4" CAMPHOR
13362	4" CHINA BERRY
13363	5" CAMPHOR
13364	7-7" CAMPHOR
13365	5" CAMPHOR
13366	6" CAMPHOR
13367	5" OAK

TREE TABLE	
POINT NO.	DESCRIPTION

Vicinity

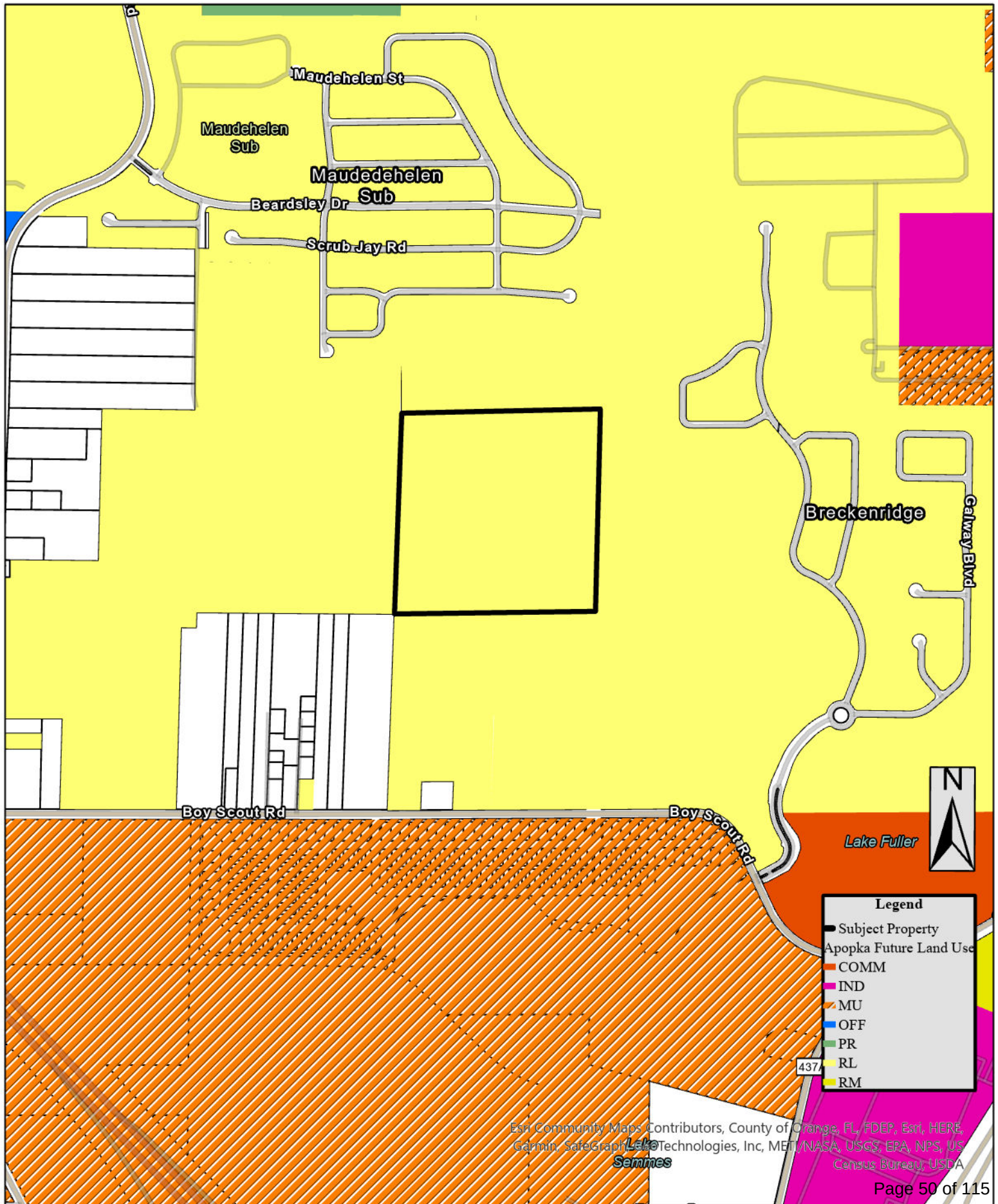


Aerial

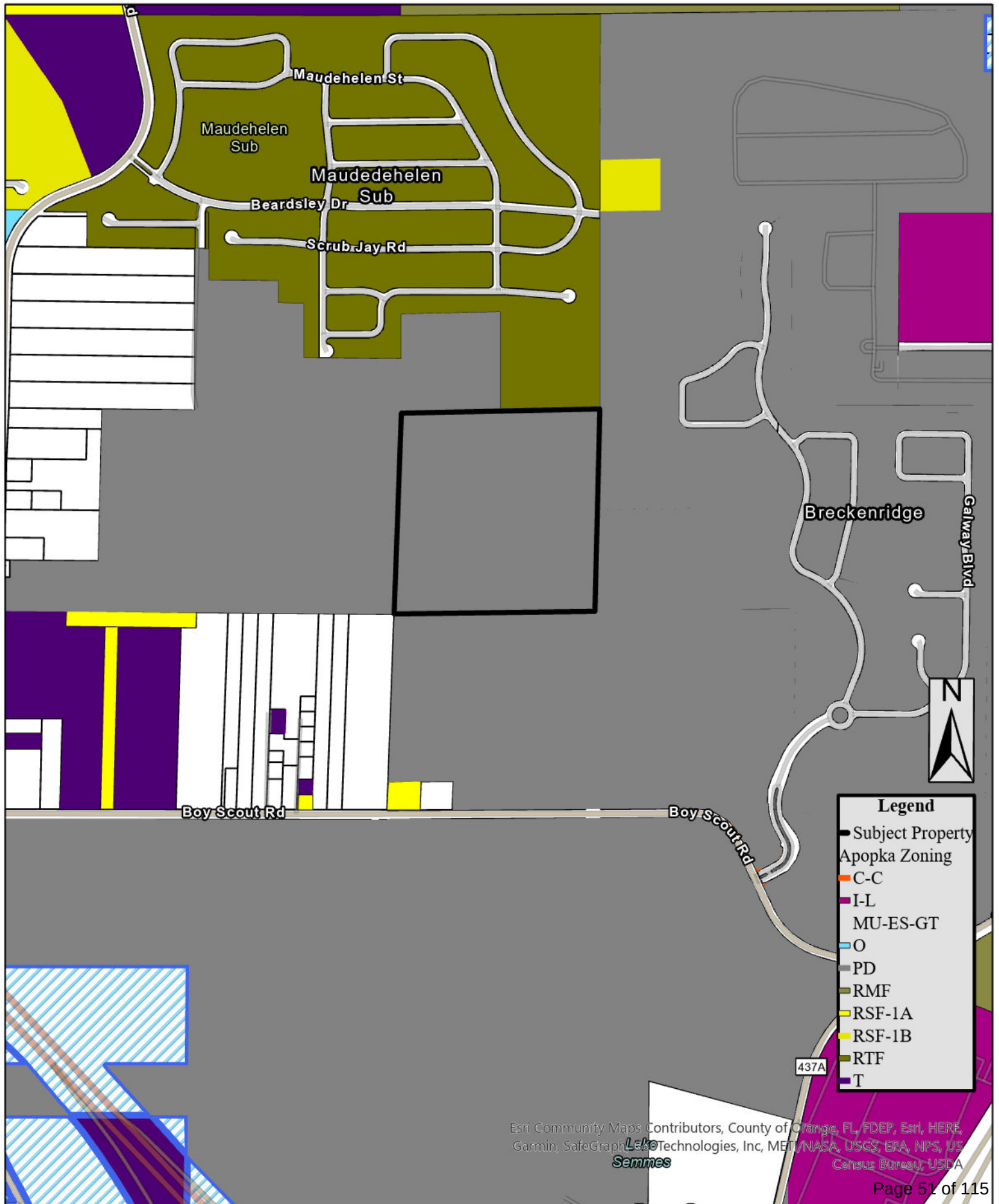


Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Florida,
Apoorva, Microsoft

Future Land Use



Zoning





City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 2.

Meeting Date: September 12, 2023

Department: Community Development

SUBJECT:

Apopka Townhomes – Plat

REQUEST:

Recommend approval of the Apopka Townhomes – Plat

SUMMARY:

Owner(s): Hannibal Square Community Land Trust, Inc.

Applicant: Harris Civil Engineers, LLC c/o Richard A. Lis, P.E.

Parcel Identification Number(s): 10-21-28-5096-00-001

Location: North of Seventh Street, south of East Street and west of Alabama Avenue

Future Land Use: Residential Medium

Zoning District: MU-D (Mixed-Use – Downtown)

Proposed Use: 24 townhome units

Tract Size: 2.51 +/- acres

Density/Intensity: 9.6 dwelling units per acre

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	MU-D (Mixed-Use – Downtown)	Single family residences
East	Residential Low	MU-D	Place of worship
South	Residential Low	MU-D	Single-family residence and place of worship
West	Residential Medium	MU-D	Multi-family residences and place of worship

PROJECT SUMMARY:

The applicant has submitted the Apopka Townhomes – Plat for consideration of a townhome development that comprises of 24 lots, a common area and drainage tract. The Plat is consistent with the Construction Site Plan approved by the Development Review Committee on October 6, 2021.

ACCESS:

The access to the development is on Sixth Street.

PUBLIC HEARING SCHEDULE:

September 12, 2023 - Planning Commission (5:30 P.M.)
October 4, 2023 - City Council (1:30 P.M.)

ATTACHMENTS:

- Maps (PDF)
- Apopka Townhomes – Plat

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Apopka Townhomes – Plat.

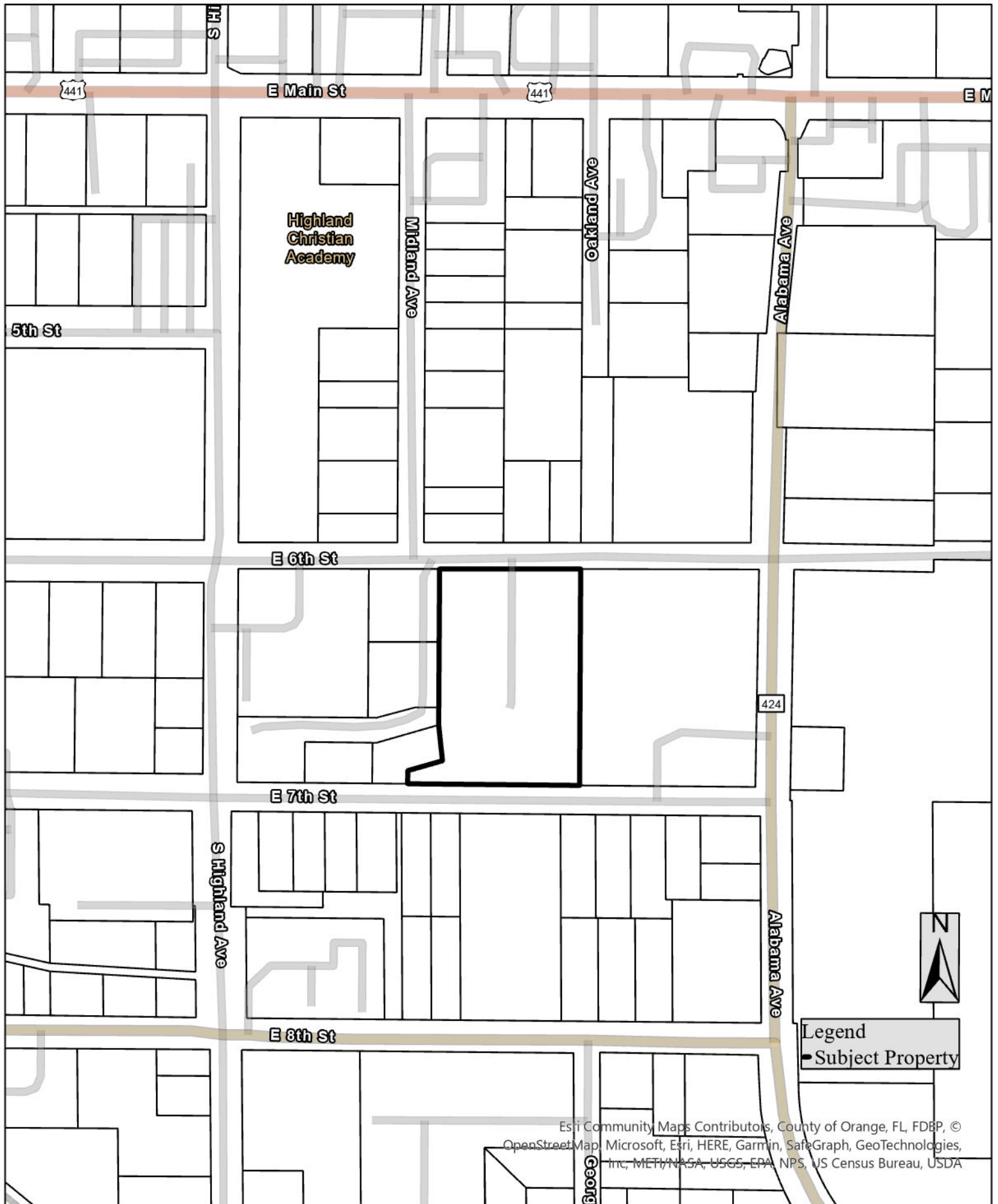
Recommended Motion – Planning Commission:

Recommend approval of the Apopka Townhomes – Plat, subject to the reviews of the City Engineer and City Surveyor

ATTACHMENTS:

1. Maps
2. Apopka Townhomes - Plat

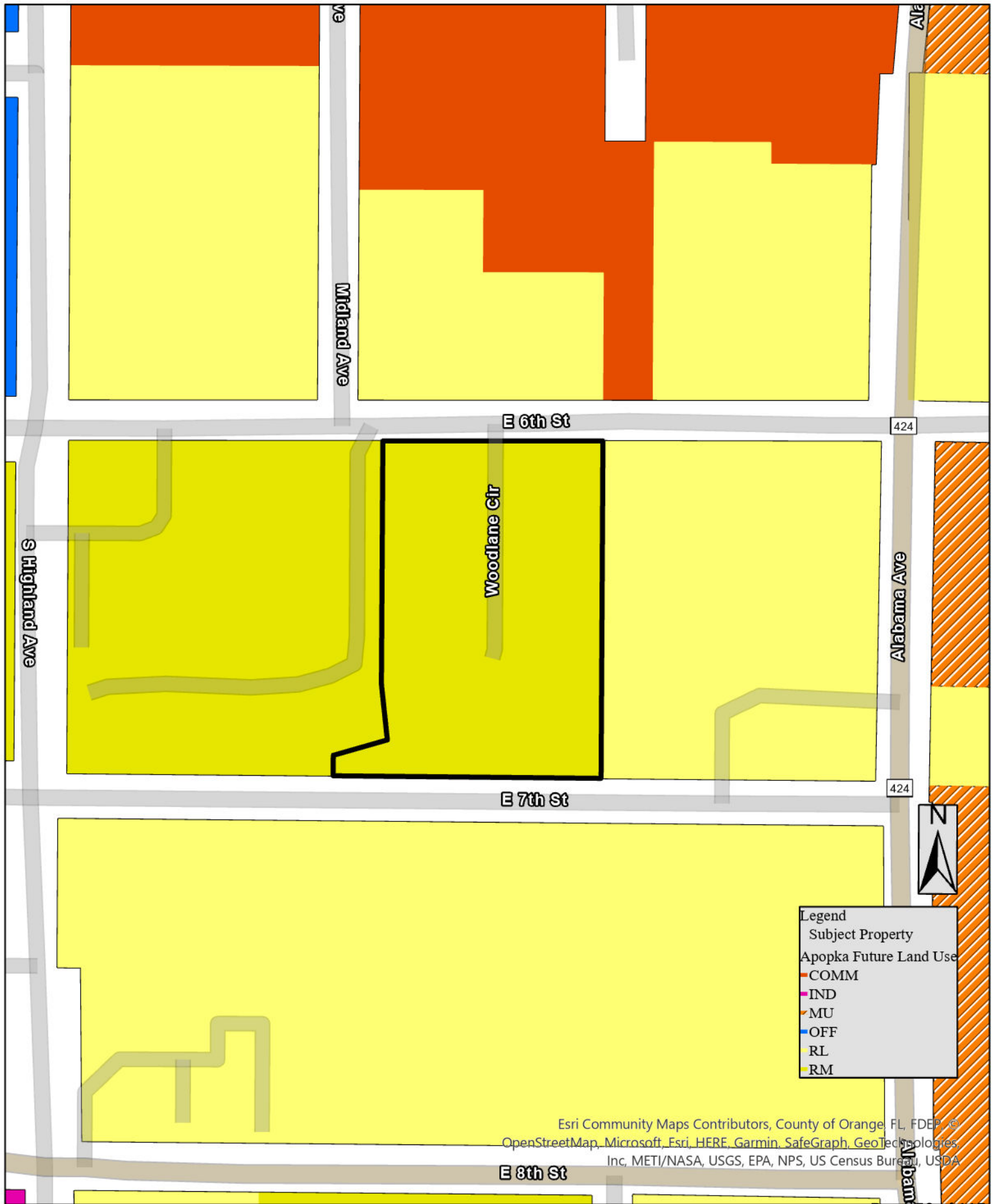
Vicinity



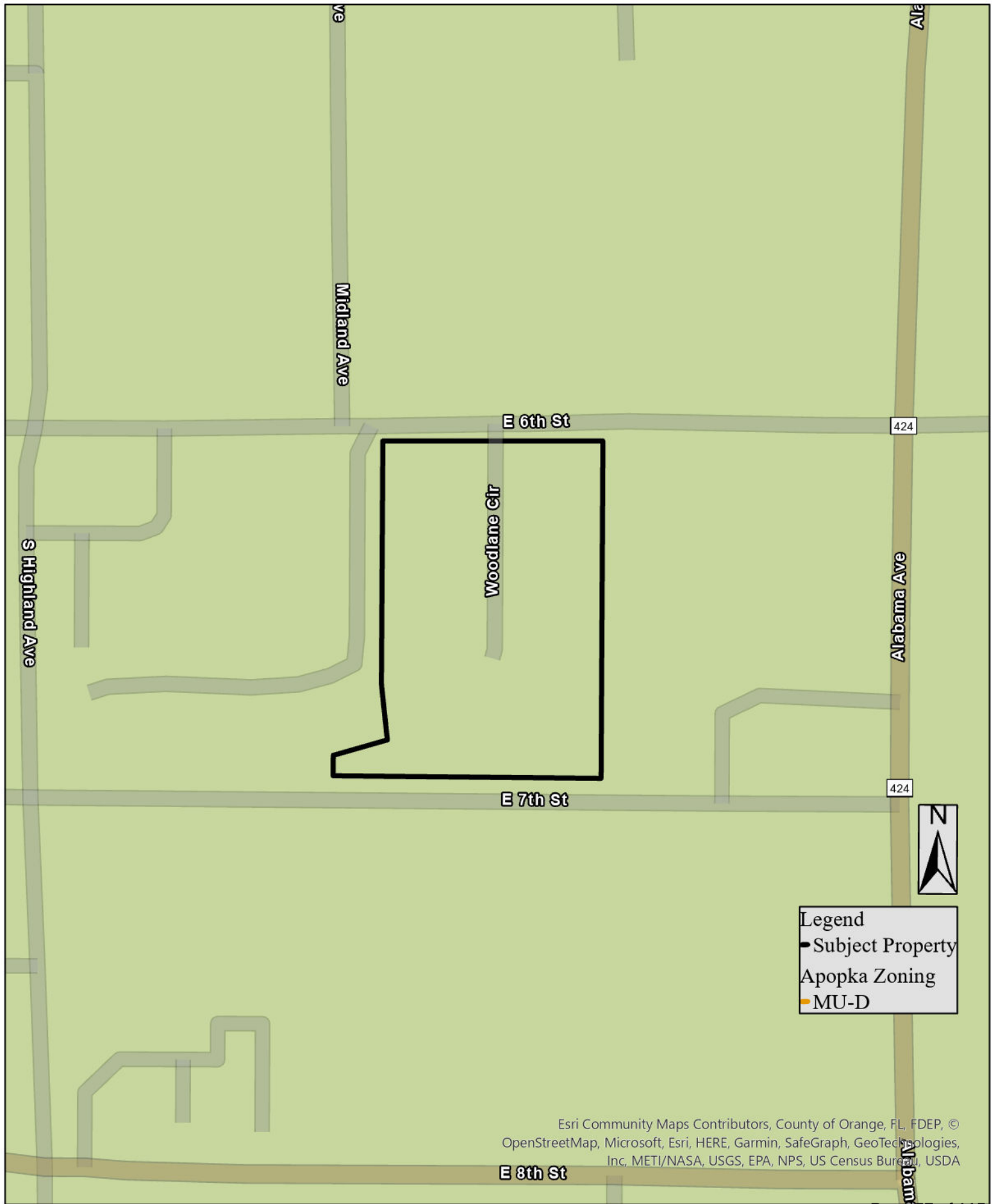
Aerial



Future Land Use



Zoning



P:\66898\DWG\CD\66898003.dwg

HANNIBAL SQUARE APOPKA

SHEET 1 OF 2
(66898003)

REPLAT OF A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 18, 19, 20, 21, 22, 23 AND 24, AND
A PORTION OF THE VACATED ALLEY PER OFFICIAL RECORDS BOOK 3453, PAGE 2525,
H.B. LINDLEY'S ADDITION TO APOPKA, IN PLAT BOOK B, PAGE 22,
LYING IN SECTION 10, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

DESCRIPTION

A portion of Lots 1, 2, 3, 4, 5, 6, 18, 19, 20, 21, 22, 23 and 24, and a portion of the vacated Alley per Official Records Book 3453, Page 2525, H. B. Lindley's Addition to Apopka, according to the plat thereof recorded in Plat Book B, Page 22, Public Records of Orange County, Florida, being more particularly described as follows:

A portion of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 21 South, Range 28 East, lying in Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 21 South, Range 28 East, lying in Orange County, Florida; thence run South 89 degrees 28 minutes 18 seconds East, a distance of 1683.23 feet along the South line of the Southwest 1/4 of said Section 10; thence departing said South line run North 01 degrees 02 minutes 38 seconds East, a distance of 25.00 feet to the North right of way line of the East Seventh Street, a 55.00 foot right of way, per H. B. Lindley's Addition to Apopka, according to the plat thereof as recorded in Plat Book B, Page 22, of the Public Records of Orange County, Florida, and the Point of Beginning; thence departing said North right of way line the following four (4) courses and distances, North 01 degrees 02 minutes 38 seconds East, a distance of 25.00 feet; thence North 74 degrees 25 minutes 43 seconds East, a distance of 67.99 feet; thence North 06 degrees 59 minutes 53 seconds West, a distance of 67.26 feet; thence North 00 degrees 30 minutes 42 seconds East, a distance of 295.44 feet to the South right of way line of East Six Street of said H. B. Lindley's Addition to Apopka; thence North 89 degrees 46 minutes 37 seconds East, a distance of 266.11 feet along said right of way line; thence departing said South right of way line run South 00 degrees 21 minutes 54 seconds West, a distance of 409.47 feet to the aforesaid North right of way line of East Seventh Street; thence North 89 degrees 28 minutes 18 seconds West, a distance of 323.91 feet along said North right of way line to the Point of Beginning.

Containing 110,278 square feet or 2.53 acres, more or less.

HANNIBAL SQUARE APOPKA, GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF H.B. LINDLEY'S ADDITION TO APOPKA, PLAT BOOK B, PAGE 22, ORANGE COUNTY, FLORIDA BEING SOUTH 00°21'54" WEST.
- ALL PLATTED UTILITY 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.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION OF THIS PLAT, SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT, EXCEPT FOR PLATTED EASEMENTS AS SHOWN HEREON.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT WITH THE PRIOR WRITTEN CONSENT OF ALL UTILITY SERVICE PROVIDERS.
- THERE SHALL BE NO BUILDINGS PLACED ON DRAINAGE EASEMENTS EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE CITY OF APOPKA.
- 10.00 FOOT DISTRIBUTION EASEMENT TO FLORIDA POWER CORP. 5.00 FEET ON EACH SIDE OF FACILITIES PER OFFICIAL RECORDS BOOK 3584, PAGE 2336.
- CABLE TELEVISION INSTALLATION AGREEMENT PER OFFICIAL RECORDS BOOK 3438, PAGE 2461, AFFECTS PROPERTY, NOT PLOTTABLE.

JOINDER AND CONSENT OF MORTGAGEES

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED AS DOCUMENT #20190229186 IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, we have caused these presents to be signed by _____,
its _____, on behalf of said corporation, this _____ day of
_____, 2023.

Florida Housing Finance Corporation, a Florida corporation

By: _____

Name: _____ Witness Signature _____ Print Name _____

Title: _____

Witness Signature _____ Print Name _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED AS DOCUMENT #20210608434 IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, we have caused these presents to be signed by _____,
its _____, on behalf of said limited liability company, this _____ day of
_____, 2023.

Black Economic Development Fund, LLC, a Delaware limited liability company

By: _____

Name: _____ Witness Signature _____ Print Name _____

Title: _____

Witness Signature _____ Print Name _____



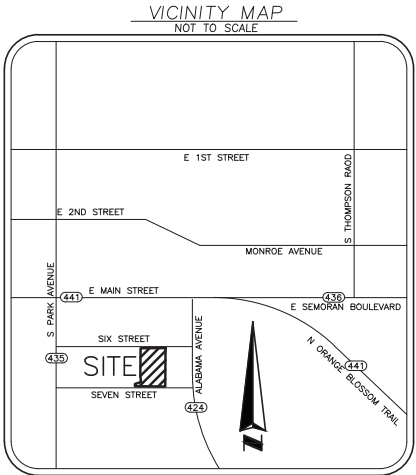
FIDELITY NATIONAL TITLE INSURANCE COMPANY, A DULY LICENSED FLORIDA TITLE INSURER, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO SAID PROPERTY IS VESTED IN HANNIBAL SQUARE COMMUNITY LAND TRUST, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT REAL ESTATE TAXES HAVE BEEN PAID THROUGH AND INCLUDING THE YEAR 2022; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____, 2023

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: _____
NAME: _____
TITLE: _____

LEGEND & ABBREVIATIONS	
(NR) = NON RADIAL	U.E. = UTILITY EASEMENT
C1 = CURVE NUMBER	ORB = OFFICIAL RECORDS BOOK
L1 = LINE NUMBER	CL = CENTERLINE
R = RADIUS	TB = TANGENT BEARING
L = LENGTH	PCP = PERMANENT CONTROL POINT
Δ = CENTRAL ANGLE	PRM = PERMANENT REFERENCE MONUMENT
CB = CHORD BEARING	E.S.E. = ENVIRONMENTAL SWALE EASEMENT
CH = CHORD DISTANCE	W.E. = WALL EASEMENT
NT = NON-TANGENT	SFWM = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PC = POINT OF CURVATURE	SSMC = SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
PI = POINT OF INTERSECTION	DOC# = OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
PRC = POINT OF REVERSE CURVATURE	NAVD = NORTH AMERICAN VERTICAL DATUM
PT = POINT OF TANGENCY	RP = RADIUS POINT
PCC = POINT OF COMPOUND CURVATURE	□ = FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108" UNLESS OTHERWISE NOTED
LB = LICENSED BUSINESS	■ = SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108," UNLESS OTHERWISE STATED.
D.E. = DRAINAGE EASEMENT	⊙ = SET NAIL & DISK STAMPED "PCP LB 2108" UNLESS OTHERWISE NOTED
CM = CONCRETE MONUMENT	● = SET 5/8" IRON ROD AND CAP STAMPED "LB 2108" UNLESS OTHERWISE NOTED
R/W = RIGHT OF WAY	POC = POINT OF COMMENCEMENT
(OA) = OVERALL	POB = POINT OF BEGINNING
CL = CENTERLINE	
CCR = CERTIFIED CORNER RECORD	
POL = POINT ON LINE	
TB = TANGENT BEARING	
TYP. = TYPICAL	
└─┘ = NO CORNER SET, CHANGE IN DIRECTION	



SHEET INDEX

SHEET 1 COVER SHEET AND GENERAL NOTES
SHEET 2 BOUNDARY AND TOWNHOME LOTS

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.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and Registered Land Surveyor & Mapper, does hereby certify that I completed the survey of the lands therein described and this Plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon and this plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

Signature _____ Dated _____
Andrew Perry, PSM
Southeastern Surveying & Mapping Corporation
6500 All American Boulevard
Orlando, Florida 32810-4350
Registration No. 6124
Certificate No. LB 2108

PLAT
BOOK

PAGE

Hannibal Square Apopka
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Hannibal Square Community Land Trust Inc., a Florida not-for-profit corporation, as the fee simple title owner of the lands legally described on this plat and identified as "Hannibal Square Apopka," hereby dedicates said lands and this plat for the uses and purposes specified below: 1) Lots 1 through 24, both inclusive, as shown hereon, are hereby reserved to Hannibal Square Community Land Trust, Inc., a Florida not-for-profit corporation, for private purposes, to be used as a residential townhome development, as permitted by Orange County's land development regulations. 2) All Utility Easements created by this plat are hereby granted to the City of Apopka for utility purposes, and shall be the perpetual maintenance obligation of the City of Apopka. 3) All Drainage Easements created by this plat are hereby granted to the City of Apopka for drainage purposes, and shall be the perpetual maintenance obligation of the City of Apopka. 4) All Sidewalk Easements created by this plat are hereby granted to The Townhomes at East Sixth Homeowners Association, Inc., a Florida not-for-profit corporation, for pedestrian ingress and egress purposes, and shall be the perpetual maintenance obligation of said homeowners' association. 5) All Landscape Tracts (L-1 and L-2) are hereby dedicated to The Townhomes at East Sixth Homeowners Association, Inc., a Florida not-for-profit corporation, as common areas and shall be used for landscape and open space, and shall be the perpetual maintenance obligation of said homeowners' association. 6) Roadway Tract (R-1) is hereby dedicated to The Townhomes at East Sixth Homeowners Association, Inc., a Florida not-for-profit corporation, as common area, and shall be used for vehicular ingress and egress purposes, and shall be the perpetual maintenance obligation of said homeowners' association. 7) The Drainage Tract is hereby dedicated to the City of Apopka for drainage purposes, and shall be the perpetual maintenance obligation of the City of Apopka.

IN WITNESS THEREOF, Hannibal Square Community Land Trust, Inc. a Florida not-for-profit corporation, has caused these presents to be signed by its President, this _____ day of _____, 2023.

Hannibal Square Community Land Trust, Inc., a Florida not-for-profit corporation.

By: _____
Name: Juan Hollingsworth
Title: President

Signed and sealed in the presence of:

witness signature: _____ Print Name: _____

witness signature: _____ Print Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of () physical presence or () online notarization, on this _____ day of _____, 2023, by Juan Hollingsworth, as President on behalf of the corporation executed the foregoing dedication and acknowledges the execution thereof to be his free act and deed for the uses and purposes therein expressed, and is personally known to me or has produced _____ as identification.

Notary Public

Printed Name, Notary Public State of Florida

My Commission Expires

Commission Number

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

Pursuant to Section 177.081 Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however that my review does not include field verification of any of the coordinates or points of measurements shown on this plat.

Surveyor's Signature _____ Date _____

Surveyor's Name _____ Registration No. _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

This is to certify that on _____, the foregoing plat was examined and approved by _____

City Engineer _____ Date _____

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

This is to certify that on _____ the foregoing plat was examined by the Apopka Planning Commission of the City of Apopka

Chairman _____ Date _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify that on _____, the City Council of the City of Apopka approved the foregoing plat.

Bryan Nelson, Mayor _____ Date _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records

on _____ as DOC# _____

County Comptroller in and for Orange County, Florida

BY _____

HANNIBAL SQUARE APOPKA

SHEET 2 OF 2
(66898003)

PLAT
BOOK

PAGE

REPLAT OF A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 18, 19, 20, 21, 22, 23 AND 24, AND
A PORTION OF THE VACATED ALLEY PER OFFICIAL RECORDS BOOK 3453, PAGE 2525,
H.B. LINDLEY'S ADDITION TO APOPKA, IN PLAT BOOK B, PAGE 22,
LYING IN SECTION 10, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

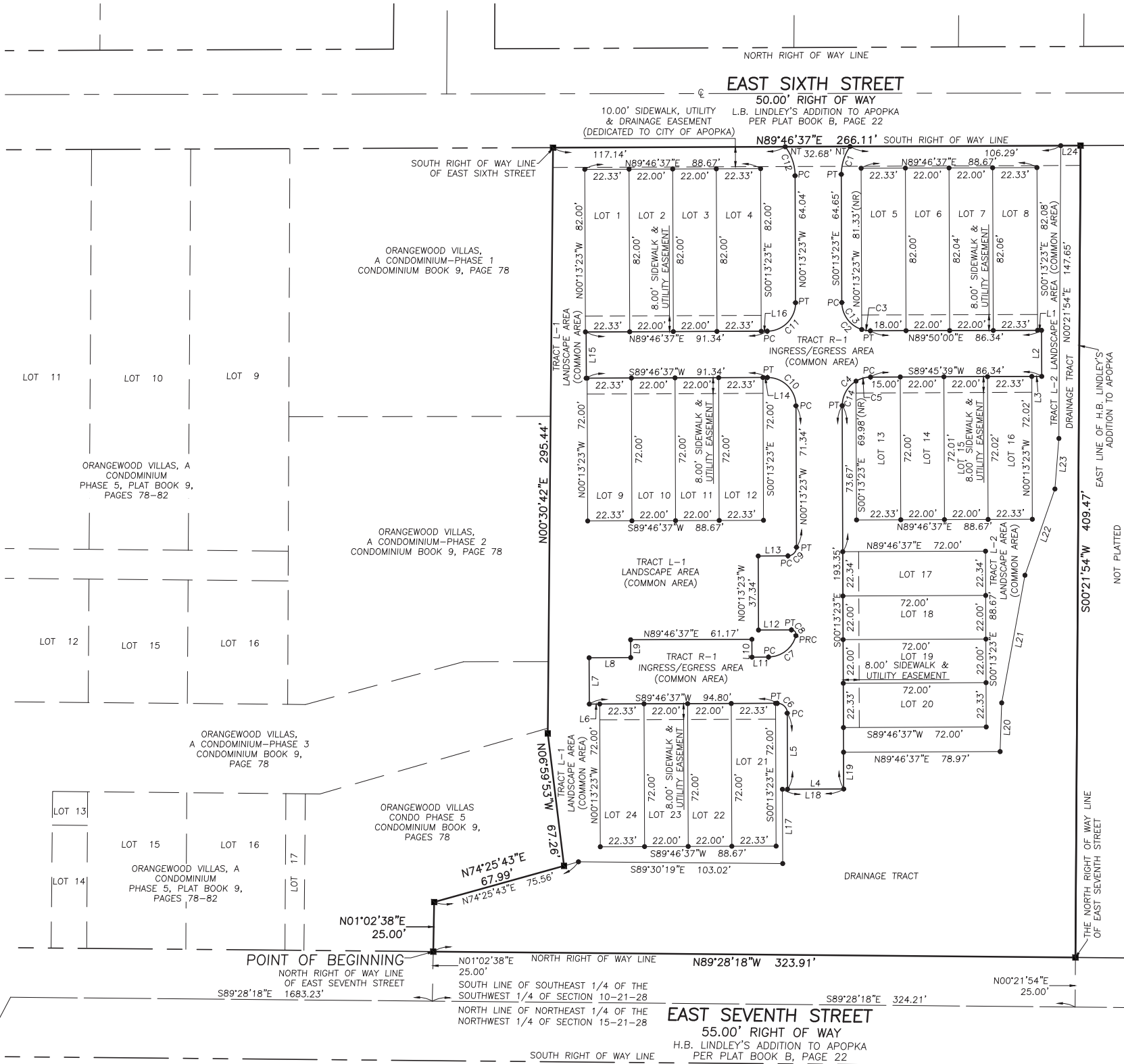


CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	24.33'	35°11'37"	14.94'	S17°22'26"W	14.71'
C2	14.33'	90°00'00"	22.51'	S45°13'23"E	20.27'
C3	14.33'	17°35'15"	4.40'	N81°25'45"W	4.38'
C4	14.33'	90°00'00"	22.51'	S44°46'37"W	20.27'
C5	14.33'	30°45'53"	7.69'	S74°23'41"W	7.60'
C6	5.00'	90°00'00"	7.85'	N45°13'23"W	7.07'
C7	14.34'	75°23'06"	18.87'	N52°02'26"E	17.54'
C8	2.33'	104°32'00"	4.25'	N37°57'34"W	3.69'
C9	4.33'	90°00'00"	6.80'	N44°46'37"E	6.12'
C10	14.33'	90°00'00"	22.51'	N45°13'23"W	20.27'
C11	14.33'	90°00'00"	22.51'	N44°46'37"E	20.27'
C12	24.33'	36°57'49"	15.70'	N18°42'17"W	15.43'
C13	14.33'	72°24'45"	18.11'	S36°25'45"E	16.93'
C14	14.33'	59°14'07"	14.82'	S29°23'41"W	14.16'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°50'00"E	2.00'
L2	S00°14'21"E	23.23'
L3	S89°45'39"W	5.01'
L4	S89°46'37"W	28.34'
L5	N00°13'23"W	38.35'
L6	S89°46'37"W	5.26'
L7	N00°13'23"W	23.34'
L8	N89°46'37"E	20.97'
L9	N00°13'23"W	9.00'
L10	S00°13'23"E	9.00'
L11	N89°46'37"E	8.33'
L12	S89°46'37"W	16.62'

LINE TABLE		
LINE #	BEARING	LENGTH
L13	N89°46'37"E	15.00'
L14	S89°46'37"W	2.26'
L15	N00°13'23"W	23.34'
L16	S89°46'37"W	3.03'
L17	N00°13'23"W	37.48'
L18	N89°46'37"E	30.91'
L19	N00°13'23"W	18.56'
L20	N01°50'40"E	24.59'
L21	N10°19'34"E	65.41'
L22	N19°09'08"E	46.07'
L23	N04°30'52"E	25.56'
L24	N89°46'37"E	10.00'

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
SECTION 10-21-28
FOUND PK NAIL AND DISK
"PBS&J LB 024"
CERTIFIED CORNER RECORD
9 10 #082036





City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 3.

Meeting Date: September 12, 2023

Department: Community Development

SUBJECT:

Crossroads at Kelly Park Phase 1A – Plat

REQUEST:

Recommend approval of the Crossroads at Kelly Park Phase 1A – Plat

SUMMARY:

Owner(s): DFC Kelly Park, LLC

Applicant: Poulos & Bennett, LLC c/o Marc D. Stehli, P.E.

Parcel Identification Number(s): 11-20-27-0000-00-071

Location: South of Ondich Road, west of Effie Drive, north of Kelly Park Road and east of Round Lake Road

Future Land Use: Mixed-Use

Zoning District: KPI-MU (Kelly Park Interchange – Mixed-Use)

Proposed Use: 175 single family lots

Tract Size: 31.18 +/- acres

Density/Intensity: 5.61 dwelling units per acre

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use and Rural Settlement	KPI-MU (Kelly Park Interchange – Mixed-Use) and AG (Agriculture)	Crossroads at Kelly Park and single-family residences
East	County Rural	County A-1 (Citrus Rural)	Crossroads at Kelly Park
South	Mixed-Use	KPI-MU	Crossroads at Kelly Park
West	Mixed-Use	KPI-MU	Crossroads at Kelly Park

PROJECT SUMMARY:

The applicant has submitted the Crossroads at Kelly Park Phase 1A – Plat for consideration, creating 175 residential lots. This plat also creates nine tracts for open space and amenities.

ACCESS:

Access to the development is proposed on Kelly Park Road via a spine road, as well as, connections to the proposed and future developments to the south, north, west and east adjacent properties.

PUBLIC HEARING SCHEDULE:

September 12, 2023 - Planning Commission (5:30 P.M.)
October 4, 2023 - City Council (1:30 P.M.)

ATTACHMENTS:

- Maps
- Crossroads at Kelly Park Phase 1A – Plat

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Crossroads at Kelly Park Phase 1A – Plat.

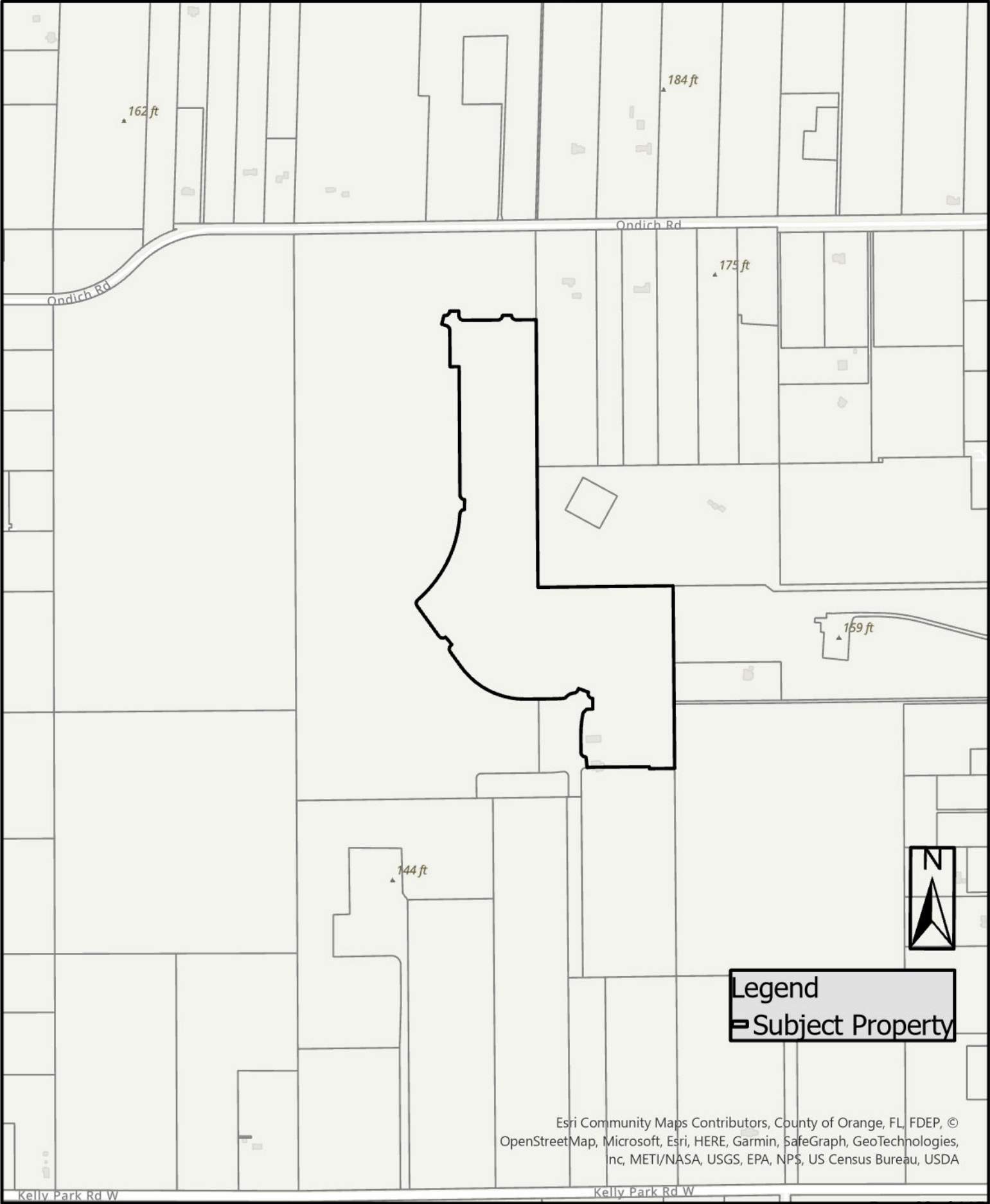
Recommended Motion – Planning Commission:

Recommend approval of the Crossroads at Kelly Park Phase 1A – Plat, subject to the reviews of the City Engineer and City Surveyor.

ATTACHMENTS:

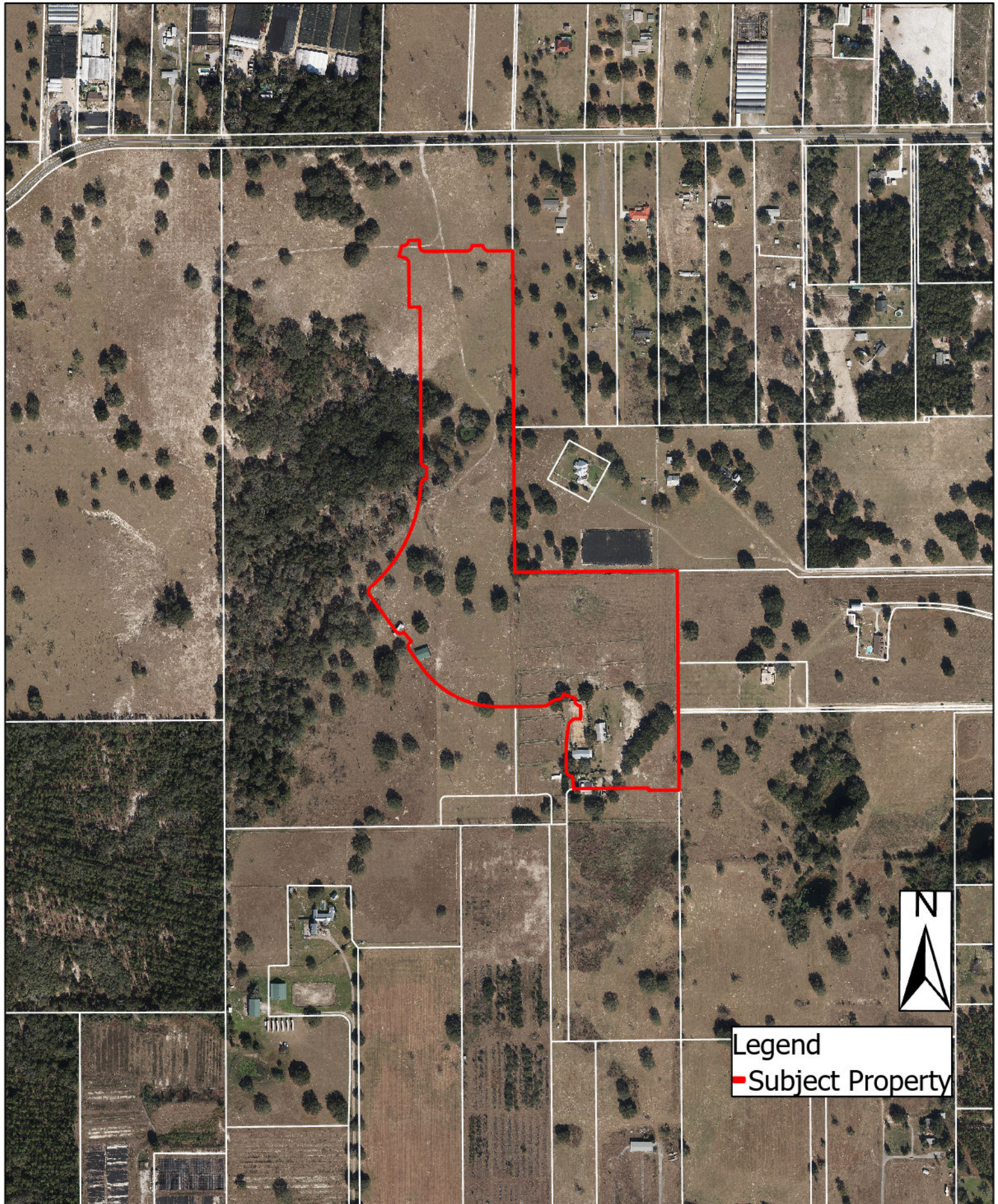
1. Maps
2. Crossroads at KP Phase 1A - Plat

Vicinity



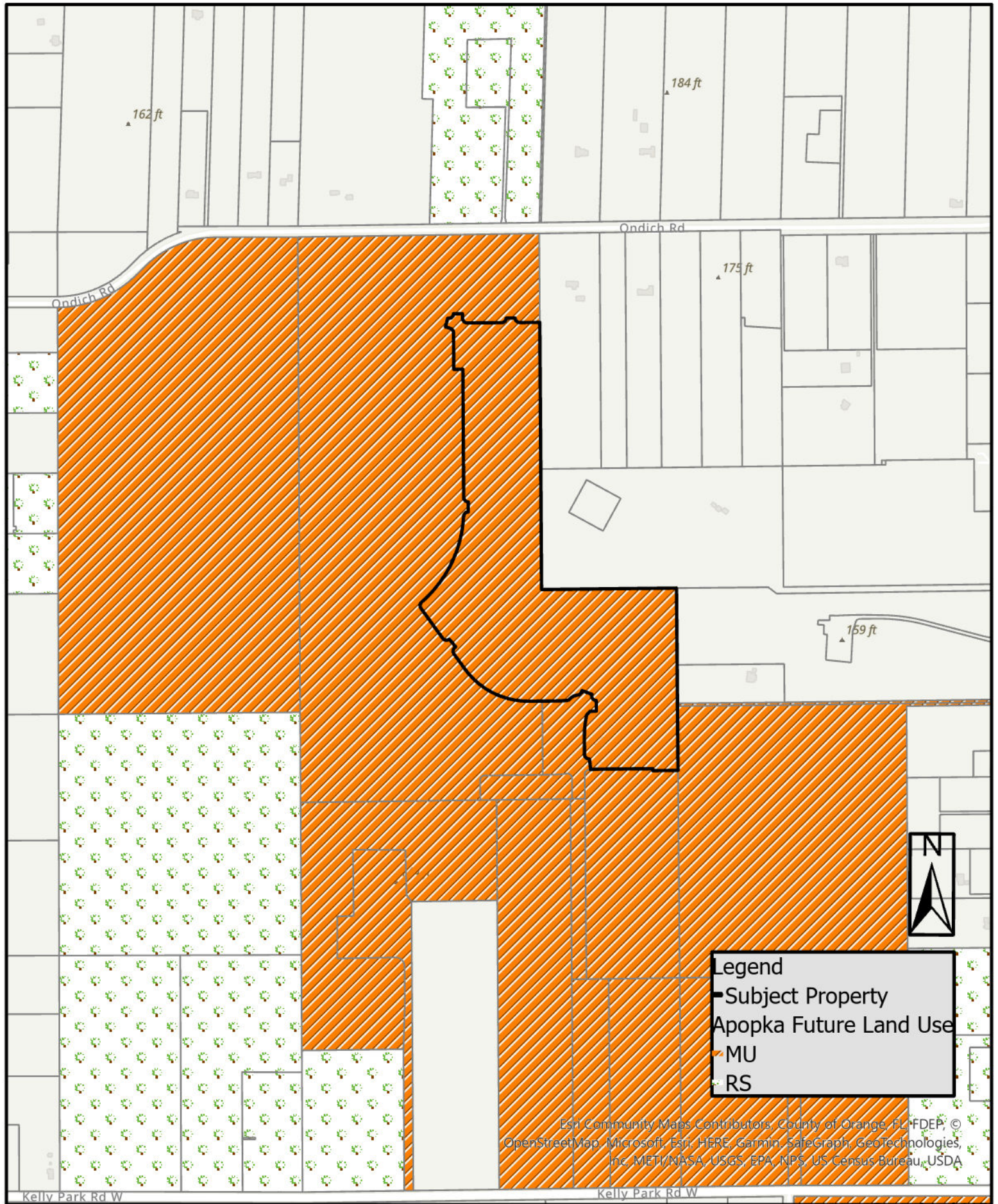
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Aerial

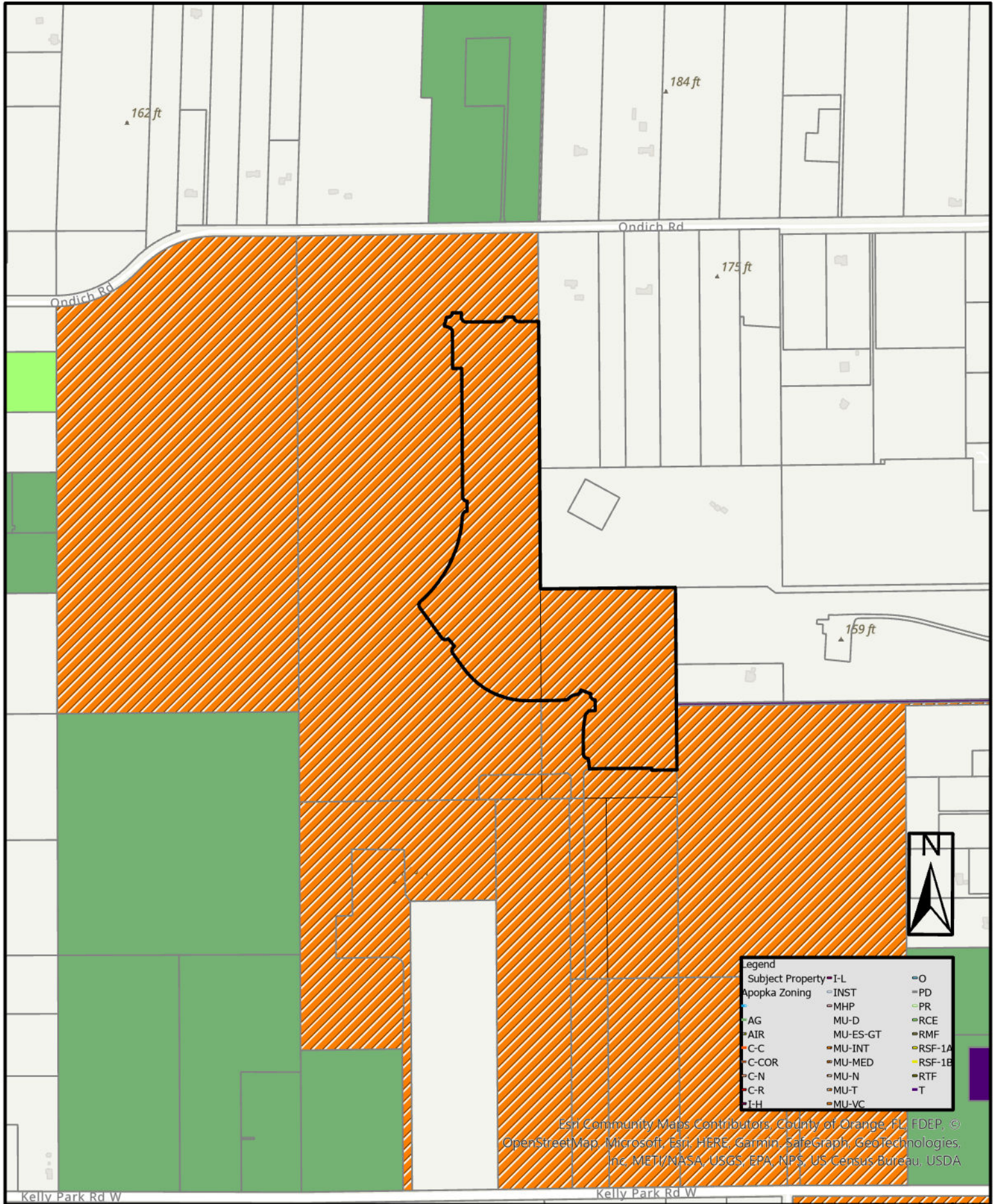


Legend
- Subject Property

Future Land Use



Zoning



Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 489.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'34" EAST, ALONG SAID WEST LINE TO THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1470.39 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 742.90 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°28'01" EAST, 664.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, 339.32 FEET; THENCE RUN SOUTH 89°31'59" WEST, 139.06 FEET; THENCE RUN NORTH 00°28'01" WEST, 10.59 FEET; THENCE RUN SOUTH 89°31'59" WEST, 296.99 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 470.50 FEET, A CENTRAL ANGLE OF 05°29'10", AN ARC LENGTH OF 45.05 FEET, A CHORD LENGTH OF 45.05 FEET AND A CHORD BEARING OF SOUTH 86°47'24" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 05°57'11" WEST, 59.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°29'10", AN ARC LENGTH OF 41.66 FEET, A CHORD LENGTH OF 37.01 FEET AND A CHORD BEARING OF NORTH 48°12'36" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°28'01" WEST, 93.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 12°14'34", AN ARC LENGTH OF 120.73 FEET, A CHORD LENGTH OF 120.50 FEET AND A CHORD BEARING OF NORTH 05°39'16" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 44°37'27", AN ARC LENGTH OF 3.89 FEET, A CHORD LENGTH OF 3.80 FEET AND A CHORD BEARING OF NORTH 34°05'16" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 57.02 FEET, A CENTRAL ANGLE OF 24°22'10", AN ARC LENGTH OF 24.25 FEET, A CHORD LENGTH OF 24.07 FEET AND A CHORD BEARING OF NORTH 44°12'55" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 58°05'38", AN ARC LENGTH OF 4.90 FEET, A CHORD BEARING OF NORTH 00°44'39" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°07'28" EAST, 32.61 FEET; THENCE RUN NORTH 00°28'01" WEST, 49.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 112°27'54", AN ARC LENGTH OF 49.07 FEET, A CHORD LENGTH OF 41.56 FEET AND A CHORD BEARING OF NORTH 35°38'35" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 69°24'38" WEST, 59.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 170.50 FEET, A CENTRAL ANGLE OF 10°44'46", AN ARC LENGTH OF 31.98 FEET, A CHORD LENGTH OF 31.93 FEET AND A CHORD BEARING OF SOUTH 29°57'45" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 46°23'52", AN ARC LENGTH OF 4.05 FEET, A CHORD LENGTH OF 3.94 FEET AND A CHORD BEARING OF SOUTH 54°32'04" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 57.02 FEET, A CENTRAL ANGLE OF 30°50'21", AN ARC LENGTH OF 30.69 FEET, A CHORD LENGTH OF 30.32 FEET AND A CHORD BEARING OF SOUTH 62°18'50" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°13'52", AN ARC LENGTH OF 17.12 FEET, A CHORD LENGTH OF 16.79 FEET AND A CHORD BEARING OF SOUTH 66°30'36" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 88°07'32" WEST, 60.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 03°17'24", AN ARC LENGTH OF 9.47 FEET, A CHORD LENGTH OF 9.47 FEET AND A CHORD BEARING OF SOUTH 87°46'14" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°24'56" WEST, 163.27 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 54°44'56", AN ARC LENGTH OF 410.88 FEET, A CHORD LENGTH OF 395.43 FEET AND A CHORD BEARING OF NORTH 63°12'36" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 35°50'08" WEST, 102.00 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°30'09", AN ARC LENGTH OF 37.74 FEET, A CHORD LENGTH OF 34.26 FEET AND A CHORD BEARING OF NORTH 07°24'57" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 946.00 FEET, A CENTRAL ANGLE OF 00°25'29", AN ARC LENGTH OF 7.01 FEET, A CHORD LENGTH OF 7.01 FEET AND A CHORD BEARING OF NORTH 50°27'17" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 39°45'28" WEST, 55.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°55'20", AN ARC LENGTH OF 40.98 FEET, A CHORD LENGTH OF 36.54 FEET AND A CHORD BEARING OF NORTH 82°47'48" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 35°50'08" WEST, 204.97 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°02'51", AN ARC LENGTH OF 37.11 FEET, A CHORD LENGTH OF 33.79 FEET AND A CHORD BEARING OF NORTH 06°41'17" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 46°14'02", AN ARC LENGTH OF 540.65 FEET, A CHORD LENGTH OF 526.10 FEET AND A CHORD BEARING OF NORTH 26°05'42" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°38'45", AN ARC LENGTH OF 37.81 FEET, A CHORD LENGTH OF 34.31 FEET AND A CHORD BEARING OF NORTH 46°19'03" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 00°51'50" EAST, 55.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 45°22'34" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°22'34" WEST, 201.67 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 71°27'34", AN ARC LENGTH OF 31.18 FEET, A CHORD LENGTH OF 29.20 FEET AND A CHORD BEARING OF NORTH 36°06'21" WEST TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03°37'27", AN ARC LENGTH OF 28.46 FEET, A CHORD LENGTH OF 28.46 FEET AND A CHORD BEARING OF NORTH 73°38'51" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 14°32'25" EAST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 104°54'59", AN ARC LENGTH OF 45.78 FEET, A CHORD LENGTH OF 39.65 FEET AND A CHORD BEARING OF NORTH 52°04'56" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 89°37'26" EAST, 50.00 FEET; THENCE RUN SOUTH 00°22'34" EAST, 26.00 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°19'03" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 00°51'50" EAST, 55.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°22'34" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°37'26" EAST, 110.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 36.971 ACRES MORE OR LESS.

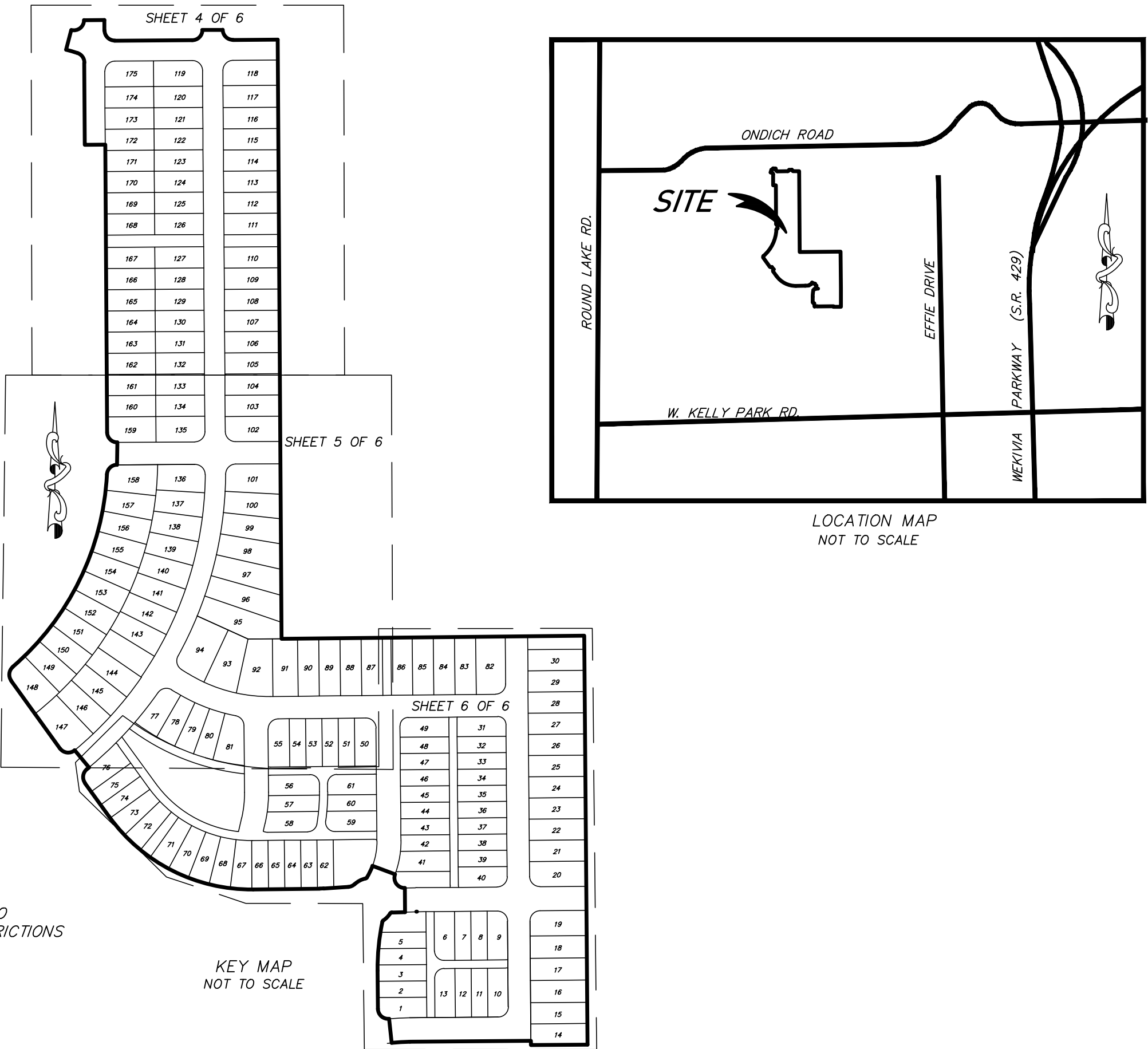
INDEX:
SHEET 1 = COVER SHEET
SHEET 2-3 = BOUNDARY
SHEETS 4-6 = DETAIL SHEETS

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 SUPERANATED IN ANY OTHER GRAPHIC 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."

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD AS BEING NORTH 89°08'52" EAST.
- ☐ DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.
- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.
- 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 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.
- THE PLAT AND THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR CROSSROADS AT KELLY PARK PHASE 1A (THE "DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO. COMMON AREAS, AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY CROSSROADS AT KELLY PARK PHASE 1A HOMEOWNERS' ASSOCIATION, INC. "ASSOCIATION", AS PRESCRIBED IN THE DECLARATION.
- TRACTS "PIA-13", "PIA-14", "PIA-16", "PIA-17", "PIA-18", "PIA-19", "PIA-20", "PIA-22", AND "PIA-28" (PARKS), ARE COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- TRACT FD-2 (FUTURE DEVELOPMENT) SHALL BE OWNED AND MAINTAINED BY DFC KELLY PARK, LLC, ITS SUCCESSORS AND/OR ASSIGNS.
- ASSOCIATION DRAINAGE EASEMENTS (A.D.E.) SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER ALL ASSOCIATION DRAINAGE EASEMENTS (A.D.E.) SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.
- TRACTS "A1A-6, A1A-7, A1A-8 AND A1A-9 (ALLEYS) IS A COMMON AREA PER THE DECLARATION AND SHALL BE OWNED BY THE ASSOCIATION AND IS RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES: (I) FOR THE PURPOSE OF EXERCISING ALL POWER AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE DECLARATION (II) THE OWNERS OF THE LOTS WITHIN THE PROPERTY FOR PURPOSED OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH ALLEY TRACTS AND (III) CITY OF APOPKA AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPLE AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENCE THEREON, AS WELL AS SUCH OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES, ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN THE TRACTS "A1A-6, A1A-7, A1A-8 AND A1A-9 (ALLEYS) ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY THE ASSOCIATION.



PLAT BOOK	PAGE
CROSSROADS AT KELLY PARK PHASE 1A	
DEDICATION	
KNOW ALL MEN BY THESE PRESENTS, THAT DFC KELLY PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LAND AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS, UTILITY EASEMENTS (U.E.), MAINTENANCE, DRAINAGE AND SIGNAGE EASEMENTS (M.D.S.E.) TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.	
IN WITNESS WHEREOF, DFC Kelly Park, LLC, a Florida Limited Liability Company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this ____ day of _____, 2023.	
Signed, sealed and delivered in the presence of the following two witnesses:	
DFC Kelly Park, LLC, a Florida Limited Liability Company	DF Residential II, LP, a Florida Limited Partnership
Print Name: _____ (Witness)	By: _____ Name: _____ Title: _____
Print Name: _____ (Witness)	
STATE OF FLORIDA	
COUNTY OF _____	
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____, as _____ of DF Residential II, LP, a Florida Limited Partnership, on behalf of the company, who ☐ is personally known to me or ☐ has produced _____ as identification.	
Print Name: _____ Notary Public — State of Florida Commission No.: _____ My Commission Expires: _____	
CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION	
THIS IS TO CERTIFY, that on _____, 2023 the undersigned approved the foregoing plat.	
By: _____ Chairman	
CERTIFICATE OF APPROVAL BY THE MUNICIPALITY	
THIS IS TO CERTIFY, that on _____, 2023 the undersigned approved the foregoing plat.	
By: _____ Bryan Nelson, Mayor of the City of Apopka	
Attest: _____ Linda F. Goff, City Clerk	
CERTIFICATE OF APPROVAL BY CITY ENGINEER	
THIS IS TO CERTIFY, that on _____, 2023 the undersigned approved the foregoing plat.	
By: _____ Richard W. Earp, City Engineer	
CERTIFICATE OF COUNTY COMPTROLLER	
I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ print _____	
Comptroller in and for Orange County, Florida	
By: _____	
CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR	
Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.	
Signed: _____ Date _____ Printed name: Andrew A. Perry P.S.M. Southeastern Surveying and Mapping Corp. Registration Number LS 6124	
CERTIFICATE OF SURVEYOR AND MAPPER	
KNOWN ALL MEN BY THESE PRESENTS , that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on April 25, 2023	
a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed; that permanent reference monuments have been placed as shown thereon; that the plat was prepared under my responsible direction and supervision, and that this plat complies with all the survey requirements of Chapter 177 and Chapter 95.361, Florida Statutes.	
Date _____ LS 4044 Surveyor's Registration Number _____ LB 7808 Certificate of Authorization Number _____ PEC — Surveying and Mapping, LLC 2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765	Surveyor's Signature _____ David A. White Surveyor's Name (printed) _____



SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

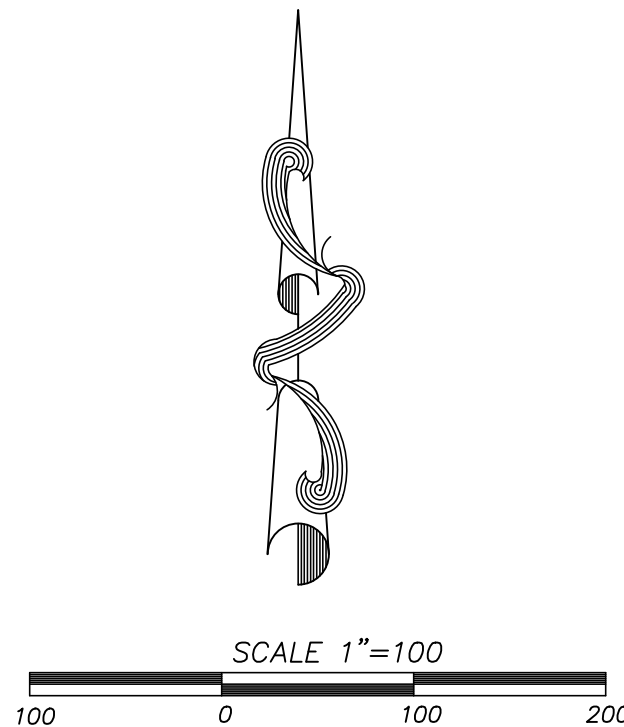
CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

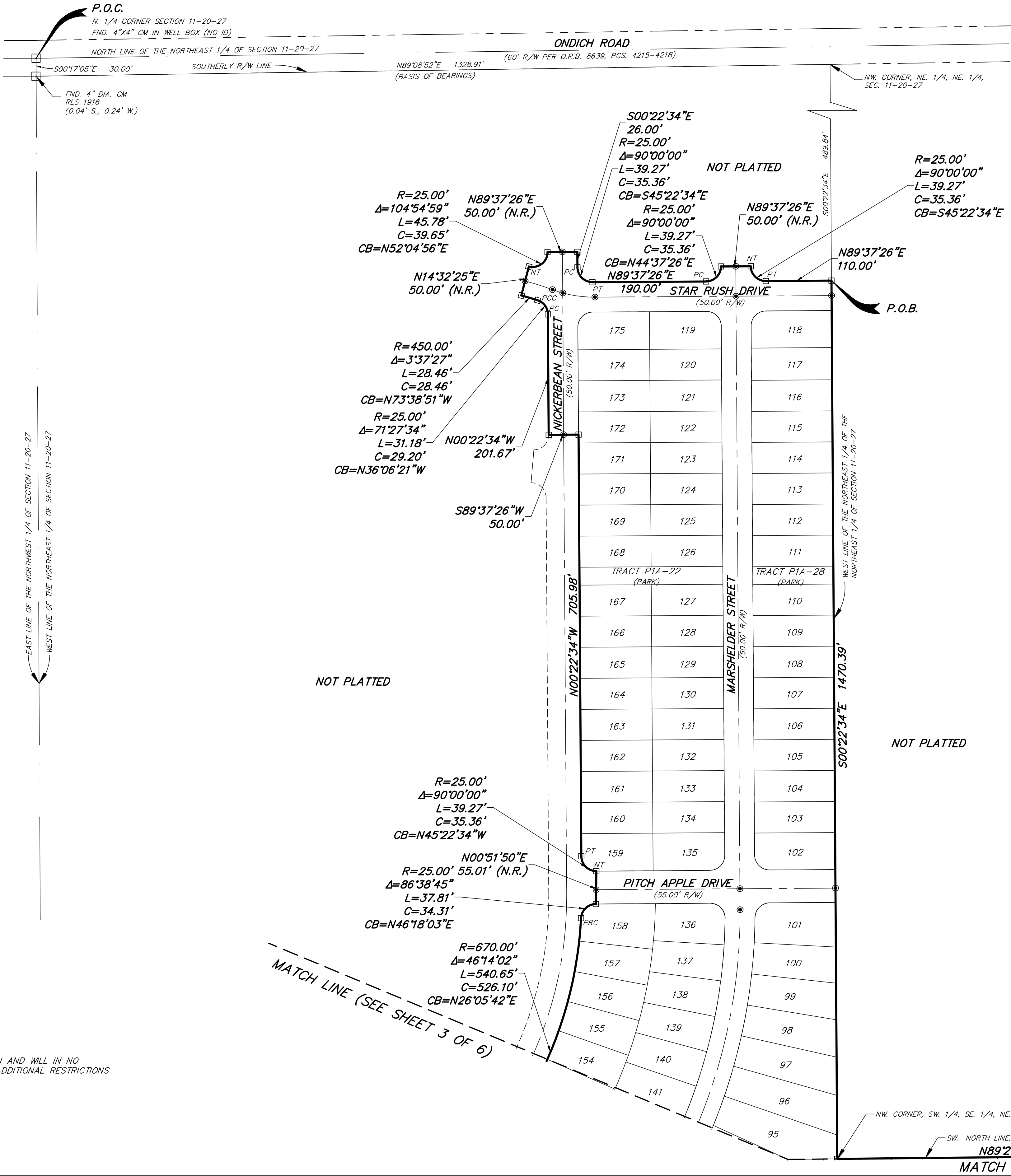
SHEET 2 OF 6

PLAT
BOOK

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PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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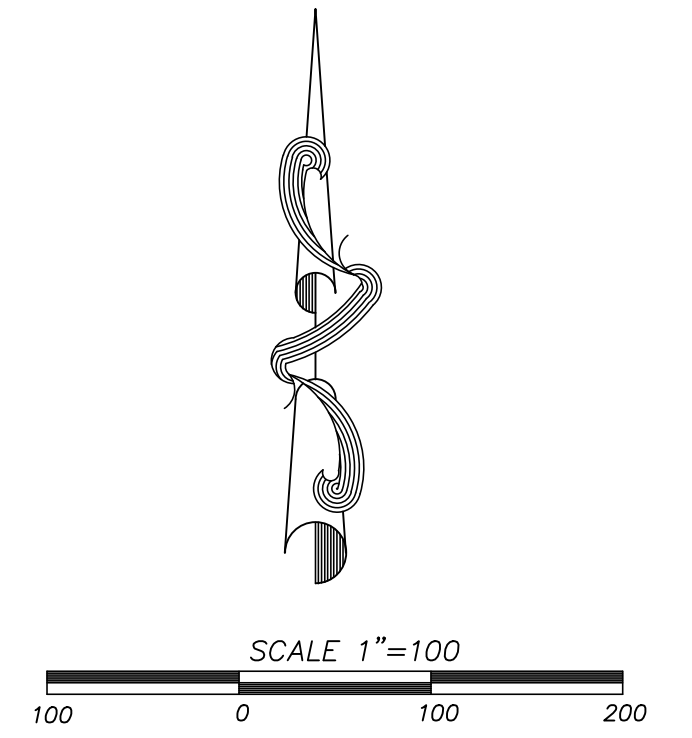
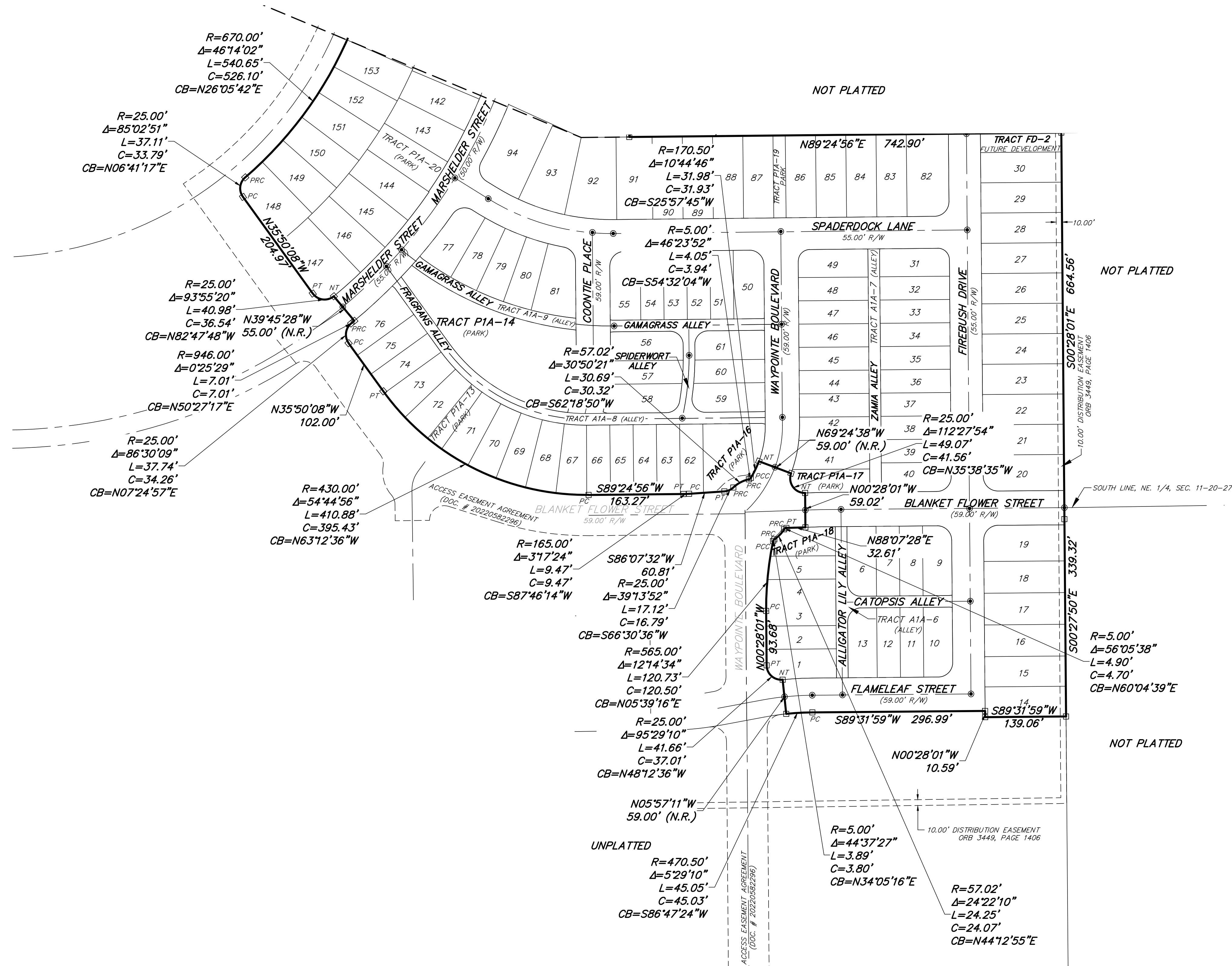
CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

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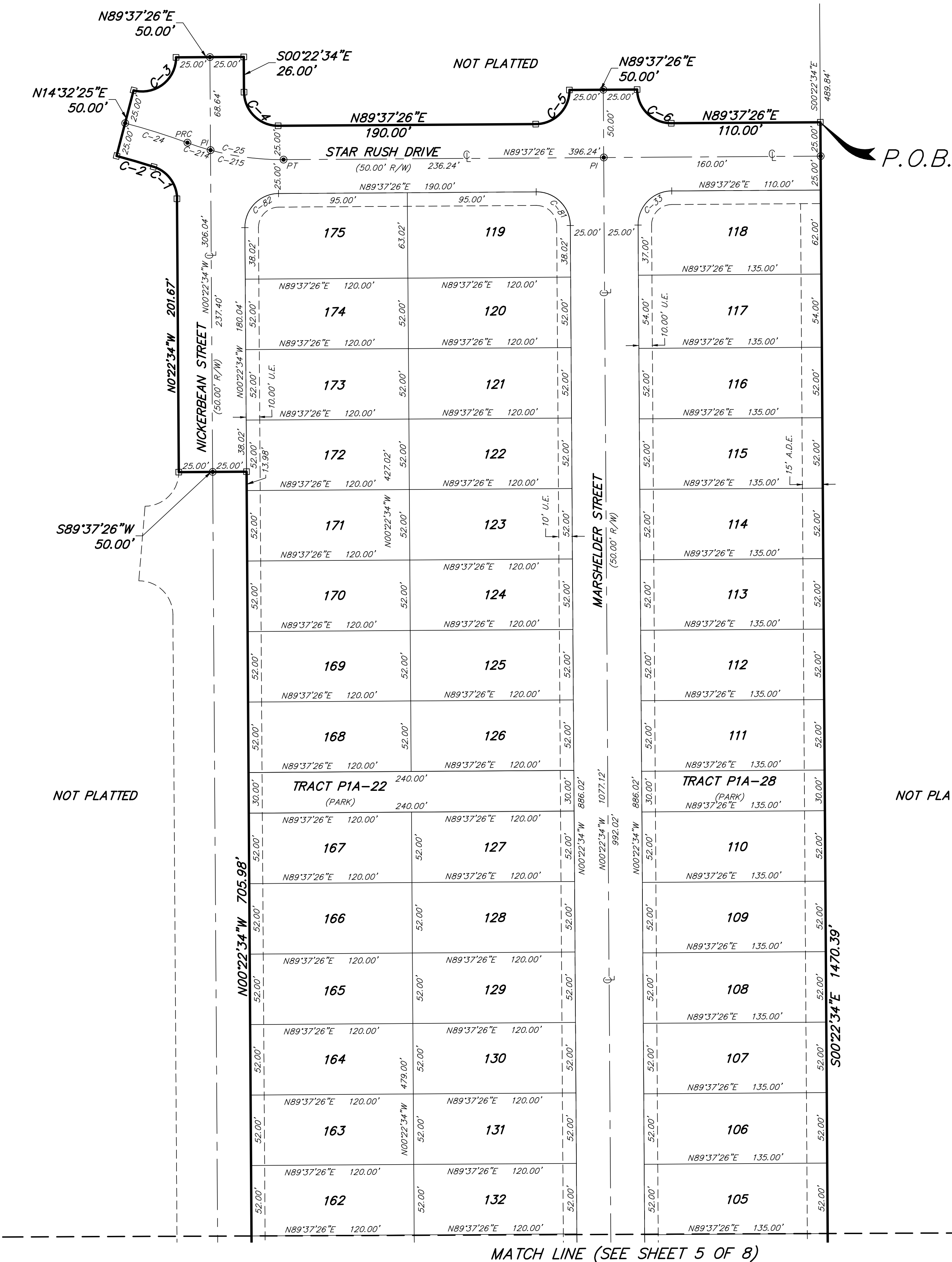
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CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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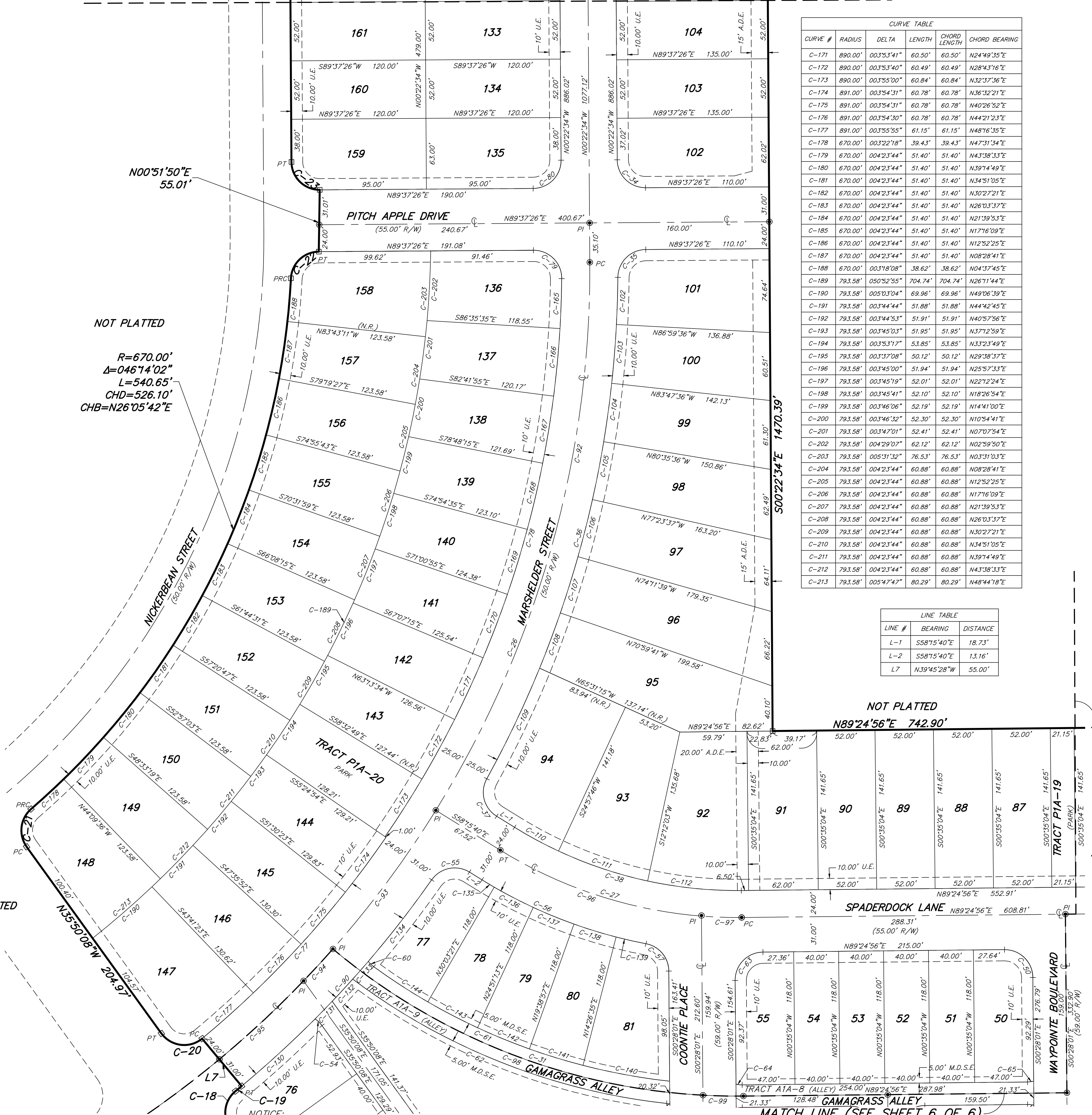
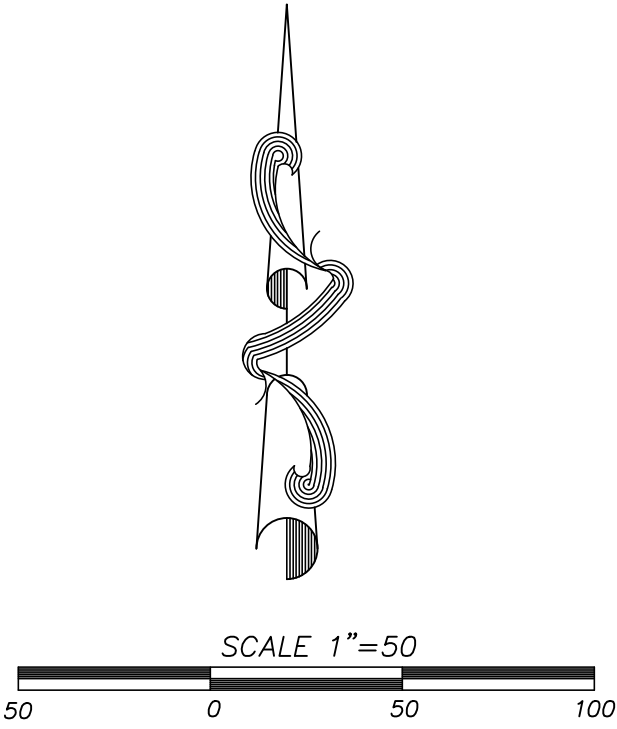
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CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-18	25.00'	086°30'09"	37.74'	37.74'
C-19	946.00'	000°25'29"	7.01'	7.01'
C-20	25.00'	093°55'20"	40.98'	40.98'
C-21	25.00'	085°02'51"	37.11'	37.11'
C-22	25.00'	086°38'45"	37.81'	37.81'
C-23	25.00'	090°00'00"	39.27'	39.27'
C-26	915.00'	050°37'06"	808.36'	808.36'
C-27	400.50'	032°19'24"	225.94'	225.94'
C-31	559.50'	040°35'47"	396.43'	396.43'
C-34	25.00'	090°00'00"	39.27'	39.27'
C-35	25.00'	089°10'29"	38.91'	38.91'
C-36	940.00'	028°24'32"	466.08'	466.08'
C-37	25.00'	087°07'09"	38.01'	38.01'
C-38	376.50'	032°19'24"	212.40'	212.40'
C-50	25.00'	090°07'03"	39.32'	39.32'
C-54	23.00'	021°09'54"	8.50'	8.50'
C-55	25.00'	086°39'51"	37.81'	37.81'
C-56	431.50'	020°54'55"	157.51'	157.51'
C-57	25.00'	078°42'35"	34.34'	34.34'
C-60	23.00'	016°22'17"	6.61'	6.61'
C-61	549.50'	029°48'33"	285.89'	285.89'
C-62	569.50'	030°36'41"	304.27'	304.27'
C-63	25.00'	089°52'57"	39.22'	39.22'
C-64	23.00'	013°57'07"	5.60'	5.60'
C-65	23.00'	013°43'04"	5.51'	5.51'
C-77	891.00'	015°39'27"	243.49'	243.49'
C-78	890.00'	034°02'20"	528.74'	528.74'
C-79	25.00'	090°55'15"	39.67'	39.67'
C-80	25.00'	090°00'00"	39.27'	39.27'
C-90	946.00'	015°07'06"	250.44'	250.44'
C-92	915.00'	032°08'47"	513.37'	513.37'
C-93	915.00'	009°38'15"	153.91'	153.91'
C-94	915.00'	002°25'00"	38.59'	38.59'
C-95	915.00'	006°25'05"	102.49'	102.49'
C-96	400.50'	027°12'16"	190.16'	190.16'
C-97	400.50'	005°07'08"	35.78'	35.78'
C-98	559.50'	036°54'20"	360.39'	360.39'
C-99	559.50'	003°41'27"	36.04'	36.04'
C-102	940.00'	002°33'27"	41.96'	41.96'
C-103	940.00'	003°12'00"	52.50'	52.50'
C-104	940.00'	003°12'00"	52.50'	52.50'
C-105	940.00'	003°11'59"	52.49'	52.49'
C-106	940.00'	003°11'58"	52.49'	52.49'
C-107	940.00'	003°11'58"	52.49'	52.49'
C-108	940.00'	003°11'54"	52.47'	52.47'
C-109	940.00'	006°39'16"	109.17'	109.17'
C-110	376.50'	006°46'35"	44.53'	44.53'
C-111	376.50'	012°45'43"	83.86'	83.86'
C-112	376.50'	012°47'07"	84.01'	84.01'
C-130	946.00'	005°21'58"	88.60'	88.60'
C-131	946.00'	001°19'31"	21.88'	21.88'
C-132	946.00'	001°38'01"	26.97'	26.97'
C-133	946.00'	001°16'12"	20.97'	20.97'
C-134	946.00'	005°34'23"	92.02'	92.02'
C-135	431.50'	001°40'59"	12.67'	12.67'
C-136	431.50'	005°12'09"	39.18'	39.18'
C-137	431.50'	005°12'16"	39.19'	39.19'
C-138	431.50'	005°12'22"	39.21'	39.21'
C-139	431.50'	003°37'11"	27.26'	27.26'
C-140	549.50'	008°10'57"	78.47'	78.47'
C-141	549.50'	005°12'22"	49.93'	49.93'
C-142	549.50'	005°12'16"	49.91'	49.91'
C-143	549.50'	005°12'09"	49.89'	49.89'
C-144	549.50'	006°00'50"	57.68'	57.68'
C-165	890.00'	002°51'44"	44.46'	44.46'
C-166	890.00'	003°53'40"	60.49'	60.49'
C-167	890.00'	003°53'40"	60.49'	60.49'
C-168	890.00'	003°53'40"	60.49'	60.49'
C-169	890.00'	003°53'40"	60.49'	60.49'
C-170	890.00'	003°53'40"	60.49'	60.49'

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CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-171	890.00'	003°53'41"	60.50'	60.50'
C-172	890.00'	003°53'40"	60.49'	60.49'
C-173	890.00'	003°55'00"	60.84'	60.84'
C-174	891.00'	003°54'31"	60.78'	60.78'
C-175	891.00'	003°54'31"	60.78'	60.78'
C-176	891.00'	003°54'30"	60.78'	60.78'
C-177	891.00'	003°55'55"	61.15'	61.15'
C-178	670.00'	003°22'18"	39.43'	39.43'
C-179	670.00'	004°23'44"	51.40'	51.40'
C-180	670.00'	004°23'44"	51.40'	51.40'
C-181	670.00'	004°23'44"	51.40'	51.40'
C-182	670.00'	004°23'44"	51.40'	51.40'
C-183	670.00'	004°23'44"	51.40'	51.40'
C-184	670.00'	004°23'44"	51.40'	51.40'
C-185	670.00'	004°23'44"	51.40'	51.40'
C-186	670.00'	004°23'44"	51.40'	51.40'
C-187	670.00'	004°23'44"	51.40'	51.40'
C-188	670.00'	003°18'08"	38.62'	38.62'
C-189	793.58'	050°52'55"	704.74'	704.74'
C-190	793.58'	005°03'04"	69.96'	69.96'
C-191	793.58'	003°44'44"	51.88'	51.88'
C-192	793.58'	003°44'53"	51.91'	51.91'
C-193	793.58'	003°45'03"	51.95'	51.95'
C-194	793.58'	003°53'17"	53.85'	53.85'
C-195	793.58'	003°37'08"	50.12'	50.12'
C-196	793.58'	003°45'00"	51.94'	51.94'
C-197	793.58'	003°45'19"	52.01'	52.01'
C-198	793.58'	003°45'41"	52.10'	52.10'
C-199	793.58'	003°46'06"	52.19'	52.19'
C-200	793.58'	003°46'32"	52.30'	52.30'
C-201	793.58'	003°47'01"	52.41'	52.41'
C-202	793.58'	004°29'07"	62.12'	62.12'
C-203	793.58'	005°31'32"	76.53'	76.53'
C-204	793.58'	004°23'44"	60.88'	60.88'
C-205	793.58'	004°23'44"	60.88'	60.88'
C-206	793.58'	004°23'44"	60.88'	60.88'
C-207	793.58'	004°23'44"	60.88'	60.88'
C-208	793.58'	004°23'44"	60.88'	60.88'
C-209	793.58'	004°23'44"	60.88'	60.88'
C-210	793.58'	004°23'44"	60.88'	60.88'
C-211	793.58'	004°23'44"	60.88'	60.88'
C-212	793.58'	004°23'44"	60.88'	60.88'
C-213	793.58'	005°47'47"	80.29'	80.29'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S58°15'40"E	18.73'
L-2	S58°15'40"E	13.16'
L-7	N39°45'28"W	55.00'



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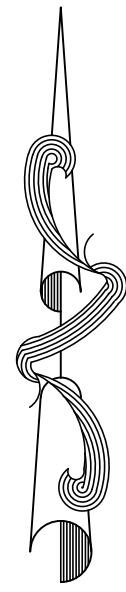
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LINE TABLE		
LINE #	BEARING	DISTANCE
L-3	N89°24'56"E	37.05'
L-4	N89°24'56"E	66.91'
L-5	N89°24'56"E	28.91'
L-6	N89°24'56"E	37.98'
L7	N39°45'28"W	55.00'

SCALE 1"=50
50 0 50 100



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-7	470.50'	005°29'10"	45.05'	S86°47'24"W
C-8	25.00'	085°29'10"	41.66'	S48°12'36"E
C-9	565.00'	012°14'34"	120.73'	S05°39'16"W
C-10	5.00'	044°37'27"	3.89'	S34°05'16"W
C-11	57.02'	024°22'10"	24.25'	N44°12'55"E
C-12	5.00'	056°05'38"	4.90'	S60°04'39"W
C-13	25.00'	112°27'54"	49.07'	S35°38'35"E
C-14	170.50'	010°44'46"	31.98'	N25°37'45"E
C-15	5.00'	046°23'52"	4.05'	N54°32'04"E
C-16	57.02'	030°50'21"	30.69'	S62°18'50"W
C-17	25.00'	039°13'52"	17.12'	N66°30'36"E
C-18	25.00'	086°30'09"	37.74'	S07°24'57"W
C-19	946.00'	000°25'29"	7.01'	N50°27'17"E
C-20	25.00'	093°55'20"	40.98'	S82°47'48"E
C-28	200.00'	021°03'23"	73.50'	N10°03'41"E
C-29	300.00'	054°44'56"	286.66'	S63°12'36"E
C-30	300.00'	013°25'20"	70.28'	N06°14'39"E
C-31	559.50'	040°35'47"	396.43'	S70°17'10"E
C-32	464.50'	012°12'11"	98.83'	N05°38'05"E
C-39	25.00'	089°52'57"	39.22'	S45°28'01"E
C-40	25.00'	090°00'00"	39.27'	S45°28'01"E
C-41	25.00'	090°00'00"	39.27'	S44°31'59"W
C-42	25.00'	090°00'00"	39.27'	N45°28'01"W
C-43	25.00'	090°00'00"	39.27'	N44°31'59"E
C-44	23.00'	090°00'00"	36.13'	S44°31'59"W
C-45	23.00'	090°00'00"	36.13'	S45°28'01"E
C-46	25.00'	090°00'00"	39.27'	N44°31'59"E

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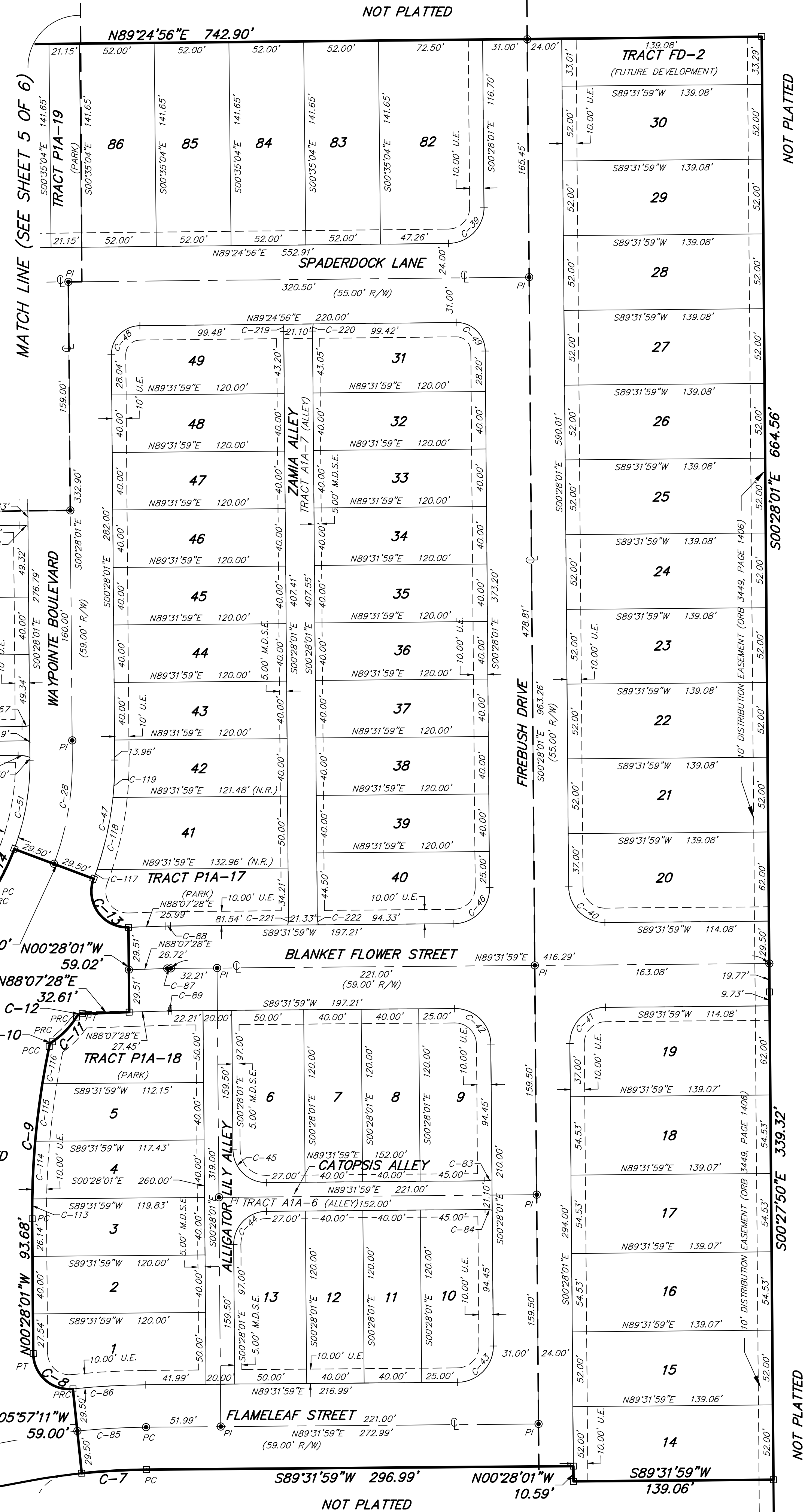
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CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-47	229.50'	021°03'23"	84.34'	N10°03'41"E
C-48	20.00'	089°52'57"	31.37'	S44°28'28"W
C-49	20.00'	090°07'03"	31.46'	N45°31'32"W
C-51	170.50'	021°03'23"	62.66'	N10°03'41"E
C-52	23.00'	021°03'42"	8.45'	N80°03'13"W
C-53	310.00'	094°44'56"	296.22'	S63°12'36"E
C-54	23.00'	021°09'54"	8.50'	N46°25'05"W
C-58	270.50'	013°25'20"	63.37'	N06°14'39"E
C-59	290.00'	047°18'48"	239.47'	S59°29'32"E
C-61	549.50'	029°48'33"	285.89'	S68°50'05"E
C-62	569.50'	030°36'41"	304.27'	S68°23'19"E
C-66	23.00'	013°57'09"	5.60'	N83°36'29"W
C-67	23.00'	013°43'04"	5.51'	N82°33'24"E
C-68	23.00'	098°48'02"	39.66'	S41°11'03"E
C-69	474.50'	008°40'59"	71.91'	N03°52'29"E
C-70	21.00'	089°52'57"	36.08'	S44°28'28"W
C-71	23.00'	090°07'03"	36.18'	N45°31'32"W
C-72	434.50'	010°02'33"	79.66'	N04°33'16"E
C-73	23.00'	079°50'24"	32.05'	N49°29'44"E
C-74	23.00'	027°21'11"	10.98'	S76°54'28"E
C-75	329.50'	013°25'20"	77.19'	N06°14'39"E
C-76	23.00'	013°43'06"	5.51'	S82°33'23"W
C-83	23.00'	012°33'21"	5.04'	N83°15'19"E
C-84	23.00'	012°33'21"	5.04'	N84°11'20"W
C-85	500.00'	005°29'10"	47.87'	S86°47'24"W
C-86	529.50'	005°29'10"	50.70'	S86°47'24"W
C-87	100.00'	001°24'31"	2.46'	S88°49'44"W

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-88	129.50'	001°24'31"	3.18'	S88°49'44"W
C-89	70.50'	001°24'31"	1.73'	S88°49'44"W
C-90	946.00'	015°10'06"	250.44'	N42°39'30"E
C-91	165.00'	003°17'24"	9.47'	N87°46'14"E
C-94	915.00'	002°25'00"	38.59'	S42°36'58"E
C-95	915.00'	006°25'05"	102.49'	N47°02'00"E
C-98	559.50'	036°54'20"	360.39'	S68°26'27"E
C-99	559.50'	003°41'27"	36.04'	S88°44'20"E
C-100	290.00'	007°26'07"	37.63'	S86°52'00"E
C-101	300.00'	053°24'29"	279.64'	S62°32'23"E
C-113	565.00'	001°24'31"	13.86'	S00°14'09"W
C-114	565.00'	004°03'52"	40.08'	S02°58'16"W
C-115	565.00'	004°05'33"	40.36'	S07°02'58"W
C-116	565.00'	002°40'48"	26.43'	S10°26'09"W
C-117	229.50'	001°42'25"	6.84'	N19°44'09"E
C-118	229.50'	012°50'04"	51.41'	N12°27'55"E
C-119	229.50'	006°30'54"	26.10'	N02°47'26"E
C-120	430.00'	000°25'46"	3.22'	S89°37'49"E
C-121	430.00'	007°05'24"	53.21'	S86°36'36"E
C-122	430.00'	007°05'24"	53.21'	S79°31'12"E
C-123	430.00'	007°05'24"	53.21'	S72°25'48"E
C-124	430.00'	007°05'24"	53.21'	S65°20'24"E
C-125	430.00'	007°05'24"	53.21'	S58°15'00"E
C-126	430.00'	004°00'02"	30.02'	S52°42'17"E
C-127	430.00'	007°05'24"	53.21'	S47°09'20"E
C-128	430.00'	007°17'09"	54.68'	S39°57'49"E
C-129	430.00'	000°29'07"	3.64'	S36°04'41"E

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-130	946.00'	005°21'58"	88.60'	N47°33'34"E
C-131	946.00'	001°19'31"	21.88'	N44°12'49"E
C-132	946.00'	001°38'01"	26.97'	N42°44'04"E
C-133	946.00'	001°16'12"	20.97'	N41°16'58"E
C-145	23.00'	007°03'45"	2.84'	N80°09'47"W
C-146	474.50'	002°51'33"	23.68'	N06°47'12"E
C-147	474.50'	004°50'26"	40.09'	N02°56'12"E
C-148	474.50'	000°59'00"	8.14'	N00°01'29"E
C-149	454.50'	001°01'54"	8.18'	N00°02'56"E
C-150	454.50'	005°03'16"	40.10'	N03°05'32"E
C-151	454.50'	003°57'22"	31.38'	N07°35'51"E
C-152	329.50'	004°58'02"	28.57'	N10°28'18"E
C-153	329.50'	006°59'14"	40.18'	N04°29'40"E
C-154	329.50'	001°28'04"	8.44'	N00°16'01"E
C-155	310.00'	000°25'46"	2.32'	N89°37'49"E
C-156	310.00'	007°05'24"	38.36'	S86°36'36"E
C-157	310.00'	007°05'24"	38.36'	S79°31'12"E
C-158	310.00'	007°05'24"	38.36'	S72°25'48"E
C-159	310.00'	007°05'24"	38.36'	S65°20'24"E
C-160	310.00'	007°05'24"	38.36'	S58°15'00"E
C-161	310.00'	004°00'02"	21.65'	S52°42'17"E
C-162	310.00'	007°05'24"	38.40'	S47°09'20"E
C-163	310.00'	007°05'24"	38.40'	S40°03'27"E
C-164	310.00'	000°40'23"	3.64'	S36°10'20"E
C-216	23.00'	007°43'52"	3.10'	S87°00'52"E
C-217	290.00'	006°31'20"	33.01'	S86°24'36"E
C-218	290.00'	000°54'47"	4.62'	N89°52'20"E

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-219	23.00'	012°40'24"	5.09'	N06°48'13"W
C-220	23.00'	012°26'18"	4.99'	S05°45'08"W
C-221	23.00'	013°50'07"	5.55'	N06°27'02"E
C-222	23.00'	013°50'07"	5.55'	S07°23'04"E



PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 4.

Meeting Date: September 12, 2023

Department: Community Development

SUBJECT:

Laurel Oaks – Plat

REQUEST:

Recommend approval of the Laurel Oaks – Plat

SUMMARY:

Owner(s): KB Home Orlando, LLC

Applicant: Kimley-Horn and Associates, Inc. c/o Brian Ashby P.E.

Parcel Identification Number(s): 13-20-27-0000-00-010

Location: North of Joey McGuckin Road, east of SR 429 and west of Plymouth Sorrento Road

Future Land Use: Mixed-Use

Zoning District: KPI-MU (Kelly Park Interchange – Mixed-Use), Neighborhood Overlay District

Proposed Use: 121 single family lots

Tract Size: 41.2 +/- acres

Density/Intensity: 2.9 dwelling units per acre

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural)	Nursery Facilities
East	County Rural	County A-1	Single Family Residences
South	Mixed-Use and County Rural	Rural Settlement	Single-Family Residence and Vacant
West	Mixed-Use	State Road 429 and KPI-MU (Kelly Park Interchange – Mixed-Use)	State Road 429 and Wyld Oaks Development

PROJECT SUMMARY:

The applicant has submitted the Laurel Oaks – Plat for consideration, creating 121 residential lots. This plat also creates five tracts for stormwater, landscape and amenity. The Plat is consistent with the Major Development Plan approved by City Council on September 7, 2022 and the Construction Site Plan approved by the Development Review Committee on May 2, 2023.

ACCESS:

One of the proposed access points to the development is shown along Plymouth Sorrento Road. Additionally, an internal roadway is proposed to connect north to future development and planned thoroughfare that will connect to

Kelly Park Road and align with the access of the Winding Meadows North Residential Subdivision on the south.

PUBLIC HEARING SCHEDULE:

September 12, 2023 - Planning Commission (5:30 P.M.)

October 4, 2023 - City Council (1:30 P.M.)

ATTACHMENTS:

- Maps
- Laurel Oaks – Plat

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Laurel Oaks – Plat.

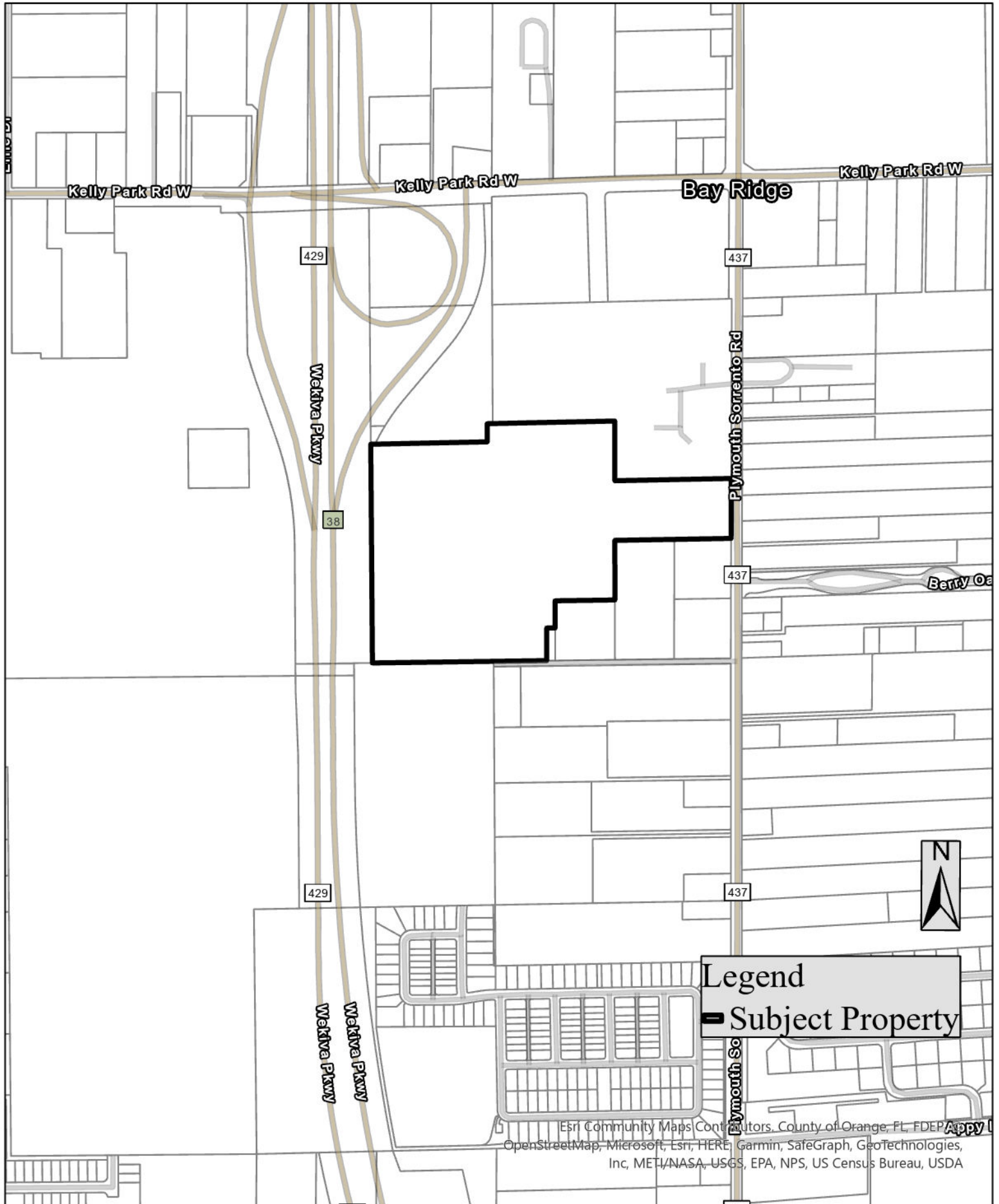
Recommended Motion – Planning Commission:

Recommend approval of the Laurel Oaks – Plat, subject to the reviews of the City Engineer and City Surveyor.

ATTACHMENTS:

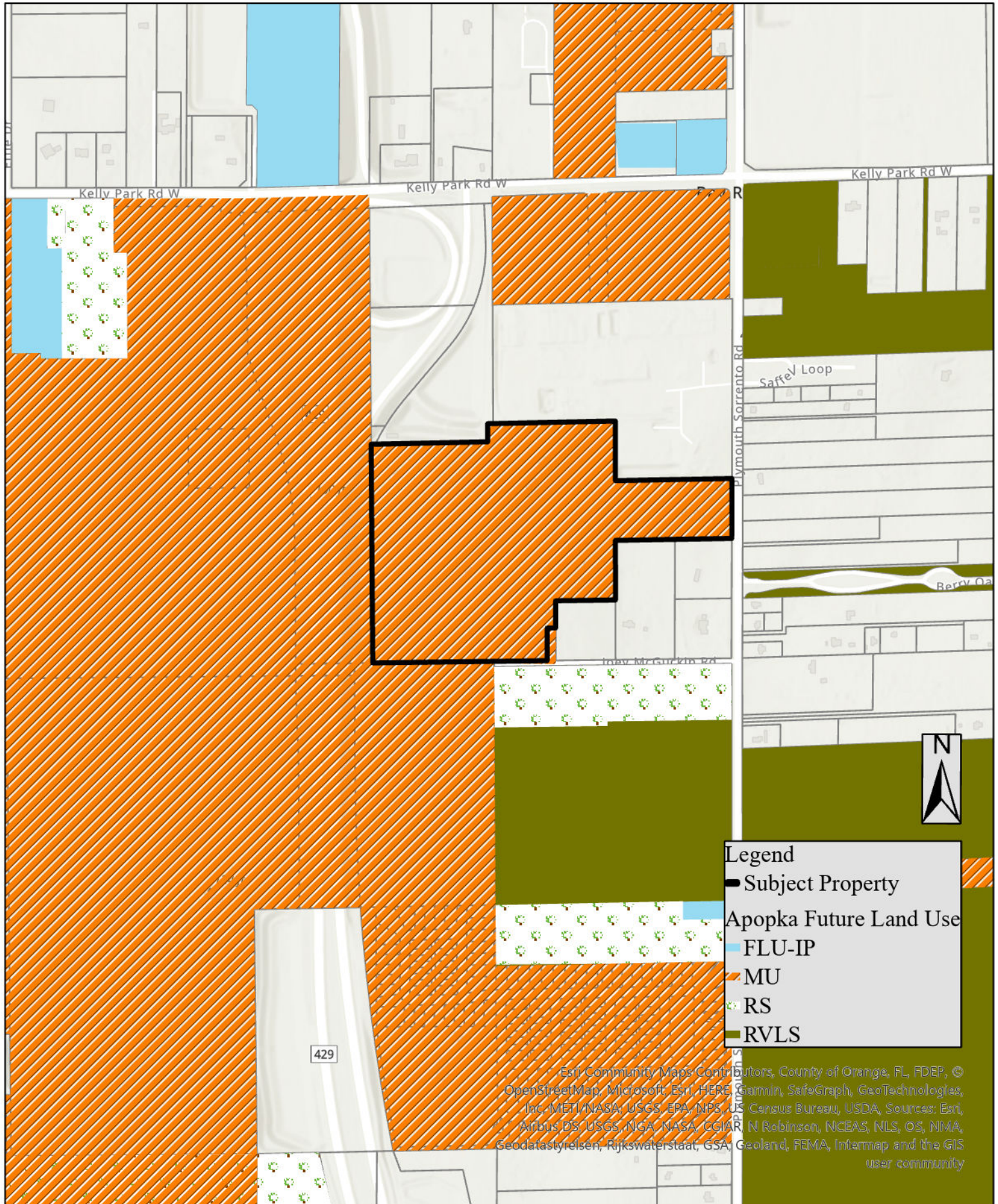
1. Maps
2. Laurel Oaks - Plat

Vicinity



This aerial map displays the subject property, outlined in red, located in Bay Ridge, FL. The property is situated between Wekiva Pkwy and Plymouth Sorrento Rd. Key roads shown include Kelly Park Rd W, Wekiva Pkwy, Plymouth Sorrento Rd, and Berry Oak Dr. The map also features a legend identifying the red outline as the 'Subject Property' and a north arrow for orientation.

Future Land Use



Zoning



Esri Community Maps Contributors, County of Orange, FL, FDEP, Apopka, FL, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

LAUREL OAKS

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 6

PLAT BOOK _____ PAGE _____

SURVEYOR’S NOTES:

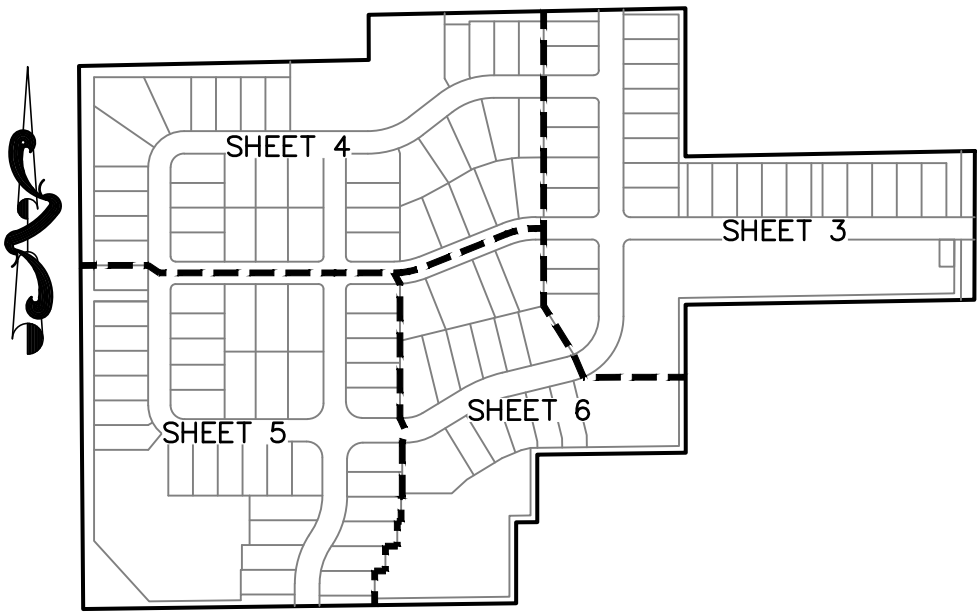
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PLYMOUTH SORRENTO ROAD AS BEING SOUTH 00°09'08" WEST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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.
3. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
4. TRACT REC-1 (AMENITY) SHALL BE OWNED AND MAINTAINED BY THE LAUREL OAKS HOMEOWNERS ASSOCIATION OF ORANGE COUNTY, INC. ("THE ASSOCIATION").
5. TRACTS OS-1, OS-2, AND OS-3 (OPEN SPACE/LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY "THE ASSOCIATION".
6. TRACTS SW-A, SW-B, SW-C, AND SW-D (STORMWATER/LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY "THE ASSOCIATION".
7. TRACTS LB-1, LB-2, LB-3, AND LB-4 (LANDSCAPE BUFFER) SHALL BE OWNED AND MAINTAINED BY THE "THE ASSOCIATION".
8. TRACT LS-1 (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA, FLORIDA.
9. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE STREETS AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAUREL OAKS ("THE DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY SUPPLEMENTS AND/OR AMENDMENTS THEREUNTO.

LEGAL DESCRIPTION:

A PARCEL OF LANDS BEING A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

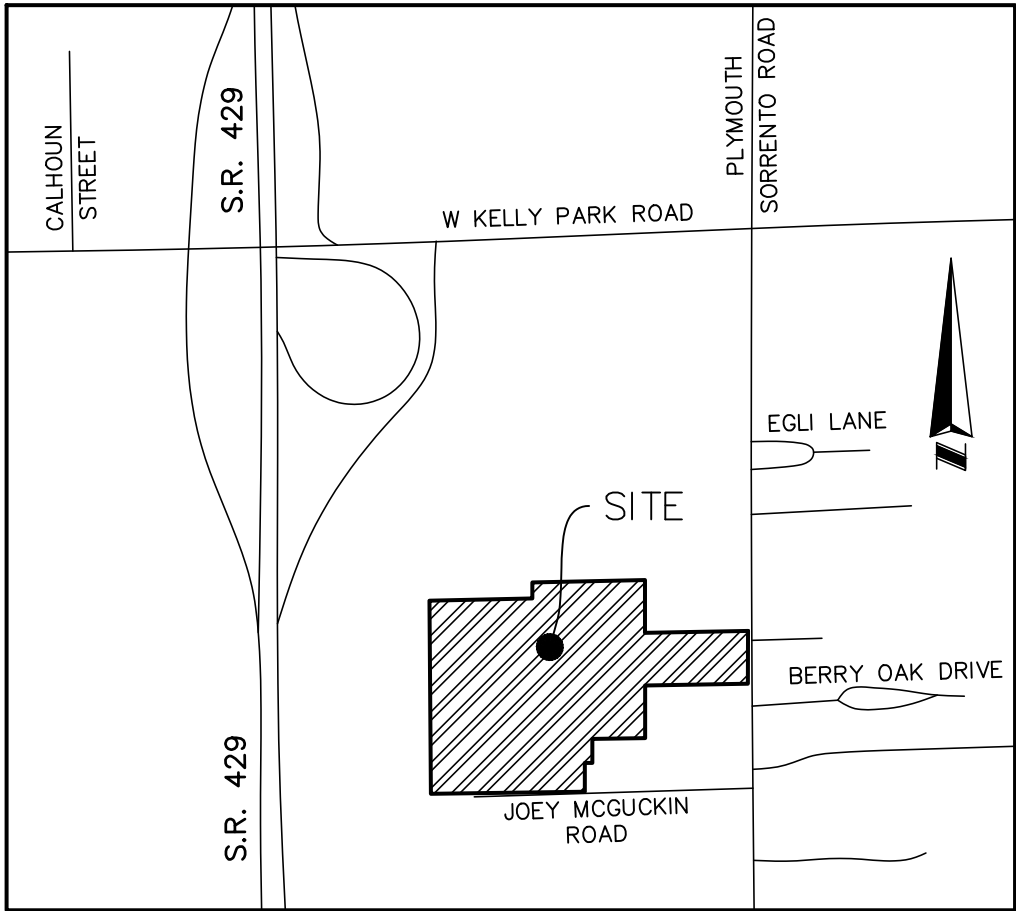
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE RUN SOUTH 00°09'08" WEST ALONG THE EAST LINE OF SAID SECTION 13 FOR A DISTANCE OF 1654.26 FEET TO A POINT ON THE THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE RUN SOUTH 88°58'45" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 30.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD ACCORDING TO DEED BOOK 402, PAGE 68 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE THENCE RUN SOUTH 00°09'08" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 330.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SAID SECTION 13; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89°01'33" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 642.08 FEET TO A POINT ON THE EAST LINE OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°02'34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 328.86 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF SAID EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°15'05" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 47.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°02'34" EAST PARALLEL WITH AND 47.00' WEST OF (PERPENDICULAR MEASURE) THE WEST LINE OF THE EAST 330 FEET OF THE SOUTH 500 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 180.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE RUN SOUTH 89°15'05" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 962.58 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°26'15" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1207.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID WEST LINE RUN NORTH 88°47'53" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 644.04 FEET TO A POINT ON THE WEST LINE OF THE EAST 30 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°14'22" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 100.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID WEST LINE RUN NORTH 88°47'53" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 704.40 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°02'34" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 329.50 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13; THENCE RUN NORTH 88°54'42" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 643.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,794,523 SQUARE FEET OR 41.20 ACRES MORE OR LESS.



KEY MAP
NOT TO SCALE

VICINITY (not to scale)



SHEET INDEX

SHEET 1 OF 6 – LEGAL DESCRIPTION, DEDICATION,
SURVEYOR’S NOTES & LEGEND

SHEET 2 OF 6 – BOUNDARY INFORMATION

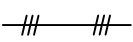
SHEETS 3 THROUGH 6 OF 6 – LOT AND TRACT GEOMETRY

LEGEND:

- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
LB LICENSED BUSINESS
LLC LIMITED LIABILITY COMPANY
CL CENTERLINE
CCR# CERTIFIED CORNER RECORD NUMBER
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT

- SET 4" X 4" CONCRETE MONUMENT LB 6723
PERMANENT REFERENCE MONUMENT (P.R.M.)
□ FOUND 4" X 4" CONCRETE
MONUMENT AS NOTED
● SET NAIL & DISK LB 6723
PERMANENT CONTROL POINT (P.C.P.)
○ FOUND IRON ROD, IRON PIPE OR
NAIL WITH DISK AS SHOWN

- R/W RIGHT OF WAY
P.I. POINT OF INTERSECTION
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
N.R. NON-RADIAL
S.R. STATE ROAD
I.D. IDENTIFICATION
ORB. OFFICIAL RECORDS BOOK
(O.A.) OVERALL
PB. PLAT BOOK
RB. ROAD BOOK
PG.(S) PAGES
DB. DEED BOOK
P.E. PROFESSIONAL ENGINEER
RLS REGISTERED LAND SURVEYOR
R.O.W. RIGHT OF WAY



LIMITED ACCESS RIGHT OF WAY



CHANGE IN DIRECTION

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.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on May 3, 2023, I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

LAUREL OAKS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That KB Home Orlando LLC, a Delaware Limited Liability Company being the owners in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates TRACT ROW-1 (ADDITIONAL RIGHT-OF-WAY), drainage easements and utility easements to the perpetual use of the public. The streets are hereby dedicated to the City of Apopka without any restrictions whatsoever.

Tract LS-1 (Lift Station) is hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of this Tract and any improvements thereon vests upon approval of this Plat by the City Council of Apopka. Recording of this Plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title in the City as aforementioned.

In witness whereof, the undersigned, KB Home Orlando LLC, a Delaware Limited Liability Company has caused these presents to be executed and acknowledged by its undersigned _____ thereunto duly authorized on this _____ day of _____, 2023.

WITNESSES:

_____ KB Home Orlando LLC, a Delaware
Limited Liability Company

Print Name: _____

By: _____

Print Name: _____ Stephen McConn
Vice President of
Land Development

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Stephen McConn, Vice president of Land Development of KB HOME ORLANDO LLC, A Delaware Limited Liability Company such person [] is personally known to me or [] has produced _____ as identification.

Signature of person taking acknowledgment

Printed Name: _____

Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL
BY APOPKA PLANNING COMMISSION

Examined _____
and _____
Approved _____
Chairman Date

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____ Date _____

Printed Name: Andrew Perry, P.S.M.
Registration Number 6124

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined _____
and _____
Approved _____
Richard Earp, P.E. Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality

Mayor _____

Attest: _____

City Clerk _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records

on _____ as Document# _____

County Comptroller in and for Orange County, Florida.

By _____

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Founded in 1988

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www.allen-company.com

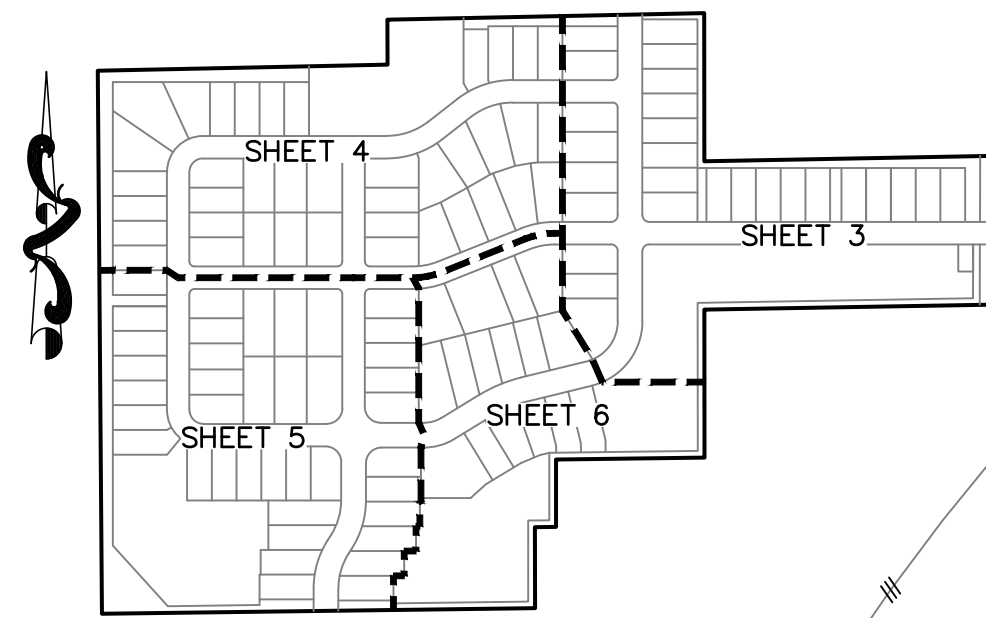
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723

LAUREL OAKS

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

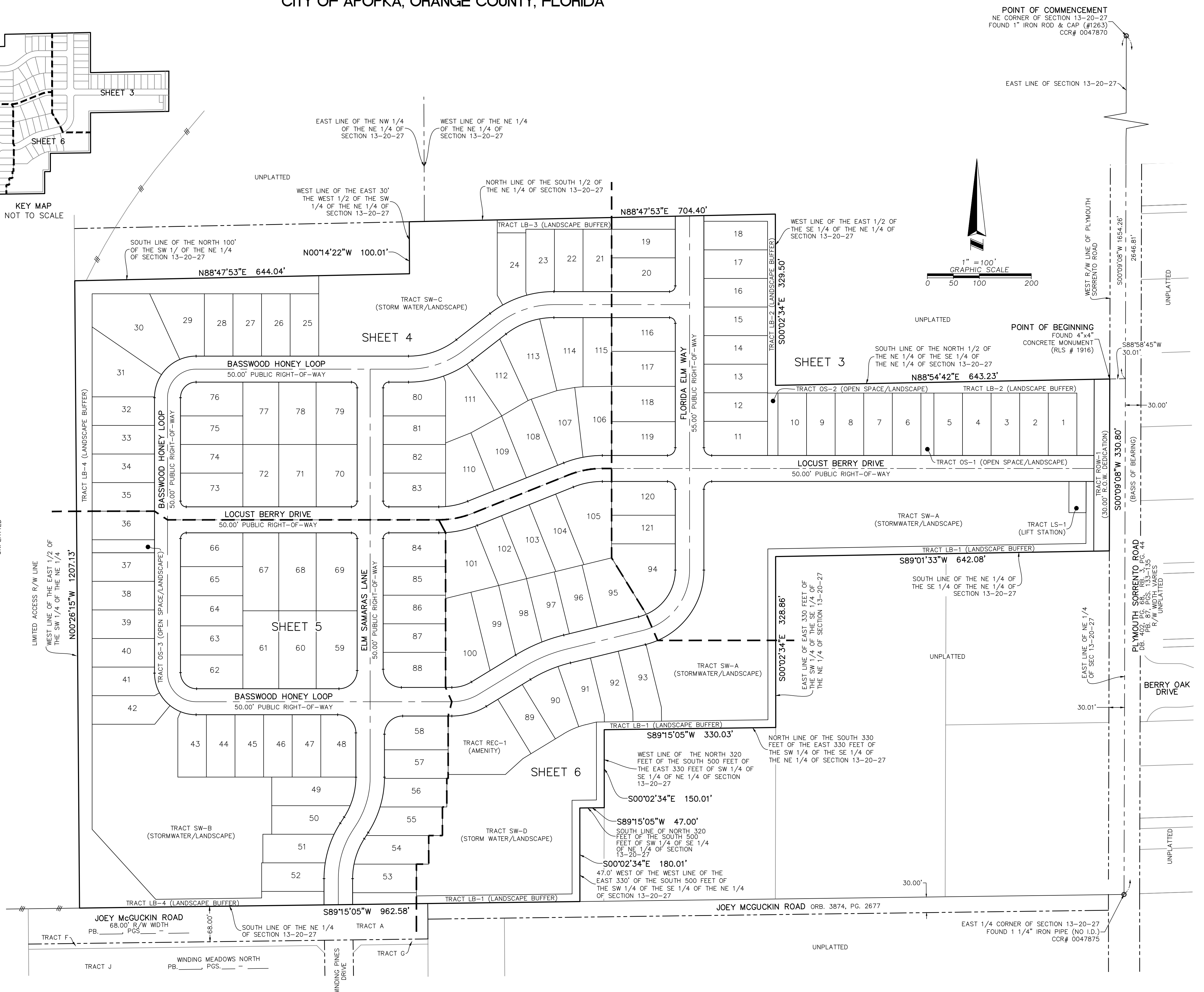
SHEET 2 OF 6

PLAT BOOK _____ PAGE _____



KEY MAP
NOT TO SCALE

WEKIVA PARKWAY (STATE ROAD 429)
PROJECT 429-203
ORB. PARCEL 197
ORB. 10803, PG. 1152
UNPLATTED



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www.allen-company.com

16 EAST PLANT STREET
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SHEET INDEX

SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATION,
SURVEYOR'S NOTES & LEGEND

SHEET 2 OF 6 - BOUNDARY INFORMATION

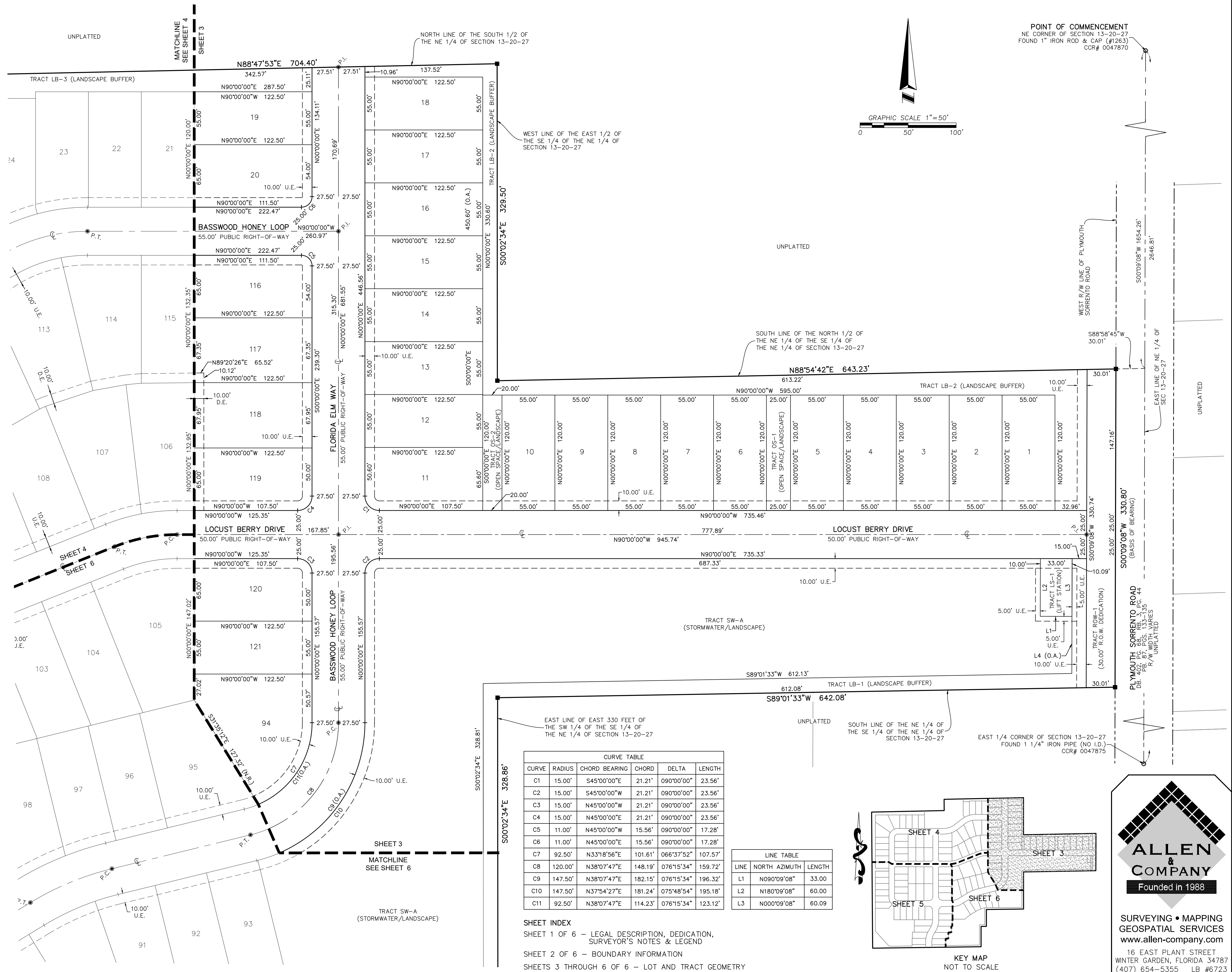
SHEETS 3 THROUGH 6 OF 6 - LOT AND TRACT GEOMETRY

SHEET 3 OF 6 | PLAT BOOK _____ PAGE _____

POINT OF COMMENCEMENT
NE CORNER OF SECTION 13-20-27
FOUND 1" IRON ROD & CAP (#1263)
CCR# 0047870

GRAPHIC SCALE 1"=50'

0 50' 100'

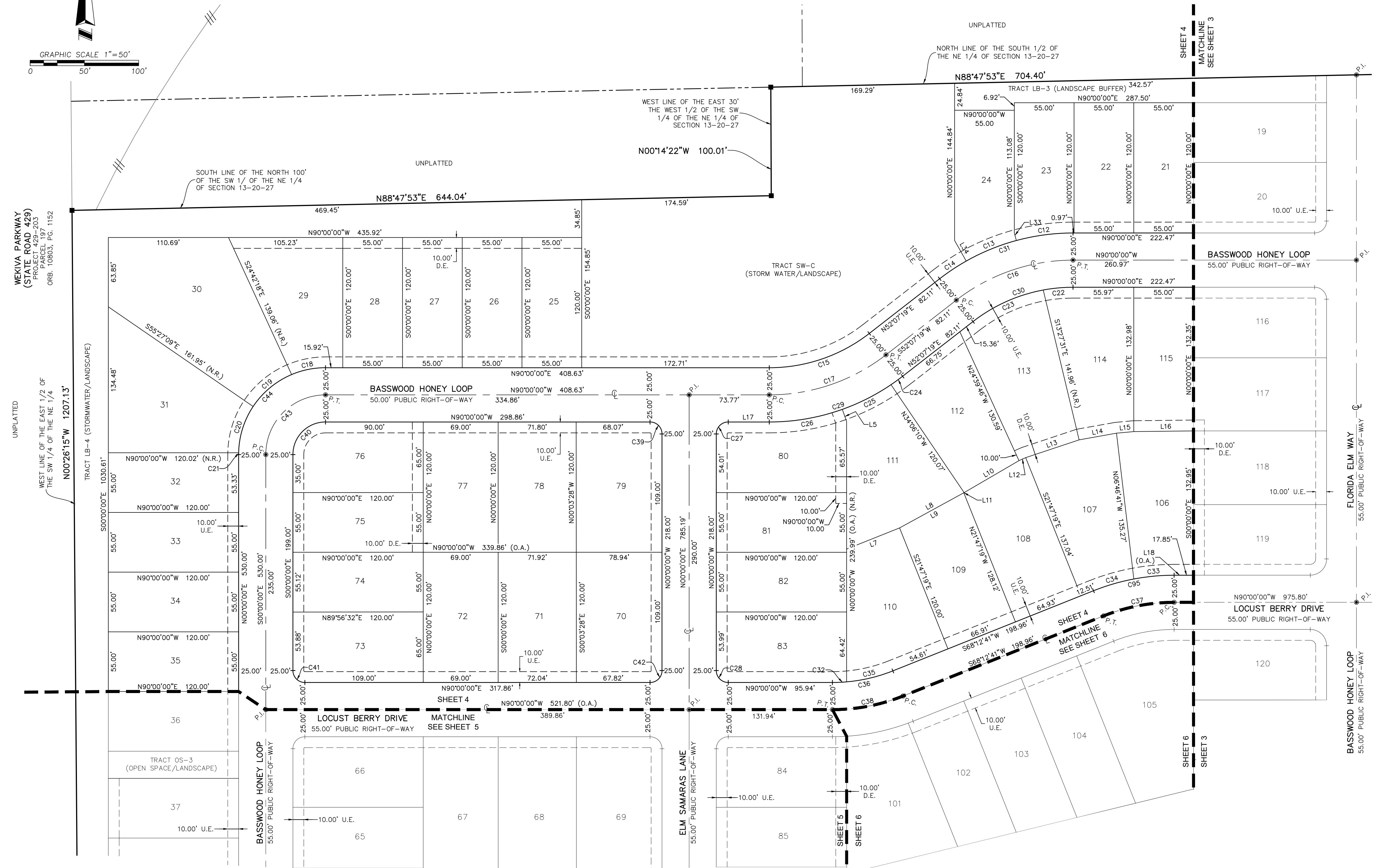


LAUREL OAKS

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 4 OF 6

PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	200.00'	S82°26'30\"W	52.61'	015°07'00\"	52.77'
C13	200.00'	S67°42'56\"W	49.91'	014°20'08\"	50.04'
C14	200.00'	S56°20'06\"W	29.39'	008°25'34\"	29.41'
C15	150.00'	N71°03'39\"E	97.37'	037°52'41\"	99.16'
C16	175.00'	S71°03'39\"W	113.60'	037°52'41\"	115.69'
C17	175.00'	N71°03'39\"E	113.60'	037°52'41\"	115.69'
C18	80.00'	S78°31'33\"W	31.83'	022°56'54\"	32.04'
C19	80.00'	S50°20'25\"W	46.01'	033°25'22\"	46.67'
C20	80.00'	S17°24'41\"W	44.69'	032°26'05\"	45.29'
C21	80.00'	S00°35'50\"W	1.67'	001°11'39\"	1.67'
C22	150.00'	S84°44'07\"W	27.53'	010°31'47\"	27.57'
C23	150.00'	S65°47'46\"W	70.92'	027°20'55\"	71.60'

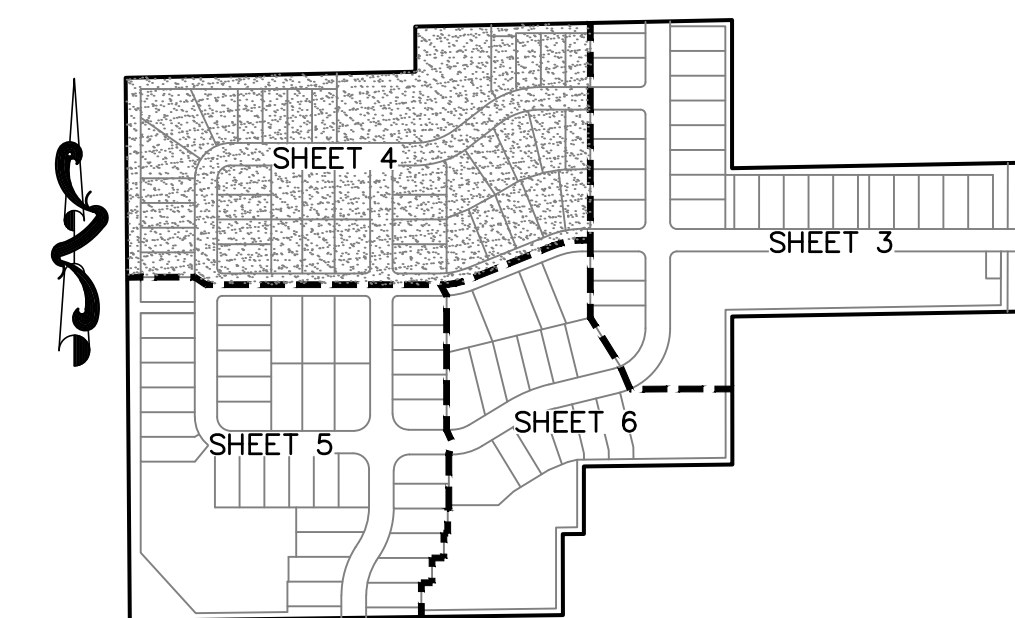
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C24	200.00'	N54°00'34\"E	13.18'	003°46'31\"	13.18'
C25	200.00'	N63°07'16\"E	50.30'	014°26'52\"	50.43'
C26	200.00'	N80°10'21\"E	68.27'	019°39'18\"	68.61'
C27	11.00'	S44°59'59\"W	15.56'	090°00'00\"	17.28'
C28	11.00'	S45°00'00\"E	15.56'	090°00'00\"	17.28'
C29	200.00'	N71°03'39\"E	129.82'	037°52'41\"	132.22'
C30	150.00'	S71°03'39\"W	97.37'	037°52'41\"	99.16'
C31	200.00'	S71°03'39\"W	129.82'	037°52'41\"	132.22'
C32	150.00'	N87°30'06\"E	13.08'	004°59'47\"	13.08'
C33	200.00'	S84°39'08\"W	37.28'	010°41'43\"	37.33'
C34	200.00'	S73°45'29\"W	38.66'	011°05'35\"	38.72'
C35	150.00'	N76°36'27\"E	43.80'	016°47'31\"	43.96'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C36	150.00'	N79°06'21\"E	56.70'	021°47'19\"	57.04'
C37	175.00'	S79°06'21\"W	66.15'	021°47'19\"	66.55'
C38	175.00'	N79°06'21\"E	66.15'	021°47'19\"	66.55'
C39	11.00'	N45°00'01\"W	15.56'	090°00'00\"	17.28'
C40	30.00'	S45°00'00\"W	42.43'	090°00'00\"	47.12'
C41	11.00'	S45°00'00\"E	15.56'	090°00'00\"	17.28'
C42	11.00'	N45°00'00\"E	15.56'	090°00'00\"	17.28'
C43	55.00'	S45°00'00\"W	77.78'	090°00'00\"	86.39'
C44	80.00'	S45°00'00\"W	113.14'	090°00'00\"	125.66'
C95	200.00'	S79°06'21\"W	75.60'	021°47'19\"	76.06'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N19°39'18\"W	11.78'
L7	S68°12'41\"W	52.54'
L8	N61°17'25\"E	67.77'
L9	S61°17'25\"W	67.40'
L10	N59°44'37\"E	58.49'
L11	S61°17'25\"W	0.37'
L12	N65°58'45\"E	6.72'
L13	N71°34'52\"E	51.88'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N79°52'54\"E	34.96'
L15	N84°44'59\"E	16.00'
L16	N89°20'26\"E	55.00'
L17	N90°00'00\"E	37.76'
L18	N90°00'00\"W	125.35'
L33	S15°07'00\"E	7.17'
L34	S29°27'08\"E	21.73'

SHEET INDEX
SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S NOTES & LEGEND
SHEET 2 OF 6 - BOUNDARY INFORMATION
SHEETS 3 THROUGH 6 OF 6 - LOT AND TRACT GEOMETRY



KEY MAP
NOT TO SCALE

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(407) 654-5355 LB #6723

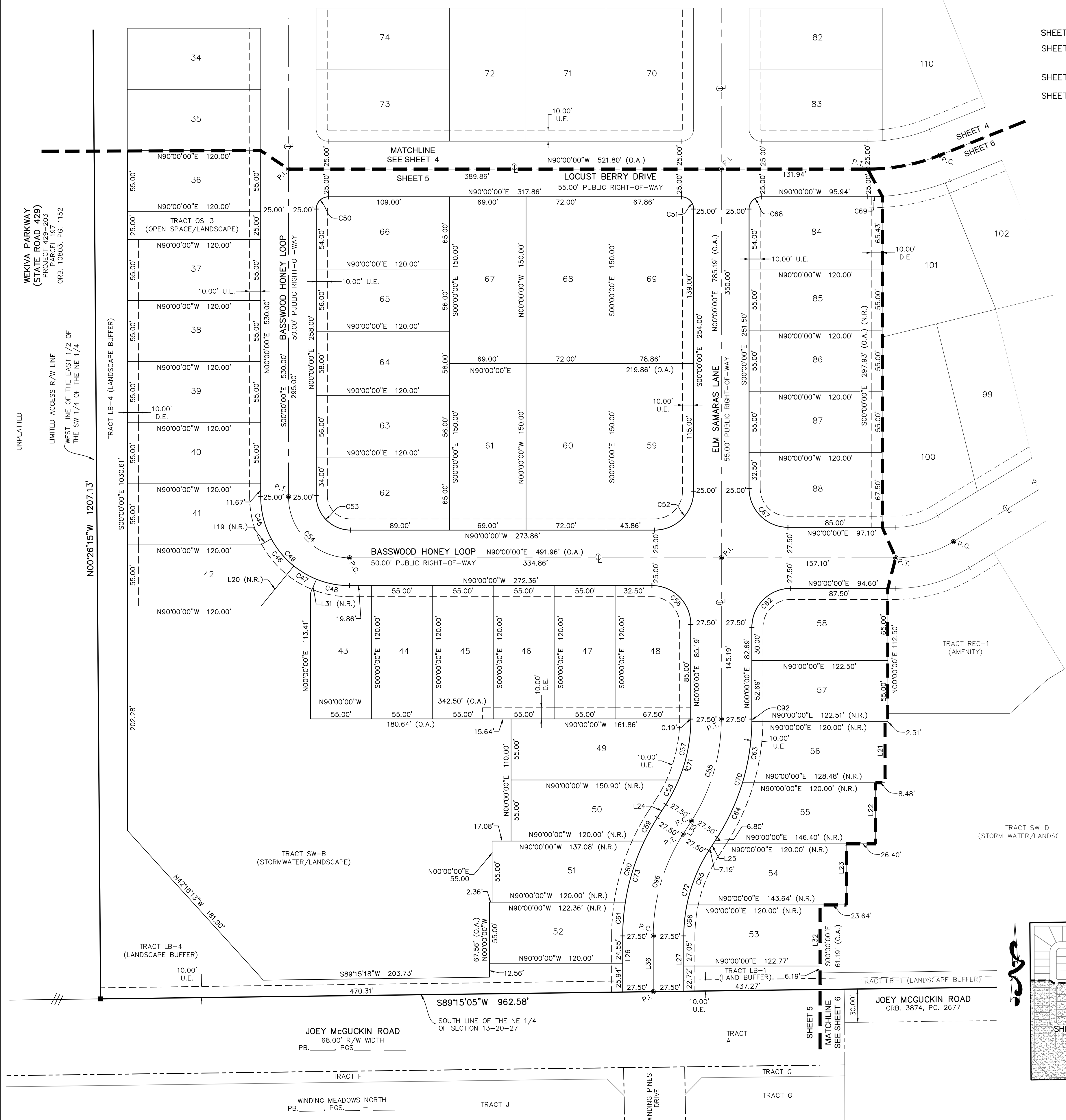
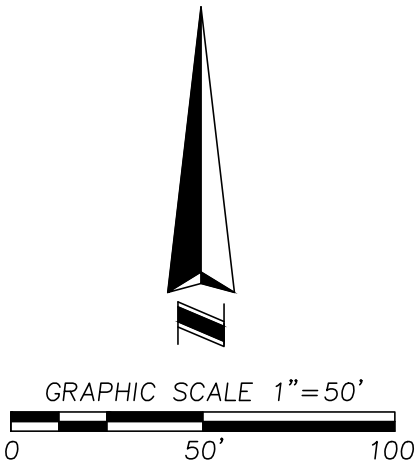
LAUREL OAKS

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 5 OF 6

PLAT BOOK _____ PAGE _____

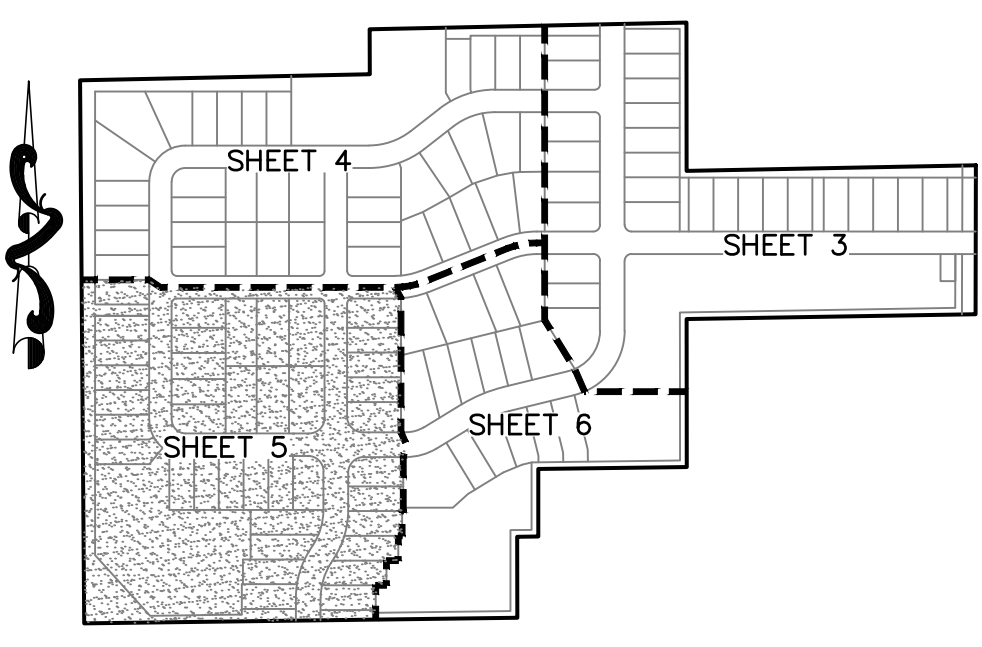
SHEET INDEX
SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATION,
SURVEYOR'S NOTES & LEGEND
SHEET 2 OF 6 - BOUNDARY INFORMATION
SHEETS 3 THROUGH 6 OF 6 - LOT AND TRACT GEOMETRY



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C45	80.00'	S14°08'25"E	39.09'	028°16'50"	39.49'
C46	80.00'	S39°44'28"E	31.79'	022°55'17"	32.00'
C47	80.00'	S59°41'26"E	23.62'	016°58'39"	23.71'
C48	80.00'	S79°05'23"E	30.28'	021°49'14"	30.47'
C49	80.00'	S45°00'00"E	113.14'	090°00'00"	125.66'
C50	11.00'	S45°00'00"W	15.56'	090°00'00"	17.28'
C51	11.00'	N45°00'00"W	15.56'	090°00'00"	17.28'
C52	35.00'	N45°00'00"E	49.50'	090°00'00"	54.98'
C53	31.00'	S45°00'00"E	43.84'	090°00'00"	48.69'
C54	55.00'	S45°00'00"E	77.78'	090°00'00"	86.39'
C55	170.00'	N16°19'45"E	95.59'	032°39'30"	96.90'
C56	35.00'	N45°00'00"W	49.50'	090°00'00"	54.98'
C57	142.50'	N11°18'34"E	55.89'	022°37'08"	56.26'
C58	142.50'	N27°38'19"E	24.94'	010°02'22"	24.97'
C59	197.50'	S29°08'52"W	24.19'	007°01'16"	24.20'
C60	197.50'	S17°15'13"W	57.59'	016°46'03"	57.80'
C61	197.50'	S04°26'06"W	30.54'	008°52'12"	30.57'
C62	35.00'	S45°00'00"W	49.50'	090°00'00"	54.98'
C63	197.50'	N08°46'05"E	55.65'	016°11'54"	55.84'
C64	197.50'	N24°45'46"E	54.26'	015°47'28"	54.43'
C65	142.50'	S21°59'07"W	52.78'	021°20'45"	53.09'
C66	142.50'	S05°39'22"W	28.09'	011°18'45"	28.14'
C67	35.00'	S45°00'00"E	49.50'	090°00'00"	54.98'
C68	11.00'	S45°00'00"W	15.56'	090°00'00"	17.28'
C69	200.00'	N88°07'39"E	13.07'	003°44'43"	13.07'
C70	197.50'	N16°19'45"E	111.06'	032°39'30"	112.57'
C71	142.50'	N16°19'45"E	80.13'	032°39'30"	81.22'
C72	142.50'	S16°19'45"W	80.13'	032°39'30"	81.22'
C73	197.50'	S16°19'45"W	111.06'	032°39'30"	112.57'
C96	170.00'	S16°19'45"W	95.59'	032°39'30"	96.90'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N60°22'36"E	10.98'
L20	S39°18'04"W	46.50'
L21	S00°00'00"E	55.00'
L22	S00°00'00"E	55.00'
L23	S00°00'00"E	55.00'
L24	N32°39'30"E	14.00'
L25	N32°39'30"E	14.00'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N00°00'03"E	50.49'
L27	N00°00'00"E	49.77'
L31	N23°39'49"E	13.45'
L32	S00°00'00"E	55.00'
L35	N32°39'30"E	14.00'
L36	N00°00'00"E	50.13'



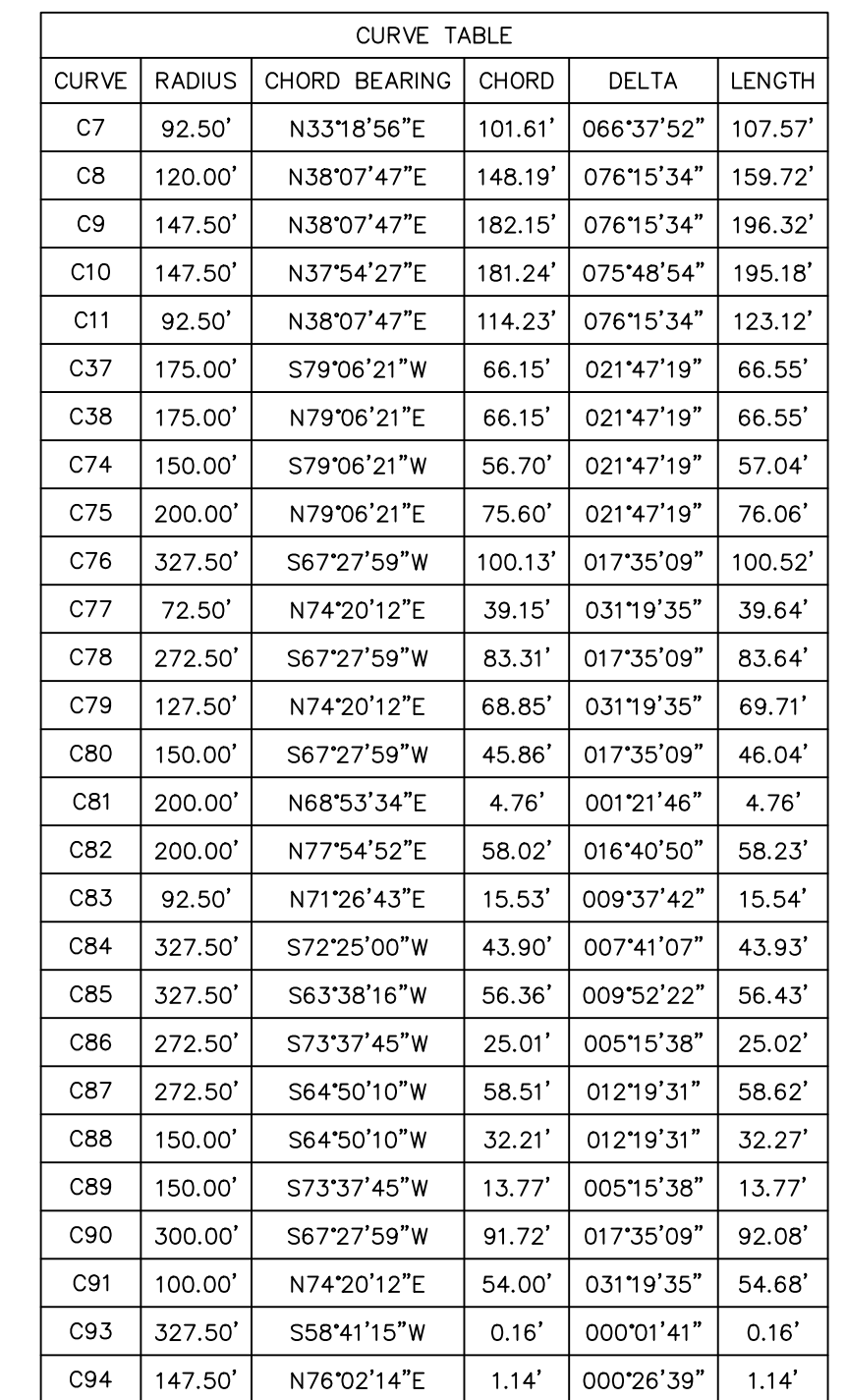
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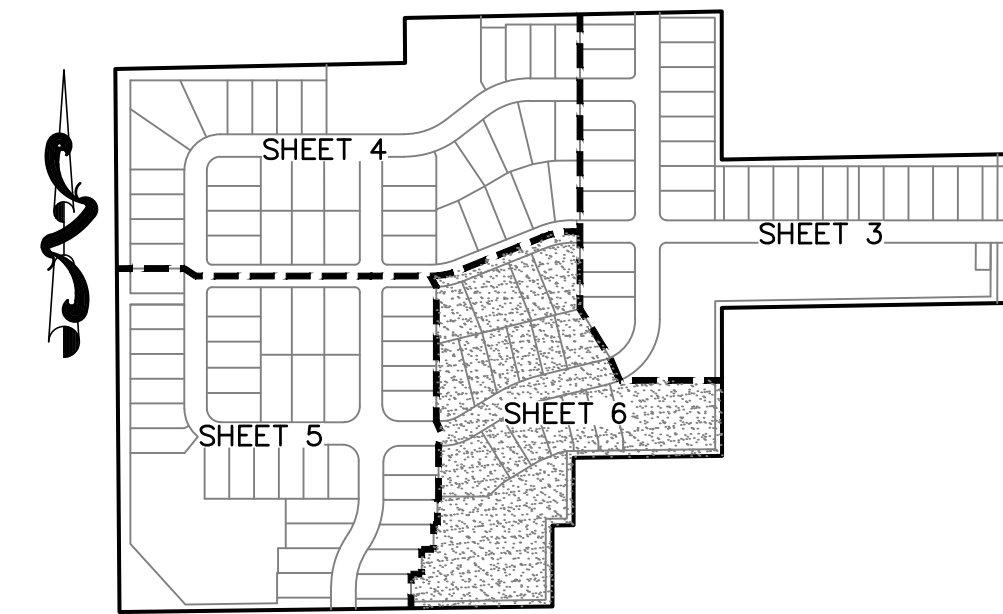
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723

PLAT BOOK _____ PAGE _____

A graphic scale bar labeled "GRAPHIC SCALE 1\"=50'". The bar is divided into three segments: a black segment from 0 to 50', a white segment from 50' to 75', and a black segment from 75' to 100'. The total length represents 100 feet. Above the scale is a drawing of a sailboat, which is a simple line drawing with a single mast and a sail.



LINE TABLE		
LINE	BEARING	LENGTH
L28	S76°00'53"W	21.33'
L29	S00°44'42"E	14.20'
L30	S00°44'42"E	20.46'



KEY MAP
NOT TO SCALE

SHEET INDEX

SHEET 1 OF 6 – LEGAL DESCRIPTION, DEDICATION,
SURVEYOR'S NOTES & LEGEND

SHEET 2 OF 6 – BOUNDARY INFORMATION

SHEETS 3 THROUGH 6 OF 6 - LOT AND TRACT GEOMETRY



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WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 5.

Meeting Date: September 12, 2023

Department: Community Development

SUBJECT:

Oakview – Plat

REQUEST:

Recommend approval of the Oakview – Plat

SUMMARY:

Owner(s): Hanover Family Builders, LLC c/o Jeff Wochner

Applicant: Dewberry Engineers, Inc. c/o Christopher J. Allen, P.E.

Parcel Identification Number(s): 14-20-27-0000-00-021, 14-20-27-0000-00-084, 14-20-27-0000-00-005

Location: Southeast corner of Kelly Park Road and Round Lake Road

Future Land Use: Mixed-Use

Current Zoning: Kelly Park Interchange – Mixed-Use (KPI-MU), Neighborhood Overlay District

Proposed Use: 113 single family lots

Tract Size: 38.67 +/- acres

Density/Intensity: 2.9 dwelling units per acre

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Rural Settlement and County Rural	AG (Agriculture District) and County A-1 (Citrus Rural District)	Agricultural facilities
East	County Rural	County A-1	Agricultural facilities
South	County Rural	County A-1	Agricultural facilities and single-family residences
West	County Rural	County A-1	Single-family residences

PROJECT SUMMARY:

The applicant has submitted the Oakview – Plat for consideration, creating 113 lots, the entrance/spine road. This plat also dedicates two right-of-way tracts to the perpetual use of the public and establishes three stormwater tracts and 14 open space, recreation and amenity tracts. This plat is consistent with the Major Development Plan approved by City Council on March 2, 2022 and Construction Site Plan approved by the Development Review Committee on January 11, 2023.

ACCESS:

Access is proposed on Kelly Park Road via Laurel Site Loop and access connection to future development on the west through Turkey Outlook Road.

PUBLIC HEARING SCHEDULE:

September 12, 2023 - Planning Commission (5:30 P.M.)
October 4, 2023 - City Council (1:30 P.M.)

ATTACHMENTS:

- Maps
- Oakview – Plat

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

The DRC recommends approval of the Oakview – Plat.

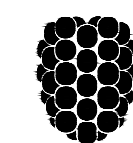
Recommended Motion - Planning Commission:

Approve the Oakview – Plat, subject to the reviews of the City Engineer and City Surveyor.

ATTACHMENTS:

1. Oakview - Plat
2. Maps

PLAT	
BOOK :	PAGE:

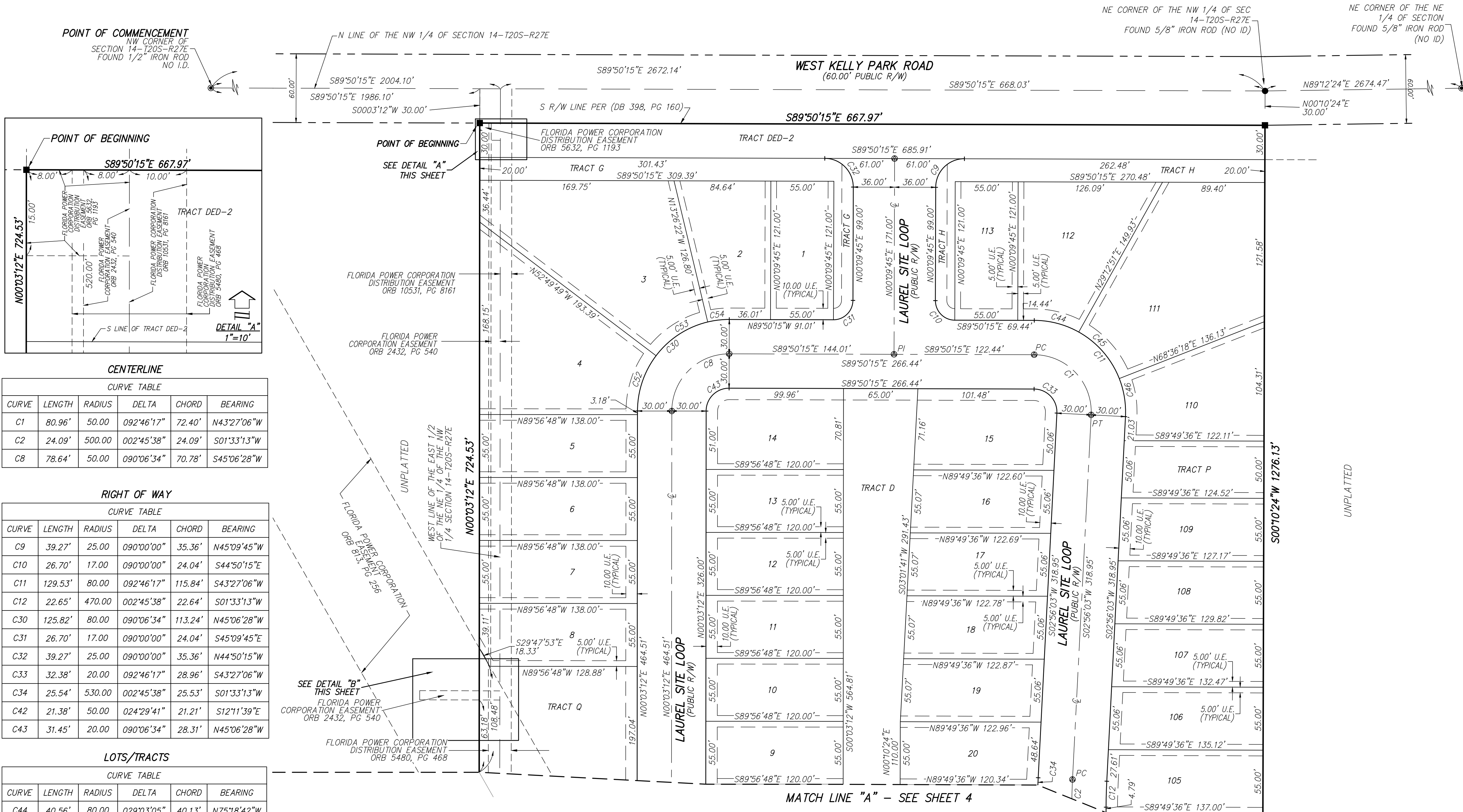


131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

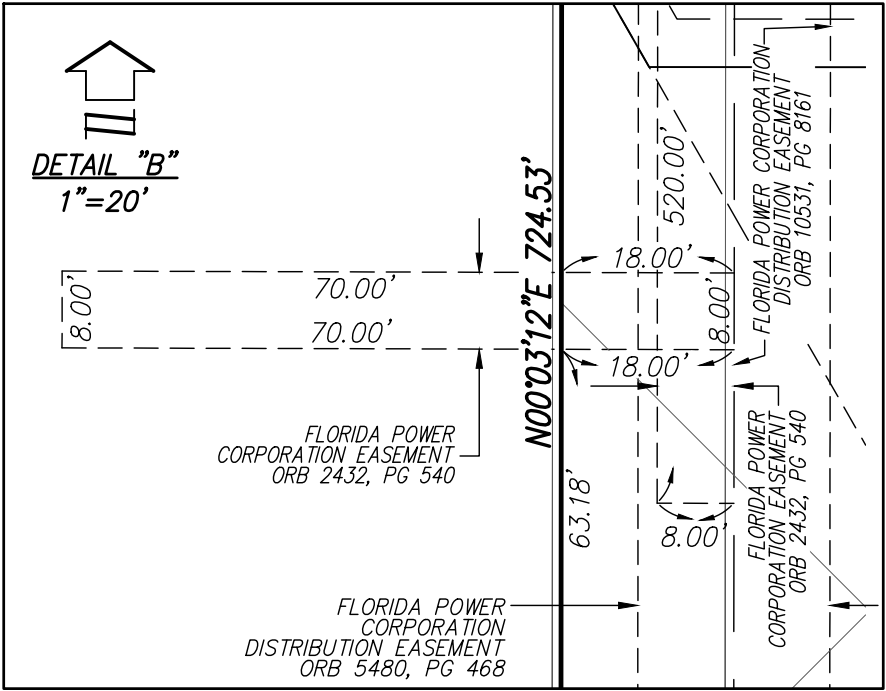
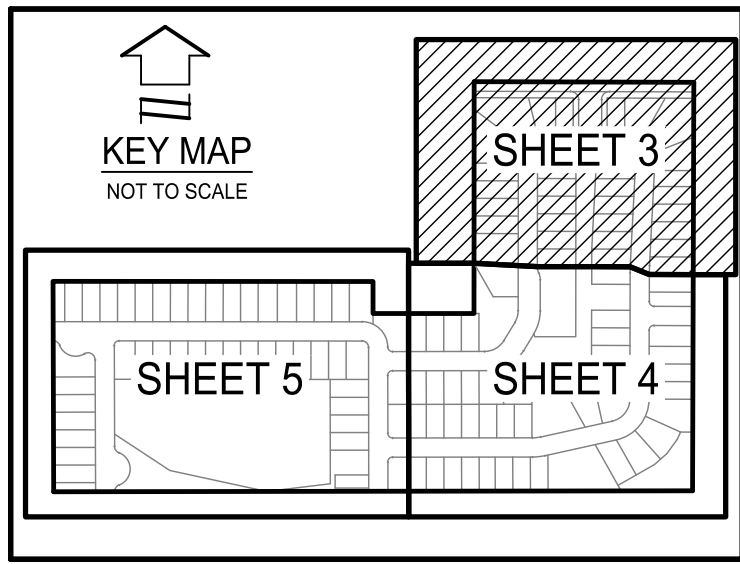
SHEET 1: COVER SHEET/DESCRIPTION/NOTES/LEGEND
SHEET 2: KEY SHEET/OVERALL PLAT BOUNDARY
SHEETS 3-5: PLAT DETAIL SHEETS



PLAT
BOOK : PAGE:

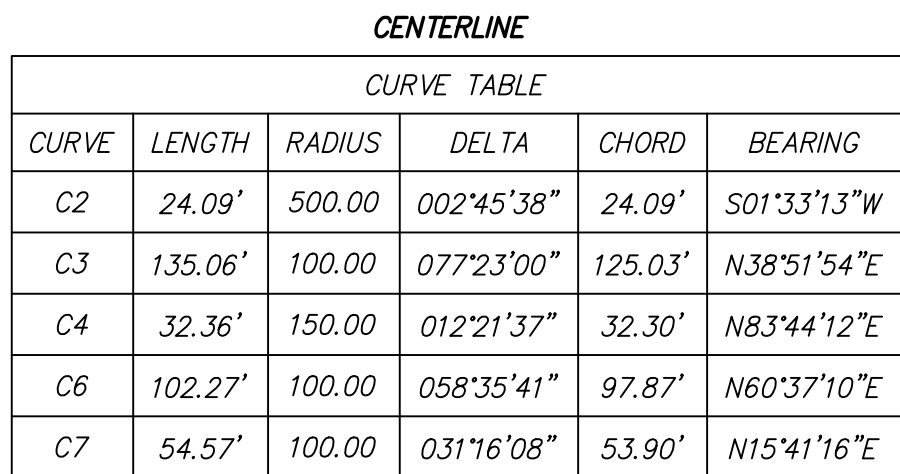


LOTS/TRACTS					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C44	40.56'	80.00	029°03'05"	40.13'	N75°18'42"W
C45	55.00'	80.00	039°23'27"	53.92'	N41°05'26"W
C46	33.97'	80.00	024°19'45"	33.72'	N09°13'50"W
C52	51.82'	80.00	037°07'00"	50.92'	S18°36'42"W
C53	55.00'	80.00	039°23'27"	53.92'	S56°51'55"W
C54	18.99'	80.00	013°36'07"	18.95'	S83°21'42"W



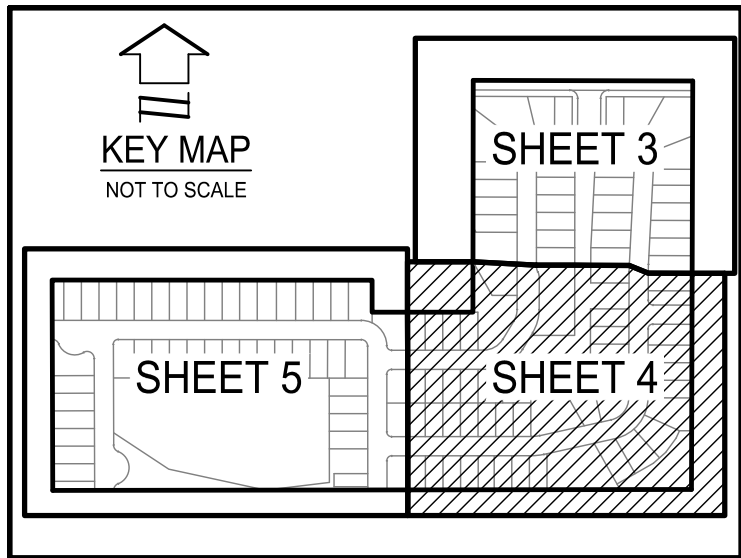
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SHEET 2:	KEY SHEET/OVERALL PLAT BOUNDARY
SHEETS 3-5:	PLAT DETAIL SHEETS

PLAT
BOOK : PAGE:



RIGHT OF WAY					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	23.56'	15.00	090°00'00"	21.21'	S44°49'36"E
C14	23.56'	15.00	090°00'00"	21.21'	S45°10'24"W
C15	175.58'	130.00	077°23'00"	162.53'	N38°51'54"E
C16	38.83'	180.00	012°21'37"	38.76'	N83°44'12"E
C28	71.59'	70.00	058°35'41"	68.51'	N60°37'10"E
C29	38.20'	70.00	031°16'08"	37.73'	N15°41'16"E
C34	25.54'	530.00	002°45'38"	25.53'	S01°33'13"W
C35	94.54'	70.00	077°23'00"	87.52'	N38°51'54"E
C36	25.89'	120.00	012°21'37"	25.84'	N83°44'12"E
C39	132.95'	130.00	058°35'41"	127.23'	N60°37'10"E
C40	75.86'	130.00	031°16'08"	74.92'	N15°41'16"E
C41	21.38'	50.00	024°29'41"	21.21'	S12°11'39"W
C42	21.38'	50.00	024°29'41"	21.21'	S12°11'39"E

LOTS/TRACTS					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C47	54.30'	130.00	023°55'53"	53.90'	N12°08'21"E
C48	55.00'	130.00	024°14'26"	54.59'	N36°13'30"E
C49	66.28'	130.00	029°12'41"	65.56'	N62°57'04"E
C55	26.85'	130.00	011°49'56"	26.80'	N84°00'03"E
C56	55.41'	130.00	024°25'17"	50.99'	N65°52'28"E
C59	50.69'	130.00	022°20'29"	54.37'	N42°29'35"E



SHEET INDEX

SHEET 1: COVER SHEET/DESCRIPTION/NOTES/LEGEND
 SHEET 2: KEY SHEET/OVERALL PLAT BOUNDARY
 SHEETS 3-5: PLAT DETAIL SHEETS

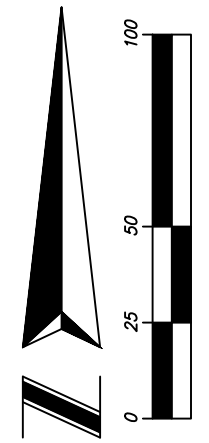
SHEET 4 OF 5

Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
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WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 801

OAKVIEW
SITUATED IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

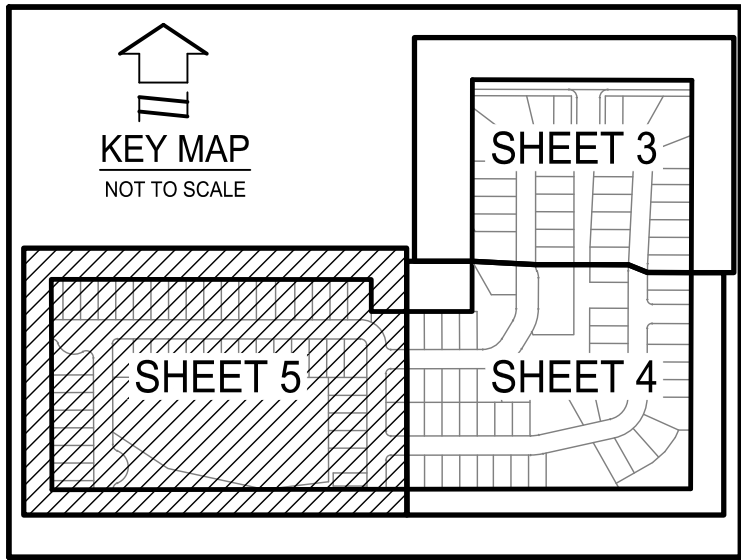
PLAT
BOOK : PAGE:



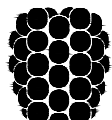
CENTERLINE					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	78.43'	50.00'	089°52'37"	70.63'	N45°01'18"W
C57	75.97'	116.00'	037°31'25"	74.62'	S71°16'42"W
C58	75.97'	116.00'	037°31'25"	74.62'	S18°56'50"E

RIGHT OF WAY					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C17	23.56'	15.00'	090°00'00"	21.21'	S44°55'01"W
C18	31.37'	20.00'	089°52'37"	28.25'	S45°01'18"W
C19	23.62'	15.00'	090°13'32"	21.25'	N44°55'38"W
C20	26.26'	22.00'	068°22'54"	24.73'	N34°22'35"E
C21	128.90'	54.00'	136°45'48"	100.40'	N00°11'08"W
C22	26.26'	22.00'	068°22'54"	24.73'	S34°00'19"W
C23	46.18'	22.00'	120°16'53"	38.16'	S60°19'35"W
C24	93.20'	54.00'	098°53'19"	82.06'	S71°01'22"E
C25	26.26'	22.00'	068°22'54"	24.73'	N55°46'09"W
C26	124.04'	80.00'	088°50'22"	111.99'	S45°32'25"W
C27	23.29'	15.00'	088°57'45"	21.02'	S45°36'07"E
C37	23.56'	15.00'	090°00'00"	21.21'	S45°04'59"E
C38	23.56'	15.00'	090°00'00"	21.21'	S44°55'01"W

LOTS/TRACTS					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C50	35.24'	80.00'	025°14'08"	34.95'	N77°20'32"W
C51	88.81'	80.00'	063°36'14"	84.32'	N32°55'21"W

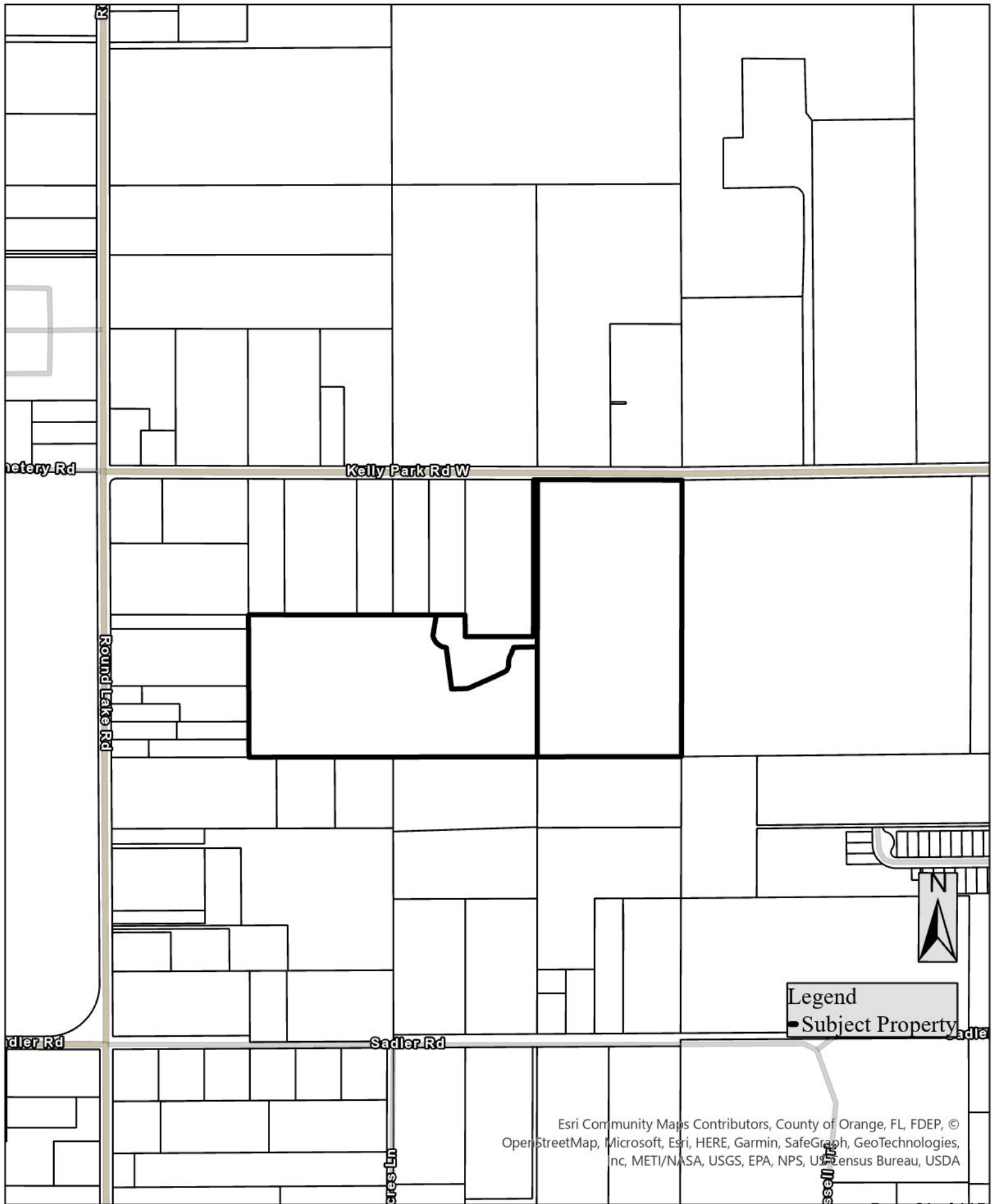


SHEET INDEX	
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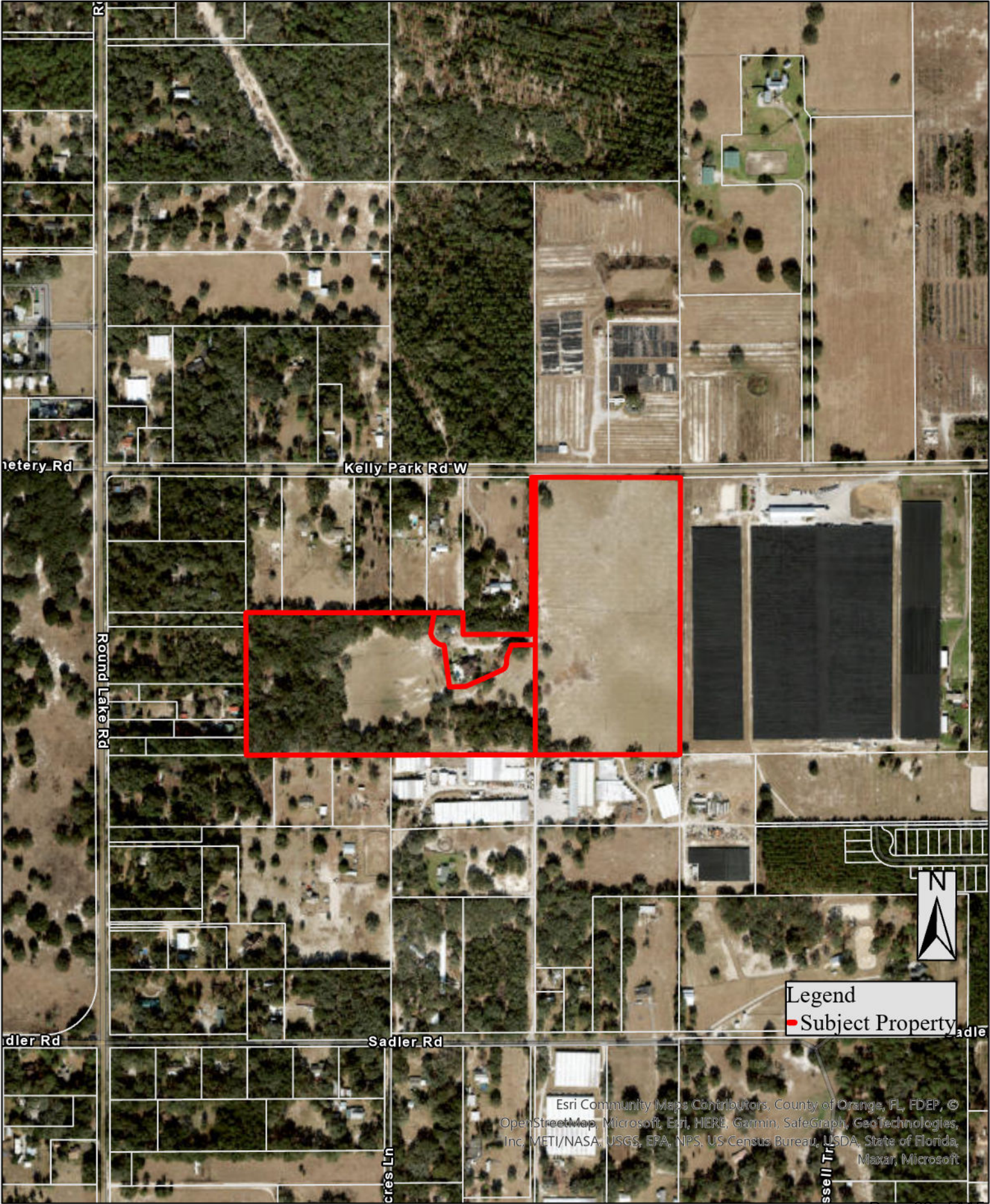


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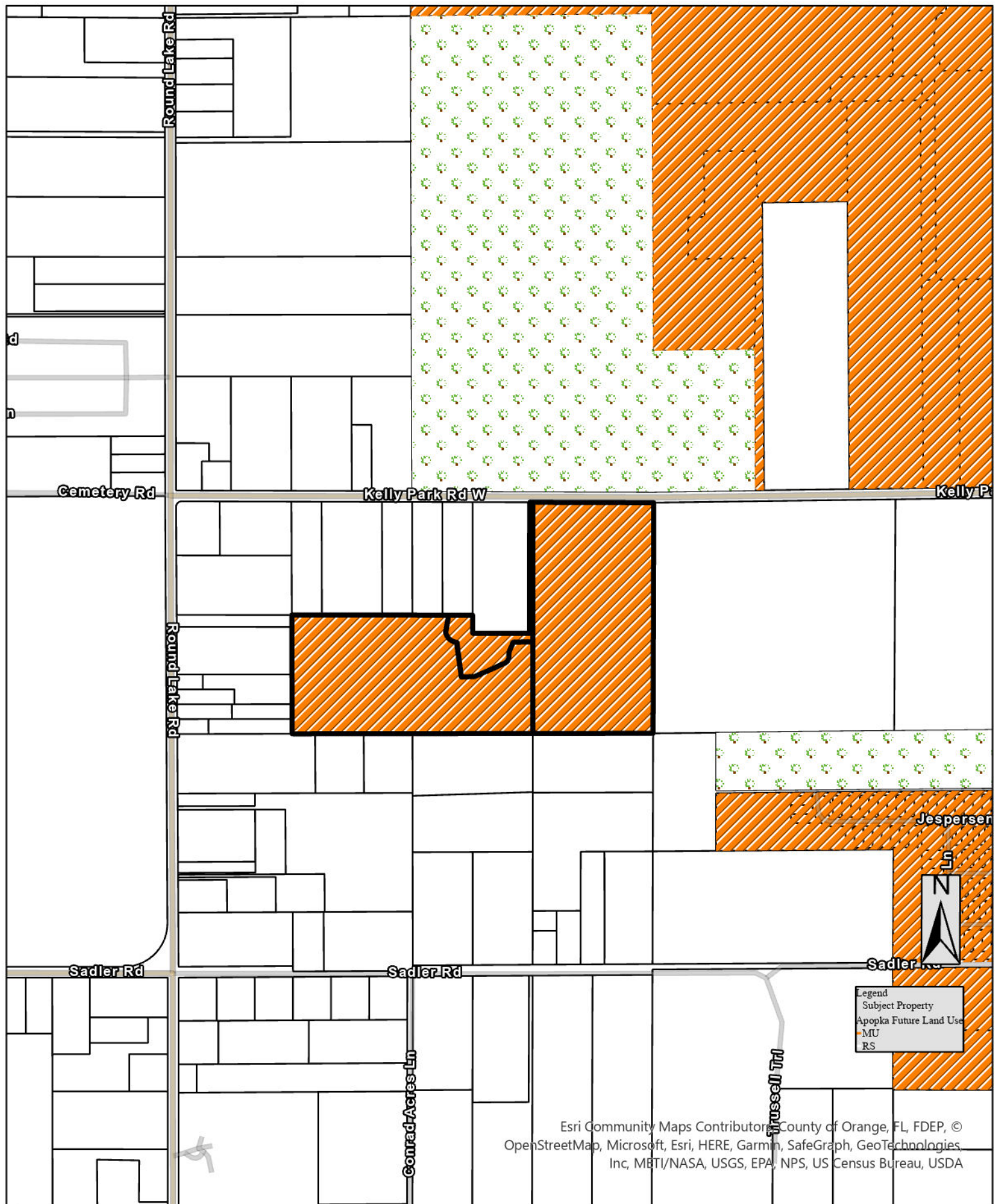


Aerial



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Future Land Use



Zoning





City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 6.

Meeting Date: September 12, 2023

Department: Community Development

SUBJECT:

The Ridge – Plat

REQUEST:

Recommend approval of The Ridge – Plat

SUMMARY:

Owner(s): Apopka Centerline Development, LLC and Apopka Development Opportunity, LLC

Applicant: Allen & Company, Inc. c/o Brice Hellstrom, P.S.M.

Parcel Identification Number(s): 17-21-28-0000-00-007, 17-21-28-0000-00-008, 17-21-28-0000-00-012, 17-21-28-0000-00-015, 18-21-28-0000-00-013, 18-21-28-0000-00-014, 18-21-28-0000-00-073, 18-21-28-0000-00-102 and 18-21-28-0000-00-104

Location: South of Boy Scout Road; west of Ocoee Apopka Road; east of State Road 429 and Binion Road

Future Land Use: Mixed-Use

Zoning: PD (Planned Development)

Proposed Use: Mixed-use project

Tract Size: 241.71 +/- acres

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use, Residential Low and County Rural	PD (Planned Development) and County A-1 (Citrus Rural)	Bronson's Ridge Residential Subdivision and single-family residences
East	Industrial	I-L (Light Industrial)	Northwest Distribution Center
South	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	AdventHealth Hospital, State Road 414 and vacant
West	Mixed-Use	MU-ES-GT	Multifamily developments

PROJECT SUMMARY:

The applicant has submitted The Ridge – Plat for consideration, creating 13 lots and Bronson Lake Drive, a parallel facility to Boy Scout Road. This plat also dedicates three right-of-way tracts to the perpetual use of the public and establishes recreation tracts to serve the Ridge PD. This plat is consistent with the Major Development Plan approved by City Council on October 13, 2021.

ACCESS:

Access points are proposed on Bronson Lake Drive, Boy Scout Road and Ocoee Apopka Road.

PUBLIC HEARING SCHEDULE:

September 12, 2023 - Planning Commission (5:30 P.M.)

October 4, 2023 - City Council (1:30 P.M.)

ATTACHMENTS:

- Maps
- The Ridge – Plat

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

The DRC recommends approval of The Ridge – Plat.

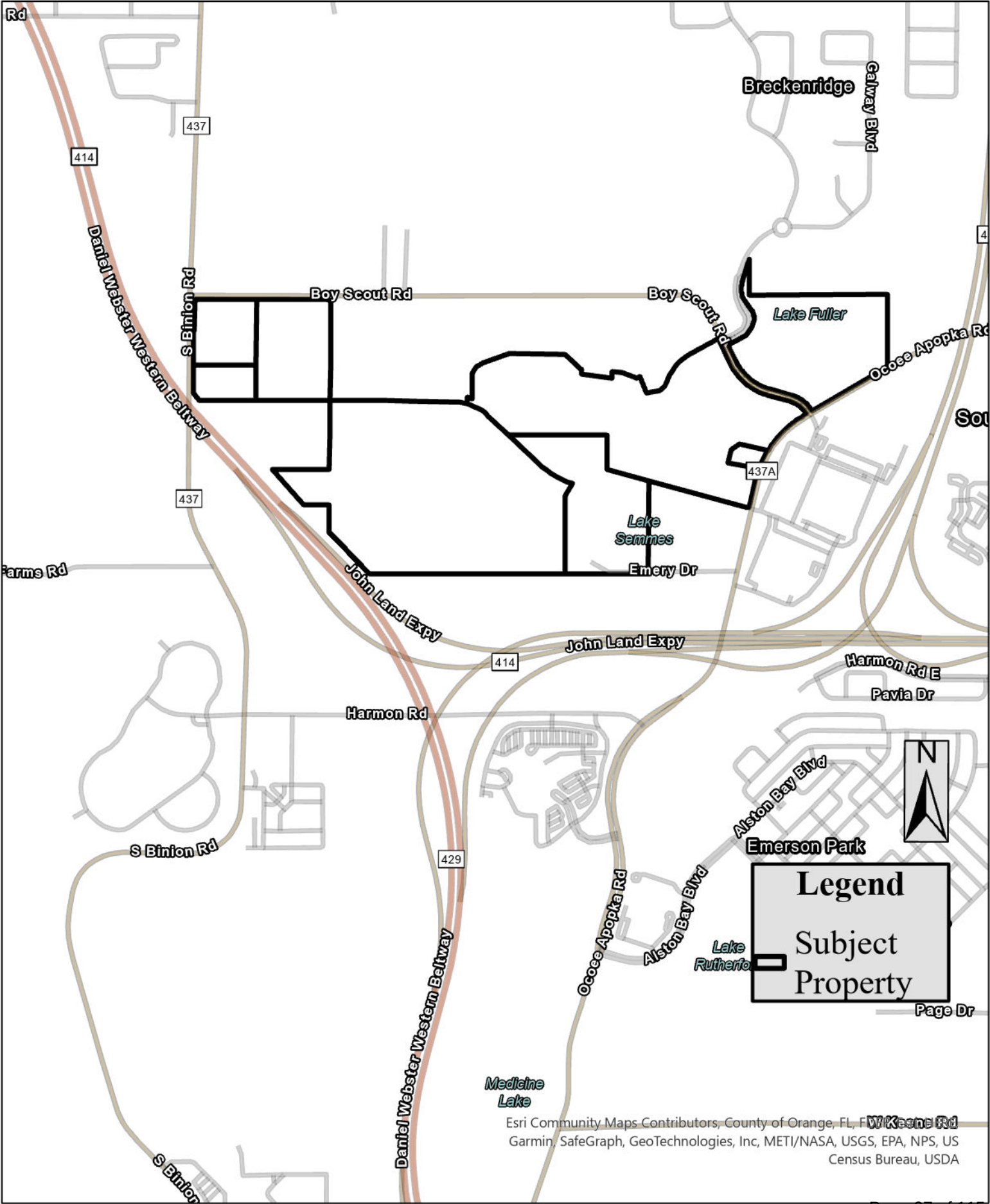
Recommended Motion - Planning Commission:

Approve The Ridge – Plat, subject to the reviews of the City Engineer and City Surveyor.

ATTACHMENTS:

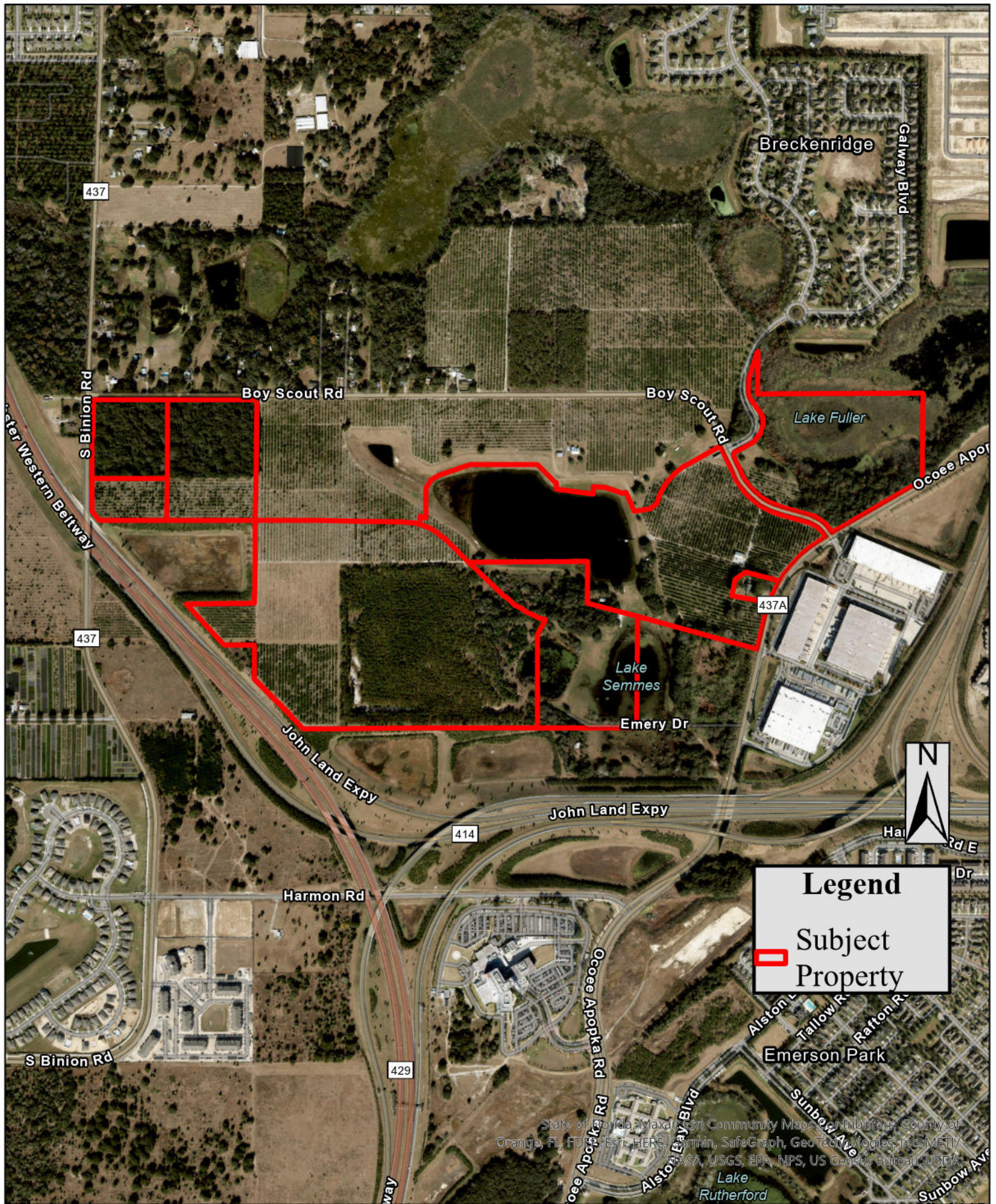
1. Maps
2. The Ridge - Plat

Vicinity

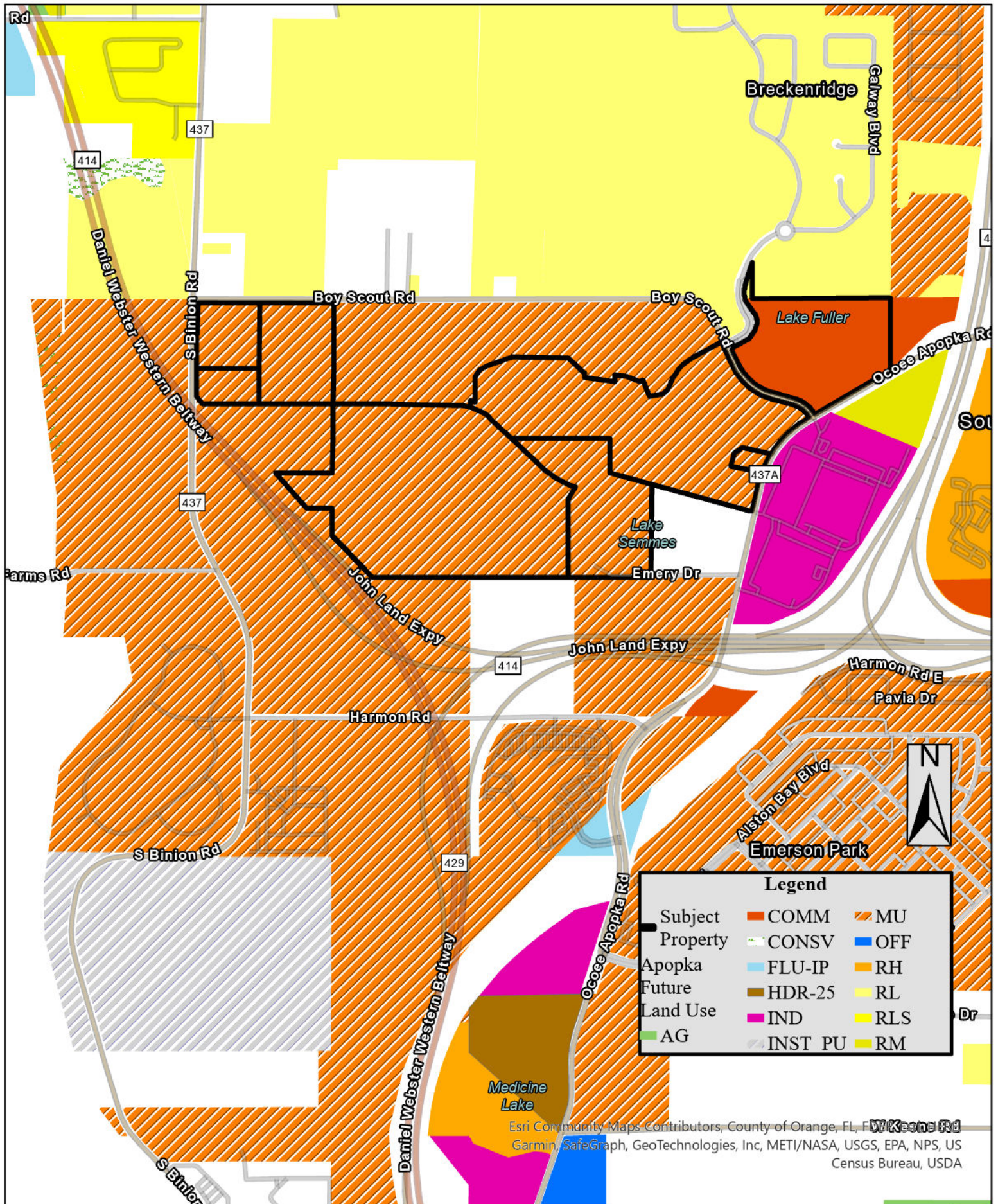


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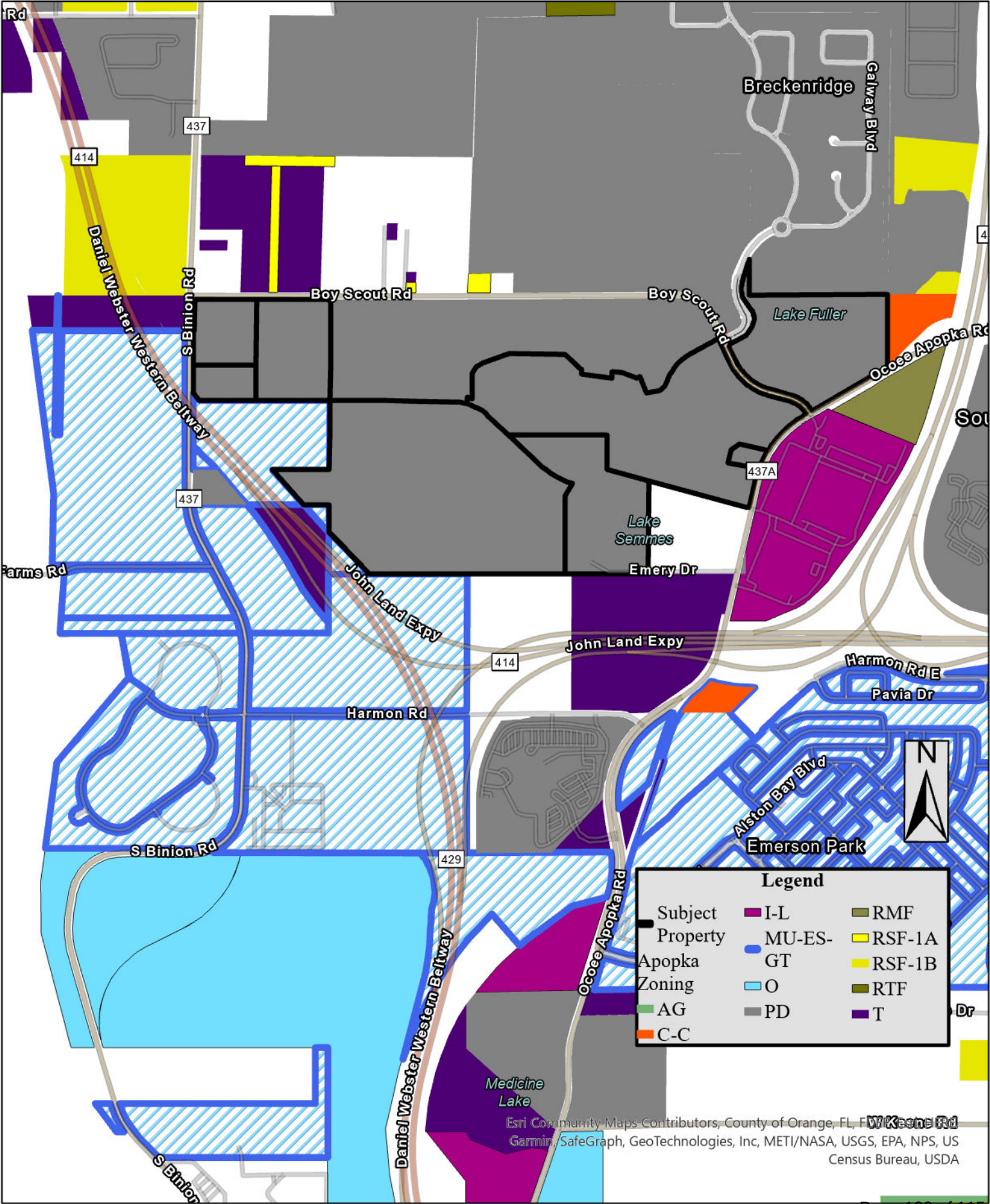
Aerial



Future Land Use



Zoning



RIDGE
A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 6

PLAT BOOK____ PAGE ____

MORTGAGEE:
KNOW ALL MEN BY THESE PRESENTS:
That City National Bank Of Florida, a Florida Banking Corporation, the owner and holder of that Certain Mortgage, Assignment Of Rents, Security Agreement executed by Apopka Development Opportunity A Florida Limited Liability Company, Mortgagor, in favor of City National Bank Of Florida, a Florida Banking Corporation, Mortgagee, dated _____, Recorded on _____ under Instrument Number _____ together with UCC Financing Statement Recorded under instrument Number _____ all of the Public Records of _____ does hereby consent to this plat and joins in the above dedications.

In Witness Whereof:
That said City National Bank of Florida, a Florida Banking Corporation, has caused these presents to be signed for and on its behalf by _____ its _____ and its Corporate Seal to be hereunto affixed in the presence of these two witnesses, This _____ of _____, A.D. 2023

City National Bank of Florida
A Florida Banking Corporation

By: _____
Signature
Print Name
Print Title

Witnesses:

Print Name Print Name

Acknowledgement:
State Of Florida
County Of _____ S.S

I hereby certify: that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, _____ as _____ of City National Bank of Florida, a Florida Banking Corporation, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and acknowledged that the execution thereof to be his free act and deed as such officer for the purposes therein expressed and who did not take an oath.

Witness My Hand and Official Seal This _____ of _____ A.D. 2023

Signature Of Person Taking Acknowledgement _____

Printed Name of Acknowledger: _____

Notary Public State Of: _____

Commission Number: _____

My Commission Expires: _____

Notary Seal City National Bank of Florida
A Florida Banking Corporation Seal

CONSENT BY COMMUNITY DEVELOPMENT DISTRICT:
KNOW ALL MEN BY THESE PRESENTS:
THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAVING A RIGHT AND INTEREST IN THE PROPERTY, WHICH IS THE SUBJECT OF THIS PLAT, PURSUANT TO THAT CERTAIN ORDINANCE NO.2859 DULY PASSED AND ADOPTED ON SEPTEMBER 8, 2021 BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA EFFECTIVE SEPTEMBER 8, 2021 AND THAT CERTAIN NOTICE OF ESTABLISHMENT OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT DATED SEPTEMBER 16, 2021 UNDER DOCUMENT NUMBER 20210567815 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND AS AMENDED PURSUANT TO THAT CERTAIN ORDINANCE NO. 2948 DULY PASSED AND ADOPTED ON AUGUST 3, 2022 BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA EFFECTIVE AUGUST 3, 2022, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE FOREGOING DEDICATIONS.

IN WITNESS WHEREOF:
THAT RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON BEHALF OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, A.D. 2023.

By: _____
Signature
Print Name:
Print Title:

By: _____
Printed Name of Witness

By: _____
Printed Name of Witness

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Craig S. Perry as Manager of Apopka Centerline Development, LLC, a Florida Limited Liability Company, on behalf of the company, who is [] is personally known to me or [] has produced _____ as identification.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT _____

NOTARY PUBLIC _____

Printed Name: _____

Commission No.: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned Apopka Development Opportunity, LLC, a Florida Limited Liability Company has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____ 2023.

By: Apopka Development Opportunity, LLC, a Florida Limited Liability Company

Signed and sealed in the presence of: By: _____
Craig S. Perry
Printed Name:
Manager
Title:

By: _____
Printed Name of Witness

By: _____
Printed Name of Witness

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Craig S. Perry as Manager of Apopka Development Opportunity, LLC, a Florida Limited Liability Company, on behalf of the company, who is [] is personally known to me or [] has produced _____ as identification.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT _____

NOTARY PUBLIC _____

Printed Name: _____

Commission No.: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned Ridge 429 Owner, LLC, a Delaware Limited Liability Company has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____ 2023.

By: Ridge 429 Owner, LLC, a Delaware Limited Liability Company

Signed and sealed in the presence of: By: _____
Steven E. McCraney
Printed Name:
Manager
Title:

By: _____
Printed Name of Witness

By: _____
Printed Name of Witness

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Steven E. McCraney, as Manager of Ridge 429 Owner, LLC, a Delaware Limited Liability Company, on behalf of the company, who is [] is personally known to me or [] has produced _____ as identification.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT _____

NOTARY PUBLIC _____

Printed Name: _____

Commission No.: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned Apopka Centerline Development, LLC, a Florida Limited Liability Company has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____ 2023.

By: Apopka Centerline Development, LLC, a Florida Limited Liability Company

Signed and sealed in the presence of: By: _____
Craig S. Perry
Printed Name:
Manager
Title:

By: _____
Printed Name of Witness

By: _____
Printed Name of Witness

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Craig S. Perry as Manager of Apopka Centerline Development, LLC, a Florida Limited Liability Company, on behalf of the company, who is [] is personally known to me or [] has produced _____ as identification.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT _____

NOTARY PUBLIC _____

Printed Name: _____

Commission No.: _____

My Commission Expires: _____

RIDGE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned named below, being the owners in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the utility easements to the perpetual use of the public.

Tract RW-1 (Right-of-Way), Tract RW-2 (Additional Right-of-Way) and Tract LS-1 (Lift Station) are hereby dedicated in fee simple to City of Apopka without any restriction whatsoever. City ownership of these Tracts and any improvements thereon vests upon approval of this Plat by the City Council of Apopka. Recording of this Plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title in the City as aforementioned.

IN WITNESS WHEREOF Troy S. Bronson, as to a life estate, as more particularly set forth in that certain deed recorded in Instrument No. 20210774118, of the Public Records of Orange County, Florida has executed this Dedication in the manner provided by law this day of _____ 2023.

Signed and sealed and delivered in our presence as witnesses:
Signature: _____ OWNER: _____
Troy S. Bronson
Printed Name: _____
Signature: _____
Printed Name: _____
State of Florida, County of _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Troy S. Bronson, such person [] is personally known to me or [] has produced _____ as identification.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT _____

NOTARY PUBLIC _____

Printed Name: _____

Commission No.: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL
BY APOPKA PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined and Approved _____
Richard Earp Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality _____
Mayor
Attest: _____
City Clerk

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____ Date _____

Printed Name: Andrew Perry, P.S.M.
Registration Number 6124

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on _____ completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apoka, Orange County, Florida.

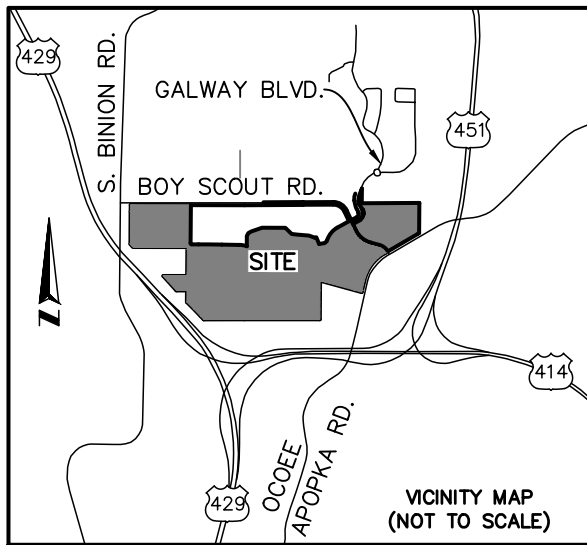
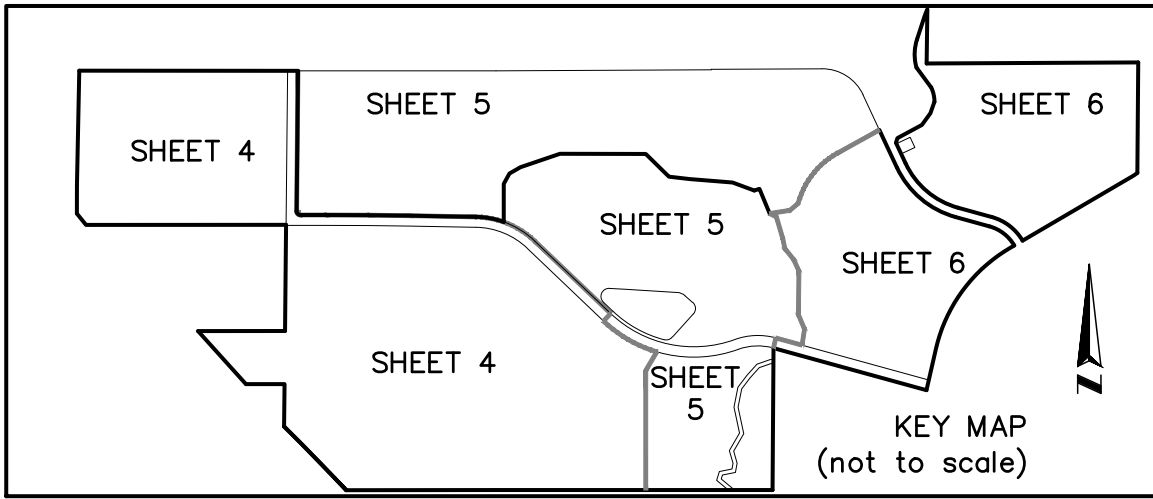
By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as Doc.# _____

County Comptroller in and for Orange County, Florida.
By _____



SHEET INDEX

SHEET 1 OF 6 – DEDICATION
SHEET 2 OF 6 – NOTES, LEGEND & LEGAL DESCRIPTION
SHEET 3 OF 6 – BOUNDARY INFORMATION
SHEETS 4–6 OF 6 LOT & TRACT GEOMETRY

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.

RIDGE
A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 6

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND COMPRISING PORTIONS OF SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 17; THENCE RUN SOUTH 00°00'38" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17 FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOY SCOUT ROAD, AS MONUMENTED AND MAINTAINED, ALSO BEING A POINT ON THE NORTH LINE OF BRONSON'S RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°43'16" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID NORTH LINE FOR A DISTANCE OF 1345.56 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE ACCORDING TO OFFICIAL RECORDS BOOK 433, PAGE 608 OF SAID PUBLIC RECORDS AND SAID NORTH LINE THE FOLLOWING COURSES: NORTH 89°43'16" EAST FOR A DISTANCE OF 691.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.10 FEET WITH A CHORD BEARING OF SOUTH 57°37'34" EAST AND A CHORD DISTANCE OF 304.41 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°18'17" FOR A DISTANCE OF 321.53 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 24°58'39" EAST FOR A DISTANCE OF 241.59 FEET TO THE MOST EASTERLY CORNER OF SAID BRONSON'S RIDGE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE OF BRONSON'S RIDGE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 24°58'39" EAST FOR A DISTANCE OF 258.86 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 571.26 FEET WITH A CHORD BEARING OF SOUTH 49°46'08" EAST AND A CHORD DISTANCE OF 479.08 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'58" FOR A DISTANCE OF 494.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 74°33'37" EAST FOR A DISTANCE OF 220.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 260.75 FEET WITH A CHORD BEARING OF SOUTH 52°27'06" EAST AND A CHORD DISTANCE OF 196.27 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°13'02" FOR A DISTANCE OF 201.23 FEET TO A POINT ON THE NON TANGENT WESTERLY RIGHT-OF-WAY LINE OF OCOEE-APOPKA ROAD, COUNTY ROAD 437A, ACCORDING TO ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP PROJECT NUMBER 429-200; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTH 59°38'41" WEST FOR A DISTANCE OF 31.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 984.93 FEET WITH A CHORD BEARING OF SOUTH 36°16'07" WEST AND A CHORD DISTANCE OF 781.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°45'08" FOR A DISTANCE OF 803.68 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 12°53'33" WEST FOR A DISTANCE OF 264.64 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN NORTH 74°37'52" WEST FOR A DISTANCE OF 991.60 FEET; THENCE RUN SOUTH 00°22'08" WEST FOR A DISTANCE OF 886.88 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 17; THENCE RUN NORTH 89°59'43" WEST ALONG SAID SOUTH LINE AND THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 414, APOPKA EXPRESSWAY ACCORDING TO ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP, PROJECT NO. 429-200 FOR A DISTANCE OF 1728.15 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 17 AND THE SOUTHEAST CORNER OF AFORESAID SECTION 18; THENCE RUN SOUTH 89°54'43" WEST ALONG THE SOUTH LINE OF SAID SECTION 18 AND SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 414, APOPKA EXPRESSWAY FOR A DISTANCE OF 936.11 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429, WESTERN BELTWAY ACCORDING TO OFFICIAL RECORDS BOOK 9046, PAGE 4349 AND OFFICIAL RECORDS BOOK 9398, PAGE 1729 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE: NORTH 43°34'16" WEST FOR A DISTANCE OF 104.57 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 14808.00 FEET WITH A CHORD BEARING OF NORTH 44°26'37" WEST AND A CHORD DISTANCE OF 451.84 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°44'54" FOR A DISTANCE OF 451.86 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 00°33'55" EAST FOR A DISTANCE OF 264.76 FEET; THENCE RUN SOUTH 89°58'55" WEST FOR A DISTANCE OF 241.14 FEET; THENCE RUN NORTH 42°01'34" WEST FOR A DISTANCE OF 446.22 FEET; THENCE RUN NORTH 89°57'09" EAST FOR A DISTANCE OF 543.15 FEET; THENCE RUN NORTH 00°33'55" EAST FOR A DISTANCE OF 663.72 FEET; THENCE RUN SOUTH 89°58'47" WEST FOR A DISTANCE OF 1250.31 FEET; THENCE RUN NORTH 38°59'13" WEST FOR A DISTANCE OF 91.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BINION ROAD ACCORDING TO STATE ROAD BOOK 1, PAGE 40 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°14'15" EAST FOR A DISTANCE OF 742.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5689.65 FEET WITH A CHORD BEARING OF NORTH 00°59'41" EAST AND A CHORD DISTANCE OF 150.42 FEET; THENCE RUN NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'53" FOR A DISTANCE OF 150.42 FEET TO A POINT ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID BOY SCOUT ROAD ACCORDING TO OFFICIAL RECORDS BOOK 1076, PAGE 548 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°58'43" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ACCORDING OFFICIAL RECORDS BOOK 1076, PAGE 548 AND OFFICIAL RECORDS BOOK 1133, PAGE 608 OF SAID PUBLIC RECORDS FOR A DISTANCE OF 1411.05 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING OF SOUTH 45°17'33" WEST AND A CHORD DISTANCE OF 49.26 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°27'28" FOR A DISTANCE OF 54.65 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°33'49" WEST FOR A DISTANCE OF 810.75 FEET TO THE POINT OF CURVATURE OF A NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, A CHORD BEARING OF SOUTH 44°42'31" EAST AND A CHORD DISTANCE OF 78.15 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°32'40" FOR A DISTANCE OF 86.92 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°58'41" EAST FOR A DISTANCE OF 128.63 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30665.00 FEET, A CHORD BEARING OF SOUTH 89°28'20" EAST AND A CHORD DISTANCE OF 533.99 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'04" FOR A DISTANCE OF 534.00 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 88°57'48" EAST FOR A DISTANCE OF 403.65 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 544.50 FEET, A CHORD BEARING OF SOUTH 79°40'53" EAST AND A CHORD DISTANCE OF 175.65 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°33'50" FOR A DISTANCE OF 176.42 FEET TO A NON-TANGENT POINT ON THE SOUTHERLY LINE OF AFORESAID BRONSON'S RIDGE; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: NORTH 00°03'18" EAST FOR A DISTANCE OF 238.05 FEET; THENCE RUN NORTH 28°41'04" EAST FOR A DISTANCE OF 73.35 FEET; THENCE RUN NORTH 60°11'31" EAST FOR A DISTANCE OF 79.12 FEET; THENCE RUN NORTH 71°09'55" EAST FOR A DISTANCE OF 261.11 FEET; THENCE RUN SOUTH 89°53'27" EAST FOR A DISTANCE OF 536.22 FEET; THENCE RUN SOUTH 45°36'26" EAST FOR A DISTANCE OF 203.03 FEET; THENCE RUN SOUTH 83°27'57" EAST FOR A DISTANCE OF 130.71 FEET; THENCE RUN SOUTH 85°25'10" EAST FOR A DISTANCE OF 268.38 FEET; THENCE RUN SOUTH 69°38'20" EAST FOR A DISTANCE OF 144.79 FEET; THENCE RUN NORTH 71°32'09" EAST FOR A DISTANCE OF 34.37 FEET; THENCE RUN SOUTH 22°27'50" EAST FOR A DISTANCE OF 167.34 FEET; THENCE RUN NORTH 80°59'34" EAST FOR A DISTANCE OF 127.19 FEET; THENCE RUN NORTH 50°22'51" EAST FOR A DISTANCE OF 66.34 FEET; THENCE RUN NORTH 18°30'04" EAST FOR A DISTANCE OF 34.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 505.00 FEET, A CHORD BEARING OF NORTH 39°46'19" EAST AND A CHORD DISTANCE OF 366.41 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°32'31" FOR A DISTANCE OF 374.96 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 61°02'34" EAST FOR A DISTANCE OF 300.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 195.62 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF AFORESAID SECTION 17; THENCE RUN NORTH 89°43'16" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 2622.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GALWAY BOULEVARD, BRECKENRIDGE PHASE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 74 THROUGH 81 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING, BEING A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 300.00 FEET WITH A CHORD BEARING OF NORTH 03°29'44" EAST AND A CHORD DISTANCE OF 150.01 FEET; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°57'23" FOR A DISTANCE OF 151.62 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 17°58'25" EAST FOR A DISTANCE OF 149.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 405.00 FEET WITH A CHORD BEARING OF NORTH 21°32'19" EAST AND A CHORD DISTANCE OF 50.37 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'48" FOR A DISTANCE OF 50.40 FEET TO A NON TANGENT POINT LYING ON THE WEST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 17; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN SOUTH 00°44'46" WEST ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 17 FOR A DISTANCE OF 338.71 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN NORTH 89°43'16" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 1322.50 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 17; THENCE RUN SOUTH 00°26'42" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 FOR A DISTANCE OF 690.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OCOEE-APOPKA ROAD, COUNTY ROAD 437-A, ACCORDING TO THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP, PROJECT NO. 429-200 AND A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 375.87 FEET WITH A CHORD BEARING OF SOUTH 56°26'10" WEST AND A CHORD DISTANCE OF 42.08 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°25'02" FOR A DISTANCE OF 42.10 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 59°38'41" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 791.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BOY SCOUT ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 1133, PAGE 608 OF AFORESAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.75 FEET WITH A CHORD BEARING OF NORTH 52°27'10" WEST AND A CHORD DISTANCE OF 241.42 FEET; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BOY SCOUT ROAD: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°12'53" FOR A DISTANCE OF 247.52 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 74°33'37" WEST FOR A DISTANCE OF 220.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 511.26 FEET WITH A CHORD BEARING OF NORTH 49°46'08" WEST AND A CHORD DISTANCE OF 428.76 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'58" FOR A DISTANCE OF 442.44 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 24°58'39" WEST FOR A DISTANCE OF 141.70 FEET TO A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE OF GALWAY BOULEVARD; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: THENCE NORTH 16°33'33" EAST FOR A DISTANCE OF 30.96 FEET; THENCE RUN NORTH 61°41'11" EAST FOR A DISTANCE OF 173.78 FEET; THENCE RUN NORTH 36°05'04" EAST FOR A DISTANCE OF 90.60 FEET; THENCE RUN NORTH 19°14'42" EAST FOR A DISTANCE OF 74.95 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 213.50 FEET WITH A CHORD BEARING OF NORTH 12°56'36" WEST AND A CHORD DISTANCE OF 93.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°16'34" FOR A DISTANCE OF 94.19 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 36°19'00" WEST FOR A DISTANCE OF 153.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 300.00 FEET WITH A CHORD BEARING OF NORTH 13°25'27" WEST AND A CHORD DISTANCE OF 25.56 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°52'59" FOR A DISTANCE OF 25.57 FEET TO THE POINT OF BEGINNING.

CONTAINS 29.21 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18-21-28 AS BEING AN ASSUMED BEARING OF SOUTH 89°58'43" EAST.
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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.
4. TRACT C-1 (CONSERVATION AREA TRACT AND UPLAND BUFFER) SHALL TO BE OWNED BY THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT (CDD) WITH DEVELOPMENT RIGHTS DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. NO CLEARING, GRADING OR ALTERATION IS PERMITTED WITHOUT APPROVAL BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
5. TRACT R-1 (RECREATION/STORMWATER POND TRACT) SHALL BE OWNED AND MAINTAINED BY CDD.
6. TRACTS SW-1 AND SW-2 (STORMWATER TRACTS) SHALL BE OWNED AND MAINTAINED BY THE CDD.
7. TRACT OS-1 (OPEN SPACE TRACT) SHALL BE OWNED AND MAINTAINED BY THE CDD.
8. THE ACCESS EASEMENT OVER A PORTION OF TRACT R-1 IS DEDICATED TO AND MAINTAINED BY THE CDD.

LEGEND:

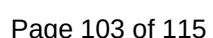
OR	Official Records Book
PG(S)	page(s)
PC	point of curvature
PT	point of tangency
PI	point of intersection
PRC	point of reverse curvature
R/W	right-of-way
CCR #	Certified Corner Record Number
■	set 4" x 4" concrete monument
■	LB 6723 permanent reference monument (P.R.M.) unless otherwise noted
⊙	set nail and disk stamped
⊙	LB 6723 permanent reference monument (P.R.M.)
□	found 4" x 4" concrete monument
□	LB 7153 permanent reference monument (P.R.M.), unless otherwise noted
ID	identification
NR	non-radial
NT	non-tangent
PB	Plat Book
DB	Deed Book
L.B.	licensed business
●	set nail & disk, LB #6723
●	permanent control point (P.C.P.)
⊕	centerline
LLC	limited liability company
SRB	State Road Book
┐	change in direction
┐	along lot & right-of-way lines
///	limited access right-of-way line
U.E.	utility easement
CDD	Community Development District
ELY	Easterly
NLY	Northerly
WLY	Westerly
SLY	Southerly
R=	Radius
CB=	Chord Bearing
C=	Chord Length
Δ	Central Angle
L=	Arc Length
(OA)	Overall



SHEET INDEX

- SHEET 1 OF 6 – DEDICATION
SHEET 2 OF 6 – NOTES, LEGEND & LEGAL DESCRIPTION
SHEET 3 OF 6 – BOUNDARY INFORMATION
SHEETS 4-6 OF 6 LOT & TRACT GEOMETRY

PLAT BOOK PAGE



RIDGE

A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

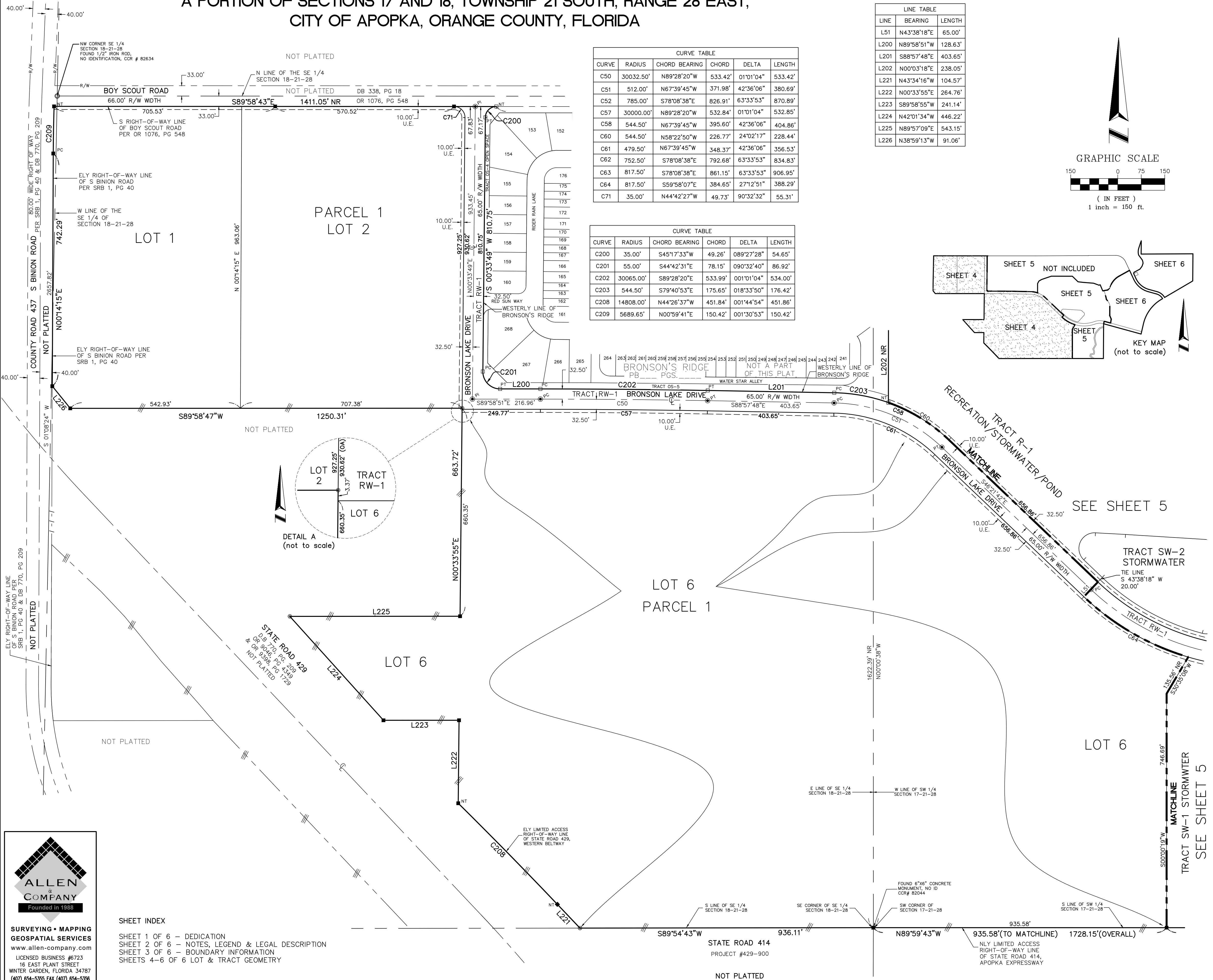
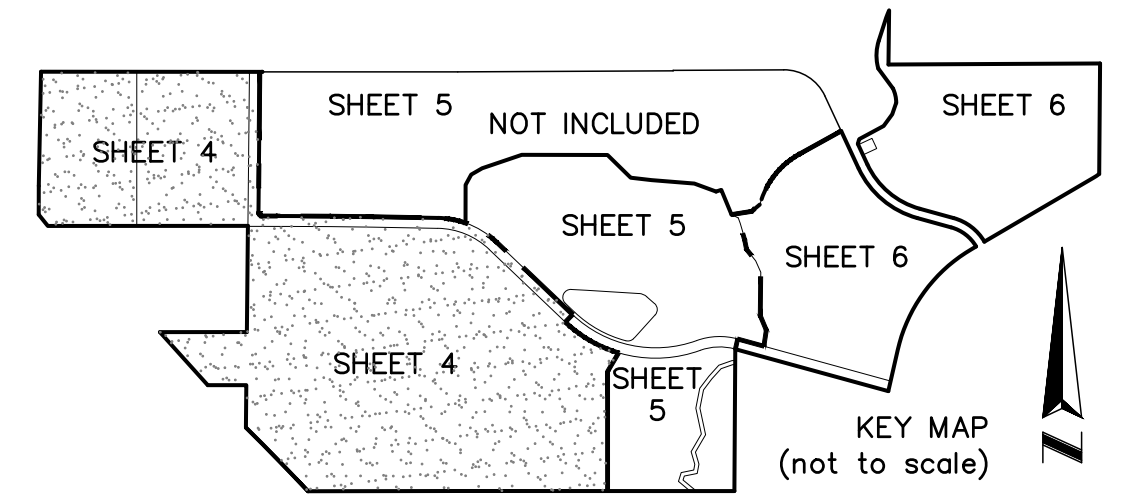
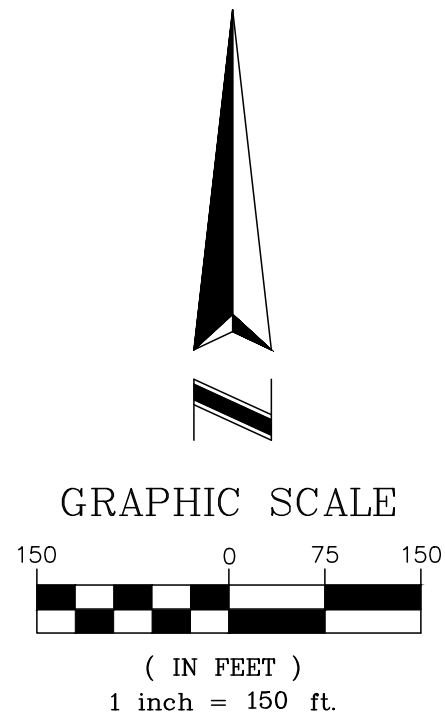
SHEET 4 OF 6

PLAT BOOK ____ PAGE ____

LINE TABLE		
LINE	BEARING	LENGTH
L51	N43°38'18"E	65.00'
L200	N89°58'51"W	128.63'
L201	S88°57'48"E	403.65'
L202	N00°03'18"E	238.05'
L221	N43°34'16"W	104.57'
L222	N00°33'55"E	264.76'
L223	S89°58'55"W	241.14'
L224	N42°01'34"W	446.22'
L225	N89°57'09"E	543.15'
L226	N38°59'13"W	91.06'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C50	30032.50'	N89°28'20"W	533.42'	01°01'04"	533.42'
C51	512.00'	N67°39'45"W	371.98'	42°36'06"	380.69'
C52	785.00'	S78°08'38"E	826.91'	63°33'53"	870.89'
C57	30000.00'	N89°28'20"W	532.84'	01°01'04"	532.85'
C58	544.50'	N67°39'45"W	395.60'	42°36'06"	404.86'
C60	544.50'	N58°22'50"W	226.77'	24°02'17"	228.44'
C61	479.50'	N67°39'45"W	348.37'	42°36'06"	356.53'
C62	752.50'	S78°08'38"E	792.68'	63°33'53"	834.83'
C63	817.50'	S78°08'38"E	861.15'	63°33'53"	906.95'
C64	817.50'	S59°58'07"E	384.65'	27°12'51"	388.29'
C71	35.00'	N44°42'27"W	49.73'	90°32'32"	55.31'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C200	35.00'	S45°17'33"W	49.26'	089°27'28"	54.65'
C201	55.00'	S44°42'31"E	78.15'	090°32'40"	86.92'
C202	30065.00'	S89°28'20"E	533.99'	001°01'04"	534.00'
C203	544.50'	S79°40'53"E	175.65'	018°33'50"	176.42'
C208	14808.00'	N44°26'37"W	451.84'	001°44'54"	451.86'
C209	5689.65'	N00°59'41"E	150.42'	001°30'53"	150.42'

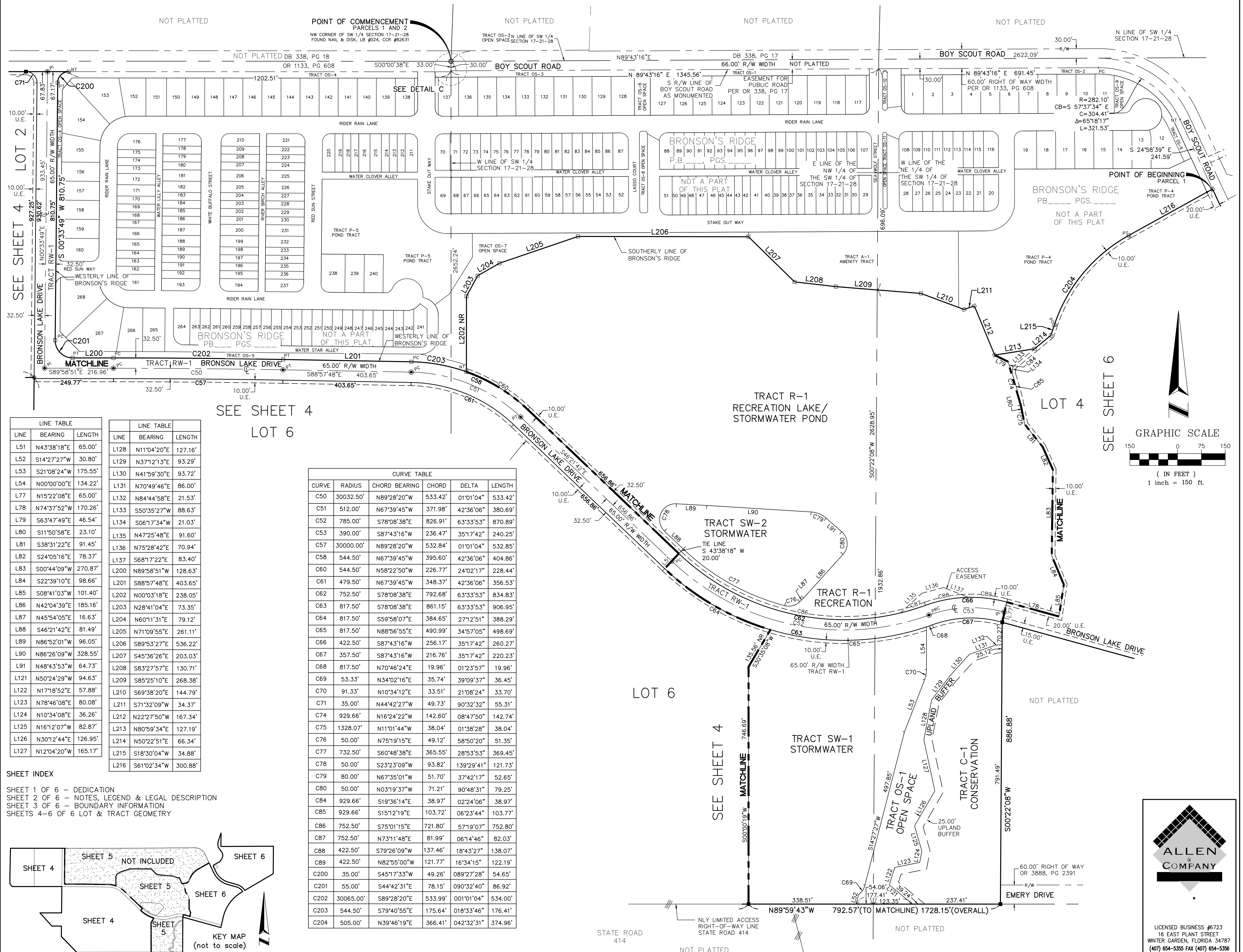


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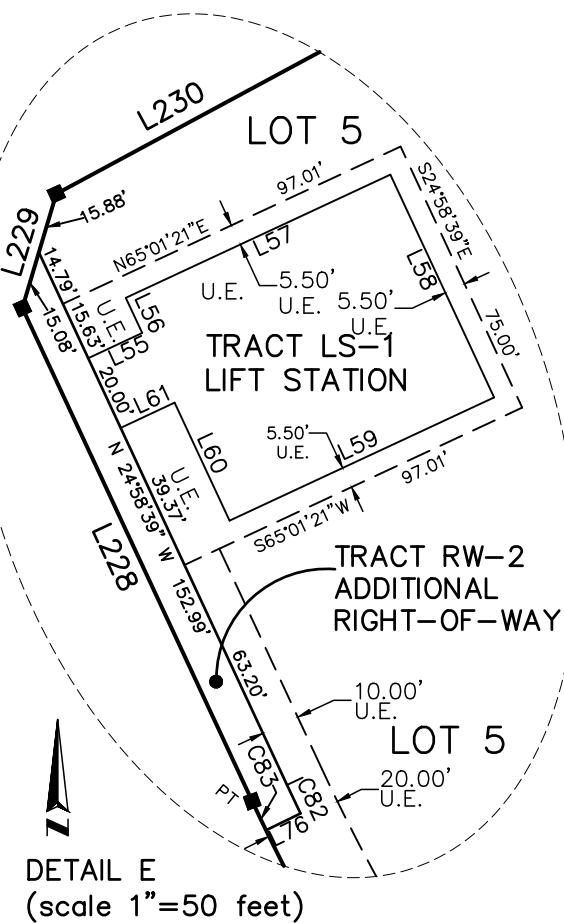
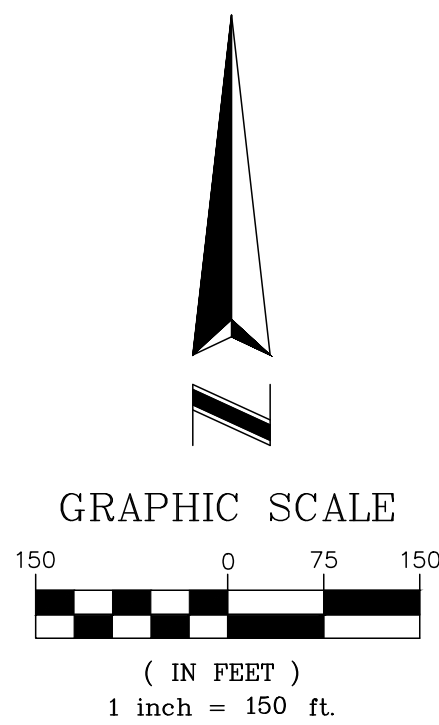
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SHEET 2 OF 6	— NOTES, LEGEND & LEGAL DESCRIPTION
SHEET 3 OF 6	— BOUNDARY INFORMATION
SHEETS 4-6 OF 6	LOT & TRACT GEOMETRY

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RIDGE
A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 6 OF 6

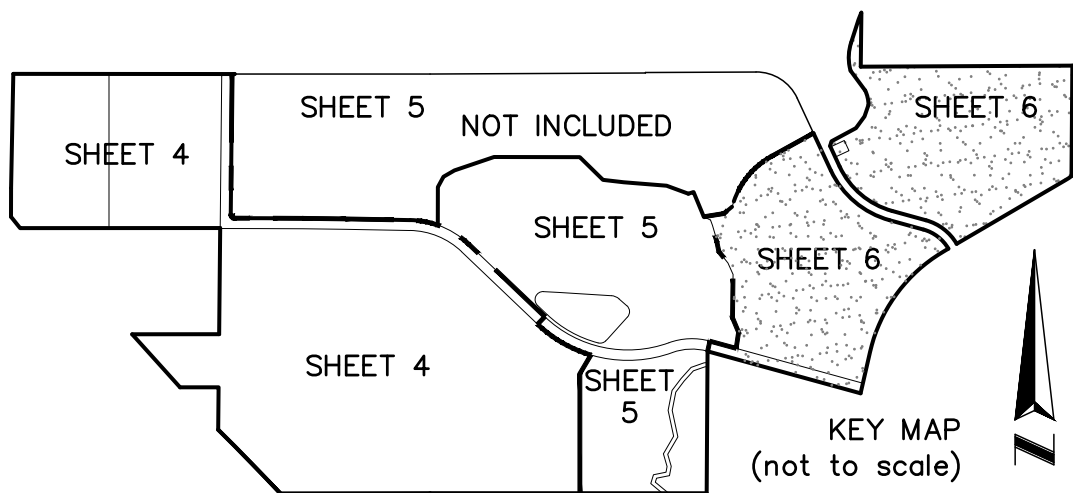
PLAT BOOK ____ PAGE ____



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C18	340.75'	N54°58'35"W	228.43'	39°10'04"	232.94'
C53	390.00'	S87°43'16"W	236.47'	35°17'42"	240.25'
C66	422.50'	S87°43'16"W	256.17'	35°17'42"	260.27'
C67	357.50'	S87°43'16"W	216.76'	35°17'42"	220.23'
C74	929.66'	N16°24'22"W	142.60'	08°47'50"	142.74'
C75	1328.07'	N11°01'44"W	38.04'	01°38'28"	38.04'
C82	501.26'	S25°26'49"E	8.22'	00°56'21"	8.22'
C83	511.26'	S25°26'49"E	8.38'	00°56'21"	8.38'
C84	929.66'	S19°36'14"E	38.97'	02°24'06"	38.97'
C85	929.66'	S15°12'19"E	103.72'	06°23'44"	103.77'
C90	213.50'	S24°23'48"E	8.83'	02°22'10"	8.83'

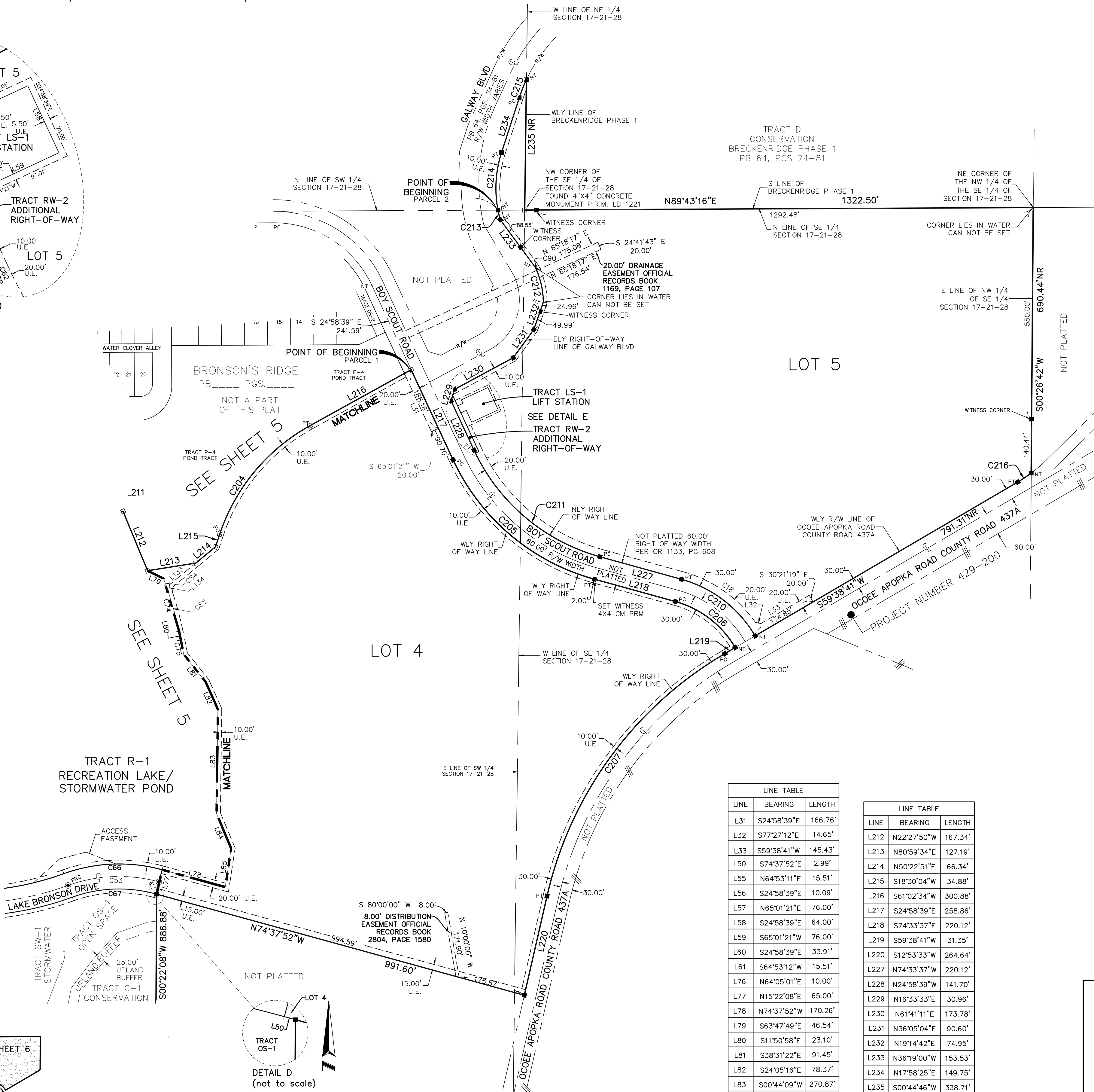
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C204	505.00'	N39°46'19"E	366.41'	042°32'31"	374.96'
C205	571.26'	S49°46'08"E	479.08'	049°34'58"	494.36'
C206	260.75'	N52°27'06"W	196.27'	044°13'02"	201.23'
C207	984.93'	S36°16'07"W	781.57'	046°45'08"	803.68'
C210	320.75'	N52°27'10"W	241.42'	044°12'53"	247.52'
C211	511.26'	S49°46'08"E	428.76'	049°34'58"	442.44'
C212	213.50'	N12°56'36"W	93.42'	025°16'34"	94.19'
C213	300.00'	S13°25'27"E	25.56'	004°52'59"	25.57'
C214	300.00'	S03°29'44"W	150.01'	028°57'23"	151.62'
C215	405.00'	S21°32'19"W	50.37'	007°07'48"	50.40'
C216	375.87'	N56°26'10"E	42.08'	006°25'02"	42.10'

SEE SHEET 5



SHEET INDEX

SHEET 1 OF 6 - DEDICATION
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LINE TABLE		
LINE	BEARING	LENGTH
L31	S24°58'39"E	166.76'
L32	S77°27'12"E	14.65'
L33	S59°38'41"W	145.43'
L50	S74°37'52"E	2.99'
L55	N64°53'11"E	15.51'
L56	S24°58'39"E	10.09'
L57	N65°01'21"E	76.00'
L58	S24°58'39"E	64.00'
L59	S65°01'21"W	76.00'
L60	S24°58'39"E	33.91'
L61	S64°53'12"W	15.51'
L76	N64°05'01"E	10.00'
L77	N15°22'08"E	65.00'
L78	N74°37'52"W	170.26'
L79	S63°47'49"E	46.54'
L80	S11°50'58"E	23.10'
L81	S38°31'22"E	91.45'
L82	S24°05'16"E	78.37'
L83	S00°44'09"W	270.87'
L84	S22°39'10"E	98.66'
L85	S08°41'03"W	101.40'
L133	S50°35'27"W	88.63'
L134	S06°17'34"W	21.03'

LINE TABLE		
LINE	BEARING	LENGTH
L212	N22°27'50"W	167.34'
L213	N80°59'34"E	127.19'
L214	N50°22'51"E	66.34'
L215	S18°30'04"W	34.88'
L216	S61°02'34"W	300.88'
L217	S24°58'39"E	258.86'
L218	S74°33'37"E	220.12'
L219	S59°38'41"W	31.35'
L220	S12°53'33"W	264.64'
L227	N74°33'37"W	220.12'
L228	N24°58'39"W	141.70'
L229	N16°33'33"E	30.96'
L230	N61°41'11"E	173.78'
L231	N36°05'04"E	90.60'
L232	N19°14'42"E	74.95'
L233	N36°19'00"W	153.53'
L234	N17°58'25"E	149.75'
L235	S00°44'46"W	338.71'





City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 7.

Meeting Date: September 12, 2023

Department: Community Development

SUBJECT:

Kelly Park Village – Plat

REQUEST:

Recommend approval of the Kelly Park Village – Plat

SUMMARY:

Owner(s): KPI Partnership, LLC

Applicant: Poulos & Bennett, LLC c/o Jeffrey M. Trimble, P.E.

Parcel Identification Number(s): 12-20-27-0000-00-025, 12-20-27-0000-00-029, 12-20-27-0000-00-031, 12-20-27-0000-00-040, 12-20-27-0000-00-070

Location: Northwest corner of Kelly Park Road and Plymouth Sorrento Road

Future Land Use: Mixed-Use

Zoning District: KPI-MU (Kelly Park Interchange – Mixed-Use), Village Center Overlay District

Tract Size: 21.36 +/- acres

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	KPI-MU (Kelly Park Interchange – Mixed-Use)	Windrose Residential Subdivision
East	County Rural	County A-1 (Citrus Rural)	Agricultural facilities
South	Mixed-Use	KPI-MU	Publix Supermarkets multi-tenant center
West	County Rural	KPI-MU	Agricultural facilities and single-family residences

PROJECT SUMMARY:

The applicant has submitted the Kelly Park Village – Plat for consideration of a mixed-use development that combines five lots and dedicates three right-of-way tracts to the perpetual use of the public. The Plat is consistent with the Major Development Plan approved by City Council on March 1, 2023.

ACCESS:

The access points to the development are on Plymouth Sorrento Road and Kelly Park Road. There are also proposed connections to future developments to the north and west.

PUBLIC HEARING SCHEDULE:

September 12, 2023 - Planning Commission (5:30 P.M.)
October 4, 2023 - City Council (1:30 P.M.)

ATTACHMENTS:

- Maps
- Kelly Park Village – Plat

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Kelly Park Village – Plat.

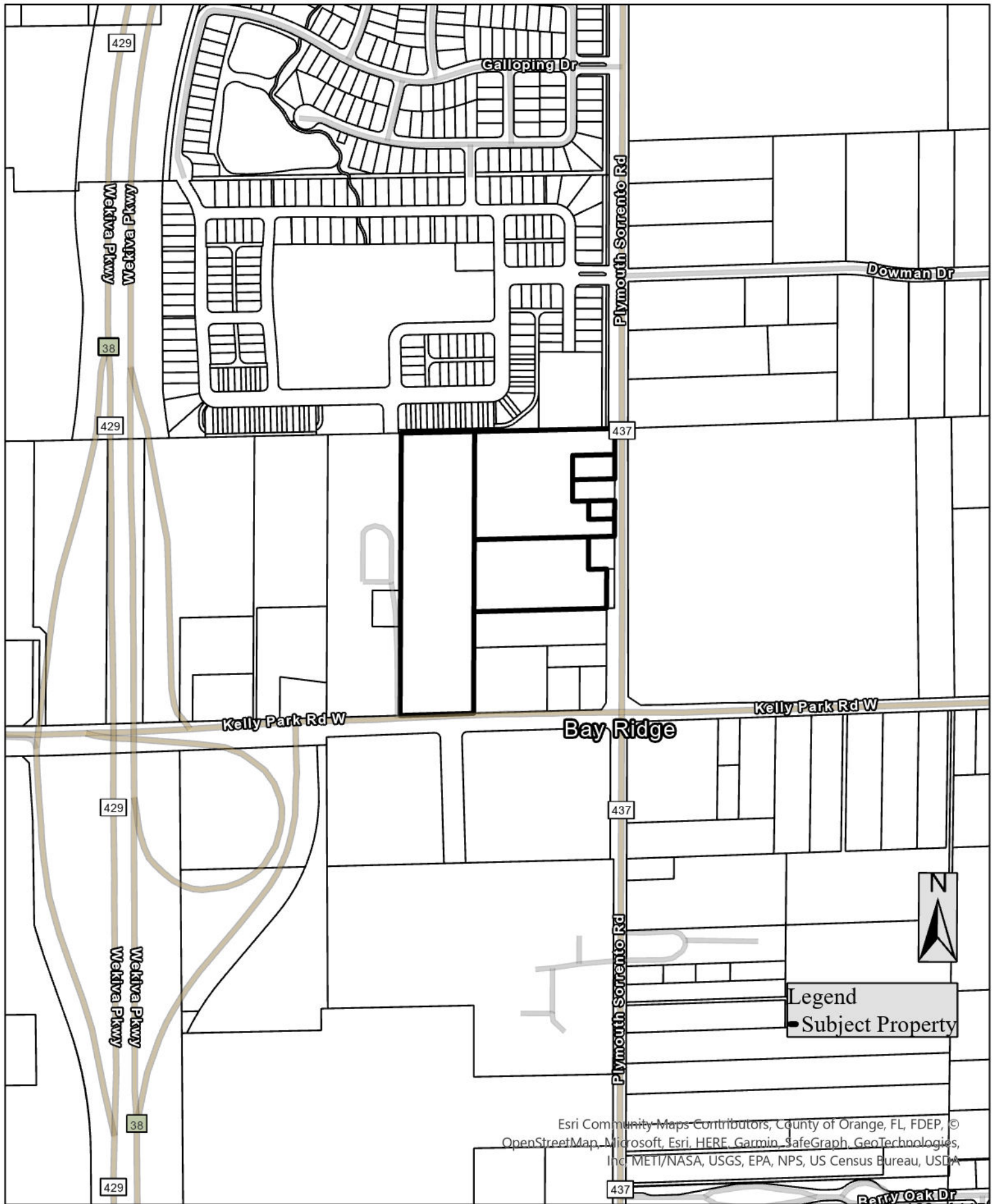
Recommended Motion – Planning Commission:

Recommend approval of the Kelly Park Village – Plat, subject to the reviews of the City Engineer and City Surveyor.

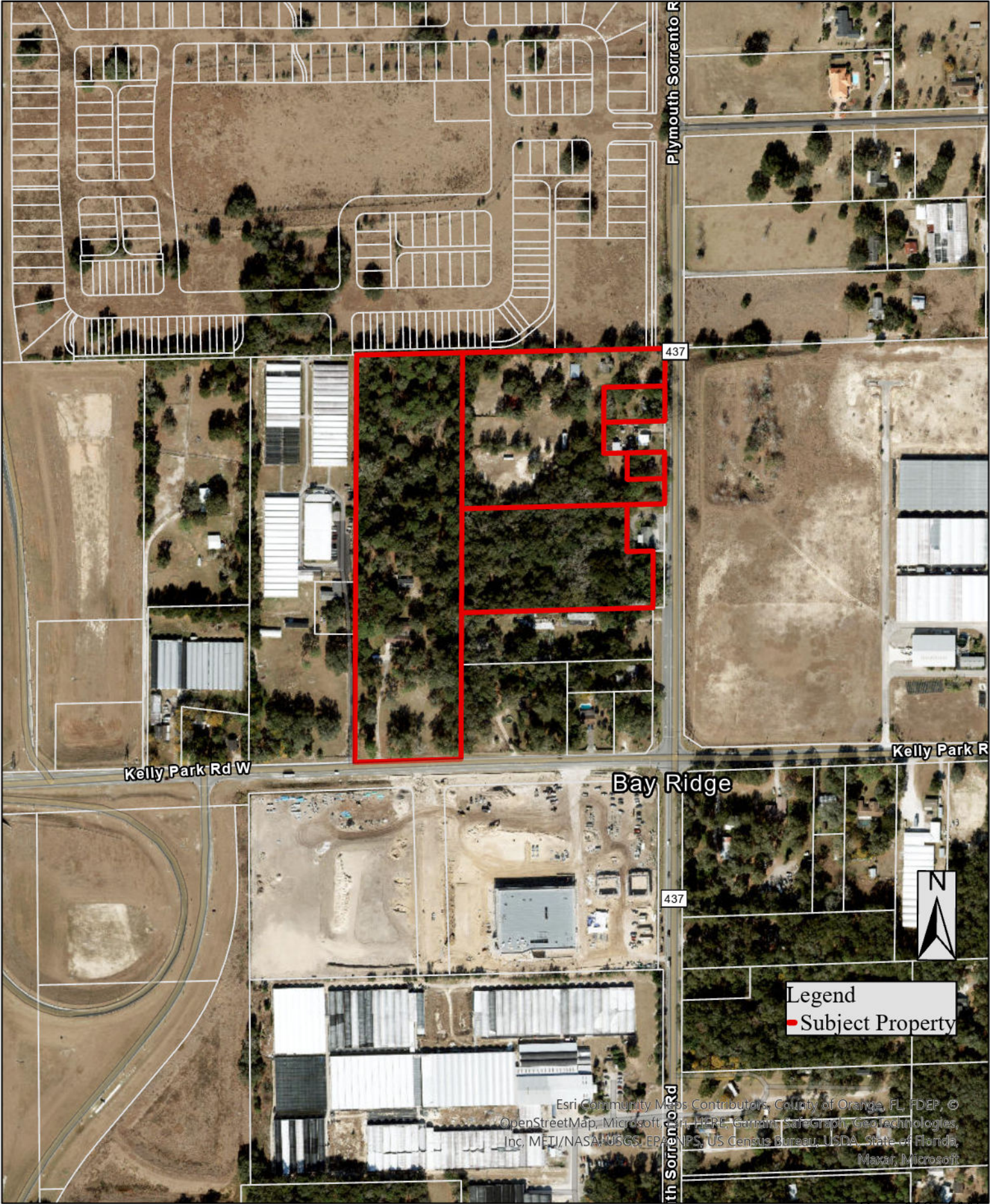
ATTACHMENTS:

1. Maps
2. Kelly Park Village - Plat

Vicinity

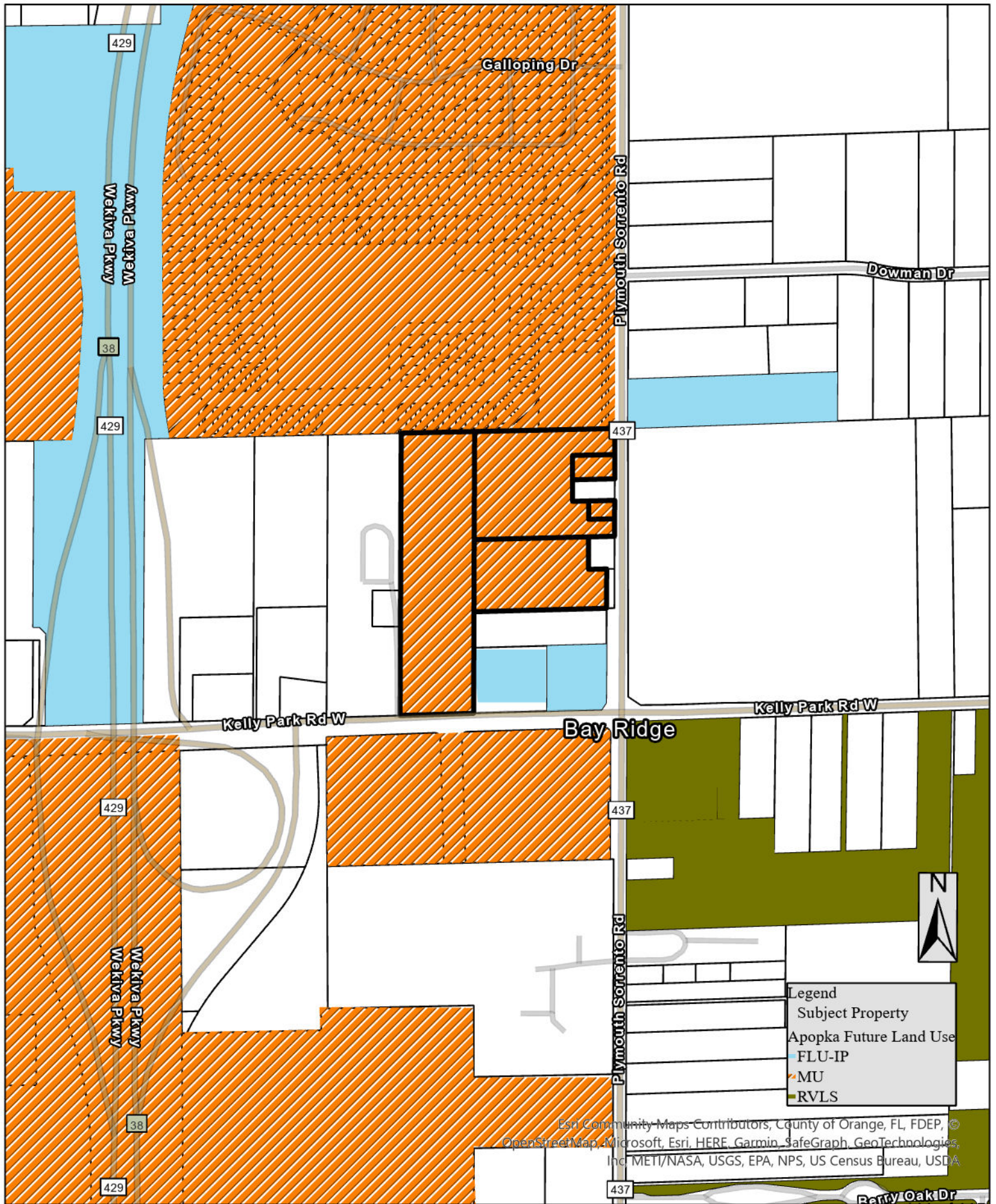


Aerial

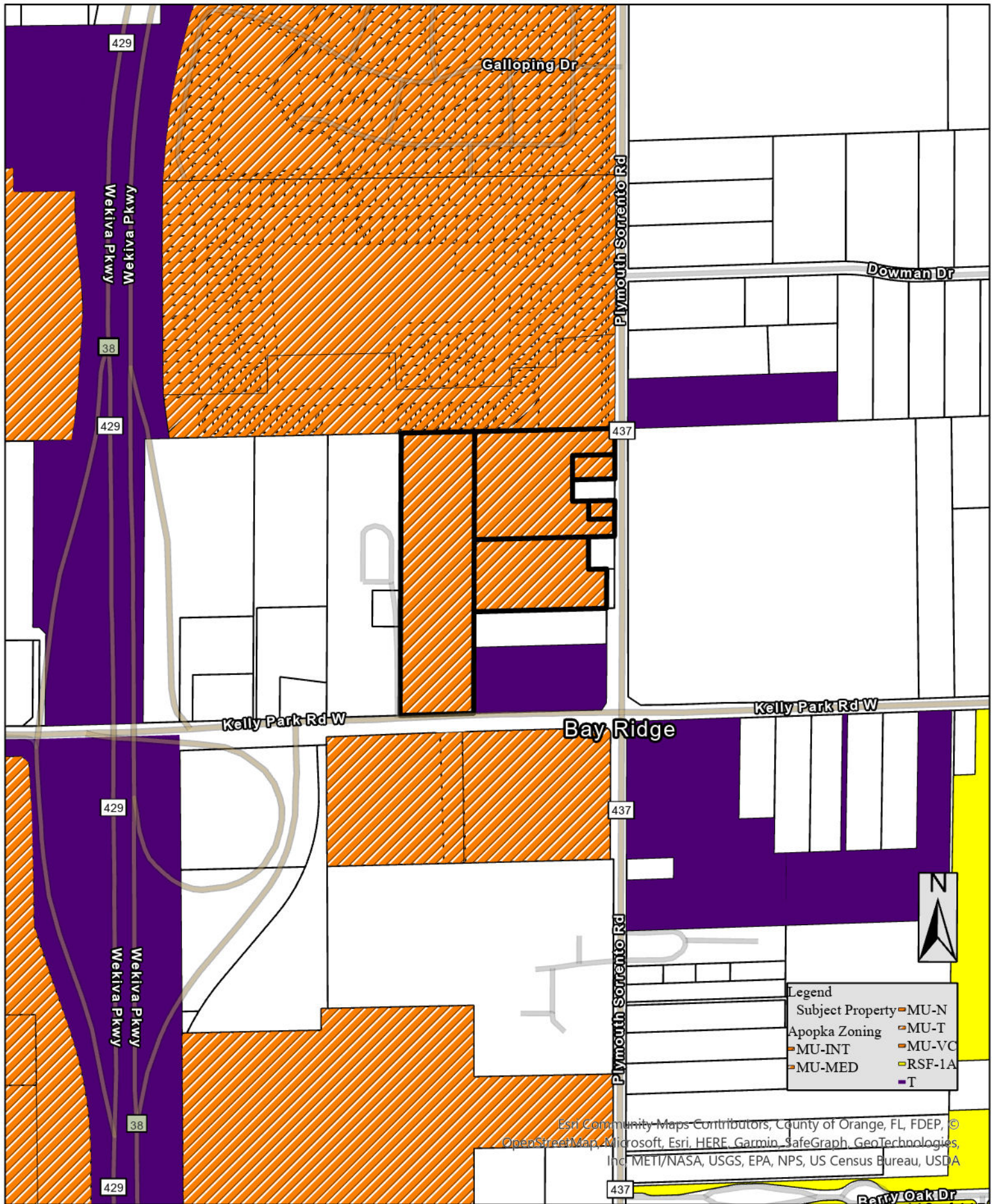


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Future Land Use



Zoning



KELLY PARK VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

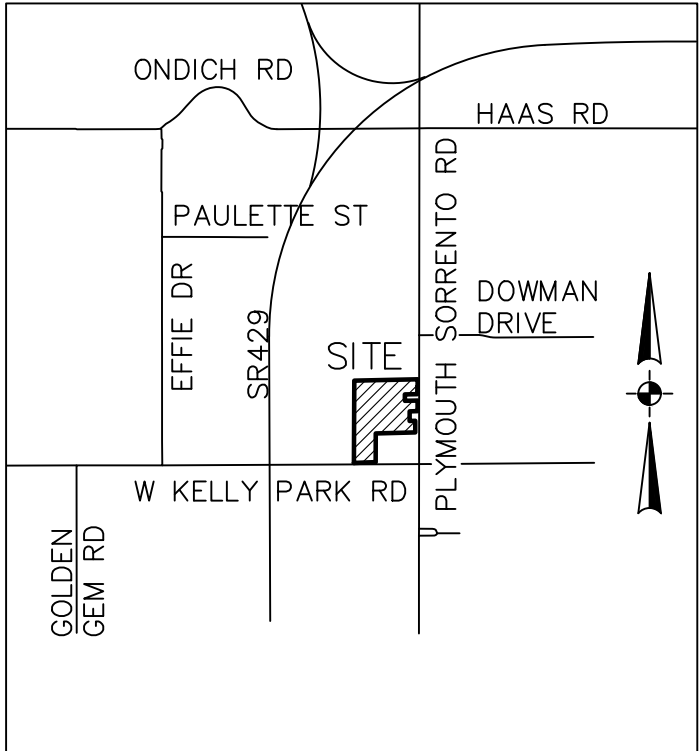
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'58" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 497.07 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 88°30'29" WEST ALONG SAID SOUTH LINE, 61.64 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH--SORRENTO ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 10803, PAGE 1152, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE CONTINUE SOUTH 88°30'29" WEST ALONG SAID SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 616.89 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°13'00" WEST ALONG SAID EAST LINE, 448.98 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF W. KELLY PARK ROAD AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 49; THENCE SOUTH 88°20'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 126.63 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 87°44'27" WEST, 212.95 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°14'30" EAST ALONG SAID WEST LINE, 1285.47 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 88°46'42" EAST ALONG SAID NORTH LINE, 990.06 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH--SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62; THENCE SOUTH 00°06'04" WEST ALONG SAID WEST RIGHT OF WAY LINE, 120.03 FEET; THENCE SOUTH 88°46'42" WEST, 3.64 FEET TO THE WEST RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10379, PAGE 2197, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°09'58" WEST ALONG SAID WEST RIGHT OF WAY LINE, 111.37 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN SOUTH 88°40'12" WEST, 195.07 FEET TO A POINT LYING 225.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°09'58" WEST PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 100.03 FEET TO THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 88°40'12" EAST, 198.94 FEET TO AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH--SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62; THENCE SOUTH 00°06'04" WEST ALONG SAID WEST RIGHT OF WAY LINE, 165.71 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN SOUTH 88°36'58" WEST ALONG SAID NORTH LINE, 124.11 FEET TO A POINT LYING 150.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°09'58" WEST PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 150.05 FEET; THENCE NORTH 88°36'58" EAST, 88.19 FEET TO THE WEST RIGHT OF WAY LINE COUNTY ROAD 437 (PLYMOUTH--SORRENTO ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 10803, PAGE 1152, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°05'41" WEST ALONG SAID WEST RIGHT OF WAY LINE, 181.44 FEET TO THE POINT OF BEGINNING. CONTAINING 21.361 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS BEING N 00°09'58" E, A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83--2011 ADJUSTMENT), EAST ZONE'.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON--RADIAL.
- PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY COMMUNITY PANEL NUMBER 121095C0050 F, EFFECTIVE DATE OF 9/25/2009. THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83--2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTING= N:1431064.72, EASTING= E: 762080.25).
- ALL PLATTED UTILITY 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION,
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KELLY PARK VILLAGE (HEREAFTER REFERRED TO AS 'DECLARATION') RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.
- TRACTS C-1, C-2, C-3 AND C-4 (FUTURE COMMERCIAL DEVELOPMENT) SHALL BE OWNED AND MAINTAINED BY KPI RETAIL, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

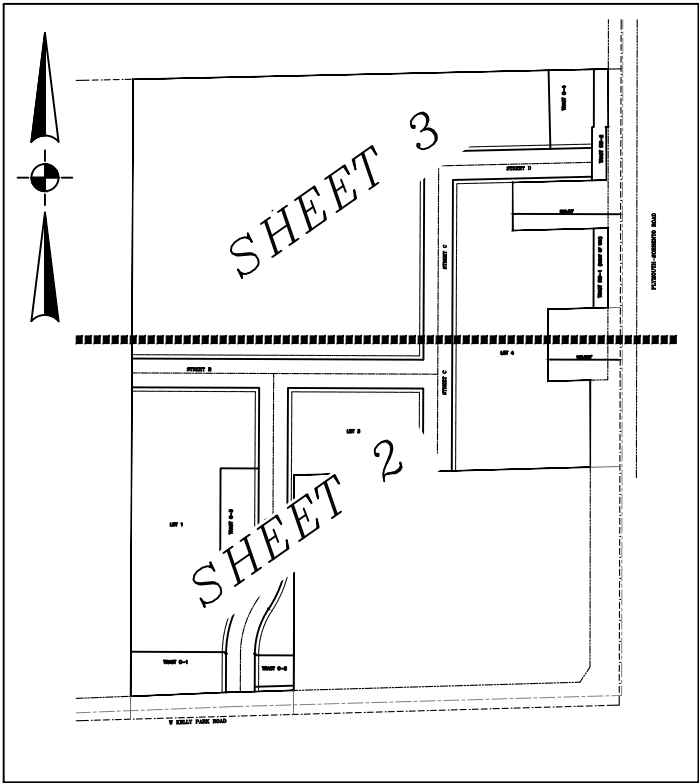
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060



VICINITY MAP

SCALE: 1" = 3000'



KEY MAP

SCALE: 1" = 400'

SHEET INDEX:

- | | |
|-------------|---|
| SHEET 1: | LEGAL DESCRIPTION,
DEDICATION, NOTES |
| SHEETS 2-3: | GEOMETRY--PLAT DETAIL |

LEGEND AND ABBREVIATIONS:

- SET 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT
- SET NAIL AND DISC, PRM LB #8060 PERMANENT REFERENCE MONUMENT
- ⊙ SET NAIL AND DISK, PCP LB #8060 PERMANENT CONTROL POINT
- ⌒ CENTERLINE
- C.C.R. CERTIFIED CORNER RECORD
- ↔ CHANGE IN DIRECTION
- C# CURVE NUMBER
- (N) NON--RADIAL
- NO. NUMBER
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE OR PAGES
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- R/W RIGHT OF WAY
- R.B.M. ROAD BOND MAP
- U.E. UTILITY EASEMENT

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

EXAMINED
AND
APPROVED

CHAIRMAN

DATE

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED
AND
APPROVED

CITY ENGINEER

DATE

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON
THE FOREGOING PLAT WAS APPROVED BY THE MUNCICIPALITY

MAYOR

ATTEST:
CITY CLERK

PLAT BOOK

PAGE

SHEET 1 OF 3

KELLY PARK VILLAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KPI PARTNERSHIP, LLC A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE DRAINAGE AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

TRACT A (ALL INTERNAL ROADWAYS) IS DEDICATED TO THE CITY OF APOPKA, FOR THE PERPETUAL USE OF THE PUBLIC.

TRACTS RW-1, RW-2 AND RW-3 (RIGHT-OF-WAY) ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR ADDITIONAL RIGHT-OF-WAY.

TRACTS C-1, C-2, C-3 AND C-4 (FUTURE COMMERCIAL DEVELOPMENT) ARE DEDICATED TO KPI RETAIL, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, THE UNDERSIGNED, KPI PARTNERSHIP, LLC A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED MANAGER THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF _____, 2023.

KPI PARTNERSHIP, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME:
TITLE:
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, IL 60056

WITNESS

WITNESS

PRINTED NAME

PRINTED NAME

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2023, BY _____ MANAGER, KPI PARTNERSHIP, LLC A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

STEVEN E. BLANKENSHIP, P.S.M.
REGISTRATION NO. 5361
ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
LICENSED BUSINESS #8060

DATE

CERTIFICATE OF SURVEYOR REVIEW

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

NAME:
REGISTRATION NO.

DATE

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____,
AS DOCUMENT NUMBER _____,

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA.

BY: _____

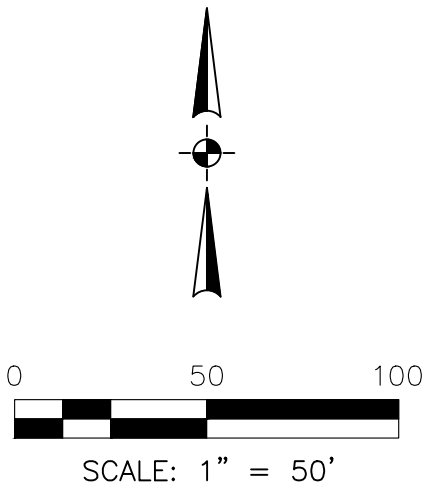
KELLY PARK VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

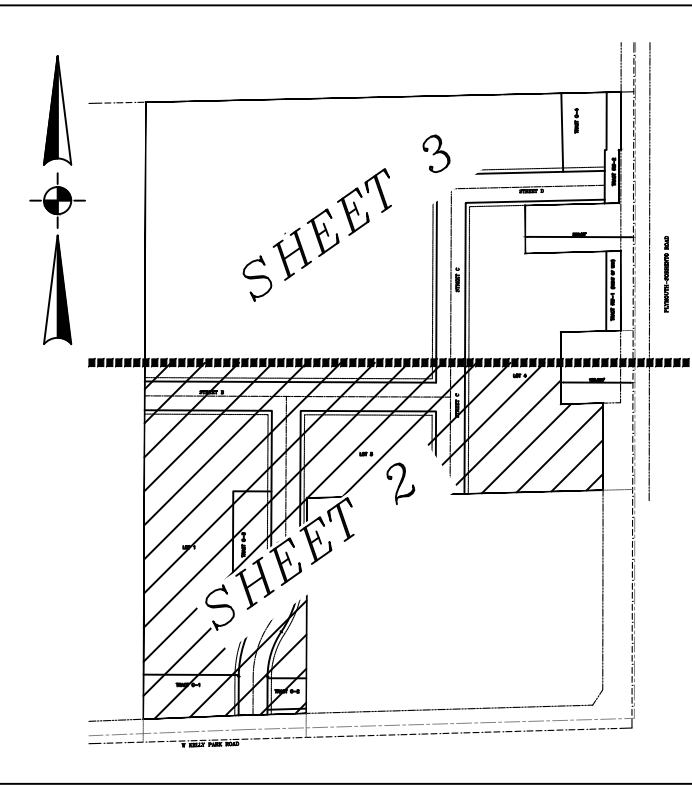
PLAT BOOK

PAGE

SHEET 2 OF 3



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	116.79'	115.13'	N 17°00'43" E	33°27'23"
C2	200.00'	116.79'	115.13'	N 17°00'43" E	33°27'23"
C3	170.00'	99.27'	97.86'	N 17°00'43" E	33°27'23"
C4	230.00'	134.30'	132.40'	N 17°00'43" E	33°27'23"
C5	230.00'	134.30'	132.40'	N 17°00'43" E	33°27'23"
C6	170.00'	99.27'	97.86'	N 17°00'43" E	33°27'23"
C7	230.00'	3.14'	3.14'	N 00°40'30" E	00°46'58"
C8	230.00'	131.16'	129.39'	N 17°24'12" E	32°40'26"
C9	170.00'	17.46'	17.45'	N 30°47'54" E	05°53'01"
C10	170.00'	81.81'	81.02'	N 14°04'12" E	27°34'23"
C11	50.00'	15.92'	15.85'	N 65°03'07" W	18°14'32"



KEY MAP

SCALE: 1" = 400'

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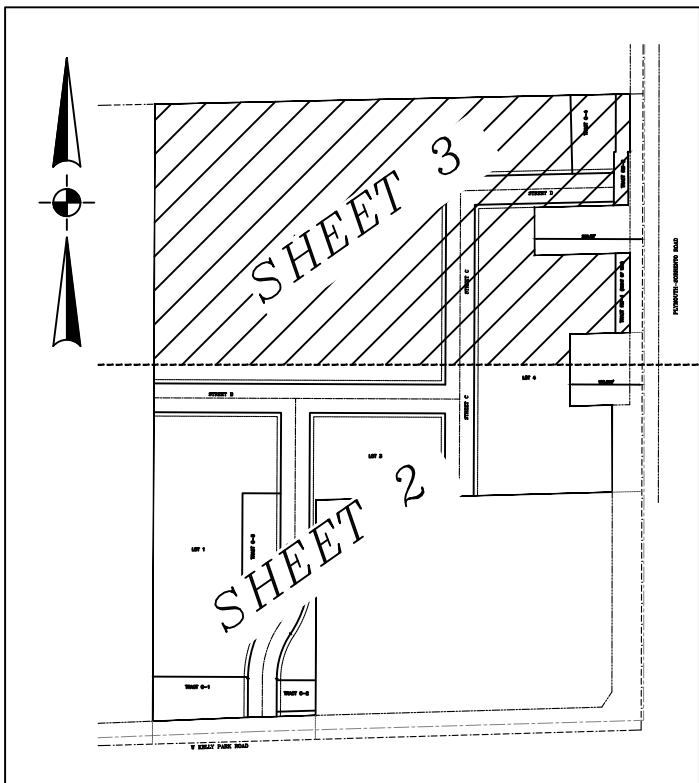
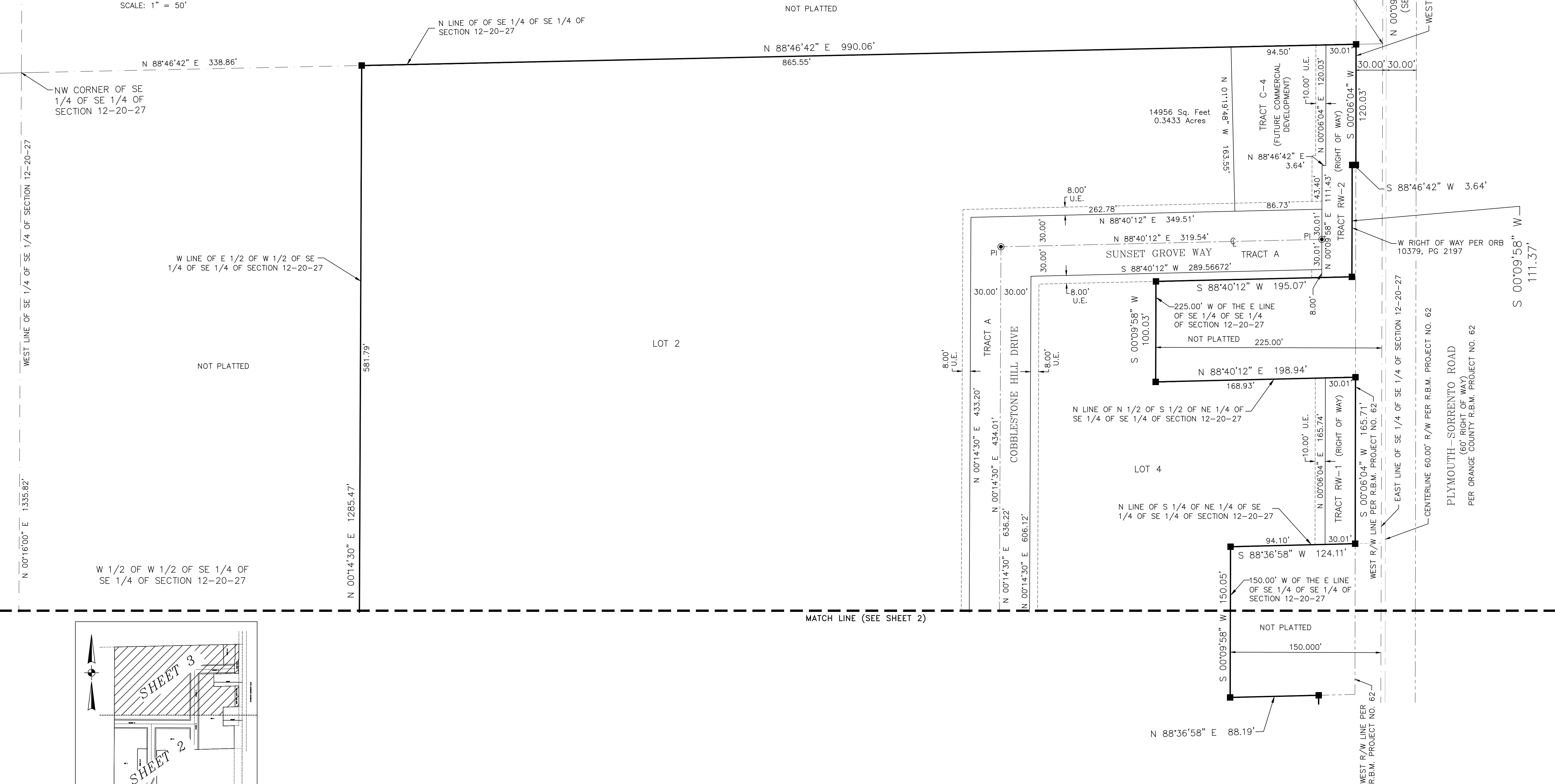
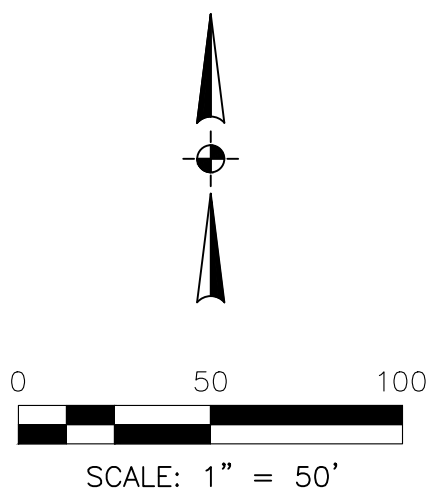
KELLY PARK VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
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PLAT BOOK

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SHEET 3 OF 3



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