APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

October 25, 2023 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

COMMUNITY DEVELOPMENT DISTRICT

1. Kelly Park CDD Amendment, 1st Submittal

FUTURE LAND USE AMENDMENT

REZONING

1. 100 Hermit Smith Road - Rezoning, 2nd Submittal

SPECIAL EXCEPTION

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. 1291 South Orange Blossom Trail Office/Warehouse - Major Development Plan (MDP), 1st Submittal

CONSTRUCTION SITE PLAN

1. Apopka Business Center - Revision to Construction Site Plan (CSP), 2nd Submittal
2. Acadia/Orlando Health Apopka - Construction Site Plan (CSP), 2nd Submittal
3. Victory Estates at Kelly Park - Construction Site Plan (CSP), 1st Submittal

PLAT

1. *Residence at Emerson Park - Plat, 1st Submittal*

DISCUSSION

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 Council 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 Council meeting shall be the voluntary offering of a private person,

to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council 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 City Council 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.

PETITION TO AMEND THE BOUNDARIES OF KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

BEFORE THE CITY COUNCIL FOR THE CITY OF APOPKA, FLORIDA

PETITION TO AMEND THE BOUNDARIES OF
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Kelly Park Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance No. 2924, and located entirely within the boundaries of the City of Apopka, FLorida ("District"), hereby petitions the City Council for the City of Apopka, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance No. 2924 to remove approximately 2.328 acres to the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within Lake County, Florida ("County"). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 213.409 acres of land and is located south of Ondich Road, west of Effie Drive, east of Round Lake Road and north of West Kelly Park Road. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. Subsequent to the proposed amendment of the District, the District will encompass approximately 211.081 acres in total. **Exhibit 3** contains the metes and bounds description of the District boundary, as amended ("Amended District").

2. Excluded Parcels. There are no parcels within the external boundary of the Expansion Parcel which are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the

proposed amendment. Documentation of this consent is contained in **Exhibit 4.** The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2023-04 at **Exhibit 5,** constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Seth Bennet, Quint Noordstar, Taryn Galvin, Lou Avelli and Alex Gross.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 6**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. District Facilities and Services. **Exhibit 7**[1] describes the type of facilities District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 7**. Currently, these improvements are estimated to be made, acquired, constructed, and/or in two (2) phases from 2023 to 2024. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

[1] Due to the minor change in the Boundary Amendment, Exhibit 7 has not changed and remains the same as was provided in the original *Petition to Establish the Kelly Park Community Development District.*

7. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Agent Authorization. **Exhibit 9** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

9. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the

Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the Amended District is amenable to separate special-district government.

WHEREFORE, the District respectfully requests that the City Council of the City of Apopka, Florida:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

b. Grant the petition and amend Ordinance No. 2924 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

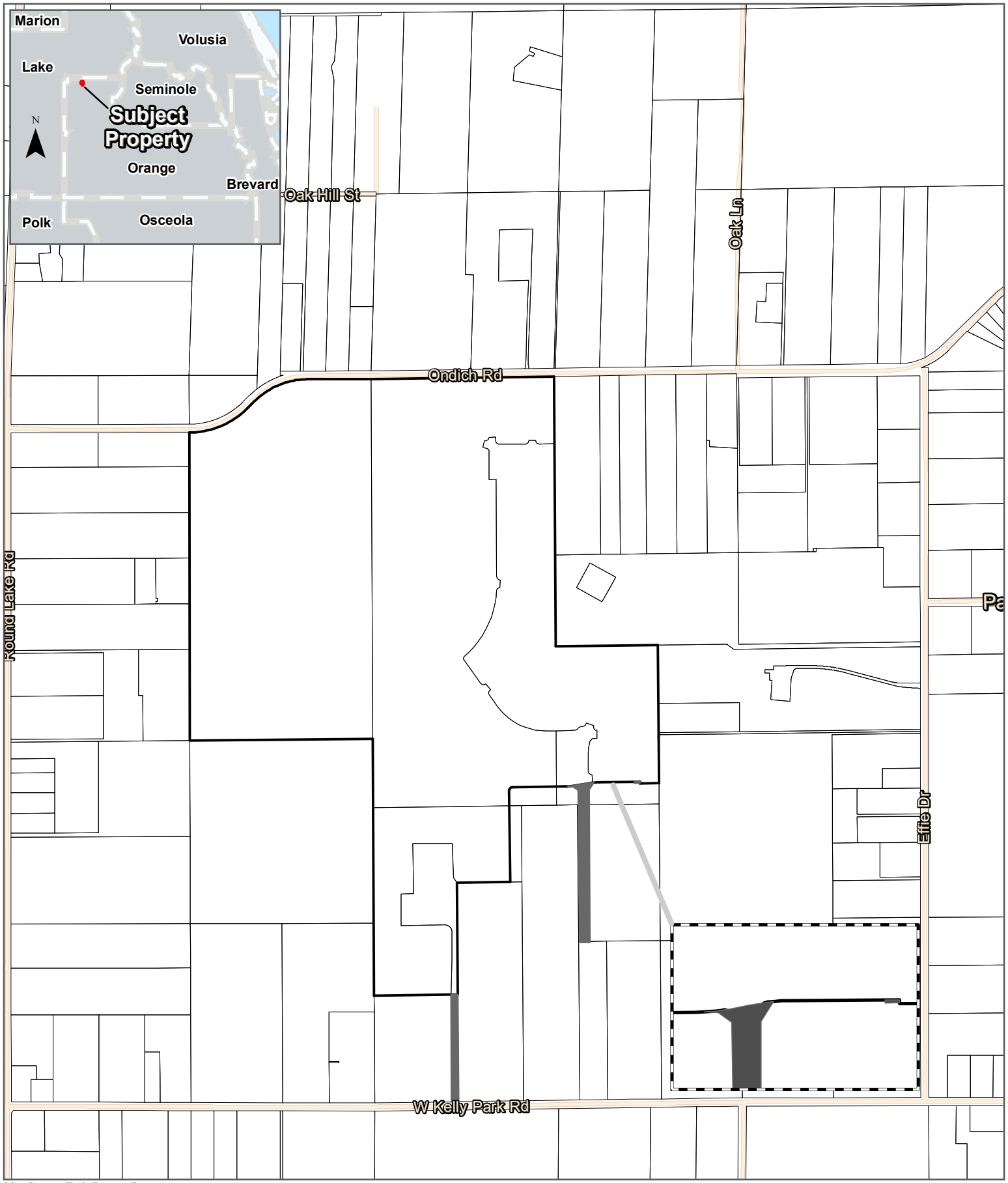
[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 17th day of August, 2023.

KUTAK ROCK LLP

Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

EXHIBIT 1



Map Source: Esri, Orange County

Proposed Subject Property

Contraction Parcel Property

Parcels

Inset

Location Map

Kelly Park Property

N

0 150 300 600 900 1,200 FEET

07/19/2023
P & B Job No.: 21-027

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

Document Path: Z:\20\21\21-027 Galvin - Kelly Park Parcels\GIS\Map_Docs\CDD Exhibits 2\Location Map Markups Update 85X11-P.mxd

EXHIBIT 2

That part of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 664.66 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 335.81 feet; thence South 89°37'22" West,136.57 feet; thence North 00°22'38" West, 12.60 feet; thence South 89°37'22" West, 271.43 feet to the beginning of a tangent curve concave Southerly a radius of 471.50 feet, a chord bearing of South 88°02'43" West, a chord length of 25.96 feet; thence run along the arc of said curve through a central angel of 03°09'17", an arc length of 25.96 feet; thence South 44°37'22" West, 109.74 feet; thence South 00°22'38" East, 90.79 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 00°21'14" East, 993.41 feet to the South line of the North 993.38 feet of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said South line, 80.00 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°27'57" West parallel with and 1182.82 feet West of the said East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence North 89°12'15" East along said North line, 11.94 feet; thence North 00°22'38" West, 69.89 feet; thence

North 45°22'38" West, 93.99 feet to the beginning of a non-tangent curve concave Northerly a radius of 528.50 feet, a chord bearing of South 87°00'22" West, a chord length of 41.32 feet; thence run along the arc of said curve through a central angel of 04°28'49", an arc length of 41.33 feet to a point of tangency; thence South 89°14'46" West, 377.38 feet to the beginning of a tangent curve concave Southeasterly a radius of 25.00 feet, a chord bearing of South 44°14'46" West, a chord length of 35.36 feet; thence run along the arc of said curve through a central angel of 90°00'00", an arc length of 39.27 feet to a point of tangency; thence South 00°45'14" East, 110.14 feet to the North line of Lot 1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence South 89°15'34" West along said North line, 987.49 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING.

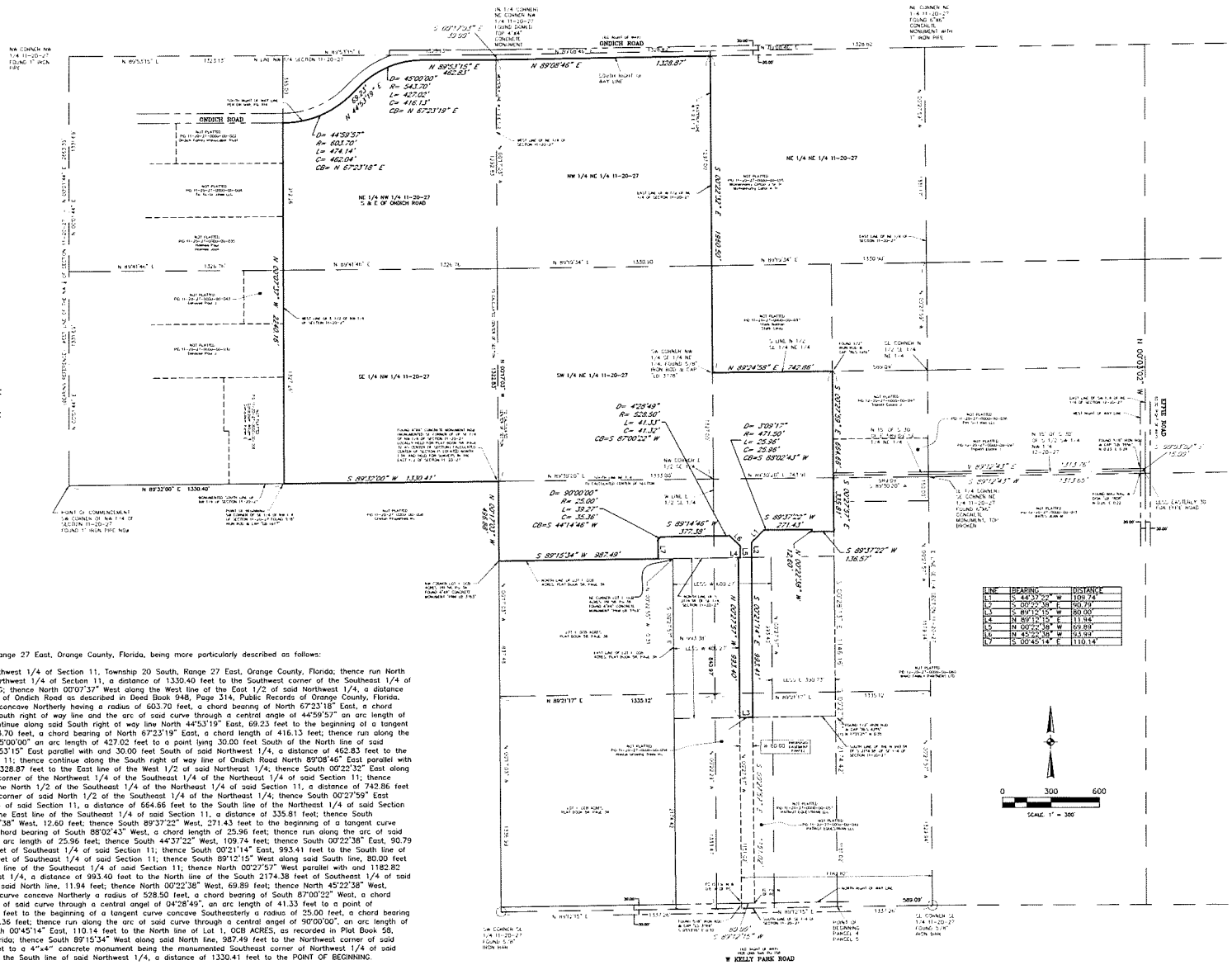
Containing 189.339 acres, more or less.

LEGEND:

- ● FOUND 1/2" IRON ROD & CAP "LB 8066"
- ○ SET 1/2" IRON ROD & CAP "LB 8066"
- SIGN
- CABLE TV RISER
- ELECTRIC BOX
- TELEPHONE RISER
- UTILITY POLE
- MAIL BOX
- GUY ANCHOR
- OHW OVERHEAD WIRES
- X FENCE
- A ASPHALT
- C CONCRETE
- FC FENCE CORNER
- FL FENCE LINE
- PC PROPERTY CORNER
- PL PROPERTY LINE
- UE UTILITY EASEMENT
- D DELTA
- R RADIUS
- L LENGTH
- C CHORD LENGTH
- CB CHORD BEARING
- PB PLAT BOOK
- PG PAGE
- PID PARCEL ID NUMBER

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED EAST LINE OF NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS BEING S00°17'03"E, AN ASSUMED MERIDIAN.
2. THIS IS NOT A SURVEY.
3. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR ELECTRONIC SIGNATURE AS SET FORTH IN F.A.C. 5J-17.062(3).
4. DELINEATION OF LANDS SHOWN HEREON IS ACCORDING TO THE CLIENT'S INSTRUCTIONS.



LINE	BEARING	DISTANCE
L1	S 44°37'22" W	109.74'
L2	S 00°22'38" E	90.79'
L3	S 89°12'15" W	80.00'
L4	N 89°12'15" E	11.94'
L5	N 00°22'38" W	69.89'
L6	N 45°22'38" W	93.99'
L7	S 00°45'14" E	110.14'

That part of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 664.66 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 335.81 feet; thence South 89°37'22" West,136.57 feet; thence North 00°22'38" West, 12.60 feet; thence South 89°37'22" West, 271.43 feet to the beginning of a tangent curve concave Southerly a radius of 471.50 feet, a chord bearing of South 88°02'43" West, a chord length of 25.96 feet; thence run along the arc of said curve through a central angel of 03°09'17", an arc length of 25.96 feet; thence South 44°37'22" West, 109.74 feet; thence South 00°22'38" East, 90.79 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 00°21'14" East, 993.41 feet to the South line of the North 993.38 feet of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said South line, 80.00 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°22'57" West parallel with and 1182.82 feet West of the East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence North 89°12'15" East along said North line, 11.94 feet; thence North 00°22'38" West, 69.89 feet; thence North 45°22'38" West, 93.99 feet to the beginning of a non-tangent curve concave Northerly a radius of 528.50 feet, a chord bearing of South 87°00'22" West, a chord length of 41.32 feet; thence run along the arc of said curve through a central angel of 04°28'49", an arc length of 41.33 feet to a point of tangency; thence South 89°14'46" West, 377.38 feet to the beginning of a tangent curve concave Southeasterly a radius of 25.00 feet, a chord bearing of South 44°14'46" West, a chord length of 35.36 feet; thence run along the arc of said curve through a central angel of 90°00'00", an arc length of 39.27 feet to a point of tangency; thence South 00°45'14" East, 110.14 feet to the North line of Lot 1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence South 89°15'34" West along said North line, 987.49 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING.

Containing 189.339 acres, more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEVEN J. BLANKENSHIP, P.S.M. 5081
STATE OF FLORIDA

ATLANTIC SURVEYING
320 S. ELLIOTT STREET
ORLANDO, FLORIDA 32803
(407) 856-4193/FAX (407) 856-4437
LB8066

DATE 01/14/22
SCALE 1" = 300'
CAL BY: SJB
DRAWN BY: BET
JOB NO. 12185

SKETCH OF DESCRIPTION

KELLY PARK CUL DE SAC

Revisions

Date

LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

TOGETHER WITH:

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808

Digitally signed by David A White
Date: 2022.02.09 15:43:52 -05'00'

SHEET 1 OF 2

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

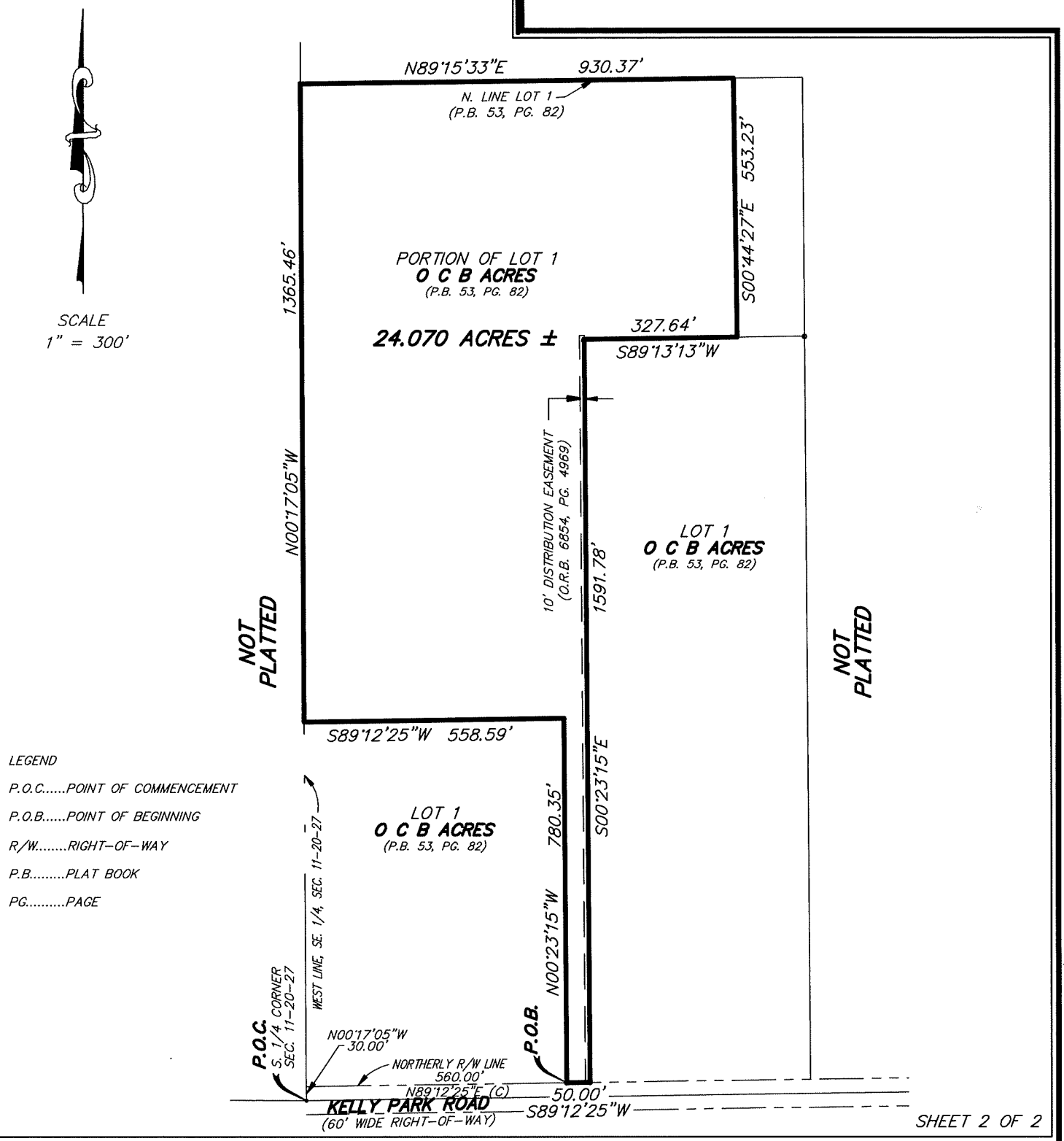
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-019

O:\22-019 Kelly Park Land Description\22-019 KELLY PARK DESC.dwg Feb 09, 2022 - 3:41pm

LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)



LEGEND

P.O.C.....POINT OF COMMENCEMENT

P.O.B.....POINT OF BEGINNING

R/W.....RIGHT-OF-WAY

P.B.....PLAT BOOK

PG.....PAGE

SHEET 2 OF 2

PEC | **SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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

WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-019

O:\22-019 Kelly Park Land Description\22-019 KELLY PARK DESC.dwg Feb 09, 2022 - 3:35pm

EXHIBIT 3

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LOT 1, OCB ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, 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 A POINT LYING ON THE SOUTHERLY RIGHT-OF WAY LINE OF ONDICH ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE EAST HALF 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 EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1960.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST 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 SOUTHEAST 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 10°06'03", AN ARC LENGTH OF 82.95 FEET, A CHORD LENGTH OF 82.84 FEET AND A CHORD BEARING OF SOUTH 84°28'58" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 79°25'56" WEST, 76.26 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 529.50 FEET, A CENTRAL ANGLE OF 09°49'36", AN ARC LENGTH OF 90.81 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 84°20'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°15'33" WEST, 380.87 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID 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 44°15'33" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°44'27" EAST, 663.19 FEET; THENCE SOUTH 89°13'13" WEST, 386.64 FEET; THENCE SOUTH 00°23'15" EAST, 811.43 FEET; THENCE SOUTH 89°12'25" WEST, 608.59 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1863.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1330.44 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2239.19 FEET TO A POINT LYING ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 603.70 FEET, A CENTRAL ANGLE OF 44°59'58", AN ARC LENGTH OF 474.14 FEET, A CHORD LENGTH OF 462.05 FEET AND A CHORD BEARING OF NORTH 67°23'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 44°53'07" EAST, 69.20 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 543.70 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 427.02 FEET, A CHORD LENGTH OF 416.13 FEET AND A CHORD BEARING OF NORTH 67°23'07" EAST TO THE POINT OF TANGENCY; THENCE NORTH 89°53'07" EAST, 462.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 211.081 ACRES MORE OR LESS.

DAVID A. WHITE, P.S.M. 4044
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION LB 7808

Digitally signed by David A White
Date: 2023.07.10 13:33:02 -04'00'

(THIS IS NOT A SURVEY)

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 4

PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:30pm

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST. BEING NORTH 89°08'52" EAST

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
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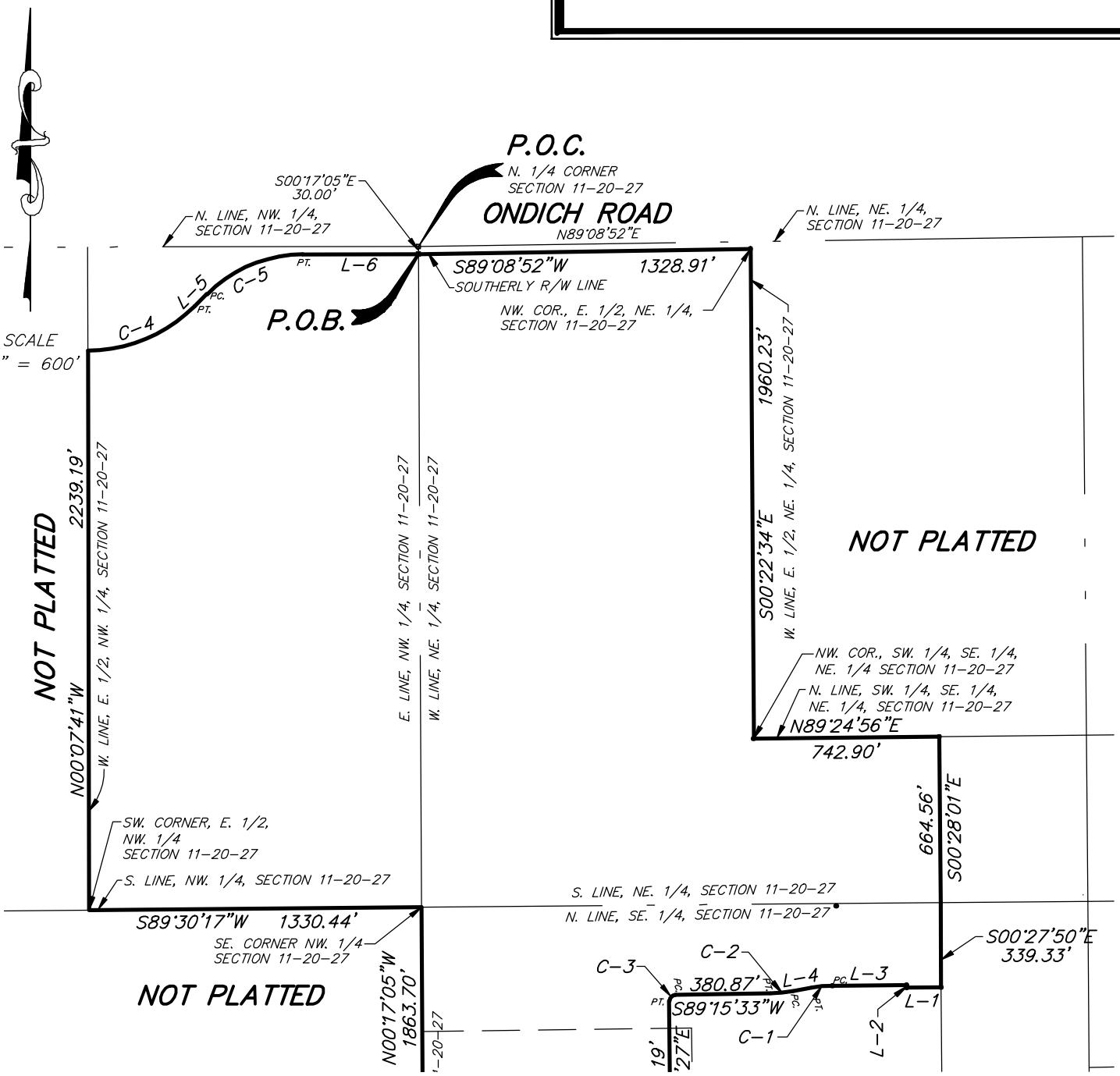
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:30pm

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD



SEE SHEET 4 OF 4

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 3 OF 4

PEC | **SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

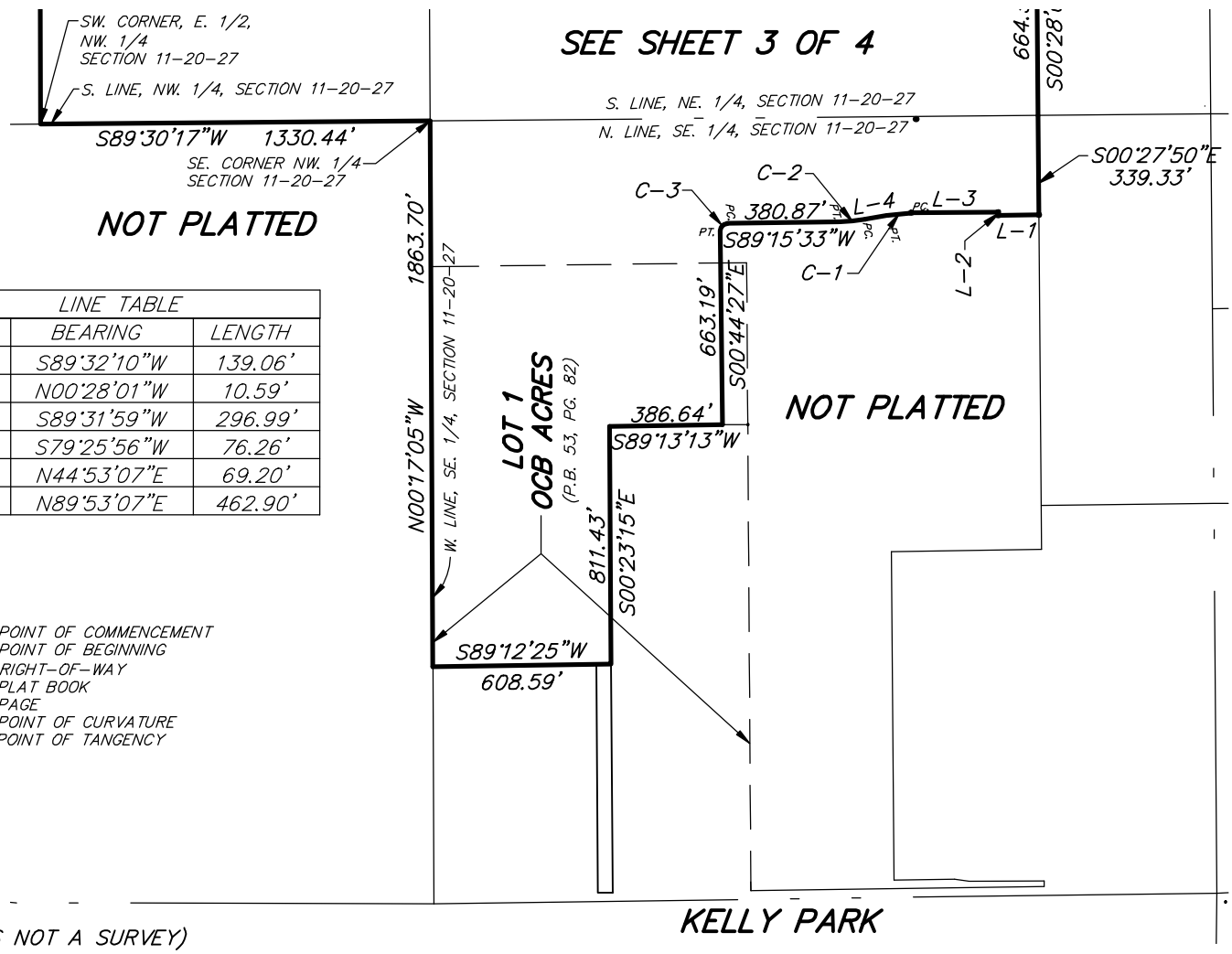
DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	470.50'	10°06'03"	82.95'	82.84'	S84°28'58"W
C-2	529.50'	9°49'36"	90.81'	90.70'	S84°20'44"W
C-3	25.00'	90°00'00"	39.27'	35.36'	S44°15'33"W
C-4	603.70'	44°59'58"	474.14'	462.05'	N67°23'06"E
C-5	543.70'	45°00'00"	427.02'	416.13'	N67°23'07"E

SCALE
1" = 600'



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°32'10"W	139.06'
L-2	N00°28'01"W	10.59'
L-3	S89°31'59"W	296.99'
L-4	S79°25'56"W	76.26'
L-5	N44°53'07"E	69.20'
L-6	N89°53'07"E	462.90'

LEGEND

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 4 OF 4

PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

EXHIBIT 4

CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]

The undersigned are the owners of, or may be successors in interests, in a portion of certain lands which are more fully described as the "Contraction Parcels" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges, to the extent of the undersigned's respective interests in the Property, if any, that the Board of Supervisors of the Kelly Park Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owners of lands that are intended to constitute lands to be removed from the District, the undersigned understand and acknowledge that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby request and consent to removal of the Property from the District and agree to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledge that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agree that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represent and warrant that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[*signatures on following page*]

Executed this 20 day of July, 2023.

WITNESS

By: Seth Bennett
Name: Seth Bennett

By: [illegible]
Name: ROBERT NOORDSTAR

KELLY PARK LAND INVESTMENTS, LLC

By: Mike Galvin
Its: MANAGER

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 20 day of July, 2023, by Mike Galvin, as Manager of Kelly Park Land Investments, on its behalf. He [✓] is personally known to me or [___] produced _____ as identification.

Notary Public State of Florida
Stacey Ann Gray
My Commission
HH 246272
Exp. 3/28/2026

Stacey Ann Gray
Notary Public, State of Florida

[CONTINUED ON FOLLOWING PAGE]

WITNESS

By: Bonnie Palazzo
Name: Bonnie Palazzo

By: Karen Stangle
Name: Karen Stangle

HARRIS KP, LLC

By: Marvin Strauss
Its: Manager

STATE OF ~~FLORIDA~~ New Jersey
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 4th day of August, 2023, by Marvin Strauss, as Manager of Harris KP LLC, on its behalf. He [✓] is personally known to me or [___] produced _____ as identification.

Haydee Mato
Notary Public, State of Florida

HAYDEE MATO
Notary Public, State of New Jersey
Comm. # 2211436
My Commission Expires 03/27/2028

[CONTINUED ON FOLLOWING PAGE]

WITNESS

By: _____
Name: Seth Bennett

By: _____
Name: ROBERT NOOKOSTAR

GALVIN-HARRIS LAND SERVICES, LLC

_____
By: Mike Galvin
Its: MANAGER

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20 day of July, 2023, by Mike Galvin, as Manager of Galvin-Harris Land Services, LLC, on its behalf. He [X] is personally known to me or [___] produced _____ as identification.

Notary Public State of Florida
Stacey Ann Gray
My Commission
HH 246272
Exp. 3/28/2026

_____
Notary Public, State of Florida

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

ORIGINAL BOUNDARIES OF THE KELLY PARK CDD

That part of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 664.66 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 335.81 feet; thence South 89°37'22" West,136.57 feet; thence North 00°22'38" West, 12.60 feet; thence South 89°37'22" West, 271.43 feet to the beginning of a tangent curve concave Southerly a radius of 471.50 feet, a chord bearing of South 88°02'43" West, a chord length of 25.96 feet; thence run along the arc of said curve through a central angel of 03°09'17", an arc length of 25.96 feet; thence South 44°37'22" West, 109.74 feet; thence South 00°22'38" East, 90.79 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 00°21'14" East, 993.41 feet to the South line of the North 993.38 feet of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said South line, 80.00 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°27'57" West parallel with and 1182.82 feet West of the said East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence North 89°12'15" East along said North line, 11.94 feet; thence North 00°22'38" West, 69.89 feet; thence

CONTINUED ON FOLLOWING PAGE

North 45°22'38" West, 93.99 feet to the beginning of a non-tangent curve concave Northerly a radius of 528.50 feet, a chord bearing of South 87°00'22" West, a chord length of 41.32 feet; thence run along the arc of said curve through a central angel of 04°28'49", an arc length of 41.33 feet to a point of tangency; thence South 89°14'46" West, 377.38 feet to the beginning of a tangent curve concave Southeasterly a radius of 25.00 feet, a chord bearing of South 44°14'46" West, a chord length of 35.36 feet; thence run along the arc of said curve through a central angel of 90°00'00", an arc length of 39.27 feet to a point of tangency; thence South 00°45'14" East, 110.14 feet to the North line of Lot 1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence South 89°15'34" West along said North line, 987.49 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING.

Containing 189.339 acres, more or less.

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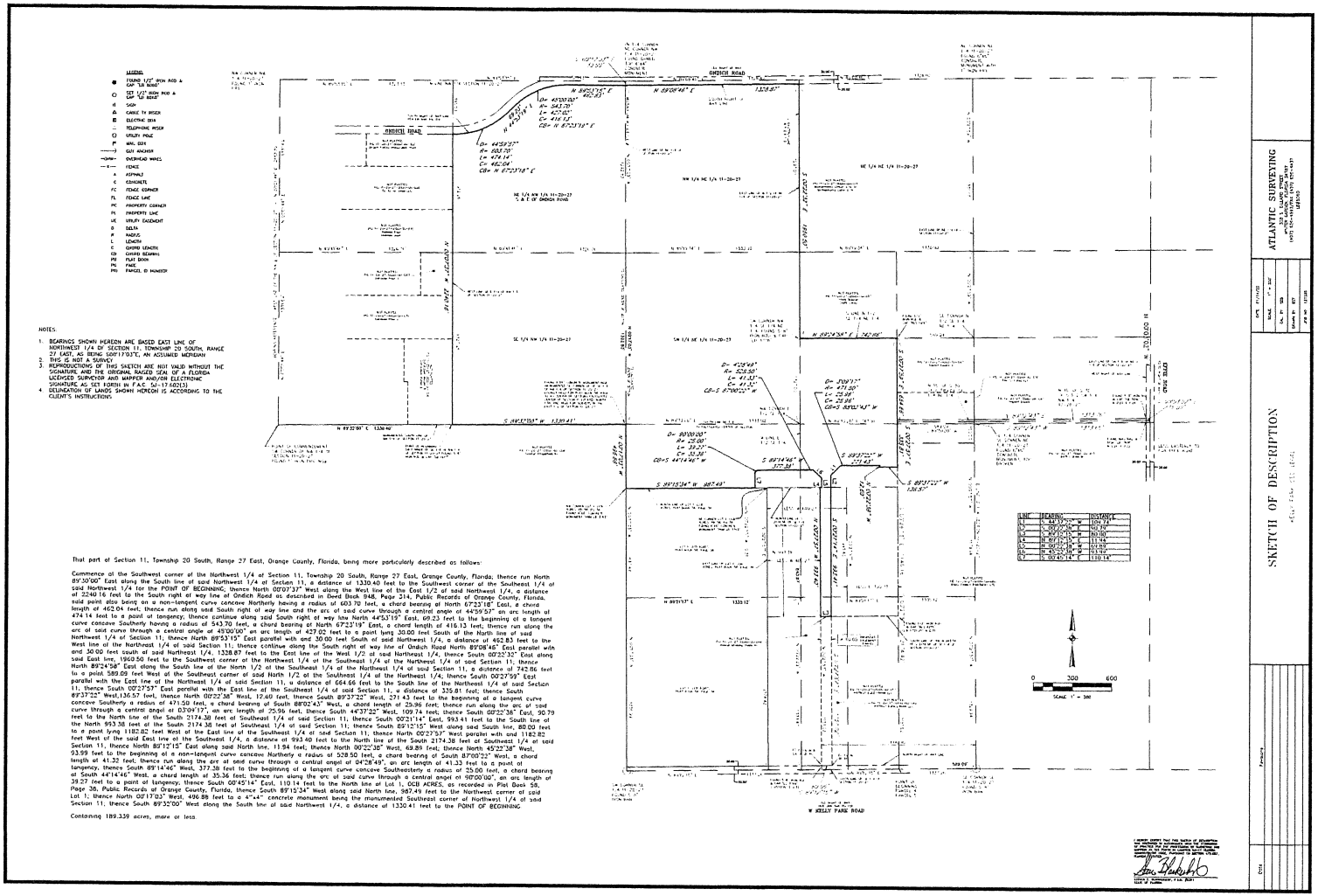

LINE	BEARING	DISTANCE
L1	S 44°53'19" W	104.77
L2	S 00°27'57" E	92.79
L3	S 89°37'22" W	80.00
L4	N 89°37'22" E	12.46
L5	N 00°22'38" W	92.79
L6	N 45°22'38" W	93.99
L7	S 00°45'14" E	110.14

CONTINUED ON FOLLOWING PAGE

LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

TOGETHER WITH:

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808

Digitally signed by David A White
Date: 2022.02.09 15:43:52 -05'00'

SHEET 1 OF 2

PEC | **SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-019

O:\22-019 Kelly Park Land Description\22-019 KELLY PARK DESC.dwg Feb 09, 2022 - 3:41pm

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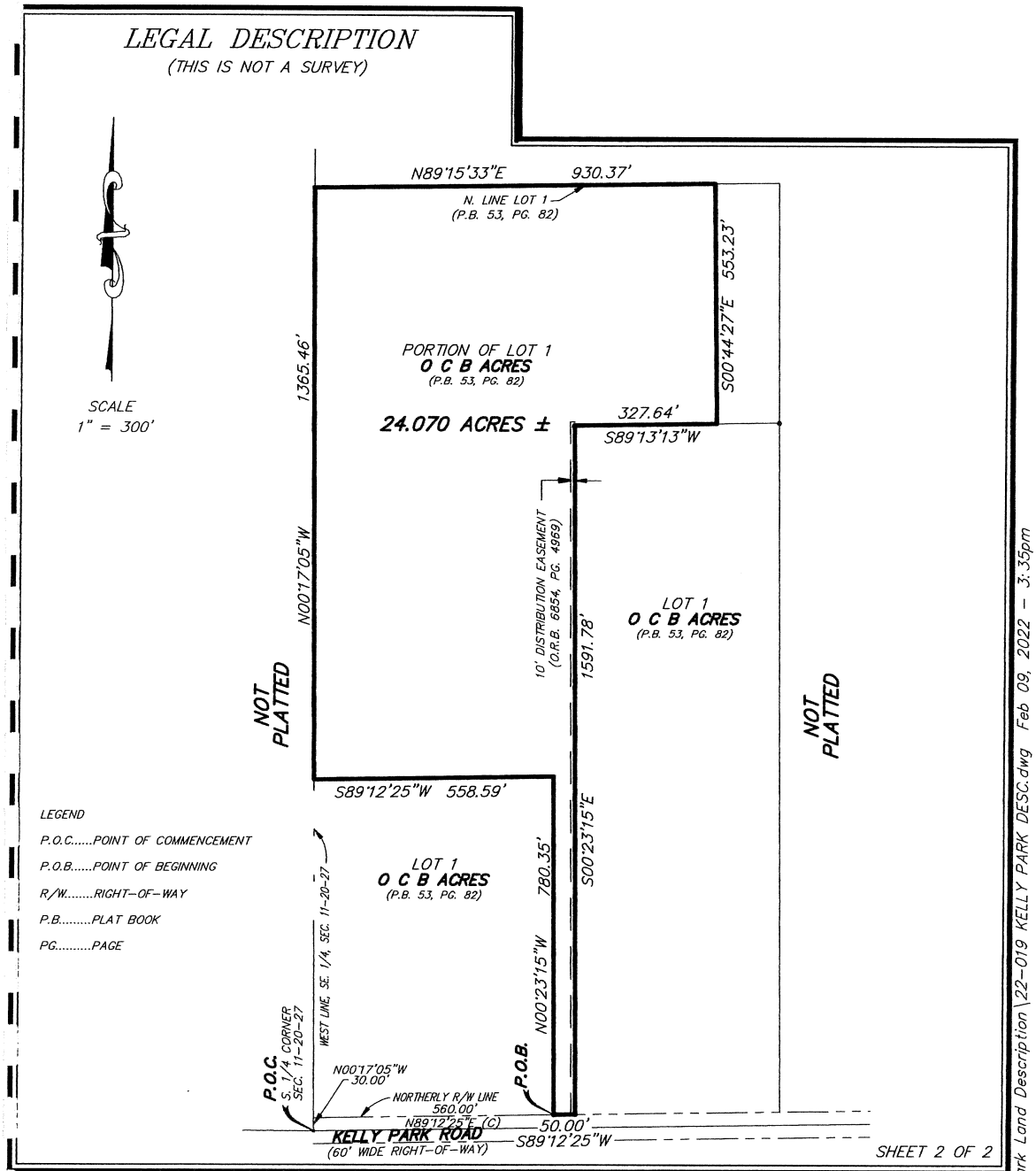

PEC | **SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-019

O:\22-019 Kelly Park Land Description\22-019 KELLY PARK DESC.dwg Feb 09, 2022 - 3:35pm

CONTINUED ON FOLLOWING PAGE

LESS AND EXCEPT THE AMENDED BOUNDARIES OF THE KELLY PARK CDD:

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LOT 1, OCB ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, 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 A POINT LYING ON THE SOUTHERLY RIGHT-OF WAY LINE OF ONDICH ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE EAST HALF 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 EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1960.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST 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 SOUTHEAST 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 10°06'03", AN ARC LENGTH OF 82.95 FEET, A CHORD LENGTH OF 82.84 FEET AND A CHORD BEARING OF SOUTH 84°28'58" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 79°25'56" WEST, 76.26 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 529.50 FEET, A CENTRAL ANGLE OF 09°49'36", AN ARC LENGTH OF 90.81 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 84°20'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°15'33" WEST, 380.87 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID 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 44°15'33" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°44'27" EAST, 663.19 FEET; THENCE SOUTH 89°13'13" WEST, 386.64 FEET; THENCE SOUTH 00°23'15" EAST, 811.43 FEET; THENCE SOUTH 89°12'25" WEST, 608.59 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1863.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1330.44 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2239.19 FEET TO A POINT LYING ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 603.70 FEET, A CENTRAL ANGLE OF 44°59'58", AN ARC LENGTH OF 474.14 FEET, A CHORD LENGTH OF 462.05 FEET AND A CHORD BEARING OF NORTH 67°23'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 44°53'07" EAST, 69.20 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 543.70 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 427.02 FEET, A CHORD LENGTH OF 416.13 FEET AND A CHORD BEARING OF NORTH 67°23'07" EAST TO THE POINT OF TANGENCY; THENCE NORTH 89°53'07" EAST, 462.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 211.081 ACRES MORE OR LESS.

Digitally signed by David A White
Date: 2023.07.10 13:33:02 -04'00'

(THIS IS NOT A SURVEY)

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 4

PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:30pm

CONTINUED ON FOLLOWING PAGE

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST. BEING NORTH 89°08'52" EAST

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

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O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:30pm

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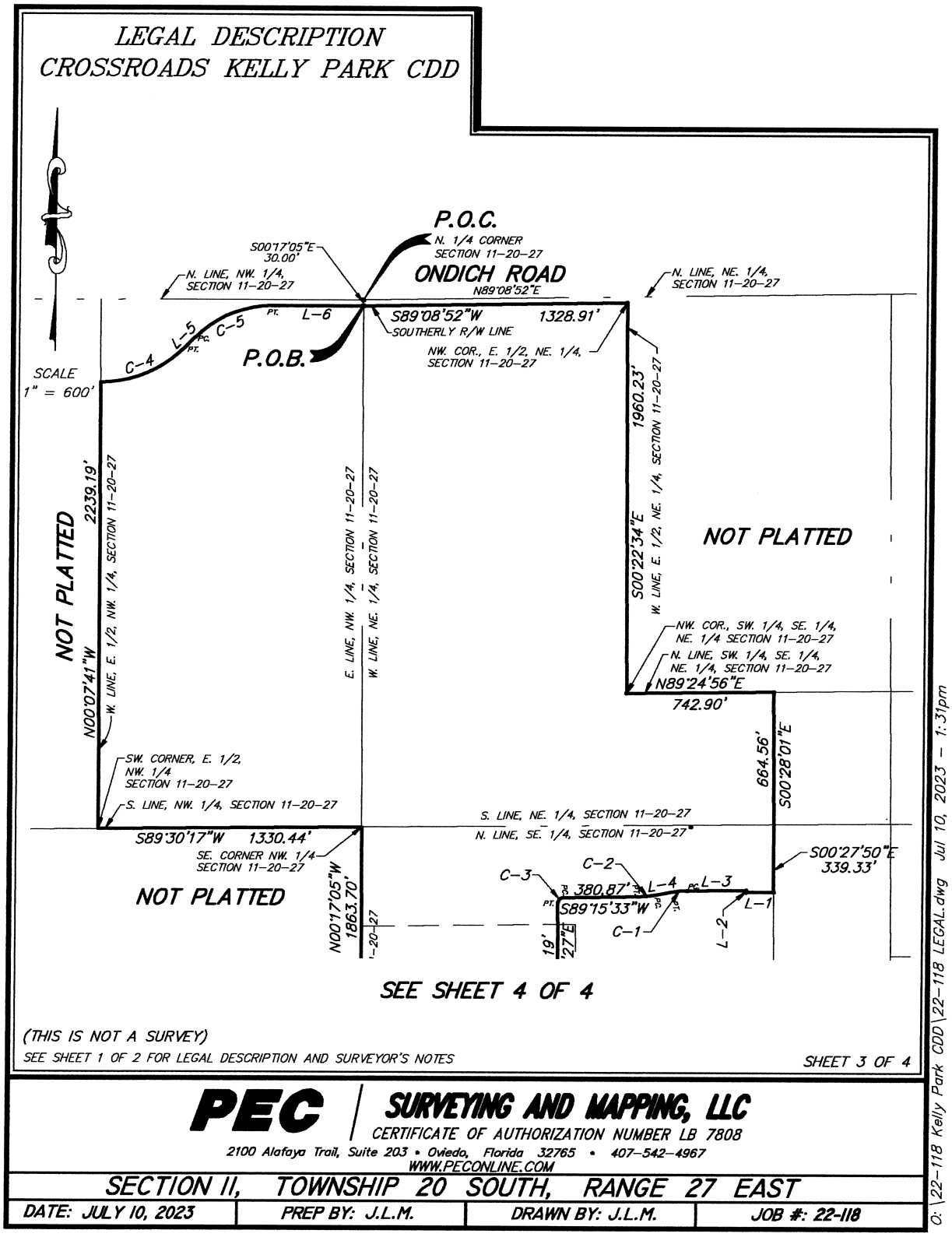

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118

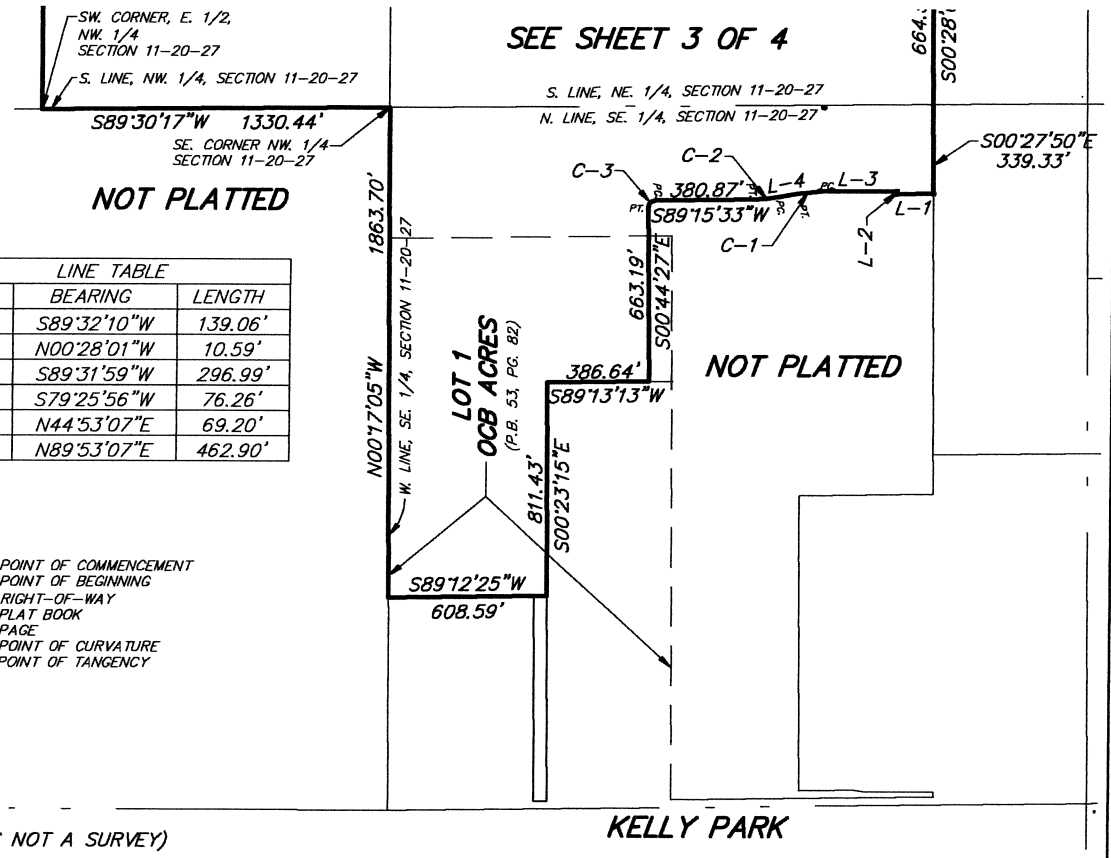
O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 – 1:31pm

CONTINUED ON FOLLOWING PAGE

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	470.50'	10°06'03"	82.95'	82.84'	S84°28'58"W
C-2	529.50'	9°49'36"	90.81'	90.70'	S84°20'44"W
C-3	25.00'	90°00'00"	39.27'	35.36'	S44°15'33"W
C-4	603.70'	44°59'58"	474.14'	462.05'	N67°23'06"E
C-5	543.70'	45°00'00"	427.02'	416.13'	N67°23'07"E

SCALE
1" = 600'



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°32'10"W	139.06'
L-2	N00°28'01"W	10.59'
L-3	S89°31'59"W	296.99'
L-4	S79°25'56"W	76.26'
L-5	N44°53'07"E	69.20'
L-6	N89°53'07"E	462.90'

LEGEND

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 4 OF 4

PEC | **SURVEYING AND MAPPING, LLC**
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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]

The undersigned are the owners of a portion of certain lands which are more fully described as the "Contraction Parcels" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges, to the extent of the undersigned's respective interests in the Property, if any, that the Board of Supervisors of the Kelly Park Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owners of lands that are intended to constitute lands to be removed from the District, the undersigned understand and acknowledge that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby request and consent to removal of the Property from the District and agree to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledge that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agree that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represent and warrant that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[*signatures on following page*]

Executed this 3rd day of August, 2023.

WITNESS

By: _____
Name: Christian Jensen

By: _____
Name: Ashley Stiles

PRM APOPKA/KELLY PARK OWNER LLC, a Delaware limited liability company

BY: Panther Residential Investments LLC, a Massachusetts limited liability company, its Manager

By: _____
Print Name: Louis F. Karger
Its: Manager

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3rd day of August, 2023, by Louis F. Karger, as Manager of Panther Residential Investments LLC, a Massachusetts limited liability company, as Manager of PRM Apopka/Kelly Park Owner LLC, a Delaware limited liability company, on behalf of the company. He [✓] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, Commonwealth of Massachusetts
Print or Stamp Name: Ellen E Carpenter
My Commission Expires: 7/13/2029

[NOTARIAL SEAL]

Ellen E. Carpenter
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
7/13/2029

Attachments:
EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

ORIGINAL BOUNDARIES OF THE KELLY PARK CDD

That part of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 664.66 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 335.81 feet; thence South 89°37'22" West,136.57 feet; thence North 00°22'38" West, 12.60 feet; thence South 89°37'22" West, 271.43 feet to the beginning of a tangent curve concave Southerly a radius of 471.50 feet, a chord bearing of South 88°02'43" West, a chord length of 25.96 feet; thence run along the arc of said curve through a central angel of 03°09'17", an arc length of 25.96 feet; thence South 44°37'22" West, 109.74 feet; thence South 00°22'38" East, 90.79 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 00°21'14" East, 993.41 feet to the South line of the North 993.38 feet of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said South line, 80.00 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°27'57" West parallel with and 1182.82 feet West of the said East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence North 89°12'15" East along said North line, 11.94 feet; thence North 00°22'38" West, 69.89 feet; thence

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North 45°22'38" West, 93.99 feet to the beginning of a non-tangent curve concave Northerly a radius of 528.50 feet, a chord bearing of South 87°00'22" West, a chord length of 41.32 feet; thence run along the arc of said curve through a central angel of 04°28'49", an arc length of 41.33 feet to a point of tangency; thence South 89°14'46" West, 377.38 feet to the beginning of a tangent curve concave Southeasterly a radius of 25.00 feet, a chord bearing of South 44°14'46" West, a chord length of 35.36 feet; thence run along the arc of said curve through a central angel of 90°00'00", an arc length of 39.27 feet to a point of tangency; thence South 00°45'14" East, 110.14 feet to the North line of Lot 1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence South 89°15'34" West along said North line, 987.49 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING.

Containing 189.339 acres, more or less.

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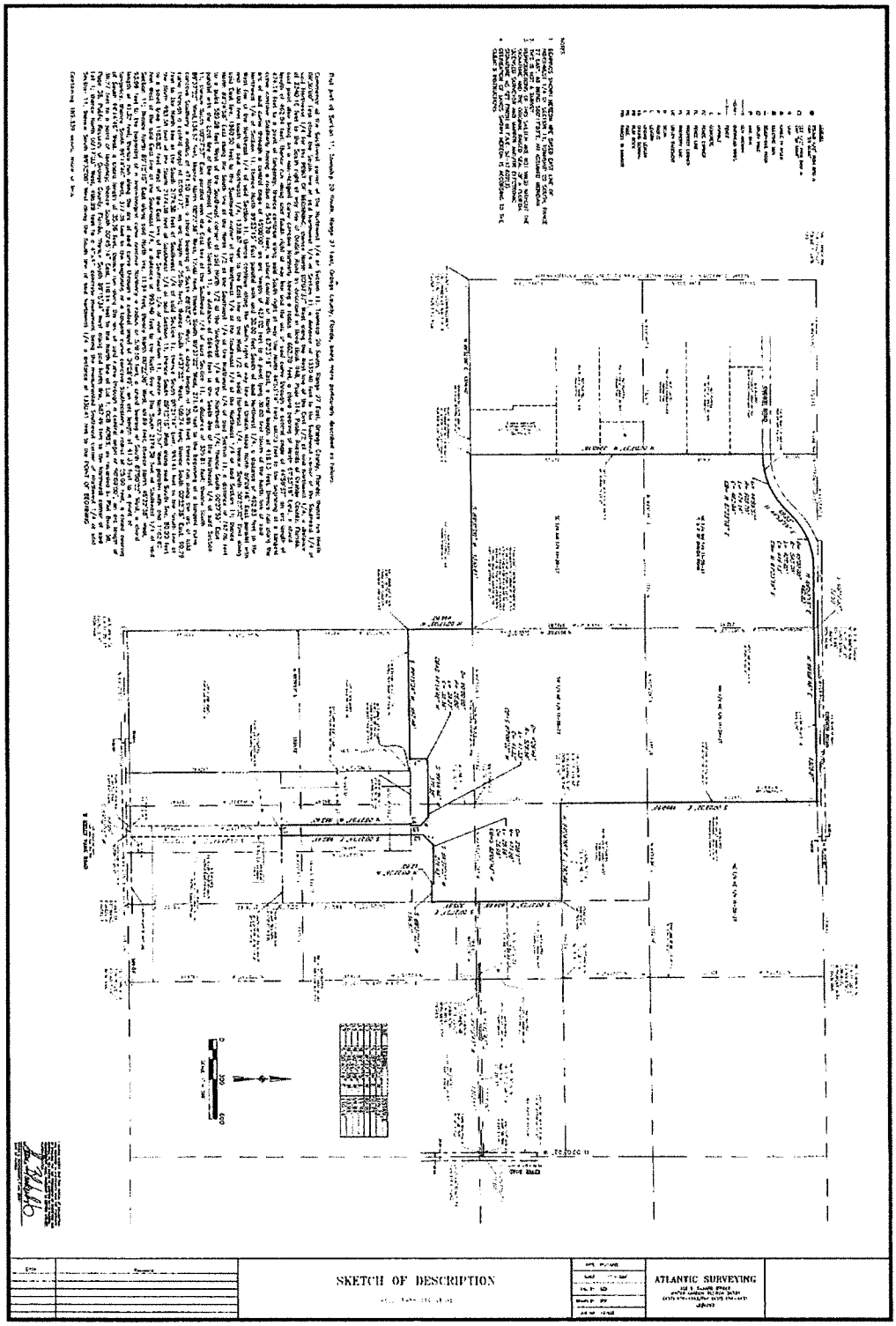

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LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

TOGETHER WITH:

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally signed by David A White
Date: 2022.02.09 15:43:52 -05'00'

SHEET 1 OF 2

PEC | **SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-019

O:\22-019 Kelly Park Land Description\22-019 KELLY PARK DESC.dwg Feb 09, 2022 - 3:41pm

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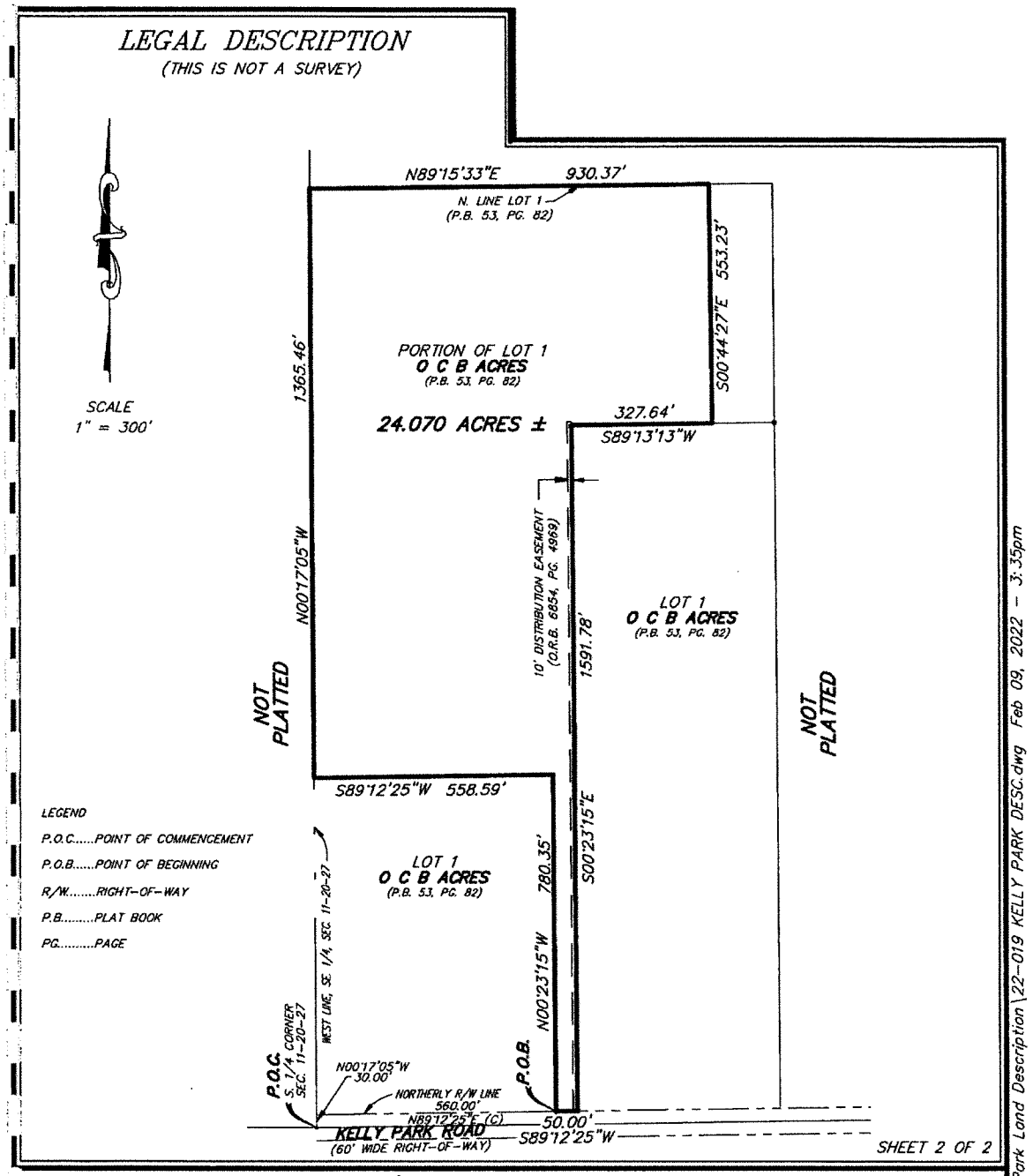

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LESS AND EXCEPT THE AMENDED BOUNDARIES OF THE KELLY PARK CDD:

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LOT 1, OCB ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, 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 A POINT LYING ON THE SOUTHERLY RIGHT-OF WAY LINE OF ONDICH ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE EAST HALF 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 EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1960.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST 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 SOUTHEAST 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 10°06'03", AN ARC LENGTH OF 82.95 FEET, A CHORD LENGTH OF 82.84 FEET AND A CHORD BEARING OF SOUTH 84°28'58" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 79°25'56" WEST, 76.26 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 529.50 FEET, A CENTRAL ANGLE OF 09°49'36", AN ARC LENGTH OF 90.81 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 84°20'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°15'33" WEST, 380.87 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID 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 44°15'33" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°44'27" EAST, 663.19 FEET; THENCE SOUTH 89°13'13" WEST, 386.64 FEET; THENCE SOUTH 00°23'15" EAST, 811.43 FEET; THENCE SOUTH 89°12'25" WEST, 608.59 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1863.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1330.44 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2239.19 FEET TO A POINT LYING ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 603.70 FEET, A CENTRAL ANGLE OF 44°59'58", AN ARC LENGTH OF 474.14 FEET, A CHORD LENGTH OF 462.05 FEET AND A CHORD BEARING OF NORTH 67°23'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 44°53'07" EAST, 69.20 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 543.70 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 427.02 FEET, A CHORD LENGTH OF 416.13 FEET AND A CHORD BEARING OF NORTH 67°23'07" EAST TO THE POINT OF TANGENCY; THENCE NORTH 89°53'07" EAST, 462.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 211.081 ACRES MORE OR LESS.

Digitally signed by David A White
Date: 2023.07.10 13:33:02 -04'00'

(THIS IS NOT A SURVEY)

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 4

PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:30pm

CONTINUED ON FOLLOWING PAGE

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST. BEING NORTH 89°08'52" EAST

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

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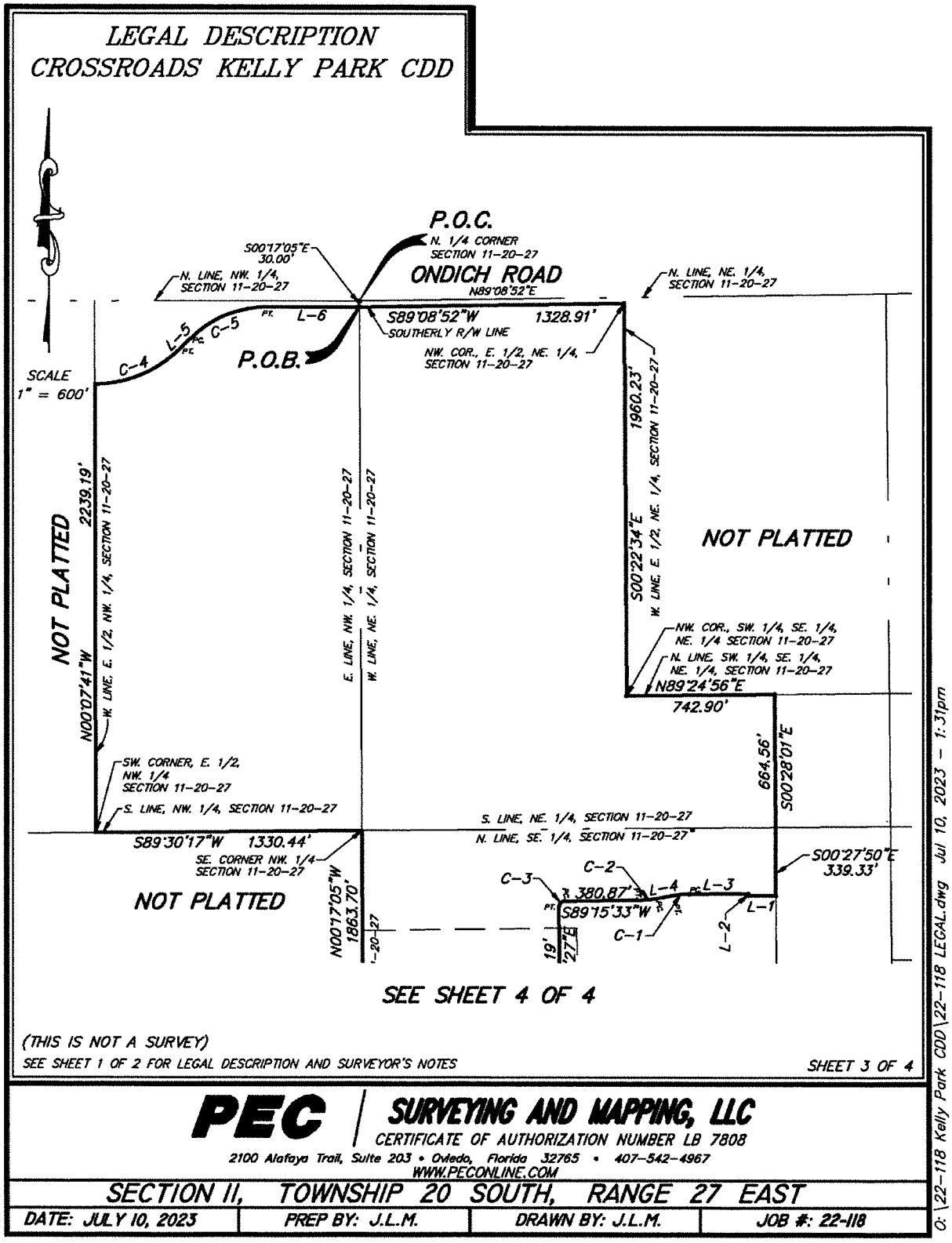
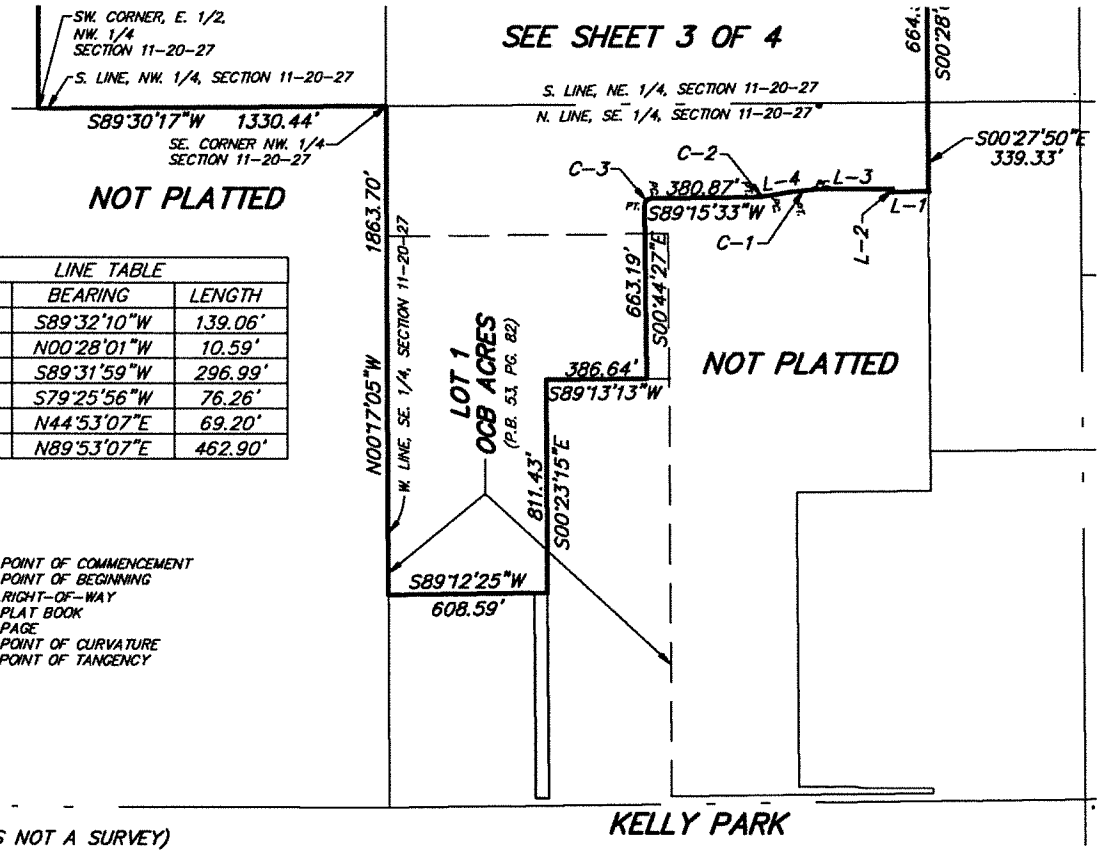


CONTINUED ON FOLLOWING PAGE

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	470.50'	10°06'03"	82.95'	82.84'	S84°28'58"W
C-2	529.50'	9°49'36"	90.81'	90.70'	S84°20'44"W
C-3	25.00'	90°00'00"	39.27'	35.36'	S44°15'33"W
C-4	603.70'	44°59'58"	474.14'	462.05'	N67°23'06"E
C-5	543.70'	45°00'00"	427.02'	416.13'	N67°23'07"E

SCALE
1" = 600'



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°32'10"W	139.06'
L-2	N00°28'01"W	10.59'
L-3	S89°31'59"W	296.99'
L-4	S79°25'56"W	76.26'
L-5	N44°53'07"E	69.20'
L-6	N89°53'07"E	462.90'

LEGEND

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 4 OF 4

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

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O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

EXHIBIT 5

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Kelly Park Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and City of Apopka Ordinance 2924 ("**Ordinance**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 213.409 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries, as described in the attached **Exhibit A**, resulting in an amended boundary ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal,

engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes,* the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with the City of Apopka, Florida, as necessary to seek the amendment of the District's boundaries and to remove those lands depicted in **Exhibit A.** The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Apopka, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 23rd day of May, 2023.

ATTEST:

KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

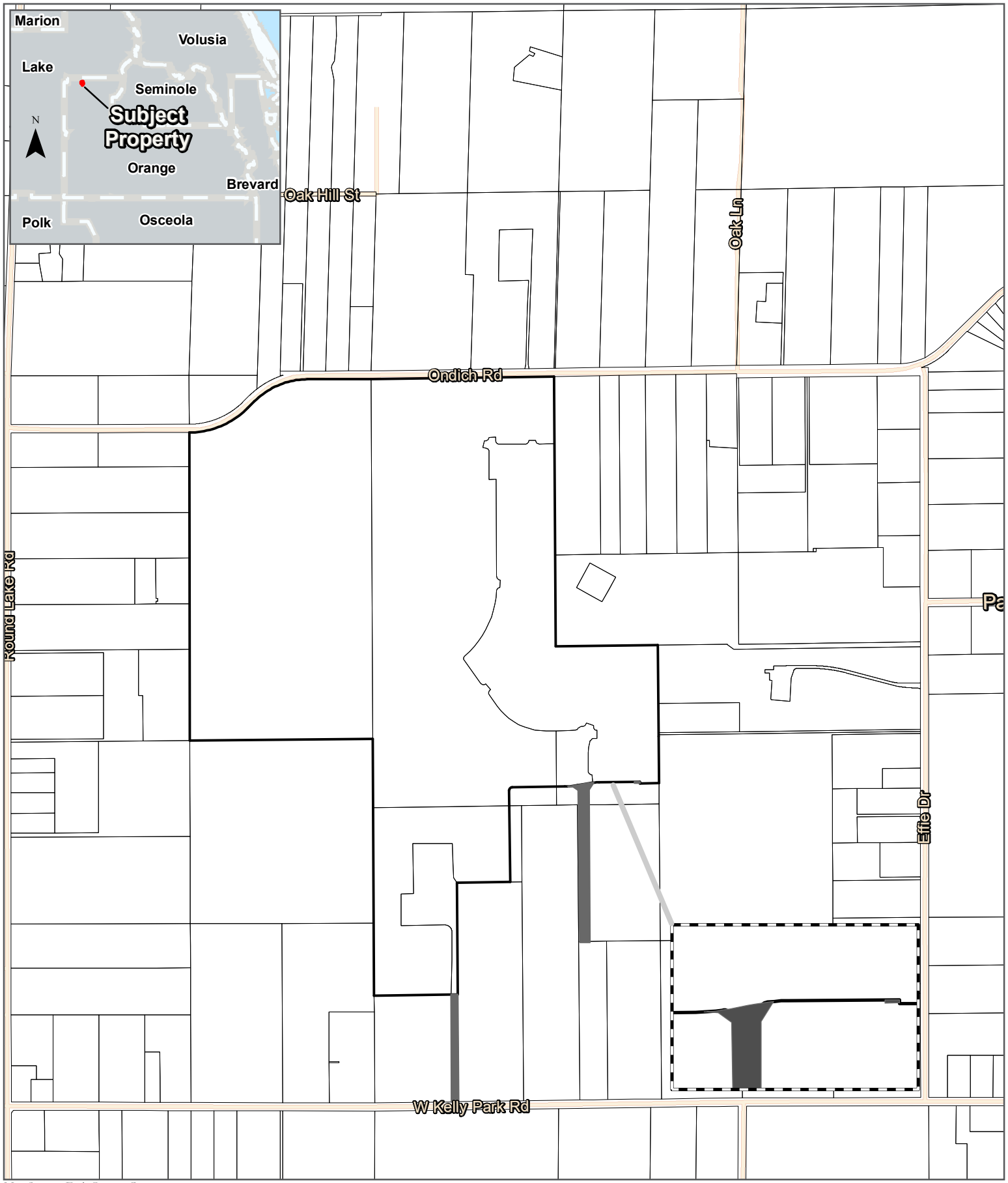
Secretary/Assistant Secretary

Chair/Vice-Chair, Board of Supervisors

Exhibit A: Legal Description of Boundary Amendment Parcel

Exhibit A:

Legal Description of Boundary Amendment



Map Source: Esri, Orange County

Proposed Subject Property

Contraction Parcel Property

Parcels

Inset

Location Map

Kelly Park Property

N

0 150 300 600 900 1,200 FEET

07/19/2023
P & B Job No.: 21-027

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

Document Path: Z:\20\21\21-027 Galvin - Kelly Park Parcels\GIS\Map_Docs\CDD Exhibits 2\Location Map Markups Update 85X11-P.mxd

LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LOT 1, OCB ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, 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 A POINT LYING ON THE SOUTHERLY RIGHT-OF WAY LINE OF ONDICH ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE EAST HALF 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 EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1960.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST 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 SOUTHEAST 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 10°06'03", AN ARC LENGTH OF 82.95 FEET, A CHORD LENGTH OF 82.84 FEET AND A CHORD BEARING OF SOUTH 84°28'58" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 79°25'56" WEST, 76.26 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 529.50 FEET, A CENTRAL ANGLE OF 09°49'36", AN ARC LENGTH OF 90.81 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 84°20'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°15'33" WEST, 380.87 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID 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 44°15'33" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°44'27" EAST, 663.19 FEET; THENCE SOUTH 89°13'13" WEST, 386.64 FEET; THENCE SOUTH 00°23'15" EAST, 811.43 FEET; THENCE SOUTH 89°12'25" WEST, 608.59 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1863.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1330.44 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2239.19 FEET TO A POINT LYING ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 603.70 FEET, A CENTRAL ANGLE OF 44°59'58", AN ARC LENGTH OF 474.14 FEET, A CHORD LENGTH OF 462.05 FEET AND A CHORD BEARING OF NORTH 67°23'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 44°53'07" EAST, 69.20 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 543.70 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 427.02 FEET, A CHORD LENGTH OF 416.13 FEET AND A CHORD BEARING OF NORTH 67°23'07" EAST TO THE POINT OF TANGENCY; THENCE NORTH 89°53'07" EAST, 462.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 211.081 ACRES MORE OR LESS.

DAVID A. WHITE, P.S.M. 4044
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION LB #7808

Digitally signed by David A White
Date: 2023.07.10 13:33:02 -04'00'

(THIS IS NOT A SURVEY)

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

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CROSSROADS KELLY PARK CDD

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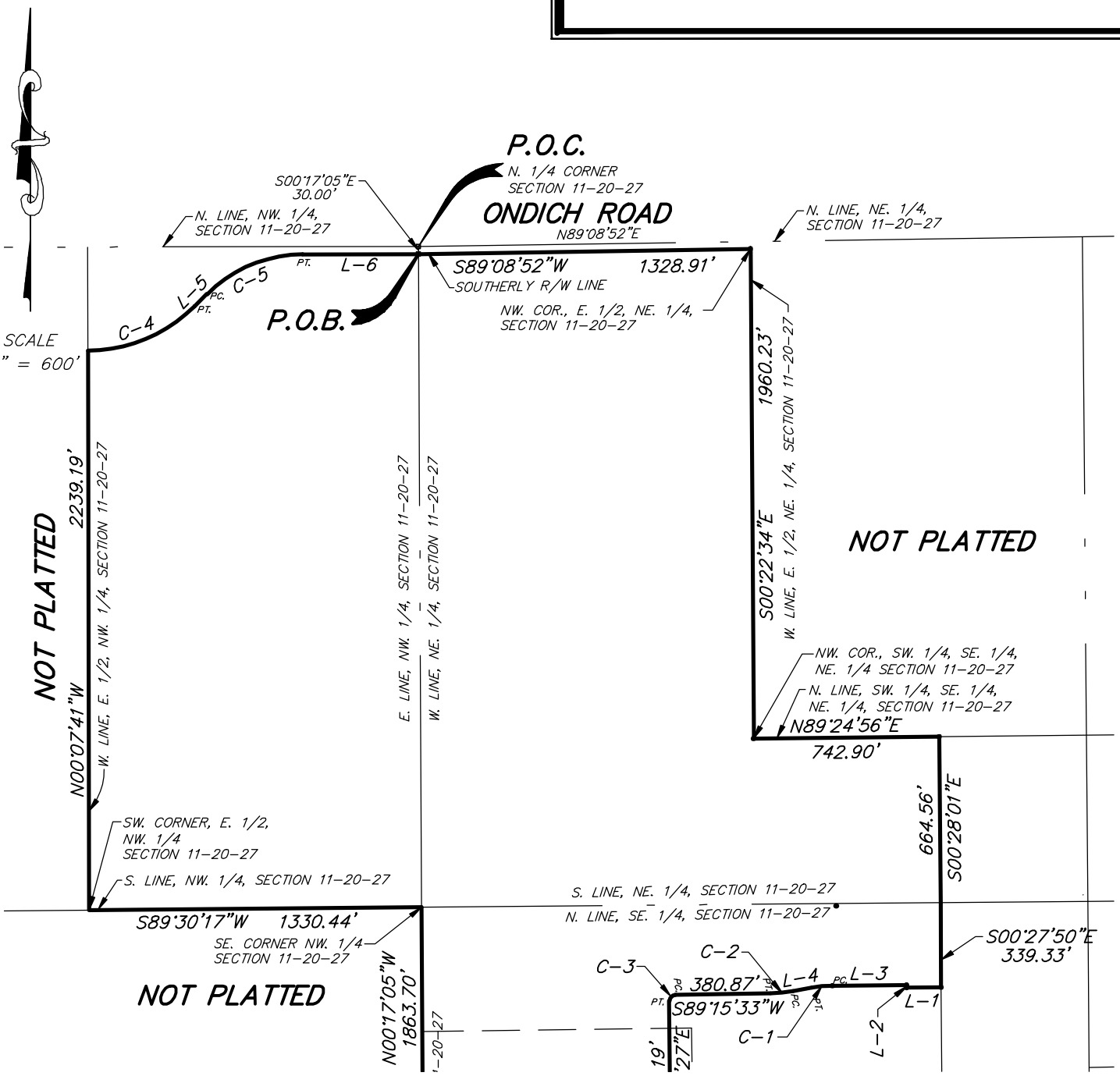

SEE SHEET 4 OF 4

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 3 OF 4

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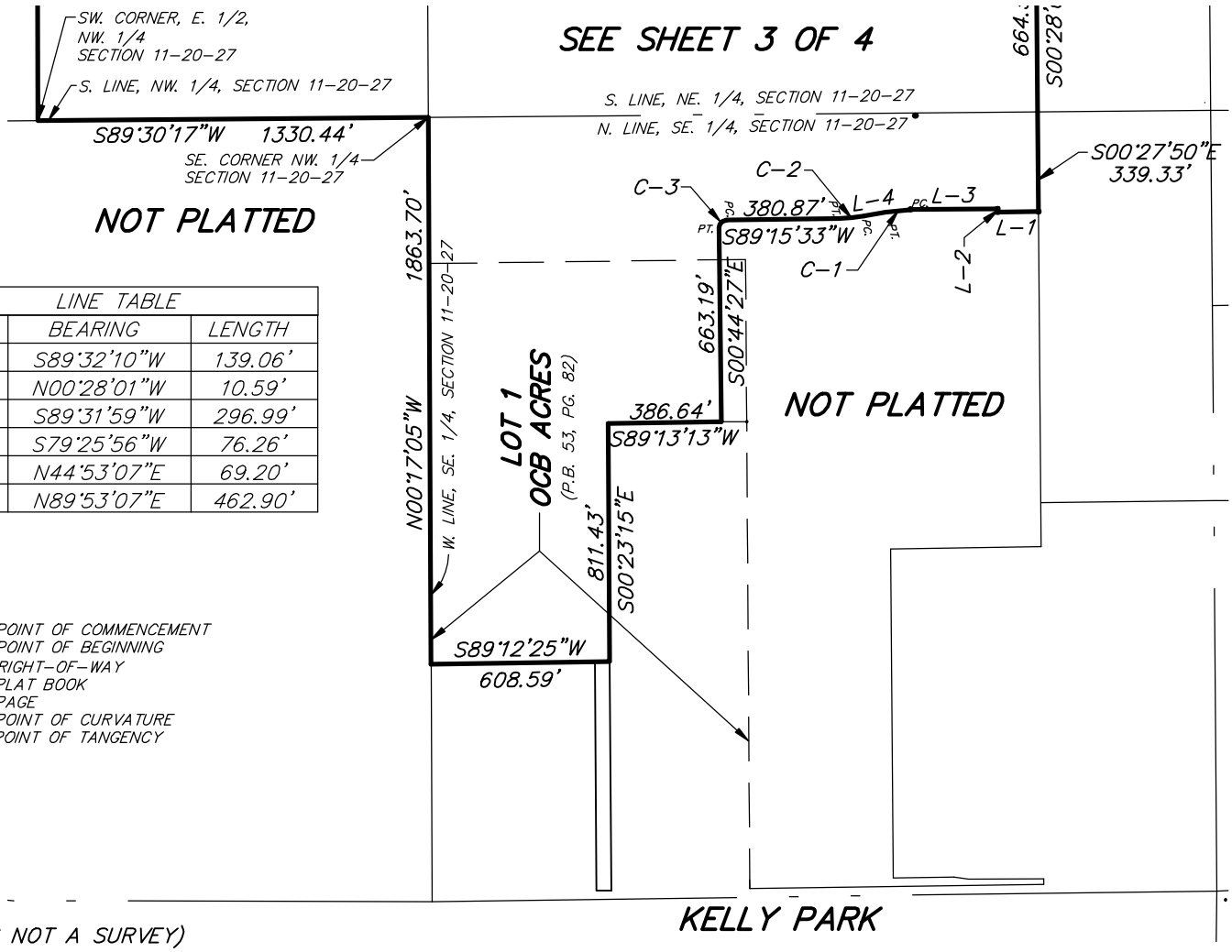

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LEGEND

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 4 OF 4

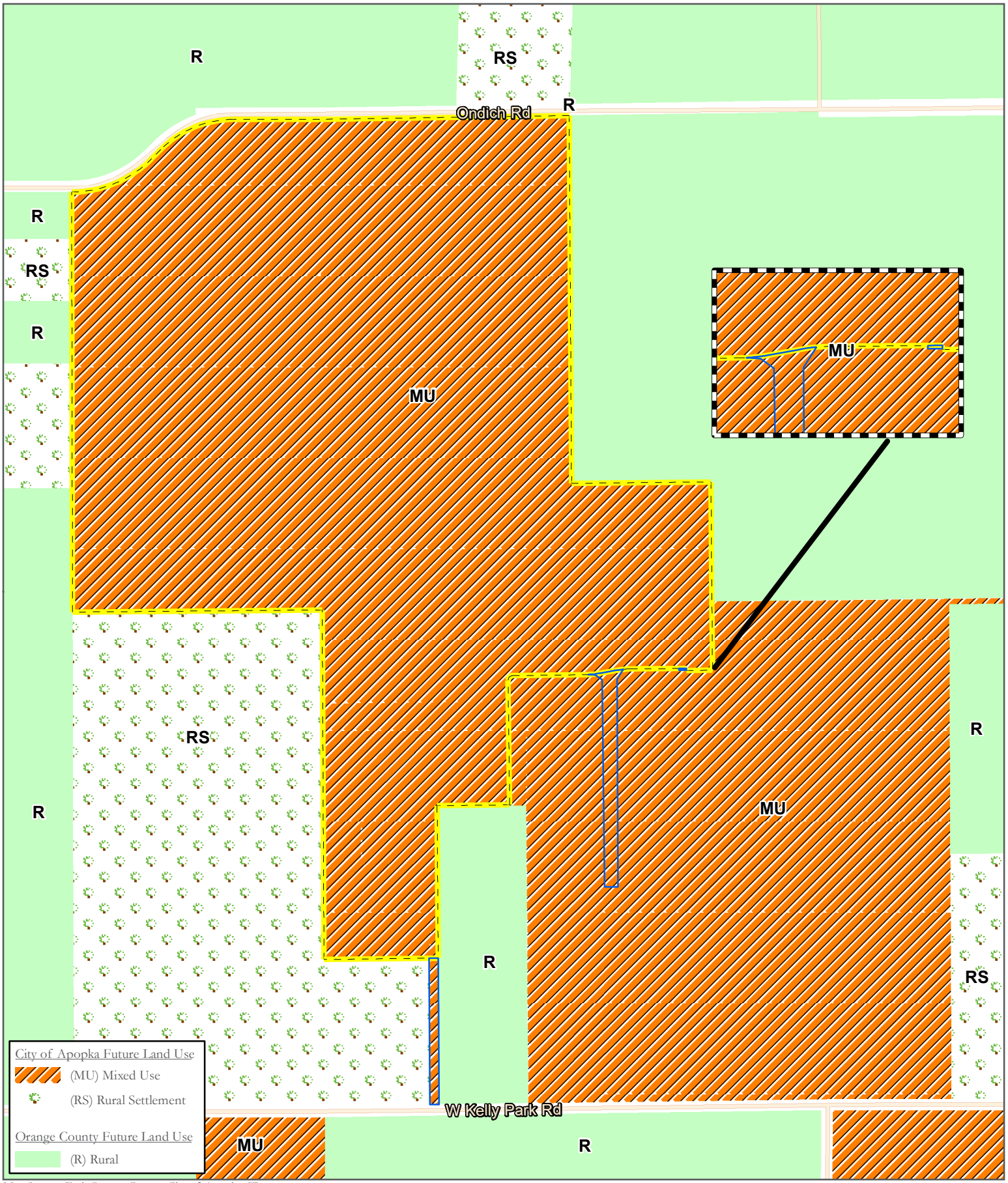
PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

EXHIBIT 6



Map Source: Esri, Orange County, City of Apopka, FL

Proposed Subject Property

Contraction Parcel Property

Inset

Future Land Use Map

Kelly Park Property

N

0 100 200 400 600 800 FEET

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

07/19/2023
P & B Job No.: 21-027

Document Path: Z:\2021\21-027 Galvin - Kelly Park Parcels\GIS\Map_Docs\CDD Exhibits 2\Future Land Use Map Markups Update 85X11-P.mxd

EXHIBIT 7

KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Proposed Facilities & Estimated Costs

Infrastructure Costs	Total Cost	Construction Entity	Final Owner	Maintenance Entity
Offsite Utility Extensions (Potable Water, Reclaim Water and Forcemain) extension from Golden Gem	$275,000.00	CDD	City	City
Master Earthwork related to roads/public improvements	$1,305,000.00	CDD	CDD/City	CDD/City
Intersection Improvements				
Kelly Park Rd Signal	$500,000.00	CDD	City	City
Kelly Park Rd turn lanes	$250,000.00	CDD	City	City
Onich Rd turn lanes	$250,000.00	CDD	City/County	City/County
6' Wall Along Ondich Road	$207,750.00	CDD/Developer	CDD/HOA	CDD/HOA
Enhanced Landscaping Along Ondich Road	$207,750.00	CDD/Developer	CDD/HOA	CDD/HOA
Enhanced Landscaping (Spine Rd)	$675,000.00	CDD/Developer	CDD/HOA	CDD/HOA
Onsite Lift Station	$400,000.00	CDD	City	City
Entry Monuments	$500,000.00	CDD/Developer	CDD/HOA	CDD/HOA
Main Amenity*	$2,000,000.00	CDD/Developer	CDD/HOA	CDD/HOA
Parks	$450,846.40	CDD/Developer	CDD/HOA	CDD/HOA
Onsite Roads (Spine Road and Neighborhood Roads)	$15,679,450.00	CDD	CDD/City	CDD/City
Onsite Utilities	$7,951,477.50	CDD	CDD/City	CDD/City
Soft Costs	$3,065,227.39			
Contingency (15%)	$5,057,625.19			
Master Infrastructure Costs	**$38,775,126.48**			

1 This Order of Magnitude Cost Opinion has been put together using the Kelly Park master plan dated December 2021
2 Cost to include contractor mobilization, layout, survey, asbuilts and associated costs with starting, progressing and finalizing the project. Nominal wetland mitigation costs are included. No remediation costs are included. No bridges are anticipated or included.
3 *Development costs to include Storm Water Collection System, Ponds, Road Construction (Sub-base, Base & Asphalt) and Multi-Use Paths / Sidewalks, gravity sewer, potable water and reclaimed water
4 Cost opinion based on pricing from projects of similar size and configuration.
5 The Spine Road has been priced using a 70' ROW (10' Multi Purpose Path / 7' Green Space / 2' Curb / 7.5' Parallel Parking / 22' Travel Lanes / 2' Curb / 14.5' Green Space / 5' Sidewalk)
6 No retaining walls or stems walls have been added to this cost opinion. It is assumed stem walls and retaining walls will be needed, Engineering will need to be completed to determine this scope of work and extents.
7 This Cost Opinion does not include any relocation or mitigation of any species
8 This Cost Opinion does not include any impacts fees or similar
9 Any item not specifically labeled has been excluded, please contact Poulos & Bennett for any further clarifications and / or exclusions
10 The Onsite Roads cost includes pavement, curbs, sidewalks, curb inlets and drainage pipes. It does not include utility lines.
11 Onsite Utilities includes: potable water, reclaimed water and sanitary sewer.
12 Landscaping Budget includes Irrigation.

EXHIBIT 8

Kelly Park
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

July 18, 2023

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Kelly Park Community Development District ("District"). The District was established by Ordinance No. 2924, passed by the City Council of the City of Apopka, Florida on May 18, 2022. The current size of the District is approximately 213.409 +/- acres and the District is located entirely within the City of Apopka, Florida (the "City"). The petition to amend the boundaries of the District seeks to subtract approximately 2.328 +/- acres located in the City from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 211.081 +/- acres and is planned to be developed with a total of 675 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Kelly Park Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 675 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Kelly Park.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Apopka, according to Census 2020, has a population of 54,873; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1

million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District on the Amended Area will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The sole reason for the amending of the District's boundaries is to provide public facilities and services to support the development of a new, master planned residential development. The development of the smaller, approximately 211.081 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely similar to that of a slightly larger, pre-amendment, approximately 213.409 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services for a smaller-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of an anticipated approximately 675 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets,

productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a slightly larger District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the City by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the City and approval of such petition by the City. As described in more detail in Section 4, the District will pay a one-time filing fee to the City to offset any expenses that the City may incur in the processing of this petition to amend the District's boundaries.

The amending of the District's boundaries will, however, directly increase regulatory costs to the landowners within the Amendment Area. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is completely voluntary, all current property owners within the Amendment Area must consent to the amendment of the District's boundaries and the likelihood of additional transaction costs, and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated to not exceed $5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 211.081 +/- acre master planned residential development currently anticipated to contain a total of approximately 675 residential

dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 2,363 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and enlarged District.

City of Apopka, Florida

The proposed land for the District is located within City of Apopka, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Please note that there is no additional facilities infrastructure resulted from the proposed contraction. Therefore, the proposed facilities and services and the estimated costs of construction in the entire CDD after contraction will remain the same as the original CDD.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Apopka has a population of 54,873 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the Kelly Park Community Development District with amended boundaries is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent Special District for the Amendment Area or establish an MSBU or MSTU.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to Kelly Park. First, an existing District that was established specifically to serve as the Kelly Park development. It would be inefficient to have the existing Kelly Park development provided with improvements and services by a dependent Special District, MSBU or MSTU.

Second, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Kelly Park development is a significant and expensive undertaking.

Third, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, MSBU or MSTU for the Amendment Area, then the some of the residents and landowners of the Kelly Park development would take their grievances and desires to the City Council meetings, and some others to the CDD Board, leading to confusion as to the which party is responsible for what area.

Fourth, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services for that portion of the Kelly Park development that would not be within the CDD. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital markets. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability. Finally, it would be inefficient to have the Kelly Park development to change from getting the improvements and services by a CDD to a POA.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Kelly Park Community Development District.

EXHIBIT 9

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Kelly Park Community Development District, with regard to any and all matters pertaining to the Petition to the City Council of the City of Apopka, Florida, to Amend the Boundaries of the Kelly Park Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

Marlee Timmes

Name: Marlee Timmes

Crystal Garcia

Name: Crystal Garcia

KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Seth Bennett

By: Seth Bennett
Chairman, Board of Supervisors

Date: 6/8/23

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 8th day of June, 2023, by Seth Bennett, as Chairman of Board of Supervisors, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

CHERYL FAYE BURCH
Notary Public - State of Florida
Commission # HH 287237
My Comm. Expires Jul 13, 2026
Bonded through National Notary Assn.

Cheryl Burch

NOTARY PUBLIC, STATE OF FLORIDA

Name: Cheryl Burch
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

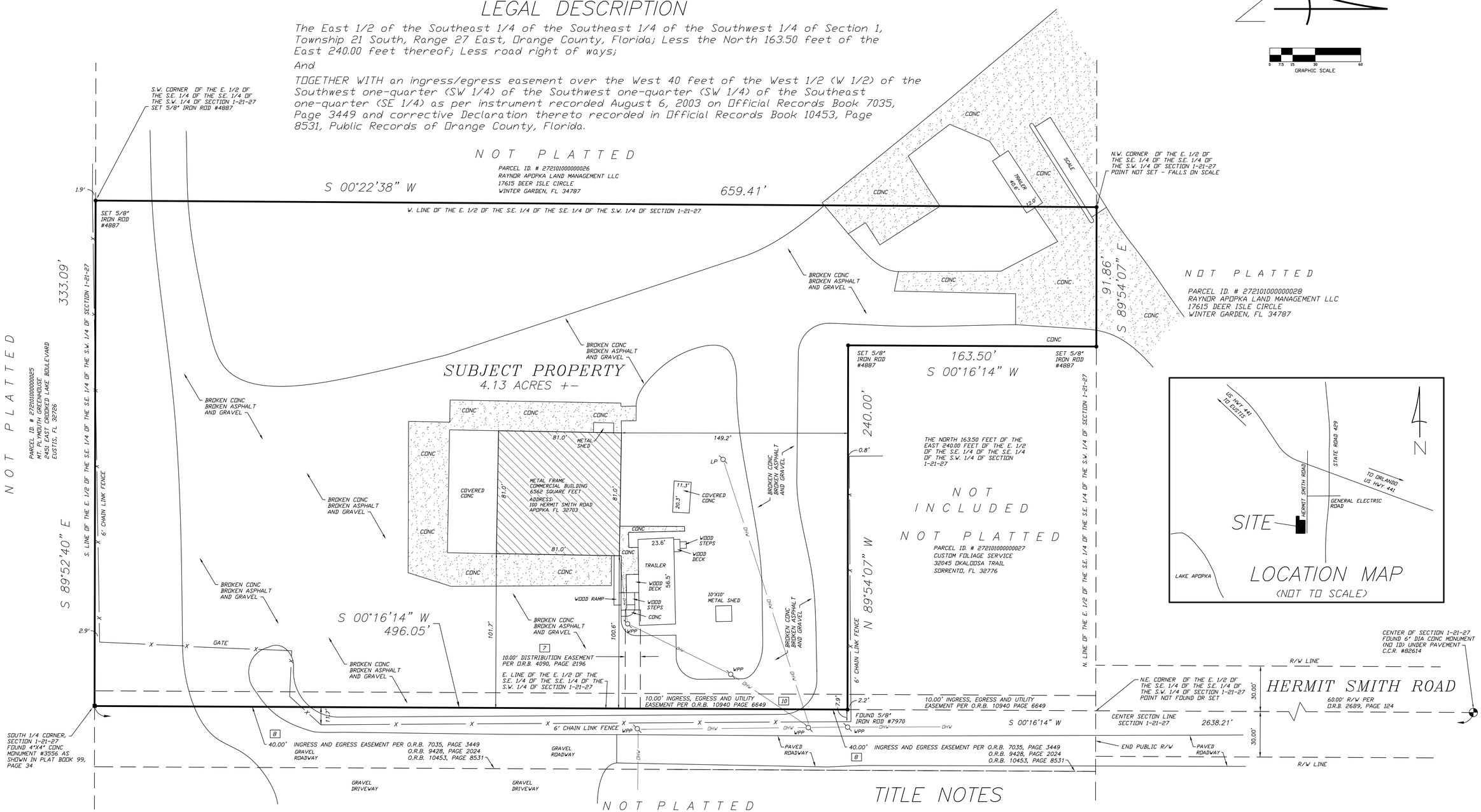
ALTA NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 27 East, Orange County, Florida; Less the North 163.50 feet of the East 240.00 feet thereof; Less road right of ways;

And

TOGETHER WITH an ingress/egress easement over the West 40 feet of the West 1/2 (W 1/2) of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) as per instrument recorded August 6, 2003 on Official Records Book 7035, Page 3449 and corrective Declaration thereto recorded in Official Records Book 10453, Page 8531, Public Records of Orange County, Florida.



LEGEND / ABBREVIATIONS

O.R.B. = OFFICIAL RECORDS BOOK
CONC = CONCRETE
R/W = RIGHT OF WAY
OHW = OVERHEAD WIRES
WPP = WOOD POWER POLE
GA = GUY ANCHOR
(D.) = DEED
(M.) = MEASURED
(C.) = CALCULATED FROM SECTION BREAKDOWN
LP = LIGHT POLE
TRA = TRANSFORMER
MES = MITERED END SECTION
REG = REGISTERED
LB = LICENSED BUSINESS

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE NORTH / SOUTH CENTER SECTION LINE OF SECTION 1-21-27 AS BEING S.00°16'14"W. (ASSUMED).
2. UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 12009C0125H, DATED 9/24/21.
5. DATE OF FIELD SURVEY: 8/8/23.
6. THE STREET ADDRESS OF SUBJECT PROPERTY IS: 100 HERMIT SMITH ROAD, APOPKA, FLORIDA.
7. THE SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND DID NOT OBSERVE EVIDENCE OF STREET REPAIRS AT THE TIME OF SURVEY.
8. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
9. THE SURVEYOR HAS NOT BEEN PROVIDED WITH A ZONING LETTER.

TITLE NOTES

THIS SURVEY REFLECTS EASEMENTS LISTED ON SCHEDULE "B", SECTION II OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 5011412-1129389e, DATED 4/19/23 AS FOLLOWS:

ITEM	COMMENT
1. ITEMS 1 THROUGH 5	– STANDARD EXCEPTION ITEMS – NOTHING TO PLOT.
6. RESOLUTION PER O.R.B. 2735, PAGE 539	– NOT A MATTER OF SURVEY – NOTHING TO PLOT
7. DISTRIBUTION EASEMENT PER O.R.N. 4090, PAGE 2196	– SHOWN ON SURVEY
8. INGRESS AND EGRESS EASEMENT PER O.R.B. 7035, PAGE 3449 O.R.B. 9428, PAGE 2024 O.R.B. 10453, PAGE 8531	– SHOWN ON SURVEY
9. UTILITY EASEMENT PER O.R.N. 8406M PAGE 2615	– DOES NOT AFFECT PROPERTY
10. INGRESS, EGRESS AND UTILITY EASEMENT PER O.R.B. 10940 PAGE 6649	– SHOWN ON SURVEY
11. STANDARD EXCEPTION ITEM	– NOTHING TO PLOT
12. REFERENCE TO OLD SURVEY	– NOTHING TO PLOT
13. MORTGAGE PER INSTRUMENT NO. 202302218962	– NOTHING TO PLOT
14. ASSIGNMENT OF RENTS	– NOTHING TO PLOT
15. FINANCING STATEMENT	– NOTHING TO PLOT

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(C), 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/8/23.

CERTIFIED TO:

100 HERMIT SMITH, LLC

FIRST AMERICAN TITLE INSURANCE COMPANY

WALKER & TUDHOPE, P.A.

I HEREBY CERTIFY:

THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5j-17, FLORIDA ADMINISTRATIVE CODE.

THOMAS J. MCMAHON
FL REG LAND SURVEYOR #4887

DATE: 8/8/23

SCALE: 1" = 30'

JOB NO. 100 HERMIT

MCMAHON SURVEYING AND MAPPING, LLC
1690 TALL OAKS ROAD
DELAND, FLORIDA, 32720
LICENSED BUSINESS #7434
PHONE 407-399-2044

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	8.29.23
FEE PAID: $	1200
CHECK #:	201
RECEIPT #:	360747

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor
Apopka, FL 32703
407-703-1712

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

Check One	REQUEST	FEES
☐	Large Scale Future Land Use (FLU) Change (>50 acres)	$4,000
☐	Small Scale Future Land Use (FLU) Change (<50 acres)	$2,000
☑	Zoning Amendment	$1,200

Owner of Record:	100 Hermit Smith, LLC					
Address:	1601 Pine Avenue					
City:	Winter Park	State:	FL	Zip:	32789	
Phone:			E-Mail:	Wilson.McDowell@jll.com		

Applicant:	Lowndes c/o Logan Opsahl, Esq.					
Address:	215 N. Eola Dr.					
City:	Orlando	State:	FL	Zip:	32801	
Phone:	407-418-6361		E-Mail:	Tara.Tedrow@lowndes-law.com		

Subject Property Parcel I.D. #(s):	01-21-27-0000-00-080
Subject Property Address:	100 Hermit Smith Road
Subject Property Size (acres):	4.15 acres

ADJACENT PROPERTY:

Direction	*Jurisdiction Circle One*		*Future Land Use*	*Zoning*	*Present Use*
North	City	County		RSF-1A/T	Vacant lot / Warehouse
East	City	County		I-L	Vacant industrial
South	City	County		PD	Vacant commercial (assn)
West	City	County		PD	Vacant Industrial

Revised 10.13.22

Existing Use:	Outdoor mulch manufacturing and outdoor storage of raw materials	**Proposed Use:**	Industrial equipment rental and repair with outdoor storage

FLU Amendment:	**From:**		**To:**	
Zoning Amendment:	**From:**	PD	**To:**	I-L Industrial (light)

Number of Persons Residing on the Subject Property:	None
Improvements Existing on Property:	Warehouse and modular office building
Additional Conditions Requested by Applicant:	

Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:

Paved Street Meeting City Standards:		**Yes**	XX	**No**
Curb and Gutter:		**Yes**	XX	**No**
Stormwater Drainage:		**Yes**	XX	**No**
Water:	XX	**Yes**		**No**
Sewer:	XX	**Yes**		**No**
Street Lights:		**Yes**	XX	**No**
Underwriter Approved Fire Hydrant:		**Yes**	XX	**No**

Other:	

DOCUMENTS REQUIRED FOR SUBMITTAL (Electronic Submission or CD only)

- Signed, Notarized Authorized Agent Form (if property owner did not sign application)
- Signed & Sealed Boundary Survey
- Location Map/Aerial Photo
- Property Deed
- Documents confirming required Community Meeting
- Responses to zoning review standards below

1. ***Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;***
2. ***Is not in conflict with any portion of this LDC;***
3. ***Addresses a demonstrated community need;***
4. ***Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;***
5. ***Would result in a logical and orderly development pattern;***
6. ***Would not adversely affect the property values in the area;***
7. ***Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and***
8. ***Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and***

CERTIFICATION AND SIGNATURE

By: _____
Owner(s) of Record (Signature)

John W. McDowell
(Print Name)

By: _____
Owner(s) of Record (Signature)

_____
(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 30th day of August, 2023, by John W. McDowell who is personally known to me ~~or has~~ produced FL Drivers License as Identification and who did / did not (circle one) take an oath.

ROBIN MCADAMS
Commission # HH 100325
Expires March 28, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public (Signature)

My Commission Expires:
3/28/2025

Robin McAdams
Notary Public (Print Name)

PARCEL ID: 14-21-28-0000-00-092
EXISTING ZONING: C-C
FUTURE LAND USE DESIGNATION: COMMERCIAL
PROPOSED USE: OFFICE/WAREHOUSE
MAX BUILDING HEIGHT: 35 FT
PROPERTY AREA: 11.19 Acres (487,586 SF)
FAR: 0.21 (103,437 SF/487,586 SF)
REQUIRED PARKING:
1 SPACE/1,000 SF FOR WAREHOUSE
+5 SPACES/1,000 SF FOR OFFICE.

TOTAL SQUARE FEET = 103,437 SF
OFFICE = 10,344 SF = 52 SPACES
WAREHOUSE = 93,094 SF = 94 SPACES
TOTAL REQUIRED = 146 WITH 7 HC SPACES

TOTAL PARKING PROVIDED = 224 SPACES W 8 HC SPACES

BUILDING SETBACKS (REQUIRED):
FRONT (441) = 25 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (EAST) = 10 FT

LANDSCAPE BUFFER:
FRONT (441) = 20 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (EAST) = 10 FT

GREEN BUILDING STANDARDS

PER LDC SECTION 5.11.4, THE FOLLOWING ARE TO BE PROVIDED (4 PTS REQUIRED)

ALL CENTRAL CONDITIONERS ARE TO BE ENERGY STAR QUALIFIED (0.5 PTS)

TURF GRASS SHALL BE LIMITED TO 40% OF THE LANDSCAPED AREA (0.5 PT)

SOURCE A MINIMUM OF 25 PERCENT, BY COST, OF CONSTRUCTION MATERIALS FROM RECYCLED PRODUCTS OR PRODUCTS MANUFACTURED, EXTRACTED, HARVESTED, OR RECOVERED WITHIN 250 MILES OF THE SITE (1.5 PTS)

ALL PROPOSED STRUCTURES SHALL BE GREATER THAN 3 FEET ABOVE THE BASE FLOOD ELEVATION (0.5 PT)

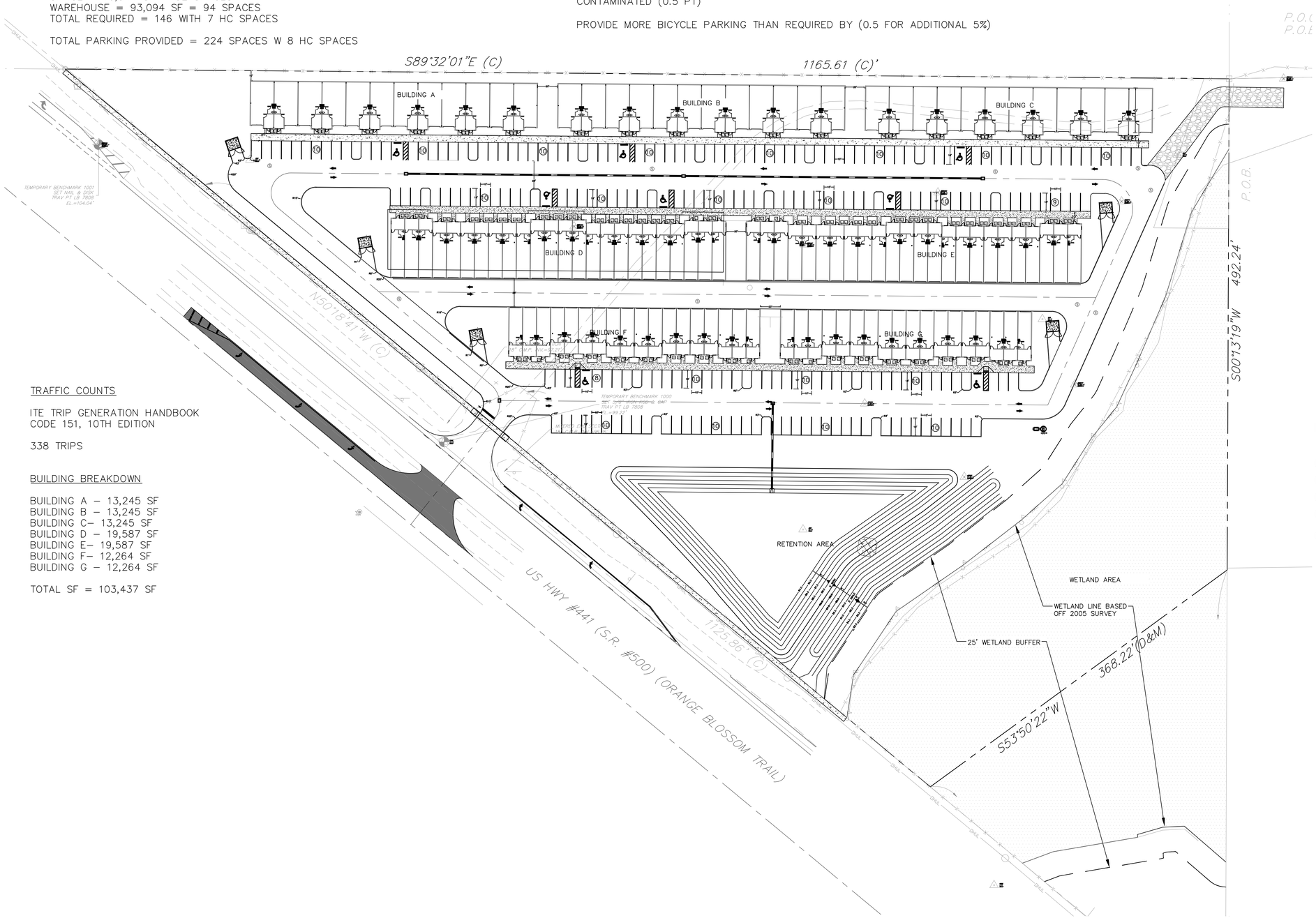
DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (0.5 PT)

PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY (0.5 FOR ADDITIONAL 5%)

PER LDC SECTION 5.4.4, 5% IS REQUIRED
PROPERTY = 11.19 ACRES = 0.56 ACRES
BUFFERS = XX ACRES , WETLAND, XX%

PROPOSED PERVIOUS AREA
TOTAL = SF OR AC. %)

OPEN SPACE SET ASIDE CALCULATION



TRAFFIC COUNTS

ITE TRIP GENERATION HANDBOOK
CODE 151, 10TH EDITION

338 TRIPS

BUILDING BREAKDOWN

BUILDING A – 13,245 SF
BUILDING B – 13,245 SF
BUILDING C– 13,245 SF
BUILDING D – 19,587 SF
BUILDING E– 19,587 SF
BUILDING F– 12,264 SF
BUILDING G – 12,264 SF

TOTAL SF = 103,437 SF

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

PAVEMENT MARKINGS & SIGNAGE

1. DIRECTIONAL ARROWS
2. 24" WIDE WHITE STOP BAR W/ 24" STOP SIGN (R1-1)
3. PAVEMENT STRIPING (4" WHITE)
4. HANDICAP PAVEMENT SYMBOLS WITH HANDICAP SIGN
5. PEDESTRIAN CROSSWALK

SITE NOTES

1. SIDEWALK RAMP
2. FDOT TYPE D CURB
3. MONOLITHIC CURB AND SIDEWALK
4. ASPHALT PAVEMENT
5. CONCRETE SIDEWALK
6. CONCRETE PAVEMENT
7. BIKE RACK
8. MONUMENT SIGN
9. FIRE HYDRANT
10. LIGHT POLE
11. TRANSFORMER PAD
12. RETAIL DUMPSTER ENCLOSURE
13. FIRE DEPARTMENT CONNECTION
14. WHEEL STOP

LEGEND:

(#) NUMBER OF PARKING SPACES

RCE Consultants
Engineering Real Solutions

1291 SOUTH ORANGE BLOSSOM TRAIL
SITE PLAN
CITY OF APOPKA, FLORIDA

NO.	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56974

This item has been electronically signed and sealed by Laurence Poliner, P.E., on the date delinated using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #: 12.2023
DRAWN:LMP CHECKED: LMP
DATE: APRIL 2023
SHEET: C-3.0
SCALE: 1"=50'
SITE PLAN

SITE DATA

PROJECT SUMMARY

THE PROPOSED PROJECT DEVELOPMENT PLAN INCLUDES THREE INDUSTRIAL WAREHOUSES WITHIN PARCEL 01-21-27-0000-00-024. SITE IMPROVEMENTS WILL INCLUDE AN ACCESS DRIVE, SURFACE PARKING, TRUCK LOADING AREAS, DRAINAGE AND UTILITY INFRASTRUCTURE, SITE LIGHTING, AND LANDSCAPING. THE PARCEL WILL BE SPLIT INTO TWO LOTS. THE EAST PHASE WILL BE THE EAST PARCEL AND WILL CONTAIN WAREHOUSE 300, WAREHOUSE 400, AND DRY POND E. THE WEST PHASE WILL BE THE WEST PARCEL AND WILL CONTAIN WAREHOUSE 500, DRY POND W AND WET POND W.

TOTAL PROJECT AREA
3,477,476 SF ± OR 79.83 ACRES ±

EAST PHASE - PROJECT AREA
EAST PHASE PROJECT AREA = 1,418,912 SF ± OR 32.57 ACRES ± (100%)
EXISTING HERMIT SMITH ROAD CITY PUBLIC ACCESS EASEMENT = 38,515 SF ± OR 0.88 ACRES ± (2.7%)
WETLANDS = 91,649 SF ± OR 2.11 ACRES ± (6.5%)
WETLANDS BUFFER = 53,280 SF ± OR 1.22 ACRES (3.7%)
EXISTING WATER SURFACES = 286,024 SF ± OR 6.57 ACRES (20.2%)
DEVELOPABLE AREA = 949,349 SF ± OR 21.79 ACRES (66.9%)

EAST PHASE - DEVELOPABLE AREA BREAKDOWN (21.79 ACRES = 67%)
OPEN SPACE / PERVIOUS AREAS = 209,968 SF ± OR 4.82 ACRES ± (14.8%)
BUILDING (FOOTPRINT) = 266,967 ± SF OR 6.13 ACRES ± (18.8%)
VEHICULAR AREAS = 349,902 ± SF OR 8.03 ACRES ± (24.7%)
OTHER IMPERVIOUS AREAS = 25,103 ± SF OR 0.58 ACRES ± (1.8%)
STORMWATER MANAGEMENT AREAS = 97,379 SF ± OR 2.24 ACRES ± (6.9%)

WEST PHASE - PROJECT AREA
WEST PHASE PROJECT AREA = 2,058,564 SF ± OR 47.26 ACRES ± (100%)
PROPOSED CONRAD ROAD CITY PUBLIC ACCESS EASEMENT = 51,210 SF ± OR 1.18 ACRES ± (2.5%)
WETLANDS = 117,196 SF ± OR 2.69 ACRES ± (5.7%)
WETLANDS BUFFER = 71,214 SF ± OR 1.63 ACRES (3.4%)
EXISTING WATER SURFACES = 343,485 SF ± OR 7.88 ACRES (16.7%)
DEVELOPABLE AREA = 1,475,846 SF ± OR 33.88 ACRES (71.7%)

WEST PHASE - DEVELOPABLE AREA BREAKDOWN (33.88 ACRES = 72%)
OPEN SPACE / PERVIOUS AREAS = 286,767 SF ± OR 6.58 ACRES ± (13.9%)
BUILDING (FOOTPRINT) = 443,106 SF ± OR 10.17 ACRES ± (21.5%)
VEHICULAR AREAS = 493,562 SF ± OR 11.33 ACRES ± (24.0%)
OTHER IMPERVIOUS AREAS = 23,994 SF ± OR 0.55 ACRES ± (1.1%)
STORMWATER MANAGEMENT AREAS = 228,417 SF ± OR 5.24 ACRES ± (11.2%)

PROJECT ADDRESS
444 HERMIT SMITH ROAD, APOPKA, FL 32703
ORANGE COUNTY PARCEL 01-21-27-0000-00-024

EXISTING ZONING
I-L (LIGHT INDUSTRIAL DISTRICT)

FUTURE LAND USE (FLU) DESIGNATION
IND (INDUSTRIAL)

SURROUNDING ZONING
NORTH: I-L (LIGHT INDUSTRIAL DISTRICT)
EAST: PD (PLANNED DEVELOPMENT DISTRICT)
WEST: T (TRANSITION DISTRICT)
SOUTH (DEVELOPMENT): A-1 (CITRUS RURAL DISTRICT - UNINCORPORATED ORANGE COUNTY)
SOUTH (HERMIT LAKE): RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT)

SURROUNDING FUTURE LAND USE (FLU) DESIGNATION
NORTH: IND (INDUSTRIAL)
EAST: IND (INDUSTRIAL)
WEST: IND (INDUSTRIAL)
SOUTH (DEVELOPMENT): R (RURAL - UNINCORPORATED ORANGE COUNTY)
SOUTH (HERMIT LAKE): IND (INDUSTRIAL)

MINIMUM REQUIRED SETBACKS
PER ARTICLE 3 - ZONING DISTRICTS: 3.53. - I-L: LIGHT INDUSTRIAL DISTRICT
NORTH - SIDE - 10 FT
EAST – FRONT - 10 FT
WEST – REAR - 10 FT
SOUTH - 10 FT
SOUTH (RESIDENTIAL) - 30 FT

LANDSCAPE BUFFER YARDS
PER ARTICLE 3 - ZONING DISTRICTS: 3.53. - I-L: LIGHT INDUSTRIAL DISTRICT
NORTH - N/A
EAST - N/A
WEST - N/A
SOUTH - TYPE D BUFFER
SOUTH - TYPE D BUFFER

BUILDING SUMMARY
WAREHOUSE 300: 120,192 SF
WAREHOUSE 400: 146,775 SF
TOTAL EAST PHASE BUILDING AREA: 266,967 SF
WAREHOUSE 500: 443,106 SF
TOTAL WEST PHASE BUILDING AREA: 443,106 SF
TOTAL EAST & WEST PHASE BUILDING AREA: 710,073 SF

FLOOR AREA RATIO (FAR)
PER ARTICLE 3 - ZONING DISTRICTS: 3.53. - I-L: LIGHT INDUSTRIAL DISTRICT
ALLOWABLE: 0.40
PHASE 1 PROVIDED: 0.19 (266,967 SF / 1,418,912 SF)
PHASE 2 PROVIDED: 0.22 (443,106 SF / 2,058,564 SF)

BUILDING HEIGHT
PER ARTICLE 3 - ZONING DISTRICTS: 3.53. - I-L: LIGHT INDUSTRIAL DISTRICT
ALLOWABLE: 45'
WAREHOUSE 300: 32'
WAREHOUSE 400: 32'
WAREHOUSE 500: 36'

VEHICULAR PARKING
PER SECTION 5.1 AND TABLE 5.1.6 A

MINIMUM REQUIRED
WAREHOUSE 300: (12,019.2 SF DISTRIBUTION WAREHOUSE OFFICE) * (2 SPACE / 1,000 SF) = 25
WAREHOUSE 400: (14,677.5 SF DISTRIBUTION WAREHOUSE OFFICE) * (2 SPACE / 1,000 SF) = 30
TOTAL EAST PHASE REQUIRED VEHICLE PARKING = 55 SPACES
WAREHOUSE 500: (44,310.6 SF DISTRIBUTION WAREHOUSE OFFICE) * (2 SPACE / 1,000 SF) = 89
TOTAL WEST PHASE REQUIRED VEHICLE PARKING = 89 SPACES

PROVIDED
WAREHOUSE 300: STANDARD PARKING = 116
WAREHOUSE 400: STANDARD PARKING = 138
TOTAL EAST PHASE PROVIDED VEHICLE PARKING = 254 SPACES
WAREHOUSE 500: STANDARD PARKING = 266
TOTAL WEST PHASE PROVIDED VEHICLE PARKING = 266 SPACES

TRUCK LOADING BERTHS
PER SECTION 5.1.12 AND TABLE 5.1.12 A

MINIMUM REQUIRED
WAREHOUSE 300: (1 BERTH / 10,000 SF BUILDING) * 120,192 SF = 13
WAREHOUSE 400: (1 BERTH / 10,000 SF BUILDING) * 146,775 SF = 15
TOTAL EAST PHASE REQUIRED LOADING BERTHS = 28 BERTHS
WAREHOUSE 500: (1 BERTH / 10,000 SF BUILDING) * 443,106 SF = 45
TOTAL WEST PHASE REQUIRED LOADING BERTHS = 45 BERTHS

PROVIDED
WAREHOUSE 300: 41
WAREHOUSE 400: 41
TOTAL EAST PHASE PROVIDED LOADING BERTHS = 82 BERTHS
WAREHOUSE 500: 106
TOTAL WEST PHASE PROVIDED LOADING BERTHS =106 BERTHS

BICYCLE PARKING
PER SECTION 5.1.11 A

REQUIRED
WAREHOUSE 300: (1 LONG TERM BICYCLE PARKING / 40,000 GSF)* 120,192 SF = 4
WAREHOUSE 400: (1 LONG TERM BICYCLE PARKING / 40,000 GSF)* 146,775 SF = 4
TOTAL EAST PHASE REQUIRED BICYCLE PARKING = 8 BERTHS
WAREHOUSE 500: (1 LONG TERM BICYCLE PARKING / 40,000 GSF)* 443,106 SF = 12
TOTAL WEST PHASE REQUIRED BICYCLE PARKING = 12 BERTHS

PROPOSED
WAREHOUSE 300: 4
WAREHOUSE 400: 4
TOTAL EAST PHASE PROPOSED BICYCLE PARKING = 8
WAREHOUSE 500: 12
TOTAL WEST PHASE PROPOSED BICYCLE PARKING = 12

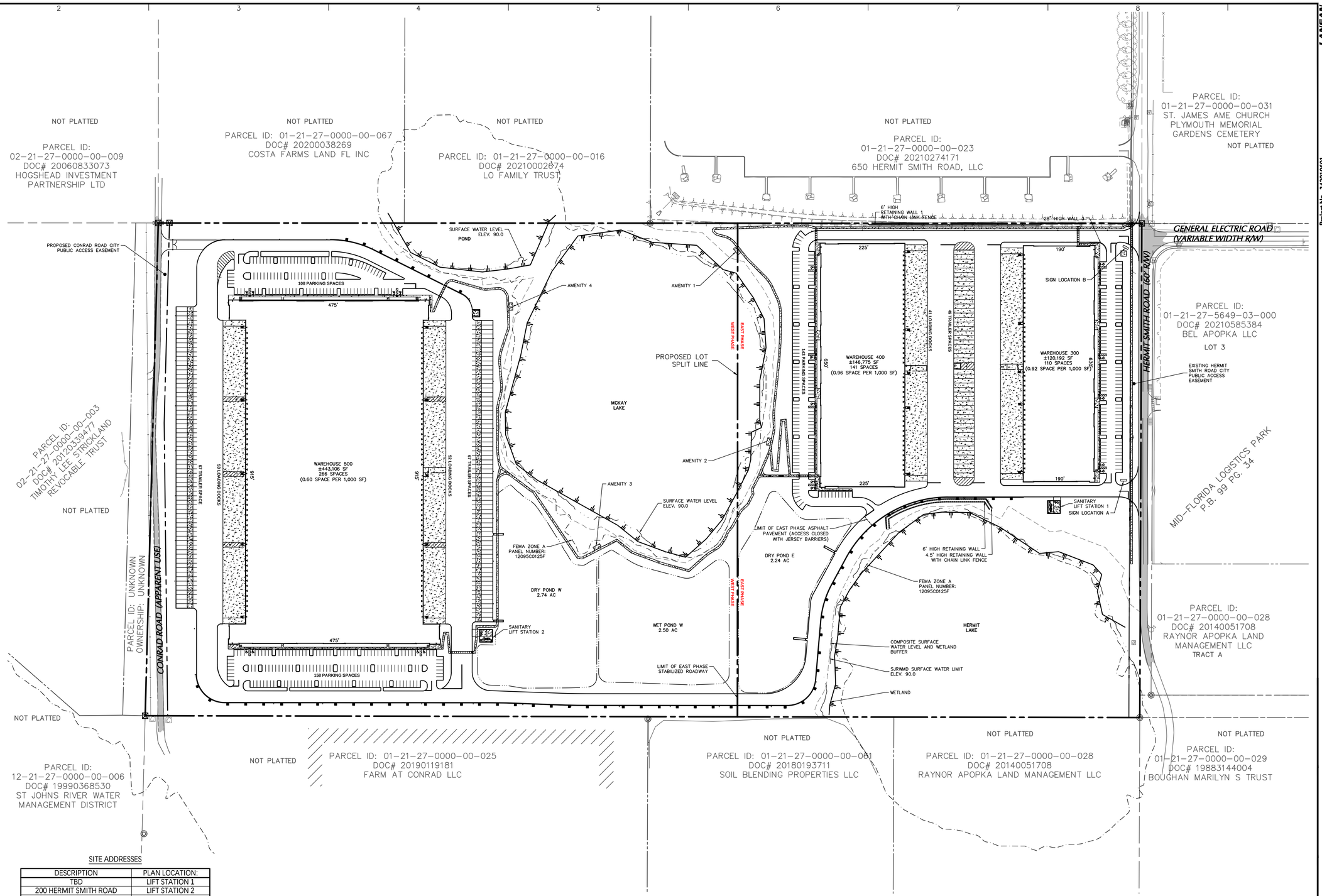
AMENITIZED OPEN SPACE
PER SECTION 5.4.4, IS A MINIMUM OF 5% LAND AREA:

MINIMUM REQUIRED
EAST PHASE MINIMUM OPEN SPACE: 1,418,912 SF ± * 5% = 70,946 SF
WEST PHASE MINIMUM OPEN SPACE: 2,058,564 SF ± * 5% = 102,928 SF

PROVIDED
EAST PHASE MCKAY LAKE: 7,865 SF
EAST PHASE HERMIT LAKE: 278,159 SF
EAST PHASE 75% OF STORMWATER MANAGEMENT: 73,034 SF
EAST PHASE AMENITY 1/2: 274 SF
TOTAL EAST PHASE PROVIDED OPEN SPACE: 359,331 SF
WEST PHASE MCKAY LAKE: 326,135 SF
WEST PHASE 75% OF STORMWATER MANAGEMENT: 171,312 SF
WEST PHASE AMENITY 1/3-4: 526 SF
TOTAL WEST PHASE PROVIDED OPEN SPACE: 497,972 SF

NOTES:

1. OVERNIGHT PARKING OF COMMERCIAL VEHICLES, TRACTOR TRAILERS, BOATS, RECREATIONAL VEHICLES, CAMPERS OR MOTOR HOMES SHALL BE PROHIBITED WITHIN PARKING LOTS NOT SPECIFICALLY DESIGNED FOR THAT PURPOSE.
2. RETAINING WALLS SHALL BE MAINTAINED BY THE POA. ALL RETAINING WALL DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
3. LANDSCAPE AND IRRIGATION PLANS WILL BE DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069.



SITE ADDRESSES

DESCRIPTION	PLAN LOCATION:
TBD	LIFT STATION 1
200 HERMIT SMITH ROAD	LIFT STATION 2
220 HERMIT SMITH ROAD	SIGN LOCATION A
230 HERMIT SMITH ROAD	AMENITY 1
240 HERMIT SMITH ROAD	AMENITY 2
250 HERMIT SMITH ROAD	AMENITY 3
260 HERMIT SMITH ROAD	AMENITY 4
600 HERMIT SMITH ROAD	SIGN LOCATION B

120 0 60 120
SCALE: 1" = 120'

Date	Description	No.
09/28/2023	REVISED PER CITY DRC CSP REVISION COMMENTS	10
08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/08/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SJRWMD COMMENTS	6
10/11/2022	REVISED PER SJRWMD COMMENTS	5
09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4
07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SJRWMD COMMENTS	1

Revisions

This item has been digitally signed and sealed by ***JOSEPH J. YANNUCCI, JR., PE*** on the ***DATE shown in the digital signature***. Printed copies of this document are not considered signed and sealed and the ***Digital Signature*** must be verified on any electronic copies.

JOSEPH J. YANNUCCI, JR. LICENSE No. 65969 STATE OF FLORIDA PROFESSIONAL ENGINEER

09/29/2023

SIGNATURE JOSEPH J. YANNUCCI, JR. PROFESSIONAL ENGINEER FL Lic. No. 65969 DATE SIGNED

LANGAN

Langan Engineering and Environmental Services, Inc.
13485 Veterans Way, Suite 120
Orlando, FL 32827
T: 407.974.2900 F: 407.974.2901 www.langan.com
FL Certificate of Authorization No. 00006601/LB8172/LB8198

Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
OVERALL SITE PLAN

Project No. 342010601
Date 29 APRIL 2022
Drawn By CRB
Checked By JJY

Drawing No. C-05

LANGAN
Project No. 342010601

SITE DATA TABLE

SITE ACREAGE: 10.34
EXISTING ZONING: AGRICULTURAL GRAZING OR VACANT
PROPOSED ZONING: C-R REGIONAL COMMERCIAL
PROPOSED USE: HOSPITAL

BUILDING SETBACKS:

ACTUAL:
FRONT = 427 FT
REAR = 104 FT
LEFT SIDE = 159 FT
RIGHT SIDE = 134 FT

REQUIRED:
FRONT = 15 FT MIN
REAR = 10 FT MIN / 30 FT MIN WHEN ADJACENT TO A RESIDENTIAL USE OR A RESIDENTIAL DISTRICT
SIDE = 10 FT MIN

MAXIMUM BUILDING HEIGHT: 35 FT

FLOOR AREA RATIO = 99,497 SQ-FT / 450,070 SQ-FT = .221

TOTAL BEDS = 144

TOTAL BUILDING SQ-FT = 99,497
BUILDING SQ-FT DEDICATED TO OUTPATIENT SERVICES = 7,500
BUILDING SQ-FT DEDICATED TO INPATIENT SERVICES = 91,997
PERCENTAGE OF BUILDING SQ-FT DEDICATED TO OUTPATIENT SERVICES = 7.54%
PERCENTAGE OF BUILDING SQ-FT DEDICATED TO INPATIENT SERVICES = 92.46%

REQUIRED PARKING METRIC: 1.16 SPACES / BED

REQUIRED PARKING: 168 BEDS

PARKING DEDICATED TO INPATIENT SERVICES: 155 SPACES
PARKING DEDICATED TO OUTPATIENT SERVICES: 13 SPACES

REQUIRED ADA PARKING METRIC FOR INPATIENT SERVICES: IF BETWEEN 151 AND 200 PARKING SPACES, 6 ADA SPACES ARE REQUIRED.
REQUIRED ADA PARKING METRIC FOR OUTPATIENT SERVICES: 10% OF PARKING PROVIDED FOR OUTPATIENT SERVICES MUST BE ADA ACCESSIBLE

REQUIRED ADA SPACES FOR INPATIENT SERVICES: 6
REQUIRED ADA SPACES FOR OUTPATIENT SERVICES: 13*.1 = 1.3 = 2

PROVIDED PARKING:
REGULAR SPACES = 160
A.D.A SPACES = 8
TOTAL SPACES = 168

IMPERVIOUS AREA TO TOTAL AREA COVERAGE CALCULATIONS:
4.16 IMPERVIOUS ACRES / 10.34 TOTAL ACRES = 40.2% COVERAGE

ADJACENT NORTHERN PROPERTIES
EXISTING FUTURE LAND USE CATEGORIES:
UNINCORPORATED AND COMM.
ZONING DESIGNATIONS:
UNINCORPORATED AND C-C

ADJACENT EASTERN PROPERTY
EXISTING FUTURE LAND USE CATEGORY:
UNINCORPORATED
ZONING DESIGNATION:
UNINCORPORATED

ADJACENT WESTERN PROPERTIES
EXISTING FUTURE LAND USE CATEGORIES:
INST_PU AND UNINCORPORATED
ZONING DESIGNATIONS:
O AND UNINCORPORATED

ADJACENT SOUTHERN PROPERTY
EXISTING FUTURE LAND USE CATEGORY:
COMM
ZONING DESIGNATION:
C-R

PER TABLE 5.4.4: REQUIRED OPEN SPACE SET-ASIDES IN THE APOPKA LAND DEVELOPMENT CODE (LDC), WE ARE IN THE FOLLOWING 2 CATEGORIES; "COMMERCIAL BASE, AND THE INST AND AIR DISTRICTS" AND "PUBLIC, CIVIC, AND INSTITUTIONAL USES", WHICH REQUIRES 10% MINIMUM OPEN SPACE SET-ASIDE AREA AS A PERCENTAGE OF DEVELOPMENT SITE AREA.
REQUIRED OPEN SPACE AREA = 45,007 SQ-FT
PROVIDED OPEN SPACE AREA = 158,197 SQ-FT

GREEN BUILDING STANDARDS:

TOTAL GREEN BUILDING POINTS = 5.75

PROVIDE RAIN GARDENS, STREET-SIDE SWALES, OR OTHER APPROPRIATE STORM WATER INFILTRATION SYSTEM(S) THAT CAPTURES A MINIMUM OF 25 PERCENT OF SITE STORMWATER RUNOFF - 1.00 GREEN BUILDING POINT
- CURRENTLY 53.2% OF THE SITE'S STORMWATER RUNOFF IS BEING CAPTURED, GRANTING 1.00 GREEN BUILDING POINT.

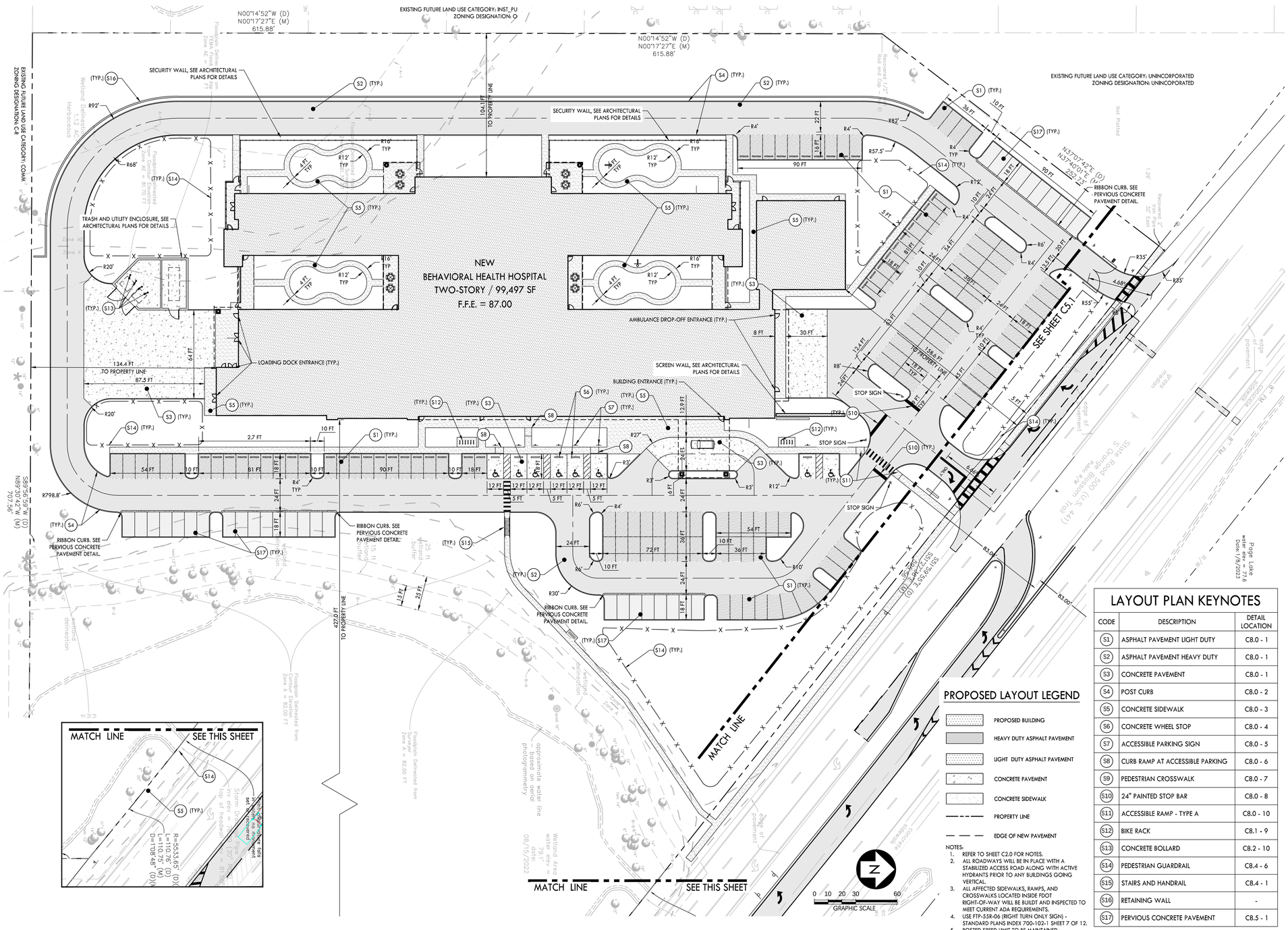
RETAIN AT LEAST 20 PERCENT OF EXISTING PRE-DEVELOPMENT NATURAL VEGETATION - 0.75 GREEN BUILDING POINT
- CURRENTLY 35.1% OF THE SITE'S EXISTING NATURAL VEGETATION WILL BE RETAINED, GRANTING 0.75 GREEN BUILDING POINTS.

ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE) - 0.50 GREEN BUILDING POINTS PER FOOT ABOVE BFE
- THE SITE'S HIGHEST BFE IS 82 FT AND THE BUILDING ELEVATION IS SET TO 86 FT, GRANTING 2 GREEN BUILDING POINTS.

PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET - 0.50 GREEN BUILDING POINTS PER ADDITIONAL 5 PERCENT BICYCLE PARKING SPACES
- 10 BICYCLE PARKING SPACES ARE REQUIRED AND 12 ARE BEING PROVIDED, PROVIDING AN EXCESS AMOUNT OF 20%, GRANTING 2 GREEN BUILDING POINTS.

ALL PARKING LOTS WITH 100 OR MORE SPACES SHALL BE DESIGNED WITH A MINIMUM OF TWENTY PERCENT OF THE PARKING SPACES IN PERVIOUS AREA.

TOTAL PARKING SPACES = 168
REQUIRED PARKING SPACES IN PERVIOUS AREA = 168 * .2 = 33.6 = 34
TOTAL PARKING SPACES IN PERVIOUS AREA = 34



LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
S1	ASPHALT PAVEMENT LIGHT DUTY	C8.0 - 1
S2	ASPHALT PAVEMENT HEAVY DUTY	C8.0 - 1
S3	CONCRETE PAVEMENT	C8.0 - 1
S4	POST CURB	C8.0 - 2
S5	CONCRETE SIDEWALK	C8.0 - 3
S6	CONCRETE WHEEL STOP	C8.0 - 4
S7	ACCESSIBLE PARKING SIGN	C8.0 - 5
S8	CURB RAMP AT ACCESSIBLE PARKING	C8.0 - 6
S9	PEDESTRIAN CROSSWALK	C8.0 - 7
S10	24" PAINTED STOP BAR	C8.0 - 8
S11	ACCESSIBLE RAMP - TYPE A	C8.0 - 10
S12	BIKE RACK	C8.1 - 9
S13	CONCRETE BOLLARD	C8.2 - 10
S14	PEDESTRIAN GUARDRAIL	C8.4 - 6
S15	STAIRS AND HANDRAIL	C8.4 - 1
S16	RETAINING WALL	-
S17	PERVIOUS CONCRETE PAVEMENT	C8.5 - 1

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. ALL ROADWAYS WILL BE IN PLACE WITH A STABILIZED ACCESS ROAD ALONG WITH ACTIVE HYDRANTS PRIOR TO ANY BUILDINGS GOING VERTICAL.
3. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS LOCATED INSIDE FDOT RIGHT-OF-WAY WILL BE BUILDT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
4. USE FTP-55R-06 (RIGHT TURN ONLY SIGN) - STANDARD PLANNS INDEX 700-102-1 SHEET 7 OF 12.
5. POSTED SPEED LIMIT TO BE MAINTAINED.

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

STENGEL-HILL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

Civil Engineering
Structural Engineering
Mechanical/Electrical Engineering
Foodservices Design

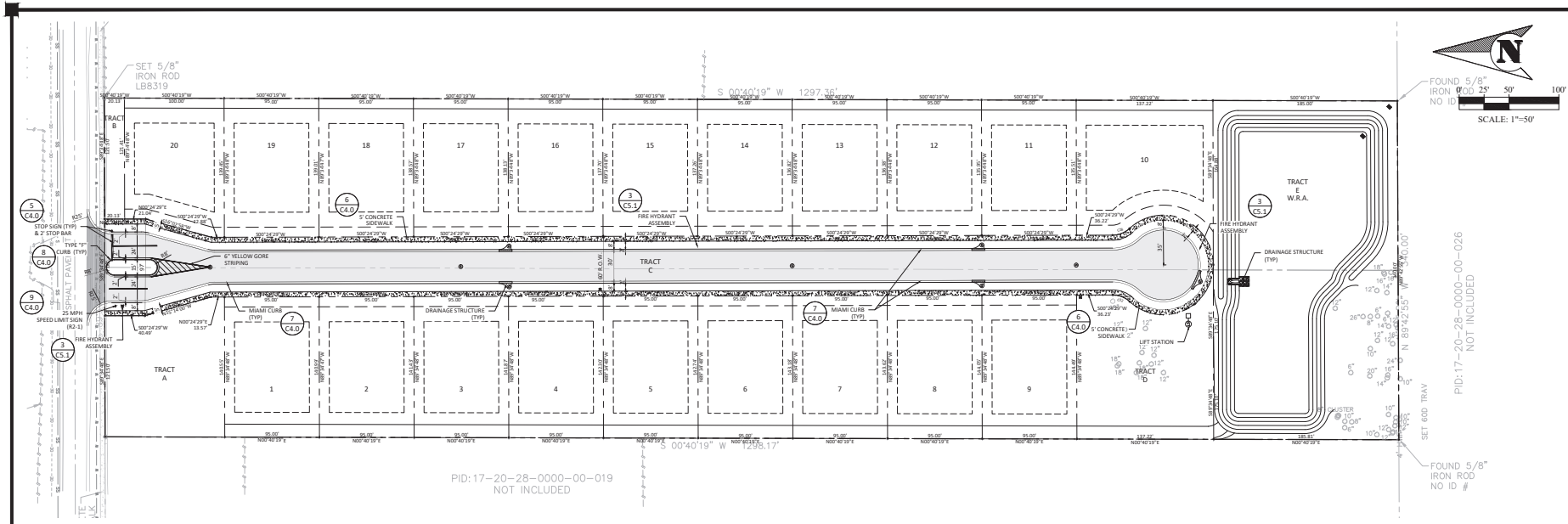
ACADIA HEALTHCARE

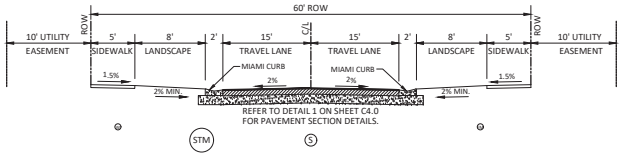
NOT FOR CONSTRUCTION

SITE LAYOUT PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ORLANDO HEALTH JV
APOPKA, FLORIDA

28 SEPTEMBER 2023

C5.0





TYPICAL ROAD SECTION

TRACT TABLE				
TRACT NO.	DESCRIPTION	AREA (AC)	PERIMETER (LF)	OWNER/MAINTENANCE
A	OPEN SPACE	0.36	504.86	HOA
B	OPEN SPACE	0.06	283.17	HOA
C	R.O.W.	1.64	2394.01	CITY OF APOPKA
D	OPEN SPACE	0.43	627.63	HOA
E	OPEN SPACE / RETENTION	1.45	1050.82	HOA

LOT TABLE	
LOT #	AREA
1	0.31
2	0.31
3	0.31
4	0.31
5	0.31
6	0.31
7	0.31
8	0.31
9	0.31
10	0.40
11	0.30
12	0.30
13	0.30
14	0.30
15	0.30
16	0.30
17	0.30
18	0.30
19	0.30
20	0.30

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C28	18.69'	25.00'	42°50'00"	9.81'	S21°00'31"E	18.69'
C31	115.92'	50.00'	132°50'00"	114.54'	N23°59'29"E	115.92'
C32	18.69'	25.00'	42°50'00"	9.81'	N21°49'29"E	18.69'
C33	115.90'	50.00'	132°48'35"	114.47'	S23°09'48"E	115.90'
C34	115.90'	50.00'	132°48'35"	114.47'	S23°09'48"E	115.90'

TRIP GENERATION CALCULATION SUMMARY												
ITE CODE	LAND USE	SIZE	DAILY		AM PEAK HOUR				PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT	RATE	TOTAL	ENTER	EXIT
210	Single-Family Detached Housing	20 DU	9.44	189	0.74	15	4	11	0.99	20	13	7

SITE INFORMATION

SITE AREA: 441,238 SF (10.13 AC)

EXISTING ZONING: RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE)

FUTURE LAND USE: VERY LOW DENSITY SUBURBAN RESIDENTIAL

NUMBER OF LOTS: 20

MIN. LOT SIZE: 12,500 SF

MAX DENSITY: 3 DUs PER ACRE

MAX BUILDING HEIGHT: 35 FT

INDIVIDUAL LOT IMPERVIOUS RATIOS (ISR): 0.65

OPEN SPACE REQUIRED: 20% OF DEVELOPABLE AREA

10.13 AC X 0.20% = 2.03 AC REQUIRED

OPEN SPACE PROVIDED: 2.23 AC

LIGHT-DUTY ASPHALT PAVEMENT

HEAVY-DUTY ASPHALT PAVEMENT

REFER TO SHEET C0.0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

Sunshine811

SBE Stephens Barrios ENGINEERING
Engineers | Planners
C.A. NO.: 29008
7575 DR. PHILLIPS BLVD.
ORLANDO, FLORIDA 32819
PHONE: 407-286-2610
EMAIL: cbarrios@stephensbarrios.com

REV.	DATE:	DESCRIPTION:	BY:

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CARLOS A. RODRIGUEZ ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CARLOS A. RODRIGUEZ LICENSE No. 71088 STATE OF FLORIDA PROFESSIONAL ENGINEER

CARLOS A. RODRIGUEZ, P.E. NO. 71088

VICTORY ESTATES AT KELLY PARK

1450 AND 1520 WEST KELLY PARK RD.
APOPKA, FL 32712

TITLE: SITE GEOMETRY PLAN

PROJ MANAGER: C.B.	DATE: 05/03/2023
DRAWN BY: F.J.L.	SHEET NO.: C1.0
SCALE: 1"=60'	
PROJECT NO.: 22-049	

Created: April 4, 2023, 3:38:23 PM, Chinlow,C:\Users\Chinlow\Stephens Barrios, LLC\Stephens Barrios Main Folder - - General\Projects\22-049 Kelly Park Rd - Apopka\Civil Engineering\Construction Plans\Victory at Kelly Park - Site Geometry.dwg
Sheet: 7/11/2023, 1:05:47 PM, Chinlow
Plotted: 7/12/2023, 1:10:09 AM, Chinlow

RESIDENCES AT EMERSON PARK

A REPLAT OF LOT 2, EMERSON PARK TRACT G REPLAT, PLAT BOOK 98, PAGES 45 THROUGH 46, LYING WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

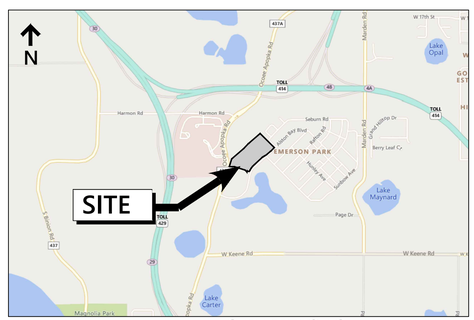
LEGAL DESCRIPTION:

Lot 2, EMERSON PARK TRACT G REPLAT, according to the Plat thereof, as recorded in Plat Book 98, Pages 45 and 46 of the Public Records of Orange County, Florida, also described as follows:

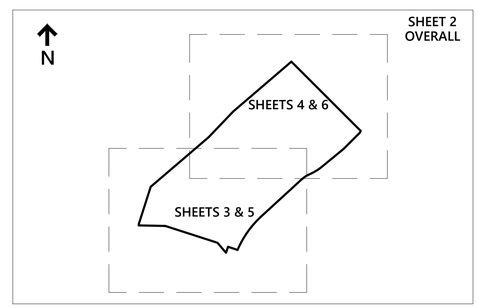
BEGIN at the southwest corner of said Lot 2; thence the following courses along the boundary of said Lot 2, being a point on a non-tangent curve concave westerly, having a radius of 1029.93 feet, a central angle of 0° 25' 25" and a chord of 7.61 feet that bears North 01° 00' 40" East; thence along the arc of said curve a distance of 7.61 feet; thence North 17° 47' 54" East, 221.23 feet; thence North 49° 24' 30" East, 430.83 feet; thence North 43° 41' 52" East, 201.00 feet; thence North 49° 24' 30" East, 433.63 feet; thence South 45° 00' 04" East, 552.92 feet to a point on a non-tangent curve concave northwesterly, having a radius of 25.00 feet, a central angle of 36° 51' 40" and a chord of 15.81 feet that bears South 26° 34' 06" West; thence along the arc of said curve a distance of 16.08 feet to the point of tangency; thence South 44° 59' 56" West, 109.97 feet to the point of curvature of a curve to the right, having a radius of 275.00 feet, a central angle of 5° 34' 56" and a chord of 26.78 feet that bears South 47° 47' 24" West; thence along the arc of said curve a distance of 26.79 feet to the point of tangency; thence South 50° 34' 52" West, 145.74 feet to the point of curvature of a curve to the right, having a radius of 300.00 feet, a central angle of 14° 07' 26" and a chord of 73.77 feet that bears South 57° 38' 36" West; thence along the arc of said curve a distance of 73.95 feet to the point of tangency; thence South 64° 42' 19" West, 17.08 feet to the point of curvature of a curve to the left, having a radius of 145.00 feet, a central angle of 17° 12' 23" and a chord of 43.38 feet that bears South 56° 06' 07" West; thence along the arc of said curve a distance of 43.54 feet to the point of tangency; thence South 47° 29' 56" West, 312.29 feet to the point of curvature of a curve to the left, having a radius of 547.50 feet, a central angle of 24° 29' 18" and a chord of 232.22 feet that bears South 35° 15' 17" West; thence along the arc of said curve a distance of 234.00 feet; thence North 71° 17' 27" West, 56.70 feet; thence South 18° 48' 33" West, 36.00 feet; thence North 40° 31' 28" West, 74.62 feet; thence North 72° 10' 07" West, 309.95 feet; thence North 88° 46' 37" West, 149.91 feet to the POINT OF BEGINNING.

Said parcel contains 14.234 acres, more or less.

LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE



SHEETS

SHEET 1 =	COVER/GENERAL NOTES
SHEET 2 =	OVERALL PLAT AND WALL EASEMENTS
SHEETS 3 - 4 =	LOT DETAILS
SHEETS 5 - 6 =	EASEMENT DETAILS

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST AS CALCULATED FROM COORDINATE DIFFERENCES BETWEEN CERTIFIED CORNER RECORD 82640 AND CERTIFIED CORNER RECORD 82644, BEING SOUTH 00° 31' 37" WEST. NAD83 DATUM.
2. PURSUANT TO F.S. CHAPTER 177.091(28), 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. THE ABOVE SHALL NOT APPLY TO ANY PRIVATE EASEMENTS, IF ANY, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. CABLE TELEVISION SERVICES CONSTRUCTION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. A NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, THROUGH AND ACROSS ALL UTILITY EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO AND FOR THE USE BY ALL PUBLIC UTILITY PROVIDERS AND THE CITY OF APOPKA FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING THEIR RESPECTIVE UTILITY FACILITIES WHICH SERVICE THE LANDS ENCOMPASSED BY THIS PLAT.
4. COMMON AREAS, AS DEPICTED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR RESIDENCES AT EMERSON PARK AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY AMENDMENTS OR SUPPLEMENTS THERETO (DECLARATION) ARE TO BE OWNED AND MAINTAINED BY THE RESIDENCES AT EMERSON PARK HOMEOWNERS' ASSOCIATION INC. (THE ASSOCIATION)
5. TRACT A (RIGHT OF WAY) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. THERE IS A DRAINAGE AND UTILITY EASEMENT OVER THE ENTIRE TRACT A.
6. TRACTS A-1 SHALL SERVE AS A RECREATION/AMENITY TRACT TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.
7. TRACTS OS-1, OS-4 AND OS-5 SHALL SERVE AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.
8. TRACTS OS-2, OS-3, OS-6, OS-9, AND OS-11 SHALL SERVE AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. A UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED OVER SAID TRACTS.
9. TRACTS OS-14 SHALL SERVE AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. A UTILITY, EMERGENCY ACCESS AND DRAINAGE EASEMENT IS HEREBY DEDICATED OVER SAID TRACT TO THE CITY OF APOPKA.
10. TRACTS OS-7 AND OS-10 SHALL SERVE AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. A DRAINAGE EASEMENT IS HEREBY DEDICATED OVER SAID TRACTS.
11. TRACT OS-13 SHALL SERVE AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. A UTILITY EASEMENT IS HEREBY DEDICATED OVER SAID TRACTS.
12. ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
13. THERE IS A 10 FOOT UTILITY EASEMENT RESERVED ALONG THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO ALL RIGHT OF WAY (UNLESS OTHERWISE NOTED).
14. DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
15. WALL EASEMENTS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, ITS SUCCESSOR OR ASSIGNS.

PROPERTY INFORMATION:

1. Memorandum of Agreement by and between Centex Homes and Bright House Networks, LLC, recorded October 11, 2006, in Official Records Book 8911, Page 3565, Public Records of Orange County, Florida. (BLANKET AGREEMENT)
2. Declaration of Covenants, Conditions, Restrictions and Easement recorded February 12, 2007, in Official Records Book 9110, Page 2962, Public Records of Orange County, Florida. (NOT PLOTTABLE EASEMENT)
3. Emerson Park Partial Assignment and Assumption of Development Duties and Obligations and Development Timing Agreement recorded February 12, 2007 in Official Records Book 9110, Page 2974; Amendment recorded December 28, 2011 in Official Records Book 10312, Page 918, Public Records of Orange County, Florida. (BLANKET AGREEMENT)
4. Infrastructure and Easement Agreement recorded February 12, 2007 in Official Records Book 9110, Page 2983, Public Records of Orange County, Florida.(AS SHOWN)
5. Property Development Agreement recorded August 30, 2018 in Instrument No. 20180518925, Public Records of Orange County, Florida. (NOT PLOTTABLE EASEMENT)
6. Reciprocal Easements, Covenants and Restrictions Agreement recorded February 26, 2019 in Instrument No. 20190116228, Public Records of Orange County, Florida.

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

vhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business LB7153

CERTIFICATE OF REVIEW BY CITY 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.

Signature: _____ Date: _____

Print Name: Andrew A. Perry, P.S.M.
Professional Surveyor and Mapper
Registration Number: 6124

CERTIFICATE 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 January 19, 2021 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: _____

Surveyors Name: WM. DAVID McCRARY, JR., P.S.M.
Registration Number: 4853
Florida Professional Surveyor and Mapper

Registration Number Of Legal Entity: L.B. 7153
Vanasse Hangen Brustlin, Inc.
225 E. Robinson Street, Suite 300
Orlando, Florida 32801

PLAT BOOK _____ PAGE _____

RESIDENCES AT EMERSON PARK

DEDICATION:

THIS is to certify that the undersigned Park Square Enterprises, LLC, a Delaware limited liability company hereafter referred to as "Owner" is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

An Access and Utility Easement across Tract A (Right of Way) is dedicated to the perpetual use of the public for installation and maintenance of all utilities and all applicable governmental agencies, and for the benefit of delivery pickup services, fire protection services, ambulance services, or public utility for installation and maintenance of their respective facilities.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested by the Officer named below and it's corporate seal to be affixed hereto on _____.

By: _____
Vishaal Gupta,
Manager of Park Square Enterprises, LLC, a Delaware limited liability company

Park Square Enterprises, LLC, a Delaware limited liability company
5200 Vineland Road, Suite 200
Orlando, Florida 32811

Signed and sealed in the presence of: _____

Printed Name: _____

Printed Name: _____

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, that on _____ 2023, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ of Park Square Enterprises, LLC, a Delaware limited liability company, who is personally known to me or has produced the following identification; _____, and he did / did not take an oath that he is the person described in an who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC:

Printed Name: _____

My Commission expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

Examined and Approved _____
Chairman Date

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 _____ 2023,

Document Number: _____

_____
County Comptroller in and for Orange County, Florida.

RESIDENCES AT EMERSON PARK

A REPLAT OF LOT 2, EMERSON PARK TRACT G REPLAT, PLAT BOOK 98, PAGES 45 THROUGH 46,
LYING WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE

N

60 30 0 60

1 : 60 U.S. SURVEY FEET

LEGEND

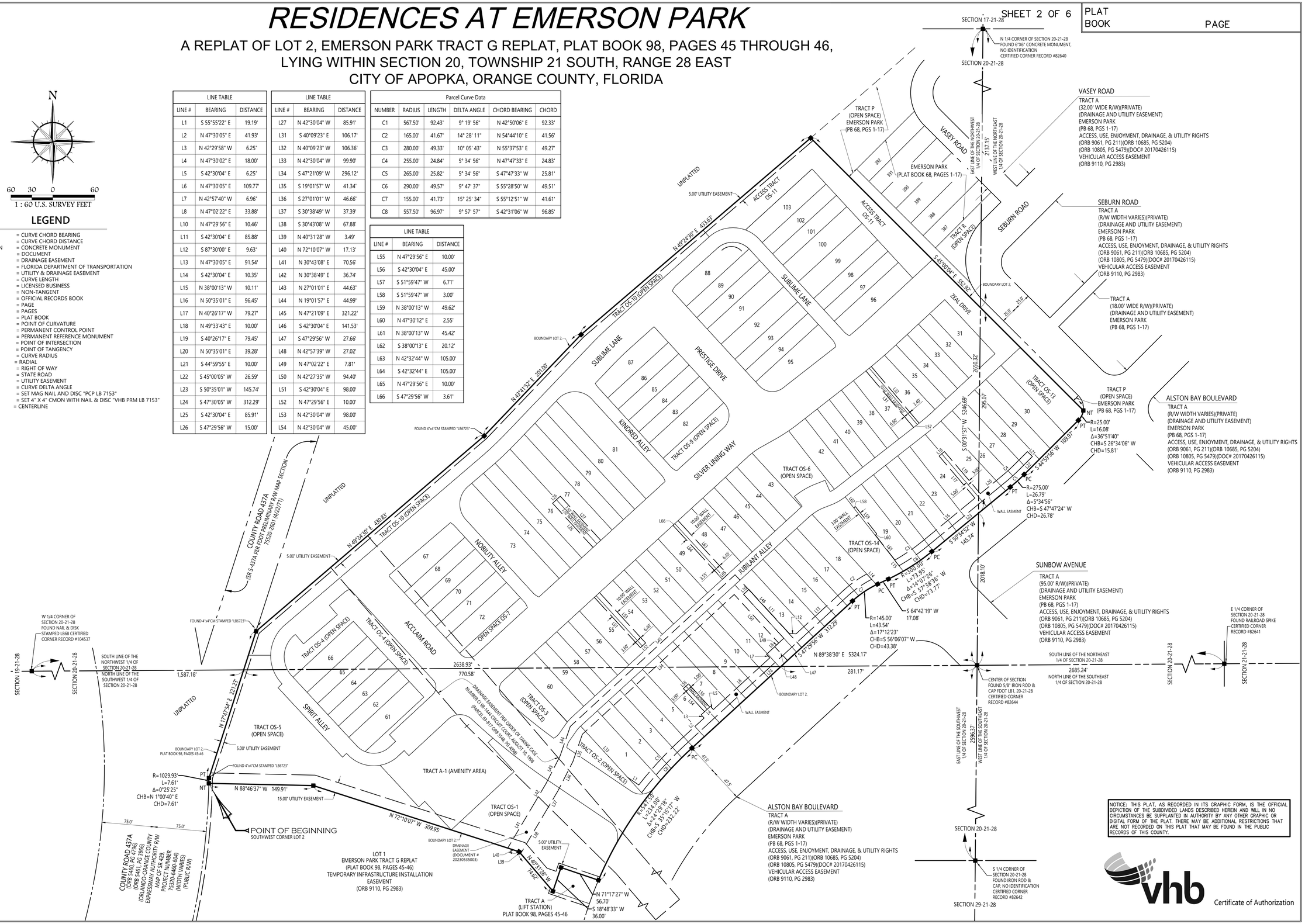
CHB	= CURVE CHORD BEARING
CHD	= CURVE CHORD DISTANCE
CMON	= CONCRETE MONUMENT
DOC	= DOCUMENT
D.E.	= DRAINAGE EASEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
U.D.E.	= UTILITY & DRAINAGE EASEMENT
L	= CURVE LENGTH
LB	= LICENSED BUSINESS
NT	= NON-TANGENT
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
PGS	= PAGES
PB	= PLAT BOOK
PC	= POINT OF CURVATURE
PCP	= PERMANENT CONTROL POINT
PRM	= PERMANENT REFERENCE MONUMENT
PI	= POINT OF INTERSECTION
PT	= POINT OF TANGENCY
R	= CURVE RADIUS
(R)	= RADIAL
R/W	= RIGHT OF WAY
SR	= STATE ROAD
U.E.	= UTILITY EASEMENT
Δ	= CURVE DELTA ANGLE
◉	= SET MAG NAIL AND DISC "PCP LB 7153"
■	= SET 4" X 4" CMON WITH NAIL & DISC "VHB PRM LB 7153"
℄	= CENTERLINE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 55°55'22" E	19.19'
L2	N 47°30'05" E	41.93'
L3	N 42°29'58" W	6.25'
L4	N 47°30'02" E	18.00'
L5	S 42°30'04" E	6.25'
L6	N 47°30'05" E	109.77'
L7	N 42°57'40" W	6.96'
L8	N 47°02'22" E	33.88'
L10	N 47°29'56" E	10.46'
L11	S 42°30'04" E	85.88'
L12	S 87°30'00" E	9.63'
L13	N 47°30'05" E	91.54'
L14	S 42°30'04" E	10.35'
L15	N 38°00'13" W	10.11'
L16	N 50°35'01" E	96.45'
L17	N 40°26'17" W	79.27'
L18	N 49°33'43" E	10.00'
L19	S 40°26'17" E	79.45'
L20	N 50°35'01" E	39.28'
L21	S 44°59'55" E	10.00'
L22	S 45°00'05" W	26.59'
L23	S 50°35'01" W	145.74'
L24	S 47°30'05" W	312.29'
L25	S 42°30'04" E	85.91'
L26	S 47°29'56" W	15.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L27	N 42°30'04" W	85.91'
L31	S 40°09'23" E	106.17'
L32	N 40°09'23" W	106.36'
L33	N 42°30'04" W	99.90'
L34	S 47°21'09" W	296.12'
L35	S 19°01'57" W	41.34'
L36	S 27°01'01" W	46.66'
L37	S 30°38'49" W	37.39'
L38	S 30°43'08" W	67.88'
L39	N 40°31'28" W	3.49'
L40	N 72°10'07" W	17.13'
L41	N 30°43'08" E	70.56'
L42	N 30°38'49" E	36.74'
L43	N 27°01'01" E	44.63'
L44	N 19°01'57" E	44.99'
L45	N 47°21'09" E	321.22'
L46	S 42°30'04" E	141.53'
L47	S 47°29'56" W	27.66'
L48	N 42°57'39" W	27.02'
L49	N 47°02'22" E	7.81'
L50	N 42°27'35" W	94.40'
L51	S 42°30'04" E	98.00'
L52	N 47°29'56" E	10.00'
L53	N 42°30'04" W	98.00'
L54	N 42°30'04" W	45.00'

Parcel Curve Data					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	567.50'	92.43'	9° 19' 56"	N 42°50'06" E	92.33'
C2	165.00'	41.67'	14° 28' 11"	N 54°44'10" E	41.56'
C3	280.00'	49.33'	10° 05' 43"	N 55°37'53" E	49.27'
C4	255.00'	24.84'	5° 34' 56"	N 47°47'33" E	24.83'
C5	265.00'	25.82'	5° 34' 56"	S 47°47'33" W	25.81'
C6	290.00'	49.57'	9° 47' 37"	S 55°28'50" W	49.51'
C7	155.00'	41.73'	15° 25' 34"	S 55°12'51" W	41.61'
C8	557.50'	96.97'	9° 57' 57"	S 42°31'06" W	96.85'

LINE TABLE		
LINE #	BEARING	DISTANCE
L55	N 47°29'56" E	10.00'
L56	S 42°30'04" E	45.00'
L57	S 51°59'47" W	6.71'
L58	S 51°59'47" W	3.00'
L59	N 38°00'13" W	49.62'
L60	N 47°30'12" E	2.55'
L61	N 38°00'13" W	45.42'
L62	S 38°00'13" E	20.12'
L63	N 42°32'44" W	105.00'
L64	S 42°32'44" E	105.00'
L65	N 47°29'56" E	10.00'
L66	S 47°29'56" W	3.61'



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vhb Certificate of Authorization

RESIDENCES AT EMERSON PARK

A REPLAT OF LOT 2, EMERSON PARK TRACT G REPLAT, PLAT BOOK 98, PAGES 45 THROUGH 46,
LYING WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

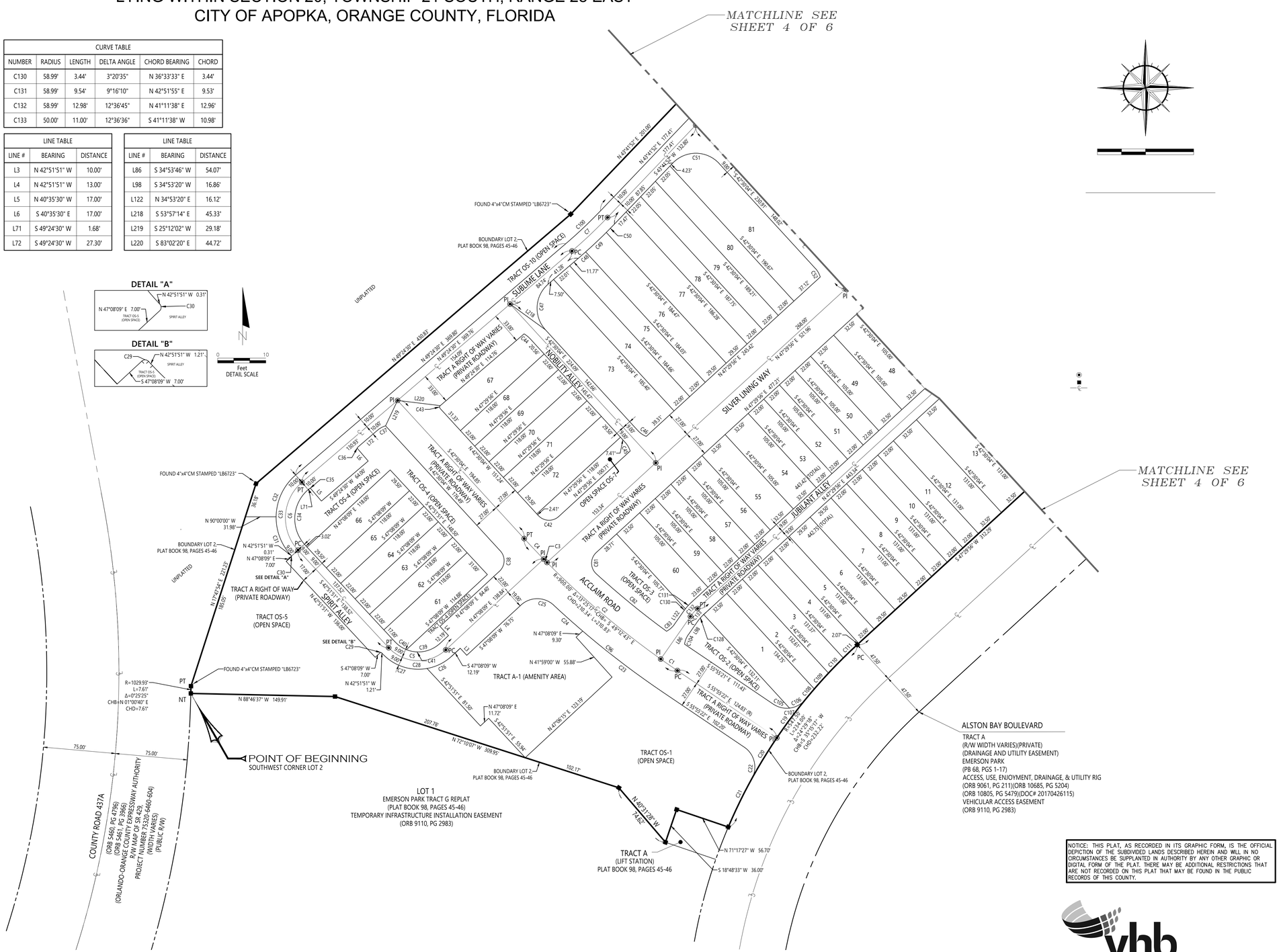
PLAT BOOK PAGE

CURVE TABLE					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	900.00'	21.05'	1°20'25"	S 55°15'09" E	21.05'
C2	900.00'	155.39'	9°53'34"	S 49°38'10" E	155.20'
C3	900.00'	4.93'	0°18'51"	S 44°31'58" E	4.93'
C4	900.00'	29.44'	1°52'28"	S 43°26'18" E	29.44'
C5	42.00'	65.97'	90°00'00"	S 87°51'51" E	59.40'
C6	49.00'	78.91'	92°16'20"	S 3°16'20" W	70.66'
C7	510.00'	50.83'	5°42'38"	N 46°33'11" E	50.81'
C8	490.00'	37.33'	4°21'53"	S 45°52'48" W	37.32'
C19	547.50'	49.80'	5°12'41"	S 36°40'59" W	49.78'
C20	547.50'	49.80'	5°12'41"	S 31°28'18" W	49.78'
C21	547.50'	55.95'	5°51'20"	S 25°56'18" W	55.93'
C22	25.00'	37.00'	84°47'19"	N 13°31'42" W	33.71'
C23	927.00'	104.81'	6°28'42"	S 52°41'01" E	104.76'
C24	927.00'	40.45'	2°30'00"	S 48°11'40" E	40.44'
C25	25.00'	37.49'	85°55'11"	N 89°54'15" W	34.07'
C26	51.00'	28.97'	32°33'01"	N 63°24'40" E	28.59'
C27	51.00'	51.14'	57°26'59"	S 71°35'20" E	49.02'
C28	51.00'	80.11'	90°00'00"	S 87°51'51" E	72.12'
C29	1.00'	1.57'	90°00'00"	N 87°51'51" W	1.41'
C30	1.00'	1.57'	90°00'00"	N 2°08'09" E	1.41'
C31	58.00'	44.05'	43°30'38"	S 21°06'32" E	42.99'
C32	58.00'	49.36'	48°45'43"	S 25°01'38" W	47.88'
C33	58.00'	93.41'	92°16'20"	S 3°16'20" W	83.63'
C34	40.00'	64.42'	92°16'20"	S 3°16'20" W	57.68'
C35	1.00'	1.57'	90°00'00"	N 85°35'30" W	1.41'
C36	1.00'	1.57'	90°00'00"	S 4°24'30" W	1.41'
C37	23.00'	9.58'	23°51'43"	S 61°20'21" W	9.51'
C38	15.00'	23.47'	89°38'14"	N 2°19'02" E	21.15'
C39	33.00'	37.38'	64°53'50"	N 79°35'04" E	35.41'
C40	33.00'	14.46'	25°06'10"	S 55°24'56" E	14.34'
C41	33.00'	51.84'	90°00'00"	S 87°51'51" E	46.67'
C42	15.00'	23.56'	90°00'00"	S 87°30'04" E	21.21'
C43	2.00'	3.21'	91°54'34"	S 3°27'13" W	2.88'
C44	33.00'	9.06'	15°43'49"	N 50°21'59" W	9.03'
C45	23.00'	10.35'	25°46'17"	N 29°36'56" W	10.26'
C46	23.00'	10.35'	25°46'17"	S 55°23'13" E	10.26'
C47	33.00'	52.94'	91°54'34"	S 3°27'13" W	47.44'
C48	520.00'	10.24'	1°07'40"	N 48°50'39" E	10.24'
C49	520.00'	29.51'	3°15'04"	N 46°39'17" E	29.50'
C50	520.00'	12.08'	1°19'53"	N 44°21'48" E	12.08'
C51	33.00'	54.03'	93°48'04"	N 89°24'06" W	48.19'
C52	23.00'	10.35'	25°46'17"	N 29°36'56" W	10.26'
C53	23.00'	10.35'	25°46'17"	S 55°23'13" E	10.26'
C54	33.00'	7.97'	13°50'19"	S 35°34'55" E	7.95'
C55	457.00'	34.81'	4°21'53"	S 45°52'48" W	34.81'
C81	15.00'	24.90'	95°06'23"	S 0°03'16" E	22.14'
C82	873.00'	94.38'	6°11'39"	S 50°42'18" E	94.33'
C83	23.00'	11.19'	27°52'45"	N 48°42'41" E	11.08'
C96	927.00'	145.26'	8°58'41"	S 51°26'01" E	145.11'
C100	500.00'	49.83'	5°42'38"	N 46°33'11" E	49.81'
C104	23.00'	10.67'	26°35'01"	S 21°35'51" W	10.58'
C105	25.00'	17.73'	40°37'29"	S 76°14'06" E	17.36'
C106	25.00'	19.27'	44°09'50"	N 61°22'14" E	18.80'
C107	25.00'	37.00'	84°47'19"	N 81°40'59" E	33.71'
C108	547.50'	14.37'	1°30'15"	S 40°02'27" W	14.37'
C109	547.50'	22.10'	2°18'47"	S 41°56'58" W	22.10'
C110	547.50'	22.04'	2°18'22"	S 44°15'33" W	22.04'
C111	547.50'	19.94'	2°05'11"	S 46°27'20" W	19.94'
C127	500.00'	38.09'	4°21'53"	S 45°52'48" W	38.08'
C128	41.29'	9.61'	13°20'04"	S 41°34'42" W	9.59'

CURVE TABLE					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C130	58.99'	3.44'	3°20'35"	N 36°33'33" E	3.44'
C131	58.99'	9.54'	9°16'10"	N 42°51'55" E	9.53'
C132	58.99'	12.98'	12°36'45"	N 41°11'38" E	12.96'
C133	50.00'	11.00'	12°36'36"	S 41°11'38" W	10.98'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	N 42°51'51" W	10.00'
L4	N 42°51'51" W	13.00'
L5	N 40°35'30" W	17.00'
L6	S 40°35'30" E	17.00'
L71	S 49°24'30" W	1.68'
L72	S 49°24'30" W	27.30'

LINE TABLE		
LINE #	BEARING	DISTANCE
L86	S 34°53'46" W	54.07'
L98	S 34°53'20" W	16.86'
L122	N 34°53'20" E	16.12'
L218	S 53°57'14" E	45.33'
L219	S 25°12'02" W	29.18'
L220	S 83°02'20" E	44.72'



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vhb Certificate of Authorization

RESIDENCES AT EMERSON PARK

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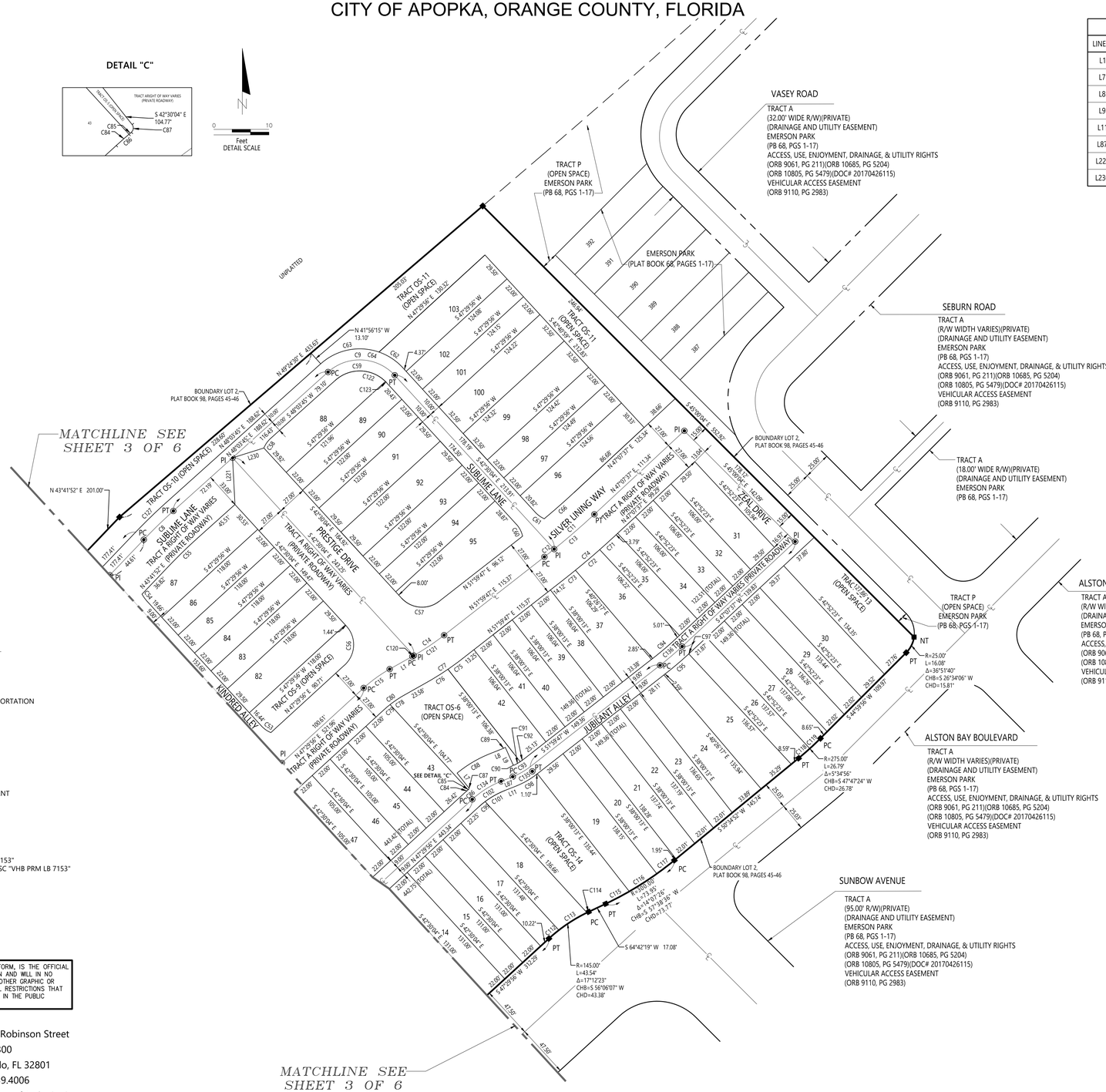
LYING WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 60°38'39" W	23.58'
L7	S 38°25'02" E	17.03'
L8	S 68°27'14" W	11.26'
L9	N 23°59'09" W	16.97'
L11	S 68°27'14" W	11.26'
L87	S 68°27'14" W	11.26'
L221	N 2°59'10" W	42.43'
L230	N 72°36'31" E	29.82'

CURVE TABLE					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C8	490.00'	37.33'	4°21'53"	S 45°52'48" W	37.32'
C9	43.00'	67.13'	89°26'58"	N 87°12'46" W	60.52'
C11	700.00'	48.20'	3°56'44"	N 49°05'59" E	48.20'
C12	700.00'	11.29'	0°55'26"	N 51°32'04" E	11.29'
C13	700.00'	59.49'	4°52'11"	N 49°33'42" E	59.48'
C14	230.00'	33.13'	8°15'11"	N 56°07'23" E	33.10'
C15	127.00'	29.14'	13°08'43"	S 54°04'17" W	29.07'
C51	33.00'	54.03'	93°48'04"	N 89°24'06" W	48.19'
C52	23.00'	10.35'	25°46'17"	N 29°36'56" W	10.26'
C53	23.00'	10.35'	25°46'17"	S 55°23'13" E	10.26'
C54	33.00'	7.97'	13°50'19"	S 35°34'55" E	7.95'
C55	457.00'	34.81'	4°21'53"	S 45°52'48" W	34.81'
C56	25.00'	39.27'	90°00'00"	N 2°29'56" E	35.36'
C57	25.00'	37.31'	85°30'08"	S 85°15'09" E	33.94'
C58	23.00'	10.57'	26°20'07"	S 34°53'42" W	10.48'
C59	33.00'	51.51'	89°26'11"	N 87°13'10" W	46.44'
C60	23.00'	12.15'	30°16'09"	N 27°22'00" W	12.01'
C61	23.00'	9.62'	23°57'39"	S 54°28'54" E	9.55'
C62	53.00'	26.19'	28°18'27"	N 56°39'00" W	25.92'
C63	53.00'	56.55'	61°08'01"	S 78°37'45" W	53.91'
C64	53.00'	82.74'	89°26'28"	N 87°13'01" W	74.59'
C66	673.00'	36.03'	3°04'03"	N 48°39'38" E	36.03'
C71	727.00'	18.21'	1°26'06"	N 47°50'40" E	18.21'
C72	727.00'	28.84'	2°16'21"	N 49°41'53" E	28.83'
C73	727.00'	14.74'	1°09'43"	N 51°24'56" E	14.74'
C74	727.00'	61.79'	4°52'11"	N 49°33'42" E	61.77'
C75	257.00'	16.26'	3°37'33"	N 53°48'34" E	16.26'
C76	257.00'	22.53'	5°01'19"	N 58°07'59" E	22.52'
C77	257.00'	38.79'	8°38'52"	N 56°19'13" E	38.75'
C78	100.00'	15.44'	8°50'39"	S 56°13'19" W	15.42'
C79	100.00'	7.51'	4°18'04"	S 49°38'58" W	7.51'
C80	100.00'	22.94'	13°08'43"	S 54°04'17" W	22.89'
C84	94.00'	3.08'	1°52'32"	S 48°29'04" W	3.08'
C85	94.00'	0.58'	0°21'15"	S 49°35'46" W	0.58'
C86	94.00'	3.66'	2°13'47"	S 48°39'44" W	3.66'
C87	1.00'	1.53'	87°34'32"	N 5°21'51" E	1.38'
C88	112.00'	34.98'	17°53'39"	S 59°30'24" W	34.84'
C89	37.00'	3.58'	5°32'18"	N 65°41'05" E	3.58'
C90	1.00'	1.63'	93°11'05"	S 70°34'42" E	1.45'
C91	55.00'	6.02'	6°16'32"	N 59°41'27" E	6.02'
C92	55.00'	4.37'	4°33'20"	N 54°16'28" E	4.37'
C93	55.00'	10.40'	10°49'58"	N 57°24'46" E	10.38'
C94	300.00'	25.50'	4°52'11"	N 49°33'42" E	25.49'
C95	318.00'	26.90'	4°50'47"	N 49°34'24" E	26.89'
C97	318.00'	0.13'	0°01'24"	N 47°08'19" E	0.13'
C98	73.00'	20.97'	16°27'28"	N 60°13'31" E	20.90'
C99	76.00'	7.26'	5°28'22"	S 50°14'07" W	7.26'
C101	76.00'	20.54'	15°28'56"	S 60°42'46" W	20.47'
C102	76.00'	27.80'	20°57'18"	S 57°58'35" W	27.64'
C112	145.00'	11.79'	4°39'31"	S 49°49'41" W	11.79'
C113	145.00'	30.07'	11°52'49"	S 58°05'51" W	30.01'
C114	145.00'	1.69'	0°40'03"	S 64°22'17" W	1.69'
C115	300.00'	24.20'	4°37'19"	N 62°23'39" E	24.19'
C116	300.00'	29.70'	5°40'19"	N 57°14'50" E	29.69'
C117	300.00'	20.05'	3°49'48"	N 52°29'47" E	20.05'
C118	275.00'	13.44'	2°47'57"	N 49°10'53" E	13.43'
C119	275.00'	13.36'	2°46'59"	N 46°23'25" E	13.36'
C120	230.00'	1.58'	0°23'40"	N 60°26'49" E	1.58'
C121	230.00'	34.71'	8°38'52"	N 56°19'13" E	34.68'
C122	33.00'	49.94'	86°42'14"	N 88°35'08" W	45.31'
C123	33.00'	1.57'	2°43'57"	N 43°52'03" W	1.57'
C127	500.00'	38.09'	4°21'53"	S 45°52'48" W	38.08'
C134	85.00'	31.09'	20°57'18"	S 57°58'35" W	30.91'
C135	64.00'	18.38'	16°27'28"	N 60°13'31" E	18.32'
C136	309.00'	26.26'	4°52'11"	N 49°33'42" E	26.25'

LEGEND

CHB	= CURVE CHORD BEARING
CHD	= CURVE CHORD DISTANCE
CMON	= CONCRETE MONUMENT
DOC	= DOCUMENT
D.E.	= DRAINAGE EASEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
U.D.E.	= UTILITY & DRAINAGE EASEMENT
L	= CURVE LENGTH
LB	= LICENSED BUSINESS
NT	= NON-TANGENT
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
PGS	= PAGES
PB	= PLAT BOOK
PC	= POINT OF CURVATURE
PCP	= PERMANENT CONTROL POINT
PRM	= PERMANENT REFERENCE MONUMENT
PI	= POINT OF INTERSECTION
PT	= POINT OF TANGENCY
R	= CURVE RADIUS
R/W	= RIGHT OF WAY
SR	= STATE ROAD
U.E.	= UTILITY EASEMENT
Δ	= CURVE DELTA ANGLE
⊙	= SET MAG NAIL AND DISC "PCP LB 7153"
■	= SET 4" X 4" CMON WITH NAIL & DISC "VHB PRM LB 7153"
℄	= CENTERLINE

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225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business LB7153

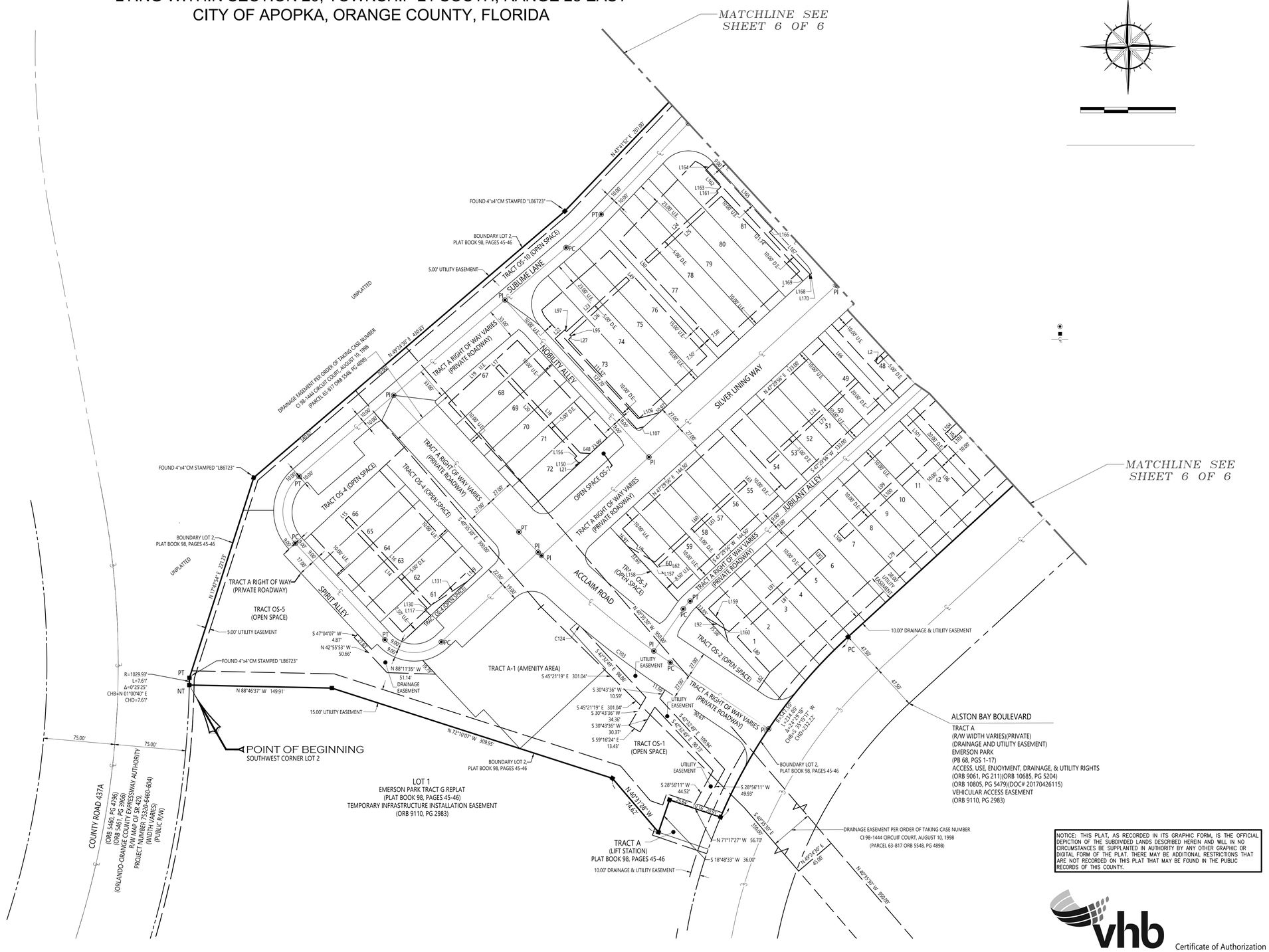
RESIDENCES AT EMERSON PARK

A REPLAT OF LOT 2, EMERSON PARK TRACT G REPLAT, PLAT BOOK 98, PAGES 45 THROUGH 46,
LYING WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE

LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N 42°26'50" W	5.00'
L14	S 42°50'09" E	126.52'
L15	N 46°57'47" E	5.00'
L16	S 42°50'02" E	127.38'
L17	N 47°29'56" E	5.00'
L18	N 42°30'04" W	125.95'
L19	N 47°29'56" E	98.00'
L20	N 42°30'04" W	126.04'
L21	S 86°34'03" E	2.54'
L22	N 47°49'50" E	14.01'
L23	N 47°33'32" E	85.08'
L24	N 47°29'27" E	104.18'
L25	N 47°29'55" E	104.14'
L26	N 47°29'56" E	85.06'
L27	N 47°31'49" E	4.07'
L48	S 86°34'03" E	10.56'
L49	S 42°15'41" E	5.00'
L50	S 42°26'49" E	5.00'
L59	N 59°47'17" W	33.26'
L60	N 47°29'59" E	127.22'
L61	N 47°29'59" E	126.60'
L62	N 42°30'04" W	2.50'
L63	N 42°30'00" W	5.00'
L66	S 42°30'04" E	58.67'
L73	N 47°29'56" E	126.50'
L74	N 47°29'56" E	126.50'
L75	S 42°30'04" E	3.11'
L77	S 42°30'04" E	3.11'
L78	N 47°29'56" E	31.77'
L79	N 47°29'56" E	355.73'
L80	S 42°30'04" E	50.67'
L81	S 47°29'56" W	126.08'
L82	N 34°04'38" E	22.91'
L83	N 42°30'04" W	10.00'
L91	N 47°29'56" E	128.45'
L92	S 58°17'23" E	29.60'
L93	S 42°30'04" E	21.41'
L94	N 47°29'56" E	4.50'
L95	S 42°28'11" E	2.50'
L96	S 42°30'04" E	50.67'

LINE TABLE		
LINE #	BEARING	DISTANCE
L97	S 42°26'28" E	2.43'
L99	N 47°29'56" E	126.50'
L100	N 47°29'56" E	126.50'
L101	S 42°30'04" E	42.33'
L102	N 42°30'04" W	10.00'
L106	N 74°46'20" E	21.37'
L107	N 74°46'20" E	8.11'
L108	N 42°30'04" W	10.00'
L117	S 42°51'51" E	9.00'
L130	S 57°31'59" W	2.59'
L131	S 56°43'14" W	46.18'
L149	N 47°08'09" E	21.20'
L150	S 42°30'04" E	5.67'
L151	S 42°30'04" E	1.65'
L152	N 47°29'56" E	2.37'
L156	S 47°29'56" W	3.34'
L157	S 47°30'23" W	8.76'
L158	N 59°47'17" W	5.87'
L159	N 42°30'04" W	22.73'
L160	N 15°45'24" W	18.70'
L161	N 42°30'04" W	2.50'
L162	N 42°30'04" W	23.81'
L163	N 47°29'27" E	6.33'
L164	N 47°29'56" E	10.00'
L165	S 42°30'04" E	93.32'
L166	S 47°29'56" W	4.73'
L167	S 44°01'27" E	60.25'
L168	S 34°56'01" E	1.59'
L169	N 34°56'01" W	2.12'
L170	N 47°29'56" E	2.13'



CURVE TABLE					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C103	927.00'	97.04'	5°59'52"	S 52°55'25" E	97.00'
C124	927.00'	7.77'	0°28'49"	S 49°41'05" E	7.77'

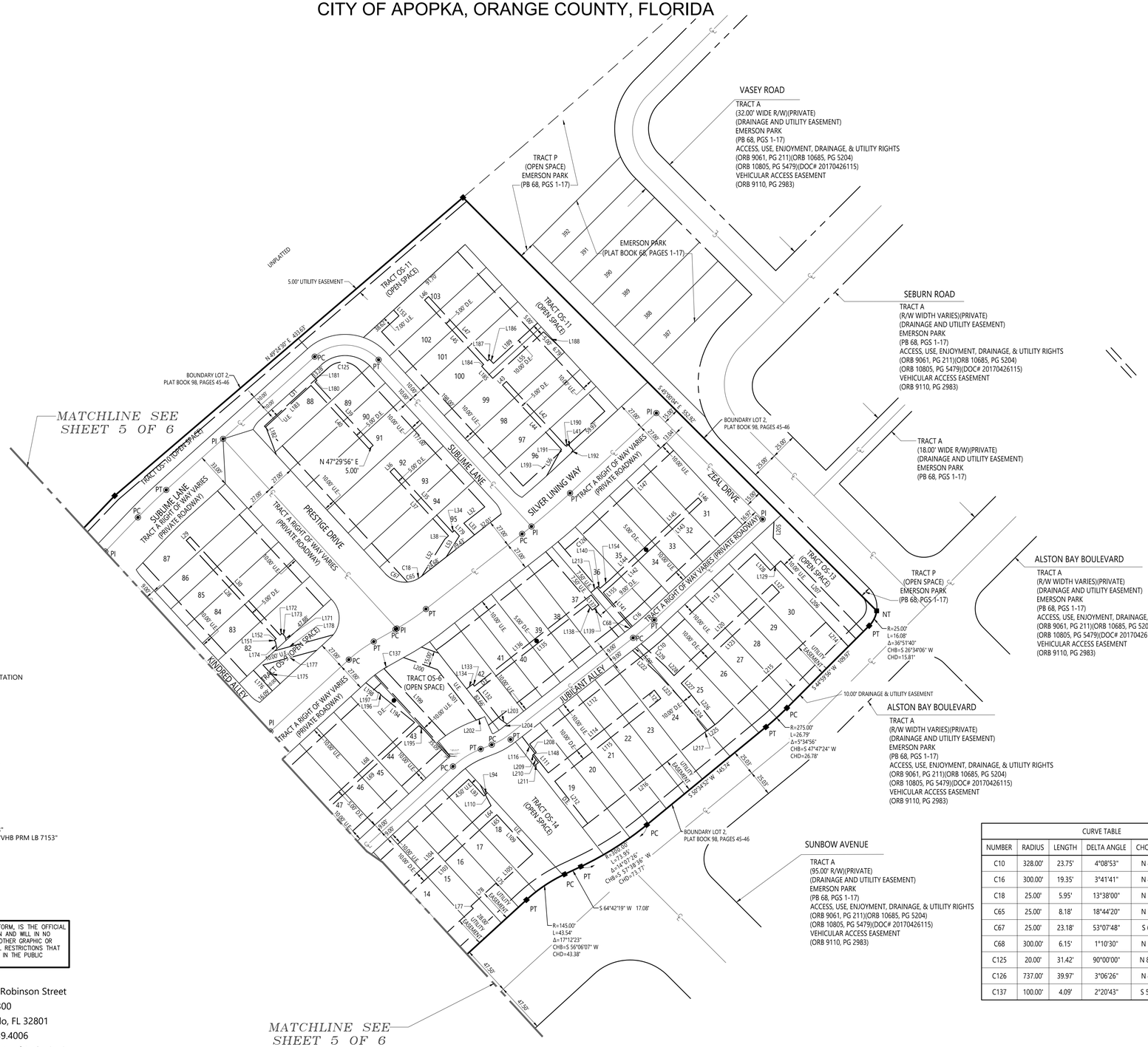
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

vhb Certificate of Authorization

RESIDENCES AT EMERSON PARK

A REPLAT OF LOT 2, EMERSON PARK TRACT G REPLAT, PLAT BOOK 98, PAGES 45 THROUGH 46,
LYING WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE



LEGEND

CHB	= CURVE CHORD BEARING
CHD	= CURVE CHORD DISTANCE
CMON	= CONCRETE MONUMENT
DOC	= DOCUMENT
D.E.	= DRAINAGE EASEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
U.D.E.	= UTILITY & DRAINAGE EASEMENT
L	= CURVE LENGTH
LB	= LICENSED BUSINESS
NT	= NON-TANGENT
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
PGS	= PAGES
PB	= PLAT BOOK
PC	= POINT OF CURVATURE
PCP	= PERMANENT CONTROL POINT
PRM	= PERMANENT REFERENCE MONUMENT
PI	= POINT OF INTERSECTION
PT	= POINT OF TANGENCY
R	= CURVE RADIUS
R/W	= RIGHT OF WAY
SR	= STATE ROAD
U.E.	= UTILITY EASEMENT
Δ	= CURVE DELTA ANGLE
⊙	= SET MAG NAIL AND DISC "PCP LB 7153"
■	= SET 4" X 4" CMON WITH NAIL & DISC "VHB PRM LB 7153"
℄	= CENTERLINE

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.

vhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business LB7153

CURVE TABLE					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C10	328.00'	23.75'	4°08'53"	N 49°12'03" E	23.74'
C16	300.00'	19.35'	3°41'41"	N 48°58'27" E	19.34'
C18	25.00'	5.95'	13°38'00"	N 58°48'47" E	5.93'
C65	25.00'	8.18'	18°44'20"	N 74°59'57" E	8.14'
C67	25.00'	23.18'	53°07'48"	S 69°03'59" E	22.36'
C68	300.00'	6.15'	1°10'30"	N 51°24'33" E	6.15'
C125	20.00'	31.42'	90°00'00"	N 87°30'04" W	28.28'
C126	737.00'	39.97'	3°06'26"	N 48°40'50" E	39.96'
C137	100.00'	4.09'	2°20'43"	S 59°28'17" W	4.09'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S 55°21'24" W	17.64'
L12	S 51°59'47" W	115.96'
L13	N 38°00'13" W	10.00'
L28	S 42°25'20" E	126.00'
L29	N 47°29'56" E	4.92'
L30	S 42°30'04" E	126.00'
L31	S 47°29'56" W	82.00'
L32	N 52°02'42" E	25.13'
L33	S 42°30'04" E	14.94'
L34	N 47°29'56" E	2.50'
L35	S 42°19'31" E	81.99'
L36	N 47°40'29" E	5.00'
L37	N 42°19'31" W	82.02'
L38	N 47°40'29" E	4.76'
L39	S 42°30'04" E	81.30'
L40	S 42°30'04" E	81.49'
L41	N 42°30'04" W	7.73'
L42	S 42°34'09" E	82.54'
L43	N 47°25'51" E	5.00'
L44	N 42°30'04" W	82.60'
L45	N 42°30'04" W	82.60'
L46	N 47°29'56" E	5.00'
L47	N 42°30'04" W	82.60'
L51	N 51°59'47" E	116.25'
L52	N 31°57'13" E	41.03'
L53	S 31°57'13" W	23.54'
L55	S 47°29'59" W	65.04'
L56	N 28°47'36" E	27.80'
L57	S 55°21'24" W	17.35'
L64	S 49°06'52" W	12.67'
L65	S 49°06'52" W	10.99'
L68	N 47°33'10" E	130.65'
L69	N 47°33'10" E	131.43'
L103	S 47°29'56" W	114.93'
L104	S 47°29'56" W	115.07'
L105	N 47°29'56" E	44.50'
L109	N 42°30'04" W	50.36'
L110	S 27°24'01" E	22.13'
L111	S 38°00'13" E	22.29'
L112	S 51°59'47" W	142.87'
L113	S 47°07'37" W	112.38'
L114	N 51°59'47" E	127.10'
L115	N 51°59'47" E	127.10'
L116	S 37°13'31" E	20.00'
L118	S 42°38'10" E	15.31'
L119	S 42°38'10" E	4.51'
L120	N 47°05'58" E	126.59'
L121	S 38°00'13" E	10.00'
L123	S 47°05'59" W	126.60'
L124	N 47°07'37" E	115.00'
L125	N 47°07'37" E	115.00'
L126	S 42°52'23" E	10.00'
L127	N 42°54'01" W	10.00'
L128	N 42°52'23" W	21.47'
L129	S 47°07'37" W	13.20'
L132	S 38°00'13" E	34.62'
L133	S 38°00'13" E	2.50'
L134	N 51°59'47" E	7.40'
L135	N 51°59'47" E	133.66'
L136	N 51°59'47" E	140.12'
L137	S 38°00'13" E	11.92'
L138	S 38°00'13" E	6.92'
L139	S 51°59'47" W	8.00'
L140	S 40°35'34" E	2.50'
L141	S 40°26'17" E	42.20'

LINE TABLE		
LINE #	BEARING	DISTANCE
L142	N 47°07'37" E	44.05'
L143	N 47°07'37" E	71.00'
L144	S 47°07'37" W	43.95'
L145	S 47°07'37" W	71.00'
L146	N 42°52'23" W	5.00'
L147	N 47°07'37" E	99.12'
L148	S 51°59'47" W	1.38'
L151	S 42°30'04" E	1.65'
L152	N 47°29'56" E	2.37'
L153	S 42°30'04" E	7.50'
L154	S 49°24'26" W	11.40'
L155	N 49°24'26" E	11.51'
L171	S 11°33'50" E	3.59'
L172	N 47°29'56" E	2.54'
L173	S 42°30'04" E	4.42'
L174	N 11°33'50" W	6.82'
L175	N 42°30'04" W	24.10'
L176	N 42°30'04" W	26.44'
L177	N 74°42'21" E	52.70'
L178	S 74°42'21" W	57.26'
L179	S 42°19'31" E	6.97'
L180	N 47°29'56" E	2.50'
L181	N 41°56'15" W	8.06'
L182	S 20°37'37" E	28.33'
L184	N 47°29'56" E	2.50'
L185	N 42°30'04" W	15.50'
L186	S 42°30'04" E	5.50'
L187	N 47°29'56" E	2.50'
L188	S 47°08'47" E	20.78'
L189	S 47°29'56" W	56.63'
L190	S 47°29'56" W	2.50'
L191	N 47°28'59" E	0.88'
L193	N 47°29'56" E	104.72'
L194	S 50°44'52" E	39.39'
L195	S 52°22'58" E	6.27'
L196	N 42°30'04" W	4.80'
L197	S 47°29'56" W	0.70'
L198	N 50°44'52" W	15.16'
L199	S 42°34'01" E	86.17'
L200	S 70°25'55" E	33.93'
L201	S 37°32'59" E	60.34'
L202	S 68°27'14" W	5.07'
L203	N 54°43'52" W	8.10'
L204	N 51°59'47" E	5.37'
L205	N 2°50'15" E	15.29'
L206	N 44°00'04" W	102.53'
L207	N 44°00'04" W	122.94'
L208	S 38°00'13" E	10.04'
L209	S 51°59'47" W	4.42'
L210	S 37°55'39" E	8.89'
L211	S 51°55'43" W	5.00'
L212	S 37°52'38" E	50.71'
L213	S 49°33'43" W	8.99'
L214	N 42°52'23" W	31.35'
L215	S 47°07'37" W	139.50'
L216	S 51°59'47" W	138.00'
L217	S 52°52'18" W	23.49'
L222	N 47°05'44" W	33.08'
L223	N 42°21'39" W	34.74'
L224	N 38°14'00" W	35.86'
L225	S 52°52'18" W	10.00'
L226	S 38°14'00" E	40.29'
L227	S 42°54'01" E	10.14'
L228	S 42°52'23" E	11.55'
L229	S 47°05'44" E	31.79'