



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

October 23, 2024 9:00 AM

Apopka City Hall Council Chambers

FUTURE LAND USE AMENDMENT

1. Flu-24-18, 91 Bradshaw Road - Future Land Use Amendment (FLU), 1st Submittal

DISCUSSION

ADJOURNMENT

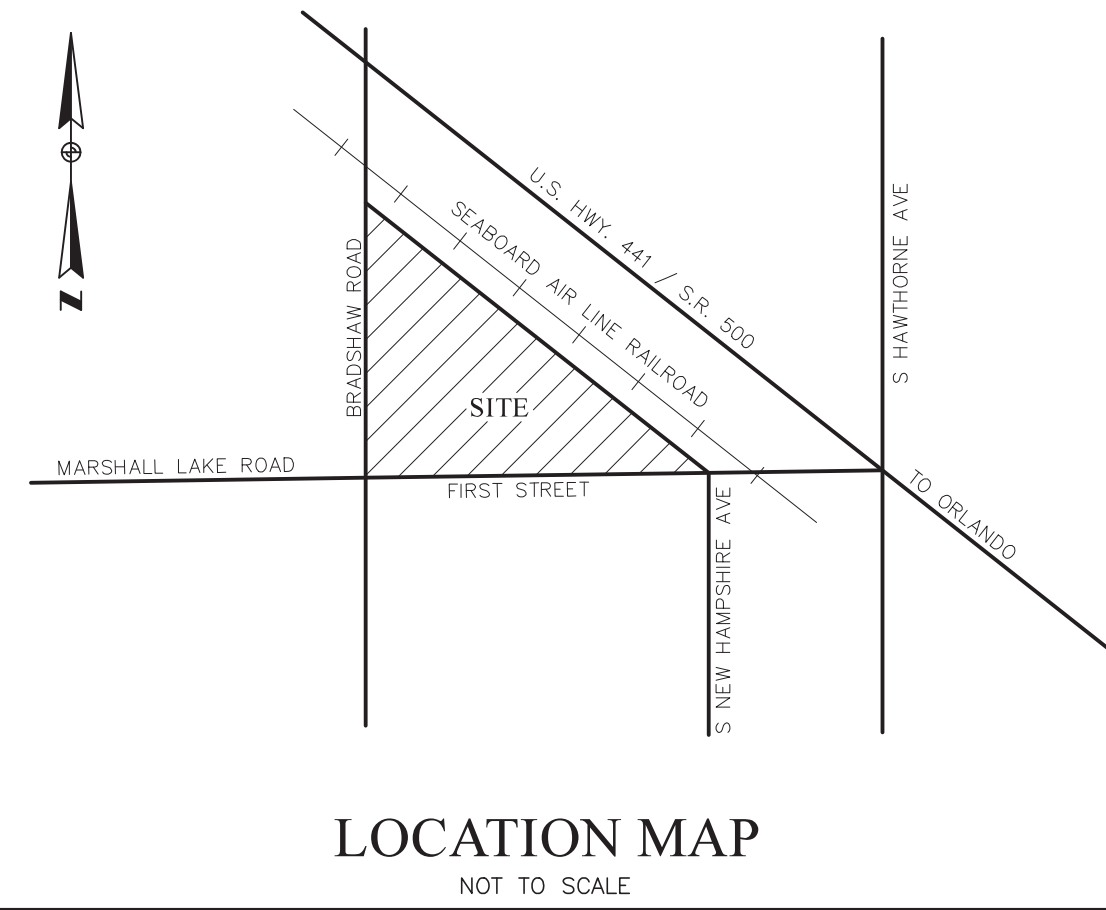
Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council 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.

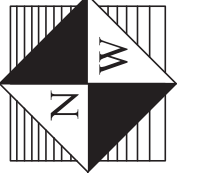
ALTA / NSPS LAND TITLE
BOUNDARY SURVEY

DESCRIPTION:

Lot 1, MAGNOLIA COMMERCE CENTER, according to the plat thereof as recorded in Plat Book 92, Page(s)
62 and 63, of the Public Records of Orange County, Florida.



Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744



DATE: 9/16/2016
FIELD BY: DLW
DRAWN BY: RN
SCALE: 1"=30'

ORDER NO.:
NW16-290
SHEET 1 OF 1

FINAL SURVEY & ASBLUT
ADDED CENTERLINE GRADES
FORMBOARD SURVEY

NO. DATE

REVISIONS

3 12/10/18
2 4/23/18
1 3/30/18

ANDERSEN OCALA LLC.
91 SOUTH BRADSHAW ROAD, APOKA, FL 32703

PREPARED FOR:

DATE

NO.

DATE

DATE

DATE

DATE

SURVEYORS NOTES:

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

OUR RESEARCH OF THE PROPERTY IS NOT AN "ABSTRACT OF TITLE" NOR IS IT A "TITLE OPINION" AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY OF THE PROPERTY FROM ANY CLAIMS OR INTERESTS. WE SHOW ONLY THE INFORMATION WE HAVE FOUND WITHIN THE PUBLIC RECORDS OR HAVE BEEN FURNISHED BY CLIENT, OR THEIR REPRESENTATIVE. THERE MAY EXIST EASEMENTS, LIENS OR MATTERS RECORDED IN THE PUBLIC RECORDS NOT FOUND, OR PROVIDED TO THE SURVEYOR WHICH MAY AFFECT THE SUBJECT PROPERTY.

BEARINGS ARE BASED ON GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 1983 DERIVED FROM A PRIVATE NETWORK SOLUTION.

THE INTENDED SCALE FOR THE MAP/DRAWING SHOWN HEREON IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' ON A 24"x36" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL MAY ALTER THE SCALE OF THE DRAWING AS WELL.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.

SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

ELEVATIONS SHOWN HEREON ARE NAVD 1988

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM USING GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE DERIVED FROM A PRIVATE NETWORK SOLUTION. SITE BENCHMARKS ARE AS SHOWN (TBM)

UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE LOCATION OF PAINT MARKING OR FLAGS PLACED BY THE RESPONDING UTILITY COMPANIES OR THEIR REPRESENTATIVES AND HAVE NOT BEEN DUG FOR FIELD VERIFICATION.

TOTAL PROPERTY AREA SURVEYED IS 99848.21 SQUARE FEET MORE OR LESS.

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12095C0210F HAVING A REVISION DATE OF SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON LIES IN BOTH UNSHADED ZONE "X".

CURVE	RADIUS	DELTA	ARC	CH	CB
C1	5015.49'	1°30'35"	132.15'	132.14'	S 51°29'46" E

LINE	BEARING	DISTANCE
L1	S 89°45'19" E	25.34'
L2	N 00°14'41" E	30.00'

LEGEND AND ABBREVIATIONS

- CM = CONCRETE MONUMENT
- LB = LICENSED BUSINESS
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PCP = PERMANENT CONTROL POINT
- O.R.B. = OFFICIAL RECORDS BOOK
- N.B. = MAP BOOK
- P.G. = PAGE
- PGS. = PAGES
- (P) = PLAT
- (M) = MEASURED
- (C) = CALCULATED
- R/W = RIGHT-OF-WAY
- R = RADIUS
- L = LENGTH
- D = DELTA
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- L.F. = LINEAR FEET
- S.F. = SQUARE FEET
- AC. = ACRE
- ELEV. = ELEVATION
- CONC. = CONCRETE
- CONC. = CONCRETE BLOCK
- INV. = INVERT
- CLF = CHAIN LINK FENCE
- DIP = DUCTILE IRON PIPE
- HC = HANDICAP
- GW = GUY WIRE
- GV = GAS VALVE
- SV = SEWER VALVE
- WV = WATER VALVE
- EV = ELECTRIC VAULT
- NR = NON RADIAL
- PVC = PLASTIC COATED PIPE
- RCP = REINFORCED CONCRETE PIPE
- OPP = CORRUGATED PLASTIC PIPE
- IRON PIPE AND CAP FOUND (NUMBER AS INDICATED)
- IRON ROD AND CAP FOUND (NUMBER AS INDICATED)
- NAIL AND DISK FOUND (NUMBER AS INDICATED)
- 4"x4" CONCRETE MONUMENT FOUND (NUMBER AS INDICATED)
- NAIL AND DISK SET STAMPED LB #7744
- SET 5/8" IRON ROD/CAP, LB #7744
- 4"x4" CONCRETE MONUMENT SET MONUMENT LB #7744
- BACKFLOW PREVENTER
- WATER METER
- SEWER CLEAN-OUT
- CATV JUNCTION BOX
- TELEPHONE JUNCTION BOX
- DOWN SPOUT (ROOF DRAIN)
- IRRIGATION CONTROL VALVE
- SEWER VALVE
- WATER VALVE
- ELECTRIC JUNCTION BOX
- MAIL BOX
- TELEPHONE EQUIPMENT ON CONC PAD
- ELECTRIC TRANSFORMER ON CONC PAD
- WATER MAIN (FIRE DEPT)
- SIGNAL CONTROLLER ON CONC PAD
- GAS VALVE
- CHAIN LINK FENCE
- CURB INLET WITH MANHOLE
- CURB INLET
- FLOW ARROW
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE

NOTE: SYMBOLS IN DRAWING AND LEGEND ARE NOT TO SCALE

TITLE REVIEW BY SURVEYOR

THIS SURVEY NOTES OR SHOWS THE FOLLOWING MATTERS AS LISTED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 609.014 ORDER NO: 8297554 HAVING AN EFFECTIVE DATE OF MARCH 09, 2010 AT 5:00P.M. REVIEW COMMENTS APPEAR IN BOLD TEXT FOLLOWING THE NOTED EXCEPTION.

5. Matters as shown on the Plat of Magnolia Commerce Center recorded in Plat Book 92, Pages 62 and 63, Public Records of Orange County, Florida, --SHOWN HERE ON

6. Neighborhood Grant Use Agreement by and between South Apopka Safe Neighborhood, a Florida not-for profit corporation and Orange County, Florida, a charter county and political subdivision of the State of Florida recorded May 7, 2014 in Official Records Book 10741, Page 5097. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

Certification:

The plat or map of an ALTANSPPS Land Title Survey shall bear only the following certification, unaltered, except as may be required pursuant to Section 3.B. above:

To:
Andersen Ocala LLC.
Ressant Bank
Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTANSPPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(b)(1), and 8, 9, 13, 14, 16, 17, 20 of Table A thereof.

The fieldwork was completed on 4th of May 2020.

Addition

Surveyors Certification:

I hereby certify that this survey shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida, Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

Printed Name: Ralph A. Nieto P.S. M. No. 6025

Print Date