



APOPKA PLANNING COMMISSION AGENDA

March 12, 2024 5:30 PM

Apopka City Hall Council Chambers

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

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

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Meeting Minutes from February 13, 2024

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

1. Transportation Element

PUBLIC HEARING

SITE PLANS

1. 451 Commerce Park - Plat

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

Any opening invocation that is offered before the official start of the Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the Planning Commission meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the

Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON FEBRUARY 13, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

MEMBERS PRESENT: William Gusler, Howard Washington, Eric Mock and Robert Ryan.

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

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

OTHERS PRESENT: Merton Fenderson, Kameka Harrison, Mike Harrison, Audrey Findlater, Tama Lewis, Susan Cullars, Brian Cullars, Jonathan Huels, Paulene Harrison, Michael Harrison, Ronnie Macejewski, Trace Trylko, Wendy Plate, Kevin Robinson, Sarah Maier, Bob Gibbs, and Jim Constantine.

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

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

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of December 12, 2023 at 5:30 p.m.

MOTION: Howard Washington made a motion to approve the Planning Commission minutes from the regular meeting held on December 12, 2023 at 5:30 p.m. and seconded by Robert Ryan. Aye votes were cast by William Gusler, Eric Mock, Robert Ryan and Howard Washington (4-0).

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of January 9, 2024 at 5:30 p.m.

MOTION: Eric Mock made a motion to approve the Planning Commission minutes from the regular meeting held on January 9, 2024 at 5:30 p.m. and seconded by Howard Washington. Aye votes were cast by William Gusler, Eric Mock, Robert Ryan and Howard Washington (4-0).

QUASI JUDICIAL – CHANGE OF ZONING – ORDINANCE 3044 – 734 SOUTH ORANGE BLOSSOM TRAIL

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

Staff Presentation: Jun Sohn presented the item based on the staff report and answered questions.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON FEBRUARY 13, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Applicant, Michael Harrison 1706 E Semoran Boulevard Suite 116 Apopka FL, stated that he didn't have a presentation, but wanted to say thank you and is available for any questions.

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

MOTION: Howard Washington made a motion to find the proposed Change of Zoning from T (Transitional) to C-C (Community Commercial), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommended approval of the proposed Change of Zoning, based on the findings and facts presented in the staff reports and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Eric Mock, Robert Ryan and Howard Washington (4-0).

QUASI JUDICIAL – CHANGE OF ZONING – ORDINANCE 3045 – 135 HERMIT SMITH ROAD

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

Staff Presentation: Jun Sohn presented the item based on the staff report and answered questions.

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

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

QUASI JUDICIAL – SPECIAL EXCEPTION – 2301 CORAL HILLS ROAD

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

Staff Presentation: Jun Sohn presented the item based on the staff report and answered questions.

Commissioner Washington asked if this special exception would also include the 8-foot fence around the property.

Jun Sohn replied that the exception of the fence would be applied for in the future.

Mr. Hitt responded that would be considered a variance and not covered by the special exception.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON FEBRUARY 13, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

Commissioner Washington pointed out that the request includes the proposed 8-foot fence along the east and west property lines to provide screening from the public streets and can also include the north and south property lines. He asked if they will be striking out that part in the decision.

Mr. Hitt responded yes.

Chairperson Gusler responded to Mr. Hitt asking if that if they are striking the use of that from here, there's a lot of things all based on the screening or the visibility. He said that it seemed like a lot of these things are contingent in we're changing this making an exception and out it in that area based on it being hidden and the visibility, but if we take that screening issue out of there, then that seems like a whole different thing they're asking for.

Mr. Hitt agreed and responded that a lot of the use is contingent upon the 8-foot fence. He said that in this case the commission could still recommend approval of the special exception but it would be contingent upon the six-foot fence and then the applicant could go for an 8-foot fence variance.

Commissioner Washington stated that in the request statement it says special exception use permit to allow the use of outdoor storage.

Mr. Hitt stated that the special exception, if it's approved, would be regulated based on whatever size fence they've got. In this case if it's a 6-foot fence, then it would be a six-foot fence. The applicant is planning on applying for a security exemption which is an administrative decision to go to an 8-foot fence but staff has not gotten that yet. However, that portion would not have to come back to the planning commission. The special exception is still for the use itself and if there was a 6-foot fence, that would be their limits.

Chairperson Gusler is questioning this decision because a past applicant had a contingency on a fence shielding from the public and within 6 months the shielding was gone and there are things stacked 10 feet high over the fence. That is a consideration in his mind because the fact that we either don't address or code enforcement doesn't have time to go after that, we made the exception based on these criteria and it's not followed.

Mr. Hitt responded that it would then be a code enforcement issue.

Commissioner Washington asked if the recommendation could word the approval to say that they approve the special exception of the outdoor storage and the installation of the 8-foot-high fence.

Mr. Hitt stated that only if it is approved by a security exemption plan.

Sarah Maier with Dewberry Engineers located at 800 N Magnolia Ave Orlando Fl stated that she was here on behalf of the applicant. Her client is very much in favor of the 8-foot fence not only to screen from public view, but for their own security purposes. Their trucks, trailers and equipment are often targeted for theft so they lock most stuff up in enclosures but the remainder of stuff does get left out.

Andrew Hand, City Attorney, mentioned that six feet is what is permitted by zoning and that there is a process available to go through to get to an 8-foot fence but it isn't part of the Special Exception process.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON FEBRUARY 13, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

The security exemption is simply something that the applicant would need to make on an administrative level and doesn't need to be a part of this board's decision.

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

MOTION: Howard Washington made a motion to recommend approval of a Special Exception to allow outdoor storage with the exception of the 8-foot fence (as a principal use) for commercial vehicles, trailers, equipment and tools for a landscape business as primary use in the C-R (Regional Commercial) Zoning district, subject to the exhibits and findings of the staff reports. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Eric Mock and Howard Washington (3-1). Nay vote was cast by Robert Ryan.

QUASI JUDICIAL – MADISON OAKS MF3 PARCEL – MAJOR DEVELOPMENT PLAN

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

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

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

MOTION: Eric Mock made a motion to recommend approval of the Madison Oaks MF3 Parcel – Major Development Plan, subject to the findings in the staff report. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Eric Mock, Robert Ryan and Howard Washington (4-0).

QUASI JUDICIAL – 1291 S ORANGE BLOSSOM TRAIL OFFICE/WAREHOUSE – MAJOR DEVELOPMENT PLAN

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

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

Commissioner Washington stated that he appreciates the fact that they have a 5-foot sidewalk along the 441 portion of this project.

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

MOTION: Howard Washington made a motion to recommend approval of the 1291 S Orange Blossom Trail - Major Development Plan, subject to the findings in the staff report. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Eric Mock, Robert Ryan and Howard Washington (4-0).

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON FEBRUARY 13, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

OLD BUSINESS: None

NEW BUSINESS: Jim Hitt mentioned that immediately following this meeting, there would be a joint workshop meeting held with the Planning Commission and City Council members.

ADJOURNMENT: The meeting adjourned at 6:05 p.m.

William Gusler, Chairperson

James K. Hitt, FRA-RA Community Development Director



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 1.

Meeting Date: March 12, 2024

Department: Community Development

SUBJECT:

451 Commerce Park - Plat

REQUEST:

Recommend approval of the 451 Commerce Park - Plat

SUMMARY:

Owner(s): Arrowrock IV 451 LLC

Applicant: Jeffrey D. Hofius, Leading Edge Land Services

Parcel Identification Number(s): 09-21-28-0868-04-001, 09-21-28-0868-04-003, 09-21-28-0868-04-002, 09-21-28-0868-04-006

Location: 550 & 650 Marshall Lake Road

Future Land Use: Industrial

Zoning: I-L (Light Industrial)

Proposed Use: Industrial warehouse

Tract Size: 22.025 +/- acres

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Industrial	PD (Planned Development)	Warehouses
South	Industrial	I-L (Light Industrial)	Warehouses
East	Industrial	I-L (Light Industrial)	Warehouses
West	Industrial	I-L (Light Industrial)	Single-family residence

PROJECT SUMMARY:

The applicant has submitted 451 Commerce Park – Plat for consideration, creating 2 lots for warehouse development. Lot 1 is 13.555 acres, Lot 2 is 8.470 acres. This plat also dedicates cross access easement, water easement, forcemain easement, and an infiltration pond easement. Access is proposed via Marshall Lake Road. This plat is consistent with the Major Development Plan approved by City Council on August 3, 2022, and the Construction Site Plan approved by the Development Review Committee (DRC) on January 4, 2023.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;

The plat complies with all conditions of approval in any development approval or permit to which it is subject;

The plat conforms to the requirements of Chapter 177, Florida Statutes before recordation and per the review and determination of the City Surveyor;

The plat conforms to any development plan (major or minor) to which it is a part; and

The plat complies with all other applicable standards in this LDC and all other City regulations.

PUBLIC HEARING SCHEDULE:

March 12, 2024 - Planning Commission (5:30 P.M.)

April 3, 2024 - City Council (1:30 P.M.)

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee: The Development Review Committee recommends approval of the 451 Commerce Park Plat.

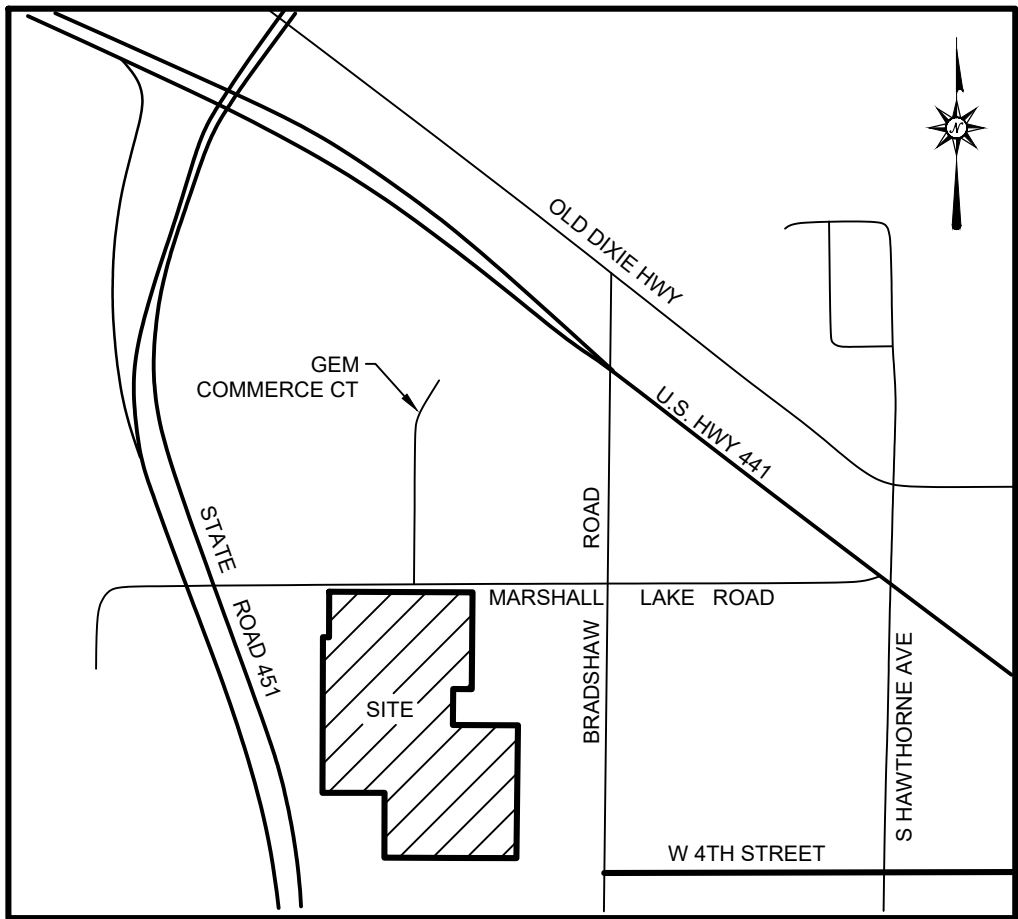
Planning Commission: Recommend approval of the 451 Commerce Park - Plat.

ATTACHMENTS:

1. 451 Commerce Park Plat
2. Map series

451 COMMERCE PARK

BEING A REPLAT OF A PORTION OF BLOCK D
BRADSHAW AND THOMPSON'S ADDITION TO APOPKA CITY
PLAT BOOK B, PAGE 25
LOCATED IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE WEST LINE OF THE SW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST BEARS N00°10'23"E.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING (ALL RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA):
 - A. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2632, PAGE 367
 - B. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2703, PAGE 337
 - C. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2703, PAGE 341
 - D. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2904, PAGE 874
 - E. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 3005, PAGE 152
 - F. EASEMENT GRANTED TO ORANGE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 3020, PAGE 1672
 - G. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 3567, PAGE 2201
 - H. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 3567, PAGE 2203
 - I. CERTIFICATE OF FILING RECORDED IN OFFICIAL RECORDS BOOK 4210, PAGE 2015
 - J. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 5421, PAGE 4870
 - K. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 10181, PAGE 7837
 - L. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS DOCUMENT NUMBER 20230143402
 - M. TRANSPORTATION IMPACT FEE AGREEMENT RECORDED IN OFFICIAL RECORDS DOCUMENT NUMBER 20230231395
3. THE 36.00 FEET WIDE ACCESS EASEMENT WILL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 AND 2 AND THEIR SUCCESSORS AND ASSIGNS.
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING A PART OF BLOCK D OF BRADSHAW AND THOMPSON'S ADDITION TO APOPKA CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 25, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2904, PAGE 876, OFFICIAL RECORDS BOOK 3372, PAGE 272, OFFICIAL RECORDS BOOK 4654, PAGE 910, OFFICIAL RECORDS BOOK 4786, PAGE 2637, OFFICIAL RECORDS BOOK 4845, PAGE 3875, OFFICIAL RECORDS BOOK 8585, PAGE 2163, OFFICIAL RECORDS BOOK 8616, PAGE 1584 AND OFFICIAL RECORDS DOCUMENT NUMBER 20190752701, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 9, S00°10'23"W, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MARSHALL LAKE ROAD (60-FOOT PUBLIC RIGHT OF WAY PER PLAT BOOK B, PAGE 25, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°45'32"E, A DISTANCE OF 30.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°45'32"E, A DISTANCE OF 695.94 FEET TO THE EAST LINE OF THE WEST 90 FEET OF THE EAST 1/2 OF SAID BLOCK D; THENCE ALONG SAID EAST LINE, S00°31'40"W, A DISTANCE OF 470.01 FEET TO THE SOUTH LINE OF THE NORTH 470 FEET OF THE WEST 90 FEET OF THE EAST 1/2 OF SAID BLOCK D; THENCE ALONG SAID SOUTH LINE, N89°45'32"W, A DISTANCE OF 90.00 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID BLOCK D; THENCE ALONG SAID EAST LINE, S00°31'40"W, A DISTANCE OF 174.85 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID BLOCK D; THENCE ALONG SAID NORTH LINE, S89°47'20"E, A DISTANCE OF 316.10 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID BLOCK D; THENCE ALONG SAID EAST LINE, S00°42'20"W, A DISTANCE OF 644.70 FEET TO THE SOUTH LINE OF SAID BLOCK D; THENCE ALONG SAID SOUTH LINE, N89°49'10"W, A DISTANCE OF 640.33 FEET TO THE EAST LINE OF THE WEST 302.00 FEET OF THE WEST 1/4 OF SAID BLOCK D; THENCE ALONG SAID EAST LINE, N00°10'28"E, A DISTANCE OF 314.70 FEET; THENCE DEPARTING SAID EAST LINE, N89°55'05"W, A DISTANCE OF 302.00 FEET TO THE WEST LINE OF THE SW 1/4 OF SAID SECTION 9; THENCE ALONG SAID WEST LINE, N00°10'23"E, A DISTANCE OF 755.08 FEET TO THE SOUTH LINE OF THE NORTH 221.1 FEET OF SAID BLOCK D; THENCE ALONG SAID SOUTH LINE, S89°45'32"E, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF THE EAST 150 FEET OF THE WEST 180 FEET OF THE NORTH 221.1 FEET OF SAID BLOCK D; THENCE ALONG SAID WEST LINE, N00°14'28"E, A DISTANCE OF 221.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.025 ACRES (964215 SQUARE FEET) OF LAND, MORE OR LESS.

LEADING EDGE
LAND SERVICES
INCORPORATED

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809

PHONE:(407) 351-6730
FAX:(407) 351-9691
WEB:www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

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.

451 COMMERCE PARK

DEDICATION

KNOW ALL BY THESE PRESENTS, That Arrowrock IV Apopka 451, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the water, force main and infiltration pond easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Arrowrock IV Apopka 451, LLC, has caused these presents to be executed and acknowledged by its undersigned officer thereunto duly authorized on this ____ day of _____, 2024.

Arrowrock IV Apopka 451, LLC, a Delaware limited liability company,

By: Arrowrock US Industrial Fund IV Pooling Holdco, LLC, a Delaware limited liability company, its sole member

By: Arrowrock US Industrial Fund IV Holdco, LLC, a Delaware limited liability company, a member

By: Arrowrock US Industrial Fund IV, LP, a Delaware limited partnership, its sole member

By: Arrowrock US Industrial Fund IV GP, LLC, a Delaware limited liability company, its general partner

By: Summit Realty Ventures, LLC, a Missouri limited liability company, its sole member

By: _____
Name: John S. Ross, Jr.
Title: Manager

By: Arrowrock US Industrial Fund IV Sidecar, LP, a Delaware limited partnership, its general partner

By: Arrowrock US Industrial Fund IV GP, LLC, a Delaware limited liability company, its general partner

By: Summit Realty Ventures, LLC, a Missouri limited liability company, its sole member

By: _____
Name: John S. Ross, Jr.
Title: Manager

WITNESSES:

Printed Name of Witness

Printed Name of Witness

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2024, by John S. Ross, Jr., in their capacity as manager on behalf of Summit Realty Ventures, LLC, a Missouri limited liability company, [] who is personally known to me or has produced _____ (type of identification produced) as identification, and did/did not take an oath. The individual and officer described in and who executed the forgoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized.

WITNESS my hand and official seal this ____ day of _____, 2024.

Signature of Notary Public

Printed Name of Notary Public

Notary Public state of _____

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the forgoing plat was recorded in the Orange County Official Records on _____ as File No. _____

County Comptroller in and For Orange County, Florida.

By _____

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

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

Signed: _____ Date _____

Printed Name: _____
Registration Number _____

CERTIFICATE OF SURVEYOR

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

JEFFREY D. HOFIUS, PSM

Registration No. _____ 6610
Leading Edge Land Services, Inc.
8802 Exchange Drive
Orlando, Florida 32809
Certificate No. LB 6846

CERTIFICATE OF APPROVAL
BY APOPKA PLANNING COMMISSION

Examined and Approved
Chairman _____ Date _____

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined and Approved
Richard Earp _____ Date _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

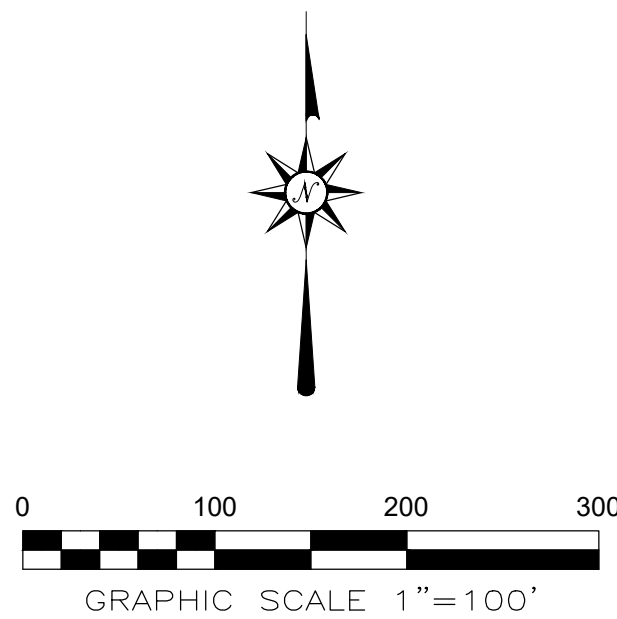
THIS IS TO CERTIFY, that on _____ the forgoing plat was approved by the Municipality.

Mayor _____

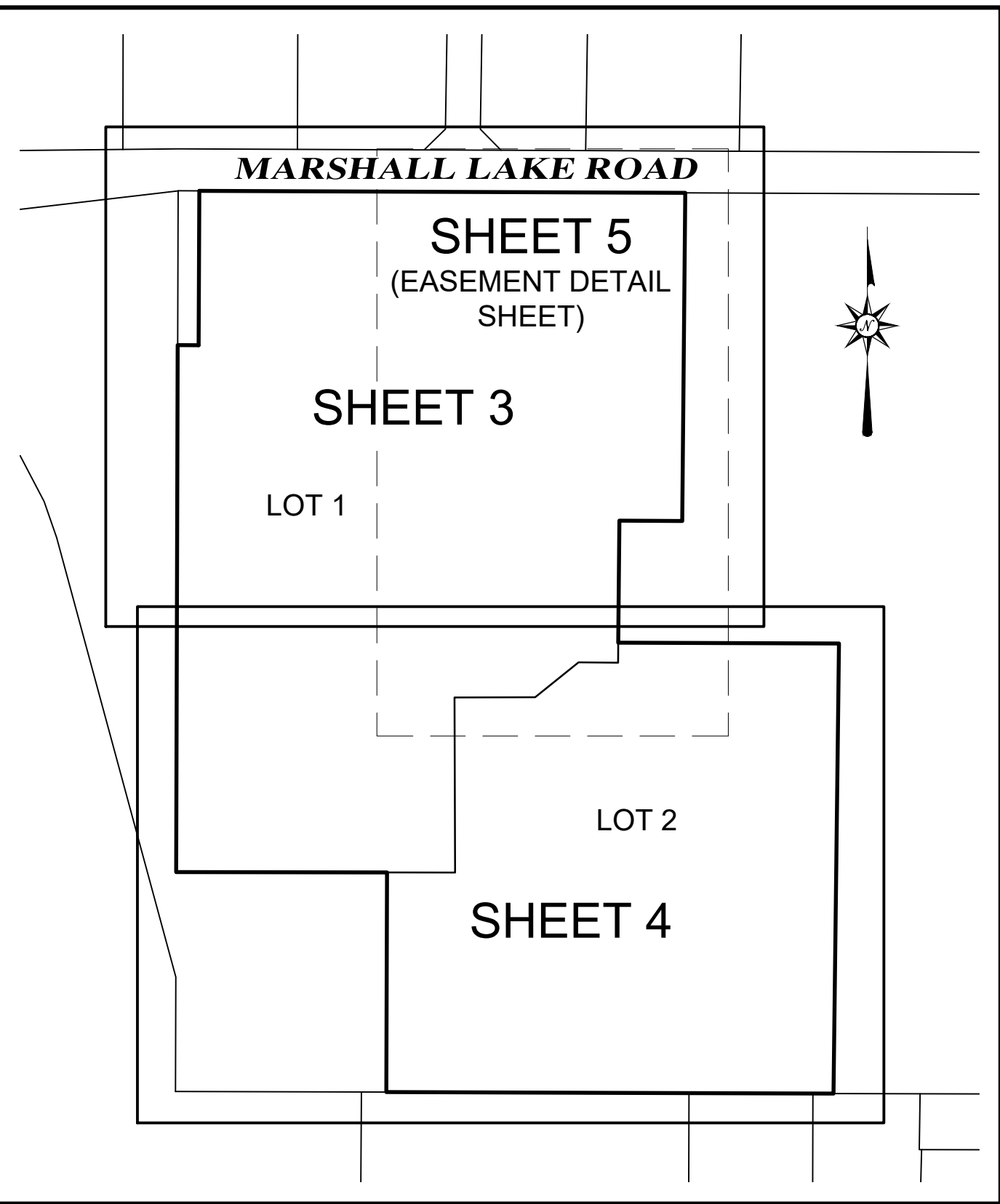
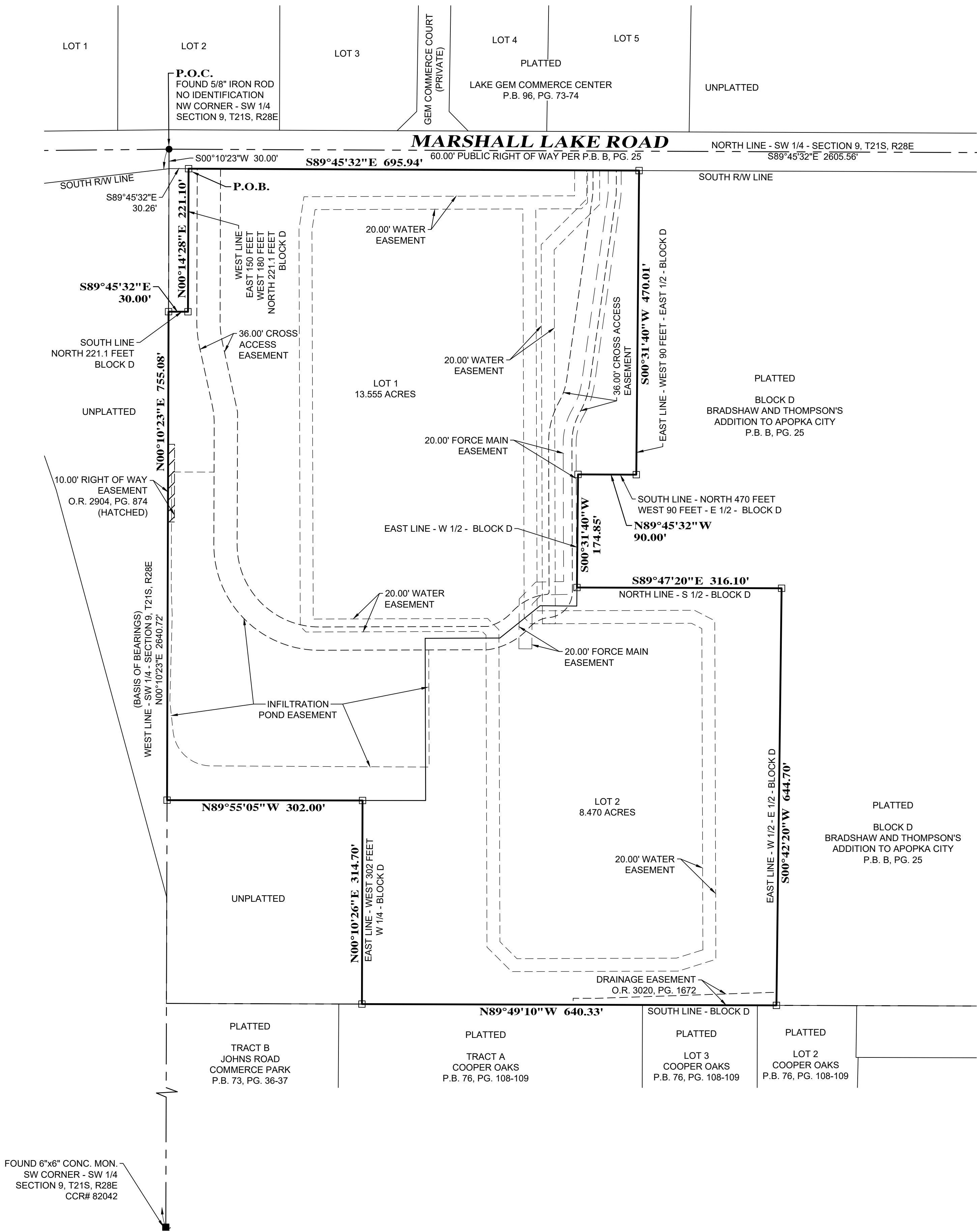
Attest: _____
City Clerk

451 COMMERCE PARK

BEING A REPLAT OF A PORTION OF BLOCK D
BRADSHAW AND THOMPSON'S ADDITION TO APOPKA CITY
PLAT BOOK B, PAGE 25
LOCATED IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



LEGEND	
■	FOUND CONCRETE MONUMENT
●	FOUND IRON ROD & CAP
□	SET 4"x4" CONCRETE MONUMENT "PRM LB 6846"
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CONC. MON.	CONCRETE MONUMENT
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
DOC#	OFFICIAL RECORDS DOCUMENT NUMBER
R/W	RIGHT OF WAY
T	TOWNSHIP
R	RANGE
CCR	CERTIFIED CORNER RECORD
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
PRC	POINT OF REVERSE CURVATURE



KEY MAP
SCALE: 1"=200'

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

FOUND 6"x6" CONC. MON.
SW CORNER - SW 1/4
SECTION 9, T21S, R28E
CCR# 82042

451 COMMERCE PARK

BEING A REPLAT OF A PORTION OF BLOCK D
BRADSHAW AND THOMPSON'S ADDITION TO APOPKA CITY
PLAT BOOK B, PAGE 25
LOCATED IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°02'39"W	27.67'
L2	S00°02'39"E	27.50'
L3	N06°04'03"W	44.52'
L4	N02°02'05"W	41.58'
L5	S89°49'37"E	65.57'
L6	S00°09'24"W	49.91'
L7	S44°59'36"W	13.34'
L8	S89°48'53"W	70.46'
L9	S62°47'41"E	35.19'
L10	S72°31'46"W	60.74'
L11	N45°11'03"W	53.74'
L12	N44°59'29"W	8.08'
L13	N45°11'03"W	12.39'
L14	N08°33'44"E	51.05'
L15	N00°09'24"E	39.46'
L16	S45°11'03"E	13.36'
L17	S62°47'41"E	18.15'
L18	S72°31'46"W	42.98'
L19	N45°11'03"W	37.18'
L20	N44°59'29"W	24.64'
L21	N08°33'44"E	32.36'
L35	S89°45'32"E	10.00'
L36	S00°10'23"W	120.00'
L37	N89°45'32"W	10.00'

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD & CAP
- SET 4"x4" CONCRETE MONUMENT *PRM LB 6846"
- P.O.C.

POINT OF COMMENCEMENT
- P.O.B.

POINT OF BEGINNING
- CONC. MON.

CONCRETE MONUMENT
- O.R.

OFFICIAL RECORDS BOOK
- P.B.

PLAT BOOK
- PG.

PAGE
- DOC#

OFFICIAL RECORDS DOCUMENT NUMBER
- R/W

RIGHT OF WAY
- T

TOWNSHIP
- R

RANGE
- CCR

CERTIFIED CORNER RECORD
- PRM

PERMANENT REFERENCE MONUMENT
- PSM

PROFESSIONAL SURVEYOR & MAPPER
- LB

LICENSED BUSINESS
- PC

POINT OF CURVATURE
- PT

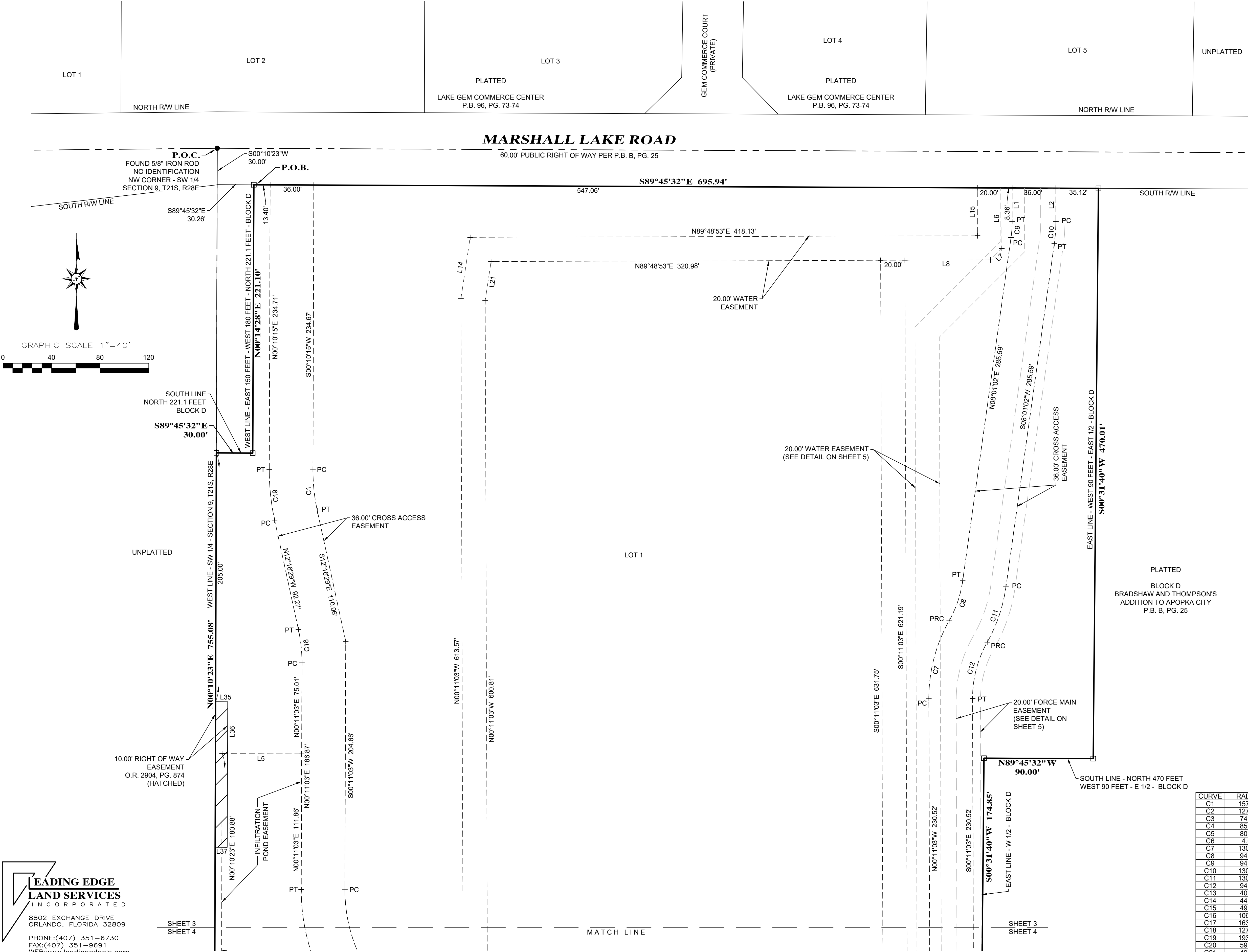
POINT OF TANGENCY
- NT

NON-TANGENT
- PRC

POINT OF REVERSE CURVATURE

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	157.00'	12°26'43"	S06°03'07"E	34.04'	34.10'
C2	127.00'	90°22'05"	S45°00'00"E	180.18'	200.31'
C3	74.31'	31°20'53"	N60°16'35"E	40.15'	40.66'
C4	85.01'	37°50'01"	N58°59'49"E	55.12'	56.14'
C5	80.00'	06°11'43"	N82°15'17"E	8.65'	8.65'
C6	4.00'	85°32'11"	N42°35'03"E	5.43'	5.97'
C7	130.00'	29°34'13"	N14°36'04"E	66.35'	67.09'
C8	94.00'	21°22'08"	N18°42'06"E	34.86'	35.06'
C9	94.00'	08°03'40"	N03°59'12"E	13.21'	13.23'
C10	130.00'	08°03'40"	S03°59'12"W	18.28'	18.29'
C11	130.00'	21°22'08"	S18°42'06"W	48.20'	48.48'
C12	94.00'	29°34'13"	S14°36'04"W	47.98'	48.51'
C13	40.00'	85°32'11"	S42°35'03"W	54.32'	59.72'
C14	44.00'	06°11'43"	S82°15'17"W	4.76'	4.76'
C15	49.18'	36°40'02"	S58°34'49"W	30.94'	31.47'
C16	106.48'	38°39'06"	S62°15'00"W	70.48'	71.83'
C17	163.00'	90°22'05"	N45°00'00"W	231.26'	257.09'
C18	127.00'	12°27'31"	N08°02'43"W	27.56'	27.62'
C19	193.00'	12°26'44"	N08°03'07"W	41.84'	41.92'
C20	59.00'	83°37'08"	N47°52'37"W	78.67'	86.11'
C21	49.00'	07°39'40"	N02°14'13"W	6.55'	6.55'



LEADING EDGE
LAND SERVICES
INCORPORATED

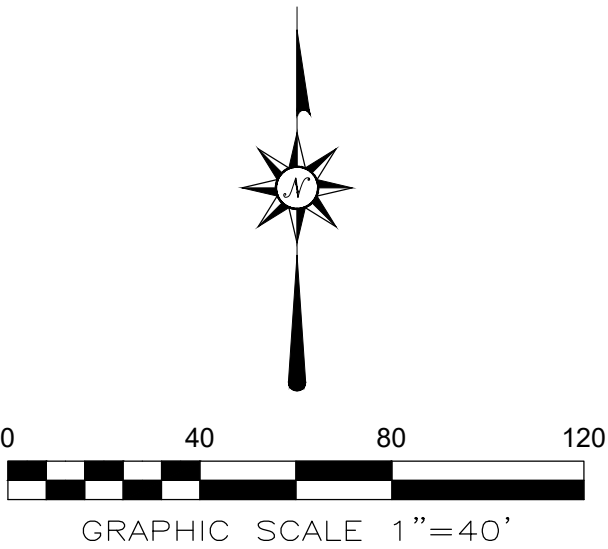
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE:(407) 351-6730
FAX:(407) 351-9691
WEB:www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

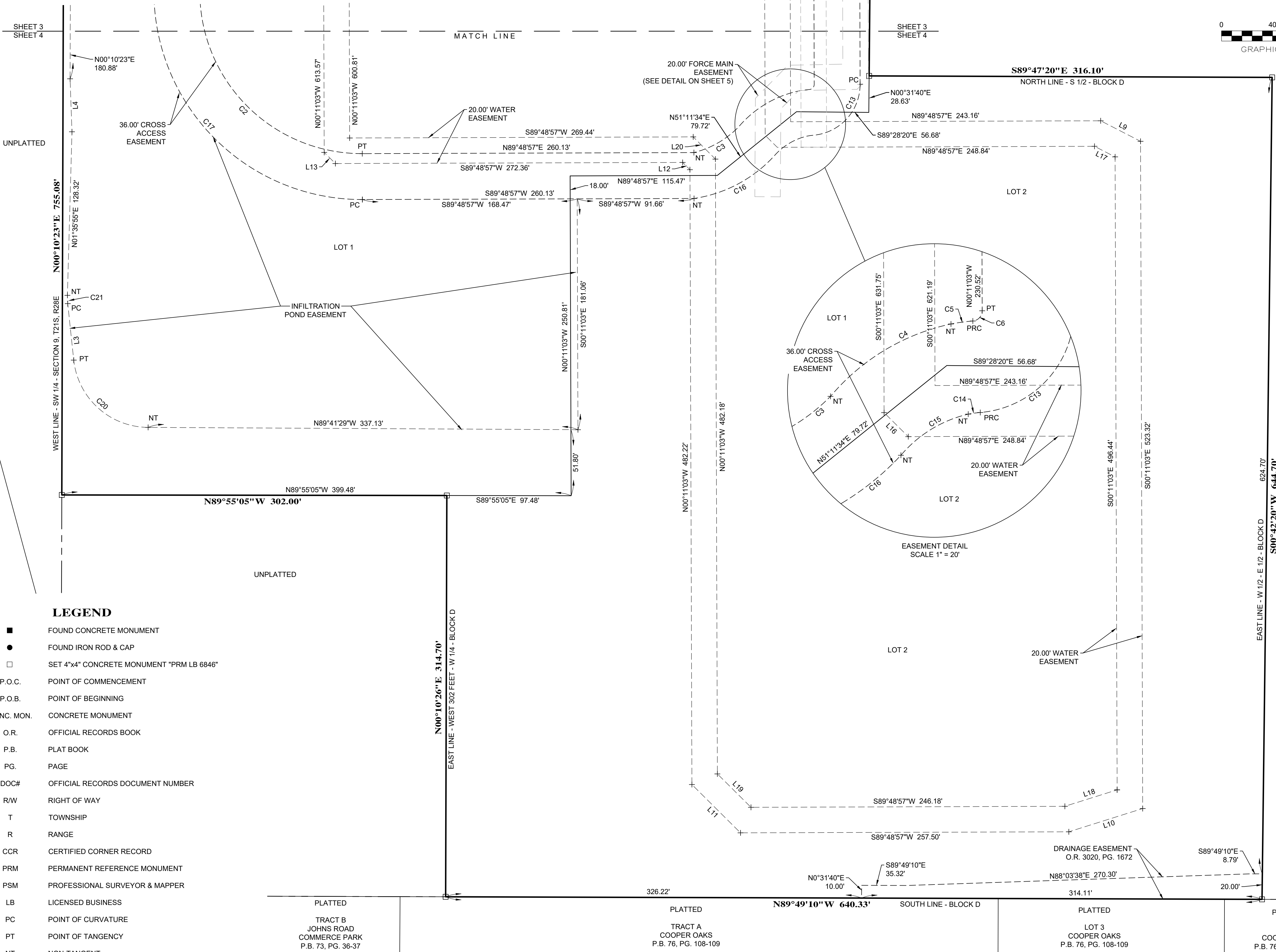
451 COMMERCE PARK

BEING A REPLAT OF A PORTION OF BLOCK D
BRADSHAW AND THOMPSON'S ADDITION TO APOPKA CITY
PLAT BOOK B, PAGE 25
LOCATED IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	127.00'	90°22'05"	S45°00'00"E	180.18'	200.31'
C3	74.31'	31°20'53"	N60°16'35"E	40.15'	40.66'
C4	85.01'	37°50'01"	N58°59'49"E	55.12'	56.14'
C5	80.00'	06°11'43"	N82°15'17"E	8.65'	8.65'
C6	4.00'	85°32'11"	N42°35'03"E	5.43'	5.97'
C13	40.00'	85°32'11"	S42°35'03"W	54.32'	59.72'
C14	44.00'	06°11'43"	S82°15'17"W	4.76'	4.76'
C15	49.18'	36°40'02"	S58°34'49"W	30.94'	31.47'
C16	106.48'	38°39'06"	S62°15'00"W	70.48'	71.83'
C17	163.00'	90°22'05"	N45°00'00"W	231.26'	257.09'
C20	59.00'	83°37'08"	N47°52'37"W	78.67'	86.11'
C21	49.00'	07°39'40"	N02°14'13"W	6.55'	6.55'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°02'39"W	27.67'
L2	S00°02'39"E	27.50'
L3	N08°04'03"W	44.52'
L4	N02°02'05"W	41.58'
L5	S89°49'37"E	65.57'
L6	S00°09'24"W	49.91'
L7	S44°59'36"W	13.34'
L8	S89°48'53"W	70.46'
L9	S62°47'41"E	35.19'
L10	S72°31'46"W	60.74'
L11	N45°11'03"W	53.74'
L12	N44°59'29"W	8.08'
L13	N45°11'03"W	12.39'
L14	N08°33'44"E	51.05'
L15	N00°09'24"E	39.46'
L16	S45°11'03"E	13.36'
L17	S62°47'41"E	18.15'
L18	S72°31'46"W	42.98'
L19	N45°11'03"W	37.18'
L20	N44°59'29"W	24.64'
L21	N08°33'44"E	32.36'
L35	S89°45'32"E	10.00'
L36	S00°10'23"W	120.00'
L37	N89°45'32"W	10.00'



- LEGEND**
- FOUND CONCRETE MONUMENT
 - FOUND IRON ROD & CAP
 - SET 4"x4" CONCRETE MONUMENT "PRM LB 6846"
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CONC. MON. CONCRETE MONUMENT
 - O.R. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - DOC# OFFICIAL RECORDS DOCUMENT NUMBER
 - R/W RIGHT OF WAY
 - T TOWNSHIP
 - R RANGE
 - CCR CERTIFIED CORNER RECORD
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR & MAPPER
 - LB LICENSED BUSINESS
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - NT NON-TANGENT
 - PRC POINT OF REVERSE CURVATURE

LEADING EDGE
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8802 EXCHANGE DRIVE
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FLORIDA LICENSED BUSINESS NUMBER LB 6846

PLATTED
BLOCK D
BRADSHAW AND THOMPSON'S
ADDITION TO APOPKA CITY
P.B. B, PG. 25

SHEET 5 OF 5	PLAT BOOK:	PAGE:
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LOT 3

GEM COMMERCE COURT
(PRIVATE)

LOT 4

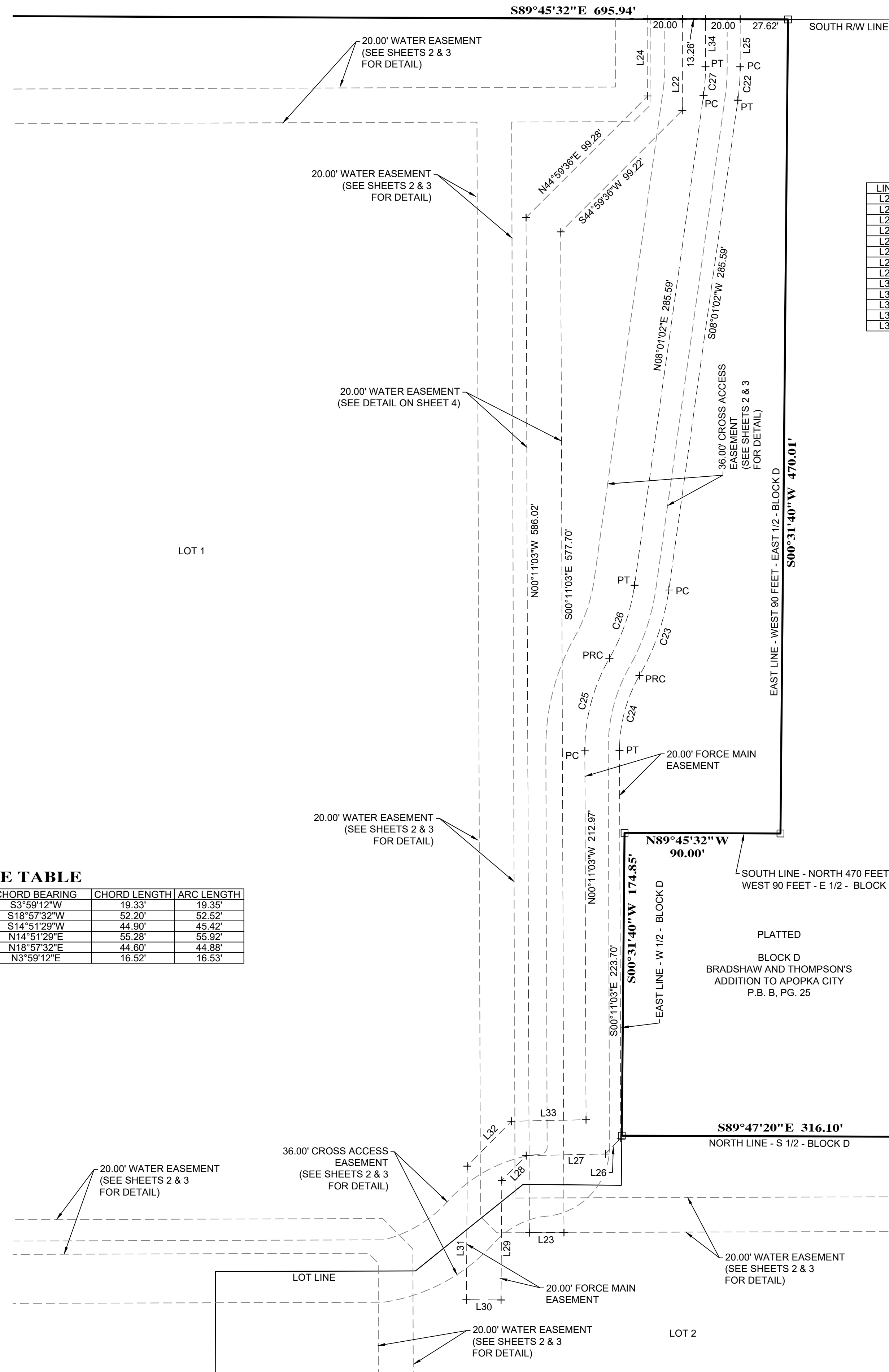
LAKE GEM COMMERCE CENTER
P.B. 96, PG. 73-74

LOT 5

NORTH R/W LINE

PLATTED

60.00' PUBLIC RIGHT OF WAY PER P.B. B, PG. 25

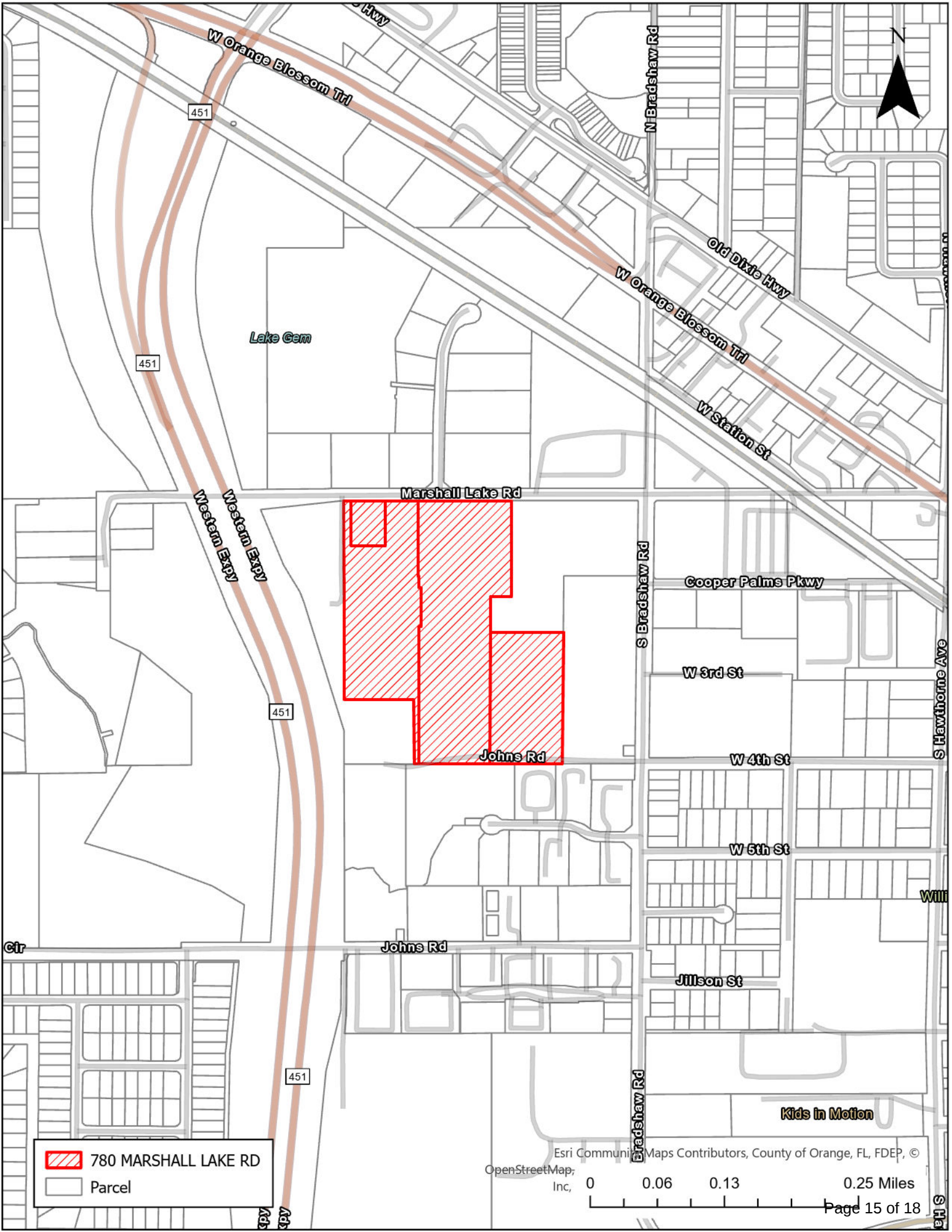


LINE	BEARING	DISTANCE
L22	S0°08'02"W	52.73'
L23	S89°48'57"W	20.00'
L24	N0°08'02"E	44.51'
L25	S0°02'39"E	27.46'
L26	S44°19'17"W	12.73'
L27	S88°49'37"W	45.70'
L28	S44°30'20"W	20.09'
L29	S0°21'01"W	69.01'
L30	N89°38'59"W	20.00'
L31	N0°21'01"E	77.12'
L32	N44°30'20"E	36.34'
L33	N88°49'37"E	43.11'
L34	N0°02'39"W	27.56'

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C22	137.50'	08°03'40"	S3°59'12"W	19.33'	19.35'
C23	137.50'	21°52'59"	S18°57'32"W	52.20'	52.52'
C24	86.50'	30°05'04"	S14°51'29"W	44.90'	45.42'
C25	106.50'	30°05'04"	N14°51'29"E	55.28'	55.92'
C26	117.50'	21°52'59"	N18°57'32"E	44.60'	44.88'
C27	117.50'	08°03'40"	N3°59'12"E	16.52'	16.53'

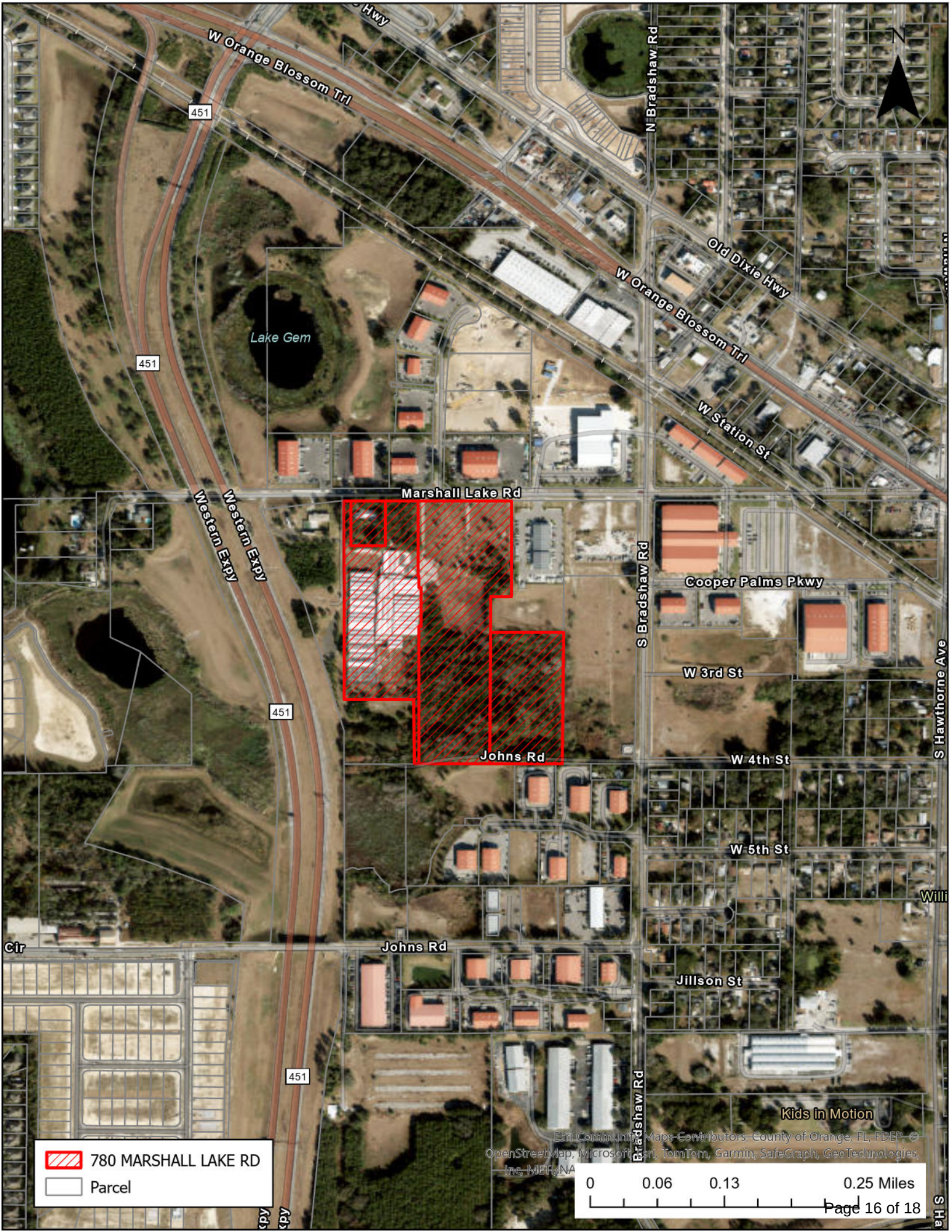
■	FOUND CONCRETE MONUMENT
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□	SET 4"x4" CONCRETE MONUMENT "PRM LB 6846"
P.O.C.	POINT OF COMMENCEMENT
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CONC. MON.	CONCRETE MONUMENT
O.R.	OFFICIAL RECORDS BOOK
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P.G.	PAGE
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T	TOWNSHIP
R	RANGE
CCR	CERTIFIED CORNER RECORD
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
PRC	POINT OF REVERSE CURVATURE

FLORIDA LICENSED BUSINESS NUMBER LB 6846



 780 MARSHALL LAKE RD

 Parcel



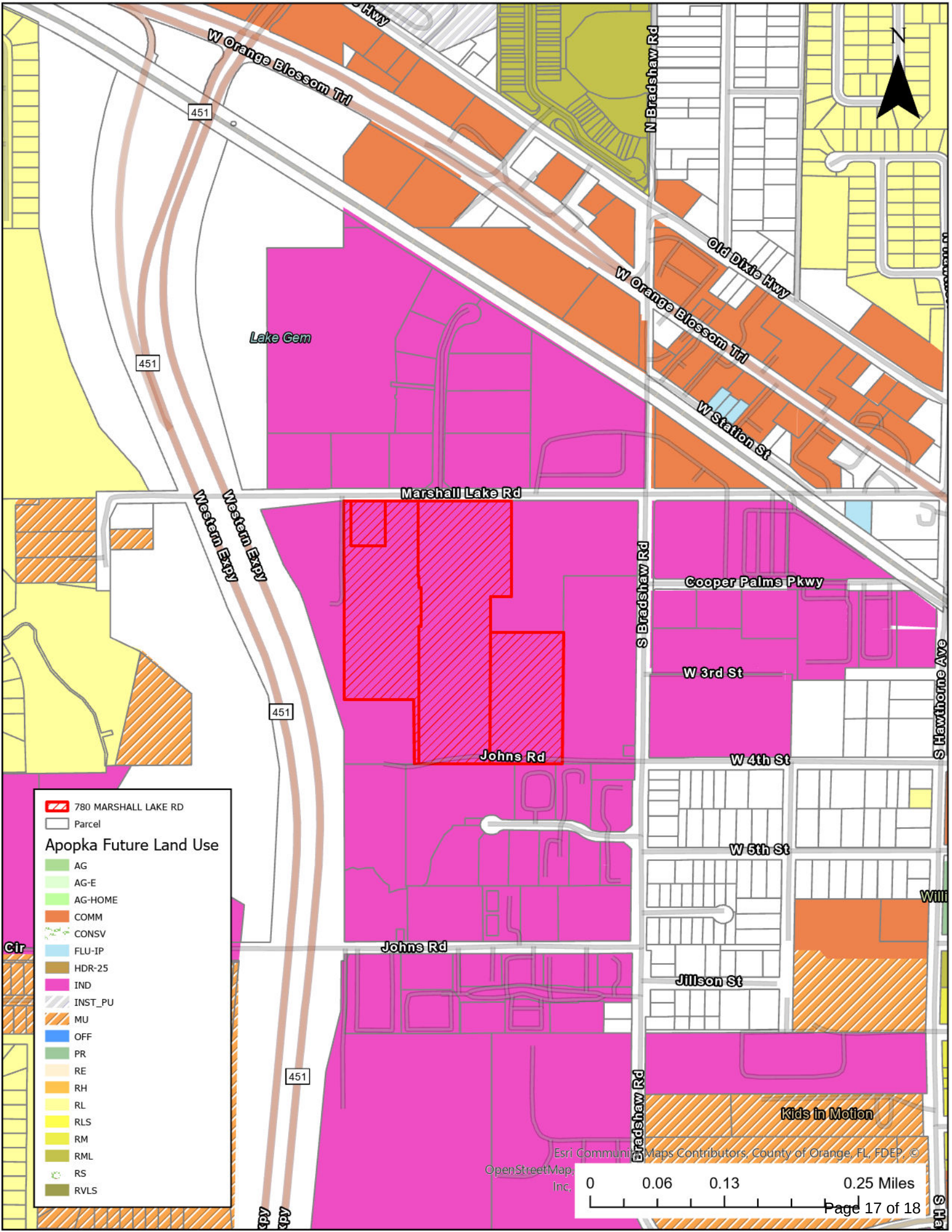
780 MARSHALL LAKE RD

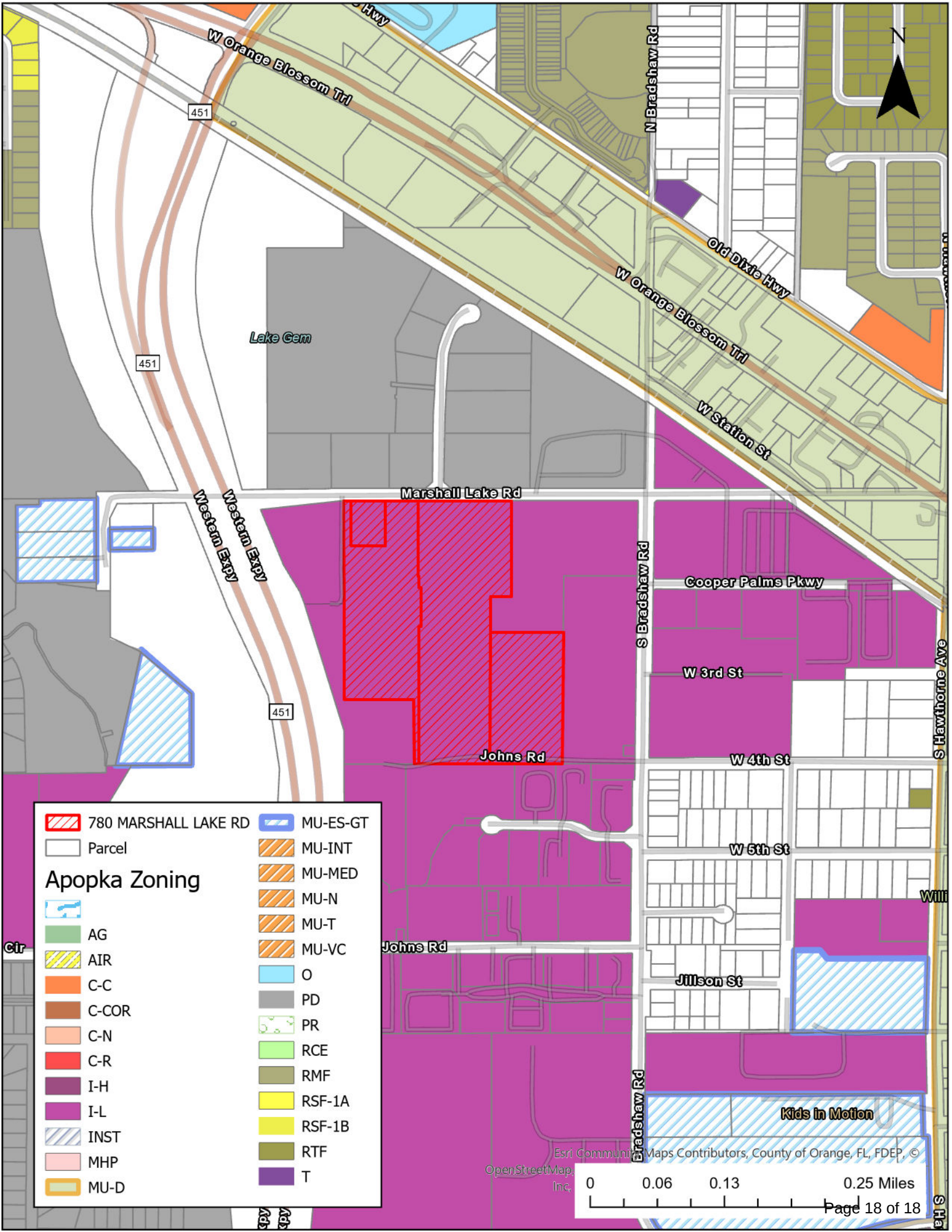


Parcel

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0 0.06 0.13 0.25 Miles





- 780 MARSHALL LAKE RD**
- Parcel
- Apopka Zoning**
- | | |
|-------|----------|
| AG | MU-ES-GT |
| AIR | MU-INT |
| C-C | MU-MED |
| C-COR | MU-N |
| C-N | MU-T |
| C-R | MU-VC |
| I-H | O |
| I-L | PD |
| INST | PR |
| MHP | RCE |
| MU-D | RMF |
| | RSF-1A |
| | RSF-1B |
| | RTF |
| | T |