

CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE

DATE: September 07, 2016
TIME: 9:00 AM Development Review Committee Meeting
LOCATION: 120 E. Main Street (Administrative Conference Room – 1st Floor)

I. Staff Comments on the following:

- | | | |
|----|--|----------|
| A. | Special Events: | None |
| B. | Concept Plan: | None |
| C. | Site Plans: | |
| | 1. Northwest Distribution Facility – Building D | SPR16-20 |
| | Final Site Development Plan | |
| | Parcel ID No.'s: 17-21-28-5953-01-0000; 17-21-28-5953-03-000; 17-21-28-5953-04-000 | |
| | Location: Between S.R. 451 and Ocoee Apopka Road, and east of Boy Scout Road | |
| D. | Plats: | |
| | 2. Silver Oak Subdivision | PR16-18R |
| | Phase 1 and Phase 2 - Replats | |
| | Parcel ID No.'s: 22-21-0000-00-078; 22-21-0000-00-079; 22-21-0000-00-081; | |
| | 22-21-0000-00-082; 22-21-0000-00-105; 22-21-0000-00-108; | |
| | 22-21-0000-00-109; 22-21-0000-00-114; 22-21-0000-00-117; | |
| | 22-21-0000-00-122 | |
| | Location: E. Keene Road and S. Sheeler Avenue | |
| E. | Street Name Review: | None |
| F. | FLUM / Rezoning: | None |
| G. | Special Exception: | None |

II. Other Business:

- | | | |
|----|---|----------|
| A. | Public Hearing: | None |
| B. | Vacate/Variance: | |
| | 3. GK Maudehelen, LLLP and Maudehelen Homeowner's Assn., Inc. | VAC16-03 |
| | Requesting Vacate | |
| | Parcel ID No.'s: 07-21-28-0000-00-054; 07-21-28-0000-00-052; 07-21-28-5548-00-004 | |
| | Location: Johns Road | |
| C. | Request for Extension: | None |
| D. | Discussion: | None |
| E. | Peddlers Permit: | None |
| F. | Plan Final Review and Sign-off: Projects at "Zoning Counter" | |

Please direct any comments or questions concerning the items scheduled for this meeting to the Community Development Department at (407) 703-1712.



David B. Moon, AICP
Planning Manager

Backup material for agenda item:

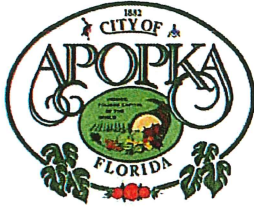
3. GK Maudehelen, LLLP and Maudehelen Homeowner's Assn., Inc.

VAC16-03

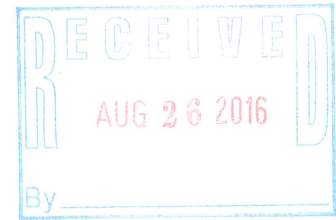
Requesting Vacate

Parcel ID No.'s: 07-21-28-0000-00-054; 07-21-28-0000-00-052; 07-21-28-5548-00-004

Location: Johns Road



City of Apopka
Community Development Department
120 E. Main Street
P. O. Box 1229
Apopka, Florida 32704-1229
407-703-1739 - Phone -- 407-703-1791 - Fax



**APPLICATION FOR VACATING A PLAT, ALLEY
EASEMENT, STREET, PUBLIC RIGHT-OF-WAY**
Application Fee: \$200.00

	Vacating Alley
	Vacating Easement
	Vacating Plat
X	Vacating Street

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	8-30-16
FEE PAID:	\$ 200.00
CHECK #:	4207-0000-382
RECEIPT #:	159616

Owner(s) Information: GK Maudhelen, LLLP and Maudehelen Homeowner's Assn., Inc.		
Street Address: 8875 Hidden River Parkway, Suite 150		
City: Tampa	State: FL	Zip: 33637
Phone: 813-615-1244 Ext. 205	Fax: 813-615-1461	E-mail: jharvey@kolter.com
Property Information		
Location of Property: Johns Road, Apopka, FL		
Legal Description of Property to be Vacated: See attached, Exhibit 1		
Parcel I.D. No.: 07-21-28-0000-00-054 07-21-28-5548-00-004 07-21-28-0000-00-052		
Identify Abutting Roads: None are abutting, but Binion Rd. and Beardley Drive are nearby.		
Size (acres):	1.22 acres	
REASON FOR REQUEST: The undersigned submits as grounds and reasons in support of this petition the following: Petitioner is in the process of replatting Phase 4 of the Maudehelen subdivision. The area included in the above referenced right of way agreement, now known as Johns Road, is located in the property to be platted as single family parcels in Phase 4. The right of way for Phase 4, Blue Meadows Court, will be located south of the existing Johns Road and traffic from Phase 4 and properties south of Maudehelen Phase 4 will access Beardsley Drive on a newly platted north/south Johns Road.		

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VAL 16-03

Maudehelen Homeowner's
Association, Inc. and
GK Maudehelen, LLLP

Application for Vacating

Page 2

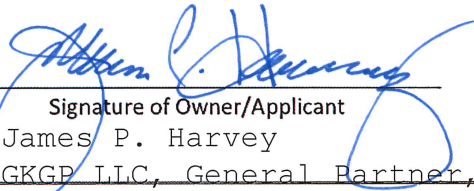
Owner/Applicant's Name

Information from the Orange County Property Appraiser's site.

ADJACENT PROPERTY:					
Direction	Jurisdiction		Zoning	Land Use	Present Use
	City	County			
North	Apopka		R-2		Vacant
	Apopka		R-2		Vacant
East	Apopka		R-2		Single Family
South	Apopka		R-2		Vacant
		Orange	A-1		Single Family
West		BINION	ROAD	ROAD	
CURRENT LAND USE:				CURRENT ZONING:	

GENERAL INFORMATION:	
1.	Submittal deadline, first working day of each month.
2.	This Petition requires a Public Hearing and is reviewed as per the Land Development Code. A representative must be present for plat vacating requests at the City Council hearings.
3.	Public Hearing procedures shall be followed as set forth in Land Development Code.
4.	No portion of the \$200.00 submittal fee will be refunded after petition has been submitted.
5.	Costs incurred in addition to established fees for advertising, City Attorney, postage or consultant expenses must be paid to the City.
6.	Cancellation of public hearing by Applicant will necessitate Applicant paying all re-advertising costs.
ITEMS REQUIRED FOR SUBMITTAL:	
1.	Completed application (typed).
2.	Submittal fee: \$200.00
3.	Proof of ownership and taxes paid.
4.	Current survey.
5.	Location map.
6.	Letter from adjacent property owner(s) or affected property owners, confirming that there is no objection to vacating (street), if required.
7.	Letter of Authorization if representation by other than property owner.
8.	For vacating street right-of-way, alley-way and Easement: One typed list of all adjacent property owners from the latest County Tax Assessment Roll, with Orange County Tax Map identifying property (format proved by City).
9.	Notice of adjacent property owner(s) (certified mail/return receipt requested) at least 15 days in advance of hearing.

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LETTER OF RELEASE MUST BE SUBMITTED FROM THE FOLLOWING UTILITY COMPANIES		
1.	Power Company	DUKE Energy
2.	Telephone Company	Centurylink
3.	Cable Television Company	BrightHouse Networks, LLC
4.	Gas Company	Lake Apopka Natural Gas
5.	Any other utility company within the area	City of Apopka
I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate.  _____ Signature of Owner/Applicant James P. Harvey GKGP LLC, General Partner, GK Maudehelen, LLLP and President, Maudehelen Homeowner's Association, Inc. _____ Date		

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LEGAL DESCRIPTION

JOHNS ROAD PARCEL:

A portion of Johns Road, as recorded in Deed Book 971, pages 41 and 42 of the Public Records of Orange County, Florida, situated in Section 7, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

BEGINNING at a point of intersection of the Southerly right of way line of Johns Road, as recorded in Deed Book 971, Page 42 of the Public Records of Orange County, Florida, with the East line of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 21 South, Range 28 East, Orange County, Florida; thence run North 89°18'03" West, along said Southerly right of way line of Johns Road, for a distance of 758.88 feet to the Easterly line of the West 560.00 feet of the said Southwest 1/4 of the Southeast 1/4 of Section 7; thence departing said Southerly right of way line, run North 00°07'00" East, along said Easterly line, for a distance of 30.00 feet to a point on the North line of the aforesaid Southwest 1/4 of the Southeast 1/4 of Section 7; thence departing said East line, run North 89°18'03" West, along said North line, for a distance of 275.61 feet to a point on the Southeasterly right of way line of Binion Road, as recorded in State Road Book 1, Page 40 of the Public Records of Orange County, Florida, said point also being a point on a curve, concave Southeasterly, having a radius of 532.96 feet, a chord bearing of North 57°35'33" East and a chord distance of 54.92 feet; thence departing said North line, run Northeasterly along the arc of said curve through a central angle of 5°54'26" for an arc distance of 54.94 feet to a point on the Northerly right of way line of said Johns Road, as recorded in Deed Book 971, Page 41 of the aforesaid Public Records of Orange County, Florida; thence departing said Southeasterly right of way line of Binion Road, run South 89°18'03" East, along said Northerly right of way line, for a distance of 988.04 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 7; thence departing said Northerly right of way line, run South 00°00'39" East, along the East line of the Northwest 1/4 of the Southeast 1/4, and the East line of the Southwest 1/4 of the Southeast 1/4 of Section 7, for a distance of 60.00 feet to the POINT OF BEGINNING.

Containing 53,128 square feet, or 1.22 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5555

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST AS HAVING AN ASSUMED BEARING OF N 89°18'03" W.

JOB NO. 20160117

DATE: JULY 26, 2016

SCALE: 1 INCH = 200 FEET

FIELD BY: N/A

CALCULATED BY: EGT

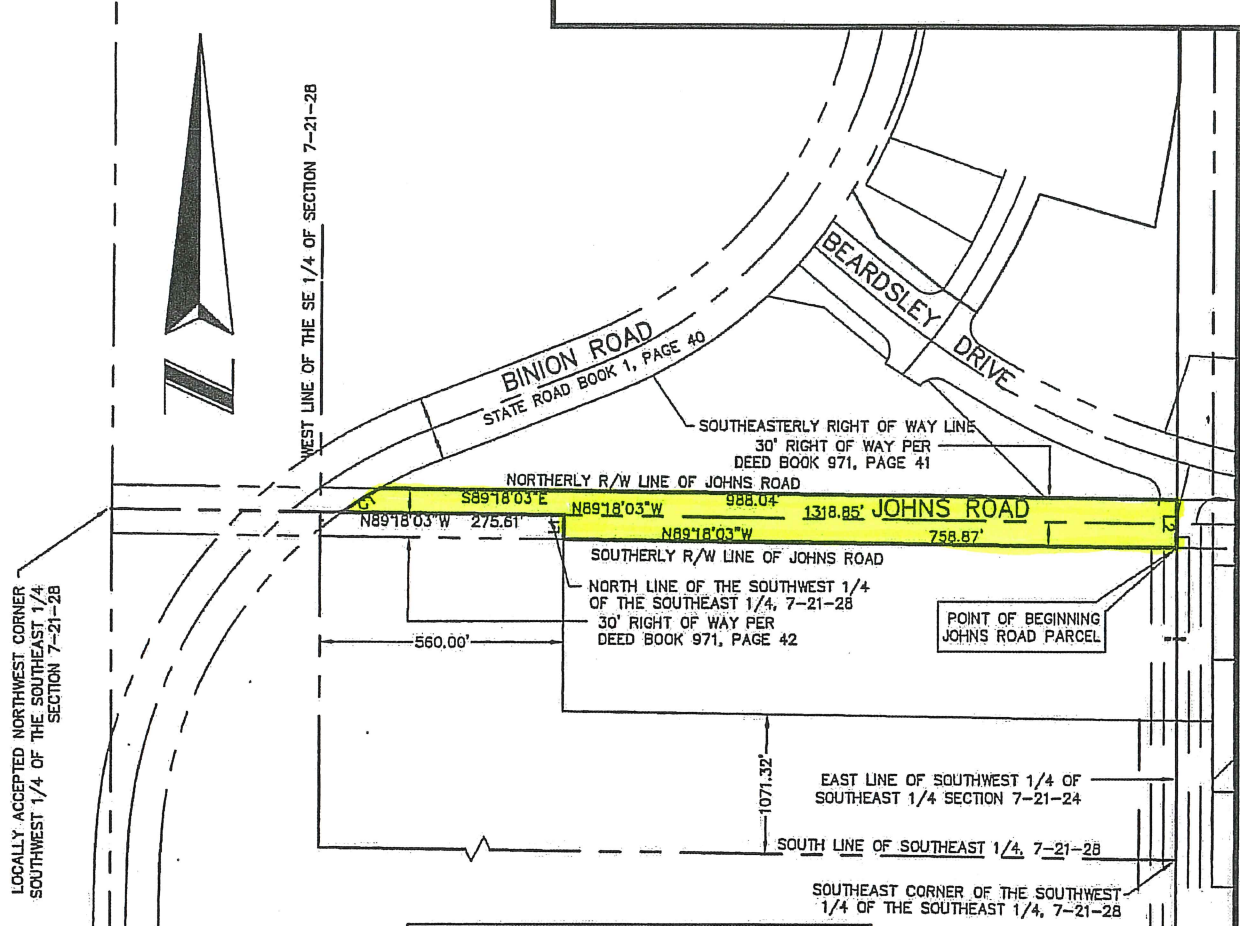
DRAWN BY: EGT

CHECKED BY: JLR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, PSM #5633

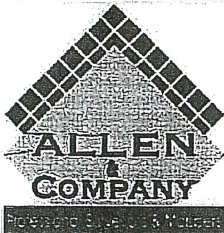
SKETCH OF DESCRIPTION



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N00°07'00"E
L2	60.00'	S00°00'39"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	532.96'	54.95'	54.92'	N57°35'33"E	5°54'26"

SHEET 2 OF 2



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

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