

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

December 11, 2024 9:00 AM
Apopka City Hall Council Chambers

SPECIAL EVENTS

1. Reyes Fitness Professionals - 12Ks of Christmas - 3710 Jason Dwelley Parkway - Amphitheater, December 21, 2024, 7:00am - 11:00am

ANNEXATION

1. AN-24-11, 438 North Park Avenue - Annexation (Annex), 1st Submittal
Owner(s): Nick Di Angelis
Applicant(s): Nick Di Angelis
Location: 438 North Park Avenue
Proposed Use: Commercial
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

FUTURE LAND USE AMENDMENT

1. FLU-24-22, 438 North Park Avenue - Future Land Use (FLU), 1st Submittal

REZONING

1. FLU-24-22, 438 North Park Avenue - Rezone (Rz), 1st Submittal

PLAT

1. PL-24-6, Oaks at Kelly Park Phase 3B - Replat, 1st Submittal

SPECIAL EXCEPTION

1. SPX-24-8, Central Florida Preparatory - Special Exception (SPX), 1st Submittal

VARIANCE

1. VAR-24-10, 1315 Ashby Circle - Variance (VAR), 1st Submittal
Owner(s): CeCelia M. Berg
Applicant(s): CeCelia M. Berg
Location: 1315 Ashby Circle
Proposed Use: Residential
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

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.



DRC:

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		
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.	 Apopka BTR.pdf		
Name of the Event	12Ks of Christmas		
Date(s) of the Event	12/21/2024		
Hours of the Event	7AM-11AM		
Location of the Event	Northwest Recreation Complex- Loading Dock at Amphitheater		
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		
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?	No		
Do you intend to have food trucks at your event?	Yes		

How many? 1

Will there be merchandising vending at your event?

Yes

How many vendors? 1

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? 10x10

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No

Layout map for event



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 12/21/2024

Start Time 6:00 AM (EST)

End Time	7:00 AM (EST)
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Event Dates

Date	12/21/2024
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Start Time	7:00 AM (EST)
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End Time	10:00 AM (EST)
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Take Down/Load Out

Date	12/21/2024
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Start Time	10:00 AM (EST)
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End Time	11:00 AM (EST)
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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
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Title of Applicant	Owner
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Date Submitted	11/21/2024
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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!

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

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
Effective Date: October 1, 2023
BTR Type(s): 08H3 - Personal Trainer

Issued Date: January 18, 2024
Expiration Date: September 30, 2024

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**

 Start Line/
Finish Line/
Transition
Point

 Paved

 Uphill

 Direction of
travel



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 FAX (A/C, No): 801-763-1374 E-MAIL ADDRESS: info@insurancecanopy.com	
			INSURER(S) AFFORDING COVERAGE	
			INSURER A : Great American Alliance Insurance Company	
			INSURER B :	
			INSURER C :	
			INSURER D :	
			INSURER E :	
			INSURER F :	
INSURED Reyes Fitness Professionals, DBA The Oak 1070 Montgomery Road #2286 Altamonte Springs FL 32714			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					PLE974344-CPT140147	02/20/2024	02/20/2025	EACH OCCURRENCE	\$ 2,000,000
	☒	COMMERCIAL GENERAL LIABILITY		☒					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
	☒	CLAIMS-MADE	☐	OCCUR	MED EXP (Any one person)				\$ 5,000	
									PERSONAL & ADV INJURY	\$ INCLUDED
	GEN'L AGGREGATE LIMIT APPLIES PER:								GENERAL AGGREGATE	\$ 3,000,000
☒	POLICY	☐	PRO-JECT	☐	LOC				PRODUCTS - COMP/OP AGG	\$ 3,000,000
	AUTOMOBILE LIABILITY			☐	☐				ANIMAL BAILEE	\$
	☐	ANY AUTO							COMBINED SINGLE LIMIT (Ea accident)	\$
	☐	ALL OWNED AUTOS		☐	SCHEDULED AUTOS				BODILY INJURY (Per person)	\$
	☐	HIRED AUTOS		☐	NON-OWNED AUTOS				BODILY INJURY (Per accident)	\$
									PROPERTY DAMAGE (Per accident)	\$
										\$
	UMBRELLA LIAB			☐					EACH OCCURRENCE	\$
	EXCESS LIAB			☐					AGGREGATE	\$
	☐	DED	RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY								WC STATUTORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH)			☐	N/A				E L EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below								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			CANCELLATION
City of Apopka 120 East Main Street Apopka	FL	32712	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)

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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.

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ABBREVIATIONS

(C) = CALCULATED
CONC = CONCRETE
CL = CENTERLINE
CM = CONCRETE MONUMENT
(D) = DEED
(M) = MEASURED
ORB = OFFICIAL RECORDS BOOK
PG= PAGE
N&D = NAIL AND DISK
EOP = EDGE OF PAVEMENT

(P) = PLAT
R/W = RIGHT OF WAY
A/C = AIR CONDITIONER
BOC = BACK OF CURB
OHL = OVERHEAD LINE
FD = FOUND
ID = IDENTIFICATION
IR= IRON ROD
IP = IRON PIPE
LB = LICENSED BUSINESS
CLF = CHAIN LINK FENCE

SYMBOLS

● CONTROL POINT
TYPE AS INDICATED

(D) DRAINAGE MANHOLE

● UTILITY POLE

● FIRE CONNECTION

○ BACK FLOW PREVENTER

● SIGN

WV WATER VALVE

W WATER METER

E ELECTRIC METER

C COMMUNICATIONS BOX

T TELEPHONE BOX

FD FIBER OPTIC RISER

○ CHAIN LINK FENCE

□ WOOD FENCE

BOUNDARY SURVEY

Description (AS PER ORB 4868 PG 3125):

LOTS 10, 11 AND 12 BLOCK A, DREAM LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 104, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.

- BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF BURGUST STREET (PINE AVENUE PER PLAT), ORANGE COUNTY, FLORIDA AS BEING S 89°54'59" E (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE DERIVED FROM A PRIVATE NETWORK SOLUTION).

- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.

- SYMBOLS ARE NOT TO SCALE.

- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.

- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.

- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12095C0120H HAVING A REVISION DATE OF SEPTEMBER 24, 2021, THE PROPERTY SHOWN HEREON LIES IN BOTH UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=50' AND IS INTENDED TO BE DISPLAYED ON A 11"x17" 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.

LINE	BEARING	DISTANCE
L1 (M)	S 89°54'59" E	192.21'
L1 (P)		192.00'
L2 (M)	N 00°00'17" E	150.00'
L2 (P)		150.00'

Signed by:



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 is not valid without either the original signature and raised seal or an authorized electronic signature and seal (5J-17.062(3) F.A.C.) of a Florida Licensed Professional Surveyor and Mapper.

DocuSigned by:

Ralph A. Nieto

BBE6A55497C741E...

10/2/2024

Digitally Signed and Authorized by
Ralph A. Nieto PSM No. 6025

Date

Nieto Land Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: 407 636-8460
LB No. 7744



FIELD BY: MG	FIELD DATE: 09/27/24	DRAWN BY: CS	SCALE: 1"=50'	SHEET 1 OF 1	NO.	DATE	REVISIONS

Nick DeAngelis
438 N Park Avenue, Apopka, FL 32712

PREPARED FOR:

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○ BACK FLOW PREVENTER

● SIGN

WV WATER VALVE

W WATER METER

E ELECTRIC METER

C COMMUNICATIONS BOX

T TELEPHONE BOX

FD FIBER OPTIC RISER

○ CHAIN LINK FENCE

□ WOOD FENCE

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Signed by:



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 is not valid without either the original signature and raised seal or an authorized electronic signature and seal (5J-17.062(3) F.A.C.) of a Florida Licensed Professional Surveyor and Mapper.

DocuSigned by:

Ralph A. Nieto

BBE6A55497C741E...

10/2/2024

Digitally Signed and Authorized by
Ralph A. Nieto PSM No. 6025

Date

Nieto Land Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: 407 636-8460
LB No. 7744



FIELD BY: MG	FIELD DATE: 09/27/24	DRAWN BY: CS	SCALE: 1"=50'	SHEET 1 OF 1	NO.	DATE	REVISIONS

Nick DeAngelis
438 N Park Avenue, Apopka, FL 32712

PREPARED FOR:

ABBREVIATIONS

(C) = CALCULATED
CONC = CONCRETE
CL = CENTERLINE
CM = CONCRETE MONUMENT
(D) = DEED
(M) = MEASURED
ORB = OFFICIAL RECORDS BOOK
PG= PAGE
N&D = NAIL AND DISK
EOP = EDGE OF PAVEMENT
(P) = PLAT
R/W = RIGHT OF WAY
A/C = AIR CONDITIONER
BOC = BACK OF CURB
OHL = OVERHEAD LINE
FD = FOUND
ID = IDENTIFICATION
IR= IRON ROD
IP = IRON PIPE
LB = LICENSED BUSINESS
CLF = CHAIN LINK FENCE

SYMBOLS

● CONTROL POINT
TYPE AS INDICATED
(D) DRAINAGE MANHOLE
● UTILITY POLE
● FIRE CONNECTION
○ BACK FLOW PREVENTER
● SIGN
WV WATER VALVE
W WATER METER
E ELECTRIC METER
C COMMUNICATIONS BOX
T TELEPHONE BOX
FD FIBER OPTIC RISER
○ CHAIN LINK FENCE
□ WOOD FENCE

BOUNDARY SURVEY

Description (AS PER ORB 4868 PG 3125):

LOTS 10, 11 AND 12 BLOCK A, DREAM LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 104, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.

- BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF BURGUST STREET (PINE AVENUE PER PLAT), ORANGE COUNTY, FLORIDA AS BEING S 89°54'59" E (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE DERIVED FROM A PRIVATE NETWORK SOLUTION).

- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.

- SYMBOLS ARE NOT TO SCALE.

- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.

- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.

- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12095C0120H HAVING A REVISION DATE OF SEPTEMBER 24, 2021, THE PROPERTY SHOWN HEREON LIES IN BOTH UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=50' AND IS INTENDED TO BE DISPLAYED ON A 11"x17" 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.

LINE	BEARING	DISTANCE
L1 (M)	S 89°54'59" E	192.21'
L1 (P)		192.00'
L2 (M)	N 00°00'17" E	150.00'
L2 (P)		150.00'

Signed by:



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 is not valid without either the original signature and raised seal or an authorized electronic signature and seal (5J-17.062(3) F.A.C.) of a Florida Licensed Professional Surveyor and Mapper.

DocuSigned by:

Ralph A. Nieto

BBE6A55497C741E...

10/2/2024

Digitally Signed and Authorized by
Ralph A. Nieto PSM No. 6025

Date

Nieto Land Surveying LLC



1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: 407 636-8460
LB No. 7744

FIELD BY: MG	FIELD DATE: 09/27/24	DRAWN BY: CS	SCALE: 1"=50'	SHEET 1 OF 1	NO.	DATE	REVISIONS

Nick DeAngelis
438 N Park Avenue, Apopka, FL 32712

PREPARED FOR:

OAKS AT KELLY PARK PHASE 3B -
REPLAT LOTS 225-228

REPLATTING LOTS 225, 226, 227, AND 228 OF THE PLAT OF "OAKS AT KELLY PARK PHASE 3B"
RECORDED IN PLAT BOOK 114, PAGES 01 - 02,
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK PAGE

LEGAL DESCRIPTION

LOTS 225, 226, 227, AND 228 OF THE PLAT OF "OAKS AT KELLY PARK PHASE 3B", RECORDED IN PLAT BOOK 114, PAGES 01 THROUGH 02 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID TRACT LYING WITHIN THE SOUTH HALF (1/2) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 225 OF THE PLAT "OAKS AT KELLY PARK PHASE 3B" AS RECORDED IN PLAT BOOK 114, PAGES 01-02 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°43'32"W FOR 95.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE N00°16'28"W FOR 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 75.00 FEET; THENCE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°57'10" FOR 15.65 FEET; THENCE N77°46'22"E FOR 124.32 FEET; THENCE S00°16'28"E FOR 256.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.668 ACRES (29,104 SQUARE FEET), MORE OR LESS.

NOTES:

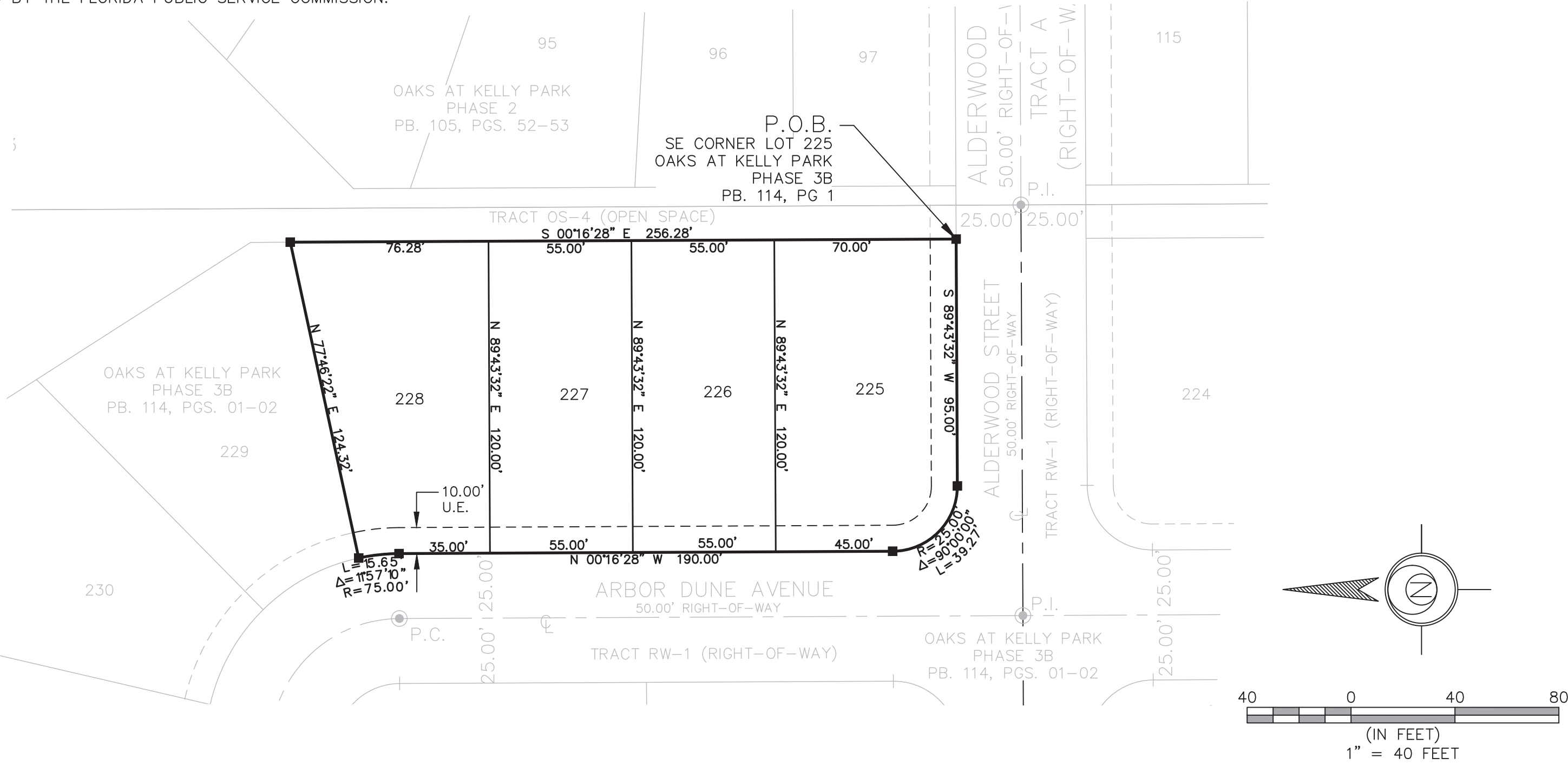
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7-20-28 BEING A BEARING OF N88°05'22"E.
- ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.)

3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

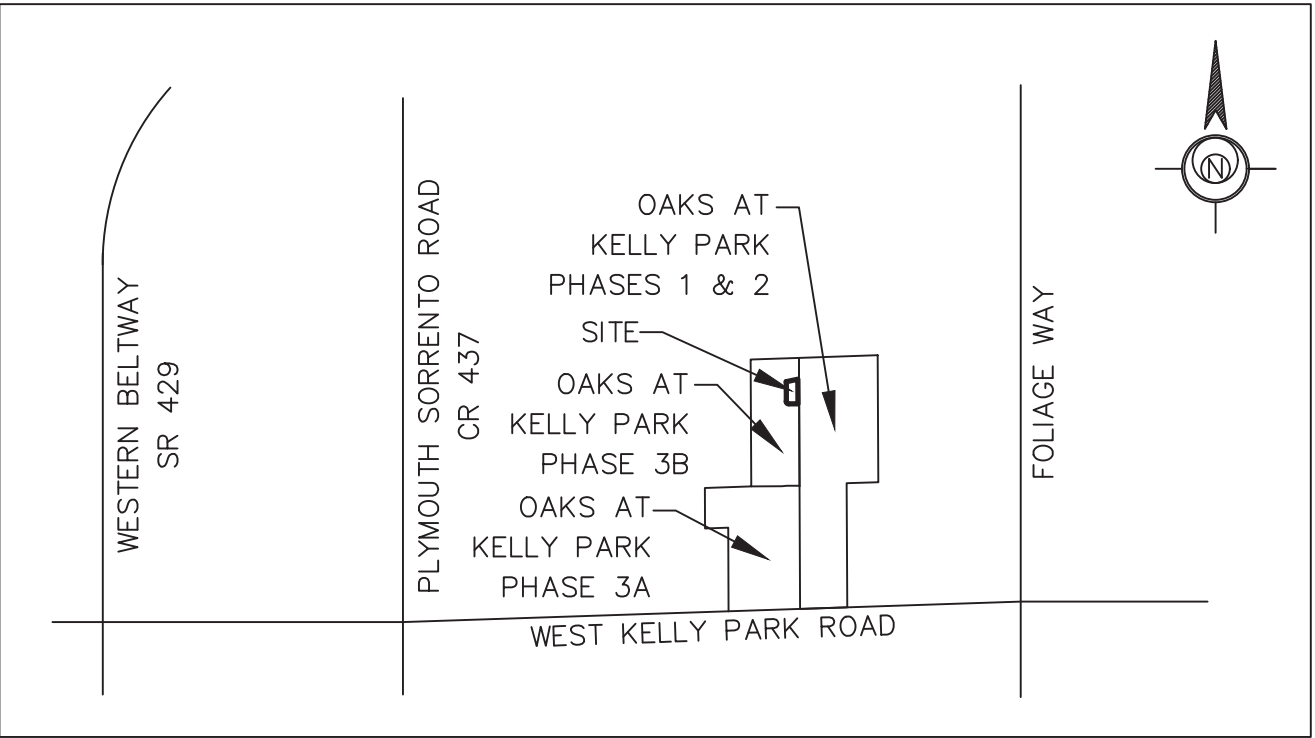
LEGEND

CL = CENTERLINE
(N.R.) = NON-RADIAL
CR. = COUNTY ROAD
LB = LICENSED BUSINESS
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
PGS. = PAGES
P.I. = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENCY
SR. = STATE ROAD
U.E. = UTILITY EASEMENT

■ = SET 4"x4" CONCRETE MONUMENT
WITH NAIL AND DISK
STAMPED "PRM LB 7508"
● = SET NAIL AND DISK
STAMPED "PCP LB 7508"
□, O = FOUND MONUMENTATION, SEE LABEL FOR DESCRIPTION



VICINITY MAP



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
2966 Commerce Park Drive • Suite 100 • Orlando, FL 32819
T: 407-345-6050
(LB #7508)

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on October 02, 2024 I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

Noah Catha
Professional Survey and Mapper
Florida Certificate No. 6873

Date

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
Certificate No. 7508

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 SURVEYOR REVIEW FOR THE CITY

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

Signed:
Edwin Munoz Jr., P.S.M.
Florida Certificate No. 7288

Date

OAKS AT KELLY PARK PHASE 3B
REPLAT LOTS 225-228
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DRP FL 5, LLC., a Delaware limited liability company, being the owner in fee simple of all the lands described in the foregoing caption to the plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, DRP FL 5, LLC., a Delaware limited liability company, has caused these present to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2024.

Signature of Witness By: DRP FL 5, LLC, a Delaware limited liability company
DW General Partner, LLC, a Delaware limited liability company, its Manager

Printed Name of Witness By: _____

Signature of Witness By: _____

Printed Name of Witness Print Name _____

Title _____

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024 by _____

as _____ of DW General Partner, LLC, a Delaware limited liability company, the Manager of DRP FL 5, LLC, a Delaware limited liability company, on behalf of such company. He/She is personally known to me or has produced _____ as identification.

Signature of Notary Public _____

Printed Name of Notary Public _____

Notary Public in and for the State of _____

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL BY
CITY ENGINEER

Examined and Approved Richard Earp, P.E. Date _____

CERTIFICATE OF APPROVAL BY
APOPKA PLANNING COMMISSION

Examined and Approved Chairman Date _____

CERTIFICATE OF APPROVAL BY
MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the City Council of the City of Apopka, Orange County, Florida.

Mayor of Apopka, Bryan Nelson Date _____

Attest: _____

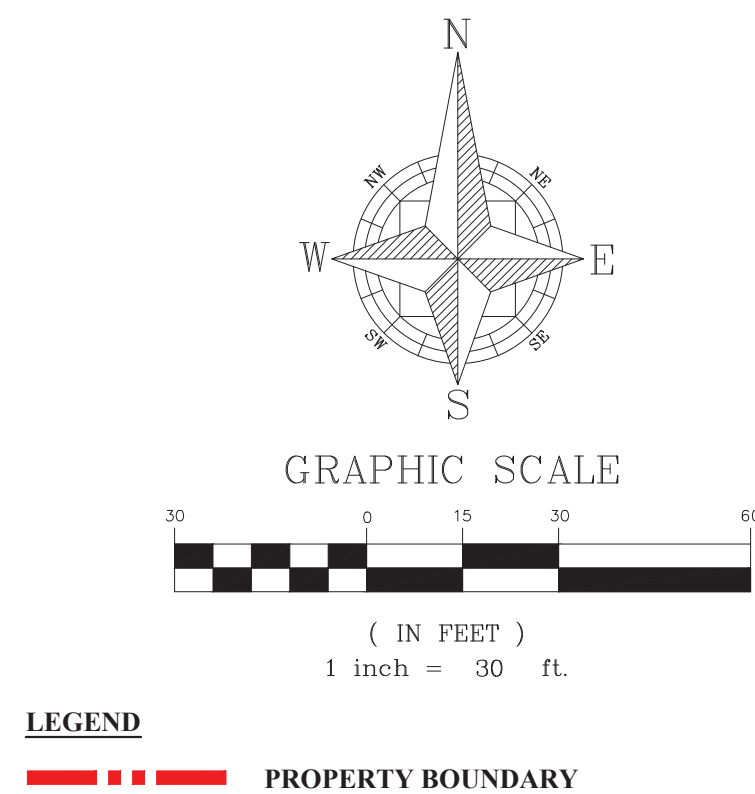
City Clerk, Susan M. Bone Date _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as DOC # _____

County Comptroller in and for Orange County, Florida

By: _____



	SCALE	DRAWN:	CONCEPTUAL PLAN 2	CIVIL ENGINEERING I LAND PLANNING APPIAN ENGINEERING LLC. APPIANMFL.COM • 407.960.5968 2221 LAW ROAD, SUITE 21, WINTER PARK, FLORIDA 32789 STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, SD-74	DATE	REV.	DESCRIPTION	BY	
	1" = 30'	B. KILLELA							
	PROJECT	DESIGNED:							
	L. GLASSON	L. GLASSON							
	CIP-001	CHECKED:							
	L. GLASSON								
	SHEET	DATE:							
	CP.2	11/14/2024							
	NOT FOR CONSTRUCTION								
	11/14/24								

