



**City of Apopka
Planning Commission
Meeting Agenda**

May 09, 2017

5:30 PM @ CITY COUNCIL CHAMBERS

I. CALL TO ORDER

If you wish to appear before the Planning Commission, please submit a “Notice of Intent to Speak” card to the Recording Secretary.

II. OPENING AND INVOCATION

III. APPROVAL OF MINUTES:

- 1 Approve minutes of the Planning Commission regular meeting held April 11, 2017.

IV. PUBLIC HEARING:

V. SITE PLANS:

1. FINAL DEVELOPMENT PLAN/PLAT – Vistas at Waters Edge, owned by Vistas at Waters Edge, LLC, and located south of Hooper Farms Road and east of Binion Road. (Parcel ID Nos. 19-21-28-0000-00-011; 19-21-28-0000-00-021; 19-21-28-0000-00-022)

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. ADJOURNMENT:

All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes a testimony and evidence upon which the appeal is to be based. The City of Apopka does not provide a verbatim record.

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, no less than 48 hours prior to the proceeding.

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON APRIL 11, 2017, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle

ABSENT: Orange County Public Schools (Non-voting)

OTHERS PRESENT: James Hitt – Community Development Director, David Moon, AICP - Planning Manager, Andrew Hand – City Attorney, Pamela Richmond, AICP – Senior Planner, Kyle Wilkes, AICP – Planner II, Elizabeth Florence – Planner I, Robert Sargent – Public Information Officer, Suzanne Kidd, Ed Elkes, John Albers, Linda Albers, Paul Dietrich, Jonathan Huels, Deborah Maclaughlin, Sarah Daniels, Larry Dean Daniels, David Emmel, Jean Emmel, Ken Yeager, Nancy Yeager, Nancy Ellis, Lydia Rosario, Aldalila Rosario, Gwendolyn Turso, Paul Holmes, Joan Holmes, Theresa Sargent, and Linda Goff – City Clerk.

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

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of March 14, 2017, at 5:30 p.m.

Motion: **Melvin Birdsong made a motion to approve the Planning Commission minutes from the regular meeting held on March 14, 2017, at 5:30 p.m. and seconded by Jose Molina. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle (7-0).**

LEGISLATIVE - COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – AMERIGO FARMS, INC. - Chairperson Greene stated this is a request to find the Large Scale Future Land Use amendment consistent with the Comprehensive Plan; recommend approval of the change in Future Land Use Designation from Mixed Use to Agriculture (0-1 du/5 ac); and transmittal to the Florida Department of Economic Opportunities for review for the property owned by Amerigo Farms, Inc. and located at 3477 Plymouth Sorrento Road.

Staff Presentation: Kyle Wilkes, AICP, Planner II, stated this is a request to find the Large Scale Future Land Use amendment consistent with the Comprehensive Plan; recommend approval of the change in Future Land Use Designation from Mixed Use to Agriculture (0-1 du/5 ac); and transmittal to the Florida Department of Economic Opportunities for review for the property owned by Amerigo Farms, Inc. and located at 3477 Plymouth Sorrento Road. The existing use is a container nursery. The applicant is Jonathan Huels, Esquire, - Lowndes, Drosdick, Doster, Kantor & Reid. The existing use is vacant land and the proposed use is future agricultural and single-family residences. The current zoning is Mixed-CC (Mixed Use Community Center). The existing maximum allowable development is 242 units and the proposed maximum allowable development is 6 single-family units. The tract size is 32.33 +/- acres.

The subject parcels were annexed into the City of Apopka on December 16, 1992. The applicant\property owner requests a future land use designation of Agriculture to accommodate container nurseries. The proposed amendment compatible with surrounding future land use designations and adjacent uses. As a “Large-Scale” Future Land use Amendment (i.e., ten or more acres), this application will be transferred to State agencies for consistency review with State policies.

The proposed use of the property for future agricultural production or single-family residential is compatible with the character of the surrounding area and is consistent with the Agriculture land use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below and the intent of the proposed development as a single-family residential community see (Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.2** Development and redevelopment shall be integrated with the adjacent land uses through: (1) the creation of like uses; or (2) creation of complementary uses; or (3) mitigation of adverse impacts.

The proposed Agriculture future land use designation for the subject property is compatible with the adjacent “County” Rural future land use designations and consistent with the existing uses within the surrounding area. Therefore, the proposed future land use designation is consistent with Policy 3.2.

2. **Policy 3.5** Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

The subject property is located north of Ponkan Road and west of Rock Springs Road. This site is not within the Wekiva Parkway Interchange Vision Plan area; the request for an Agriculture future land use designation, which allows for a maximum density of one dwelling units per five acres is consistent with this policy.

The proposed future land use designation will permit a maximum density of residential units that is considered de minimus and, therefore, a school capacity determination is not required. Potential school children generated from any home construction at the subject site will decrease.

The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 10, 2017.

The Development Review Committee recommends approval to transmit a change in Future Land Use from Mixed Use to Agriculture (0-1 du/5 ac) for the property owned by Amerigo Farms, Inc., subject to the information and findings in the staff report.

Staff recommended that the Planning Commission find the proposed Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from Mixed Use to Agriculture (0-1 du/5 ac) for the properties owned by Amerigo Farms, Inc., subject to the information and findings in the staff report.

This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Petitioner Presentation: Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reid, 215 North Eola Drive, Orlando, stated he is the representative for Amerigo Farms, Inc. This is the start of a long process where the future land use amendment being presented this evening goes to City Council next and then to the State for their review. Once the state review is complete, the future land use amendment will come back to City Council for final action. Then the change of zoning will be brought before the Planning

Commission and City Council. He concurs with staff's recommendation of approval. He asked to reserve time to answer any questions.

Mr. Moon stated if the City Council authorizes the transmittal of the large scale future land use amendment to the State for review it will not come back to the Planning Commission unless there are significant comments made by the State agencies that would require staff to change the policies then it would be brought back to the Planning Commission.

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

Motion: Tony Foster made a motion to find the Large Scale Future Land Use amendment consistent with the Comprehensive Plan; recommend approval of the change in Future Land Use Designation from Mixed Use to Agriculture (0-1 du/5 ac); and transmittal to the Florida Department of Economic Opportunities for review for the property owned by Amerigo Farms, Inc. and located at 3477 Plymouth Sorrento Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle (7-0). (Vote taken by poll.)

SWEARING-IN – Attorney Hand swore-in staff, the petitioners, and affected parties for the quasi-judicial items to be discussed.

LEGISLATIVE - COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – COMMUNITY HEALTH CENTERS, INC. - Chairperson Greene stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and to recommend approval of the change in Future Land Use from Residential Medium (0-10 du/ac) to Office (Max. 0.3 FAR) for property owned by Community Health Centers, Inc. and located south of E. 6th Street and east of S. Park Avenue.

Staff Presentation: Elizabeth Florence, Planner I, stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and to recommend approval of the change in Future Land Use from Residential Medium (0-10 du/ac) to Office (Max. 0.3 FAR) for property owned by Community Health Centers, Inc. and located south of E. 6th Street and east of S. Park Avenue. The current Zoning is R-3 (Residential) and a zoning amendment to PO/I (Professional Office/Institution) is being processed along with the request to change the future land use. The current use is vacant land and the proposed use is a parking lot for the adjacent clinic campus. The existing maximum allowable development is 10,715 sq. ft. of office use for a 0.3 floor area ratio. The maximum allowable development under the existing zoning district is one single-family residence; and maximum allowable development under the proposed zoning district is up to 3,920 sq. ft. The tract size is 0.30 +/- acre.

The proposed future land use amendment is being requested by the owner/applicant to create additional parking for the Community Health Center within the abutting lot. Applicant is requesting the City to assign a future land use classification of Office to the property, which is compatible with the character of the surrounding area.

The subject property is located in an area characterized as urban in nature, with “City” Residential Medium future land use to the north, east and south of the subject property, and “City” Office to the west of the site. The existing and proposed use of the subject site for a parking lot for the adjacent health care offices is a

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permitted use in the proposed PO/I zoning district and Office future land use designation and compatible with the surrounding zoning and uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change as depicted in the Land Use Report.

The existing and proposed use of the property is consistent with “City” Office Future Land Use designation and the City’s proposed PO/I Zoning. The proposed rezoning is to a non-residential zoning district and, therefore, a capacity enhancement agreement with OCPS is not necessary. The subject property is located within the “Core Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 10, 2017.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the change in Future Land Use from “City” Residential Medium (10 du/ 1 ac) to “City” Office (.30 FAR) for the property owned by Community Health Centers, Inc.

Staff recommended that the Planning Commission find the proposed future land use amendment consistent with the Comprehensive Plan and consistent with the character of the surrounding area, and to recommend a change in the Future Land Use Designation from “City” Residential Medium (10 du/ 1 ac) to “City” Office (.30 FAR) for the property owned by Community Health Centers, Inc.

This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Petitioner Presentation – Paul Dietrich, Swann Hadley Stump Dietrich & Spears, P.A., 1231 Via Capri, Winter Park, stated the property is currently zoned residential and the applicant has had the tree removed and the house removed. They have applied to a change of zoning for additional parking and for an expansion of their current facility closer to the lot line. There is no plan to bring the current facility into this property. He said he was available to answer any questions.

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

Motion: Linda Laurendeau made a motion to find the application consistent with the Apopka Comprehensive Plan and the Land Development Code; and to recommend approval of the Small Scale Future Land Use Amendment from Residential Medium (0-10 du/ac) to Office (Max. 0.3 FAR) for property owned by Community Health Centers, Inc. and located south of E. 6th Street and east of S. Park Avenue.

Lydia Rosario, 2829 Ponkan Pines Drive, stated that due to coming in late and not realizing that the first presentation was the Large Scale Future Land Use amendment for Amerigo Farms, Inc., she did not speak when the item was opened for public hearing but had concerns regarding the project.

Ms. Rosario was informed that the item would be presented at the City Council meeting on May 3, 2017, and she would have an opportunity to express her concerns at that time.

Chairperson Greene suggested that Ms. Rosario contact Mr. Moon with any concerns she has.

Motion seconded by Jose Molina. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and Roger Simpson (6-0). (Vote taken by poll.)

QUASI-JUDICIAL - CHANGE OF ZONING – COMMUNITY HEALTH CENTERS, INC. - Chairperson Greene stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and to recommend approval of the change in zoning from R-3 (Residential) to PO/I (Professional Office/Institutional) for property owned by Community Health Centers, Inc. and located south of E. 6th Street and east of S. Park Avenue.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Ms. Florence stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and to recommend approval of the change in zoning from R-3 (Residential) to PO/I (Professional Office/Institutional) for property owned by Community Health Centers, Inc. and located south of E. 6th Street and east of S. Park Avenue. The current future land use is Residential Medium (0-10 un/ac) and a future land use amendment to Office (Max. 0.3 FAR) is being processed along with the request to change the future land use. The current use is vacant land and the proposed use is a parking lot for the adjacent clinic campus. The existing maximum allowable development is 10,715 sq. ft. of office use for a 0.3 floor area ratio. The maximum allowable development under the existing zoning district is one single-family residence; and maximum allowable development under the proposed zoning district is up to 3,920 sq. ft. The tract size is 0.30 +/- acre.

The proposed change of zoning is being requested by the owner/applicant. Applicant is requesting the City to assign a zoning classification of PO/I to the property. Minimum lot size for PO/I zoning is 10,000 sq. ft.; the lot is approximately 13,000 sq. ft.

A request to assign a change of zoning to PO/I is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The property owner is requesting the PO/I zoning classification to accommodate the use of the property for a parking lot for their clinic allowed under the PO/I zoning district. This use is consistent with the proposed Office Future Land Use Designation, proposed zoning district and compatible with the general character of surrounding zoning and uses. The change of zoning application covers approximately 0.30 acres.

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this land use change (see attached Zoning Report).

The proposed use of the property is consistent with the Office (max 0.30 FAR) Future Land Use designation and the City's proposed PO/I Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed rezoning is to a non-residential zoning district and, therefore, a capacity enhancement agreement with OCPS is not necessary.

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The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 10, 2017.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and the Land Development Code recommends adoption of the change in Zoning from “City” R-3 to “City” PO/I, subject to the adoption of the associated small scale future land use amendment, for the property owned by Community Health Centers, Inc.

Staff recommended that the Planning Commission find the proposed rezoning consistent with the Comprehensive Plan and Land Development Code and to recommend a change of zoning from “County” R-3 to “City” PO/I, for property owned by Community Health Centers, Inc., subject to the adoption of the associated small scale future land use amendment.

The subject property fronts and is accessed by a local roadway (E 7th Street). The proposed PO/I (Public Office/Institutional) zoning district is consistent and compatible with the adjacent zoning classifications and uses within the surrounding area. Property owned by the same owner to west is used currently for health care use, and properties to the north, south, and east have “City” R-3 (Residential) zoning classifications.

The proposed PO/I zoning is consistent with the City’s Office (max 0.30 FAR) Future Land Use designation and with the character of the surrounding area and future proposed development. The PO/I zoning classification is one of the acceptable zoning categories allowed within the Office Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

PO/I District Requirements: Minimum Living Area is not applicable. The minimum site area is 10,000 sq. ft. The minimum lot width is 85 feet. The setbacks are as follows: front – 25 feet; rear – 10 feet; side – 10 feet; and corner – 25 feet. Based on the above zoning standards, the subject parcels comply with code requirements for the PO/I district.

Bufferyard Requirements: Areas adjacent to all road rights-of-way shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to nonresidential uses or districts shall provide a minimum of five-foot landscaped bufferyard. Landscaping requirements for existing platted lots of record and structures may be approved in a lesser amount than required after review by the development review committee.

Allowable Uses: Professional offices, including those of architects, engineers, lawyers, accountants, tax and financial services or consultants, bookkeepers, realtors and brokers, insurance, investment counselors, travel agencies, etc. Medical or dental clinics and offices. Establishments for the retail sale of pharmaceutical, medical and dental supplies and other hospital-related items such as wheelchairs, braces, crutches, etc., for the handicapped, and other similar merchandise. Parks and recreational areas owned and operated by nonprofit organizations. Hospitals, museums, libraries, and cultural institution. General government offices, including, but not limited to, fire stations, police stations, and post offices. Churches and attendant educational facilities. Educational facilities and day nurseries. Public and private utilities. Supporting infrastructure and public facilities. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Use determination shall be based on the community development director's recommendation.

This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Petitioner Presentation: Paul Dietrich, Swann Hadley Stump Dietrich & Spears, P.A., 1231 Via Capri, Winter Park, concurs with staff.

Affected Party Presentation: None.

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

Motion: Melvin Birdsong made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommended adoption of the change of zoning from R-3 (Residential) to PO/I (Professional Office/Institutional) for the property owned by Community Health Centers, Inc. and located south of E. 6th Street and east of S. Park Avenue, subject to the adoption of the Future Land Use amendment. Motion seconded by Tony Foster. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle (7-0). (Vote taken by poll.)

QUASI-JUDICIAL – DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT - KELLY PARK CROSSING - Chairperson Greene stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and to recommend the proposed amendment to the Kelly Park Crossing Development of Regional Impact (DRI) for the several properties owned by property owners identified within the DRI Application for Development Approval; and generally located north of W. Ponkan Road, south of Ondich Road, east of Round Lake Road, and west of W. Plymouth Sorrento Road.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and to recommend the proposed amendment to the Kelly Park Crossing Development of Regional Impact (DRI) for the several properties owned by property owners identified within the DRI Application for Development Approval; and generally located north of W. Ponkan Road, south of Ondich Road, east of Round Lake Road, and west of W. Plymouth Sorrento Road. The applicant is Project Orlando, LLC. The property is generally located north of W. Ponkan Road, south of Ondich Road, east of Round Lake Road, and west of W. Plymouth Sorrento Road. The existing uses are vacant land; agriculture; and single family homesteads. The future land use is Mixed Use as set forth in Exhibit “B” of the Development Order. The purpose of the amendment is to extend the expiration date of the DRI Development Order as well as dates associated with phasing and build-out time frames; to include a statement regarding the protection historical and archaeological sites, if discovered; and to address any amendments necessary to update, modify or adjust requirements that may be obsolete or outdated over the six years since the Development Agreement was adopted in 2011.

The development of the subject lands are proposed as follows:

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Land Use	Phase 1	Phase 2	Phase 3	Phase 4	Total Development	FAR	Approximate Acres*
Office	100,000 SF	540,000 SF	641,000 SF	639,996 SF	1,920,996 SF	0.4	84.25
Light Industrial	200,000 SF	3,330,000 SF	1,000,000 SF	727,200 SF	5,227,200 SF	0.6	178.00
Retail/Commercial	100,000 SF	450,000 SF	550,000 SF	272,140 SF	1,372,140 SF	0.3	77.00
Community College	130,680 SF	--			130,680 SF	0.3	20.00
Medical	--	250,000 SF	272,720 SF		522,720 SF	0.4	30.00
Residential	300 DU	400 DU	400 DU	450 DU	1,550 DU	10du/ac	58.00
<u>Conservation</u>							<u>*See footnote below.</u>
Parks	40 Acres	33 Acres	20.75 Acres	--	93.75 Acres	15 %	93.75
Institutional	50,000 SF	50,000 SF	60,000 SF	14,240 SF	174,240 SF	0.4	8.00
Hotel	--	100 RMS	100 RMS	200 RMS	400 RMS	0.4	15.00

(* Conservation land use is estimated at 35 to 45 acres and will be identified at the Master Site Plan submittal. Conservation acreage assigned internal to the DRI may result in reduced acreage for those land uses affected by the designation of conservation acreage. The acreage for any land use may be modified and the location of the conservation lands altered without the need for further development-of-regional-impact review if implemented by Condition 5 or 6 contained herein, as applicable. As set forth in Condition 5, designation of conservation lands may also be satisfied through off-site mitigation.)

The total number of acres is 564 +/- acres and that has not changed.

The Development Review Committee finds the Amended Kelly Park Crossing DRI Development Order to be consistent with the Apopka Comprehensive Plan and recommends approval.

Staff recommended that the Planning Commission find the amendment to the Kelly Park Crossing Development of Regional Impact Development Order to be consistent with the Comprehensive Plan and recommend approval.

This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Petitioner Presentation: Joel Ivey, Ivey Planning Group, 691 Keeneland Pike, Lake Mary, stated that he was the consultant for the original DRI and was responsible for helping put together the master plan. As far as a planning exercise this was relatively straight forward and we basically copied the City's own plan. What we have is more consistency with the comprehensive plan and an adopted DRI that is still valid. What they are now doing is editing the adopted DRI. In particular the phasing and time therein. The original development order divided the project into five year increments with the first phase expiring in 2016. The DRI was approved in 2011. The two reasons for the proposed changes to the phasing have to do with the progress of the Wekiva Parkway not occurring as quickly as originally thought it would. The second is that the original plan stated that development would abide by the adopted form based code; however the City has not adopted the form-based code. What is being proposed is that the expiration date for phase one change to 2023, which is 6 years from now, and then the 5-year increments would begin again. The reason for this request is because the Wekiva Parkway has not been built yet and the form-based code has not been adopted.

In response to a question by Mr. Foster, Mr. Ivey stated, if adopted phase one would expire in 2023 and then the next three phases would be divided into 5-year increments.

Affected Party Presentation: None.

Chairperson Greene opened the meeting for public hearing.

In response to concerns expressed by David Emmel, 3536 Ondich Road, Chairperson Greene stated that the item before the Planning Commission at this time was the revision of phasing dates within the DRI. The form-based code will be discussed at a special meeting on April 25, 2017, and that would be the time for Mr. Emmel to present his concerns.

Mr. Moon concurred with Chairperson Greene.

In response to questions by Mr. Emmel, Mr. Moon stated during each phase of the DRI, the developer or developers will be required to update the traffic studies and that is addressed within the development order. The DRI is reliant on the form-based code so it can't develop by policy within the comprehensive plan until the form-based code is approved. So it would be relevant for the City to proceed with these amendments at this time and then proceed with the hearings on the form-based code. The laws are already in place within the development order it extends certain dates that the developer has to complete for roads, sewer lines, or certain studies to be completed.

Chairperson Greene explained that whatever is decided by the Planning Commission is a recommendation to the City Council. City Council will take that recommendation into consideration when this is presented to them on May 3, 2017. He said that if the decision tonight does not satisfy Mr. Emmel is he should participate on the City Council level.

In response to further questions by Mr. Emmel, Mr. Moon stated the DRI is subject to zoning and master plan requirements. If the amended DRI is adopted the next steps would be land use changes and then zoning changes by way of a master plan.

In response to a question by Mr. Foster, Mr. Moon said the amendment is to clean up the document and address the time changes.

With no one else wishing to speak, Chairperson Greene closed the public hearing.

Ms. Laurendeau stated that on page 67 there is a matrix of candidate roadways for modeling and monitoring, and on the next to last line it says "going from Lake Francis Drive to Lake Ardin Drive." She wanted to know if that was meant to be Lake Alden Drive. She really appreciated that the preservation of any historical sites was addressed in the amendments.

In response to concerns expressed by Mr. Sprinkle, Chairperson Greene stated that the DRI has already been approved, and the changes that are being proposed have been identified.

In response to questions by Mr. Sprinkle, Mr. Moon stated that DRI was adopted in 2011. With the exception of the changes in the proposed amendment that are identified by strike-through for removal or underlined for adding, the DRI is the same. Those amendments are what the Planning Commission is being voted on.

Ms. Laurendeau pointed out that the staff report states that DRI applicant\owners desire to amend the DRI Development Order for the primary reasons of extending the expiration date of the DRI Development Order

as well as dates associated with phasing and build-out time frames; to include a statement regarding protection historical and archaeological sites, if discovered; and to address any amendments necessary to update, modify or adjust requirements that may be obsolete or outdated over the six years since the Development Agreement was adopted in 2011.

In response to a question by Mr. Foster, Mr. Moon stated that as of the time of the DRI adoption, the right-of-way for the Wekiva Parkway had not been acquired. Now we know where the highways are to be built.

In response to a question by Mr. Simpson, Mr. Moon stated that, if adopted, the back-logged facilities will be exempt from mitigation requirements. The back-logged facilities are roads that already have level of services issues due to increasing development in the area. What this means is that this developer is not responsible for traffic impacts created by other developments. They are only responsible for the impacts associated with their development.

James Hitt, RA-FRA, Community Development Director, stated pursuant to Florida Statutes, if another development or issue creates a level of service issue with the road, you can't make other people responsible for those issues. A lot of the changes being proposed would be considered insubstantial because they would require traffic studies. Traffic studies result in identifying issues with roadways or connection features throughout the development as well as development that may be outside of the DRI. Other amendments include language that is superfluous such as on page 21, "A trip length study shall also be conducted to verify model results." has been stricken because that will be a part of the traffic study.

In response to a question by Mr. Foster, Mr. Hitt stated that this is updating the DRI.

Motion: Roger Simpson made a motion to find the proposed amendment consistent with the Comprehensive Plan and to recommend the proposed amendment to the Kelly Park Crossing Development of Regional Impact (DRI) for the several properties owned by property owners identified within the DRI Application for Development Approval; and generally located north of W. Ponkan Road, south of Ondich Road, east of Round Lake Road, and west of W. Plymouth Sorrento Road.. Motion seconded by Tony Foster. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle (7-0). (Vote taken by poll.)

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – AUDIOR ENHANCEMENT OFFICE/WAREHOUSE – LOT 6 (COOPER PALMS COMMERCCE CENTER) - Chairperson Greene stated this is a request to recommend approval of the Final Development Plan for Audio Enhancement Office/Warehouse – Lot 6 (Cooper Palms Commerce Center). The owner/applicant is Property Industrial Enterprises, LLC, c/o Michael Cooper, and the property is located south of Cooper Palms Parkway, east of South Bradshaw Road.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Mr. Moon stated this is a request to recommend approval of the Final Development Plan for Audio Enhancement Office/Warehouse – Lot 6 (Cooper Palms Commerce Center). The owner/applicant is Property Industrial Enterprises, LLC, c/o Michael Cooper, and located south of Cooper

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON APRIL 11, 2017, AT 5:30 P.M.

Palms Parkway, east of South Bradshaw Road. The engineer is William F. Stuhrke, P.E. The future land use is Industrial and the zoning is PUD/I-1. The existing use is vacant land and the proposed use is industrial warehouses and commercial services. The tract size is 0.86 +/- acre or 37,248 sq. ft.

The Audio Enhancement Office/Warehouse – Lot 6 site plan proposes an industrial office/warehousing building with 7,490 sq. ft. A total of twenty parking spaces are provided plus one handicap parking space. Per City Code, a minimum of 19 parking spaces must be provided and 1 handicap space. A total of 21 spaces are provided, one of which is a handicapped parking space.

The Development Review Committee finds the Final Development Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Cooper Palms Commerce Center (Lot 6) Final Development Plan, subject to the findings of this staff report.

Staff recommended that the Planning Commission find the Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Audio Enhancement Office/Warehouse – Lot 6 Final Development Plan, subject to the findings of the staff report.

This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

Motion: **Jose Molina made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend approval of the Final Development Plan for Audio Enhancement Office/Warehouse – Lot 6 (Cooper Palms Commerce Center), owned by Property Industrial Enterprises, LLC, c/o Michael Cooper, and located south of Cooper Palms Parkway, east of South Bradshaw Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle. (7-0) (Vote taken by poll.)**

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 6:30 p.m.

James Greene, Chairperson

James K. Hitt
Community Development Director

Backup material for agenda item:

1. FINAL DEVELOPMENT PLAN/PLAT – Vistas at Waters Edge, owned by Vistas at Waters Edge, LLC, and located south of Hooper Farms Road and east of Binion Road. (Parcel ID Nos. 19-21-28-0000-00-011; 19-21-28-0000-00-021; 19-21-28-0000-00-022)



**CITY OF APOPKA
PLANNING COMMISSION**

<u>X</u>	PUBLIC HEARING	DATE:	May 9, 2017
<u> </u>	SPECIAL REPORTS	FROM:	Community Development
<u> </u>	PLAT APPROVAL	EXHIBITS:	Vicinity/Aerial Maps
<u>X</u>	OTHER: Preliminary Dev. Plan		Site Plan Plat

SUBJECT: FINAL DEVELOPMENT PLAN\PLAT – VISTAS AT WATER’S EDGE

Request: RECOMMEND APPROVAL OF THE FINAL DEVLEOPMENT PLAN\PLAT

SUMMARY

OWNER/APPLICANT: Vistas at Waters Edge, LLC

PROJECT ENGINEER: Madden, Moorhead & Stokes, Inc. c/o David Stokes, P.E.

LOCATION: South of Hooper Farms Road and West of Binion Road

EXISTING USE: Vacant land

FUTURE LAND USE: Mixed - Use (Max.15 du/ac)

ZONING: M-EC

PROPOSED DEVELOPMENT: Single-Family Residential Subdivision (147 Lots; typical lots widths range from 60 ft. to 75 ft; lots range from a min. of 7,500 sq. ft. to 24,000 sq. ft.)

PROPOSED DENSITY: 1.97 du/ac

TRACT SIZE: 75.24 +/- acres

DEVELOPABLE AREA: 74.54 +/- acres

OPEN SPACE: 21.52 acres

DISTRIBUTION:

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Development Director	Police Chief	Recreation Director

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Mixed Use	M-EC	Hooper’s Landscape Nursery
East (City)	Mixed Use	M-EC	Vacant land
South (City)	Institutional/Public Use	R-3	Vacant Land
West (City)	Rural	A-2	St Johns River Water Mgt. District

Project Use: The Vistas at Water’s Edge- Master Plan/ Preliminary Development Plan proposes the development of 147 single family residential lots and 21.52 acres of active and passive recreation space. Located within the Mixed-EC zoning district, the Vistas provides a diversity of lot widths and lots sizes as follows:

Lot Widths (Typical)	Number	Percentage
60	101	68.03
65	3	2.04
70	39	27.21
75	4	2.72

The proposed minimum living area, in aggregate of 2,000 square feet, with a no individual unit being less than 1,600 square feet as set forth in Section 2.02.20.B.4 of the Land Development Code. At the time of the final development plan, developer will be requested to establish criteria to assure a 2,000 sq. ft. aggregate is monitored and maintained during the building permit application cycle.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25’
Side	10’
Rear	20’
Corner	25’

*Front-entry garage must be setback 30 feet.

Access: Ingress/egress access points for the development will be via full access onto Binion Road with a secondary gated emergency and pedestrian access point west of lot 115 connecting to Binion Road.

Stormwater: There are two (2) retention ponds designed to meet the City’s Land Development Code requirements.

Recreation: Per Section 2.02.20.H.4a of the Land Development Code, developments made up of less than 300 units shall be required to construct a minimum total of 2,000 sq. ft. of facility or facilities for a Neighborhood Activity Center. The developer is providing 21.52 acres of active and passive recreation space and is proposing to construct a 1,720 s.f. clubhouse with swimming pool, picnic area and yoga lawn within the active recreational space. Up to 25% of the Neighborhood Activity Center may be in open type facilities. The developer agreed to place a 30-foot wide landscape buffer along Binion Road and to construct an 11-foot wide multi-use trail. The trail will be dedicated to the City as part of the East Shore Trail System. Furthermore, the Master Plan\PDP included passive parks (aka landscaped focal points) at strategic locations to break up long rows of homes and also provide views of Lake Apopka.

Buffer/Tree Program: The applicant has provided a thirty (30) feet wide landscape buffer along Binion Road with an eleven (11) feet wide multi-use trail. The applicant has proposed to use a combination of decorative precast and wrought-iron style fence material Binion Road.

The following is a summary of the tree replacement program for this project:

Total inches on-site:	2592
Total number of specimen trees:	29
Total inches removed:	1725
Total inches retained:	867
Total inches replaced:	1725
Total Inches (Post Development):	2592

SCHOOL CAPACITY REPORT: Developer has obtained a school concurrency mitigation agreement with Orange County Public Schools to address school impacts generated by this residential development. The schools zoned to receive students from this community are the following: Apopka Elementary School, Wolf Lake Middle School and Wekiva High School.

ORANGE COUNTY NOTIFICATION: The County was notified at the time of the subdivision plan and plat for this property through the DRC agenda distribution.

CONDITIONS OF APPROVAL

- 1) Add a note that all lots are subject to a five (5.0) foot Street Tree Easement which is located adjacent to the ten foot drainage. This easement is shown on the final development plans.
- 2) Add a note that all lots are subject to a five (5.0) foot side yard drainage and utility easement and these easements should be shown on the plat.
- 3) Add a note that all lots are subject to a 7.5 foot drainage and utility easement on the rear lot lines and these easements should be shown on the plat.
- 4) Need to show and add a note that there is a five (5.0) foot drainage and utility easement around the lift station (Tract LS-1) granted to the City of Apopka for the maintenance of the lift station walls.
- 5) Add a note and better define the 30 foot easement as a “30 foot Drainage Easement” on lots 62 – 100.
- 6) Add a note that states that the 20.0 foot utility easement in Tract OS-3 is dedicated to the City of Apopka.
- 7) Sidewalk needs to be placed within Tract AC-1 and HOA shall be responsible for maintenance of sidewalk. Tract AC-1 Must state that City of Apopka has right to access the tract or state that an easement is placed upon it.

PUBLIC HEARING SCHEDULE:

May 9, 2017 - Planning Commission, 5:30 p.m.
May 17, 2017 - City Council, 7:00 p.m.

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the Vistas at Waters Edge – Final Development Plan\Plat subject to the final review by the City surveyor and city engineer prior to recording the plat.

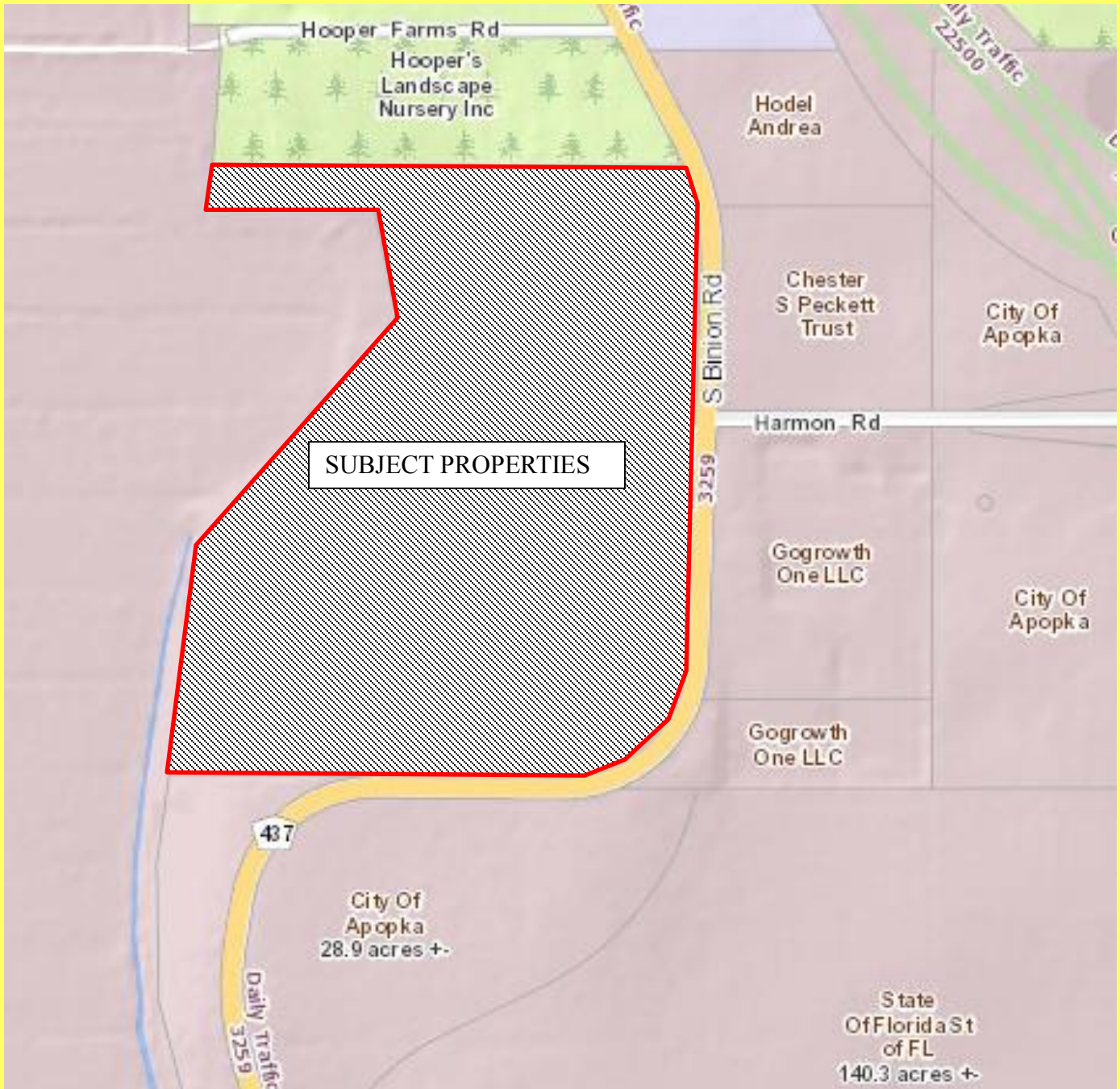
Recommended Motion: Recommend to approve the Vistas at Waters Edge – Final Development Plan and Plat subject to the Conditions of Approval and final review by the City surveyor and city engineer prior to recording the plat.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

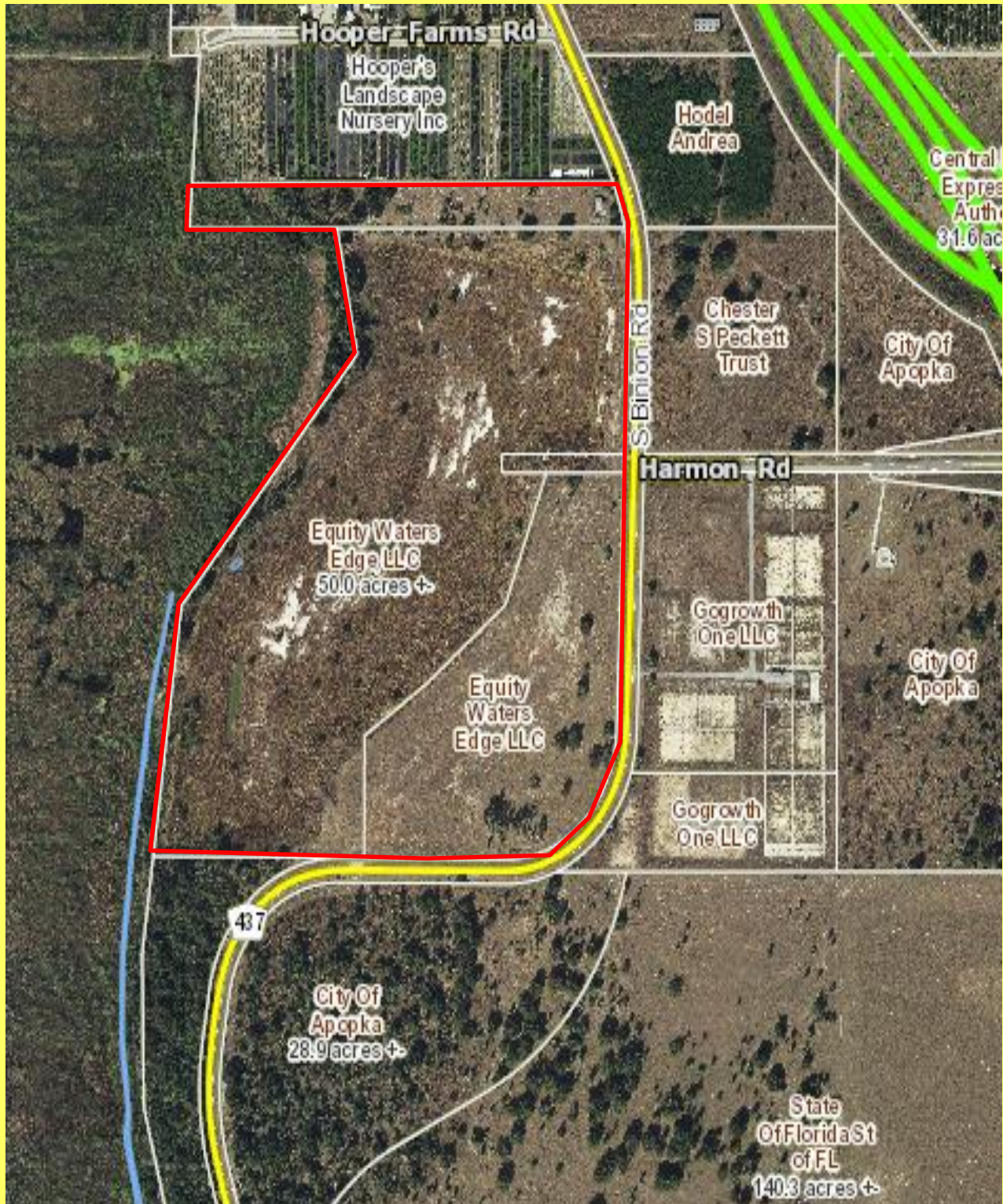
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Application: Vistas at Waters Edge - Master Plan/Preliminary Development Plan
Owner Applicant: Vistas at Waters Edge, LLC
Project Engineer: Madden, Moorhead, Stokes, Inc., c/o David A. Stokes, P.E.
Parcel ID No.s: 19-21-28-0000-00-011, 19-21-28-0000-00-021 & 19-21-28-0000-022
Total Acres: 75.24 +/-

VICINITY MAP



AERIAL MAP



FINAL DEVELOPMENT PLAN FOR VISTAS AT WATERS EDGE

△ CITY OF APOPKA PERMIT NO. PR17-02
ORANGE COUNTY PERMIT NO. 17-E-024

**SECTIONS 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
APOPKA, FLORIDA**

PARCEL ID:

19-21-28-0000-00-011, 19-21-28-0000-00-021
19-21-28-0000-00-022

FOR

EQUITY WATERS EDGE, LLC

**2255 GLADES RD., SUITE 324 EAST
BOCA RATON, FL 33431
PHONE (321) 624-4725**

UTILITY COMPANIES

TELEPHONE
CENTURY LINK
25 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PHONE: (407) 814-5351
ATTN: JOY BRITIAN

WATER, REUSE, AND SEWER
CITY OF APOPKA
100 S. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1739

ELECTRIC
DUKE ENERGY
3250 BONNETT CREEK ROAD
LAKE BUENA VISTA, FL 32830
PHONE: (407) 938-8690
ATTN: ROD RODRIGUEZ

CABLE
BRIGHT HOUSE NETWORKS
2251 LUCIEN WAY
MAITLAND, FL 32751
PHONE: (407) 215-5944
ATTN: DAVID BORER

PROJECT TEAM MEMBERS

DEVELOPER
EQUITY WATERS EDGE, LLC
2255 GLADES RD., SUITE 324 EAST
BOCA RATON, FL 33431
PHONE: (321) 624-4725

CIVIL ENGINEER
MADDEN, MOORHEAD, & STOKES, INC.
431 E. HORATIO AVE., SUITE 260
MAITLAND, FLORIDA 32751
PHONE: (407) 629-8330

SURVEYOR
ALLEN & COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 654-5355

LANDSCAPE ARCHITECT
MAGLEY DESIGN
1817 EAST WASHINGTON STREET
ORLANDO, FL 32803
PHONE: (407) 898-0223

GEOTECHNICAL ENGINEER
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD
ORLANDO, FL 32811
PHONE: (407) 423-0504



Parcel 1:

From the North 1/4 corner of Section 19, Township 21 South, Range 28 East, Orange County, Florida, run thence South 00°35'40" West along the North-South mid-section line, a distance of 563.87 feet; thence North 89°28'10" West a distance of 650 feet; thence South 10°16'10" East 418.70 feet; thence South 41°00'00" West a distance of 1075.00 feet; thence South 08°30'00" West, a distance of 824.28 feet to a point on the Westerly extension of the North right-of-way line of State Road 437, as it existed on the 25th day of September, 1998; thence South 88°52'56" East along said North right-of-way line and the Westerly extension thereof 832.70 feet to a point of beginning; thence North 00°37'05" East 400.00 feet; thence North 55°38'03" East 299.52 feet; thence North 50°36'37" East 400.37 feet; thence North 20°48'03" East 468.83 feet; thence North 89°27'57" East 300.00 feet to a point on the West right-of-way line of State Road 437; thence South 02°43'14" West along said right-of-way line 720.20 feet; thence continue South 02°43'14" West along said right-of-way line 122.83 feet to a point of curvature of said West right-of-way line of State Road 437; thence continuing along said West right-of-way line Southwesterly on a curve, said curve concave to the Northwest, having a radius of 440.51 feet through a central angle of 87°50'31" and an arc distance of 675.97 feet to the point of tangency thereof; thence continuing along the easterly North right-of-way line of State Road 437, North 88°52'56" West 558.28 feet to the point of beginning and point of terminus.

Parcel 2:

Commencing at the North 1/4 corner of Section 19, Township 21 South, Range 28 East, Orange County, Florida, run thence North 89°23'10" West, a distance of 650 feet; thence South 10°16'10" East, 419.70 feet; thence South 41°00'00" West, a distance of 1075.00 feet; thence South 08°30'00" West, a distance of 824.28 feet; thence South 88°52'56" East, a distance of 740.88 feet to a point on the Northerly right-of-way line of State Road 437, from said point, run thence South 88°52'56" East along said Northerly right-of-way line 91.82 feet, departing said right-of-way, run thence North 01°07'04" East, 400.00 feet; thence North 56°08'02" East, 299.52 feet; thence North 51°08'36" East, 400.37 feet; thence North 21°18'02" East, a distance of 461.80 feet to a point on the Southerly right-of-way line of Harmon Road, from said point, run thence South 89°21'38" East along the Southerly right-of-way line of Harmon Road, a distance of 307.56 feet to a point on the Westerly right-of-way line of State Road No. 437, from said point, run thence North 02°43'14" East along said Westerly right-of-way line, a distance of 582.17 feet; thence along said right-of-way line on a curve to the left having a radius of 908.00 feet, a central angle of 13°45'43" and an arc distance of 218.34 feet; thence North 89°23'10" West and parallel with the North boundary of said Section 19, a distance of 485.74 feet to the point of beginning, less right-of-way, as recorded in Deed Book 785, Page 113, Public Records of Orange County, Florida.

Also described as: commencing at a 6" square concrete monument, no identification, at the Northeast corner of Section 19, Township 21 South, Range 28 East, Orange County, Florida, run thence North 89°23'10" West along the North boundary of said Section 19, a distance of 2857.02 feet to the North 1/4 corner as called for in Official Records Book 3712, Page 1408 of the Public Records of Orange County, Florida, run thence South 00°36'08" West along the North-South mid-section line, a distance of 563.87 feet to the point of beginning of this description. From said point of beginning, run thence North 89°23'10" West parallel with the North boundary of said Section 19, a distance of 650.01 feet to a found 4" square concrete monument, no identification, on the Easterly boundary of the St. John's River Management District Land Acquisition as found to be monumented; thence South 10°14'38" East along said Easterly boundary, a distance of 419.51 feet to a found 4" square concrete monument, no identification; thence South 40°59'41" West along said Easterly boundary, a distance of 1074.86 feet to a found 4" square concrete monument marked "L.S. 6597"; thence South 08°28'50" West along said Easterly boundary a distance of 824.43 feet to a point on the Southerly boundary of the property described in Official Records Book 4397, Page 2591, of the Public Records of Orange County, Florida, from said point run thence South 88°52'56" East along said Southerly boundary, a distance of 740.76 feet to a point on the Northerly right-of-way line of State Road 437, from said point, run thence South 88°52'56" East along said Northerly right-of-way line 91.82 feet, departing said right-of-way; run thence North 01°07'04" East, 400.00 feet; thence North 56°08'02" East, 299.52 feet; thence North 51°08'36" East, 400.37 feet; thence North 21°18'02" East, a distance of 461.80 feet to a point on the Southerly right-of-way line of Harmon Road, from said point, run thence South 89°21'38" East along the Southerly right-of-way line of Harmon Road, a distance of 307.56 feet to a point on the Westerly right-of-way line of State Road No. 437, from said point, run thence North 02°43'14" East along said Westerly right-of-way line, a distance of 582.17 feet to the point of curvature of a curve concave Southwesterly, having a radius of 908.00 feet; thence Northwesterly along the arc of said right-of-way through a central angle of 13°45'43" an arc distance of 218.34 feet to a point to which a radial line bears North 78°57'31" East, from said point, departing said right-of-way, run thence North 89°23'10" West, parallel with the North boundary of said Section 19, a distance of 485.82 feet to the point of beginning.

Parcel 3:

The South 147.85 feet of the North 563.84 feet of the Northwest 1/4 of the Northeast 1/4, West of road and the South 147.85 feet of the North 563.84 feet of the East 1187.22 feet of the Northeast 1/4 of the Northwest 1/4 (less road) in Section 19, Township 21 South, Range 28 East, Orange County, Florida.

Parcels 1, 2 and 3 contain 3,277,311 square feet, or 75.24 acres, more or less.

INDEX OF SHEETS

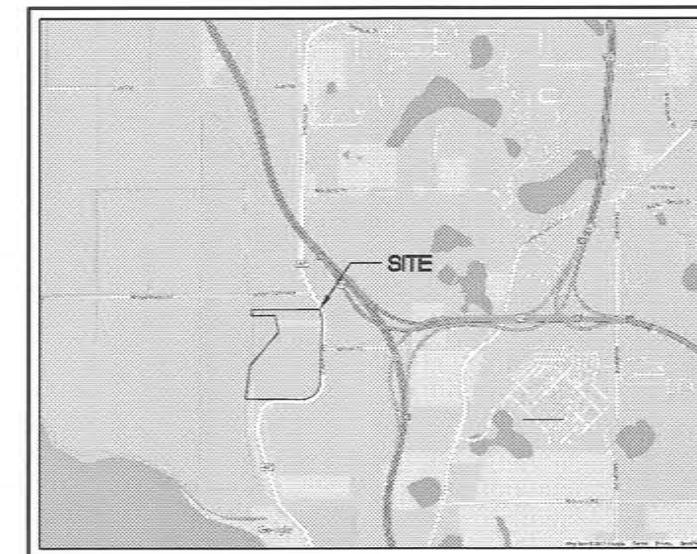
COV	COVER SHEET
1-1 - 1-5	BOUNDARY & TOPOGRAPHIC SURVEY
SYM-1	SYMBOLS AND ABBREVIATIONS
NT-1	GENERAL NOTES
OV-1	OVERALL SITE PLAN
ST-1 - ST-3	SITE PLAN
ST-4	AMENITY SITE PLAN
UT-1 - UT-3	UTILITY PLAN
DR-1 - DR-3	DRAINAGE PLAN
GR-1 - GR-3	GRADING PLAN
EC-1	ENVIRONMENTAL PROTECTION PLAN
PP-1 - PP-7	PLAN AND PROFILES
OS-1 - OS-2	OFFSITE IMPROVEMENT PLAN
DT-1 - DT-3	CONSTRUCTION DETAILS
UD-1	UNDERDRAIN DETAILS
CD-1 - CD-2	CITY DETAILS
LS-1 - LS-2	LIFT STATION DETAILS
	LANDSCAPE / IRRIGATION PLANS

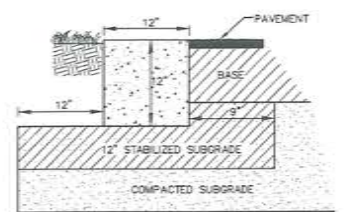
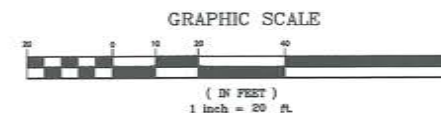


MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

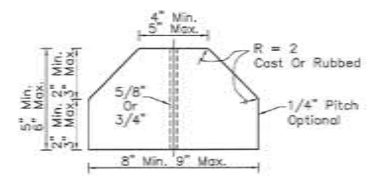
431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

VICINITY MAP

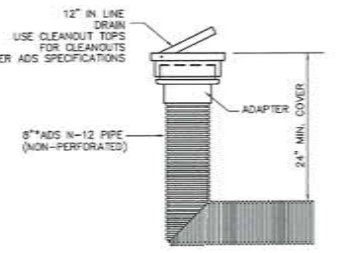




300R CONCRETE RIBBON CURB
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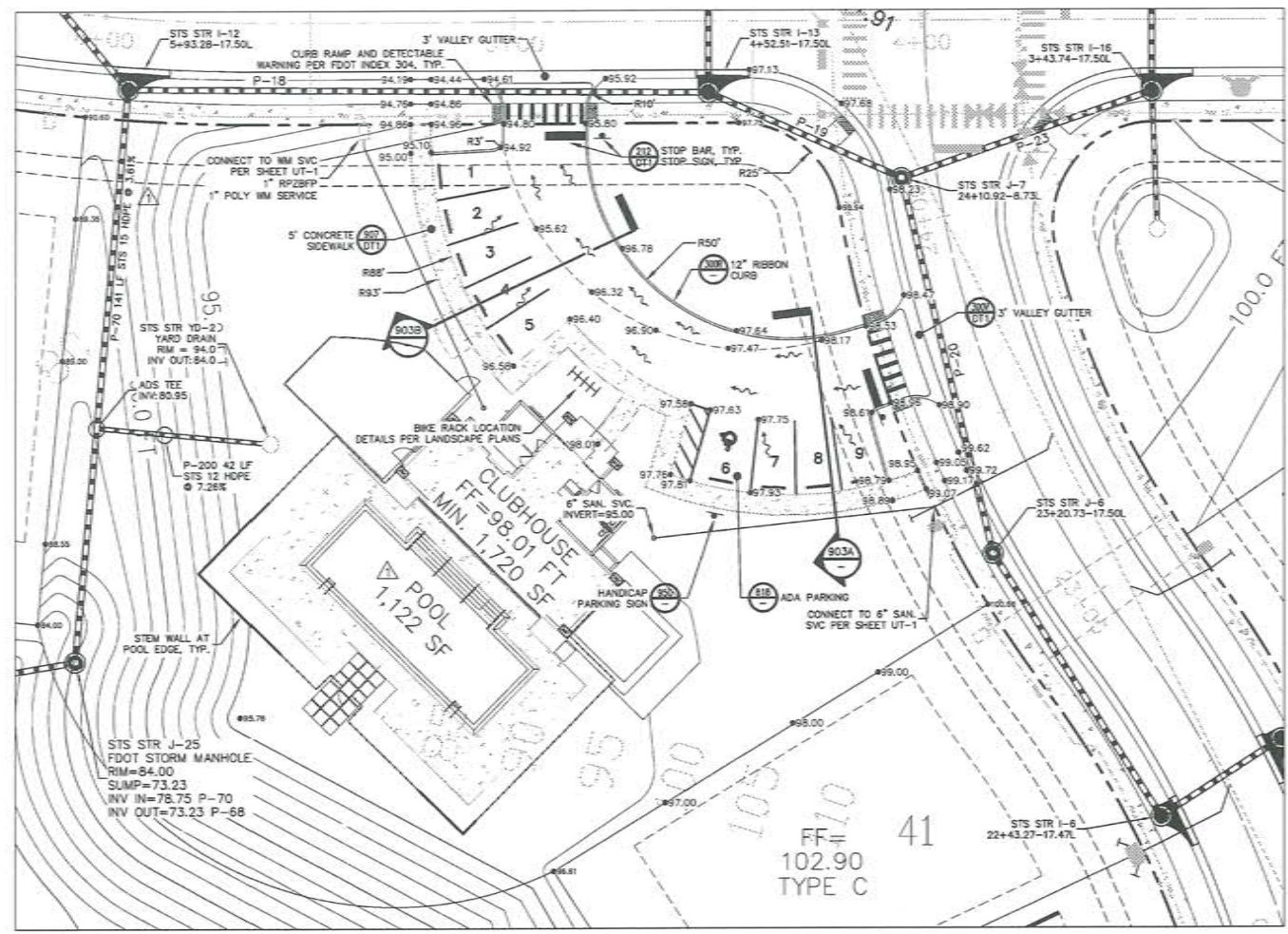


321 CONCRETE BUMPER GUARD
N.T.S.

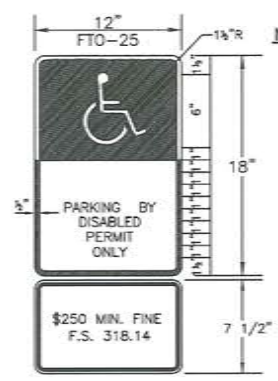


* ADS DENOTES ADVANCED DESIGN SYSTEMS, INC. (PIPE MANUFACTURER)
* CONTRACTOR TO COORDINATE PLACEMENT OF ADS PIPE WITH ADS REPRESENTATIVE

985 ADS YARD DRAIN DETAIL
N.T.S.



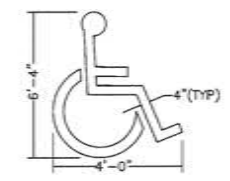
818 TYPICAL PARKING LAYOUT
N.T.S., PER FDOT STD INDEX NO. 17346



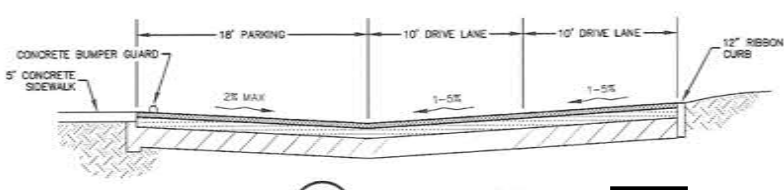
NOTE: (HANDICAP SIGN ONLY)

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT, (7' FROM PAVEMENT TO BOTTOM OF SIGN).

NOTE: PAINT SYMBOL BELOW ONTO PAVED SURFACE W/2 COATS OF TRAFFIC BLUE PAINT. MANUF. PER FLA. DEPT. OF TRANSPORTATION SPECS.

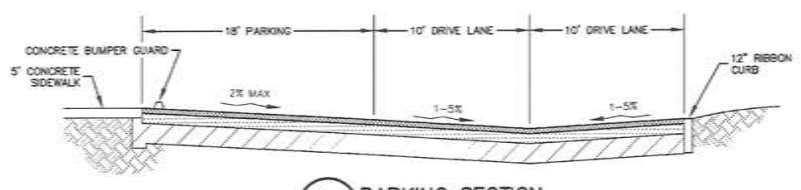


950 HANDICAP PARKING DETAILS
N.T.S.



9038 PARKING SECTION
N.T.S.

24



903A PARKING SECTION
N.T.S.

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 250
Maitland, Florida 32751
(407) 629-8330

NEIGHBORHOOD CENTER SITE PLAN
FOR
VISTAS AT WATERS EDGE
FLORIDA
CITY OF APOPKA

EQUITY WATERS EDGE, LLC
2255 GLADES RD. SUITE 324 EAST
BOCA RATON, FL 33431
(305) 824-4725

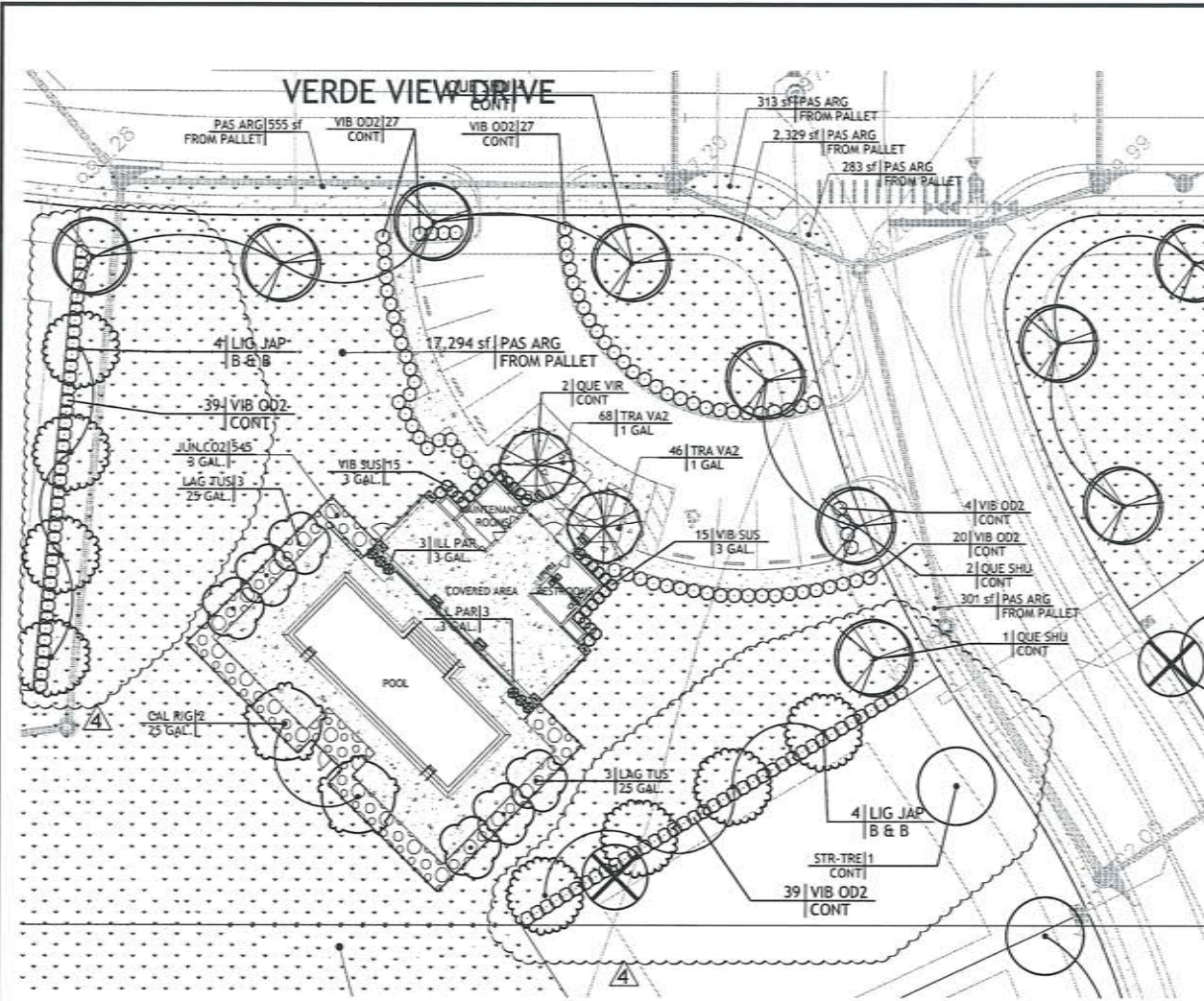
NO.	DATE	REVISIONS

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DESIGNED BY: BSS
DRAWN BY: BSS
APPROVED BY: DAS

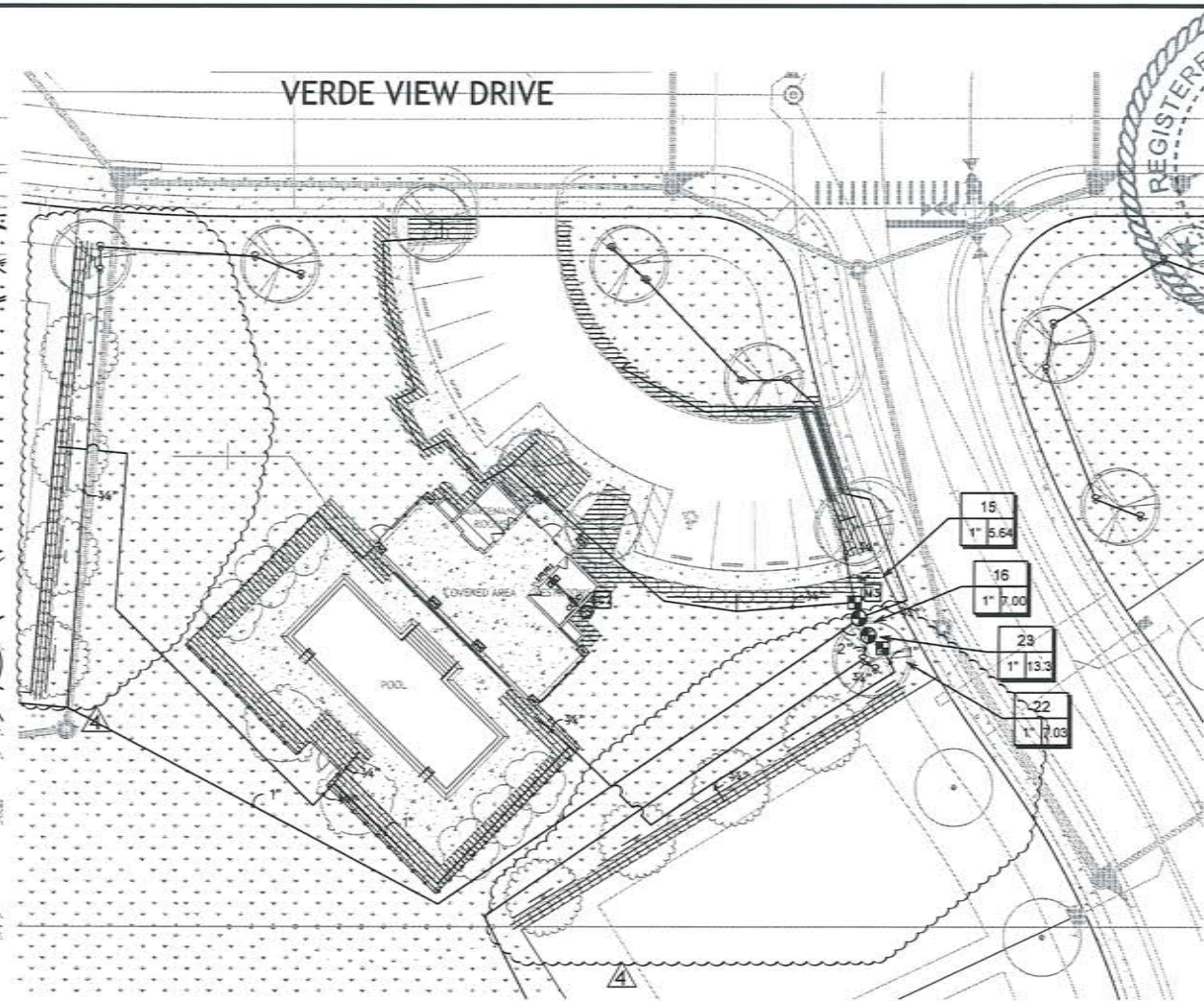
ST-4

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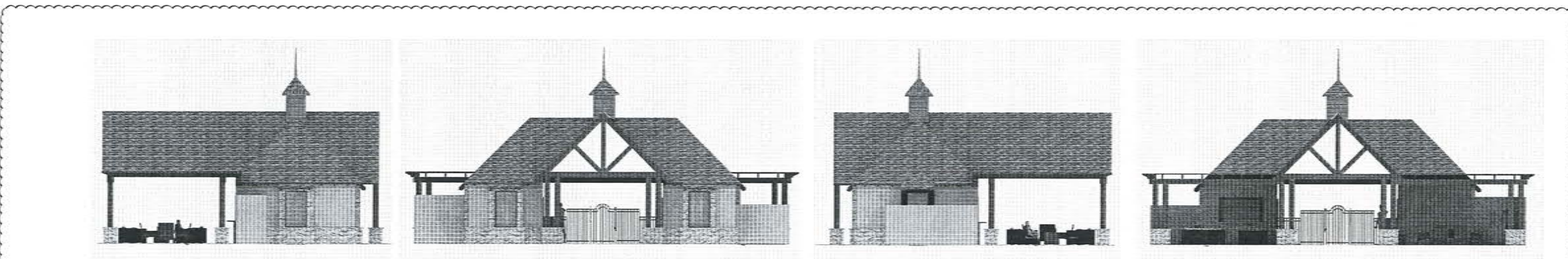
Copyright 2017, Magley Design. All ideas and designs indicated or represented by this drawing remain the property of and are the trademarks of Magley Design and were developed for use with this specific project. These ideas, designs, and plans are not to be used, reproduced, altered or transferred in any manner without the express written consent of Magley Design. Written dimensions on these drawings shall have precedence over scaled dimensions. Substitutions and modifications shall not be made without the express written consent of Magley Design. Shop details must be submitted to this office for approval prior to fabrication unless otherwise provided for under the specific contractual agreement between the Landscape Architect and the Client.
 4/5/2017 6:14:44 PM



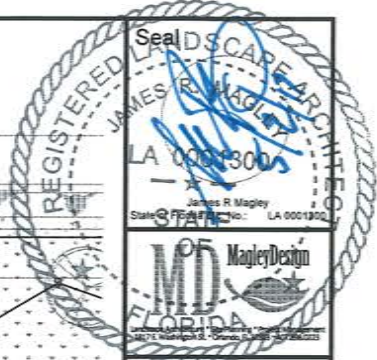
1 NEIGHBORHOOD ACTIVITY CENTER- LANDSCAPE PLAN



1 NEIGHBORHOOD ACTIVITY CENTER- IRRIGATION PLAN



3 NEIGHBORHOOD ACTIVITY CENTER CONCEPTUAL ELEVATIONS



**VISTAS AT
WATERS EDGE**
Apopka, Florida



Revisions:

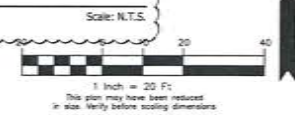
No.	Date
1	10/19/2016
2	01/10/2017
3	02/20/2017
4	04/04/2017

Date: 09/28/2016
 Scale: As Shown
 Project Number: 1636

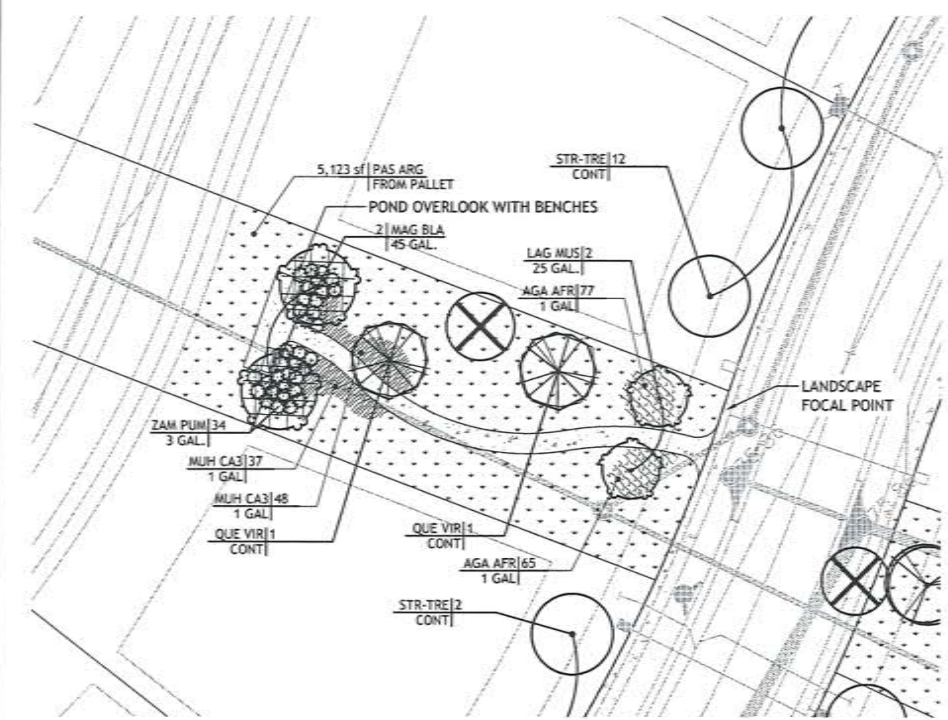
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**NEIGHBORHOOD
 ACTIVITY
 CENTER PLAN**

Sheet Number:

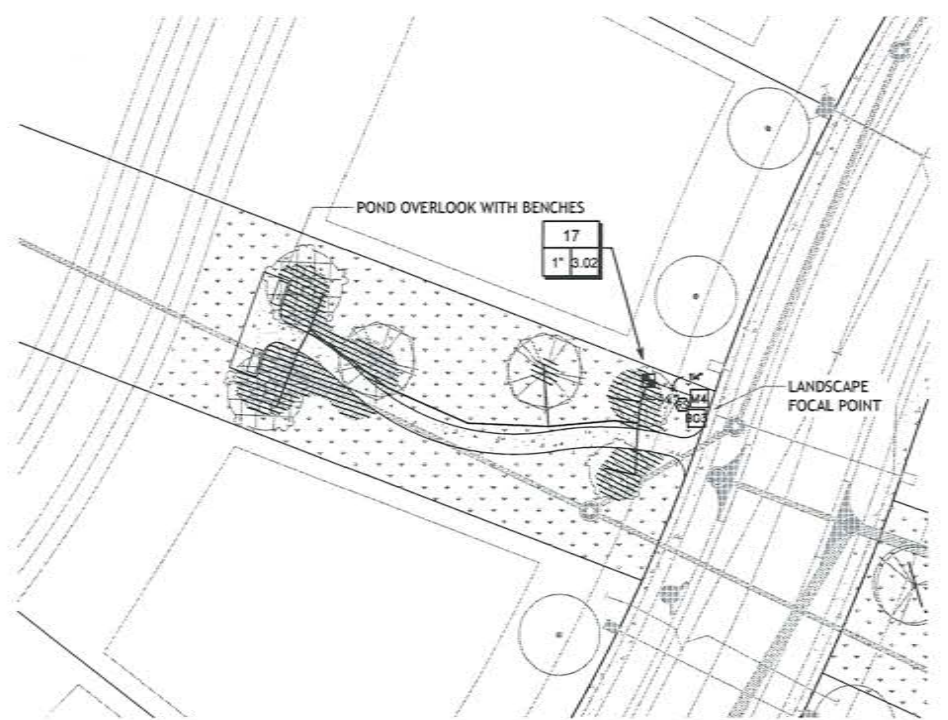
MP102



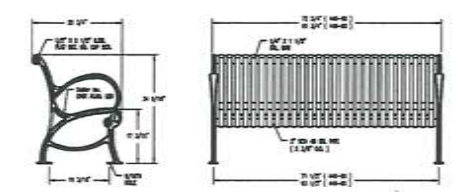
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1 NEIGHBORHOOD OVERLOOK PARK #1- LANDSCAPE PLAN

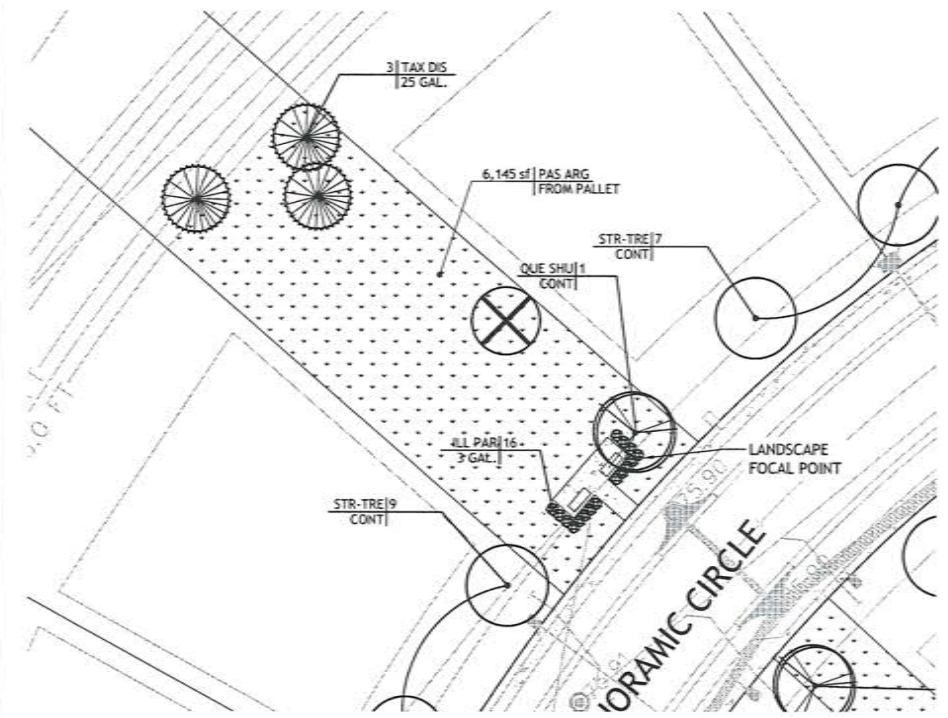


2 NEIGHBORHOOD OVERLOOK PARK #1 - IRRIGATION PLAN

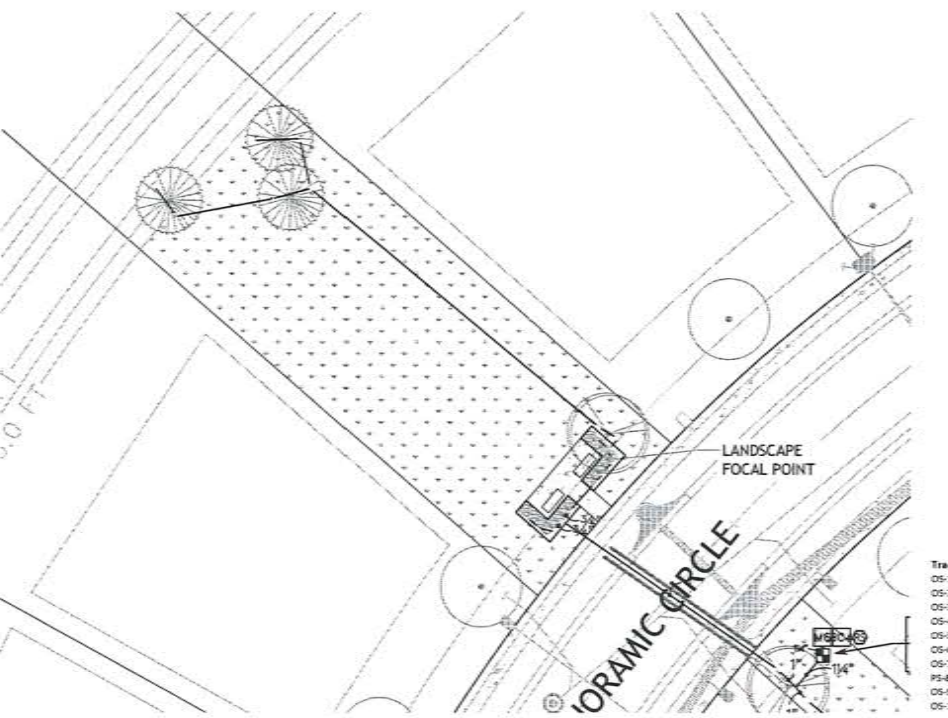


LEGEND:
 □ F BENCH
 ○ F BENCH
 ○ F BENCH
NOTES:
 1) ALL ALUM. & ST. MEMBERS COATED W/ ZINC RICH EPOXY THIN FINISH W/ PROTECTED FINISH COATING.
 2) 1/2" x 3/4" DRIVEN ANCHOR BOLTS PROVIDED.
 3) BENCH IS SHIPPED UNASSEMBLED.
 Scale: N.T.S.

3 DuMOR SERIES 446 6' BENCH, OR APPROVED EQUAL



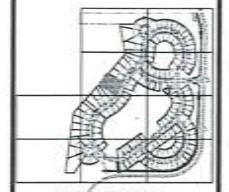
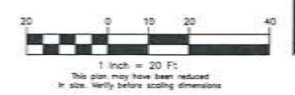
4 NEIGHBORHOOD OVERLOOK PARK #2- LANDSCAPE PLAN



5 NEIGHBORHOOD OVERLOOK PARK #2 - IRRIGATION PLAN

Tract	Land Use	Size (ac)	Site [SF]	SF per tree required	Trees required	Trees Provided
OS-10	Open Space / Recreation	6	261380	8000	33	34
OS-2	Open Space / Recreation	5.22	227383.2	8000	28	28
OS-3	Open Space / Recreation	1.89	86684.4	8000	11	11
OS-4	Open Space / Recreation	1.04	45375.4	8000	6	6
OS-5	Open Space / Recreation	1.55	67928	8000	8	8
OS-6	Open Space / Recreation	0.71	30927.6	8000	4	5
OS-7	Open Space / Passive Park	0.31	13551.6	8000	2	4
PS-8	Open Space / Passive Park	0.25	10890	8000	1	3
OS-9	Open Space / Recreation	0.79	34432.4	8000	4	4
OS-10	Open Space / Neighborhood Activity Center	0.8	34848	4000	9	10

6 OPEN SPACE SUMMARY



KEY MAP

**VISTAS AT
 WATERS EDGE**
 Apopka, Florida

Sunshine811.com

Revisions:

No.	Date
1	10/19/2016
2	01/10/2017
3	02/20/2017
4	04/04/2017

Date: 09/28/2016

Scale: As Shown

Project Number: 1636

Sheet Title:

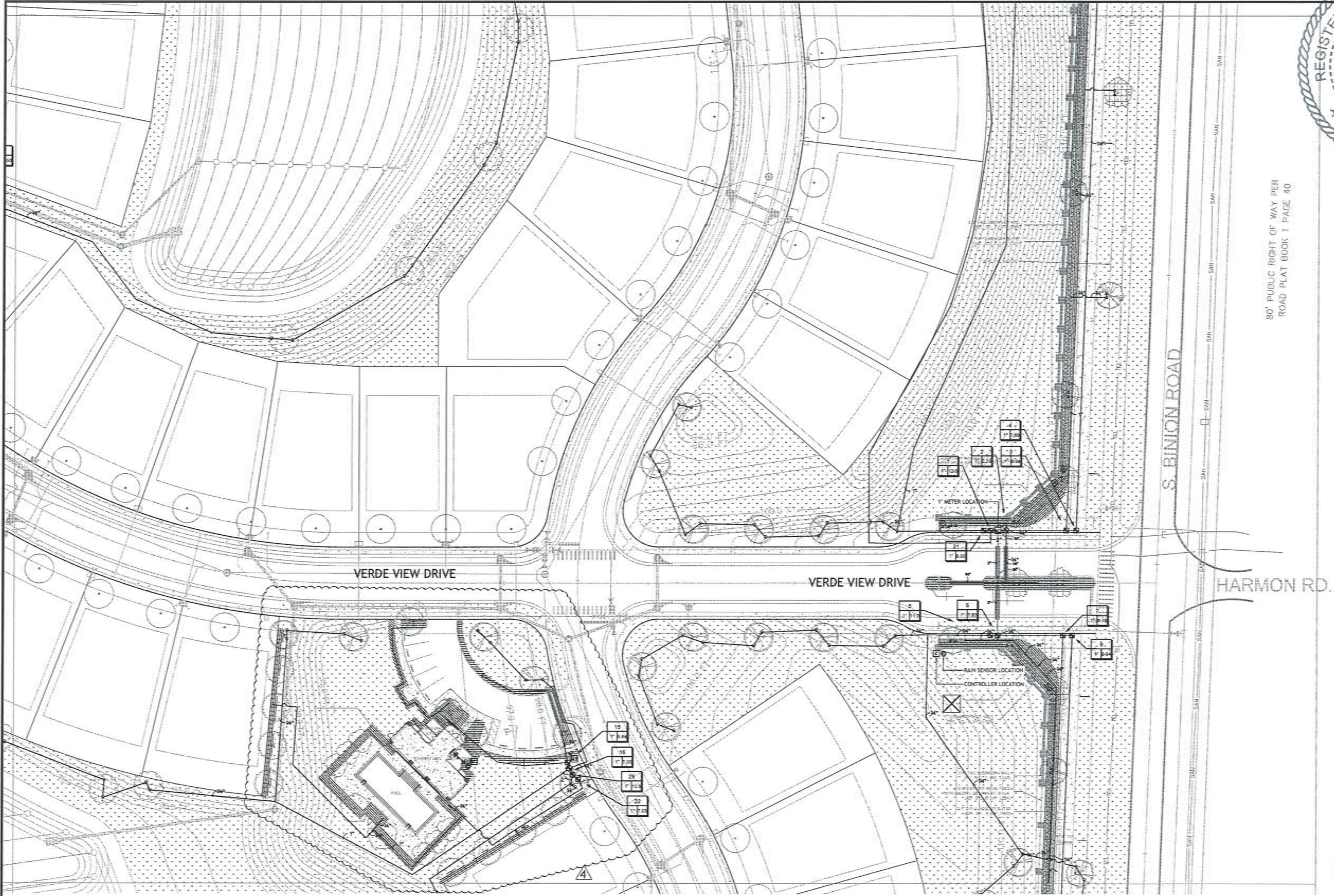
**LANDSCAPED
 FOCAL POINT
 PLANS**

Sheet Number:

MP104

Copyright 2017, Magley Design. All ideas and designs indicated or represented by this drawing remain the property of and are the instruments of service of Magley Design and were developed for use with this specific project. These ideas, designs, and plans are not to be used, reproduced, altered or transferred in any manner whatsoever without the express written consent of Magley Design. Written dimensions on these drawings shall have precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Magley Design must be notified immediately of any violation from the dimensions and conditions shown by the drawings. Shop details must be submitted to this office for approval prior to fabrication unless otherwise provided for under the specific contractual agreement between the Landscape Architect and the Client.

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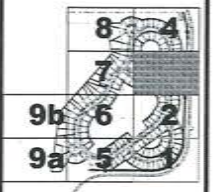
LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2009 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE _____ REG. NO. _____ DATE _____

27

80' PUBLIC RIGHT OF WAY PER ROAD PLAT BOOK 1 PAGE 40



VISTAS AT WATERS EDGE

Apopka, Florida

Sunshine811.com

Revisions:

No.	Date
1	10/19/2016
2	01/10/2017
3	02/20/2017
4	04/04/2017

Date: 09/28/2016
Scale: As Shown
Project Number: 1636

Sheet Title:
IRRIGATION PLAN

Sheet Number:
L303

VISTAS AT WATERS EDGE
 A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
 CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 9

PLAT BOOK ___ PAGE ___

LEGAL DESCRIPTION

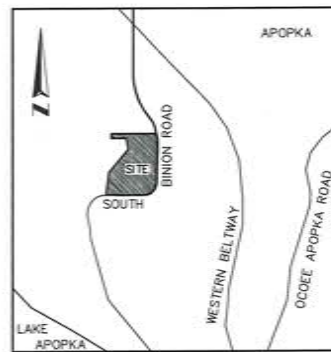
A parcel of land comprising a portion of Section 19, Township 21 South, Range 28 East, Orange County, Florida.
 Being more particularly described as follows:

COMMENCE at the North 1/4 corner of aforesaid Section 19; thence run South 00°07'22" East along the North-South midsection line of said Section 19 for a distance of 415.79 feet to the POINT OF BEGINNING; thence run North 89° 54' 28" East for a distance of 442.06 feet to a point on the West right-of-way line of South Binion Road, CR 437 according to Road Plat Book 1, Page 40, also being a point on a non tangent curve concave Southwesterly having a radius of 915.37 feet with a chord bearing of South 09° 38' 58" East and a chord distance of 370.45 feet; thence run the following four (4) courses along said West right-of-way line: Southeasterly along the arc of said curve through a central angle of 23° 20' 56" for a distance of 373.03 feet to a point of tangency; thence run South 02° 01' 30" West for a distance of 1420.27 feet to a point on a non tangent curve concave Northwesterly having a radius of 438.33 feet with a chord bearing of South 46° 06' 00" West and a chord distance of 609.80 feet thence run Southwesterly along the arc of said curve through a central angle of 88° 08' 57" for a distance of 674.37 feet to a point on a non tangent line; thence run North 89° 49' 30" West for a distance of 1392.18 feet; thence departing aforesaid West right-of-way run North 07° 44' 23" East for a distance of 829.33 feet; thence run North 40° 18' 28" East for a distance of 1075.00 feet; thence run North 10° 57' 42" West for a distance of 419.48 feet; thence run South 89° 55' 18" West for a distance of 536.64 feet; thence run North 00° 07' 22" West for a distance of 147.67 feet; thence run North 89° 54' 20" East a distance of 1187.22 feet to the POINT OF BEGINNING.
 Containing 75.24 acres

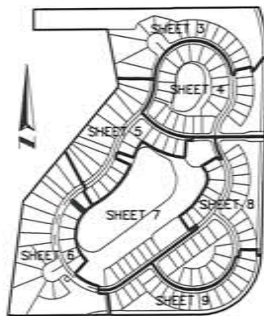


SURVEYOR'S NOTES:

- Bearings shown hereon are assumed and based on the North-South mid section line of Section 19-21-28 being an assumed bearing of South 00°07'22" East for angular designation only.
- All lot lines are radial, unless otherwise noted non-radial (N.R.).
- All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data 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.
- Tracts OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-9 (Open Space / Recreation Tracts) shall be owned and maintained by the VISTAS AT WATERS EDGE Homeowners Association, Inc. (the "Association").
- Tracts OS-7 and OS-8 (Open Space / Passive Park Tracts) shall be owned and maintained by the Association.
- Tracts OS-10 (Open Space / Neighborhood Activity Center Tract) shall be owned and maintained by the Association.
- Tracts TR-1 and TR-2 (Open Space/Recreation/Trail Tracts) shall be owned by the Association and maintained by the Association and the City of Apopka.
- Tract AC-1 (Emergency Access Tract) subject to an access easement to the City of Apoka shall be owned and maintained by the Association.
- Tracts P1, P2A and P2B (Stormwater Pond Tracts) shall be owned and maintained by the Association with an easement to the City of Apopka for operation and maintenance of the stormwater conveyance system.
- Tracts RW-1 (Right-of-way Tract) shall be owned and maintained by the City of Apopka.
- Tract LS-1 (Lift Station Tract) shall be owned and maintained by the City of Apopka.
- Tracts M-1, M-2, M-3 and M-4 (Landscape Median Tracts) shall be owned and maintained by the Association.
- All Lots are subject to a 10.00' utility easement adjacent to public rights-of-way.
- This plat contains 143 Lots.



VICINITY MAP (not to scale)



KEY MAP (not to scale)

SHEET INDEX

- SHEET 1 of 9 - legal description, Surveyor's notes, legend & dedication
- SHEET 2 OF 9 - boundary information
- 3 through 9 of 9 - geometry

LEGEND:

- L.B. denotes licensed business
- U.E. denotes utility easement
- R/W denotes right-of-way
- denotes change in direction along right-of-way lines
- C.C.R. # denotes Certified Corner Record Number
- N.R. denotes non-radial (see note 2)
- denotes set 4" x 4" concrete monument LB 6723 permanent reference monument (PRM)

- N.T. denotes non tangent
- denotes set nail & disk LB 6723 permanent control point (PCP)
- ⊙ denotes centerline
- LLC denotes limited liability company
- PO(S) denotes page(s)
- P.C. denotes point of curvature
- P.T. denotes point of tangency
- P.I. denotes point of intersection
- P.B. denotes Plat Book
- R.P. denotes radius point

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 APPROVAL BY MUNICIPALITY

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

Mayor _____
 Attest: _____
 City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved R. Jay Davoll Date _____

**VISTAS AT WATERS EDGE
 DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that EQUITY WATERS EDGE, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat hereby dedicates said lands and plat for the uses and purposes herein expressed and dedicates Tract RW-1 (Right-of-Way Tract) and utility easements to the perpetual use of the public.

Tract LS-1 (Lift Station Tract) is hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of this Tract and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Orange County. Recording of this Plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title in the City as aforesaid.

IN WITNESS WHEREOF, the undersigned, EQUITY WATERS EDGE, 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 _____, 2017.

WITNESSES: EQUITY WATERS EDGE, LLC, a Florida limited liability company

Printed Name of Witness _____

By: _____

Printed Name of Witness _____ Printed name Title _____

STATE OF FLORIDA
 COUNTY OF ORANGE

By: _____

I HEREBY CERTIFY, that on this day, before me personally appeared _____ as _____ of EQUITY WATERS EDGE, LLC, a Florida limited liability company who is () personally known to me or () produced as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized.

WITNESS my hand and official seal this ___ day of _____, 2017.

Signature of Notary Public _____

Printed Name of Notary Public _____

Notary Public state of Florida _____

My Commission Expires: _____
 Commission Number: _____

**CERTIFICATE OF APPROVAL
 BY APOPKA PLANNING COMMISSION**

Examined and Approved _____
 Chairman Date _____

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of 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.

Signed: _____

Printed Name: Bruce Ducker, PSM Date _____
 Registration Number 5966
 Southeastern Surveying and Mapping Corp

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 April 13, 2016 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 plotted and 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.

By: _____ Date: _____
 James L. Rickman P.S.M. # 5633 Allen
 & Company Licensed Business # 6723
 16 East Plant Street, Winter Garden,
 Florida 34787

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records

on _____ as File No. _____

County Comptroller in and for Orange County, Florida.

By: _____

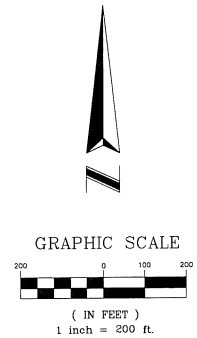
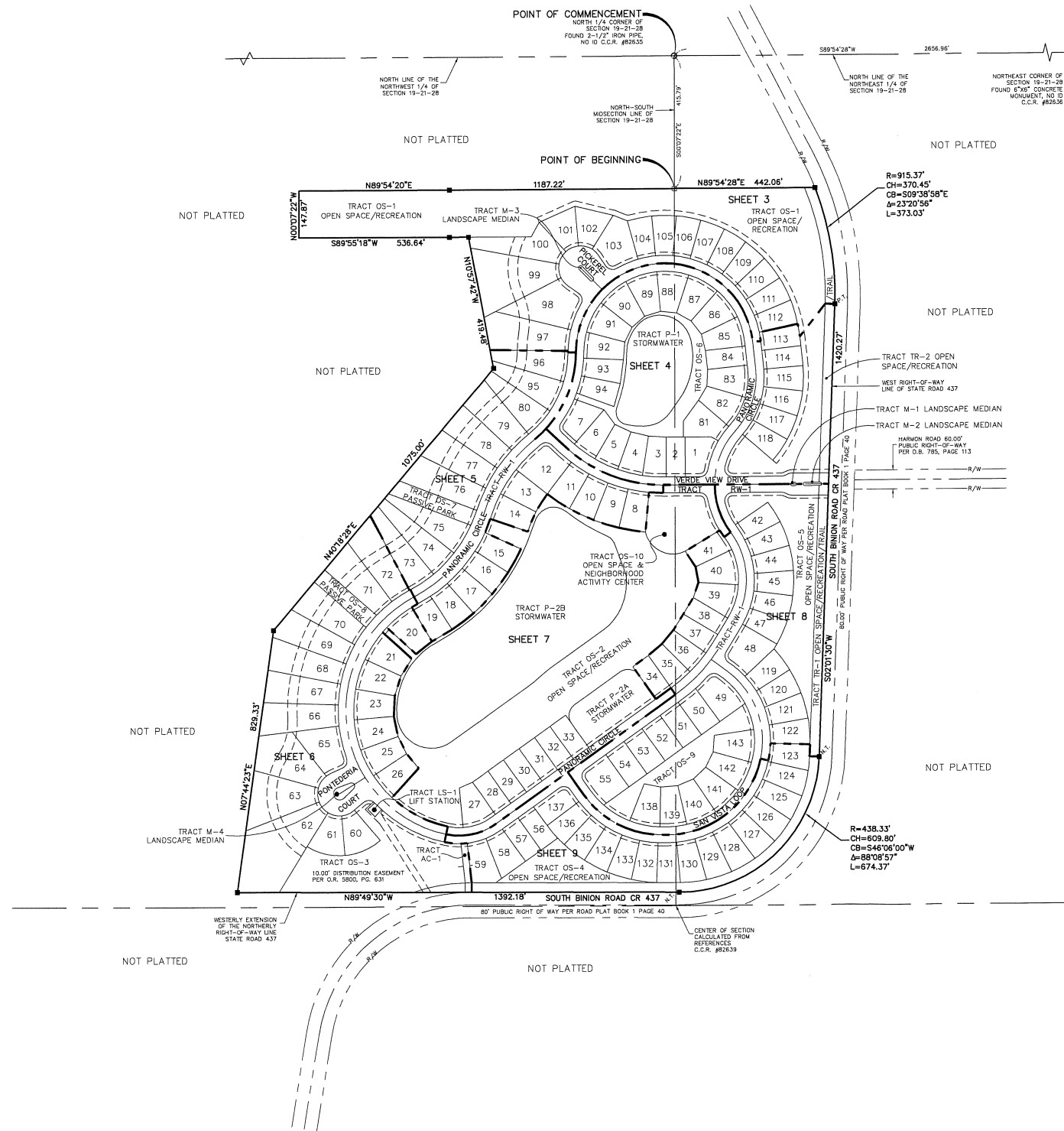


VISTAS AT WATERS EDGE

A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 9

PLAT BOOK _____ PAGE _____

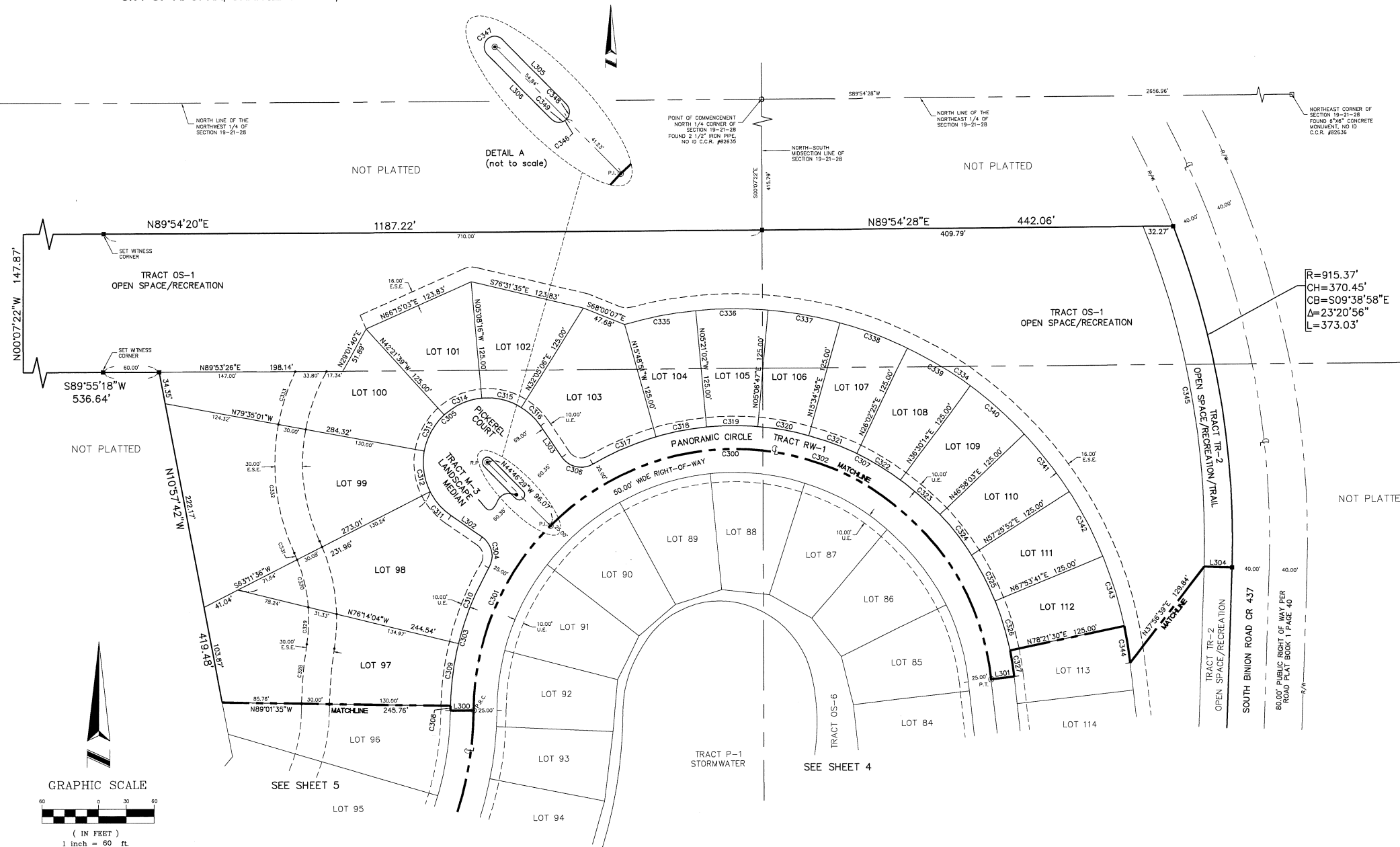


SHEET INDEX
 SHEET 1 of 9 – legal description, Surveyor’s notes,
 legend & dedication
 SHEET 2 OF 9 – boundary information
 3 through 9 of 9 – geometry

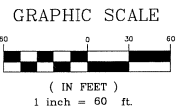
VISTAS AT WATERS EDGE

A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 9 PLAT BOOK _____ PAGE _____



R=915.37'
CH=370.45'
CB=S09°38'58"E
Δ=23°20'56"
L=373.03'

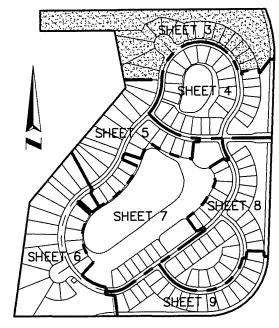


CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C300	279.00'	845.10'	557.12'	S86°55'06"W	173°33'06"
C301	279.00'	219.53'	213.91'	S22°41'02"W	45°04'58"
C302	279.00'	825.57'	502.52'	N70°33'23"W	128°28'07"
C303	304.00'	159.83'	158.00'	S15°12'16"W	30°07'26"
C304	25.00'	37.37'	33.99'	N12°33'16"W	85°38'31"
C305	69.00'	242.30'	135.64'	S45°13'31"W	201°12'07"
C306	25.00'	37.37'	33.99'	S78°39'41"E	85°38'31"
C307	304.00'	602.26'	508.49'	N83°03'39"W	113°50'35"
C308	304.00'	5.11'	5.11'	S00°37'26"W	0°57'45"
C309	304.00'	67.17'	67.04'	S07°26'07"W	12°39'38"
C310	304.00'	87.55'	87.25'	S22°00'58"W	16°30'03"
C311	69.00'	34.40'	34.05'	S41°05'28"E	28°34'08"
C312	69.00'	44.83'	44.04'	S08°11'43"E	37°13'23"
C313	69.00'	44.83'	44.04'	S29°01'40"W	37°13'23"
C314	69.00'	44.83'	44.04'	S66°15'03"W	37°13'23"
C315	69.00'	44.83'	44.04'	N76°31'35"W	37°13'23"
C316	69.00'	28.59'	28.39'	N46°02'39"W	23°44'28"
C317	304.00'	74.29'	74.10'	S67°11'06"W	14°00'05"
C318	304.00'	55.52'	55.44'	S89°52'52"W	102°27'49"
C319	304.00'	55.52'	55.44'	N79°39'19"W	102°27'49"
C320	304.00'	55.52'	55.44'	N69°11'30"W	102°27'49"
C322	304.00'	55.52'	55.44'	N58°43'41"W	102°27'49"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C323	304.00'	55.52'	55.44'	N48°15'52"W	102°27'49"
C324	304.00'	55.52'	55.44'	N37°48'03"W	102°27'49"
C325	304.00'	55.52'	55.44'	N27°20'14"W	102°27'49"
C326	304.00'	55.52'	55.44'	N16°52'25"W	102°27'49"
C327	304.00'	28.31'	28.30'	N08°58'26"W	52°02'09"
C328	464.00'	63.93'	63.88'	S05°00'26"W	7°53'41"
C329	170.00'	39.81'	39.72'	N02°14'47"E	13°24'58"
C330	170.00'	52.84'	52.83'	N31°18'58"W	17°42'30"
C331	170.00'	7.90'	7.90'	N23°30'06"W	2°39'45"
C332	229.00'	140.88'	138.67'	S07°12'30"E	35°14'58"
C333	229.00'	59.51'	59.14'	S17°51'38"W	14°53'18"
C334	428.00'	745.07'	654.89'	N58°03'36"W	92°30'30"
C335	428.00'	78.35'	78.24'	S78°25'03"W	102°27'49"
C336	428.00'	78.35'	78.24'	S89°52'52"W	102°27'49"
C337	428.00'	78.35'	78.24'	N79°39'19"W	102°27'49"
C338	428.00'	78.35'	78.24'	N69°11'30"W	102°27'49"
C339	428.00'	78.35'	78.24'	N58°43'41"W	102°27'49"
C340	428.00'	78.35'	78.24'	N48°15'52"W	102°27'49"
C341	428.00'	78.35'	78.24'	N37°48'03"W	102°27'49"
C342	428.00'	78.35'	78.24'	N27°20'14"W	102°27'49"
C343	428.00'	78.35'	78.24'	N16°52'25"W	102°27'49"
C344	428.00'	39.95'	39.94'	N08°58'26"W	52°02'09"
C345	868.37'	172.49'	169.74'	N10°01'39"W	24°06'18"

SHEET INDEX
SHEET 1 of 9 - legal description, Surveyor's notes, legend & dedication
SHEET 2 of 9 - boundary information
3 through 9 of 9 - geometry

LINE TABLE			
LINE	LENGTH	BEARING	
L300	25.00'	S89°51'27"E	
L301	25.00'	N83°41'59"E	
L302	40.62'	N55°22'32"W	
L303	40.62'	N34°10'23"W	
L304	30.00'	S87°58'30"E	



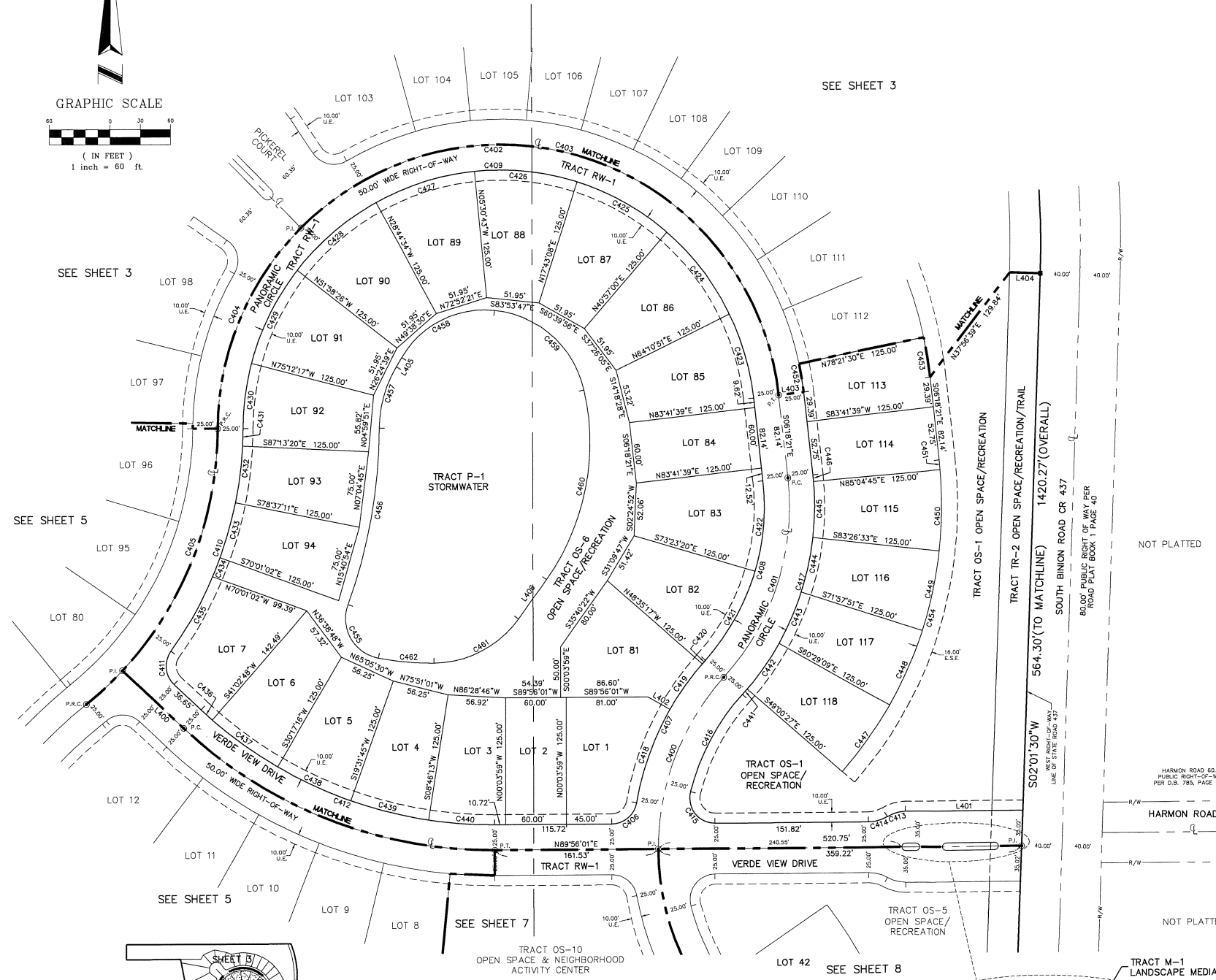
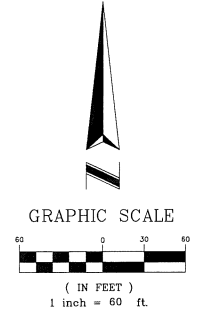
KEY MAP (not to scale)

VISTAS AT WATERS EDGE

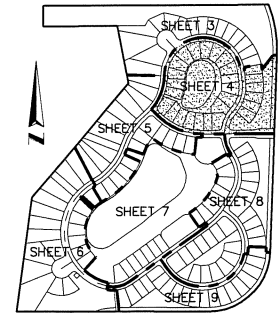
A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 4 OF 9

PLAT BOOK _____ PAGE _____

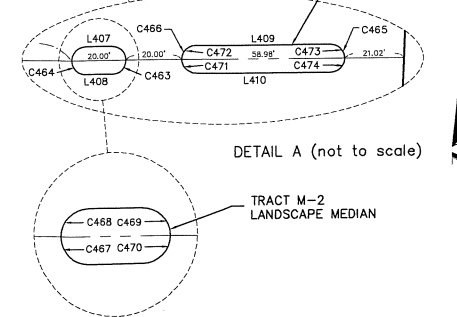


CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C400	250.00'	185.31'	181.09'	S21°10'06"W	42°28'10"
C401	250.00'	212.53'	206.19'	N18°02'55"E	48°42'32"
C402	279.00'	845.10'	557.12'	S88°53'06"W	173°33'08"
C403	279.00'	626.57'	502.52'	N70°33'23"W	128°28'07"
C404	279.00'	219.53'	213.91'	S22°41'02"W	45°04'58"
C405	350.00'	262.43'	256.33'	N21°37'23"E	42°57'38"
C406	25.00'	35.08'	32.27'	N49°43'50"E	80°24'21"
C407	275.00'	157.79'	155.84'	S29°57'55"W	32°52'32"
C408	225.00'	191.28'	185.57'	N18°02'55"E	48°42'32"
C409	254.00'	789.38'	507.20'	S86°54'06"W	173°33'06"
C410	375.00'	234.18'	230.39'	N18°01'57"E	35°46'48"
C411	25.00'	36.14'	33.07'	S05°29'14"E	82°49'09"
C412	425.00'	320.22'	312.70'	S88°28'54"E	43°10'11"
C413	35.00'	18.94'	18.71'	S74°25'56"W	31°00'10"
C414	35.00'	18.94'	18.71'	N74°25'56"E	31°00'10"
C415	25.00'	45.59'	39.53'	S37°49'40"E	104°28'39"
C416	225.00'	109.92'	108.83'	S28°24'25"W	27°59'31"
C417	275.00'	233.79'	226.81'	N18°02'55"E	48°42'32"
C418	275.00'	97.94'	97.42'	S19°43'50"W	20°24'21"
C419	275.00'	55.09'	55.00'	S35°40'22"W	11°28'42"
C420	275.00'	4.78'	4.78'	S41°54'27"W	0°59'28"
C421	225.00'	101.28'	100.43'	N29°30'26"E	25°47'30"
C422	225.00'	90.00'	89.40'	N05°19'10"E	22°55'01"
C423	254.00'	86.51'	86.29'	N16°03'45"W	19°30'48"
C424	254.00'	102.99'	102.28'	N37°26'05"W	23°13'51"
C425	254.00'	102.99'	102.28'	N60°39'56"W	23°13'51"
C426	254.00'	102.99'	102.28'	N83°53'47"W	23°13'51"
C427	254.00'	102.99'	102.28'	S72°32'21"W	23°13'51"
C428	254.00'	102.99'	102.28'	S49°33'50"W	23°13'51"
C429	254.00'	102.99'	102.28'	S26°24'39"W	23°13'51"
C430	254.00'	64.96'	64.78'	S07°28'08"W	14°39'10"
C431	375.00'	17.25'	17.25'	N01°27'37"E	2°38'07"
C432	375.00'	56.30'	56.25'	N07°04'45"E	8°36'09"
C433	375.00'	56.30'	56.25'	N15°40'54"E	8°36'09"
C434	375.00'	20.01'	20.01'	N21°30'41"E	3°03'28"
C435	375.00'	84.32'	84.14'	N29°28'53"E	12°52'57"
C436	425.00'	15.26'	15.26'	S47°53'30"E	2°03'24"
C437	425.00'	79.80'	79.69'	S54°19'58"E	10°45'32"
C438	425.00'	79.80'	79.69'	S85°03'10"E	10°45'32"
C439	425.00'	79.80'	79.69'	S75°51'01"E	10°45'32"
C440	425.00'	65.55'	65.48'	S85°38'53"E	8°50'12"
C441	275.00'	6.77'	6.77'	N41°41'52"E	1°24'38"
C442	275.00'	55.09'	55.00'	N35°51'12"E	11°28'42"
C443	275.00'	55.09'	55.00'	N33°48'10"E	11°28'42"
C444	275.00'	55.09'	55.00'	N121°7'48"E	11°28'42"
C445	275.00'	55.09'	55.00'	N00°49'06"E	11°28'42"
C446	275.00'	6.65'	6.65'	N05°36'48"W	1°23'08"
C447	400.00'	80.13'	80.00'	N35°51'12"E	11°28'42"
C448	400.00'	80.13'	80.00'	N33°48'10"E	11°28'42"
C449	400.00'	80.13'	80.00'	N121°7'48"E	11°28'42"
C450	400.00'	80.13'	80.00'	N00°49'06"E	11°28'42"
C451	400.00'	9.67'	9.67'	N05°36'48"W	1°23'08"
C452	304.00'	28.31'	28.30'	N08°58'26"W	5°20'09"
C453	425.00'	39.95'	39.94'	N08°58'26"W	5°20'09"
C454	400.00'	330.21'	320.91'	N17°20'36"E	47°17'54"
C455	40.00'	69.24'	60.92'	S29°32'42"E	99°11'05"
C456	510.00'	177.18'	176.29'	N10°05'42"E	19°54'18"
C457	119.00'	63.49'	62.74'	S15°25'40"W	30°24'14"
C458	95.34'	109.07'	103.22'	S63°29'08"W	65°32'42"
C459	102.47'	126.61'	118.71'	N48°20'40"W	70°47'42"
C460	231.19'	196.19'	190.35'	N11°21'46"E	48°37'11"
C461	103.42'	97.48'	93.91'	N82°40'37"E	54°00'30"
C462	285.06'	55.63'	55.54'	S84°43'41"E	11°10'54"



LINE	LENGTH	BEARING
L400	83.51'	S46°53'48"E
L401	116.28'	S89°56'01"W
L402	25.00'	N80°03'58"W
L403	25.00'	N83°41'30"E
L404	30.00'	S87°58'30"E
L405	10.48'	N30°42'47"E
L406	47.52'	S35°40'22"W

SHEET INDEX
SHEET 1 of 9 - legal description, Surveyor's notes, legend & dedication
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ALLEN & COMPANY
Professional Surveyors & Mappers

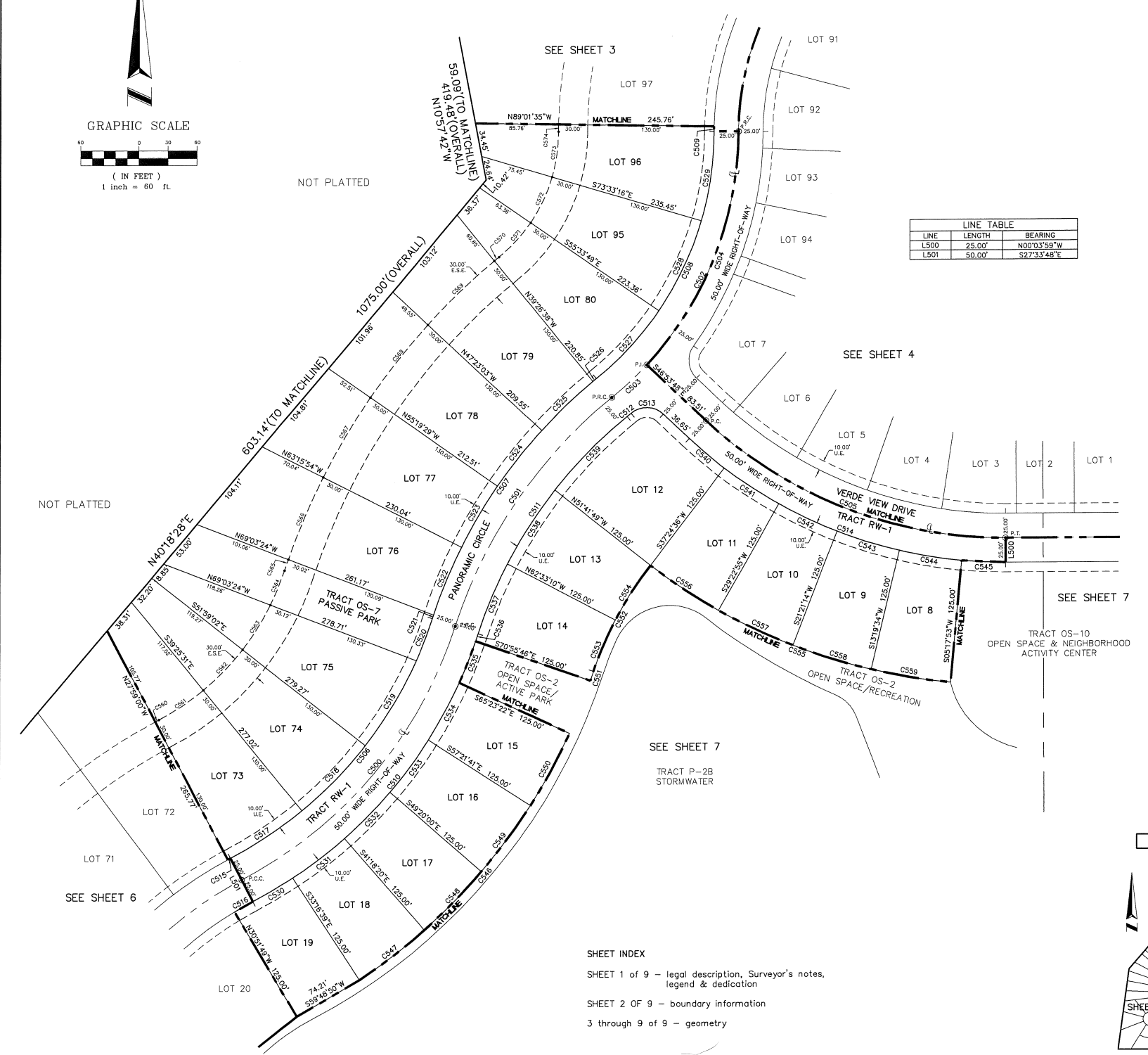
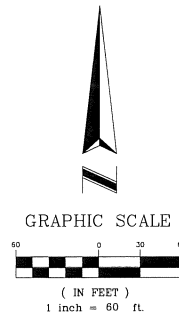
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

VISTAS AT WATERS EDGE

A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 5 OF 9

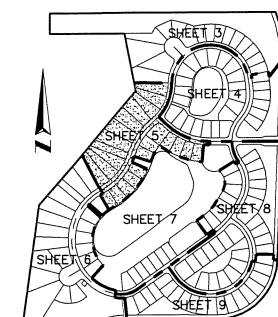
PLAT BOOK _____ PAGE _____



LINE	LENGTH	BEARING
L500	25.00'	N00°03'59"W
L501	50.00'	S27°33'48"E

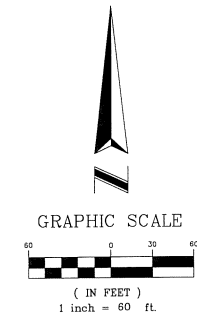
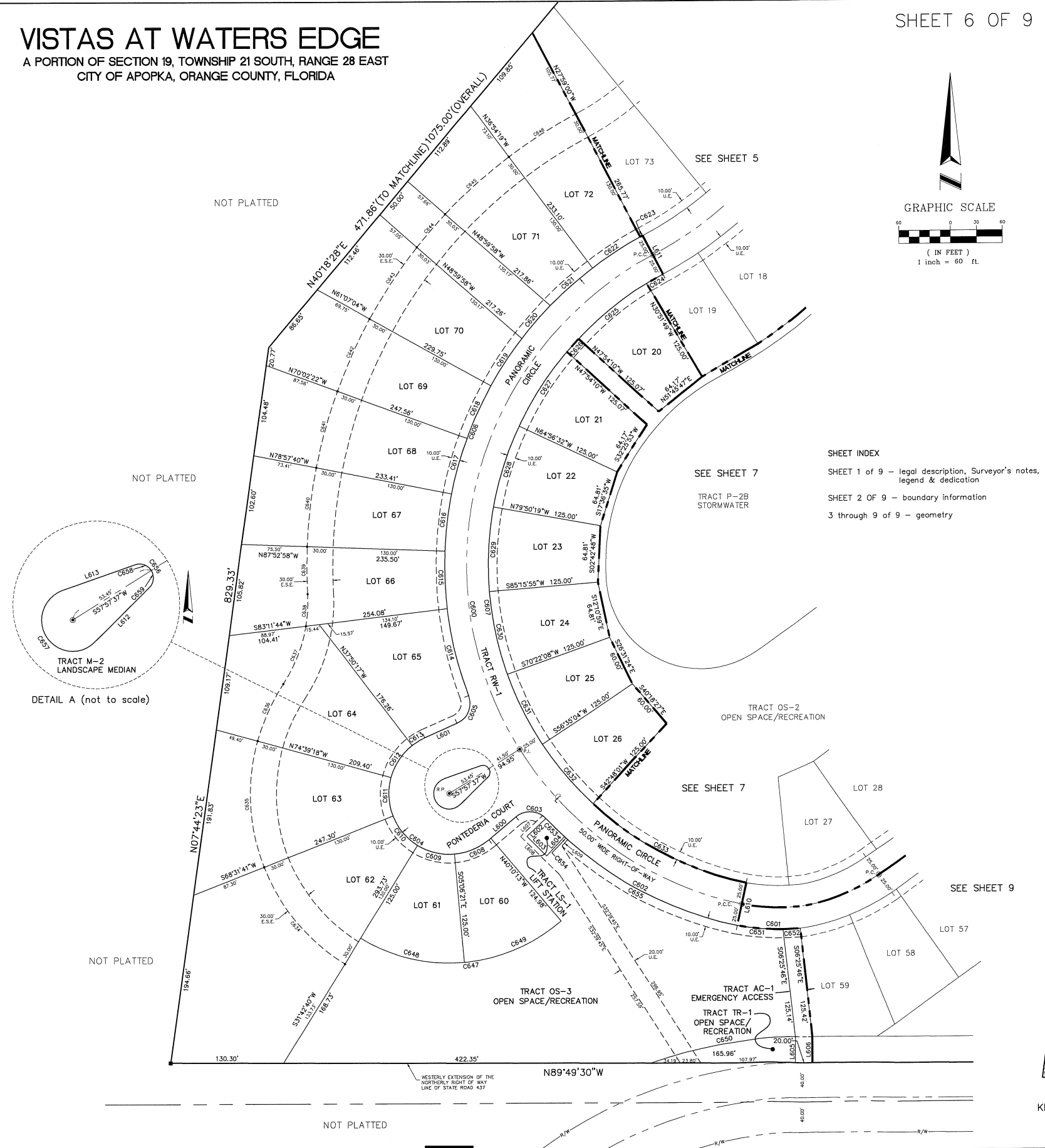
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C500	450.00'	348.17'	339.55'	N40°18'17"E	44°19'51"
C501	500.00'	287.63'	283.68'	S34°35'10"W	32°57'37"
C502	350.00'	311.07'	300.84'	N45°38'15"E	50°55'25"
C503	350.00'	49.64'	48.60'	N47°05'05"E	7°57'46"
C504	350.00'	262.43'	256.33'	N21°37'23"E	42°57'38"
C505	450.00'	339.06'	331.09'	S68°28'54"E	43°10'11"
C506	425.00'	328.83'	320.69'	N40°18'17"E	44°19'51"
C507	525.00'	302.01'	297.87'	S34°35'10"W	32°57'37"
C508	325.00'	288.85'	278.44'	N25°38'16"E	50°55'25"
C509	304.00'	5.11'	5.11'	S00°37'28"W	0°57'45"
C510	475.00'	367.52'	358.42'	N40°18'17"E	44°19'51"
C511	475.00'	273.25'	269.50'	S34°35'10"W	32°57'37"
C512	375.00'	5.12'	5.12'	N50°40'30"E	0°46'56"
C513	29.00'	36.14'	33.07'	N88°18'23"W	82°48'09"
C514	475.00'	357.89'	349.49'	S68°28'54"E	43°10'11"
C515	425.00'	3.12'	3.12'	S62°13'36"W	0°25'13"
C516	375.00'	21.60'	21.60'	S60°47'12"W	3°18'01"
C517	425.00'	87.99'	87.83'	N58°30'21"E	11°51'43"
C518	425.00'	93.16'	92.97'	N44°17'44"E	12°33'31"
C519	425.00'	101.63'	101.38'	N31°09'58"E	13°42'02"
C520	425.00'	46.06'	46.04'	N21°12'39"E	6°12'35"
C521	525.00'	3.96'	3.96'	S18°19'20"W	0°25'58"
C522	525.00'	75.10'	75.04'	S22°38'12"W	8°11'47"
C523	525.00'	72.76'	72.70'	S30°42'18"W	7°56'25"
C524	525.00'	72.76'	72.70'	S38°38'44"W	7°56'25"
C525	525.00'	72.76'	72.70'	S46°35'09"W	7°56'25"
C526	525.00'	4.67'	4.67'	S50°48'40"W	0°30'36"
C527	325.00'	94.33'	94.00'	N42°45'05"E	16°37'47"
C528	325.00'	102.05'	101.63'	N25°26'28"E	17°59'27"
C529	325.00'	92.48'	92.16'	N08°17'39"E	16°18'11"
C530	475.00'	47.37'	47.35'	N59°34'47"E	5°42'51"
C531	475.00'	66.55'	66.50'	N52°42'31"E	8°01'41"
C532	475.00'	66.55'	66.50'	N44°40'50"E	8°01'41"
C533	475.00'	66.55'	66.50'	N36°39'09"E	8°01'41"
C534	475.00'	66.55'	66.50'	N28°37'29"E	8°01'41"
C535	475.00'	45.93'	45.91'	N21°50'26"E	5°32'24"
C536	475.00'	8.00'	8.00'	N18°35'18"E	0°57'53"
C537	475.00'	77.44'	77.36'	S22°46'35"W	9°20'29"
C538	475.00'	90.00'	89.86'	S32°52'31"W	10°51'22"
C539	475.00'	105.81'	105.59'	S44°41'05"W	12°45'47"
C540	475.00'	47.20'	47.18'	S49°44'36"E	5°41'36"
C541	475.00'	66.55'	66.50'	S56°38'19"E	8°01'41"
C542	475.00'	66.55'	66.50'	S64°37'55"E	8°01'41"
C543	475.00'	66.55'	66.50'	S72°39'36"E	8°01'41"
C544	475.00'	66.55'	66.50'	S80°41'17"E	8°01'41"
C545	475.00'	44.47'	44.46'	S87°23'03"E	5°21'52"
C546	600.00'	336.28'	331.89'	N40°40'00"E	32°06'43"
C547	600.00'	84.07'	84.00'	N52°42'31"E	8°01'41"
C548	600.00'	84.07'	84.00'	N44°40'50"E	8°01'41"
C549	600.00'	84.07'	84.00'	N36°39'09"E	8°01'41"
C550	600.00'	84.07'	84.00'	N28°37'29"E	8°01'41"
C551	600.00'	10.10'	10.10'	N18°35'18"E	0°57'53"
C552	350.00'	123.38'	122.74'	S28°17'18"W	20°11'50"
C553	350.00'	57.06'	57.00'	S22°46'35"W	9°20'29"
C554	350.00'	66.32'	66.22'	S32°52'31"W	10°51'22"
C555	600.00'	336.28'	331.89'	S68°38'46"E	32°06'43"
C556	600.00'	84.07'	84.00'	S66°38'19"E	8°01'41"
C557	600.00'	84.07'	84.00'	S64°37'55"E	8°01'41"
C558	600.00'	84.07'	84.00'	S72°39'36"E	8°01'41"
C559	600.00'	84.07'	84.00'	S80°41'17"E	8°01'41"
C560	585.00'	4.29'	4.29'	S62°13'36"W	0°25'13"
C561	265.00'	54.86'	54.76'	N56°30'21"E	11°51'43"
C562	265.00'	58.09'	57.97'	N44°17'44"E	12°33'31"
C563	265.00'	53.93'	53.83'	N32°11'11"E	11°39'34"
C564	265.00'	38.16'	38.13'	N22°13'53"E	8°15'03"
C565	685.00'	11.89'	11.89'	S18°36'11"W	0°59'41"
C566	685.00'	91.27'	91.21'	S22°38'12"W	7°38'04"
C567	685.00'	94.93'	94.86'	S30°42'18"W	7°56'25"
C568	685.00'	94.93'	94.86'	S38°38'44"W	7°56'25"
C569	685.00'	94.93'	94.86'	S46°35'09"W	7°56'25"
C570	685.00'	6.10'	6.10'	S50°48'40"W	0°30'36"
C571	165.00'	47.89'	47.72'	N42°45'05"E	16°37'47"
C572	165.00'	51.81'	51.60'	N25°26'28"E	17°59'27"
C573	165.00'	46.95'	46.79'	N08°17'39"E	16°18'11"
C574	464.00'	7.43'	7.43'	S00°36'04"W	0°55'02"

SHEET INDEX
SHEET 1 of 9 - legal description, Surveyor's notes, legend & dedication
SHEET 2 OF 9 - boundary information
3 through 9 of 9 - geometry



KEY MAP (not to scale)

VISTAS AT WATERS EDGE
 A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
 CITY OF AOPKA, ORANGE COUNTY, FLORIDA

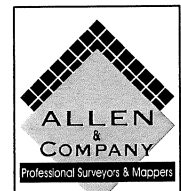
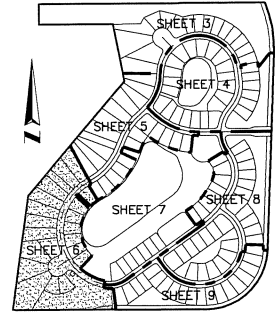
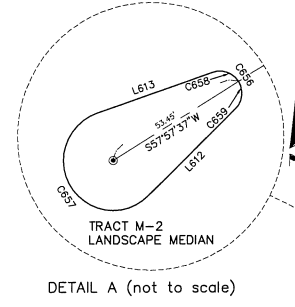


SHEET INDEX

- SHEET 1 of 9 - legal description, Surveyor's notes, legend & dedication
- SHEET 2 of 9 - boundary information
- 3 through 9 of 9 - geometry

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C600	400.00'	980.51'	752.82'	S07°47'15"E	140°26'54"
C601	225.00'	72.33'	72.02'	S87°31'4"E	18°25'05"
C602	425.00'	257.07'	253.17'	S80°41'00"E	34°59'24"
C603	25.00'	37.88'	34.36'	N88°45'45"W	86°48'55"
C604	70.00'	239.78'	138.59'	S32°02'23"E	196°15'40"
C605	25.00'	37.88'	34.36'	N22°41'00"E	86°48'55"
C606	425.00'	616.86'	564.12'	S20°51'22"W	83°09'40"
C607	375.00'	919.23'	705.77'	S07°47'15"E	140°26'54"
C608	70.00'	42.84'	42.17'	N87°31'45"E	35°33'51"
C609	70.00'	44.98'	44.21'	S76°41'51"E	36°49'01"
C610	70.00'	44.98'	44.21'	S39°52'50"E	36°49'01"
C611	70.00'	44.98'	44.21'	S03°03'49"E	36°49'01"
C612	70.00'	44.98'	44.21'	S33°45'12"W	36°49'01"
C613	70.00'	12.02'	18.98'	S59°07'55"W	135°59'44"
C614	425.00'	103.25'	103.00'	S13°45'52"E	135°51'22"
C615	425.00'	66.18'	66.11'	S02°20'37"E	83°51'18"
C616	425.00'	66.18'	66.11'	S06°34'41"W	83°51'18"
C617	425.00'	66.18'	66.11'	S15°29'59"W	83°51'18"
C618	425.00'	66.18'	66.11'	S24°29'17"W	83°51'18"
C619	425.00'	64.88'	64.81'	S33°15'19"W	84°44'46"
C620	425.00'	50.03'	50.00'	S41°00'02"W	84°44'46"
C621	425.00'	64.70'	64.63'	S48°44'02"W	84°44'46"
C622	425.00'	66.18'	66.11'	S57°33'20"W	83°51'18"
C623	425.00'	3.12'	3.12'	S62°13'45"W	0°25'13"
C624	375.00'	21.60'	21.60'	S60°47'12"W	318°01'
C625	375.00'	101.52'	101.21'	S51°22'51"W	153°04'00"
C626	375.00'	20.00'	20.00'	S42°05'50"W	370°22'
C627	375.00'	101.52'	101.21'	S32°46'48"W	153°04'00"
C628	375.00'	97.50'	97.22'	S17°36'35"W	145°33'47"
C629	375.00'	97.50'	97.22'	S02°42'48"W	145°33'47"
C630	375.00'	97.50'	97.22'	S12°10'58"E	145°33'47"
C631	375.00'	90.22'	90.00'	S28°31'24"E	134°47'03"
C632	375.00'	90.22'	90.00'	S40°18'27"E	134°47'03"
C633	375.00'	201.66'	199.24'	S62°38'20"E	30°48'43"
C634	230.00'	147.79'	145.26'	S39°52'50"E	36°49'01"
C635	230.00'	147.79'	145.26'	S03°03'49"E	36°49'01"
C636	230.00'	72.18'	71.88'	S24°20'08"W	175°48'48"
C637	170.00'	71.68'	71.13'	N12°14'56"E	245°09'08"
C638	170.00'	36.88'	36.78'	N02°57'39"E	12°25'26"
C639	585.00'	54.81'	54.79'	S00°34'01"E	5°22'08"
C640	585.00'	91.09'	91.00'	S06°34'41"W	83°51'18"
C641	585.00'	91.09'	91.00'	S15°29'59"W	83°51'18"
C642	585.00'	91.09'	91.00'	S24°29'17"W	83°51'18"
C643	585.00'	98.72'	98.61'	S33°43'01"W	9°40'09"
C644	585.00'	50.02'	50.00'	S41°00'02"W	43°53'55"
C645	585.00'	98.48'	98.36'	S48°16'21"W	9°38'42"
C646	585.00'	91.09'	91.00'	S57°33'20"W	83°51'18"
C647	195.00'	247.53'	231.24'	N85°04'44"E	72°43'52"
C648	195.00'	125.30'	123.16'	S76°41'51"E	36°49'01"
C649	195.00'	122.23'	120.24'	N66°56'13"E	35°54'51"
C650	548.34'	169.23'	168.55'	S79°58'33"W	17°40'56"
C651	225.00'	52.30'	52.18'	S84°40'14"E	131°9'08"
C652	225.00'	20.03'	20.02'	N88°07'15"E	53°05'59"
C653	425.00'	30.01'	30.00'	S45°22'39"E	4°02'43"
C654	425.00'	5.00'	5.00'	S47°44'14"E	0°40'27"
C655	425.00'	222.06'	219.55'	S63°02'34"E	29°56'14"
C656	8.00'	21.58'	15.81'	N32°02'23"E	154°34'36"
C657	18.00'	64.54'	35.12'	S32°02'23"E	205°25'24"
C658	8.00'	10.79'	9.99'	N70°41'02"W	771°7'18"
C659	8.00'	10.79'	9.99'	N05°36'16"E	771°7'18"

LINE TABLE		
LINE	LENGTH	BEARING
L600	40.67'	N49°49'47"E
L601	40.67'	S86°05'27"W
L602	30.02'	S46°38'42"W
L603	32.12'	S45°22'39"E
L604	30.02'	N42°35'59"E
L605	28.86'	S00°16'05"W
L606	30.00'	S00°16'05"W
L607	34.69'	N46°38'42"E
L608	62.98'	S45°22'39"E
L609	9.88'	N42°35'59"E
L610	50.00'	N11°59'19"E
L611	50.00'	S27°33'48"E
L612	44.33'	N45°14'56"E
L613	44.33'	S70°40'19"W



16 EAST PLANT STREET
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VISTAS AT WATERS EDGE

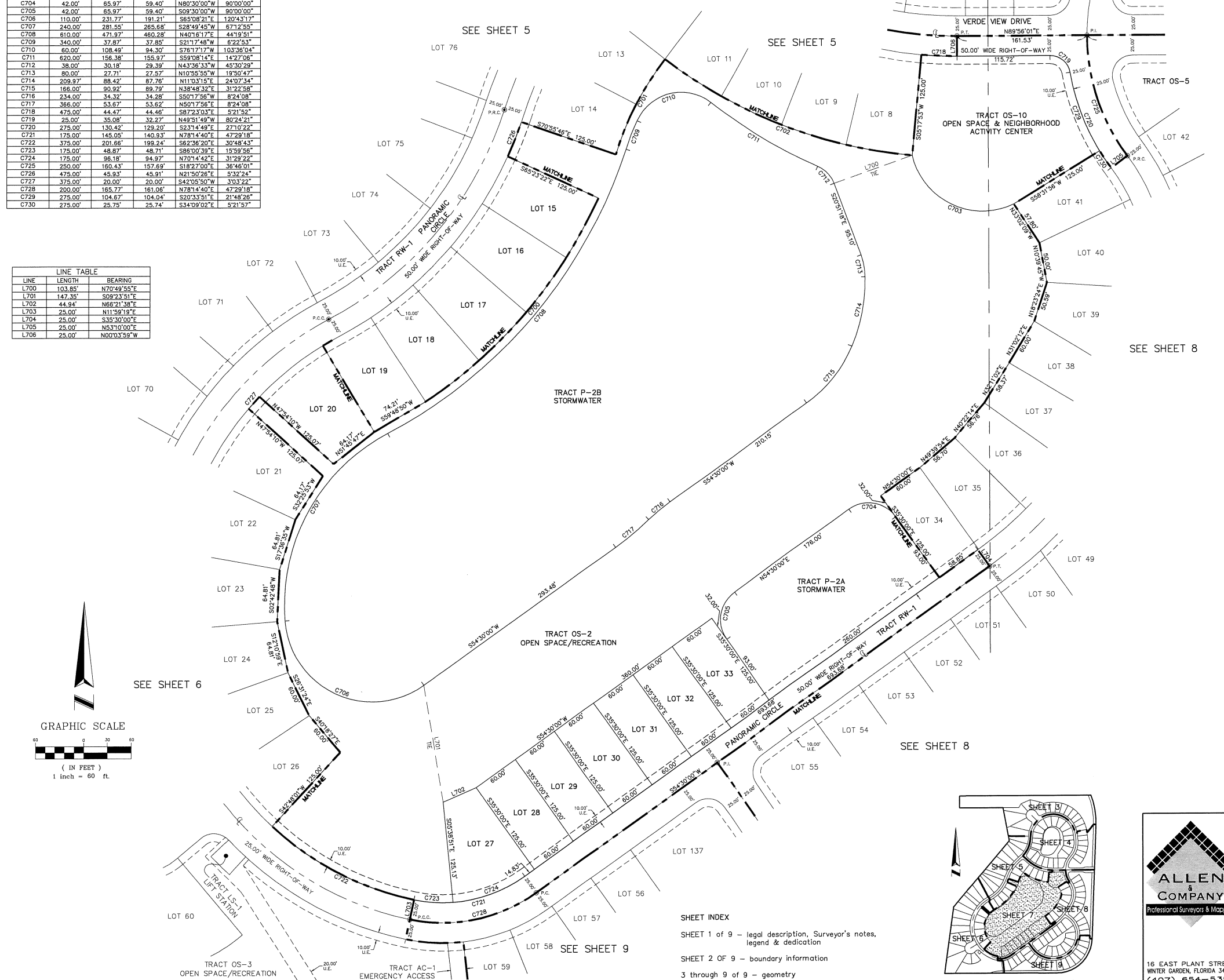
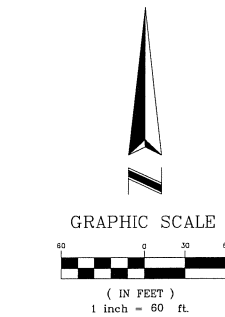
A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOKA, ORANGE COUNTY, FLORIDA

SHEET 7 OF 9

PLAT BOOK _____ PAGE _____

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C700	600.00'	336.28'	331.89'	N40°40'00"E 32°06'43"
C701	350.00'	123.38'	122.74'	S28°12'16"W 20°11'50"
C702	600.00'	336.28'	331.89'	S68°38'46"E 32°06'43"
C703	90.00'	160.71'	140.19'	S64°15'20"E 102°18'29"
C704	42.00'	65.97'	59.40'	N80°30'00"W 90°00'00"
C705	42.00'	65.97'	59.40'	S09°30'00"W 90°00'00"
C706	110.00'	231.77'	191.21'	S65°08'21"E 120°43'17"
C707	240.00'	281.55'	265.66'	S28°49'45"W 67°12'59"
C708	610.00'	471.97'	460.28'	N40°16'17"E 44°19'51"
C709	340.00'	37.87'	37.85'	S21°17'48"W 87°28'53"
C710	60.00'	108.49'	94.30'	S76°17'17"W 103°36'04"
C711	620.00'	156.38'	155.97'	S59°08'14"E 14°27'06"
C712	38.00'	30.18'	29.39'	N43°36'33"W 45°30'29"
C713	80.00'	27.71'	27.57'	N10°55'55"W 19°50'47"
C714	209.97'	88.42'	87.76'	N11°03'15"E 24°07'34"
C715	166.00'	90.92'	89.79'	N38°48'39"E 31°22'58"
C716	234.00'	34.32'	34.28'	S50°17'56"W 8°24'08"
C717	366.00'	53.67'	53.62'	N50°17'56"E 8°24'08"
C718	475.00'	44.47'	44.46'	S87°23'03"E 5°21'52"
C719	26.00'	35.06'	32.27'	N49°51'49"W 80°24'21"
C720	275.00'	130.42'	129.20'	S23°14'49"E 27°10'22"
C721	175.00'	145.05'	140.93'	N78°14'40"E 47°29'18"
C722	375.00'	201.66'	199.24'	S62°36'20"E 30°48'43"
C723	175.00'	48.67'	48.71'	S86°00'39"E 15°59'56"
C724	175.00'	96.18'	94.97'	N70°14'42"E 31°29'22"
C725	290.00'	160.43'	157.69'	S18°27'00"E 36°48'01"
C726	475.00'	45.93'	45.91'	N21°50'28"E 5°32'24"
C727	375.00'	20.00'	20.00'	S42°05'50"W 3°03'22"
C728	200.00'	165.77'	161.06'	N78°14'40"E 47°29'18"
C729	275.00'	104.67'	104.04'	S20°33'51"E 21°48'26"
C730	275.00'	25.75'	25.74'	S34°09'02"E 5°21'57"

LINE TABLE		
LINE	LENGTH	BEARING
L700	103.85'	N70°49'55"E
L701	147.35'	S09°23'51"E
L702	44.84'	N66°21'38"E
L703	25.00'	N11°59'19"E
L704	25.00'	S35°30'00"E
L705	25.00'	N53°10'00"E
L706	25.00'	N00°03'59"W

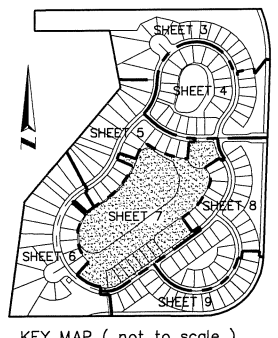


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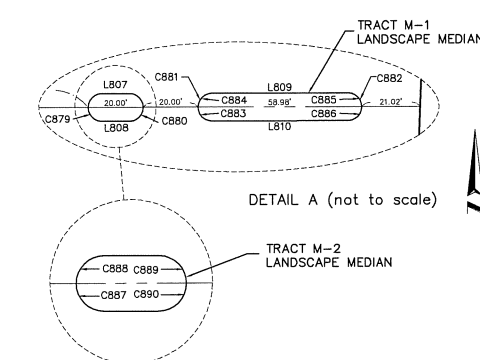
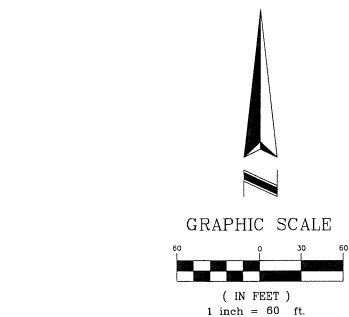


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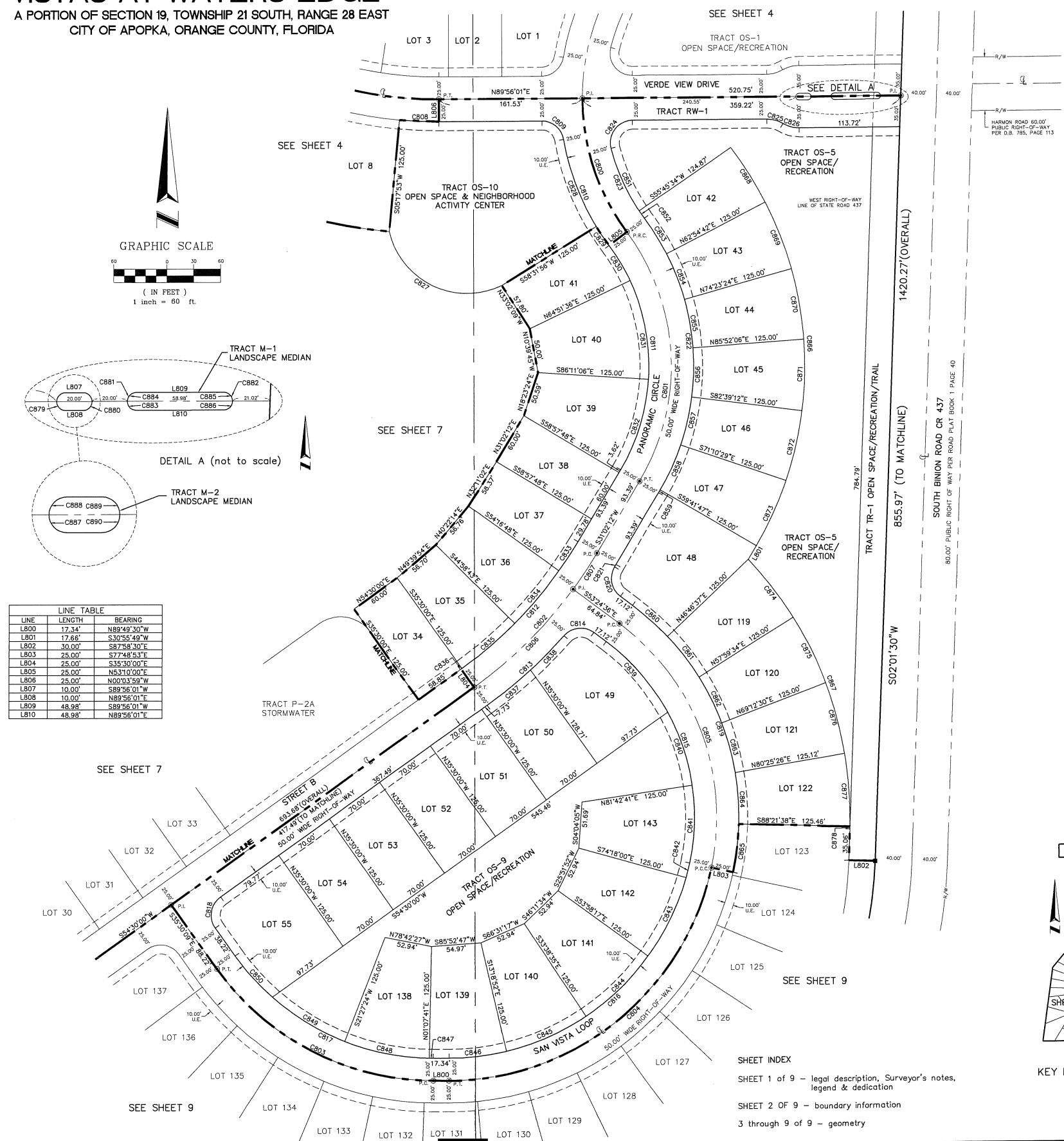
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

VISTAS AT WATERS EDGE

A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

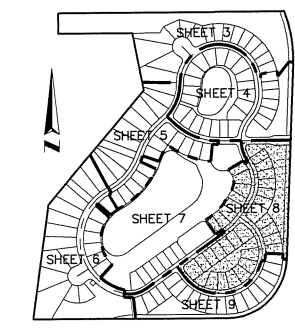


LINE	LENGTH	BEARING
L800	17.34'	N89°49'30"W
L801	17.66'	S30°55'49"W
L802	30.00'	S87°58'30"E
L803	25.00'	S77°48'53"E
L804	25.00'	S35°30'00"E
L805	25.00'	N53°10'00"E
L806	25.00'	N00°03'59"W
L807	10.00'	S89°56'01"W
L808	10.00'	N89°56'01"E
L809	48.98'	S89°56'01"W
L810	48.98'	N89°56'01"E



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C800	250.00'	160.43'	157.69'	S18°27'00"E	36°46'01"
C801	250.00'	296.14'	279.13'	N02°53'54"W	67°52'12"
C802	500.00'	204.76'	203.33'	N42°46'06"E	23°27'49"
C803	300.00'	284.43'	273.90'	S82°39'49"E	54°19'21"
C804	300.00'	408.35'	377.55'	N51°10'49"E	77°59'23"
C805	270.00'	309.11'	292.50'	N20°36'44"W	65°35'44"
C806	500.00'	156.30'	155.66'	N43°32'42"E	17°54'37"
C807	500.00'	48.46'	48.44'	N33°48'48"E	5°33'12"
C808	475.00'	44.47'	44.45'	S87°23'03"E	5°21'52"
C809	25.00'	35.06'	32.27'	N49°51'49"W	80°24'21"
C810	275.00'	130.42'	129.20'	S23°14'49"E	27°10'22"
C811	225.00'	266.52'	251.21'	N02°53'54"W	67°52'12"
C812	475.00'	194.52'	193.16'	N42°46'06"E	23°27'49"
C813	525.00'	116.32'	116.08'	N48°09'11"E	12°41'38"
C814	25.00'	36.99'	33.71'	S84°11'53"W	84°47'03"
C815	245.00'	280.49'	265.42'	N20°36'44"W	65°35'44"
C816	275.00'	374.32'	346.09'	N51°10'49"E	77°59'23"
C817	275.00'	280.73'	291.07'	S82°39'49"E	54°19'21"
C818	23.00'	39.27'	35.36'	S89°29'59"W	90°00'00"
C819	295.00'	337.73'	319.59'	N20°36'44"W	65°35'44"
C820	25.00'	36.99'	33.71'	S11°01'05"E	84°47'03"
C821	525.00'	3.09'	3.09'	N31°12'19"E	0°20'15"
C822	275.00'	325.75'	307.04'	N02°53'54"W	67°52'12"
C823	225.00'	87.53'	86.99'	S45°41'19"E	52°17'22"
C824	25.00'	45.59'	39.53'	S37°41'41"W	104°28'39"
C825	35.00'	18.94'	18.71'	N74°33'55"W	31°00'10"
C826	35.00'	18.94'	18.71'	S74°33'55"E	31°00'10"
C827	90.00'	160.71'	140.19'	S64°15'20"E	102°18'28"
C828	275.00'	104.67'	104.94'	S40°33'51"E	21°48'26"
C829	275.00'	25.75'	25.74'	S34°09'02"E	5°21'57"
C830	225.00'	45.92'	45.84'	N30°59'12"W	11°41'36"
C831	225.00'	113.71'	112.50'	N10°39'45"W	28°57'18"
C832	225.00'	106.90'	106.90'	N17°25'33"E	27°13'18"
C833	475.00'	38.83'	38.83'	N33°22'42"E	4°41'00"
C834	475.00'	77.11'	77.03'	N40°22'14"E	9°18'05"
C835	475.00'	77.44'	77.35'	N49°41'30"E	9°20'26"
C836	475.00'	1.15'	1.15'	N54°25'52"E	0°08'18"
C837	525.00'	82.42'	62.38'	N51°05'38"E	6°48'44"
C838	225.00'	53.90'	53.87'	N44°44'49"E	5°52'55"
C839	245.00'	106.15'	105.33'	N40°59'50"W	24°49'31"
C840	245.00'	86.79'	86.33'	N18°26'12"W	20°17'46"
C841	245.00'	87.55'	87.08'	N01°56'54"E	20°28'27"
C842	275.00'	16.87'	16.87'	N1°56'34"E	3°30'53"
C843	275.00'	97.57'	97.06'	N25°51'52"E	20°19'43"
C844	275.00'	97.57'	97.06'	N46°11'34"E	20°19'43"
C845	275.00'	97.57'	97.06'	N68°31'17"E	20°19'43"
C846	275.00'	64.74'	64.60'	N83°25'49"E	13°28'22"
C847	275.00'	4.57'	4.57'	S99°20'54"E	0°51'17"
C848	275.00'	97.57'	97.06'	S78°42'27"E	20°19'43"
C849	275.00'	95.27'	95.78'	S58°30'51"E	20°03'31"
C850	275.00'	62.31'	62.18'	S41°59'37"E	12°58'57"
C851	225.00'	77.35'	76.97'	S24°23'32"E	19°41'47"
C852	225.00'	10.19'	10.18'	S35°32'13"E	2°56'35"
C853	275.00'	46.77'	46.12'	N31°57'39"W	9°44'43"
C854	275.00'	55.09'	55.00'	N21°02'57"W	11°28'42"
C855	275.00'	55.09'	55.00'	N09°52'15"W	11°28'42"
C856	275.00'	55.09'	55.00'	N01°36'27"E	11°28'42"
C857	275.00'	55.09'	55.00'	N13°05'10"E	11°28'42"
C858	275.00'	55.09'	55.00'	N24°33'52"E	11°28'42"
C859	275.00'	3.52'	3.52'	N30°40'12"E	0°43'59"
C860	295.00'	52.45'	52.38'	N48°18'59"W	10°11'13"
C861	295.00'	57.75'	57.65'	N37°38'55"W	11°12'56"
C862	295.00'	57.75'	57.65'	N26°23'58"W	11°12'56"
C863	295.00'	57.75'	57.65'	N15°11'02"W	11°12'56"
C864	295.00'	57.75'	57.65'	N03°58'06"W	11°12'56"
C865	295.00'	54.30'	54.22'	N06°54'45"E	10°32'45"
C866	400.00'	473.23'	446.11'	N03°35'22"W	67°47'08"
C867	423.93'	331.71'	323.31'	N20°40'33"W	44°49'56"
C868	400.00'	72.56'	72.47'	N32°17'07"W	10°23'39"
C869	400.00'	80.13'	80.00'	N21°20'57"W	11°28'42"
C870	400.00'	80.13'	80.00'	N09°52'15"W	11°28'42"
C871	400.00'	80.13'	80.00'	N01°36'27"E	11°28'42"
C872	400.00'	80.13'	80.00'	N13°05'10"E	11°28'42"
C873	400.00'	80.13'	80.00'	N24°33'52"E	11°28'42"
C874	423.93'	82.20'	82.07'	N37°32'14"W	11°06'36"
C875	423.93'	82.19'	82.07'	N26°25'40"W	11°06'32"
C876	423.93'	82.22'	82.09'	N15°19'02"W	11°06'34"
C877	423.93'	82.22'	82.14'	N04°12'06"W	11°07'06"
C878	423.93'	2.83'	2.83'	N01°32'57"E	0°22'56"
C879	3.67'	11.53'	7.34'	S00°03'59"E	180°00'00"
C880	3.67'	11.53'	7.34'	N00°03'59"W	180°00'00"
C881	3.67'	11.53'	7.34'	S00°03'59"E	180°00'00"
C882	3.67'	11.53'	7.34'	N00°03'58"W	180°00'00"
C883	3.67'	5.76'	5.19'	S45°03'59"E	90°00'00"
C884	3.67'	5.76'	5.19'	S44°56'01"W	90°00'00"
C885	3.67'	5.76'	5.19'	N45°03'59"W	90°00'00"
C886	3.67'	5.76'	5.19'	N44°56'02"E	90°00'00"
C887	3.67'	5.76'	5.19'	S45°03'59"E	90°00'00"
C888	3.67'	5.76'	5.19'	S44°56'01"W	90°00'00"
C889	3.67'	5.76'	5.19'	N45°03'59"W	90°00'00"
C890	3.67'	5.76'	5.19'	N44°56'01"E	90°00'00"

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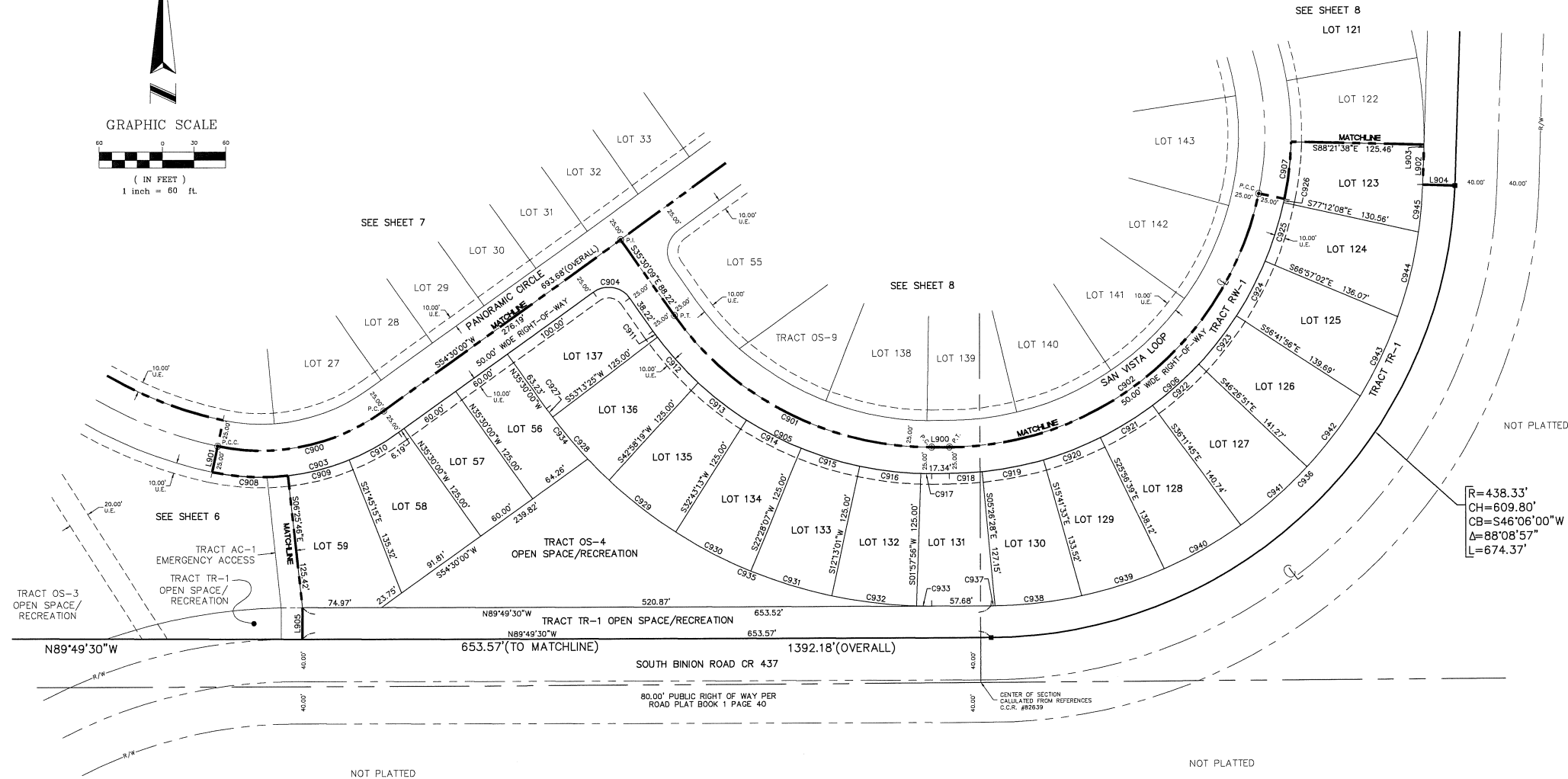
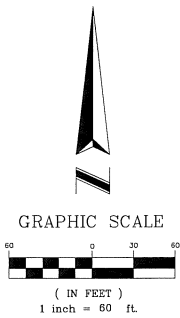
KEY MAP (not to scale)

ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

VISTAS AT WATERS EDGE

A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

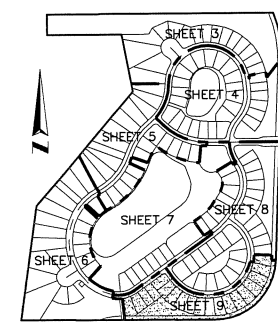


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CH=609.80'
CB=S46°06'00\"/>

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C900	200.00'	165.77'	161.06'	N78°14'40\"/>	

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C923	325.00'	58.15'	58.07'	N38°25'36\"/>	

LINE TABLE		
LINE	LENGTH	BEARING
L900	17.34'	N89°49'30\"/>



SHEET INDEX
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