



## **APOPKA COMMUNITY REDEVELOPMENT AGENCY AGENDA**

**January 3, 2024 1:00 PM  
Apopka City Hall Council Chambers**

**APOPKA CITY COUNCIL MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:  
<https://www.youtube.com/CityofApopkaFL>**

### **CALL TO ORDER**

### **INVOCATION**

### **PLEDGE**

### **APPROVAL OF MINUTES**

### **PUBLIC COMMENT PERIOD**

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

### **PRESENTATION**

### **NEW BUSINESS**

1. Approval of proposal for the Apopka Station Street Project - Standard Investments & Holdings, LLC

### **OLD BUSINESS**

### **ADJOURNMENT**

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Community Redevelopment Agency 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 Community Redevelopment Agency meeting shall be the voluntary offering of a private person, to and for the benefit of the Community Redevelopment Agency meeting. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Community Redevelopment Agency meeting 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 Community Redevelopment Agency meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



## City of Apopka COMMUNITY REDEVELOPMENT AGENCY STAFF REPORT

**Section:** NEW BUSINESS

**Item #:** 1.

**Meeting Date:** January 3, 2024

**Department:** Community Development

**SUBJECT:**

Approval of proposal for the Apopka Station Street Project - Standard Investments & Holdings, LLC

**REQUEST:**

Approve the single proposal from Standard Investments & Holdings, LLC for the Station Street Project and proceed with a Development Agreement.

**SUMMARY:**

A single proposal was submitted by Standard Investments & Holdings, LLC which is being presented to the Apopka Community Redevelopment Agency (CRA) and City Council today, January 3, 2024. This proposal has been reviewed and is consistent with the proposal request and property disposal requirements previously approved by the Apopka CRA and City Council on October 18, 2023. The request was advertised as approved by the CRA and City Council, requesting the following:

The City and the Apopka Community Redevelopment Agency (CRA) envision a multi-use project including affordable housing, downtown public parking, an extension of the Downtown Apopka Trail, and construction of public event space. The City anticipates that approximately 1 acre of the property noticed for disposal herein may be retained by the City for construction of public event space to be completed by the successful proposer.

This proposal outlines the general design for a 60-unit, 2-building apartment complex and associated parking and event space. The event space would remain wholly owned and operated by the City of Apopka.

This proposal and use of the site is consistent with the Comprehensive Plan which shows the site as commercial, and the Land Development Code for zoning is MU-D, Mixed Use-Downtown. Both Land Use and Zoning permit multifamily developments and adhere to the SB102 Live Local Act to allow for a maximum of 25 dwelling units per acre for the apartment site area.

Once this proposal is accepted, the next step is to review and formally approve a Development Agreement, which would be scheduled for the CRA and City Council at separate meetings on January 17, 2024.

The Major Development Plan (MDP) approvals will be completed in accordance with the City of Apopka's Land Development Code and approved by the Planning Commission and City Council later this year. The Construction Site Plan (CSP) is completed and approved by the DRC in accordance with the LDC.

**FUNDING SOURCE:**

N/A - within the CRA District.

**RECOMMENDED MOTION:**

Approve the single proposal from Standard Investments & Holdings, LLC for the Station Street Project and proceed with review and processing of a Development Agreement to be presented and approved by the CRA and City Council.

**ATTACHMENTS:**

1. RFP Downtown Apopka Station Street Project Public Notice Response
2. Legal Ad - Property Disposal - Station Street Project, with dates

BENGE DEVELOPMENT

RFP # 2022-95 Submittal for



DEVELOPER for DOWNTOWN APOPKA STATION STREET PROJECT

# I. OVERALL PLAN & DESIGN OF THE PROPOSED DEVELOPMENT

## A. Project Plan

### 1. Narrative

Description of the overall development project including any special design considerations, details, and/or innovative/sustainable elements proposed.

The City of Apopka owns 3.43 acres of essentially vacant land in the southeast area of Downtown Apopka that currently has active streets (W. Station Street, W. 4<sup>th</sup> Street, and W 5<sup>th</sup> Street). The parcels are in a Qualified Opportunity Zone and within the designated Downtown Apopka Community Redevelopment Area (CRA). The goal is to provide up to 60 units of residential units connected to Central Avenue by a civic/plaza space. The space would be used to hold events such as food truck events, farmer's market, movie nights, with a feature to add live music to any of the events. This would activate an area of downtown in a way that currently does not exist. We share the same vision of the City and propose to develop a sustainable plan which truly transforms the area.

We strongly believe that the location of the site and the surrounding residential density is not high enough and will not support a mixed-use model specifically for this site. We discussed this project location with very experienced commercial and retail developers, owners, and brokers. There are several challenges that make the site unpalatable for retail/commercial concepts that pay the rents needed to make the project financially viable.

Firstly, the site is set back from 441 enough to eliminate a lot of retail consideration. They need exposure frontage on roads that have specific levels of traffic volume. 441 has the traffic counts but the site is too far off this well-travelled road.

Secondly, the surrounding industrial and single-family housing density in the immediate area doesn't check the necessary boxes for retailers.

Thirdly, FinFrock was contacted to discuss costs for building a parking garage. The amount of spaces needed for the commercial and residential aren't enough to make a garage cost effective or the amount of spaces needed to get the price per space reasonable is excessive.

Fourthly, the various uses proposed in the RFP along with the density of residential forces a concept over 3 stories which brings in additional costs. Along with the obvious upgrade in the structure, four story buildings require elevators. Elevators are a six figure add per building plus the ongoing operational and maintenance expense. Commercial on the first floor creates added accessibility considerations with no first-floor apartments.

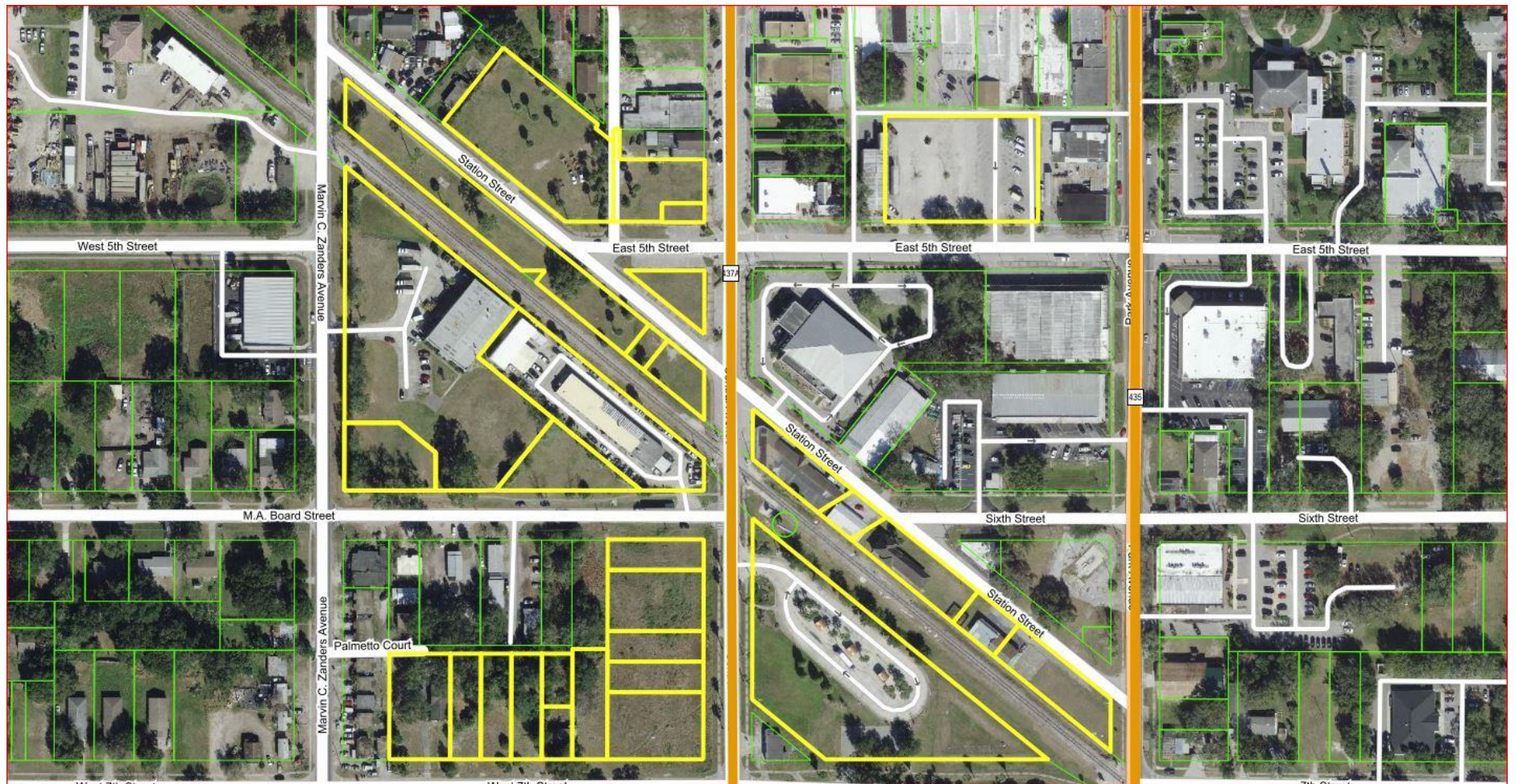
Intuitively, a 3-story residential only alternative should be considered. However, the allowable 60 units on the site per Live Local compliance makes it difficult to work financially. Every development project has fixed costs and needs a certain level of density to be financially viable. A project this size is typically a non-starter due to basic fixed costs associated with any project. This number of units usually doesn't provide the revenue that allows for interesting and attractive returns. This site is no exception and does not provide the needed returns. The project will need some help from the City on Land price, civic space cost support, and impact fees.

The retail leasing risk, additional costs of 4 story structures, building the civic space, and parking to support the commercial, require expanding the area under review to increase the scope of the project area. The Station Street project area needs more people living in the area to bring about transforming the

neighborhood and support the uses noted in the RFP. Expanding the project area to bring in the needed residential will give the project the size and scope to attain the goal of a rejuvenated Downtown area. Our proposed first phase will be the catalyst for further development.

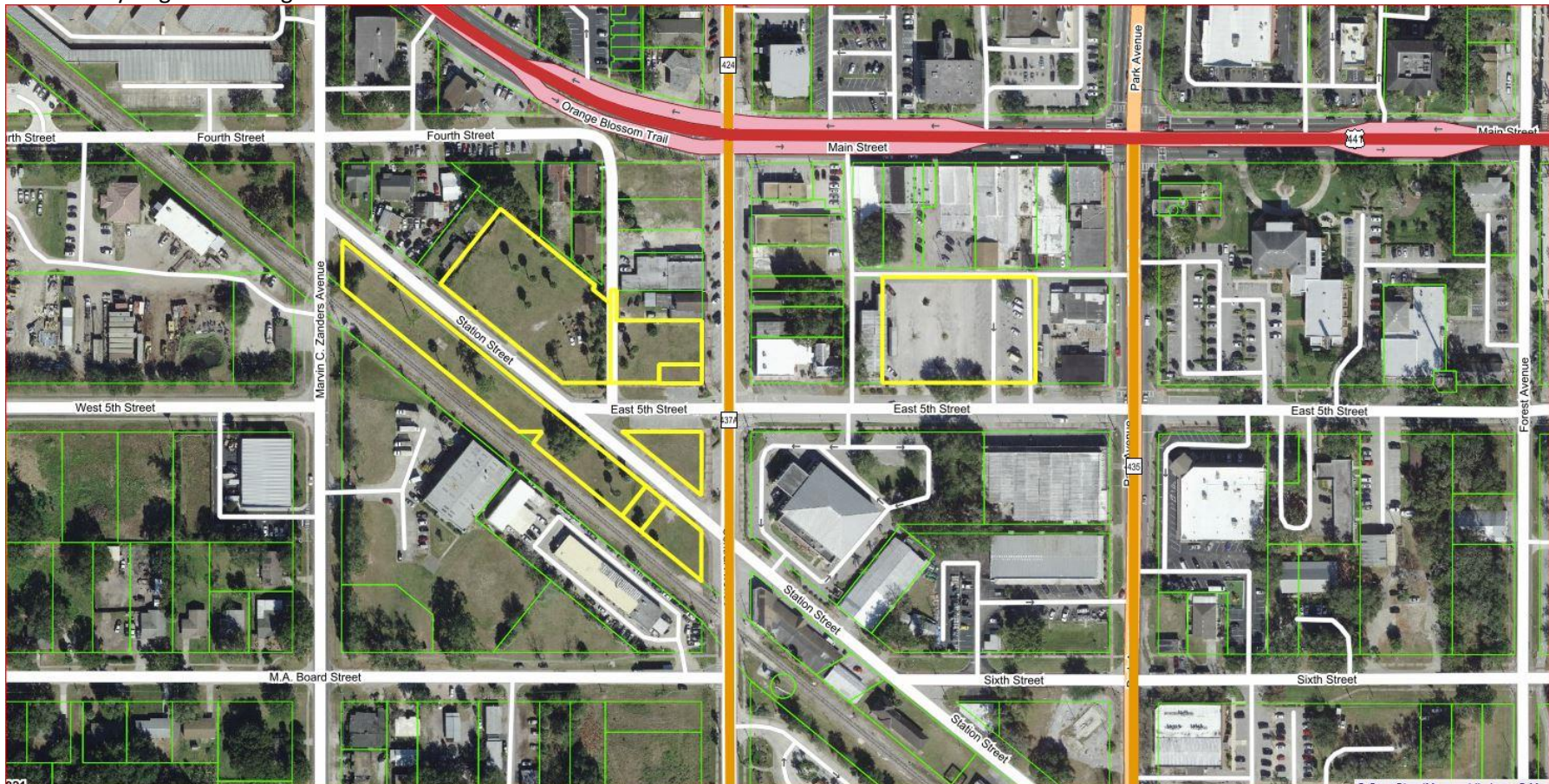
We propose a phased project that would include parcels that are adjacent to the RFP parcels. Our vision for this area would be to eventually rezone the indicated area and beyond into a PD or Planned Development. In an urban core area, a PD gives the variety of uses, flexibility with setbacks, building heights, FAR, and densities to allow for commercial, residential, and retail to coexist. As the residential builds in density, the retail, commercial will follow it into the area. The parcels just south of the community center as well as other surrounding City parcels would be an excellent location once the rooftops are built.

### Potential Redevelopment Area



## Phase I

We propose to use the indicated site in the RFP to begin the project area transformation. We would deliver up to 60 units in two residential buildings, the City Plaza improvements, and parking as outlined in a Development Agreement. The site plan in this proposal shows the minimum number of units proposed. Our proposal includes constructing the plaza to City specifications and having the city assist in the funding. The affordability of the project must be maintained. Economic conditions have changed, and we propose that the City provide the land for the project while we construct the City Plaza area with funding assistance to be negotiated and determined in an executed development agreement. The Plaza area will include an open event structure, tower/focal element structure, and restrooms as specified in a Development Agreement. We are working with the Small Business Advocates of Central Florida to identify vendors for our work force housing program. We will certainly incorporate that effort into this project should we be awarded and successfully negotiate an agreement.



## 2. Site Program Analysis

- Total SF of commercial and residential spaces
- Number, size, and configuration of commercial spaces
- Number, size, and bedroom count of residential spaces
- Total number of parking spaces proposed, including vehicular and bicycle
- Height of building is approximately 35 feet or less

Space Type	# of Buildings or Areas	Approx. SF or Number of Each	Approx. Total SF or Number
<b>Residential</b>	2 Buildings	24,000 SF	48,000 SF
<b>Plaza</b>	1 area	52,275	52,275
<b>Parking Spaces</b>	1 Parking lot	140 spaces	140 Spaces*
<b>Bike Racks</b>	3 Racks	10	30 Spaces

\*Current estimate. Total spaces for Public Parking will be the difference of total parking minus parking required by LDC for multifamily.

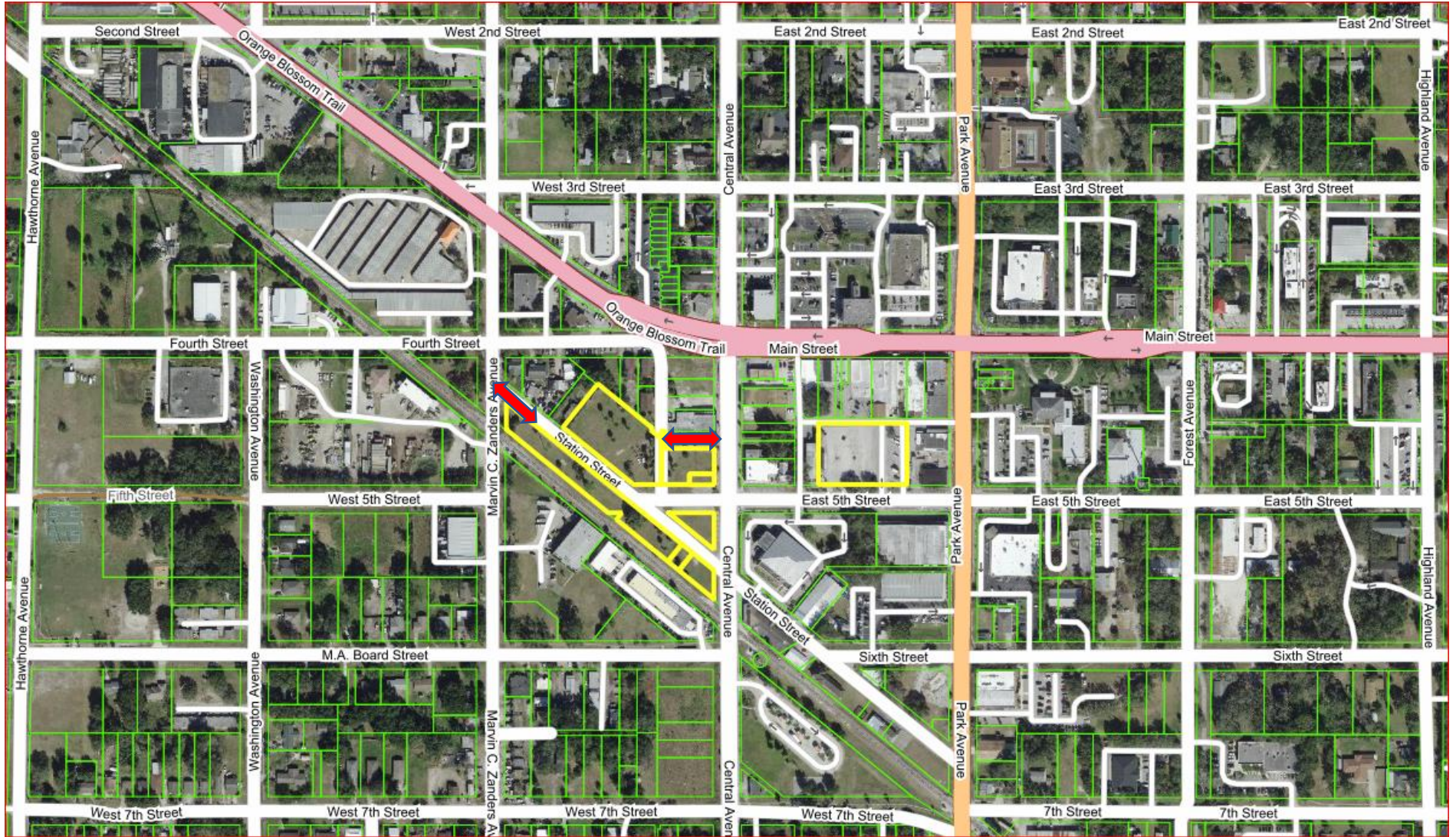
### Number and Size of Residential Spaces

Unit Type	Number	SF
<b>1BR1BA</b>	36	744
<b>2BR2BA</b>	12	1,077

Subject to Change throughout the development process. Also, we will be adding 12 more units during the design process

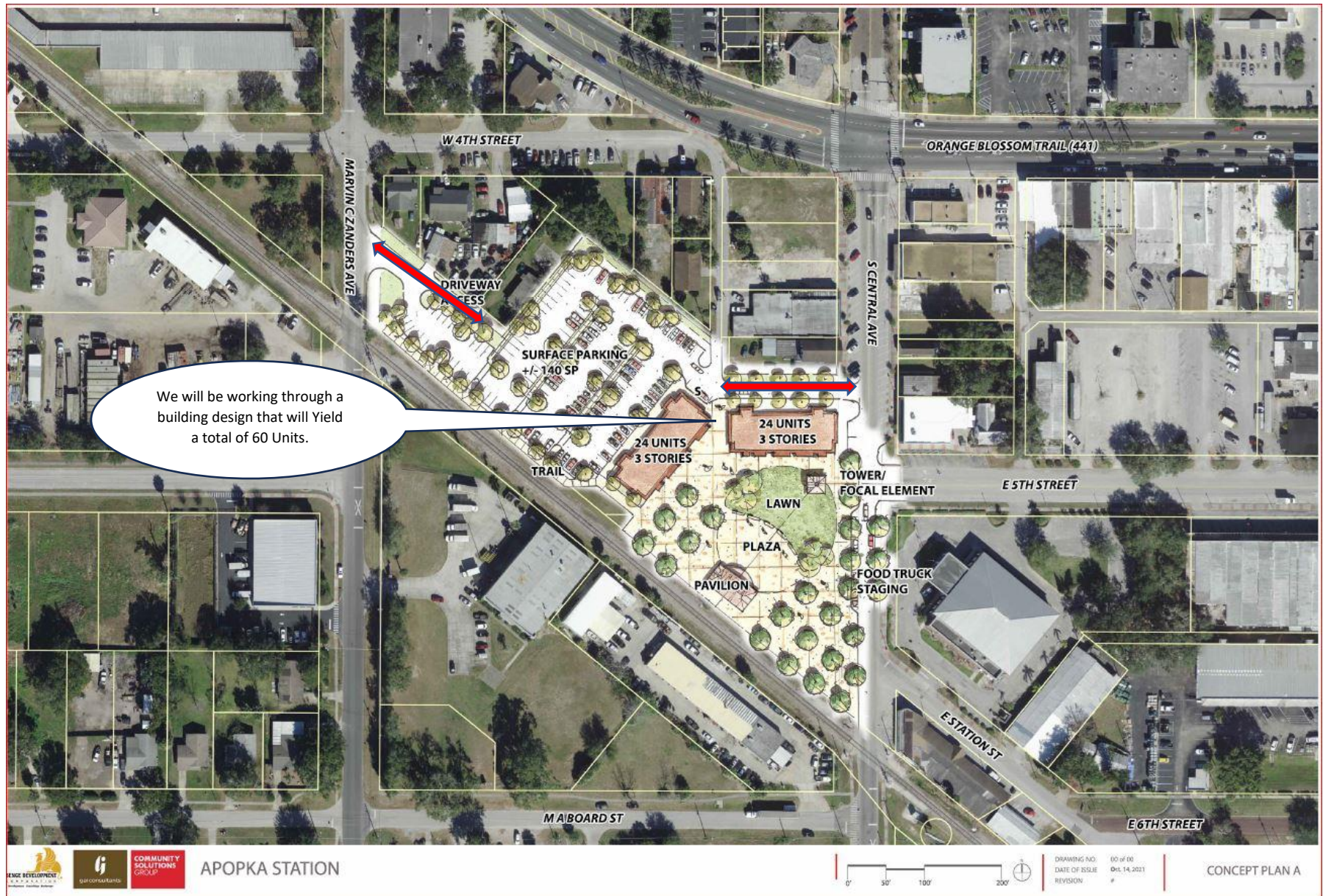
### 3. Site Context Plan

Plan that shows connectivity and relationship to the surrounding commercial and residential properties



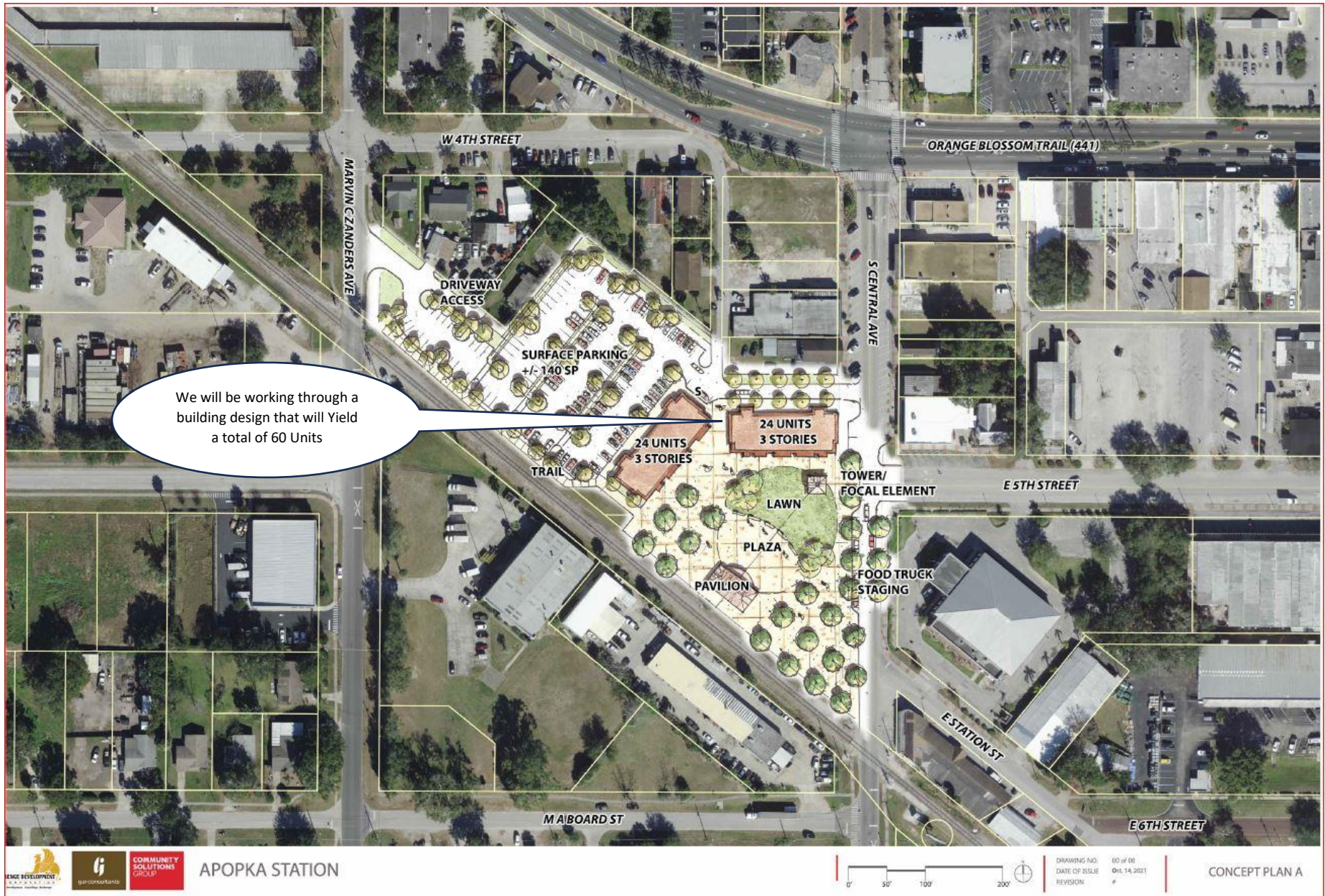
#### 4. Site Plan Diagram

- Building location, View Corridors, Circulation Patterns, Relationship to SOBO (Historic Fire Station) Building & Parking Garage



## 5. Site Plan Rendering including:

- a. Building footprint, b. Parking/ingress/egress areas, c. Plazas, pathways, and other formal outdoor spaces, d. Landscape areas & open spaces



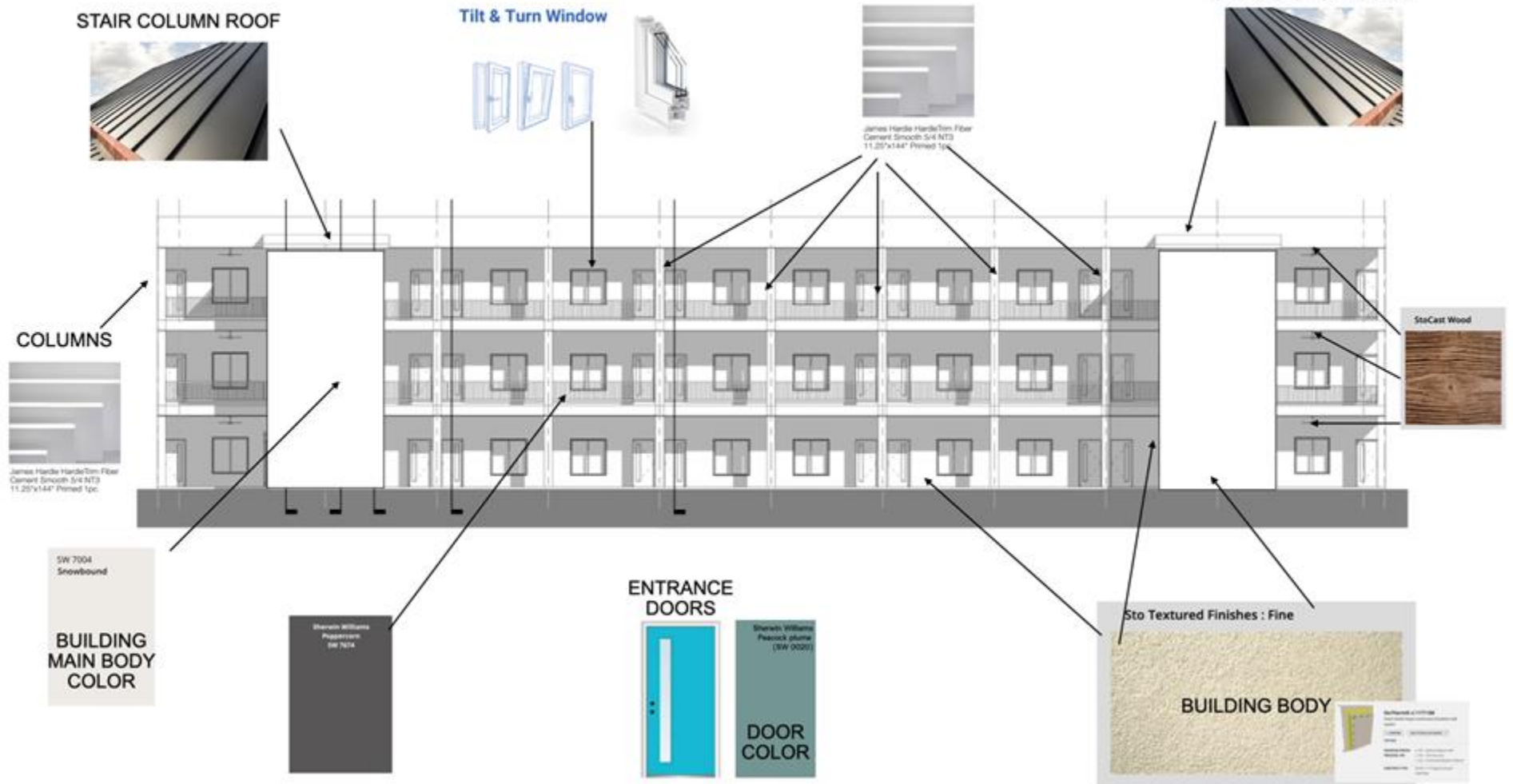
## 6. Building Elevations

This is an illustration of the type of building we have in mind and is subject to changes as we move to final design and tie in the surrounding neighborhood.

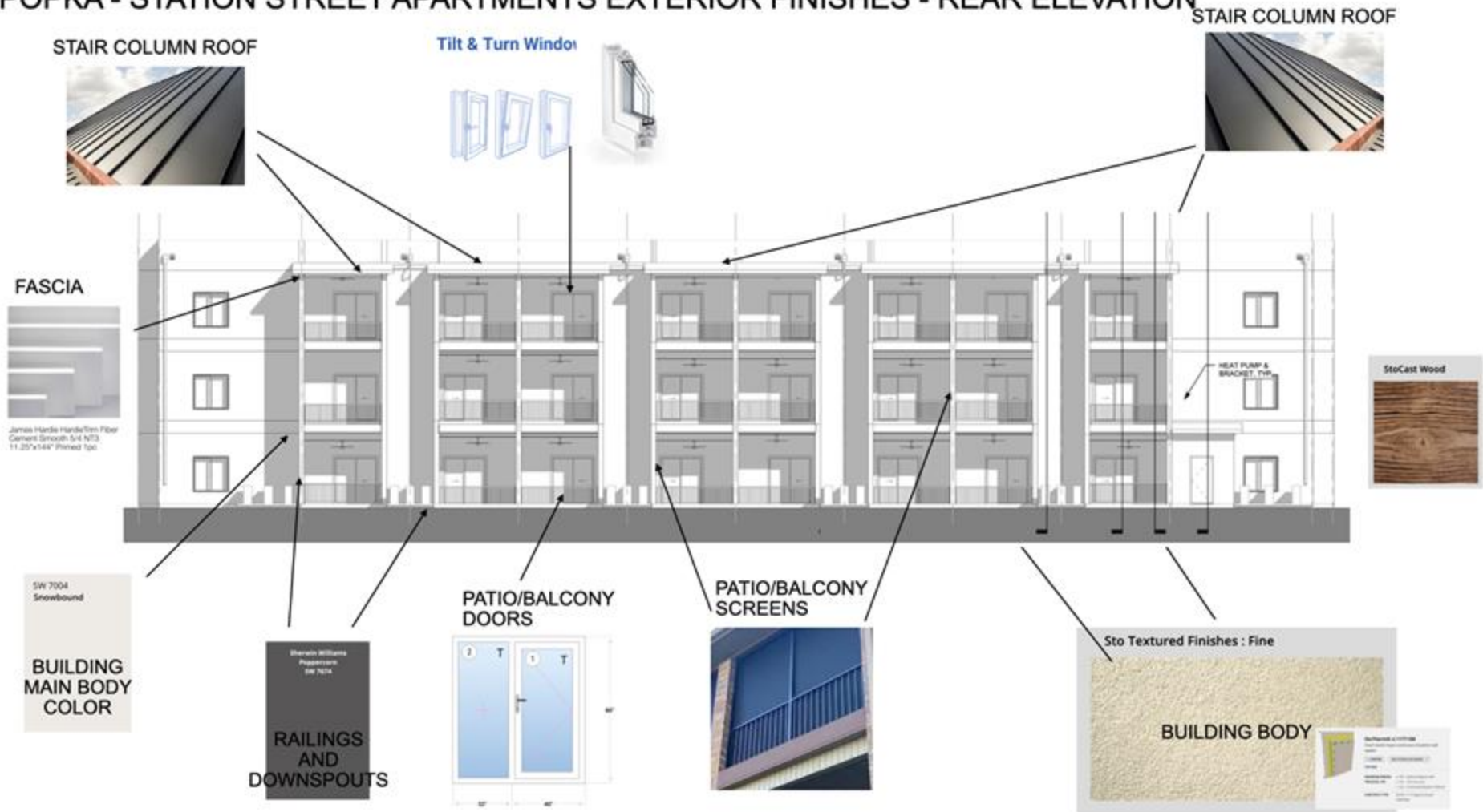


## 7. Graphic/Illustrative renderings of proposed development

### APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - FRONT ELEVATION - 30 UNIT



# APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - REAR ELEVATION



# APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - SIDE ELEVATION

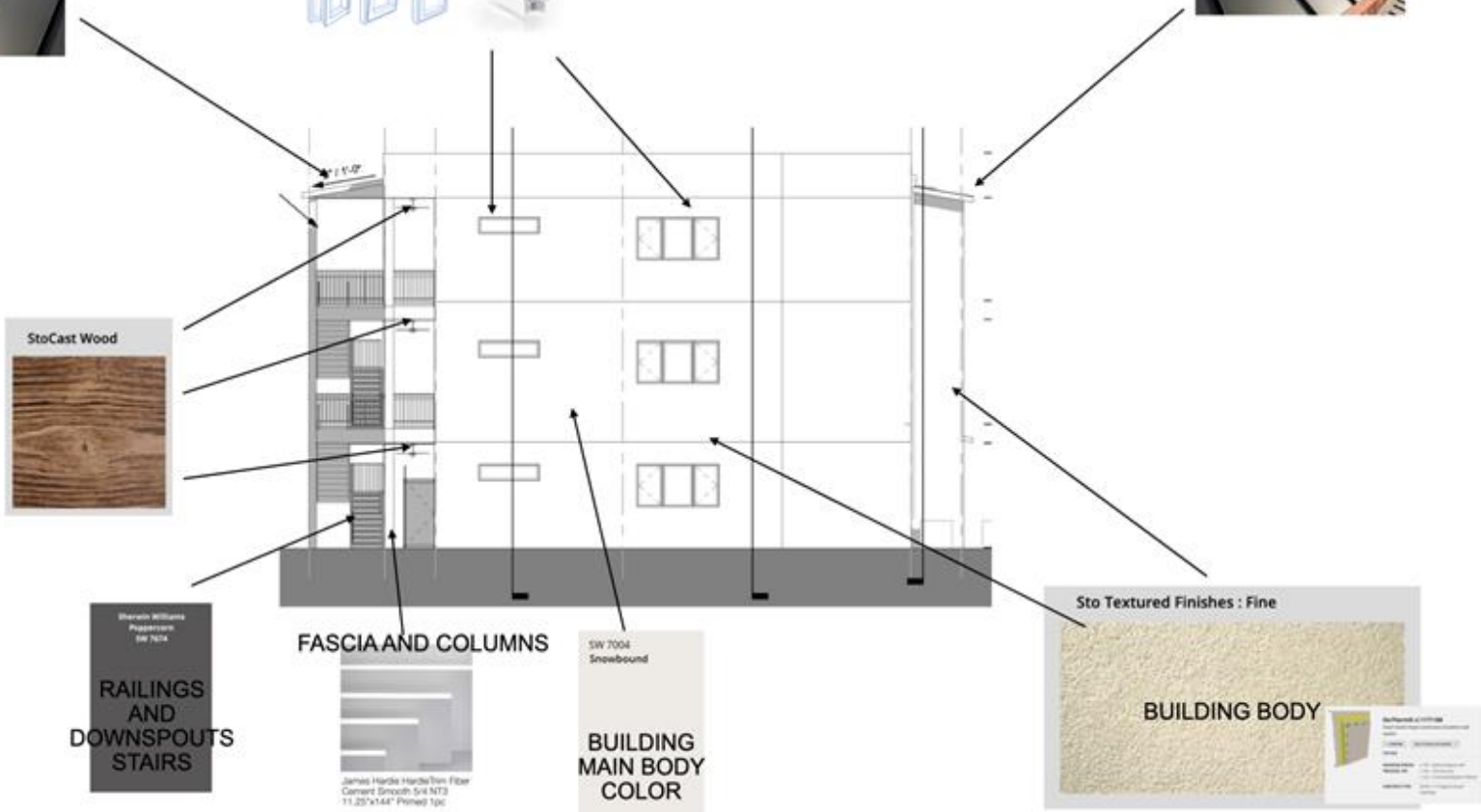
STAIR COLUMN ROOF



Tilt & Turn Window



STAIR COLUMN ROOF



StoCast Wood



RAILINGS  
AND  
DOWNSPOUTS  
STAIRS

FASCIA AND COLUMNS



James Hardie HardieTrim Fiber  
Cement Smooth 5/8 NT2  
11.22"x1.44" Primed 1pc

BUILDING  
MAIN BODY  
COLOR

SW 7004  
Snowbound

Sto Textured Finishes : Fine



BUILDING BODY



APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - FRONT ELEVATION SIDING TOWERS



SIDING



APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - FRONT ELEVATION BRICK TOWERS



BRICK



## 8. Concept Materials Photo Sheets

- a. Proposed building material & façade examples, Materials for outdoor spaces, Concept Plant Materials, Proposed signage



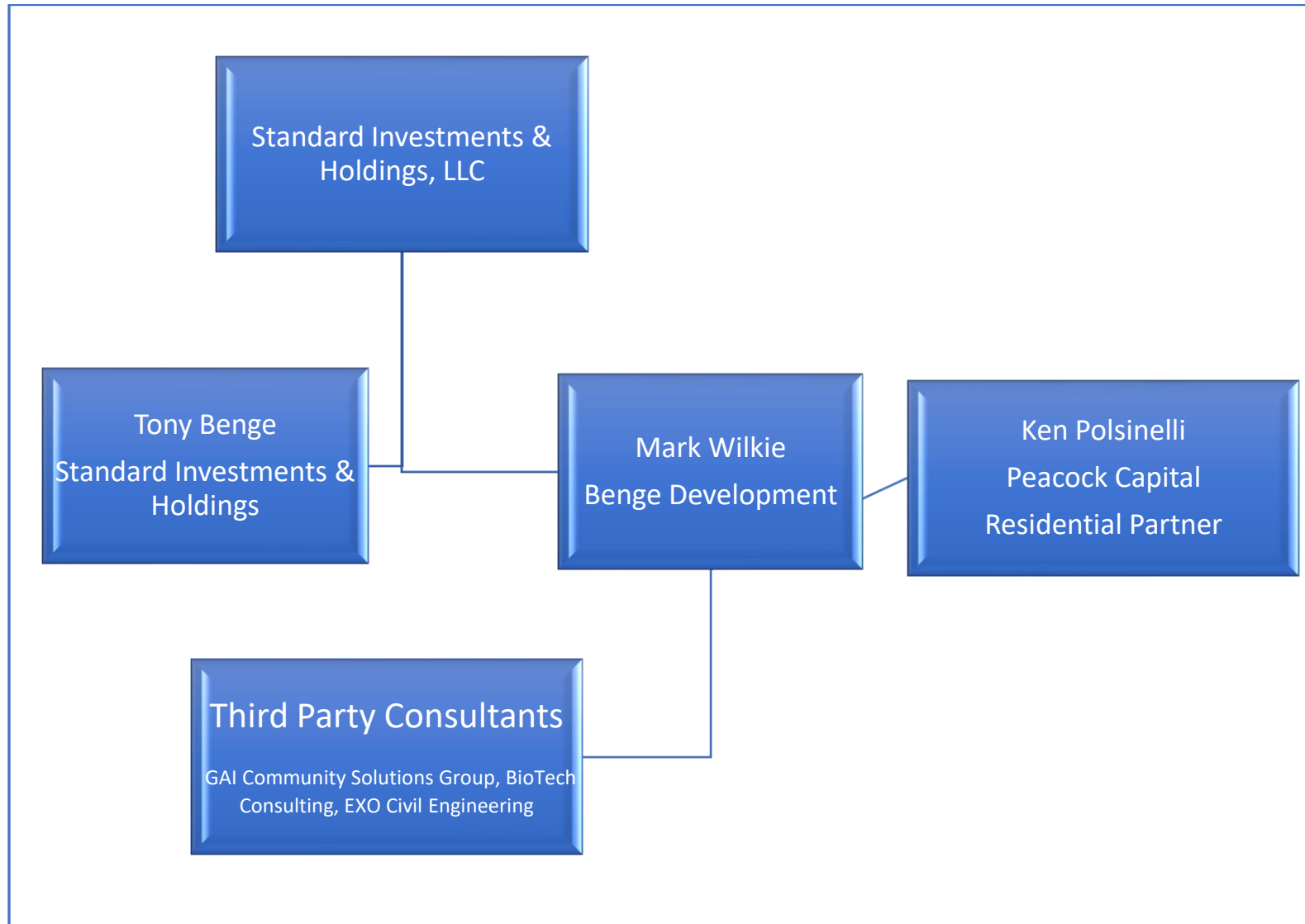
## **9. Optional Model but not encouraged if it can be expressed in 2 dimensions**

We will not be submitting a 3-D model for this proposal.

## II. DEVELOPMENT TEAM EXPERIENCE AND CAPABILITY

### Development Team

#### 1. Table of Organization – Graphic Representation



## **Bios of Key Development Team Members**

### **2. Key Development Team Members' Certifications and registration with regulatory agencies, professional organizations**

Included in Bio of each team Member.



## **Tony M. Benge**

### **President**

#### **Professional Experience**

Tony Benge is President of Benge Development Corporation and has successfully developed over twenty five large-scale projects in the Central Florida market since 1994 with over fifteen thousand residential lots. These projects include mixed-use communities such as EastWood, JB Ranch, and Traditions. BDC has twenty years of experience identifying, planning, permitting and fully developing residential and commercial projects. Commercial projects include Medical Office complexes, Assisted Living Facilities and retail outlets such as Chick-fil-a, Panera Bread, Starbucks, Publix and Marriott Hotels. Mr. Benge has been the Chairman of the Blanchard Park YMCA Board, a current Board member and Chair of the Downtown Orlando YMCA and Junior Achievement of Central Florida

Tony lives in Winter Park, Florida with his wife Robyn and his daughter Anna attends the University of Central Florida

#### **EDUCATION**

Westminster Schools—Atlanta, Ga.

Rollins College—BA Economics

University of Central Florida—MBA

#### **PROFESSIONAL AND PHILANTHROPIC AFFILIATIONS**

International Council of Shopping Centers—Member

Board of Realtors—Member

Central Florida YMCA—Board Member, Current Chairman

Greater Orlando Builders Association - Member

#### **CURRENT PROJECTS**

Floridian Town Center - 110 Acre Mixed-Use Development in Apopka

Engelmann Pointe - 65 acre Mixed-Use with waterfront Development in Apopka

Parkview at Brownwood - 44 acre Mixed-Use Development in The Villages

North Shore - 35 acre parcel Mixed-Use Development in Lake Nona, Florida



## Mark Wilkie

### Principal

#### Professional Experience

Mark Wilkie is a 35-year Real Estate Executive with a successful track record of team building, creating operational platforms, executing projects from land acquisition to asset disposition, and developing profitable strategies in geographically diverse multifamily portfolios exceeding \$800,000,000 and over 11,000 units. Mark has served as Vice President of Operations and Asset Management at an international boutique equity firm where he coordinated all aspects of asset management and property management supervision for the existing U.S. portfolio valued at over \$750,000,000. There and at his most recent opportunity Mark oversaw the disposition of assets valued at more than \$300 million. Mark has also held a variety of senior student housing positions. During his tenure with these companies he played an integral role in developing over 20 multi-family properties eight of which were completed in 18 months in 7 states in a public private partnership structure. Mark has personally managed high rise, mid rise, and traditional garden style walk up properties.

#### Education

B. A., University of South Florida

#### Designations

CCIM Certified Commercial Investment Member

CPM Certified Property Manager, Institute of Real Estate Management Member IREM Chapter 44

#### Licenses

FL Real Estate Broker BK3012942

#### Professional Associations

Past President, North Central Florida Apartment Association

Past Vice President, North Central Florida Apartment Association

Past Florida Delegate, Florida Apartment Association for National Apartment Association



KENNETH P. POLSINELLI

MANAGING PARTNER

Mr. Polsinelli is the Founder and Managing Partner of Peacock Capital, LLC. Peacock Capital is a real estate investment and advisory firm primarily focused on acquiring, operating and owning multifamily communities in central Florida. Since its inception in 2016, the firm and its strategic partners have acquired 22 multifamily communities directly from private owners and in the open market. These communities are located throughout greater central Florida and are all positioned for long-term cash flow. The portfolio has grown at a significant pace as Peacock has been able to leverage over 20 years of relationships with real estate professionals, local owners, third party service providers and lenders. Mr. Polsinelli's direct involvement includes sourcing properties, negotiating contracts, financing, executing on the business plan, asset management and creating value for investors. Ken has been active in central Florida since January 1999. Peacock Capital also provides receivership and asset management services for complex real estate transactions. Prior to launching Peacock Capital, Mr. Polsinelli served as Chief Real Estate Officer for McKinley, Inc., a national real estate investment company, where he was also a shareholder. In his role as CREO, Ken was responsible for all real estate acquisitions, dispositions and financing as well as asset management for a multi-billion dollar portfolio. He began with the firm in 1999 as Assistant to the Chief Operating Officer and gained increasing responsibility over time to become Chief Real Estate Officer. Over the course of this seventeen-year career, Ken also led the creation of a third-party fee management group with a specific focus on distressed real estate and led the redevelopment of numerous multifamily and commercial assets producing hundreds of millions of dollars in value for the company. Mr. Polsinelli also led the construction of several ground up development projects including an 132 unit senior housing project using LIHTC equity and 221(d)(4) HUD debt, the addition of new buildings at existing communities, and newly constructed Class A apartments. His extensive capital markets background includes transacting with Freddie Mac, Fannie Mae, HUD, CMBS, Commercial Banks and Life Insurance Companies. In addition, he has been personally named, or served on behalf of the firm, as a court appointed receiver in over 100 cases. He has acquired, sold, and financed over \$2.2 billion of real estate across 20 states throughout his career. Ken recently served as an adjunct instructor in the Dr. P. Phillips Real Estate Institute at the University of Central Florida where he taught Real Estate Analysis and Finance. He previously served as a co-instructor for the Real Estate Analysis class at the Crummer Graduate School of Business at Rollins College. Ken is a licensed real estate broker in Florida and Georgia. He resides with his family in Winter Park, FL.

## Legal Notice – Apopka Community Redevelopment Agency

### LEGAL NOTICE

#### **NOTICE OF DISPOSAL OF APPROXIMATELY 3.43 ACRES OF PROPERTY LOCATED IN THE COMMUNITY REDEVELOPMENT AREA BY THE APOPKA COMMUNITY REDEVELOPMENT AGENCY**

The City of Apopka (City) hereby gives notice pursuant to Section 163.380(3)(a), *Florida Statutes*, as owner of the named real properties listed by folio numbers at the bottom of this notice and the legal description attached hereto as Exhibit “A,” of its intent to dispose of said properties (or portions thereof) and to invite proposals from qualified developers for the redevelopment of said property. The City and the Apopka Community Redevelopment Agency (CRA) envision a multi-use project including affordable housing, downtown public parking, an extension of the Downtown Apopka Trail, and construction of public event space. The City anticipates that approximately 1 acre of the property noticed for disposal herein may be retained by the City for construction of public event space to be completed by the successful proposer.

Pursuant to Section 163.380(3)(a), Florida Statutes, prior to disposition of any real property in a community redevelopment area, the City or CRA shall give public notice of such proposed disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or thereto. The City or CRA shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out. The City or CRA may negotiate with any persons for proposals for the conveyance of any real property acquired by it in the community redevelopment area. The City or CRA may accept such proposals as it deems to be in the public interest and in furtherance of Chapter 163, Part III, Florida Statutes.

Section 163.380(2), Florida Statutes, requires that such real property be conveyed at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as the City or CRA may prescribe. In determining the value of real property is in the public interest and that the proposed use is in compliance with the community redevelopment plan, the City or CRA will take into account and give consideration to:

1. The long-term benefits to be achieved by the City based on the proposed use when compared to any potential short-term losses or costs in the disposal of such real property; and
2. The appraised value; and
3. The uses provided for in the community redevelopment plan and any other pertinent redevelopment or land use plans; and
4. The restrictions upon the property, and any covenants, conditions, and obligations assumed by the purchaser of the property.

In the event the real property is conveyed for less than the fair value, such disposition requires the approval of the governing body of City which approval may only be given following a duly noticed public hearing. Further the City or CRA may provide in any instrument of conveyance to a private grantee that such grantee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the City or CRA until the purchaser has completed the construction of any or all improvements proposed in the response to this advertisement. The City or CRA may require other covenants as part of the conveyance process.

Any party interested in submitting a proposal for redevelopment of the properties listed below is hereby notified that sealed proposals to acquire said property must be received on or before 4:00 p.m. on December 11, 2023, by the City/CRA, Apopka City Hall, 120 East Main Street, Apopka, Florida, 32703. Proposals received after that date will

not be considered. Any such offer must include a description of the proposed development that would be built on the properties, and documentation of the legal ability of the proposer, and availability of funding, to complete the development. Conditions of acceptance of any such proposals may include a right of repurchase of the properties at the conveyance value. The City or CRA may further negotiate terms and conditions of the purchase of the properties. The City or CRA may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes.

Further information as may be available regarding the foregoing may be reviewed at the Purchasing Division, located at 120 East Main Street, Apopka, Florida, 32703 or by e-mailing Jessica Pugh, Purchasing Administrator, at [jpugh@apopka.net](mailto:jpugh@apopka.net).

FOLIO NUMBERS: 09-21-28-0196-50-050, 09-21-28-0196-50-121, 09-21-28-0196-50-122, 09-21-28-0196-50-610, 09-21-28-0196-51-260, 09-21-28-0196-51-390, and 09-21-28-0196-51-400

The approximate value of this property is \$ 900,000. The approximate value of the real property, as determined by the City or its agents, is available at Apopka City Hall, 120 East Main Street, Apopka, Florida, 32703. Anyone for or against this property sale will be given the opportunity to speak at the public hearing.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE APOPKA CITY COUNCIL AND/OR CRA BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETINGS OR HEARINGS WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

*Persons with disabilities requiring accommodation in order to participate should contact the City Clerk at (407) 703-1704 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).*

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## Exhibit A

### Station Street Project area

DESCRIPTION: (BY THIS SURVEYOR) A portion of The Town of Apopka, according to the plat thereof, as recorded in Plat Book A, Page 109, Public Records of Orange County, Florida, lying in Section 9, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of Lot 142, Block E, The Town of Apopka, according to the plat thereof, as recorded in Plat Book A, Page 109, Public Records of Orange County, Florida, said point also lying on the Northeasterly right of way line of the CSX Railroad, per Right-of-Way and Track Map V02083 Seaboard Air Line Railway Co. Lake Charm Branch; thence North  $50^{\circ}42'52''$  West, a distance of 361.47 feet along said Northeasterly right of way line to the East line of the West 30 feet of Lot 135, Block E, Per Official Record Book 501, Page 357 and Deed Book 205, Page 354, Public Records of Orange County, Florida; thence North  $39^{\circ}19'53''$  East, a distance of 24.13 feet along said East line; thence departing said East line, North  $50^{\circ}42'52''$  West, a distance of 63.85 feet; thence North  $89^{\circ}30'23''$  West, a distance of 38.51 feet to the aforementioned Northeasterly right of way line of the CSX Railroad; thence North  $50^{\circ}42'52''$  West, a distance of 304.11 feet along said Northeasterly right of way line to the East right of way line of Lake Avenue, per said plat; thence North  $00^{\circ}05'48''$  East, a distance of 71.87 feet along said East right of way line to the Southerly right of way line of Station Street, per said plat; thence South  $50^{\circ}54'57''$  East, a distance of 167.42 feet along said Southerly right of way line to the Southerly extension of the West line of Lot 5, Block E, said plat of The Town of Apopka; thence North  $39^{\circ}12'56''$  East, a distance of 205.25 feet along said Southerly extension and said West line to the centerline of an Unnamed Alley, per said plat; thence South  $51^{\circ}24'27''$  East, a distance of 200.01 feet along said centerline to the Northerly extension of the West line of Lot 9, Block E, said plat of The Town of Apopka; thence South  $39^{\circ}12'56''$  West, a distance of 10.00 feet along said Northerly extension to the North line of said Lot 9; thence South  $51^{\circ}24'27''$  East, a distance of 36.25 feet along said North line to the East right of way line of a 15.00 foot wide alley, per Official Record Book 574, Page 17, Public Records of Orange County, Florida; thence North  $00^{\circ}02'57''$  East, a distance of 25.43 feet along said East right of way line to the South line of Lot 19, Block E, said plat of The Town of Apopka; thence South  $89^{\circ}47'37''$  East, a distance of 10.00 feet along said South line to the West line of lands described in Official Record Book 10808, Page 3862, Public Records of Orange County, Florida; thence South  $00^{\circ}02'57''$  West, a distance of 50.00 feet along said West line to the South line of said lands; thence South  $89^{\circ}47'37''$  East, a distance of 140.00 feet along said South line to the West right of way line of Central Avenue, per said plat; thence South  $00^{\circ}02'57''$  West, a distance of 425.97 feet along said West right of way line to the POINT OF BEGINNING.

Total: 3.43 acres