



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

September 18, 2024 9:00 AM
Apopka City Hall Council Chambers

SPECIAL EVENTS

1. Cox Media Group - Jingle Jam - 3710 Jason Dwelley Parkway - Apopka Amphitheater - December 8, 2024, 12:00 PM - 8:00 PM
2. Apopka/Altamonte Springs Veterans of Foreign Wars Post 10147 - BeeGees Tribute - 519 South Central Avenue - Apopka Community Center/VFW - October 12, 2024, 5:00 PM- 9:00 PM
3. Reyes Fitness Professionals - Turkey Trot - 3710 Jason Dwelley Parkway - Apopka Ampitheatre - November 23, 2024, 7:00 AM - 11:00 AM
4. Strata Entertainment - Bikes, Boots & Soul - 225 M. A. Board Street - Alonzo Williams Park - December 7, 2024, 1:00 PM - 7:00 PM

REZONING

1. 56482, 1770 Sheeler Avenue - Rezoning (Rz), 2nd Submittal

VARIANCE

1. VAR-24-8, Mullinax Ford Signs - Variance (VAR), 1st Submittal
Owner(s): Mullinax Ford of Central Florida Inc.
Applicant(s): Mark Brenchley Planning Consultants - Mark Brenchley
Location: 1405 East Semoran Boulevard
Proposed Use:
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

PLAT

1. SP-24-53, Ponkan Preserve South - Plat, 2nd Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. SP-24-58, AdventHealth Parking Addition - Construction Site Plan (CSP), 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.

City of Apopka Special Events Application

04/04/2024 2:16 PM (EDT)

Jingle Jam 12/8/24



DRC: 9/18

Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name

Cox Media Group

Name of Applicant	Josh Egolf		
Mailing Address	4192 N John Young Pkwy		
City	Orlando		
State	FL		
Zip Code	32804		
Cell Phone	14073999044		
Email	josh.a.egolf@gmail.com		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No		
State of Florida Tax ID Number	83-3721978		
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 ORLANDO_RADIO.pdf		
Name of the Event	Jingle Jam		
Date(s) of the Event	Dec 8 2024		
Hours of the Event	12n-8p (TBD)		
Location of the Event	Apopka Amphitheater		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	7000		
Briefly describe the event and all activities that will occur during the event:	This will be our second year in Apopka with our acoustic country show hosted by K92.3. We will host a variety of food trucks and vendors to create this event into an afternoon festival vibe. A portion of proceeds benefit Ronald McDonald House.		
Event Category	• Concert Performance		
Are there flyers or advertisements for this event?	No		
Will there be admission fees to your event?	Yes		
Will you be serving alcohol?	Yes		

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	Yes
How many?	10
Will there be merchandising vending at your event?	Yes
How many vendors?	10
Will they need electric?	Yes

Additional fees apply for electric use.

Will you be hiring a private security company for the event?	Yes
Name of Security Company:	TBD
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?	sizes will vary from 10x10 for sponsor booths up to 20x60 for VIP
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 12/07/2024

Start Time 9:00 AM (EDT)

End Time 6:00 PM (EDT)

Event Dates

Date 12/08/2024

Start Time 12:00 PM (EDT)

End Time 8:00 PM (EDT)

Take Down/Load Out

Date 12/08/2024

Start Time 8:00 PM (EDT)

End Time 12:00 AM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature

A handwritten signature in black ink, appearing to be 'JE' with a stylized flourish underneath the 'J'.

Name of Applicant Josh Egolf

Title of Applicant	Events Director
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Date Submitted	04/04/2024
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The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate

limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.

- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant

Josh Egolf

Title of Applicant

Events Director

Sponsoring Organization Name

Cox Media Group





DRE: 9/18

Special Event Permit Application

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Lexi Lahendro – Events Coordinator

events@apopka.net

407-703-1812

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- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name

Apopka / Altamonte Springs Veterans of Foreign Wars Post 10147

Name of Applicant	Dwight Anderson
Mailing Address	519 South Central Avenue
City	Apopka
State	FL-USA
Zip Code	32703
Cell Phone	4073107946
Email	mtmcfaddenfla@yahoo.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	85-8013834909C-1

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate

 Post 10147 501C 19 Letters good for five years.pdf

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

 City Of Apopka Business License.pdf

Name of the Event	BeeGees Tribute
Date(s) of the Event	12 October 2024
Hours of the Event	1700-2100
Location of the Event	Apopka Community Center / VFW
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	275
Briefly describe the event and all activities that will occur during the event:	Dinner, Dancing and Live Music
Event Category	• Concert Performance • Other
Please specify	Fundraiser
Are there flyers or advertisements for this event?	Yes

Attach Flyer or Advertisement 1

BeeGees flyer 101224 V3.pdf

Will there be admission fees to your event?

Yes

Will you be serving alcohol?

Yes

Copy of your liquor license & insurance

Liquor License 2024-2025.pdf



24-25 CERT - City of Apopka Attn Building Department.pdf

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?

Yes

Does your event include food concession?

No

Do you intend to have food trucks at your event?

No

Will there be merchandising vending at your event?

No

Will they need electric?

No

Will you be hiring a private security company for the event?

No

Do you require overnight security?

No

Are there musical entertainment features related to your event?

Yes

Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.

Bee Gees Event Schedule.pdf

Will amplified sound be used during the event?

Yes

Will any streets be closed or will the flow of traffic be affected by the event?

No

Does your event include the use of tents?

No

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No



Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	10/12/2024
Start Time	12:00 PM (EDT)
End Time	4:00 PM (EDT)

Event Dates

Date	10/12/2024
Start Time	5:00 PM (EDT)
End Time	9:00 PM (EDT)

Take Down/Load Out

Date	10/12/2024
Start Time	9:00 PM (EDT)
End Time	11:00 PM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature

Name of Applicant	Dwight (Andy)
Title of Applicant	Commander VFW Post 10147
Date Submitted	09/09/2024

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If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.



24-25 CERT - City of Apopka Attn Building Department.pdf

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INSURANCE

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- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

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By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant

Dwight Anderson

Name of Applicant

Dwight (Andy) Anderson

Title of Applicant

Commander - VFW Post 10147

Sponsoring Organization Name

Apopka / Altamonte Springs Veterans of Foreign Wars Post 10147



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/22/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hatcher Insurance, LLC PO Box 540689 Orlando, FL 32854	CONTACT NAME: Ali Lunsford PHONE (A/C, No, Ext): (407) 901-7336 E-MAIL ADDRESS: ALunsford@hatcherins.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Century Surety INSURER B: Mount Vernon Fire Insurance Co INSURER C: ACE Fire Underwriters Ins Co. INSURER D: INSURER E: INSURER F:	NAIC # 36951 26522 20702
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INSURED
Apopka/Altamonte Springs VFW Of The United States Post
10147, Inc.
519 S Central Avenue
Apopka, FL 32703

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		CCP1243919	6/1/2024	6/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Liquor Liability			LQ2004421C	6/1/2024	6/1/2025	Each Occu 1,000,000
C	Director's & Officer			NFPFLF112647242-008	10/5/2023	10/5/2024	Aggregate 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 519 S. Central Avenue, Apopka, FL 32703. The GL policy includes a blanket Additional Insured endorsement for the Certificate Holder if required by written contract. Liability is limited to loss or damage arising out of negligent acts of the insured. Additional Insured on Liquor liability

CERTIFICATE HOLDER

City of Apopka
120 E Main Street
Apopka, FL 32703

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 561, FLORIDA STATUTES

SERIES: 11C

CONSUMPTION ON PREMISES ONLY

APOPKA/ALTAMONTE SPRINGS VFW OF THE OF THE US POST

VFW POST 10147
519 S CENTRAL AVE
APOPKA FL 32703

LICENSE NUMBER: BEV5813268

EXPIRATION DATE: SEPTEMBER 30, 2025

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 08/31/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CITY OF APOPKA - ORGANIZATION/ASSOCIATION

CITY OF APOPKA
120 E MAIN ST
APOPKA, FL 32703
407-703-1712

License Id: 24-03561 **Issued Date:** 10/12/23
Effective Date: 10/01/23 **Expiration Date:** 09/30/24
License Type: ORGANIZATION/ASSOCIATION
N01000000883



Business Name: APOPKA/ALTAMONTE SPRINGS VETER

Business Location: 519 S CENTRAL AVE

Conditions:

VETERAND ORGANAZATION
EXEMPT ORG

Description

EXEMPT LICENSE
NEW BUSINESS LICENSE FEE

****Please note that this is verification that you have paid your City of Apopka business tax. This does not give you permission to operate your business.****

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

License Id: 24-03561 **Issued Date:** 10/12/23
Effective Date: 10/01/23 **Expiration Date:** 09/30/24
License Type: ORGANIZATION/ASSOCIATION

Business Name: APOPKA/ALTAMONTE SPRINGS VETER

Business Location: 519 S CENTRAL AVE

APOPKA/ALTAMONTE SPRINGS VETER
DWIGHT ANDERSON
519 S CENTRAL AVENUE
APOPKA, FL 32703

FILE COPY

Summary of Services

Description

EXEMPT LICENSE
NEW BUSINESS LICENSE FEE

June 24, 2024

To Whom It May Concern:

Apopka/Altamonte Spring Post, VFW Post 10147, Apopka, Florida is an active post in good standing with the Veterans of Foreign Wars.

Post 10147 is under the Department of Florida, Veterans of Foreign Wars 501c (19) group exemption. Tax identification number is 59-2917986.

This letter is good for five years from this date.

If you need any further information, please do not hesitate to call the office.

Respectfully,



Eugene "Gene" Perrino Sr.
State Quartermaster

EP:rb

VFW DEPARTMENT OF FLORIDA

543 N.E. Sanchez Ave.
Ocala, FL 34470

Office 352.622.5126
Fax 352.622.3869

statecg@vfwfl.org
<http://vfwfl.org>

A Tribute to the BeeGees - Dinner and Show | Oct 12, 5:00 PM – 9:00 PM VFW Post 10147 / Apopka Community Center, 519 S Central Ave, Apopka, FL 32703, USA

Schedule

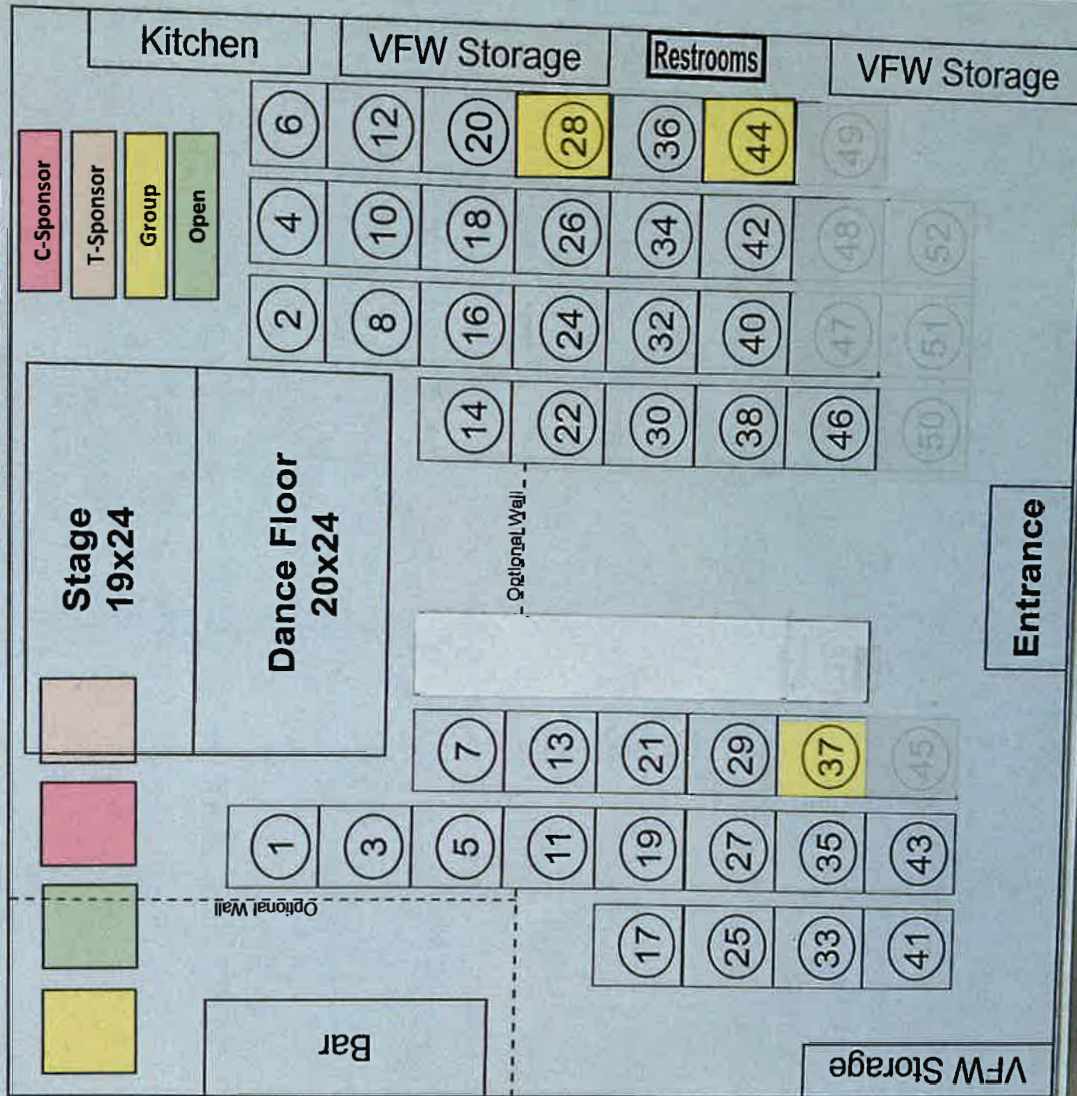
[Go Back](#)

Filter By: All Places 

Sat, Oct 12

5:00 PM - 6:00 PM 1 hour	Doors Open
6:00 PM - 7:00 PM 1 hour	Dinner
7:00 PM - 9:00 PM 2 hours	Music and Dancing

EVENT TABLE RESERVATION AND OPEN SEATING GUIDE





DEC: 9/18

Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator
events@apopka.net
407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name

Reyes Fitness Professionals

Name of Applicant	Andrew Reyes
Mailing Address	1070 Montgomery Road #2286
City	Altamonte Springs
State	FL
Zip Code	32714
Cell Phone	3214415943
Email	theoakcommunityinfo@gmail.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No
State of Florida Tax ID Number	82-4767154
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	
Name of the Event	Turkey Trot
Date(s) of the Event	11/23/24
Hours of the Event	7AM-11AM
Location of the Event	Northwest Recreation Complex- Loading dock at ampitheatre
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	50
Briefly describe the event and all activities that will occur during the event:	Fitness Event
Event Category	Other
Please specify	Organized Fitness Event
Are there flyers or advertisements for this event?	No
Additional Event Information	Updated BTR will be provided once it has been issued by the city. Also, there will be volunteers at all crosswalks.
Will there be admission fees to your event?	No
Will you be serving alcohol?	No
Is your event open to the public?	Yes

End Time	7:00 AM (EDT)
----------	---------------

Event Dates

Date	11/23/2024
------	------------

Start Time	7:00 AM (EDT)
------------	---------------

End Time	10:00 AM (EDT)
----------	----------------

Take Down/Load Out

Date	11/23/2024
------	------------

Start Time	10:00 AM (EDT)
------------	----------------

End Time	11:00 AM (EDT)
----------	----------------

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant	Andrew J. Reyes
-------------------	-----------------

Title of Applicant	Owner
--------------------	-------

Date Submitted	09/03/2024
----------------	------------

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.



The Oak Certificate of Insurance- City of Apopka(2024).pdf

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance (**including all extensions to the insurance certificate—to also include a copy of the complete insurance policy**) on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies,

of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.

- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant Andrew J. Reyes

Title of Applicant Owner

Sponsoring Organization Name The Oak



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/06/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Canopy PO Box 34833 North Chesterfield VA 23234		CONTACT NAME: Insurance Canopy Program Support PHONE (A/C, No, Ext): 844-520-6993 E-MAIL ADDRESS: info@insurancecanopy.com FAX (A/C, No): 801-763-1374
INSURED Reyes Fitness Professionals, DBA The Oak 1070 Montgomery Road #2286 Altamonte Springs FL 32714		INSURER(S) AFFORDING COVERAGE INSURER A: Great American Alliance Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
		NAIC # 26832

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☒ CLAIMS-MADE ☐ OCCUR	☒	PLE974344-CPT140147	02/20/2024	02/20/2025	EACH OCCURRENCE \$ 2,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
						MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ INCLUDED
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO. ☐ LOC					GENERAL AGGREGATE \$ 3,000,000
						PRODUCTS - COM/PO/AGG \$ 3,000,000
						ANIMAL BAILEE \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS	☐				COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$	☐				EACH OCCURRENCE \$
						AGGREGATE \$
						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☐ N ☐ N/A				WC STATU- TORY LIMITS ☐ OTH- ER
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability	☒	PLE974344-CPT140147	02/20/2024	02/20/2025	INCLUDED

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
It is understood and agreed that the Certificate Holder is named as Additional Insured per attached CG 20 26 - Additional Insured - Designated Person or Organization subject to all policy terms, conditions, and exclusions.

CERTIFICATE HOLDER City of Apopka 120 East Main Street Apopka FL 32712	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

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ACORD 25 (2014/01)
INS025 (201401)

The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Schedule

Name of Additional Insured Person(s) or Organization(s):

City of Apopka

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. SECTION II - WHO IS AN INSURED is amended to include as an Additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. in the performance of your ongoing operations; or
2. in connection with your premises owned by or rented to you.

However:

1. the insurance afforded to such additional insured only applies to the extent permitted by law; and
2. if coverage provided to the Additional Insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these Additional Insureds, the following is added to SECTION III – LIMITS OF INSURANCE:

If coverage provided to the Additional Insured is required by a contract or agreement, the most we will pay on behalf of the Additional Insured is the amount of insurance:

1. required by the contract or agreement; or
2. available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.
Copyright, ISO Properties, Inc., 2012

CITY OF APOPKA

120 E Main Street
Apopka, FL 32703
Phone: 407-703-1719, Website: www.Apopka.gov/BTR

Local Business Tax Receipt

BTR ID:	BTR-121	Issued Date:	January 18, 2024
Effective Date:	October 1, 2023	Expiration Date:	September 30, 2024
BTR Type(s):	08H3 - Personal Trainer		

Business Name: Reyes Fitness Professionals LLC DBA The Oak The Oak
Business Location: 633 Mount Stirling Ave APOPKA, FL 32712
Business Registration Number(s): L18000031480

Planning and Zoning Conditions:

Notes: No clients to visit the residence

Please note that this is only verification that you have paid your City of Apopka business tax.

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE



For Online
Access





Dec: 9/18

Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator
events@apopka.net
407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	strata entertainment
Name of Applicant	Michael Franklin
Mailing Address	1092 saddleback ridge rd.

City	Apopka		
State	florida		
Zip Code	32703		
Cell Phone	321-439-3225		
Email	strataceo@yahoo.com		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No		
State of Florida Tax ID Number	82-1392683		
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 GetDocument.pdf  doc03289620240814130048.pdf		
Name of the Event	BIKES, BOOTS & SOUL		
Date(s) of the Event	DECEMBER 7, 2024		
Hours of the Event	6 HOURS		
Location of the Event	ALONZO WILLIAMS PARK		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	200		
Briefly describe the event and all activities that will occur during the event:	. A FREE - community intergenerational event. Family oriented and kid friendly. Titled " BIKES, BOOTS & SOUL". Designed to bring togetherness, resource information and foster community pride. This would be our 3rd time bring this event to Alonzo Williams Park.		
Event Category	Festival/Celebration		
Are there flyers or advertisements for this event?	No		
Additional Event Information	This event is coordinated by two community leaders that coordinated many events in Apopka and surrounding areas. Whether behind the scenes or out front. Michael Franklin (Apopka Rotary Club, VFW post 10147,) & April Johnson (Center for Multicultural Health & wellness agency)		
Will there be admission fees to your event?	No		
Will you be serving alcohol?	No		
Is your event open to the public?	Yes		
Does your event include food concession?	Yes		
Do you intend to have food trucks at your event?	Yes		
How many?	4		

Will there be merchandising vending at your event?	Yes
How many vendors?	15
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? 10 X 10

Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event



doc03289720240814131855.pdf

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 12/07/2024

Start Time 7:00 AM (EDT)

End Time 11:00 AM (EDT)

Event Dates

Date 12/07/2024

Start Time 1:00 PM (EDT)

End Time 7:00 PM (EDT)

Take Down/Load Out

Date	12/07/2024
Start Time	6:30 PM (EDT)
End Time	8:00 PM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant	michael franklin
Title of Applicant	owner
Date Submitted	08/12/2024

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.



RLI4607791XB1- Strata Entertainment- LLC-Usa-Acord certificate of insurance.pdf

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance (including all extensions to the insurance certificate—to also include a copy of the complete insurance policy) on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the Insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate Insurance coverage.

Signature of Applicant	*
Name of Applicant	michael franklin
Title of Applicant	owner
Sponsoring Organization Name	strata entertainment



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/15/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Simply Business 1 Beacon Street 15th Floor Boston, MA 02108	CONTACT NAME:	Simply Business
		PHONE (A/C, No, Ext):	(844) 654-7272
		FAX (A/C, No):	
		E-MAIL ADDRESS:	contactus@simplybusiness.com
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A :	RLI 13056
INSURED	Strata Entertainment, LLC 1092 Saddleback Ridge Rd Apopka, Florida 32703	INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	☒	☒	RLI4607791XB	08/13/2024	08/13/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB EXCESS LIAB ☐ DED ☐ RETENTION OCCUR CLAIMS-MADE						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐	☐				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
	PROFESSIONAL LIABILITY						EACH CLAIM AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RLI4607791XB - Refer to Common Policy Declarations - Primary and noncontributory

BUSINESS PERSONAL PROPERTY: \$5,000

Certificate holder is included as an additional insured on the General Liability policy, on a primary and noncontributory basis, per written contract. Waiver of subrogation applies in favor of the additional insured per contract.

CERTIFICATE HOLDER

City of Apopka,
120 E. Main Street,
Apopka, FL 32703

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

LAW ENFORCEMENT EXTRA DUTY REQUEST

- ☐ New Vendor (Must completely fill out form)
☐ Existing Vendor (Only need to fill out name and dates required and any updated information)

Business/Vendor Name: Strata Entertainment, LLC
Business/Vendor Address: 1092 SADDLEBACK RIDGE RD.
Business/Vendor Phone: 321.439.3225 Fax: _____
Vendor Type: (i.e. Financial, Construction, Funeral Home, Individual etc.) Entertainment
Primary Contact Name: Michael Frank Contact Phone: 321 439 3225
Email Address: Strataced@yahoo.com
Billing Contact Name: SAME AS ABOVE Contact Phone: SAME AS ABOVE
Email Address: SAME AS ABOVE
Location of Security Detail: Alonzo Williams Park - Apopka
Estimated Number of Attendees: 200
Duties Requested at Detail:
☐ Escort ☒ Security ☐ Traffic Control ☐ Law Enforcement
☐ Patrol ☐ Other (Describe): _____

Is Alcohol Being Served? ☐ No ☐ Yes (if so, a copy of the alcohol permit must be submitted with this form)

READ AND UNDERSTAND THE FOLLOWING REQUIREMENTS:

Approval of employment activities will not be given, where in the judgment of the police chief, the extra duty or extra-duty employment would be incompatible with the proper discharge of employment duties or would tend to impair, or appear to impair, independent judgment or action in the performance of one's duties.

No extra-duty job or outside employment will be authorized if a potential employer places any restrictions of race, color, gender, or national origin on who may work the job.

Licensed Liquor Establishments or locations where alcohol is being served: (Bar establishments and not a licensed restaurant where the bar is de minimus to the sale of food.)

A minimum of two members must be on the premises throughout the period of extra-duty employment.

1. Members are restricted to law enforcement action only.
2. Members shall not screen patrons for entry or act as bouncers.
3. Members shall not remain within the interior of the venue unless taking law enforcement action, however, members shall conduct inspections within the interior of the venue at regular intervals to deter criminal activity and take appropriate action when needed.

Officers are requested for the following:

[illegible]

HAVE READ AND UNDERSTAND THE ABOVE LISTED RULES AND COMPENSATION PROCESS.


Vendor Signature

Vendor Name Printed Michael Franklin Date 8-23-24

Approved by Extra-Duty Coordinator
or Police Chief

Date _____

CITY OF APOPKA - HOME OCCUPATION

CITY OF APOPKA
120 E MAIN ST
APOPKA, FL 32703
407-703-1712

License Id: 24-00974 **Issued Date:** 08/20/24
Effective Date: 10/01/23 **Expiration Date:** 09/30/24
License Type: OTHERS NOT CLASSIFIED
EVENT PLANNING



Business Name: STRATA ENTERTAINMENT LLC
Business Location: 1092 SADDLEBACK RIDGE
Conditions:

Description
HOME OCCUPATION-OTHER

****Please note that this is verification that you have paid your City of Apopka business tax. This does not give you permission to operate your business.****

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

License Id: 24-00974 **Issued Date:** 08/20/24
Effective Date: 10/01/23 **Expiration Date:** 09/30/24
License Type: OTHERS NOT CLASSIFIED

Business Name: STRATA ENTERTAINMENT LLC
Business Location: 1092 SADDLEBACK RIDGE

STRATA ENTERTAINMENT LLC
MICHAEL FRANKLIN
PO BOX 403
APOPKA, FL 32704

FILE COPY

Summary of Services

Description
HOME OCCUPATION-OTHER

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L17000139817

Entity Name: STRATA ENTERTAINMENT LLC

Current Principal Place of Business:

1092 SADDLEBACK RIDGE ED.
APOPKA, FL 32703

Current Mailing Address:

1092 SADDLEBACK RIDGE RD.
APOPKA, FL 32703 US

FEI Number: 82-1392683

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

FRANKLIN, MICHAEL A
1092 SADDLEBACK RIDGE RD.
APOPKA, FL 32703 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title OWNER/ OPERATOR
Name FRANKLIN, MICHAEL A
Address 1092 SADDLEBACK RIDGE RD.
City-State-Zip: APOPKA FL 32703

Title MGR
Name FRANKLIN, MONIQUE D
Address 1092 SADDLEBACK RIDGE RD
City-State-Zip: APOPKA FL 32703

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

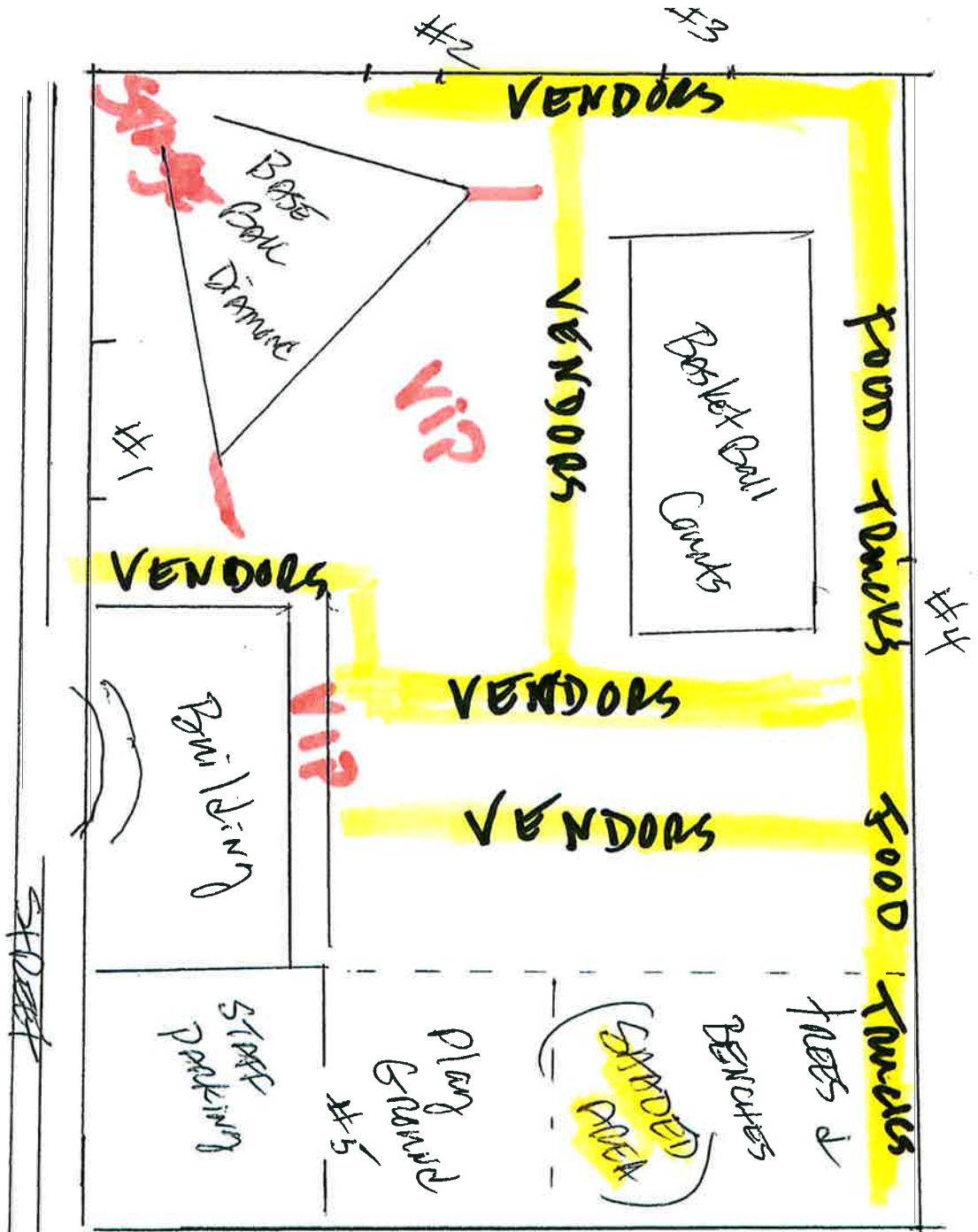
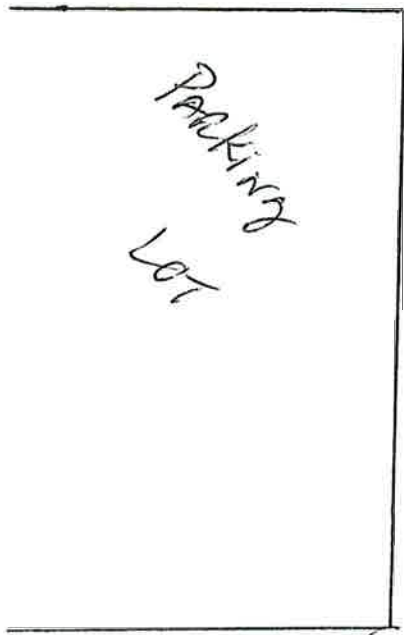
SIGNATURE: MICHAEL FRANKLIN

OWNER/OPERATOR

04/28/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date



14 Frost Lane's
 2 outside power outlets (can build)
 NO outlets in the field
 15 entrances

Abbreviations:

- | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|------|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13</ | |



SEE LEGEND:

The Southeastly 654 feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 21 North, Range 28 East, Orange County, Florida, less the Easterly 30 feet thereof, together with that portion of the West $\frac{1}{2}$ of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 21 South, Range 28 East, Orange County, Florida, bounded and described as follows: Beginning at a point 334 feet North of the Southeast corner of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 22, thence run North 320 feet to a point; thence run West 83 feet to a point; thence run South 320 feet to a point; thence run East 83 feet to the point of Beginning.

Certified to/ for the exclusive use of:
Sheeler Development LLC, a Florida LLC
Dominion Title Company
Chicago, ILL. 60606-1000

Basis of Bearing:
Bearings shown hereon are based on the EAST

1. Legal description provided by others
2. Survey monuments were not obstructed for easements or other recorded encumbrances (or shown on the plat).
3. Underlying portions of lot(s), foundations or other improvements were not located.
4. Underlying portions of lot(s) were located and shown on the plat.
5. All corners and lines are true and are not to be reconstructed boundary lines.
6. Only visible encroachments located.
7. No identification found on property corners unless otherwise shown.
8. Easements were not determined.
9. Easements were determined.
10. The survey depicted true forms a closed geometric figure.
11. No underground improvements or visible encroachments have been located other than shown.
12. The survey is not a subdivision of the parcel shown herein (ability to partition).
13. This plat may not be used for easement, transfer.
14. This plat may not be located due to electronic transfer.
15. The corners and building corners are where monuments to obstructed corners, dimensions are shown.
16. Subject to any applicable building restrictions, restrictions, and/or easement of record or shown on the plat.
17. The Survey is not an ALM/ACSM Land Title Survey.

[illegible]

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



EASTERLY, WESTERLY AND SOUTHERLY BOUNDARY LINE.
THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS

CODE:1770SSHEELERAVE20232497
HECTOR LEBRON PSM #6634
Professional Surveyor and Mapper
DATE: MAY 31, 2024
JOSE R. NEGRON PSM#6850
Professional Surveyor and Mapper

DATE	06/21/2024	ADDED TOPO & TREES	HL
DESCRIPTION			

ADDRESS: 1770 SOUTH SHEELER AVENUE,
APOPKA FLORIDA 32703

DATE: 05/29/2024
 DRAWN: EJM/R
 CHECKED: H.L.
 FIELD:
 JOB NO. SHEET
 2023- 1
 2497

PONKAN RESERVE SOUTH

A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK PAGE

PONKAN RESERVE SOUTH
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES, TRACT A, TRACT D, TRACT F, TRACT G TO THE PONKAN RESERVE SOUTH HOMEOWNERS' ASSOCIATION, INC., WITH A DRAINAGE EASEMENT OVER ALL OF TRACT A DEDICATED TO THE CITY OF APOPKA AND NAHELE TRAIL, TRACT B, TRACT E AND THE UTILITY EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, THE UNDERSIGNED, BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS DAY OF , 2024.

BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: NAME: CARLOS ALBERTO CALCADA BASTOS
TITLE: MANAGER

SIGNED IN THE PRESENCE OF:

SIGN NAME: SIGN NAME:

PRINT NAME: PRINT NAME:

STATE OF
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS DAY OF , 2024 BY CARLOS ALBERTO CALCADA BASTOS, AS MANAGER OF BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, THE INDIVIDUAL AND MANAGER DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONVEYANCE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGER THEREUNTO DULY AUTHORIZED, AND THE SAID CONVEYANCE IS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
PRINTED NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON , THE CITY COUNCIL THE CITY OF APOPKA APPROVED THE FOREGOING PLAT.
ATTEST:

BRYAN NELSON, MAYOR CITY CLERK

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

RICHARD W. EARP, CITY ENGINEER

CERTIFICATE OF APPROVAL BY
APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, THAT ON , THE FOREGOING PLAT WAS APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

CHAIRMAN DATE

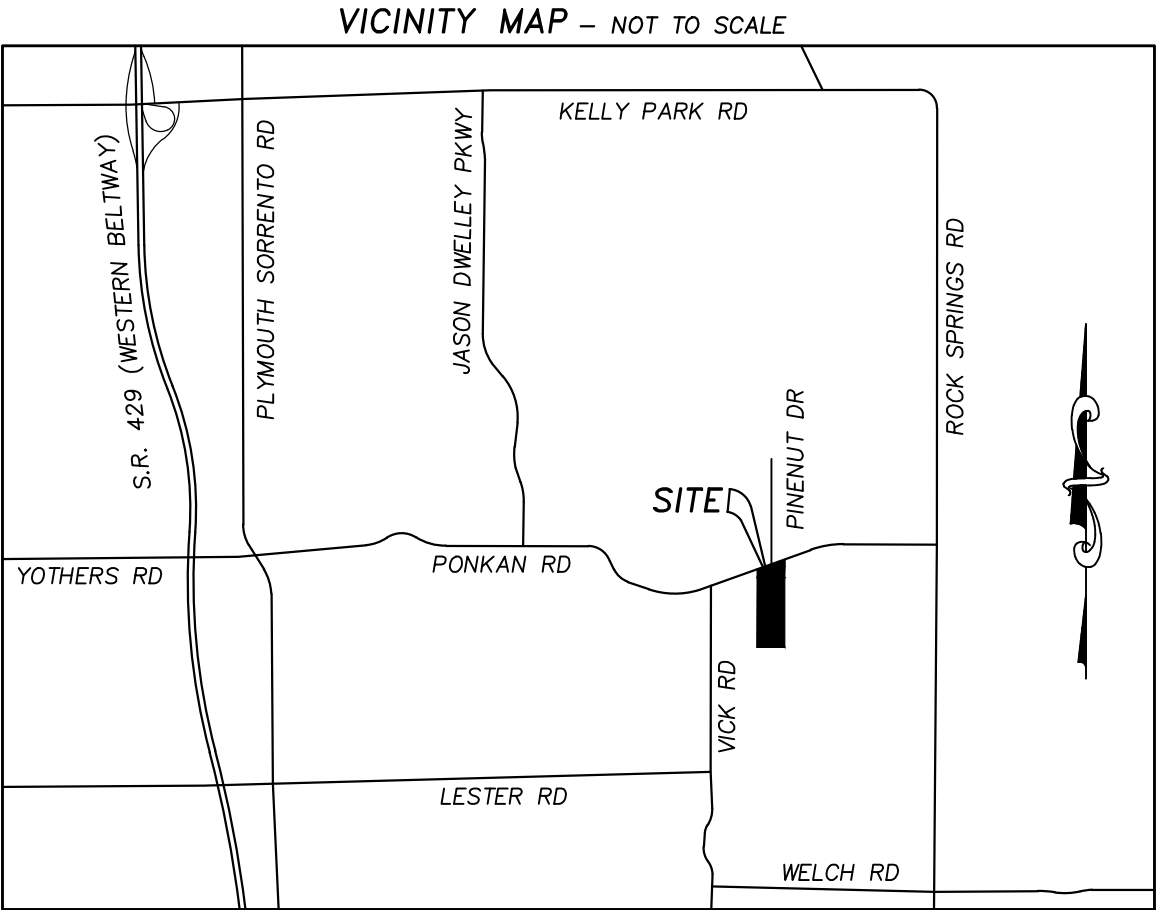
CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

DATE EDWIN MUNOZ JR., P.S.M.
SOUTHEASTERN SURVEYING & MAPPING
FLORIDA REGISTRATION NO. 7288

CERTIFICATE OF APPROVAL BY THE
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.



DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF WEST PONKAN ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N89°45'37"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 332.30 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN S00°03'17"W ALONG SAID EAST LINE, 288.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST PONKAN ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°03'17"W ALONG SAID EAST LINE, 1037.05 FEET THE SOUTH LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N89°45'20"W ALONG SAID SOUTH LINE, 332.80 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N00°04'35"E ALONG SAID WEST LINE, 918.91 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF WEST PONKAN ROAD; THENCE RUN N70°39'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, 352.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7.468 ACRES MORE OR LESS.

LEGEND

PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
RP	RADIUS POINT
PI	POINT OF INTERSECTION
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
P.G.	PAGE
P.B.	PLAT BOOK
CCR	CERTIFIED CORNER RECORD
CL	CENTERLINE
LB	LICENSED BUSINESS
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
—+—	DENOTES CHANGE IN DIRECTION

- ☐ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.
- ☒ DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PCP LB 7274", UNLESS NOTED OTHERWISE.

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



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

QUALIFICATION AND STATEMENT
OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN, THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

Dated: Signed

BISHMAN SURVEYING AND MAPPING, INC. ARON D. BISHMAN, P.S.M.
301 N. TUBB STREET, SUITE 106 FLORIDA REGISTRATION NO. 5668
OAKLAND, FLORIDA 34760 LICENSED BUSINESS NO. 7274

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SITE CONSTRUCTION PLANS

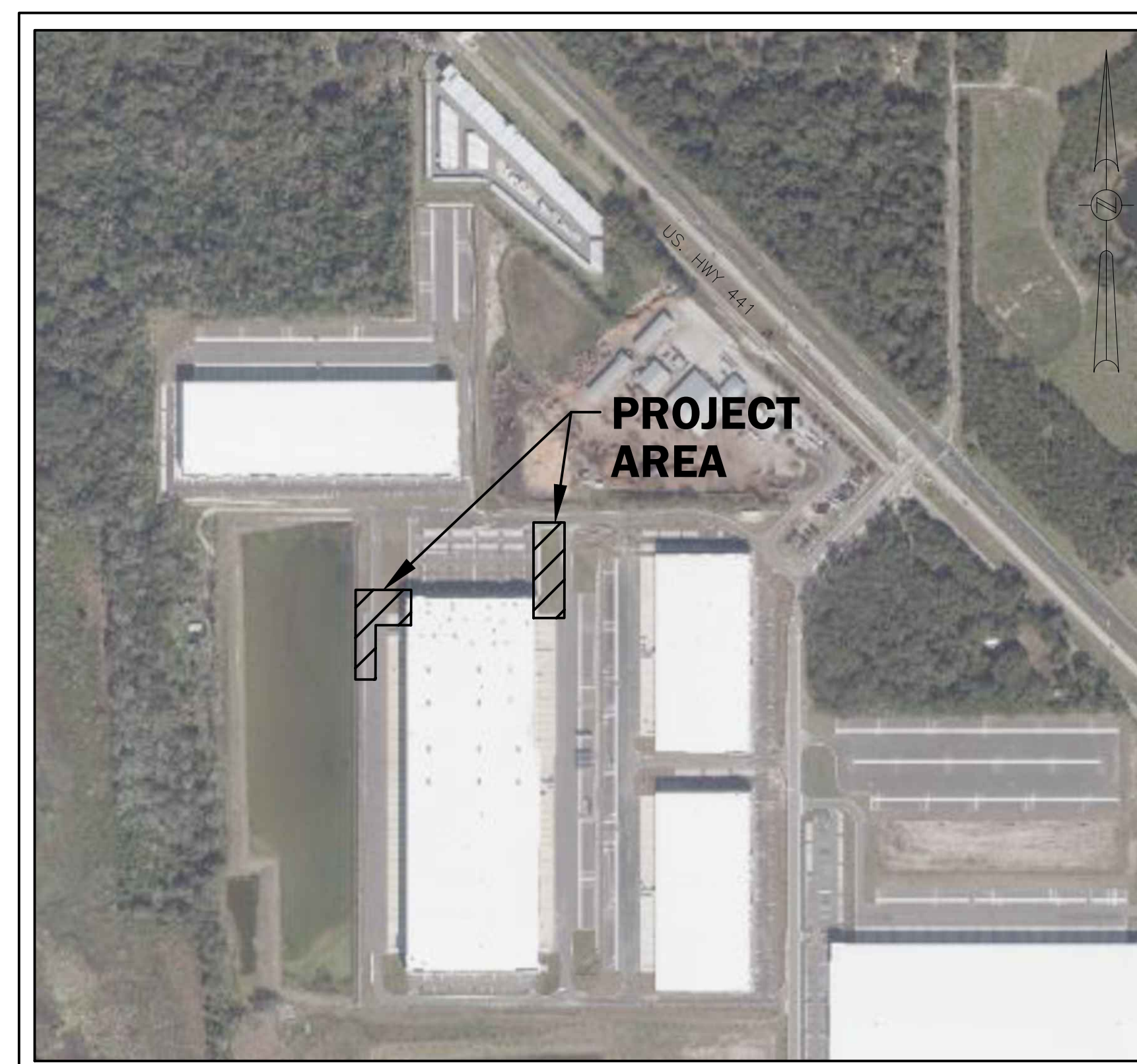
ADVENTHEALTH PARKING ADDITION

ORLANDO APOPKA COMMERCE CENTER - BUILDING 1

5050 WESLEY ROAD, APOPKA, FLORIDA

PARCEL I.D. No. 27-20-27-0000-00-052

SITE VICINITY MAP



NOT TO SCALE

OWNER/APPLICANT: EXETER WESLEY LAND, LLC
101 WEST ELM STREET, SUITE 600
CONSHOHOCKEN, PA 19428
PHONE: (407) 748-6888
EMAIL: JTHOMPSON@EXETERPG.COM

SURVEYOR: ELLIS SURVEYS, LLC
P.O. BOX 160952
ALTAMONTE SPRINGS, FL 32716
PHONE: (407) 834-4003
FAX: (407) 869-5454

- C-1 COVER SHEET
- C-2A ALTA / NSPS LAND TITLE SURVEY (1 OF 3)
- C-2B ALTA / NSPS LAND TITLE SURVEY (2 OF 3)
- C-2C ALTA / NSPS LAND TITLE SURVEY (3 OF 3)
- C-3 OVERALL SITE PLAN
- C-4A SITE DEMOLITION, GEOMETRY, PAVING, GRADING, AND DRAINAGE PLAN (1 OF 2)
- C-4B SITE DEMOLITION, GEOMETRY, PAVING, GRADING, AND DRAINAGE PLAN (2 OF 2)
- C-5 SITE CONSTRUCTION DETAILS AND CROSS SECTIONS

PROJECT STATEMENT

THIS PROJECT CONSISTS OF THE ADDITION OF 41 NEW PAVED PARKING SPACES, 20 STRIPED PARKING SPACES, RELATED PEDESTRIAN WALKWAYS, AND ADJUSTMENTS TO AFFECTED LANDSCAPING TO SERVE BUILDING 1 OF THE ORLANDO APOPKA COMMERCE CENTER, WHICH OCCUPIED BY ADVENTHEALTH AND MEDLINE. NO OTHER CHANGES ARE PROPOSED AS PART OF THIS SUBMITTAL.

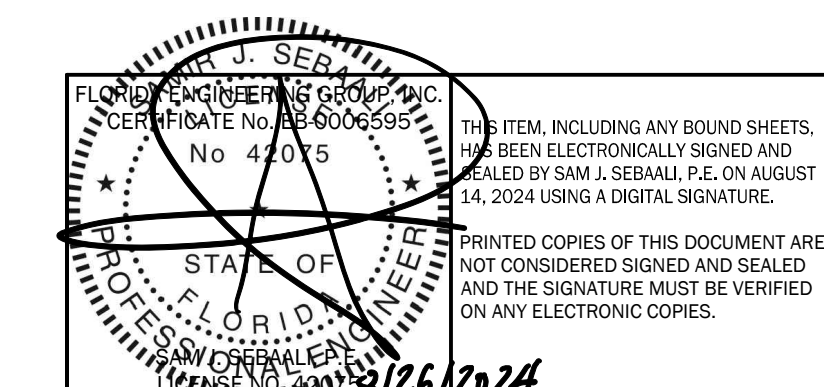
UTILITY COMPANIES

WATER:	(407) 703-1731	CITY OF APOPKA
SEWER:	(407) 703-1731	CITY OF APOPKA
ELECTRIC:	(800) 778-9140	DUKE ENERGY
TELEPHONE:	(855) 742-6062	CENTURYLINK
CABLE:	(407) 832-9626	CENTRAL FLORIDA EXPRESSWAY AUTHORITY
CABLE:	(800) 624-9675	MCI
GAS:		LAKE APOPKA NATURAL GAS DISTRICT



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us



SAM J. SEBAALI, P.E.
LICENSE NO. 42075

ALTA/NSPS LAND TITLE SURVEY

BEING A PORTION OF
SECTIONS 26, 27, 34 & 35
TOWNSHIP-20-SOUTH, RANGE-27-EAST
ORANGE COUNTY, FL

F.E.G. PROJECT NO.	24-047
SHEET NO.	C-2A
SHEET	2 OF 7

LEGEND:

▲ = SET NAIL AND DISC (LB7970)	HR = HANDICAP RAMP
● = SET 5/8" IRON ROD&CAP (LB7970)	NSI = NON-SKID INDICATORS
■ = SET 4x4 CONCRETE MONUMENT (LB7970)	⬮ = BENCHMARK
△ = FOUND NAIL AND DISC (LB7970)	Ⓞ = FIBRE OPTIC CABLE MARKER
⊙ = FOUND 3/8" IRON ROD & CAP (FIRC)	Ⓢ = FIRE DEPARTMENT CONNECTION
○ = FOUND 1/2" IRON ROD & CAP (FIRC)	Ⓜ = CABLE RISER
□ = FOUND 4"x4" CONCRETE MONUMENT (FCM)	Ⓢ = CENTER LINE
● = FOUND 1" IRON PIPE (FIP)	Ⓢ = CLEAN OUT
✕ = FOUND DRILL & X-CUT	Ⓢ = STORM DRAINAGE MANHOLE
✕ = SET DRILL & X-CUT	Ⓢ = ELECTRIC BOX
BOC = BACK OF CURB	Ⓢ = BACK FLOW PREVENTER
BOW = BACK OF WALK	Ⓢ = FIRE HYDRANT
(C) = CALCULATED	→ = GUY WIRE
Δ = CENTRAL ANGLE	Ⓢ = CONCRETE LIGHT POLE
C = CHORD LENGTH	Ⓢ = LIGHT POLE
CB = CHORD BEARING	Ⓢ = OVERHEAD UTILITY LINE
CBS = CONCRETE BLOCK STRUCTURE	Ⓢ = SANITARY SEWER MANHOLE
CBW = CONCRETE BLOCK WALL	Ⓢ = SEWER VALVE
CONST = CONSTRUCTION	Ⓢ = SIGN
C/L = CENTERLINE OF RIGHT-OF-WAY	Ⓢ = TELEPHONE RISER
CMP = CORRUGATED METAL PIPE	Ⓢ = TRAFFIC SIGNAL BOX
CONC. = CONCRETE	Ⓢ = TRANSFORMER
DB = DEED BOOK	Ⓢ = TEST BORE HOLE
DUE = DRAINAGE & UTILITY EASEMENT	Ⓢ = WATER METER
FL = ELEVATION	Ⓢ = WATER VALVE
EOP = EDGE OF PAVEMENT	Ⓢ = WELL
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE	Ⓢ = WOOD POWER POLE
EX = EXISTING	Ⓢ = CONCRETE POWER POLE
FF = FINISH FLOOR ELEVATION	Ⓢ = YARD LIGHT
FND = FOUND	Ⓢ = HANDICAP SPACE
FOC = FIBER OPTICS CABLE (UNDERGROUND)	Ⓢ = SPOT ELEVATION
ID = IDENTIFICATION	Ⓢ = YARD DRAIN
L = ARC LENGTH	Ⓢ = CABLE RISER
LB = LICENSED BUSINESS	Ⓢ = STORM CATCH BASIN
LS = LIFT STATION	
(M) = MEASURED	
MES = MITERED END SECTION	
NCF = NO CORNER FOUND	
NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	
ND = NAIL AND DISC	
OR = OFFICIAL RECORDS	
P.B. = PLAT BOOK	
P.G. = PAGE	
P.K. = HARD CASE NAIL	
PC = POINT OF CURVATURE	
PT = POINT OF TANGENCY	
POB = POINT OF BEGINNING	
POC = POINT OF COMMENCEMENT	
PVC = POLYVINYL CHLORIDE	
PRM = PERMANENT REFERENCE MONUMENT	
R = RADIUS	
(R) = RECORD	
R/W = RIGHT-OF-WAY	
RCP = REINFORCED CONCRETE PIPE	
SWK = CONCRETE SIDEWALK	
(TYP.) = TYPICAL	
TOB = TOP OF BANK	
TOE = TOE OF SLOPE	
TOP = TOP OF PIPE	
WF = WOOD FENCE	
FWM = FIRE WATER MAIN	
WM = WATER MAIN	
WL = WATER LINE	
FWL = FIRE WATER LINE	
SWL = SERVICE WATER LINE	
FM = FORCE MAIN (SANITARY)	
HR = HANDICAP RAMP	

DESCRIPTION PROVIDED

PARCEL 1: (TAX PARCEL ID# 27-20-27-0000-00-052)

THE EAST 210 FEET OF THE SOUTH 636.13 FEET OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE SOUTH 636.13 FEET OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 2: (TAX PARCEL ID# 27-20-27-0000-00-052)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 88 DEGREES 10 MINUTES 33 SECONDS WEST FOR 753.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 10 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR 577.52 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 24 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ FOR 829.16 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST FOR 578.40 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 49 SECONDS EAST FOR 833.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (TAX PARCEL ID# 27-20-27-0000-00-052)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 00 DEGREES 24 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ FOR 829.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 24 MINUTES 54 SECONDS WEST FOR 57.28 FEET TO A POINT WHICH LIES 465 FEET, MORE OR LESS, NORTHERLY OF THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, THENCE RUN NORTH 89 DEGREES 51 MINUTES 59 SECONDS EAST FOR 578.15 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 49 SECONDS EAST FOR 32.98 FEET; THENCE RUN NORTH 87 DEGREES 43 MINUTES 33 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF AFOREMENTIONED SOUTHEAST ¼ OF THE SOUTHEAST ¼ FOR 578.40 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (TAX PARCEL ID# 27-20-27-0000-00-052)

THE WEST 220.00 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST 1/4, LESS THE NORTH 322.00 FEET THEREOF, OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 5: (TAX PARCEL ID# 26-20-27-0000-00-030)

AREA 222 FEET EAST AND WEST BY 196.2 FEET NORTH AND SOUTH IN THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 210 FEET THEREOF.

PARCEL 6: (TAX PARCEL ID# 26-20-27-0000-00-030)

THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 7: (TAX PARCEL ID# 26-20-27-0000-00-030)

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ RUN EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET, NORTH 210 FEET TO THE POINT OF BEGINNING IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 8: (TAX PARCEL ID# 26-20-27-0000-00-030)

THE SOUTHEAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, LESS THE AREAS 222 FEET EAST AND WEST BY 196.2 FEET NORTH AND SOUTH IN THE NORTHWEST CORNER AND 330 FEET NORTH AND SOUTH BY 330 FEET EAST AND WEST IN THE SOUTHWEST CORNER OF THE LAST MENTIONED TRACT, IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 20 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 26 AND THE NORTH LINE OF SECTION 35, A DISTANCE OF 536.25 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 678.54 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, OF SAID SECTION 26; THENCE CONTINUE NORTH 00 DEGREES 00 SECONDS WEST, A DISTANCE OF 678.54 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 789.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26, A DISTANCE OF 675.23 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHWEST 1/4; SAID POINT BEING ON THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 20 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 799.26 FEET TO THE POINT OF BEGINNING.

PARCEL 9: (TAX PARCEL ID# 26-20-27-0000-00-030)

THE SOUTH 330 FEET OF THE WEST 330 FEET OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 10: (TAX PARCEL ID# 26-20-27-0000-00-030)

BEGINNING 333.2 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, RUN THENCE SOUTH 679.5 FEET, EAST 6 FEET, THENCE NORTHERLY, TO A POINT 16.8 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING, IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 11: (TAX PARCEL ID# 27-20-27-0000-00-053 & 66.9% OF 34-20-27-0000-00-005)

BEGIN AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND RUN NORTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1360.76 FEET TO THE IRON NAIL CORNER AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4, THENCE RUN NORTH 88 DEGREES 26 MINUTES 48 SECONDS WEST, ALONG EDWIN FLY PROPERTY (A DISTANCE OF 753.19' CALCULATED); THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG SAID EAST LINE OF EDWIN FLY PROPERTY A DISTANCE OF 866.70 FEET TO AN IRON PIPE, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EDWIN FLY PROPERTY A DISTANCE OF 578.15 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 07 MINUTES 56 SECONDS WEST, 465.00 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE SOUTHEAST 1/4, THENCE SOUTH 87 DEGREES 57 MINUTES 40 SECONDS EAST, 1331.11 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ SECTION 34, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 03 DEGREES 28 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 34 AND THE WEST LINE OF SECTION 35, A DISTANCE OF 652.61 FEET TO THE SOUTHEAST CORNER OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34; THENCE DEPARTING SAID EAST LINE GO NORTH 88 DEGREES 50 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH NEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 665.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 50 MINUTES 39 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 665.09 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34; THENCE NORTH 03 DEGREES 33 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 324.86 FEET; THENCE DEPARTING SAID WEST LINE GO SOUTH 88 DEGREES 54 MINUTES 09 SECONDS EAST, A DISTANCE OF 665.41 FEET; THENCE SOUTH 03 DEGREES 29 MINUTES 39 SECONDS EAST, A DISTANCE OF 325.51 FEET TO THE POINT OF BEGINNING.

DESCRIPTION CONTINUED

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS FOLLOWS:

EASEMENT 1:

THE SOUTH 40.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL RAILROAD, INC., LESS THE WEST 577.70 FEET THEREOF.

AND

THE SOUTH 25.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE WEST 577.70 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL RAILROAD, INC.

EASEMENT 2:

THE SOUTH 10 FEET OF THE NORTH 25 FEET OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

EASEMENT 3:

THE NORTH 25 FEET OF THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

AND

THE NORTH 25 FEET OF THE EAST 753.98 FEET OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

EASEMENT 4:

A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 27, THENCE RUN NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ FOR 636.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST ALONG SAID EAST LINE FOR 720 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 27; THENCE RUN WESTERLY ALONG SAID NORTH LINE FOR 332.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 27; THENCE RUN SOUTHERLY ALONG SAID EAST LINE FOR 614 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE SCL RAILROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY FOR 35 FEET, MORE OR LESS, TO A POINT WHICH LINES 25 FEET WEST OF AS MEASURED PERPENDICULAR TO THE PREVIOUSLY MENTIONED EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 27; THENCE RUN SOUTHERLY PARALLEL WITH AND 25 FEET WEST OF SAID EAST LINE OF THE WEST ½ FOR 660 FEET, MORE OR LESS, TO A POINT WHICH LIES 25 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27; THENCE RUN EASTERLY, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, FOR 332.5 FEET TO A POINT WHICH IS 25 FEET WEST OF THE EAST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 27; THENCE RUN SOUTH 00 DEGREES 11 MINUTES 49 SECONDS EAST FOR 695 FEET, MORE OR LESS; THENCE RUN EASTERLY FOR 25 FEET ALONG THE NORTH LINE OF THE PREVIOUSLY MENTIONED SOUTH 636.13 FEET OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ TO THE POINT OF BEGINNING.

PARCEL 12: (PORTIONS OF TAX PARCEL ID# 26-20-27-0000-00-027 & 00-028)

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 THENCE NORTH 89 DEGREES 20 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 26 AND THE NORTH LINE OF SECTION 35, A DISTANCE OF 536.25 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 678.54 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, OF SAID SECTION 26; THENCE CONTINUE NORTH 00 DEGREES 00 SECONDS WEST, A DISTANCE OF 220.90 FEET; TO THE POINT OF CURVATURE, A CURVE CONCAVE EASTERLY WITH A RADIUS OF 565.00 FEET A DELTA ANGLE OF 44 DEGREES 11 MINUTES 27 SECONDS (CHORD BEARING OF NORTH 22 DEGREES 05 MINUTES 44 SECONDS EAST, A CHORD LENGTH OF 425.05 FEET); THENCE GO ALONG SAID CURVE AN ARC LENGTH OF 435.77 FEET TO THE POINT OF TANGENCY, THENCE NORTH 44 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 90.45 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 109.14 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, THENCE SOUTH 00 DEGREES 44 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF AFOREMENTIONED NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID EAST LINE GO SOUTH 89 DEGREES 42 MINUTES 39 SECONDS WEST, A DISTANCE OF 316.77 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 664.11 FEET; TO THE AFOREMENTIONED SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 32 MINUTES 06 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 204.91 FEET TO THE POINT OF BEGINNING.

PARCEL 13: (PORTIONS OF TAX PARCEL ID# 26-20-27-0000-00-027, 00-028 AND ALL OF 00-029 00-032 & 00-042)

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE NORTH 89 DEGREES 20 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 26 AND THE NORTH LINE OF SECTION 35, A DISTANCE OF 536.25 FEET; THENCE DEPARTING SAID LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 678.54 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, OF SAID SECTION 26, THENCE NORTH 89 DEGREES 32 MINUTES 06 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE GO THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 220.08 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 465.00 FEET A DELTA ANGLE OF 44 DEGREES 11 MINUTES 27 SECONDS (CHORD BEARING OF NORTH 22 DEGREES 05 MINUTES 44 SECONDS EAST A CHORD LENGTH OF 349.82 FEET) THENCE GO ALONG SAID CURVE AN ARC LENGTH OF 358.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 44 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 188.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 42 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 74.00 FEET; TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF CSX RAIL ROAD (AKA SEABOARD COASTLINE RAIL ROAD) AS PER THE RIGHT OF WAY AND TRACK MAP BY SEABOARD AIR LINE RAILWAY CO. NO. V02076 AND DATED JUNE 30, 1918, THENCE DEPARTING SAID NORTH LINE GO ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; SOUTH 45 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 488.48 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST, A DISTANCE OF 28.55 FEET; THENCE SOUTH 45 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 508.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 32 MINUTES 06 SECONDS WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST 1/4, A DISTANCE OF 1046.64 FEET TO THE POINT OF BEGINNING.

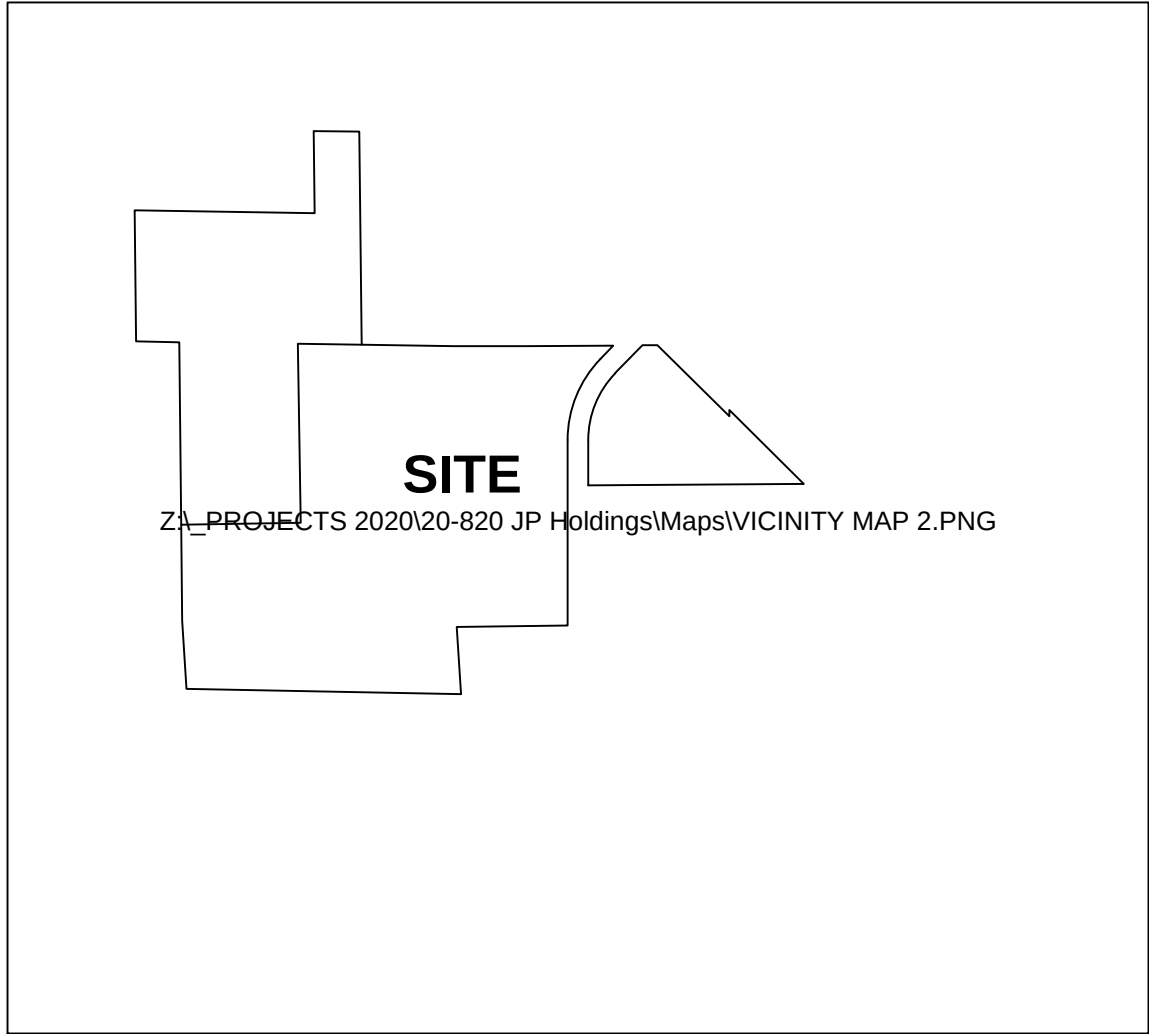
PARCEL 14: (1.74% OF TAX PARCEL ID# 35-20-27-5220-00-060)

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE NORTH 89 DEGREES 20 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 35 AND THE SOUTH LINE OF SECTION 26, A DISTANCE OF 536.25 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 326.05 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 55 SECONDS WEST, A DISTANCE OF 516.40 FEET; THENCE NORTH 03 DEGREES 29 MINUTES 12 SECONDS WEST, A DISTANCE OF 326.43 FEET TO THE POINT OF BEGINNING.

EASEMENT 5:

TOGETHER WITH NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS 1 THROUGH 14 AS CREATED BY THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20200620948, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

CERTIFIED TO:

APOPKA 441, LLC
EXETER WESLEY LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY
(ITS LENDERS, SUCCESSORS AND ASSIGNS)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SHUTTS & BOWEN LLP
THE CHASE LAW GROUP, LLC

SURVEYOR'S NOTES TO THE TITLE OPINION:

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 20164990 DATED 12/21/2020 (REV. 8). PARCELS 1 - 14 DESCRIBED AND SHOWN HEREON ARE ONE AND THE SAME LANDS AS TRACT 1 AND TRACT 2 DESCRIBED HEREON WITH NO GAPS, GORES, OVERLAPS AND/OR HIATUS. THE SURVEYOR HAS REVIEWED THE FOLLOWING ITEMS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT FOR EASEMENTS AND RIGHTS-OF-WAY AND FINDS THE FOLLOWING:

EXCEPTION	MAIN DOCUMENT	COMMENTS
7.	DB 1015, PG 459	25' ROAD EASEMENT AS SHOWN ON SURVEY
8.	DB 582, PG 365	60' RIGHT OF WAY EASEMENT AS SHOWN ON SURVEY
9.		INTENTIONALLY DELETED
10.	OR 1999, PG 1008	UTILITY EASEMENT AS SHOWN ON SURVEY
11.	OR 2263, PG 873	UTILITY EASEMENT AS SHOWN ON SURVEY
12.	OR 2450, PG 1210	EASEMENT AS SHOWN ON SURVEY
13.	OR 3558, PG 372	EASEMENTS AS SHOWN ON SURVEY
14.	OR 3832, PG 363	UTILITY EASEMENT AS SHOWN ON SURVEY
15.	OR 3936, PG 560	ACCESS EASEMENT AS SHOWN ON SURVEY
16.	OR 4010, PG 92	UTILITY EASEMENT AS SHOWN ON SURVEY
17.	OR 5782, PG 2264	30' INGRESS AND EGRESS EASEMENT AS SHOWN ON PARCEL 13
18.	OR 6103, PG 2483	10' UTILITY EASEMENT BLANKET IN NATURE AND NOT PLOTTABLE
19.	OR 7789, PG 1034	ALLOWS USE TO EXISTING OFF SITE WELL (LOCATION NOT DEFINED) (GENERALLY SITUATED 1,000+ SOUTH OF TRACT 1)
20.	OR 10795, PG 2061	10' UTILITY EASEMENT BLANKET IN NATURE AND NOT PLOTTABLE
21.		(NO DOCUMENTS TO PLOT) ROAD RIGHTS OF WAY FOR WESLEY ROAD AND LONGVIEW ROAD
24.	DOCK 20200620948	AGREEMENT FOR ACCESS ACROSS PROPERTY BETWEEN PARCELS 12 & 13
25.	DOCK 20200620949	TEMPORARY CONSTRUCTION EASEMENT AGREEMENT AS SHOWN.
27.	OR 3936, PG 551	INGRESS/EGRESS EASEMENTS AS SHOWN ON SURVEY

AS PER THE TITLE COMMITMENT ITEM #4:

TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE COMMITMENT DATE VESTED IN:

JP HOLDINGS, INC., A FLORIDA CORPORATION, AS TO PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13 AND 14.

JP HOLDINGS, INC., A FLORIDA CORPORATION, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, AND JAMES SCOTT PRIDGEN, AS TRUSTEE OF THE JAMES SCOTT PRIDGEN FAMILY TRUST, DATED APRIL 26, 2006, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, AS TO PARCEL 11.

SURVEYOR'S NOTES:

- PREPARED A BOUNDARY SURVEY. DATE OF LAST FIELDWORK: 12/17/2020
- MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITH BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
- IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
- MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
- POND AND FLOOD ZONES ARE SHOWN ON THE MAP HOWEVER, THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- PARCEL LIES WITHIN FLOOD ZONE X, AREAS SHOWN TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE (ELEVATION 68.3') AS SHOWN ON FEDERAL INSURANCE RATE MAP NUMBER 1209SC0255F, EFFECTIVE DATED 09/25/2009.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTHLINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 TOWNSHIP 20 SOUTH, RANGE

ACCESS STATEMENT BY SURVEYOR:

AS TO TRACT 1:
THE SURVEYED PROPERTY HAS INDIRECT ACCESS TO US HIGHWAY 441 (A PUBLIC ROAD) OVER AND ACROSS EASEMENTS #1 AND #2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 6000, PAGE 1319, TO, OVER AND ACROSS THE EXISTING 60' INGRESS/EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5217, PAGE 825 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TO, OVER AND ACROSS THE 125' LICENSE AREA AS PER UNRECORDED LICENSE AGREEMENT FOR PUBLIC CROSSING DATED NOVEMBER 1, 2020 BETWEEN FLORIDA CENTRAL RAILROAD COMPANY, INC. AND CITY OF APOPKA.

AS TO TRACT 2:
THE SURVEYED PROPERTY HAS INDIRECT ACCESS TO US HIGHWAY 441 (A PUBLIC ROAD) (I) OVER AND ACROSS THE EXISTING INGRESS/EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5217, PAGE 825 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALSO (II) OVER AND ACROSS THE EXISTING ACCESS EASEMENT AGREEMENT RECORDED AS SAID RECORD DOCUMENT #20200620948, TO, OVER AND ACROSS EASEMENT #1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 6000, PAGE 1319, TO, OVER AND ACROSS THE EXISTING 60' INGRESS/EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5217, PAGE 825 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TO, OVER AND ACROSS THE 125' LICENSE AREA AS PER UNRECORDED LICENSE AGREEMENT FOR PUBLIC CROSSING DATED NOVEMBER 1, 2020 BETWEEN FLORIDA CENTRAL RAILROAD COMPANY, INC. AND CITY OF APOPKA.

ALT/NSPS LAND TITLE SURVEY
BEING A PORTION OF
SECTIONS 26, 27, 34 & 35
TOWNSHIP-20-SOUTH, RANGE-27-EAST
ORANGE COUNTY, FL

DESCRIPTION PREPARED:
TRACT 1
A TRACT OF LAND SITUATED IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 26 THENCE S03°29'12"E ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 326.43 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER (N-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 34 AND THE POINT OF BEGINNING; THENCE N88°54'00"W ALONG SAID SOUTH LINE A DISTANCE OF 1,330.83 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTH ONE-QUARTER (N-1/4) OF NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 34; THENCE N03°33'44"W ALONG SAID WEST LINE A DISTANCE OF 330.79 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 27 AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4); THENCE N00°36'16"W A DISTANCE OF 464.46 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN O.R. 10327, PAGE 4945; THENCE CONTINUE N00°36'16"W ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 886.45 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N89°07'30"W ALONG THE NORTH LINE OF SAID LANDS AND A WESTERLY EXTENSION OF SAID NORTH LINE A DISTANCE OF 210.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 210 FEET OF THE SOUTH 636.13 FEET OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE N00°36'16"W ALONG SAID WEST LINE A DISTANCE OF 636.34 FEET TO THE NORTH LINE OF SAID SOUTH 636.13 FEET; THENCE S89°07'30"E ALONG SAID NORTH LINE A DISTANCE OF 873.86 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE WEST 220 FEET OF THE EAST ONE-HALF (E-1/2) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE N00°39'21"W ALONG THE WEST LINE OF SAID WEST 220 FEET A DISTANCE OF 397.23 FEET; THENCE S89°31'54"E A DISTANCE OF 220.04 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 220 FEET; THENCE S00°39'21"E ALONG SAID EAST LINE A DISTANCE OF 1,035.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE S89°07'32"E ALONG SAID NORTH LINE A DISTANCE OF 444.29 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 27 AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SAID SECTION 26; THENCE N89°42'40"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) A DISTANCE OF 350.39 FEET; THENCE S00°11'06"W A DISTANCE OF 15.00 FEET; THENCE N89°42'40"E A DISTANCE OF 316.77 FEET; THENCE N00°44'28"W A DISTANCE OF 15.00 FEET; THENCE N89°42'45"E A DISTANCE OF 109.14 FEET; THENCE S44°11'27"W A DISTANCE OF 90.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 565.00'; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'27", AN ARC DISTANCE OF 435.77 FEET; THENCE S00°00'00"E A DISTANCE OF 1,225.51 FEET; THENCE S89°21'00"W A DISTANCE OF 516.41 FEET TO SAID POINT OF BEGINNING.
HAVING AN AREA OF 3,960,864.2 SQUARE FEET, 90.92 ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS FOLLOWS:

EASEMENT 1:
THE SOUTH 40.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL RAILROAD, INC., LESS THE WEST 577.70 FEET THEREOF.

AND

THE SOUTH 25.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THE WEST 577.70 FEET OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL RAILROAD, INC.

AND

EASEMENT 4:
A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27, THENCE RUN NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, THENCE CONTINUE NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST ALONG SAID EAST LINE FOR 720 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE RUN WESTERLY ALONG SAID NORTH LINE FOR 332.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE NORTHERLY ALONG SAID EAST LINE FOR 614 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE SCF RAILROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY FOR 35 FEET, MORE OR LESS, TO A POINT WHICH LIES 25 FEET WEST OF AS MEASURED PERPENDICULAR TO THE PREVIOUSLY MENTIONED EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE RUN SOUTHERLY PARALLEL WITH AND 25 FEET WEST OF SAID EAST LINE OF THE WEST 1/2 FOR 660 FEET, MORE OR LESS, TO A POINT WHICH LIES 25 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE RUN EASTERLY, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, FOR 332.5 FEET TO A POINT WHICH IS 25 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 49 SECONDS EAST FOR 695 FEET, MORE OR LESS; THENCE RUN EASTERLY FOR 25 FEET ALONG THE NORTH LINE OF THE PREVIOUSLY MENTIONED SOUTH 636.13 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE POINT OF BEGINNING.

AND

AN ACCESS EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS DOCUMENT # 20200620948, ORANGE COUNTY, FLORIDA.
SUBJECT TO EASEMENTS FOR INGRESS AND EGRESS BEING:

EASEMENT 2:
THE SOUTH 10 FEET OF THE NORTH 25 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

EASEMENT 3:
THE NORTH 25 FEET OF THE WEST ONE-HALF (W-1/2) OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST AS RECORDED IN OFFICIAL RECORDS 3936, PAGE 561, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE NORTH 25 FEET OF THE EAST 753.98 FEET OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST AS RECORDED IN OFFICIAL RECORDS 3936, PAGE 560, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE NORTH 25 FEET OF THE WEST 578.44 FEET OF THE NORTH 833.72 FEET OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST AS RECORDED IN OFFICIAL RECORDS 3558, PAGE 372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TRACT 2
A TRACT OF LAND SITUATED IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 26 THENCE N89°21'42"E ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 536.25 FEET; THENCE N00°00'00"W A DISTANCE OF 678.46 FEET; THENCE N89°32'04"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"W A DISTANCE OF 220.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 465.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'27" AN ARC DISTANCE OF 358.64 FEET; THENCE N44°11'27"E A DISTANCE OF 188.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SAID SECTION 26; THENCE S45°24'21"E A DISTANCE OF 74.00 FEET; THENCE N00°51'49"W A DISTANCE OF 28.55 FEET; THENCE S45°24'40"E A DISTANCE OF 508.59 FEET; THENCE S89°32'06"W A DISTANCE OF 1046.73 FEET TO SAID POINT OF BEGINNING.
CONTAINING 429,079.7 SQUARE FEET, 9.85 ACRES, MORE OR LESS.

TOGETHER WITH:

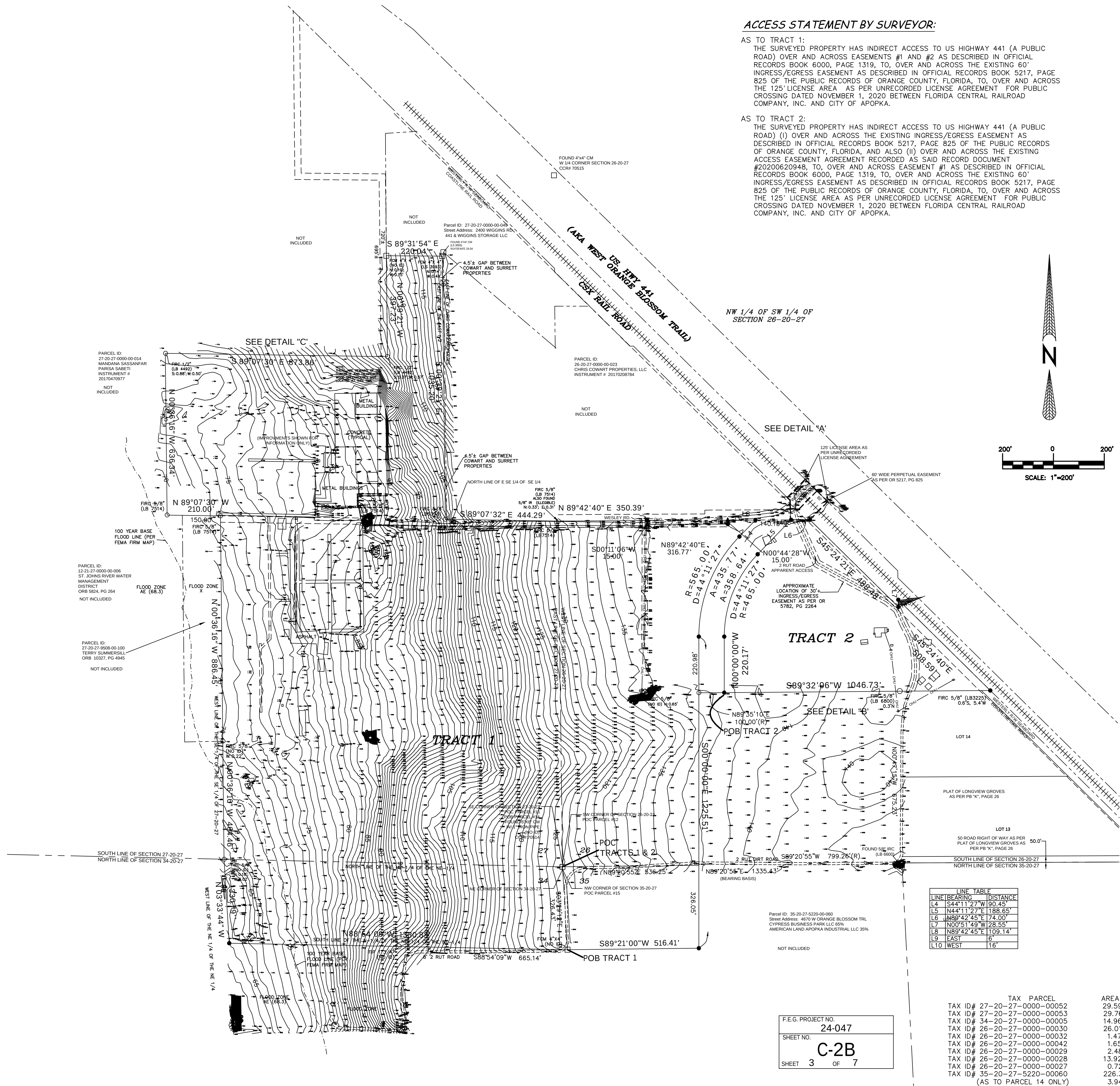
A NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS 1 THROUGH 14 AS CREATED BY THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20200620948, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

A NON-EXCLUSIVE PERPETUAL EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS 5217, PAGE 825, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOTE REGARDING PROPERTY IMPROVEMENTS:
AT CLIENT'S REQUEST INTERIOR IMPROVEMENTS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AT THIS TIME.

SHEET 2 OF 3:
SEE SHEET 1 FOR DESCRIPTION AND NOTES

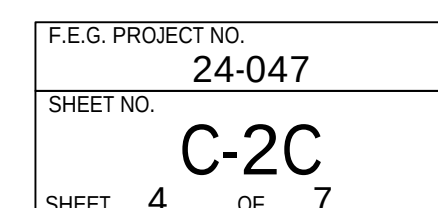


LINE	BEARING	DISTANCE
L4	S44°11'27"W	190.45
L5	N44°11'27"E	188.65
L6	N89°42'45"E	74.00
L7	N00°51'49"W	28.55
L8	N89°42'45"E	109.14
L9	EAST	8
L10	WEST	16'

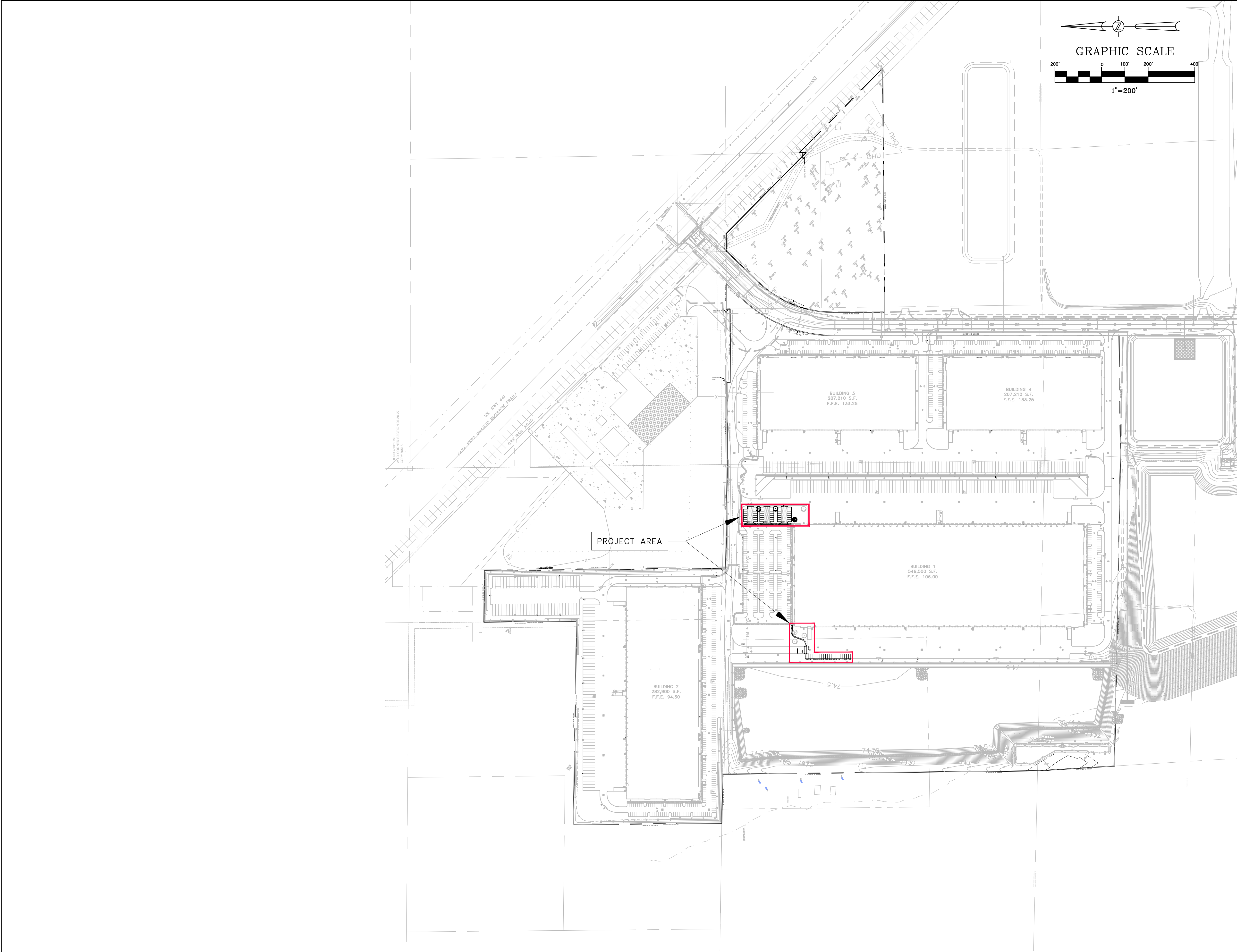
TAX ID#	TAX PARCEL	AREA %	EXETER
27-20-27-0000-00052		29.59 ACRES	100%
27-20-27-0000-00053		29.76 ACRES	100%
34-20-27-0000-00005		14.96 ACRES	66.9%
26-20-27-0000-00030		26.01 ACRES	52.8%
26-20-27-0000-00032		1.47 ACRES	100%
26-20-27-0000-00042		1.65 ACRES	100%
26-20-27-0000-00029		2.48 ACRES	100%
26-20-27-0000-00028		13.92 ACRES	86.4%
26-20-27-0000-00027		0.72 ACRES	27.6%
35-20-27-5220-00060		226.3 ACRES	
(AS TO PARCEL 14 ONLY)		3.94 ACRES	1.74%

F.E.G. PROJECT NO.	24-047
SHEET NO.	C-2B
SHEET	3 OF 7

DETAIL "C"



DETAILS SHEET
SHEET 3 OF 3:
SEE SHEET 1 FOR DESCRIPTION AND NOTES



SITE DATA	
PROPERTY LOCATION:	5050 WESLEY ROAD, APOPKA, FL 32703
PROPERTY FUTURE LAND USE DESIGNATION:	IND-INDUSTRIAL
PROPERTY ZONING:	PD (UNDERLYING I-L LIGHT INDUSTRIAL)
EXISTING USE:	WAREHOUSING
SITE AREA:	90.93 ACRES
PROJECT AREA:	2.0 ACRES
EXISTING GROSS FLOOR AREA:	
EXISTING BUILDING 1	546,500 S.F.
EXISTING BUILDING 2	282,900 S.F.
EXISTING BUILDING 3	207,210 S.F.
EXISTING BUILDING 4	207,210 S.F.
TOTAL	1,243,820 S.F.
PARKING	
PARKING REQUIRED	
BUILDING 1	
WAREHOUSING (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) (5 FOR FIRST 3,000 S.F. + 543,500/3,000) = 187 SPACES	
TOTAL PARKING REQUIRED	187 SPACES
ACCESSIBLE SPACES REQUIRED TO BE RESERVED FOR HANDICAP	6 SPACES
PARKING PROVIDED	
BUILDING 1	
PROPOSED STANDARD PARKING SPACES	
EXISTING STANDARD PARKING SPACES	61 SPACES
EXISTING ACCESSIBLE PARKING	269 SPACES
EXISTING VAN ACCESSIBLE PARKING	6 SPACES
TOTAL PARKING PROVIDED	337 SPACES
TRAILER PARKING PROVIDED	91 SPACES
PERVIOUS PARKING	
REQUIRED	
MIN. 20% OF THE PARKING IN EACH PHASE SHALL BE PERVIOUS PAVEMENT.	
REQUIRED	68 SPACES
PROVIDED	
* EXISTING PERVIOUS CONCRETE PARKING SPACES	
* PROPOSED PERVIOUS CONCRETE PARKING SPACES	66 SPACES
* TOTAL PERVIOUS CONCRETE PARKING SPACES	2 SPACES
SITE AREA CALCULATIONS	
EXISTING BUILDING FOOTPRINT 1	546,500 S.F.
EXISTING BUILDING FOOTPRINT 2	282,900 S.F.
EXISTING BUILDING FOOTPRINT 3	207,210 S.F.
EXISTING BUILDING FOOTPRINT 4	207,210 S.F.
EXISTING PAVING	1,300,385 S.F.
EXISTING SIDEWALK	31,226 S.F.
PROPOSED PAVING	12,340 S.F.
PROPOSED SIDEWALK	1,726 S.F.
IMPERVIOUS AREA	2,589,497 S.F.
PERVIOUS AREA	1,371,367 S.F.
TOTAL SITE AREA	3,960,864 S.F.
OPEN SPACE AREA REQUIRED PER LDC 5.4.4. (ONLY PERIMETER BUFFERS COUNTED)	59.45 AC.
OPEN SPACE AREA PROVIDED PER LDC 5.4.4. (ONLY PERIMETER BUFFERS COUNTED)	65.38 %
	31.48 AC.
	34.62 %
	90.93 AC.
	100.00 %
	5.00%
	5.17%

DATE	REVISIONS	BY	CHECKED		

SITE CONSTRUCTION PLANS
ADVENTHEALTH PARKING ADDITION
ORLANDO APOPKA COMMERCE CENTER - BUILDING 1
5050 WESLEY ROAD, APOPKA, FLORIDA



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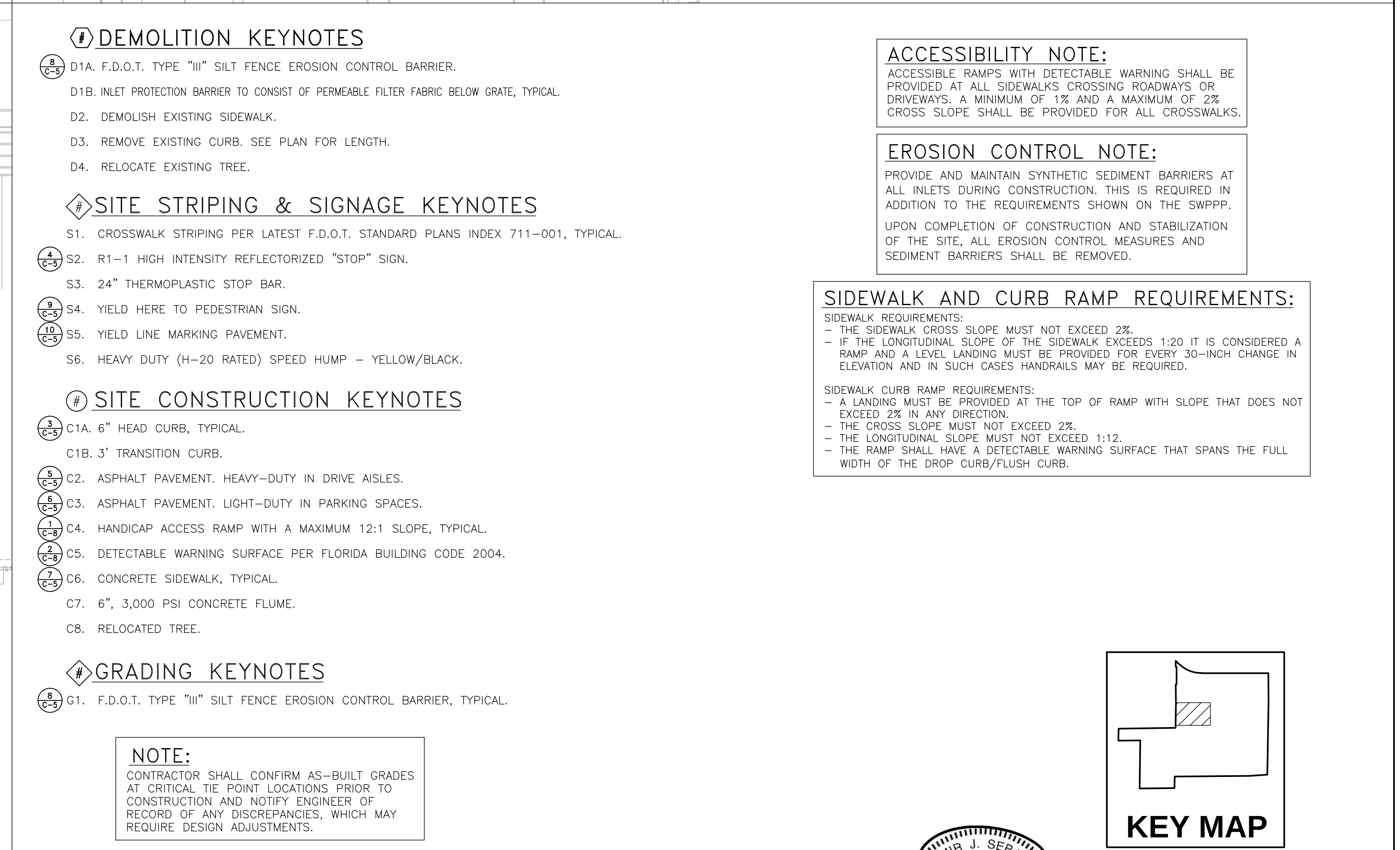
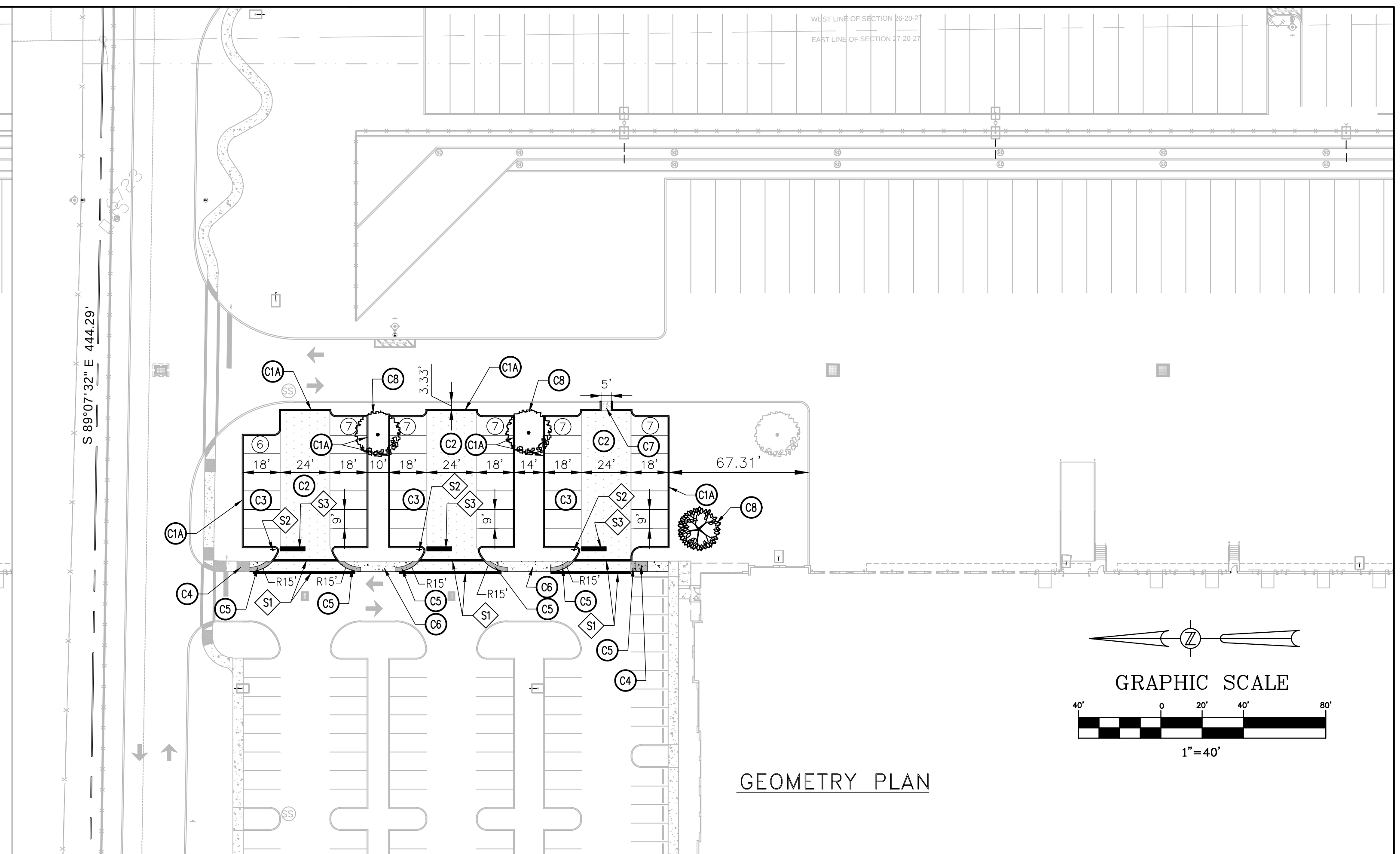
OVERALL SITE PLAN

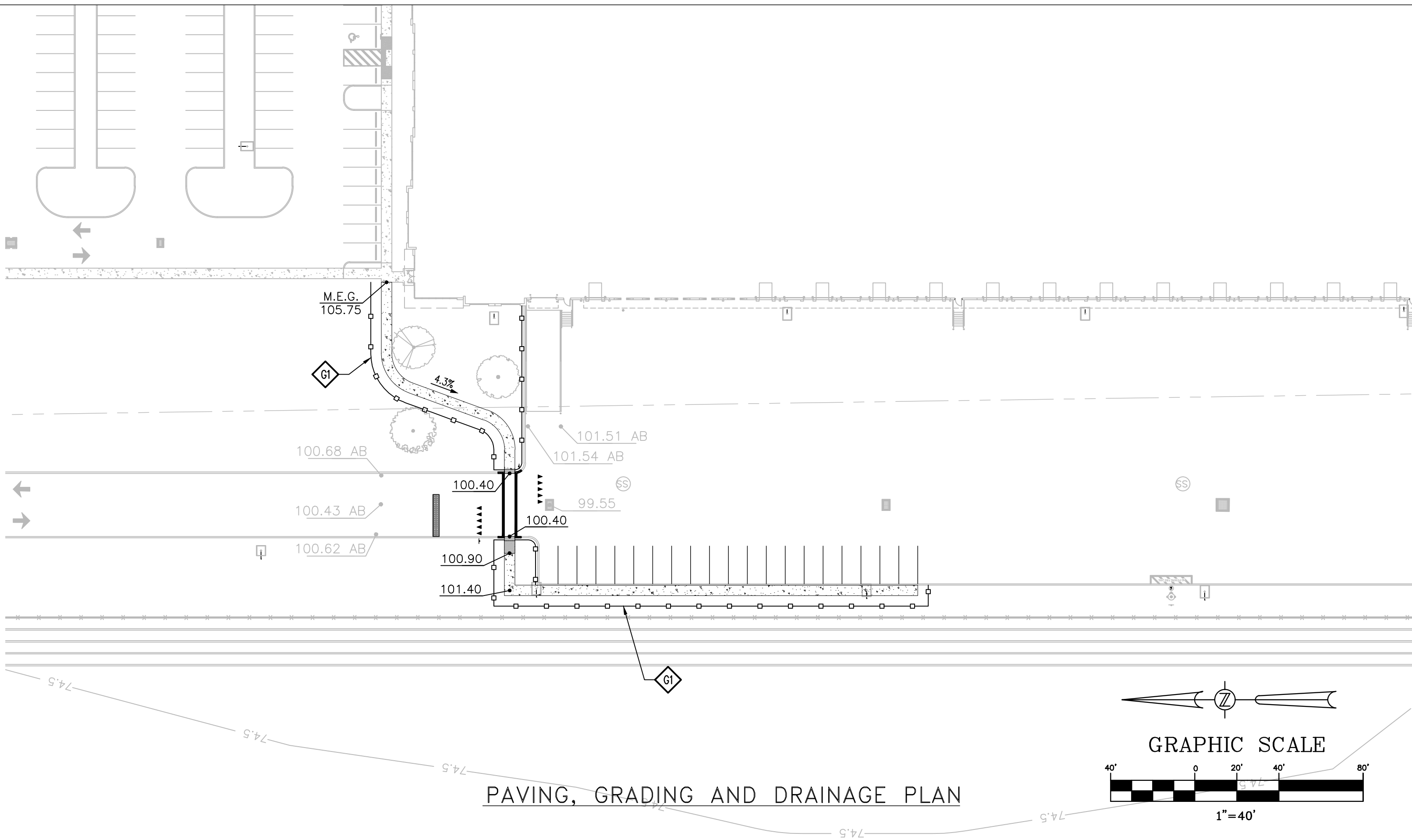
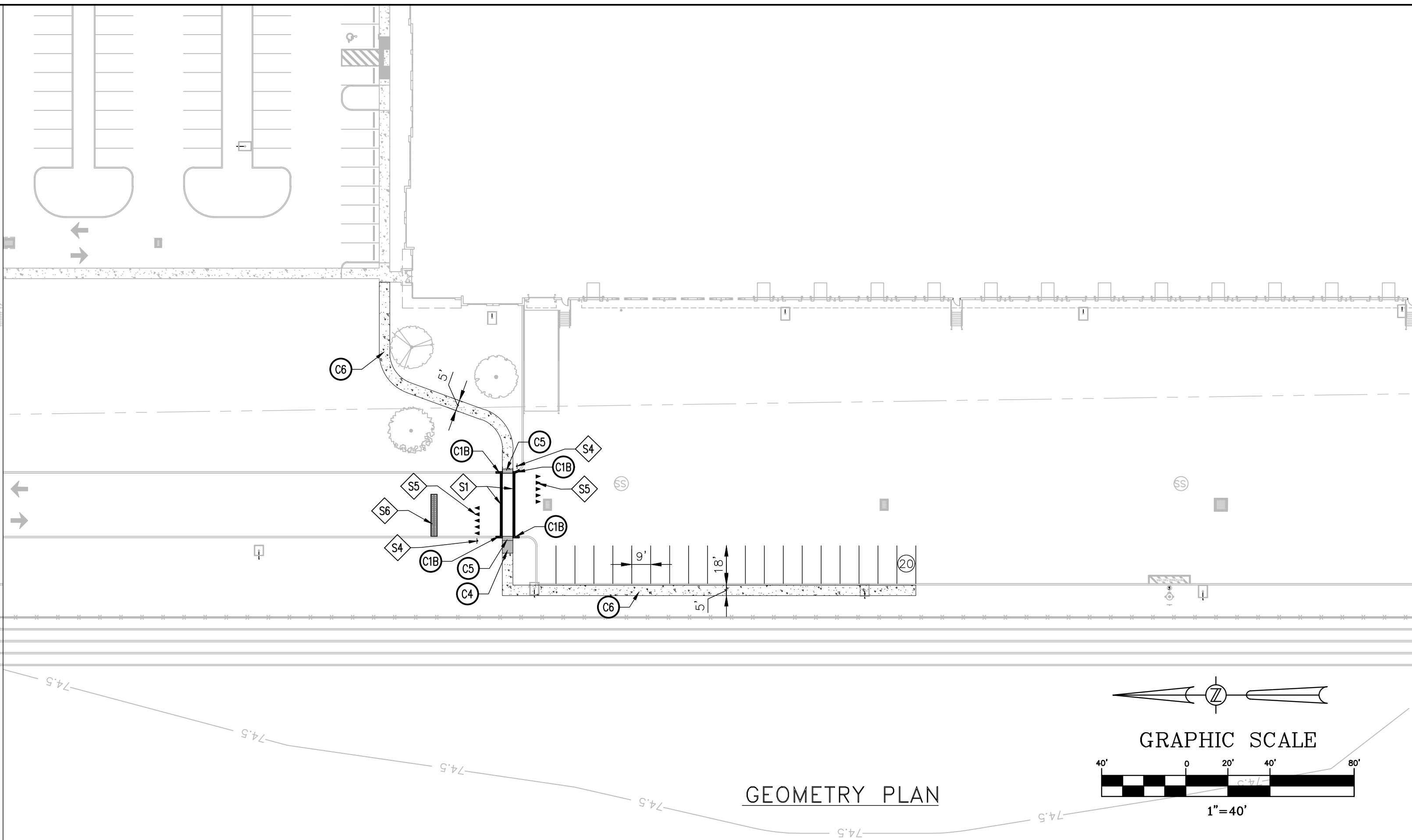
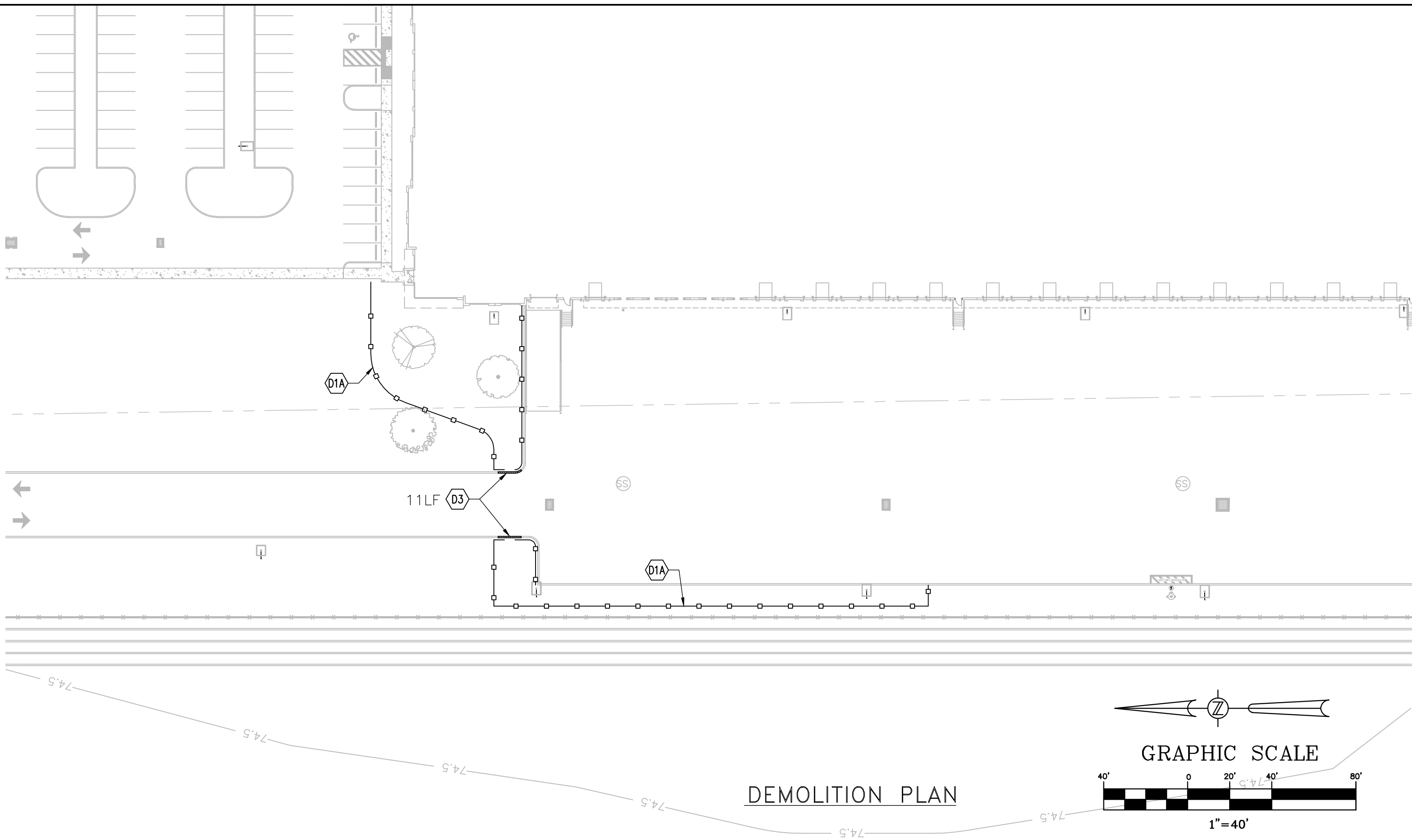
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO.	24-047
SCALE	1"=200'
DATE	AUGUST 14, 2024
SHEET NO.	C-3
SHEET 5	OF 8



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[illegible]



DEMOLITION KEYNOTES

- D1A. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER.
D1B. INLET PROTECTION BARRIER TO CONSIST OF PERMEABLE FILTER FABRIC BELOW GRATE, TYPICAL.
D2. DEMOLISH EXISTING SIDEWALK.
D3. REMOVE EXISTING CURB. SEE PLAN FOR LENGTH.
D4. RELOCATE EXISTING TREE.

SITE STRIPING & SIGNAGE KEYNOTES

- S1. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
S2. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
S3. 24" THERMOPLASTIC STOP BAR.
S4. YIELD HERE TO PEDESTRIAN SIGN.
S5. YIELD LINE MARKING PAVEMENT.
S6. HEAVY DUTY (H-20 RATED) SPEED HUMP - YELLOW/BLACK.

SITE CONSTRUCTION KEYNOTES

- C1A. 6" HEAD CURB, TYPICAL.
C1B. 3' TRANSITION CURB.
C2. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
C3. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
C4. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
C5. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
C6. CONCRETE SIDEWALK, TYPICAL.
C7. 6", 3,000 PSI CONCRETE FLUME.
C8. RELOCATED TREE.

GRADING KEYNOTES

- G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.

NOTE:

CONTRACTOR SHALL CONFIRM AS-BUILT GRADES AT CRITICAL TIE POINT LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES, WHICH MAY REQUIRE DESIGN ADJUSTMENTS.

ACCESSIBILITY NOTE:

ACCESSIBLE RAMPS WITH DETECTABLE WARNING SHALL BE PROVIDED AT ALL SIDEWALKS CROSSING ROADWAYS OR DRIVEWAYS. A MINIMUM OF 1% AND A MAXIMUM OF 2% CROSS SLOPE SHALL BE PROVIDED FOR ALL CROSSWALKS.

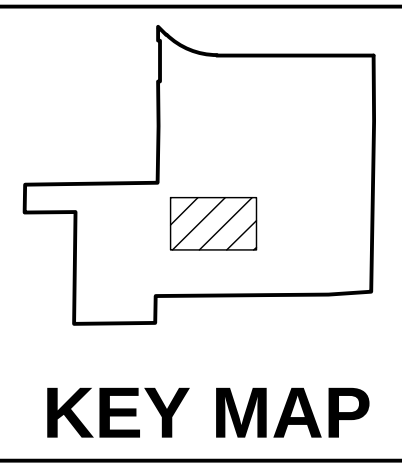
EROSION CONTROL NOTE:

PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP. UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE SITE, ALL EROSION CONTROL MEASURES AND SEDIMENT BARRIERS SHALL BE REMOVED.

SIDEWALK AND CURB RAMP REQUIREMENTS:

SIDEWALK REQUIREMENTS:
- THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%.
- IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

SIDEWALK CURB RAMP REQUIREMENTS:
- A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
- THE CROSS SLOPE MUST NOT EXCEED 2%.
- THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
- THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.



DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
ADVENTHEALTH PARKING ADDITION
ORLANDO APOPKA COMMERCE CENTER - BUILDING 1
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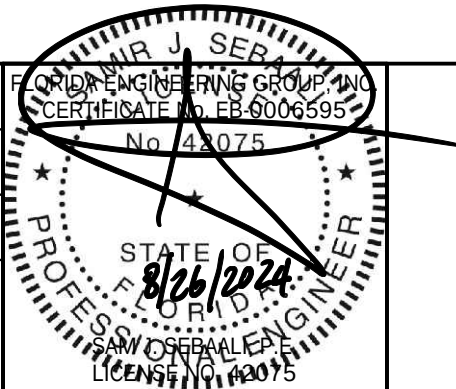
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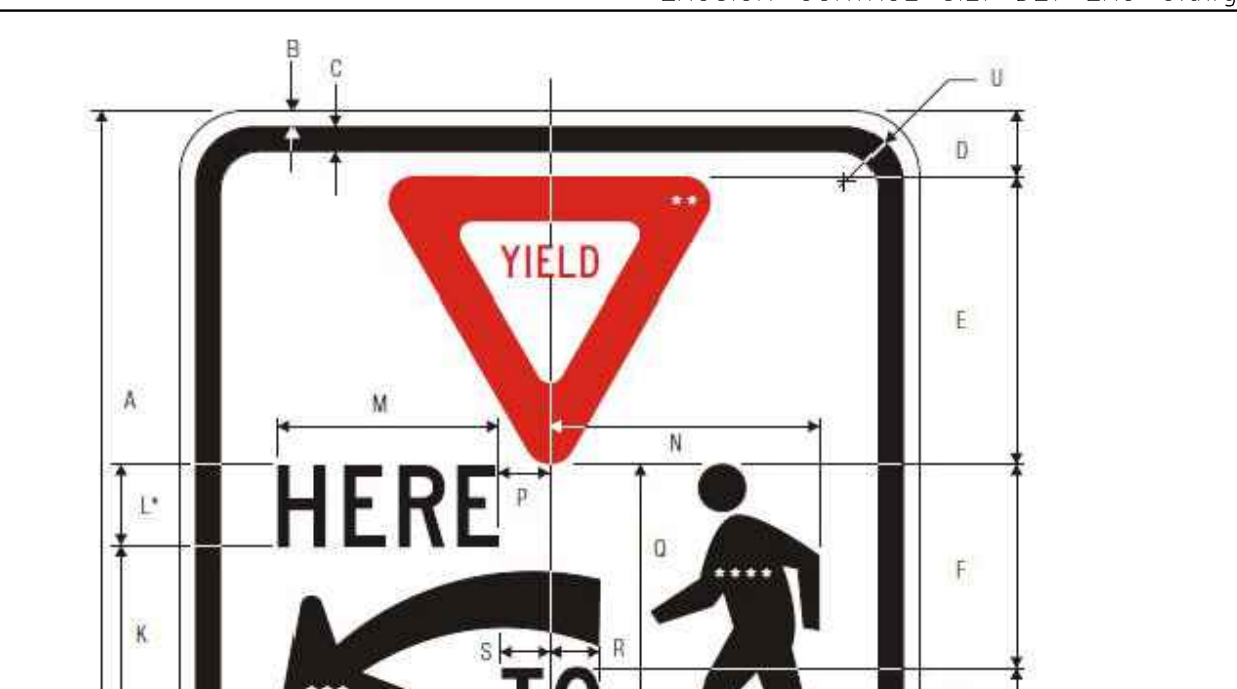
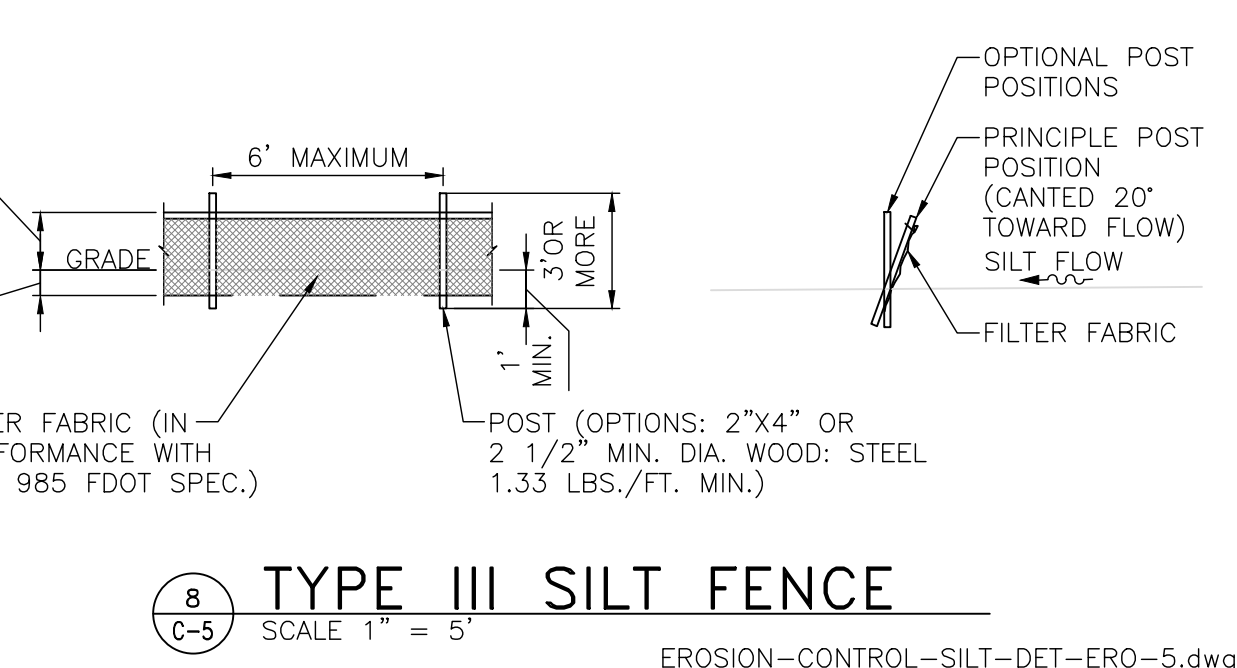
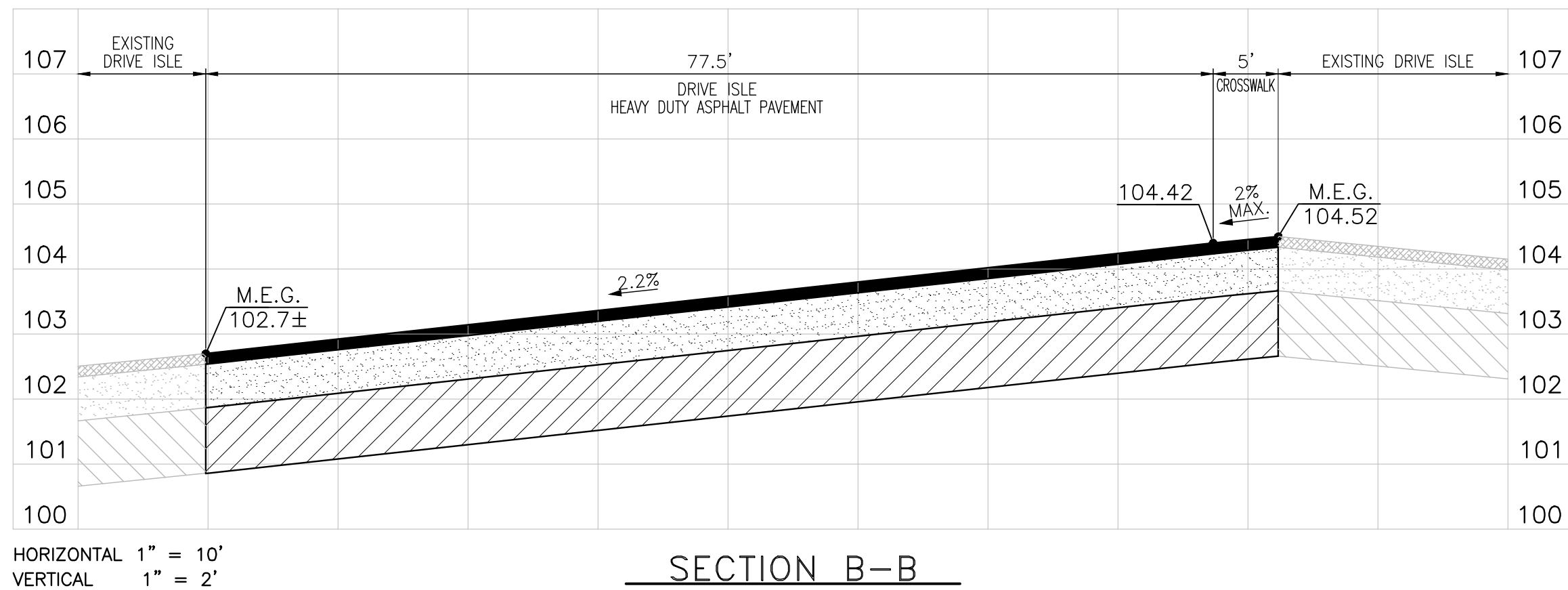
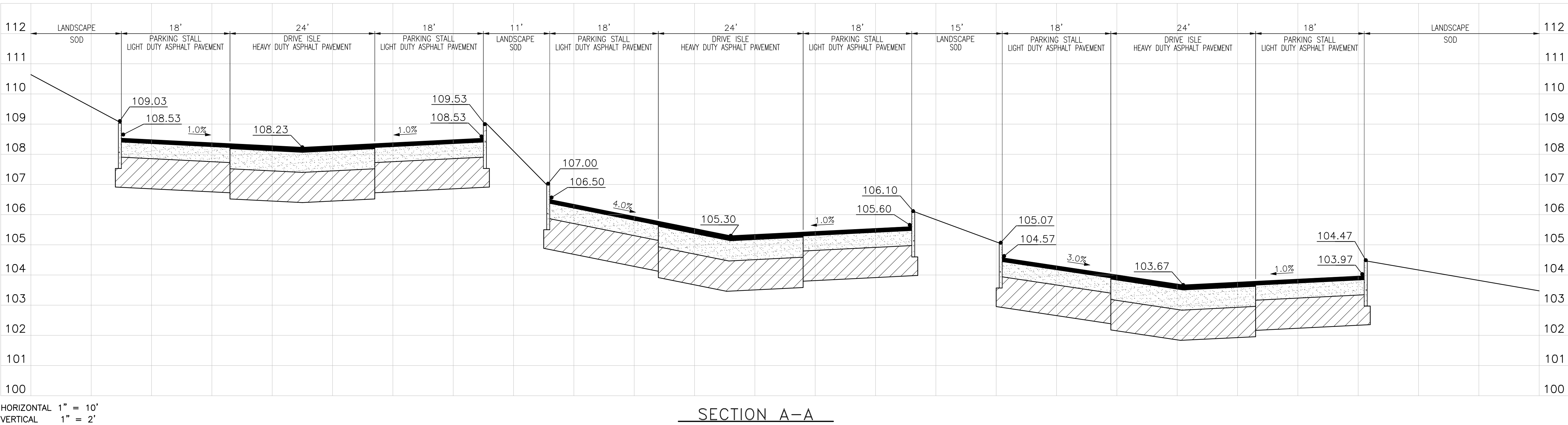
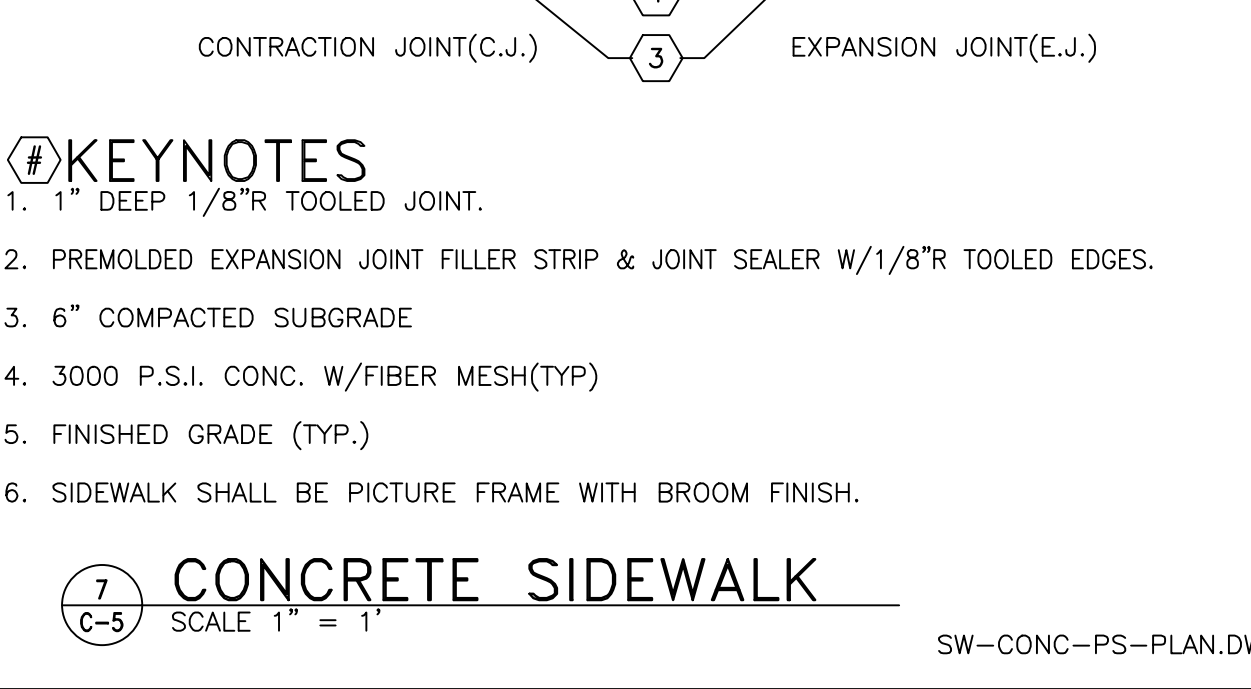
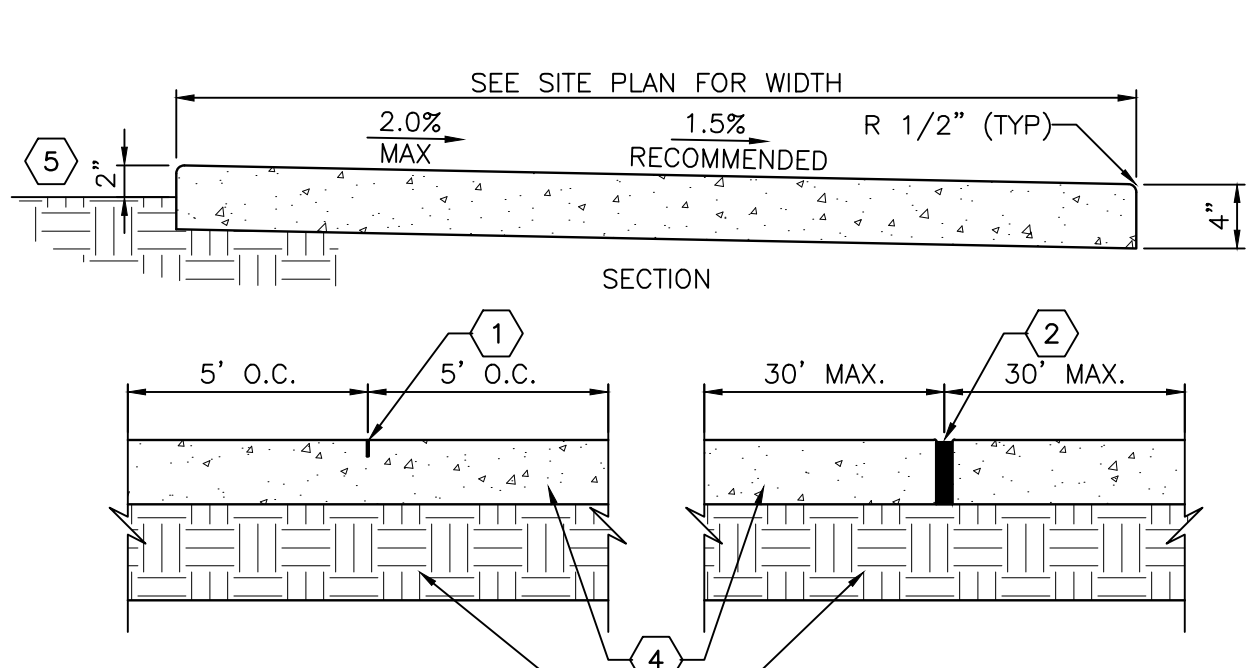
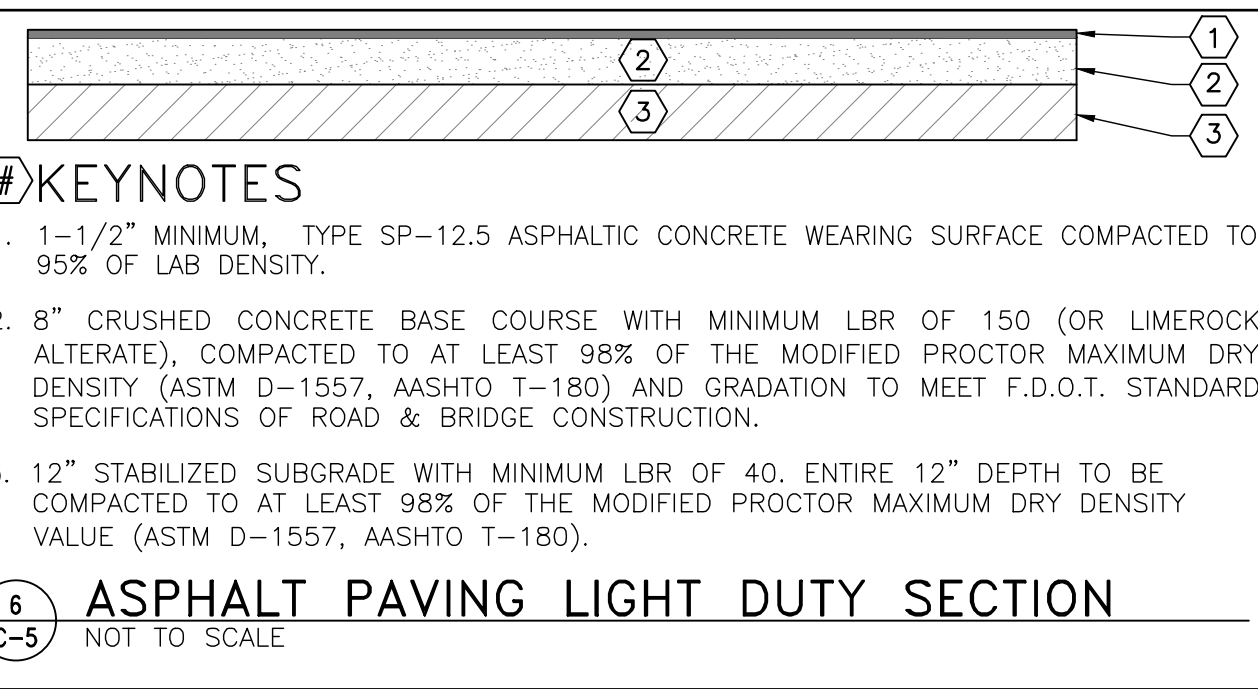
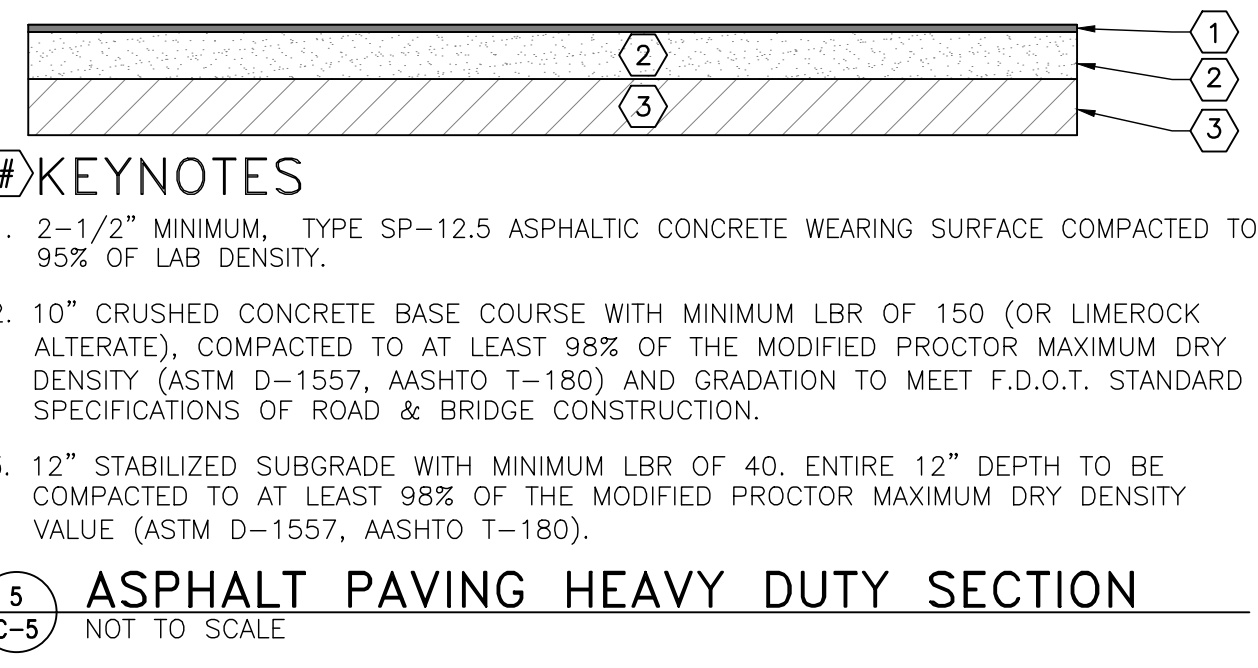
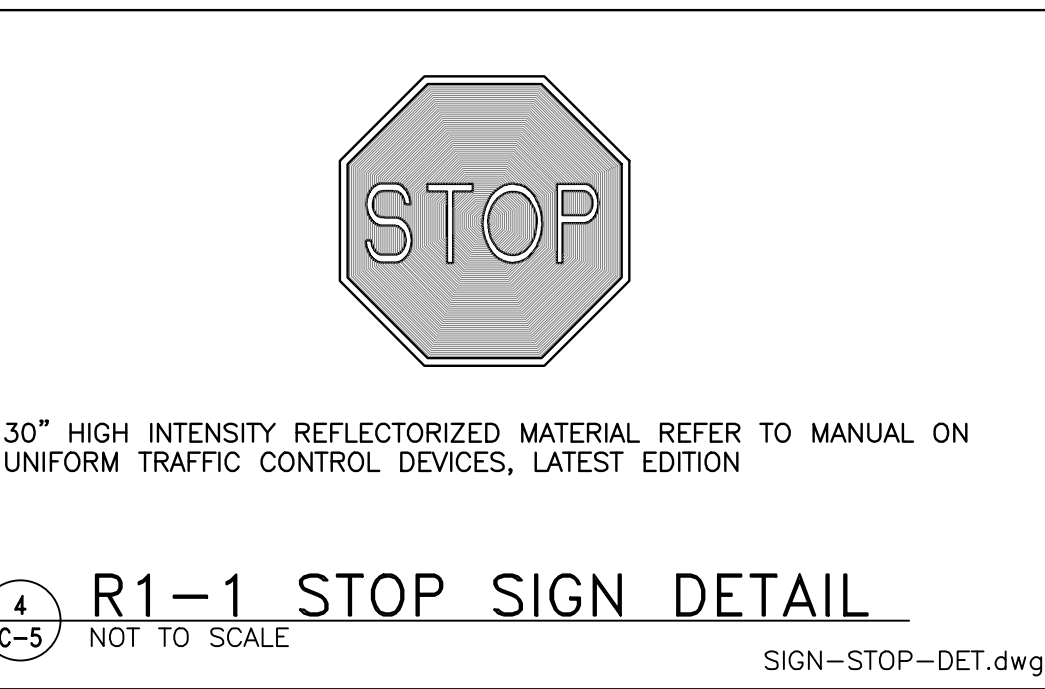
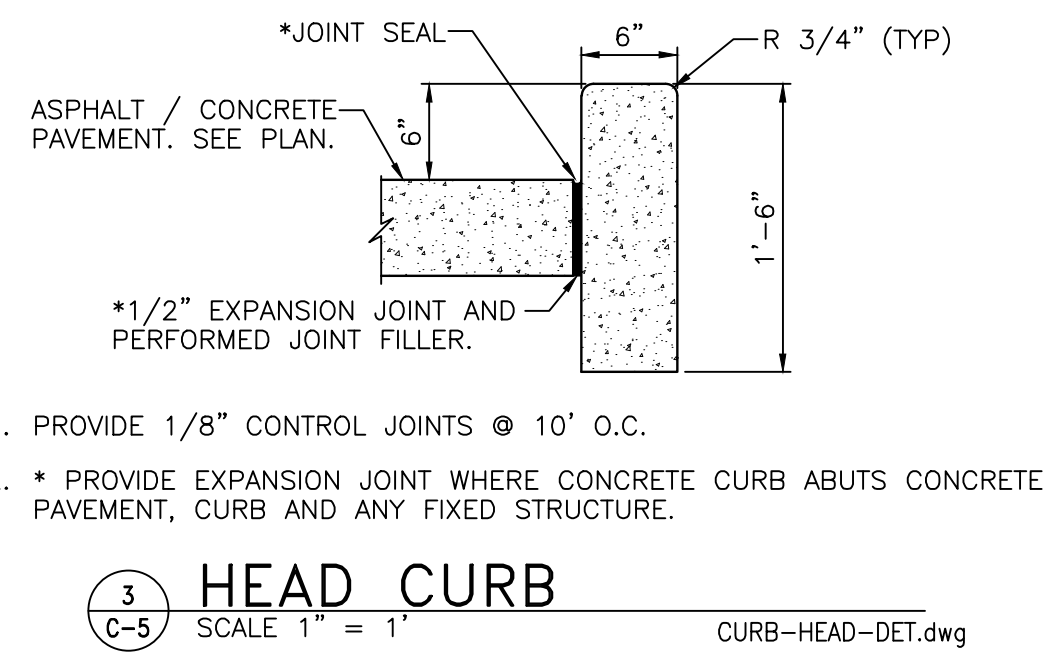
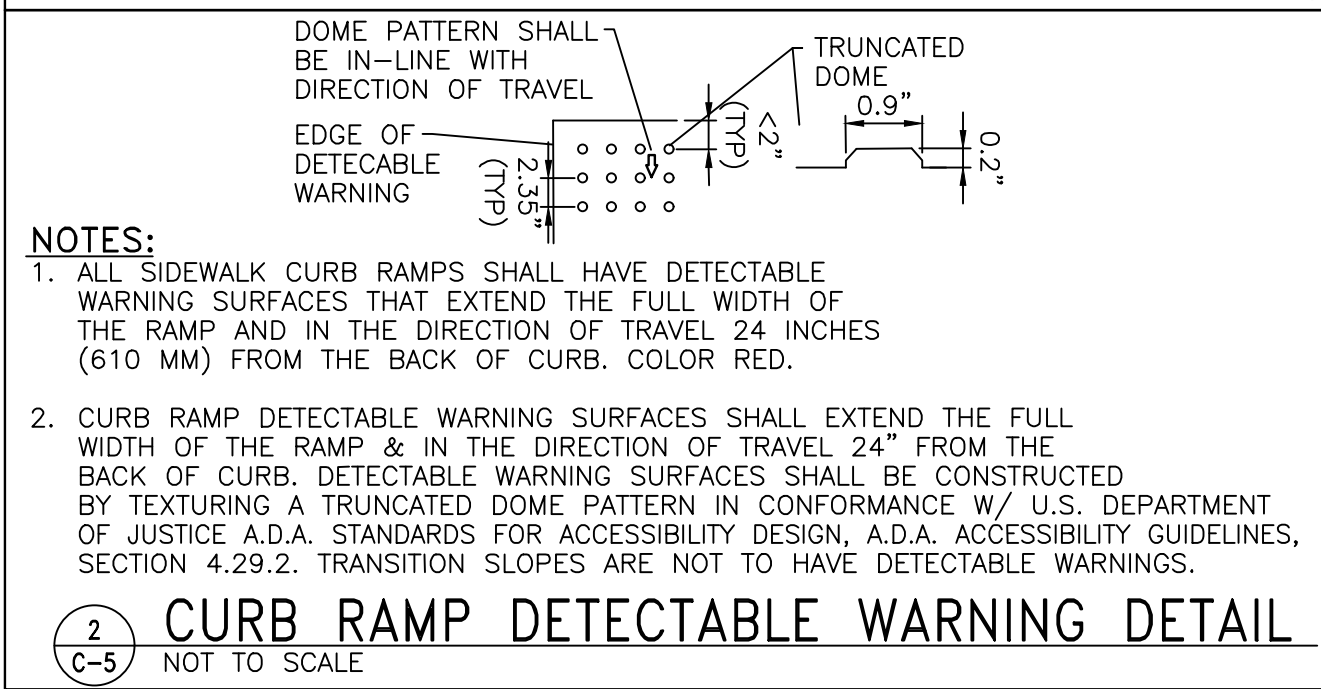
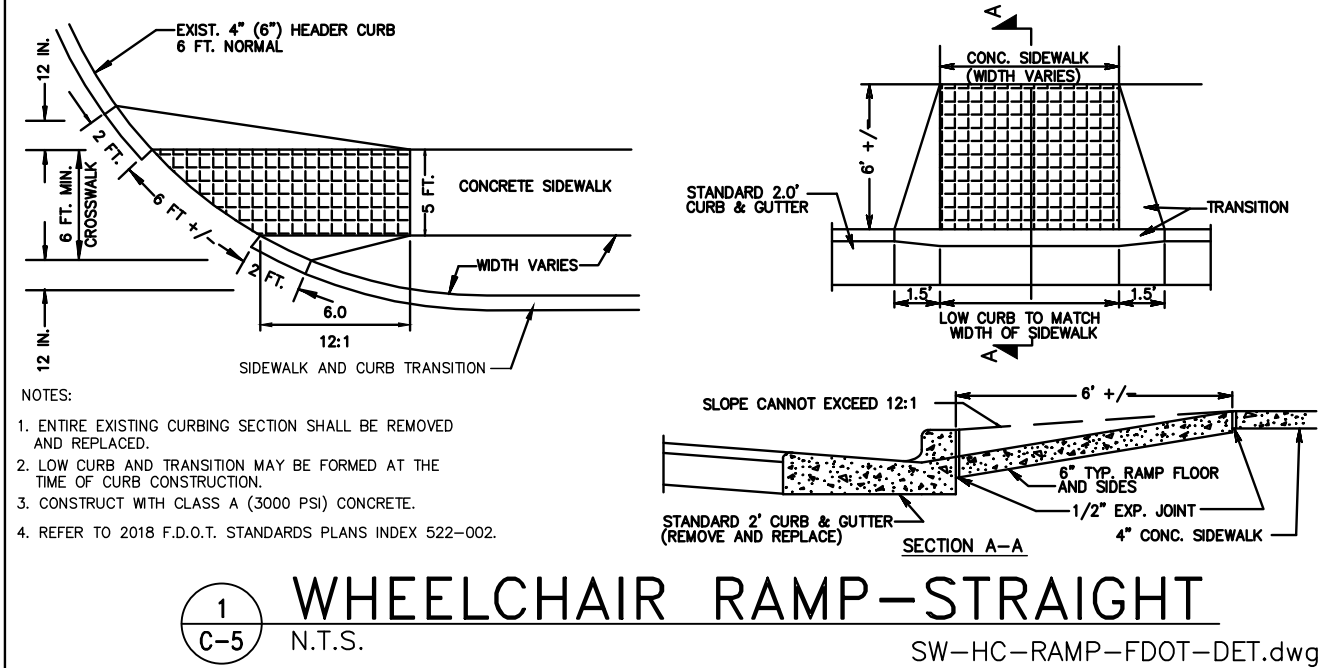
SITE DEMOLITION, GEOMETRY, PAVING, GRADING, AND DRAINAGE PLAN (2 OF 2)

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 24-047
SCALE 1"=40'
DATE AUGUST 14, 2024
SHEET NO. C-4B
SHEET 7 OF 8



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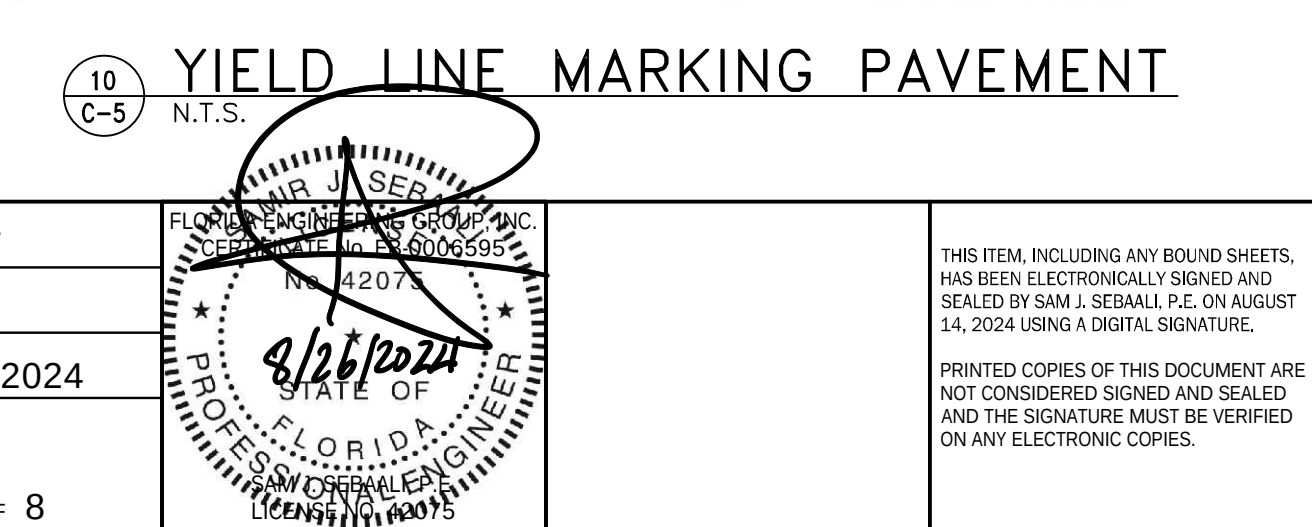
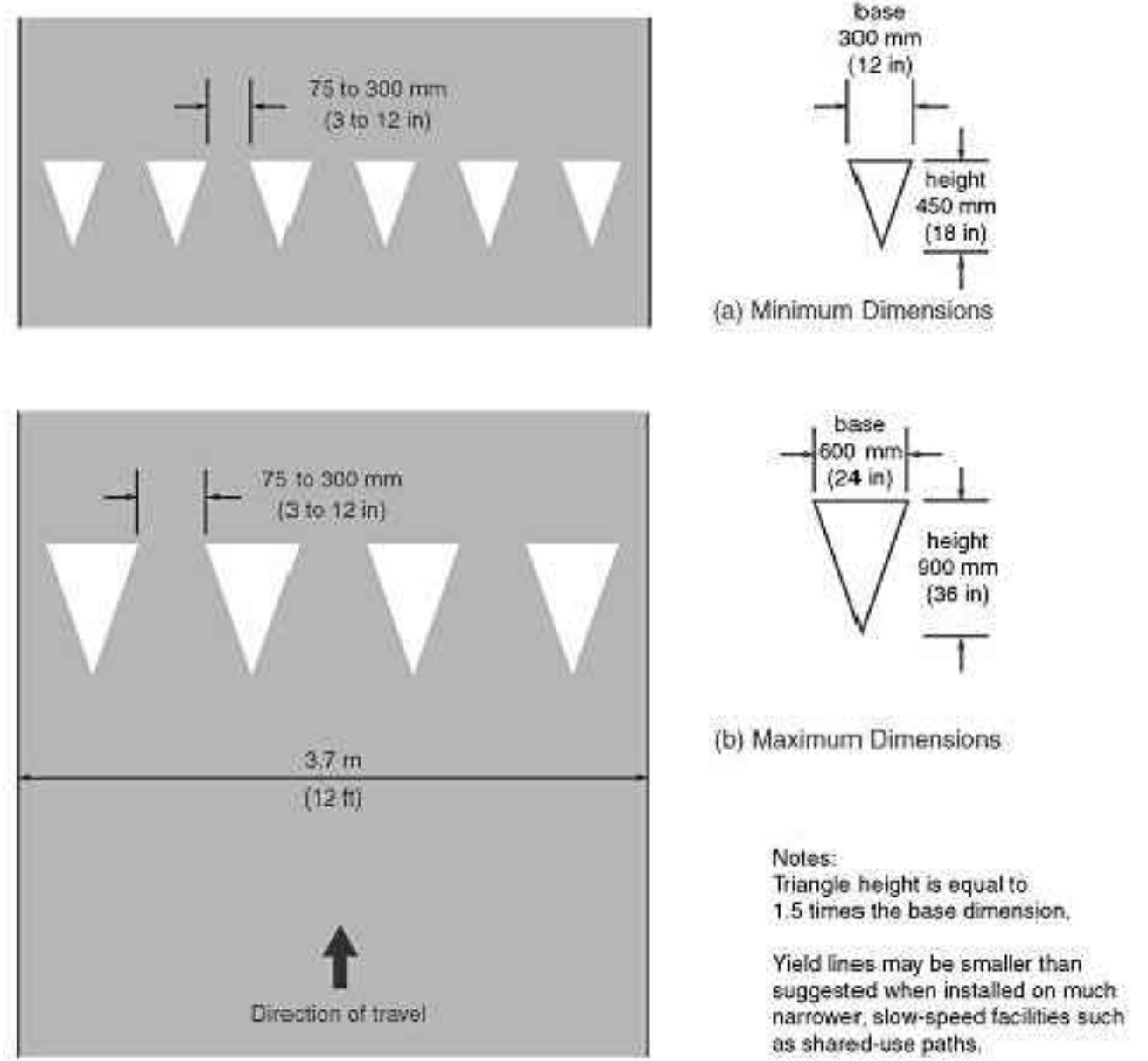


A	B	C	D	E	F	G	H	J	K	L
18	.375	.625	1.625	7	5	2 C	2.375	3	4.375	2 C
30	.5	.75	2.75	11.5	8.5	3 C	4.25	5	7.25	3 C
36	.625	.875	3.25	14	10	4 C	4.75	6	8.75	4 C

M	N	P	Q	R	S	T	U
5.364	6.605	1.240	7.805	1.220	1.220	6.605	1.5
8.061	11	2	13	1.820	1.820	11	1.875
10.728	13.21	2.48	15.61	2.44	2.44	13.21	2.25

*Series 2000 Standard Alphabets.
**Insert R1-2 and size to fit.
***Insert R10-6a Arrow and size to fit.
****See 6-10 for design detail.

COLORS: LEGEND & ARROW - BLACK
PED SYMBOL - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
YIELD SYMBOL - RED (RETROREFLECTIVE)
XXX



DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
ADVENTHEALTH PARKING ADDITION
ORLANDO APOPKA COMMERCE CENTER - BUILDING 1
5050 WESLEY ROAD, APOPKA, FLORIDA

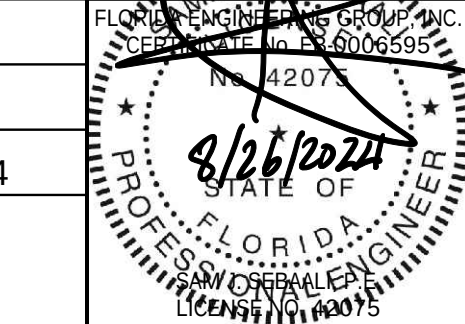
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SITE CONSTRUCTION DETAILS AND
CROSS SECTIONS

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 24-047
SCALE NOTED
DATE AUGUST 14, 2024
SHEET NO. C-5
SHEET 8 OF 8



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