

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

January 10, 2024 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

ANNEXATION

1. 1400 West Kelly Park Road - Annexation, 1st submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. Tire Service Center-Apopka - Major Development Plan (MDP), 1st Submittal

CONSTRUCTION SITE PLAN

1. Winn-Dixie Light Plan Revision - Construction Site Plan (CSP), 1st Submittal
2. Community Health Centers - Minor Development Plan, 1st Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. Lee Terrace - Construction Site Plan (CSP), 3rd Submittal
2. Faircloth Lakes - Construction Site Plan (CSP), 6th Submittal
3. Crossroads at Kelly Park Phase 3, MF-P2-1 - Construction Site Plan Revision, 1st Submittal

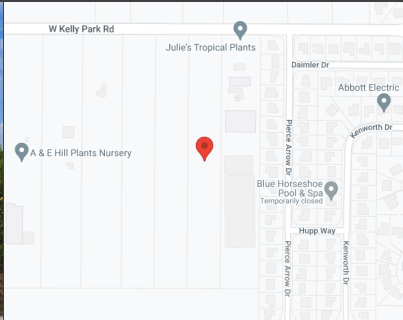
DISCUSSION

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.



PROPERTY ADDRESS:
1400 W KELLY PARK ROAD, APOPKA, FLORIDA 32712

SURVEY NUMBER: 2309.1846

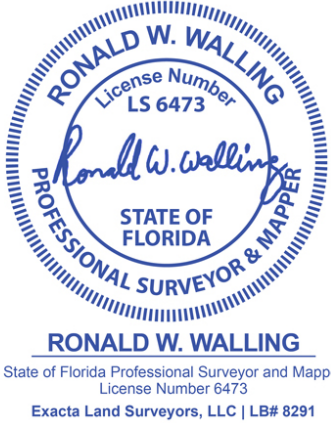
DATE SIGNED: 09/15/23 FIELD WORK DATE: 9/15/2023

REVISION DATE(S):
(REV.1 9/15/2023)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



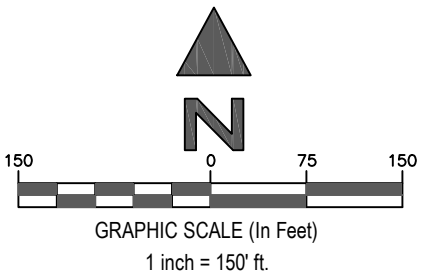
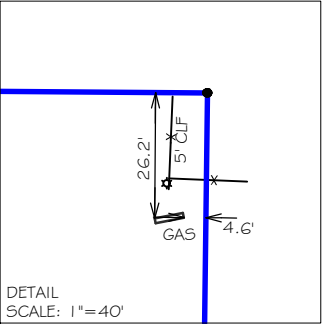
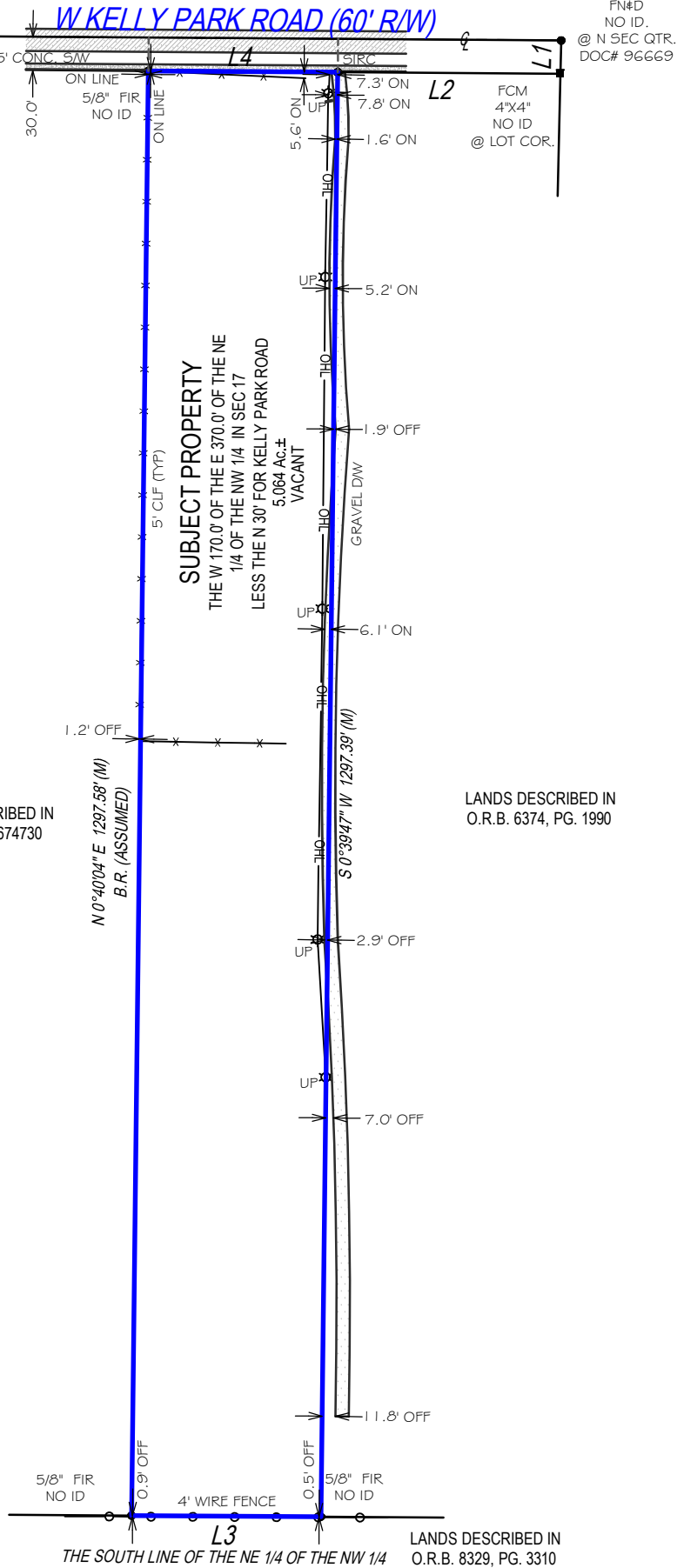
Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE
MEMBERS

2309.1846
BOUNDARY SURVEY
ORANGE COUNTY

THE NORTH SECTION LINE
NW SEC COR
DOC# 96670
S 89°35'01" E 2650.46' (M)



LINE TABLE:
L1 30.00' (D)
S 1°19'17" W 29.79' (M)
L2 200.00' (D)
N 89°38'04" W 199.85' (M)
L3 170.00' (D)
N 89°39'05" W 170.06' (M)
L4 170.00' (D)
S 89°35'19" E 169.95' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1400 W KELLY PARK ROAD, APOPKA, FLORIDA 32712 SURVEY NUMBER: 2309.1846 CERTIFIED TO: FIRST AMERICAN TITLE; DATE SIGNED: 09/15/23 BUYER: LENDER: TITLE COMPANY: FIRST AMERICAN TITLE COMMITMENT DATE: NOT REVIEWEDCLIENT FILE NO: LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: THE WEST 170.0 FEET OF THE EAST 370.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ALL IN ORANGE COUNTY, FLORIDA. LESS: THE NORTH 30.0 FEET THEREOF FOR KELLY PARK ROAD RIGHT-OF-WAY. FLOOD ZONE INFORMATION: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF APOPKA, COMMUNITY NUMBER 120180, PANEL NUMBER 0050 DATED 9/24/2021.		GENERAL SURVEYORS NOTES: 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. 2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning. 3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location. 4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified. 5. Alterations to this survey map and report by other than the signing surveyor are prohibited. 6. Dimensions are in feet and decimals thereof. 7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information. 8. Unless otherwise noted “SIRC” indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long. 9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. 10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature. 11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor. 12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements. 13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only. 14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence. 15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.		SURVEYORS LEGEND: LINETYPES Boundary Line Center Line Chain Link or Wire Fence Easement Edge of Water Iron Fence Overhead Lines Structure Survey Tie Line Vinyl Fence Wall or Party Wall Wood Fence SURFACE TYPES Asphalt Brick or Tile Concrete Covered Area Water Wood SYMBOLS Benchmark Center Line Central Angle or Delta Common Ownership Control Point Catch Basin Elevation Fire Hydrant Find or Set Monument Guywire or Anchor Manhole Tree Utility or Light Pole Well ABBREVIATIONS (C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve		EXACTA Exacta Land Surveyors, LLC Exacta Land Surveyors, LLC LB# 8291 o: 866.735.1916 f: 866.744.2882 131 West Broadway Street, Suite 1001, Oviedo, FL 32765 SEE PAGE 1 OF 2 FOR MAP OF PROPERTY PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES	
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TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1459476, DATED OCTOBER 20, 2023 AT 11:00 PM.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PART OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION S 89°42'50" E A DISTANCE OF 724.49'; THENCE LEAVING SAID SECTION LINE N 00°27'39" E A DISTANCE OF 63.39' TO A FOUND 1/2" CAPPED REBAR (LB7833) IN THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET (AKA STATE HIGHWAY 44) BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: (1) S 89°45'02" E A DISTANCE OF 22.00'; (2) N 81°53'27" E A DISTANCE OF 155.15'; WHENCE A FOUND 1/2" REBAR BEARS N 80°15'29" E A DISTANCE OF 6.00'; (3) N 88°44'01" E A DISTANCE OF 120.93'; THENCE LEAVING SAID RIGHT-OF-WAY N 00°27'39" E A DISTANCE OF 209.81'; THENCE N 88°44'01" E A DISTANCE OF 209.81'; THENCE N 00°27'39" E A DISTANCE OF 334.31' TO A POINT IN THE SOUTH RIGHT-OF-WAY OF MONROE AVENUE (60' ROW); THENCE ALONG SAID RIGHT-OF-WAY N 89°46'25" W A DISTANCE OF 506.00' TO A FOUND 1/2 REBAR, WHENCE A FOUND 1 1/2" IRON PIPE BEARS N 69°43'56" W A DISTANCE OF 5.65'; THENCE LEAVING SAID RIGHT-OF-WAY S 00°27'39" W A DISTANCE OF 575.20' TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B

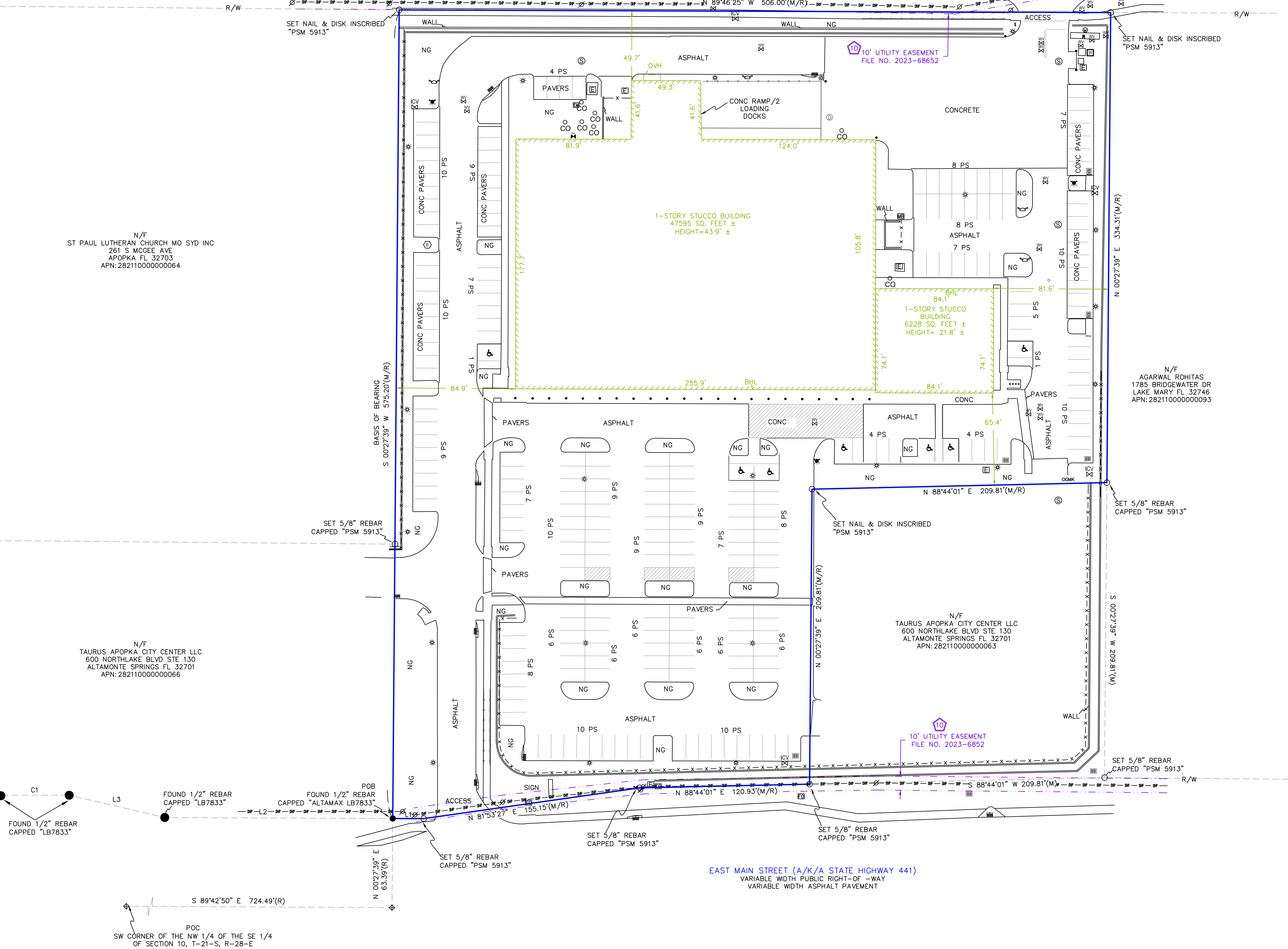
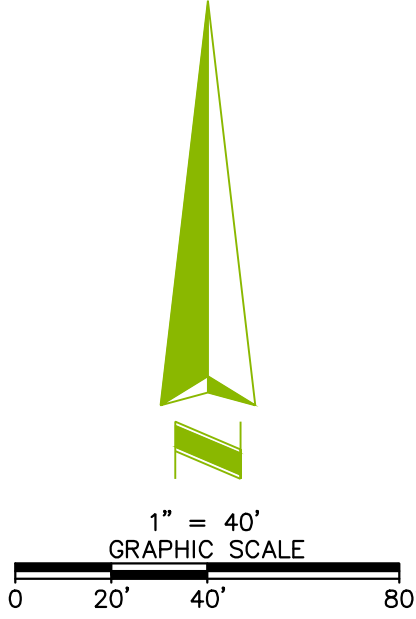
- 1. DEVELOPMENT AGREEMENT RECORDED UNDER INSTRUMENT NUMBER 20160402657, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- 2. LANDSCAPE AND FOUNTAIN MAINTENANCE AGREEMENT RECORDED IN CLERK'S FILE NUMBER 2021 - 306079, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- 3. AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN CLERK'S FILE NUMBER 2021 - 306092, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- 4. WORK, EASEMENTS, MAINTENANCE AND COST SHARING AND RESTRICTIVE COVENANTS AGREEMENT RECORDED IN CLERK'S FILE NUMBER 2021 - 710113, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 5. EASEMENT TO DUKE ENERGY RECORDED IN CLERK'S FILE NUMBER 2023 - 68652, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)

LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- CONC CONCRETE
- SQ.FT. SQUARE FEET
- * LIGHT POLE
- BOLLARD
- SIGN
- PS PARKING SPACE(S)
- ⚡ HANDICAP PARKING SPACE
- ⬜ NO PARKING AREA
- ✉ MAILBOX
- ⚡ FIRE HYDRANT
- ⚡ WATER VALVE
- ⚡ IRRIGATION CONTROL VALVE
- ⚡ FIRE DEPARTMENT CONNECTION
- ⚡ WATER VAULT
- ⚡ CURB INLET
- ⚡ GRATED INLET
- ⚡ STORM MANHOLE
- ⚡ SANITARY MANHOLE
- ⚡ UTILITY POLE
- ⚡ FIBER OPTIC BOX
- ⚡ ELECTRIC CABINET
- ⚡ ELECTRIC METER
- ⚡ GAS VALVE
- ⚡ GAS UTILITY MARKER
- PROPERTY LINE
- OVERHEAD POWER LINE
- x-x-x- FENCE LINE
- - - EASEMENT
- - - R/W RIGHT-OF-WAY
- CENTERLINE
- GUARDRAIL

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.



VICINITY MAP

NOT TO SCALE



SHEET 1 OF 1

LAND AREA

236457± SQUARE FEET
5.428± ACRES

PARKING

REGULAR= 237
HANDICAP= 7
TOTAL= 244

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSCFEMA.GOV, AND BY CRITICAL FLOODING ONLY. THIS PROPERTY IS LOCATED IN ZONE V-1000, INSURANCE RATE MAP NUMBER 12095C0140F, WHICH BEARS AN EFFECTIVE DATE OF 9/25/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE WEST LINE OF THE SUBJECT PROPERTY WHICH BEARS S 00°27'39" W PER GPS COORDINATE OBSERVATIONS
LATITUDE: N 28°40'25.7303"
LONGITUDE: W 81°29'55.8474"
CONVERGENCE ANGLE: 00°14'21.7051"

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST MAIN ST AND MONROE AVE, BOTH DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF EAST MAIN STREET AND SOUTH MCGEE AVE, WHICH IS APPROXIMATELY 571' FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
- ALL FOUND MONUMENTATION REFERENCED AND BEARING AWAY FROM THE TRUE CORNER HAVE BEEN OBSOLETE DURING CONSTRUCTION AND ALL CORNERS NOT FOUND WERE RESET.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #485155
WINN DIXIE
611 EAST MAIN STREET

ORANGE COUNTY APOPKA, FLORIDA, 32703

SITE PICTURE



COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONCONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: FIRST HORIZON BANK, A TENNESSEE STATE CHARTERED BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR; OPB LLC, THE LAW OFFICES OF CHRISTOPHER Y. MILLS; PLLC D.B.A. MILLS; BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, PC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

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, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/07/2023. DATE OF PLAT OR MAP: 11/13/2023.



PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB8173

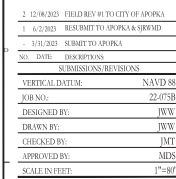
DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
12/06/23	UPDATE CERTIFIED PARTIES	AJ	23-7255
			SCALE:
			1" = 40'
			DRAWN BY:
			DR
			APPROVED BY:
			AJ

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM



C03-01

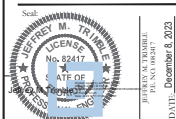


Project Name:
**CROSSROADS AT
KELLY PARK
PHASE 3
MULTI-FAMILY
TRACT MF-P2-1**

Submittal To:
APOPKA, FL

Sheet Title:
**MASTER SITE PLAN &
SITE DATA**

Sheet No.: **C1.00**



This item has been electronically signed and sealed using a digital

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Fax. 407.487.2597

Parking Calculations			
Parking Required	Required Space Per Unit	Number Of Units	Total Required
1 BEDROOM UNIT	1.5	138	207
2 BEDROOM UNIT	2	150	300
3 BEDROOM UNIT	2.5	36	90
TOTAL REQUIRED			597
Parking Provided			Total Provided
REGULAR (9'x20')			455
ADA (12'x20')			13
STANDALONE GARAGES			29
ON-STREET PARKING			100
TOTAL			597

1. MINIMUM NUMBER OF ADA PARKING SPACES PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 208 PARKING SPACE, TABLE 208.2. ADA SPACES ARE INCLUDED IN TOTAL PARKING SPACE COUNT.

Site Data	
PROJECT NAME	CROSSROADS AT KELLY PARK PHASE 3 MULTI-FAMILY TRACT W#-P2-1
PARCEL ID	11-20-27-41-35-00-013 11-20-27-0000-00-254
TOTAL SITE AREA	16.03 AC.
ZONING	KELLY PARK INTERCHANGE - MIXED USE, TRANSCENT DISTRICT (MU-PD)
FUTURE LAND USE	MIXED USE (MU)
FEMA FLOOD ZONES	X
Development Program	
MULTI-FAMILY RESIDENTIAL	324
DENSITY	20.21 DU/AC.
GROSS BUILDING AREA (SEE NOTE 1)	3M,650 SF
Site Area	Area
TOTAL SITE AREA	16.03 AC.
PRESERVED WETLANDS	0.00 AC.
IMPACTED WETLANDS	0.00 AC.
TOTAL DEVELOPMENT AREA	16.03 AC.
Parking Subtotal	Minimum
FRONT	10/20 FT.
SIDE	15 FT.
REAR	20 FT.
Area Coverage	
MAXIMUM IMPERVIOUS SURFACE RATIO	80%
MINIMUM OPEN SPACE	15%
Parking Heights	Maximum
3-STORY BUILDINGS	47 FT.
GARAGES	16 FT.

1. GROSS BUILDING AREA CORRESPONDS TO THE TOTAL RESIDENTIAL BUILDING AREA