



**CITY OF ALTAMONTE SPRINGS  
COMMISSION AGENDA  
NOVEMBER 15, 2016**

**7:00 P.M. REGULAR MEETING  
INVOCATION  
PLEDGE OF ALLEGIANCE**

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1. **ADMINISTRATION OF OATH OF OFFICE TO COMMISSIONER JON BATMAN AND COMMISSIONER ELECT LUCIUS CUSHMAN**  
  
**SELECTION OF VICE MAYOR**
  
2. **APPROVAL OF MINUTES OF THE SPECIAL MEETING OF OCTOBER 13, 2016 AND THE REGULAR MEETING OF OCTOBER 18, 2016**  
  
**INFORMAL COMMUNICATIONS FROM THE FLOOR**
  
3. **PUBLIC HEARING  
(2<sup>ND</sup> READING)**                      Ordinance No. 1703-16 and 1704-16 – Request to change the Future Land Use Designation and Rezone 1355 East Altamonte Drive
  
4. **PUBLIC HEARING  
(2<sup>ND</sup> READING)**                      Ordinance No. 1706-16 and 1707-16 – Request to change the Future Land Use Designation and Rezone 1390 East Altamonte Drive
  
5. **PUBLIC HEARING  
(1<sup>ST</sup> READING)**                      Ordinance No. 1709-16 – Land Development Code Amendment for open air sales regulations
  
6. **PUBLIC HEARING**                      Resolution No. 1317 – Determining the Necessity of Acquiring Certain Real Property and Easements along the Proposed Amanda Street Extension from Jackson Street to Station Street, Altamonte Springs, Seminole County, Florida, for the Purposes of Constructing and Installing a new Roadway and Directing Condemnation of the Necessary Property

7. **REQUEST FOR APPROVAL** Request for Reduction of Code Enforcement Board fines for 504 Lavon Drive
  
8. **DISCUSSION** City Manager Review
  
9. **FINANCE ITEMS**
  - A. **Central Parkway Corridor Improvements – PFL Properties, LLC Right of Way Purchase** – Approve the purchase agreement
  
  - B. **Request for Approval – Alternate Source Contract Authorization – Montgomery Road Rehabilitation Project** – Authorize the utilization of several Seminole County contracts to complete various construction tasks related to the Montgomery Road Rehabilitation Project for an estimated combined amount of \$1,158,600
  
  - C. **Solicitation Award – RFP-17-001-CE CMAR – City Wide Audiovisual & Lighting Replacement & Enhancements** – Approve RFP-17-001-CE Evaluation Committee’s ranking, authorize staff to negotiate a contract with the top ranked firm, Wharton-Smith, Inc., and authorize the Mayor to execute the final negotiated contract
  
  - D. **Traffic Signal Upgrades - State Road 436 at Boston Avenue and at Northlake Boulevard, Central Parkway at Center Pointe Circle and at Raymond Avenue, Contract 602346-15B** – Approve final payment to Traffic Control Devices in the amount of \$29,838.19
  
  - E. **Waive Formal Solicitation and Approve Single Source – I-4 Ultimate Lighting Upgrades** – Waive the formal solicitation process and approve SGL Contractors as the single source provider to upgrade the lighting related to the I-4 Ultimate project at a cost of \$132,774.59

Persons with disabilities needing assistance in participating in any of these proceedings should contact the City Clerk Department ADA Coordinator 48 hours in advance of the meeting at 407-571-8122 (Voice) or 407-571-8126 (TDD).

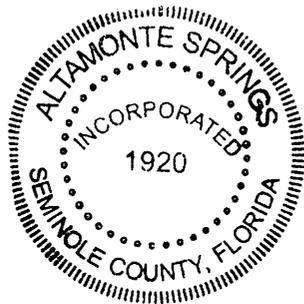
Persons are advised if they wish to appeal any decision made at the hearing/meetings, they will need to ensure that a verbatim record of the proceedings is made which includes the testimony evidence upon which the appeal is to be based, per Chapter 286.0105, Laws of Florida. The City of Altamonte Springs does not provide this verbatim record.

**OATH OF OFFICE**  
**CITY OF ALTAMONTE SPRINGS**

STATE OF FLORIDA        }  
                                  } ss.        **JON BATMAN**  
COUNTY OF SEMINOLE    }

**I, JON BATMAN, DO SOLEMNLY SWEAR THAT I WILL SUPPORT, PROTECT, AND DEFEND THE CONSTITUTION AND GOVERNMENT OF THE UNITED STATES AND OF THE STATE OF FLORIDA; THAT I AM DULY QUALIFIED TO HOLD OFFICE UNDER THE CONSTITUTION OF THE STATE, AND THAT I WILL WELL AND FAITHFULLY PERFORM THE DUTIES OF COMMISSIONER OF THE CITY OF ALTAMONTE SPRINGS ON WHICH I AM NOW ABOUT TO ENTER, SO HELP ME GOD.**

\_\_\_\_\_  
**JOHN BATMAN**



**WITNESS my hand officially as Clerk, and the Seal of said City, this 15<sup>TH</sup> day of November, 2016.**

\_\_\_\_\_  
**ANGELA M. APPERSON**  
**CITY CLERK**

**OATH OF OFFICE**  
**CITY OF ALTAMONTE SPRINGS**

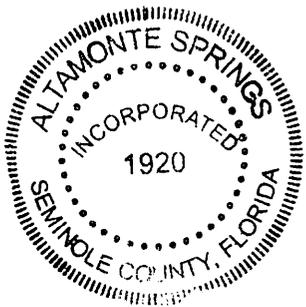
STATE OF FLORIDA        }  
                                  } ss.        **LUCIUS CUSHMAN**  
COUNTY OF SEMINOLE    }

**I, LUCIUS CUSHMAN, DO SOLEMNLY SWEAR THAT I WILL SUPPORT, PROTECT, AND DEFEND THE CONSTITUTION AND GOVERNMENT OF THE UNITED STATES AND OF THE STATE OF FLORIDA; THAT I AM DULY QUALIFIED TO HOLD OFFICE UNDER THE CONSTITUTION OF THE STATE, AND THAT I WILL WELL AND FAITHFULLY PERFORM THE DUTIES OF COMMISSIONER OF THE CITY OF ALTAMONTE SPRINGS ON WHICH I AM NOW ABOUT TO ENTER, SO HELP ME GOD.**

\_\_\_\_\_  
**LUCIUS CUSHMAN**

**WITNESS my hand officially as Clerk, and the Seal of said City, this 15<sup>TH</sup> day of November, 2016.**

\_\_\_\_\_  
**ANGELA M. APPERSON**  
**CITY CLERK**





## SPECIAL MEETING OF THE CITY COMMISSION OCTOBER 13, 2016

Pursuant to due notice, a special meeting of the Commission of the City of Altamonte Springs, Seminole County, was held at 225 Newburyport Avenue, in said City on October 13, 2016 at 6:30 p.m.

**PRESENT:** Mayor Bates, Commissioners Batman, Hussey, Reece and Wolfram

**ALSO PRESENT:**

Frank Martz	-	City Manager
Skip Fowler	-	City Attorney
Angela Apperson	-	City Clerk
Mark Debord	-	Finance Director
John Sember	-	Growth Management Director
Tim Wilson	-	Director of Mobility
Daniel Smutz	-	Chief of Police
Ed Torres	-	Public Works Director
Larry DiGioia	-	Information Services Director

Mayor Bates called the meeting to order at 6:30 p.m.

**INVOCATION:** A moment of silence was observed.

**PLEDGE OF ALLEGIANCE:** Mayor Bates led the Pledge of Allegiance.

**INFORMAL COMMUNICATION FROM THE FLOOR:** None

**1. PUBLIC HEARING** Adoption of the Annual Budget for Fiscal Year 2016/2017

Mayor Bates announced this is a public hearing to hear and consider comments and questions regarding the proposed annual budget for the coming fiscal year. Finance Director Debord stated the tentative tax rate of 3.1 mills, is 0.1102 mills or 3.69% greater than the rolled-back rate of 2.9898 mills. Mr. Debord presented a brief outline of the proposed balanced budget. Mayor Bates opened the floor to hear public comments/questions. No members of the public appeared before the Commission. Mayor Bates closed the hearing to public participation and opened the hearing to consider City Commission comments/questions.

**Motion:** by Commissioner Batman, seconded by Commissioner Reece, we adopt the Millage Rate and Budget for Fiscal Year 2016/2017. Mayor Bates restated the motion was to adopt Resolution No. 1331 levying a rate of 3.1 mills as the Final Millage Rate for Fiscal Year 2016/17; to which Commissioner Batman and Commission Reece agreed. The motion carried 5-0, after a roll call vote: Commissioner Batman – yes; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes.

**Motion:** by Commissioner Batman, seconded by Commissioner Wolfram, to adopt Resolution No. 1332 establishing the final Budget for Fiscal Year 2016/17 Commissioner Batman – yes; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 5-0, after a roll call vote.

Mayor Bates indicated the City has adopted a property tax rate of 3.1 mills as the final millage rate for Fiscal Year 2016/17 and she closed the public hearing.

City Manager Martz provided a storm update and characterized the event as an excellent training opportunity. Mr. Martz indicated the pumps at Cranes Roost Park are working the way they should; pumping well over 10 million gallons of water a day; the boardwalks did not flood and there is a small amount of damage. Mr. Martz indicated there were no injuries, some property damage, which is estimated at less than \$500,000.00; that crews would work Saturday to continue to pick up yard debris and into next week as necessary. Mr. Martz urged all individuals to prepare early next storm season because the last minute shopping/picking up of sandbags requires officers to ensure the peace rather than patrolling.

Commission Hussey commented that the facilities were great. He did see many people at Westmonte picking up sandbags.

Mayor Bates thanked staff members for their work during and after the storm and indicated the Taste of Altamonte was a huge success on Monday night at Cranes Roost Park.

The meeting adjourned at 6:44 p.m.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**REGULAR MEETING OF THE CITY COMMISSION  
OCTOBER 18, 2016**

Pursuant to due notice, a regular meeting of the Commission of the City of Altamonte Springs, Seminole County, was held at 225 Newburyport Avenue, in said City on October 18, 2016 at 7:00 p.m.

**PRESENT:** Mayor Bates, Commissioners Hussey, Reece and Wolfram

**ABSENT:** Commissioner Batman

**ALSO PRESENT:**

Frank Martz	-	City Manager
Skip Fowler	-	City Attorney
Angela Apperson	-	City Clerk
Mark Debord	-	Finance Director
John Sember	-	Growth Management Director
Tim Wilson	-	Director of Mobility
Daniel Smutz	-	Chief of Police
Ed Torres	-	Public Works Director
Larry DiGioia	-	Information Services Director
Allison Marcous	-	Human Resources Director
Rochelle Croskey	-	Economic Development Director

Mayor Bates called the meeting to order at 7:00 p.m.

**INVOCATION:** A moment of silence was observed.

**PLEDGE OF ALLEGIANCE:** Mayor Bates led the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

**Motion:** by Commissioner Wolfram, seconded by Commissioner Reece, to approve the minutes of the Regular City Commission Meeting of October 4, 2016. The motion carried unanimously.

**INFORMAL COMMUNICATION FROM THE FLOOR:** None

- 1. PUBLIC HEARING** Resolution No. 1333 – Applauding Stephen Wolfram for his outstanding municipal service.

Mayor Bates opened the Public Hearing. No members of the public appeared before the Commission. Mayor Bates closed the Public Hearing.

**Motion:** by Commissioner Hussey, seconded by Commissioner Reece, that the Commission approve Resolution No. 1333 applauding Stephen Wolfram for his outstanding municipal Service. Commissioner Batman – absent; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 4-0, after a roll call vote.

Mayor Bates read the Resolution into the record and presented Commissioner Wolfram with the Resolution. The Commission shared congratulatory hugs and well wishes. Commissioner Hussey indicated it has been a pleasure sitting beside this “Youngman”. Commissioner Hussey expressed appreciation for Commissioner Wolfram’s leadership and thanked him for his service. Commissioner Reece spoke of how she and Commissioner Wolfram started on the Commission at the same time and how many wonderful things were accomplished, for which she feels a partnership was built to allow Commissioners to work well together and be friends. Commissioner Reece expressed gratitude for Commissioner Wolfram’s wonderful personality that helps even things out and make them work. Mayor Bates thanked Commissioner Wolfram for being a friend and loving the City as much as all Commissioners and Staff do; which contributes to the success of the City. Mayor Bates referred to the mutual respect held for each other and how much Commissioner Wolfram is appreciated. Commissioner Wolfram expressed appreciation for the kind words and how much he has enjoyed serving over the years. Commissioner Wolfram indicated he would be back in the audience to lend support to the Commission. Commissioner Wolfram indicated after traveling to other cities, he considers Altamonte Springs the best.

## **2. CONFIRMATION OF ROCHELLE CROSKEY AS ECONOMIC DEVELOPMENT DIRECTOR**

City Manager Frank Martz explained the events that led to Ms. Croskey being named Economic Development Director and noted the great/creative staff members she serves with. Mr. Martz recommended confirmation of Ms. Croskey as Director of Economic Development.

**Motion:** by Commissioner Reece, seconded by Commissioner Hussey, to confirm Rochelle Croskey as Director of Economic Development effective immediately and direct the City Clerk to administer the Oath of Office. The motion carried unanimously.

City Clerk Angela Apperson administered the Oath of Office, to which Rochelle Croskey accepted. Commission Members shared congratulatory hugs or handshakes with Ms. Croskey. Ms. Croskey thanked City Manager Martz the City Commission, Former Manager Penland, Tim Wilson, John Sember, Shelly and Allison for trusting/believing in her to show she was more than the title she was first given. Ms. Croskey introduced her family members and expressed appreciation for them.

## **3. PUBLIC HEARING (2<sup>nd</sup> READING) Ordinance No. 1702-16 – Request to Annex 1355 East Altamonte Drive**

Mayor Bates opened the Public Hearing. No members of the public appeared before the Commission. Mayor Bates closed the Public Hearing. Attorney Fowler read the Ordinance title into the record.

**Motion:** by Commissioner Hussey, seconded by Commissioner Reece, that the Commission pass and adopt Ordinance No. 1702-16 on second and final reading. Commissioner Batman – absent; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 4-0, after a roll call vote.

## **4. PUBLIC HEARING (1<sup>st</sup> READING) Ordinance No. 1703-16 and 1704-16 – Requesting to change the Future Land Use Designation and Rezone 1355 East Altamonte Drive**

Mayor Bates opened the Public Hearing. No members of the public appeared before the Commission. Mayor Bates closed the Public Hearing. Attorney Fowler read the Ordinance title into the record.

**Motion:** by Commissioner Hussey, seconded by Commissioner Reece, that the Commission approve Ordinance No. 1703-16 on first reading and set second reading for November 15, 2016. Commissioner Batman – absent; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 4-0, after a roll call vote.

Attorney Fowler read the Ordinance title into the record.

**Motion:** by Commissioner Reece, seconded by Commissioner Hussey, to approve Ordinance No. 1704-16 on first reading and set second reading for November 15, 2016. Commissioner Batman – absent; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 4-0, after a roll call vote.

5. **PUBLIC HEARING** Ordinance No. 1705-16 – Request to Annex 1390 East  
**(2<sup>nd</sup> READING)** Altamonte Drive

Mayor Bates opened the Public Hearing. No members of the public appeared before the Commission. Mayor Bates closed the Public Hearing. Attorney Fowler read the Ordinance title into the record.

**Motion:** by Commissioner Wolfram, seconded by Commissioner Hussey, to approve Ordinance No. 1705-16 on second and final reading. Commissioner Batman – absent; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 4-0, after a roll call vote.

6. **PUBLIC HEARING** Ordinance No. 1706-16 and 1707-16 – Request to  
**(1<sup>st</sup> READING)** change the Future Land Use Designation and Rezone  
1390 East Altamonte Drive

Mayor Bates opened the Public Hearing. No members of the public appeared before the Commission. Mayor Bates closed the Public Hearing. Attorney Fowler read the Ordinance title into the record.

**Motion:** by Commissioner Hussey, seconded by Commissioner Reece, that the Commission approve Ordinance No. 1706-16 on first reading and set second reading for November 15, 2016. Commissioner Batman – absent; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 4-0, after a roll call vote.

Attorney Fowler read the Ordinance title into the record.

**Motion:** by Commissioner Hussey, seconded by Commissioner Reece, that the Commission approve Ordinance No. 1707-16 on first reading and set second reading for November 15, 2016. Commissioner Batman – absent; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 4-0, after a roll call vote.

City Manager Martz recognized Ryan Stahl of Equinox Development Company, who were the developers of the Wawa. Mr. Martz thanked him for the great working relationship on the Wawa projects.

7. **PUBLIC HEARING**  
**(2<sup>nd</sup> READING)** Ordinance No. 1710-16 – amending Ordinance 1671-13 to reflect the fictitious name filing by Progressive Waste Solutions of FL. Inc.

Mayor Bates opened the Public Hearing. No members of the public appeared before the Commission. Mayor Bates closed the Public Hearing. Attorney Fowler read the Ordinance title into the record.

**Motion:** by Commissioner Wolfram, seconded by Commissioner Reece, to approve Ordinance No. 1710-16 on second reading. Commissioner Batman – absent; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 4-0, after a roll call vote.

8. **REQUEST FOR APPROVAL** Renewal of Commercial Solid Waste Franchises for Fiscal Year 2016/2017

The renewals for Fiscal Year 2016/2017 are:

- Advanced Disposal
- Container Rental
- DisposAll, Inc
- Mid Florida Materials
- Progressive Waste Solutions of FL, Inc. (DBA: Waste Connections of Florida)
- Republic Services of Florida, L.P.
- Sunshine Recycling, Inc.
- Waste Management, Inc. of Florida
- Waste Pro of Florida, Inc.
- WCA of Florida, LLC

**Motion:** by Commissioner Wolfram, seconded by Commissioner Reece, to approve the renewal of the Commercial Solid Waste Franchises of the aforementioned businesses for Fiscal Year 2016/2017. The motion carried unanimously.

9. **DISCUSSION** Appointment of Citizen Board/Committee Members

Mayor Bates appointed David Scott to the Code Enforcement Board and Commissioner Reece appointed Ronald Pasos to the Health Facilities Authority.

10. **FINANCE ITEM** Northlake Blvd. Corridor Improvements – County Property Right of way Purchase (Parcel 15) – Approve the purchase agreement

**Motion:** by Commissioner Hussey, seconded by Commissioner Wolfram, that the Commission approve the purchase agreement for Northlake Blvd. Corridor Improvements. The motion carried unanimously.

**INFORMAL COMMUNICATION FROM THE FLOOR:** None

**REPORTS:**

**CITY ATTORNEY SKIP FOWLER** indicated he is a better man for just having known Commissioner Wolfram.

**CITY MANAGER FRANK MARTZ** echoed the comments from others about Commissioner Wolfram and on behalf of the Executive Team and every employee that has served over the last three decades; Mr. Martz thanked Commissioner Wolfram for always making our mission about the residents. Mr. Martz indicated the City is better because of Commissioner Wolfram.

**COMMISSIONER REECE** indicated this weekend, in Ocala, she will be inducted into the Southeast Regional Baseball Hall of Fame for Babe Ruth Baseball and she thanked the support of the City who nominated her. A round of applause was given to Commissioner Reece for this honor.

**COMMISSIONER HUSSEY** thanked Commissioner Wolfram for a job well done.

**COMMISSIONER WOLFRAM** indicated he is not going away; he will just be in the audience instead of on the dais.

**MAYOR BATES** thanked Commissioner Wolfram for his service to the City; indicated that Commissioner Wolfram has made a difference while serving and became a dear friend.

The meeting adjourned at 7:33 p.m.

ATTEST:

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MAYOR

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CITY CLERK



Meeting Date: November 15, 2016

From:

  
John Sember, Growth Management Director

Approved:

  
Franklin W. Martz, II, City Manager

**Official Use Only**

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** Ordinance No. 1703-16 and 1704-16 (2<sup>nd</sup> reading) - Request to change the Future Land Use Designation and Rezone 1355 East Altamonte Drive

**SUMMARY EXPLANATION & BACKGROUND:**

A Comprehensive Plan amendment to change the subject property's future land use map designation from County Commercial to City East Town Center, and a rezoning from County C-2 Retail Commercial District to City MOC-2 Mixed Office Commercial.

At its July 13, 2016 meeting, the Planning Board recommended approval of the requested future land use map amendment and rezoning.

**FISCAL INFORMATION:** Not Applicable

**RECOMMENDED ACTION:**

- A. PASS AND ADOPT Ordinance 1703-16 on second and final reading.
- B. PASS AND ADOPT Ordinance 1704-16 on second and final reading.

## ORDINANCE NO.: 1703-16

**AN ORDINANCE OF THE CITY OF ALTAMONTE SPRINGS, FLORIDA, AMENDING "CITY PLAN 2030," THE COMPREHENSIVE PLAN OF THE CITY OF ALTAMONTE SPRINGS, BY CHANGING THE FUTURE LAND USE DESIGNATION OF THAT PROPERTY LOCATED AT 1355 EAST ALTAMONTE DRIVE (MORE PARTICULARLY DESCRIBED HEREIN), FROM (COUNTY) COMMERCIAL TO (CITY) EAST TOWN CENTER; FINDING CONFORMITY WITH STATE STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Altamonte Springs, Florida, on October 5, 2010, adopted Ordinance No. 1628-10, the Comprehensive Plan of the City of Altamonte Springs, referred to as "City Plan 2030"; and

**WHEREAS**, on July 13, 2016, the Planning Board of the City of Altamonte Springs, Florida, held a public hearing on the proposed amendments to the Comprehensive Plan to change the future land use designation of this property; and

**WHEREAS**, public hearings on the proposed Comprehensive Plan amendment hereinafter described were duly advertised and held by the City Commission of the City of Altamonte Springs, and at such hearings interested parties and citizens for and against the proposed plan amendment were heard; and

**WHEREAS**, the City of Altamonte Springs, Florida, and its Land Planning Agency have complied with the requirements of the Community Planning Act in preparing the proposed amendment to the Comprehensive Plan; and

**WHEREAS**, the proposed amendment to be adopted by this Ordinance complies with the statutory and regulatory requirements of the aforesaid Act.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY OF ALTAMONTE SPRINGS, FLORIDA, AS FOLLOWS:**

**SECTION ONE:** This Ordinance is adopted in conformity with and pursuant to the Community Planning Act, Sections 163.3161 through 163.3248, Florida Statutes (2016), and the Municipal Home Rule Powers Act, Sections 166.011 through 166.0497, Florida Statutes (2016).

**SECTION TWO:** The Comprehensive Plan amendment approved by the City of Altamonte Springs Planning Board on July 13, 2016, is hereby adopted and approved.

**SECTION THREE:** The following described property, comprising approximately 0.259 acres, is hereby designated a future land use of East Town Center:

Owner(s): George M. Arroyo, Sr.

Address: 1355 East Altamonte Drive  
Altamonte Springs, FL 32701

more particularly described as follows:

The Property depicted and described on the Sketch of Description attached hereto as **Exhibit "A"**.

**SECTION FOUR:** Any and all Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

**SECTION FIVE:** If any provisions of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect

other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**SECTION SIX:** This ordinance shall become effective 31 days after adoption, unless challenged prior to that date pursuant to Section 163.3187(5), Florida Statutes, and if challenged shall become effective when a final order determining compliance is issued by the state land planning agency.

**PASSED THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_, 2016.

**FIRST READING:** \_\_\_\_\_

**ADVERTISED:** \_\_\_\_\_

\_\_\_\_\_  
PAT BATES, MAYOR  
CITY OF ALTAMONTE SPRINGS, FLORIDA

ATTEST:

\_\_\_\_\_  
ANGELA M. APPERSON, CITY CLERK

Approved as to form and legality  
for use and reliance of the City  
of Altamonte Springs, Florida

\_\_\_\_\_  
JAMES A. FOWLER, CITY ATTORNEY

# SKETCH OF DESCRIPTION

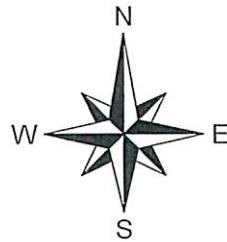
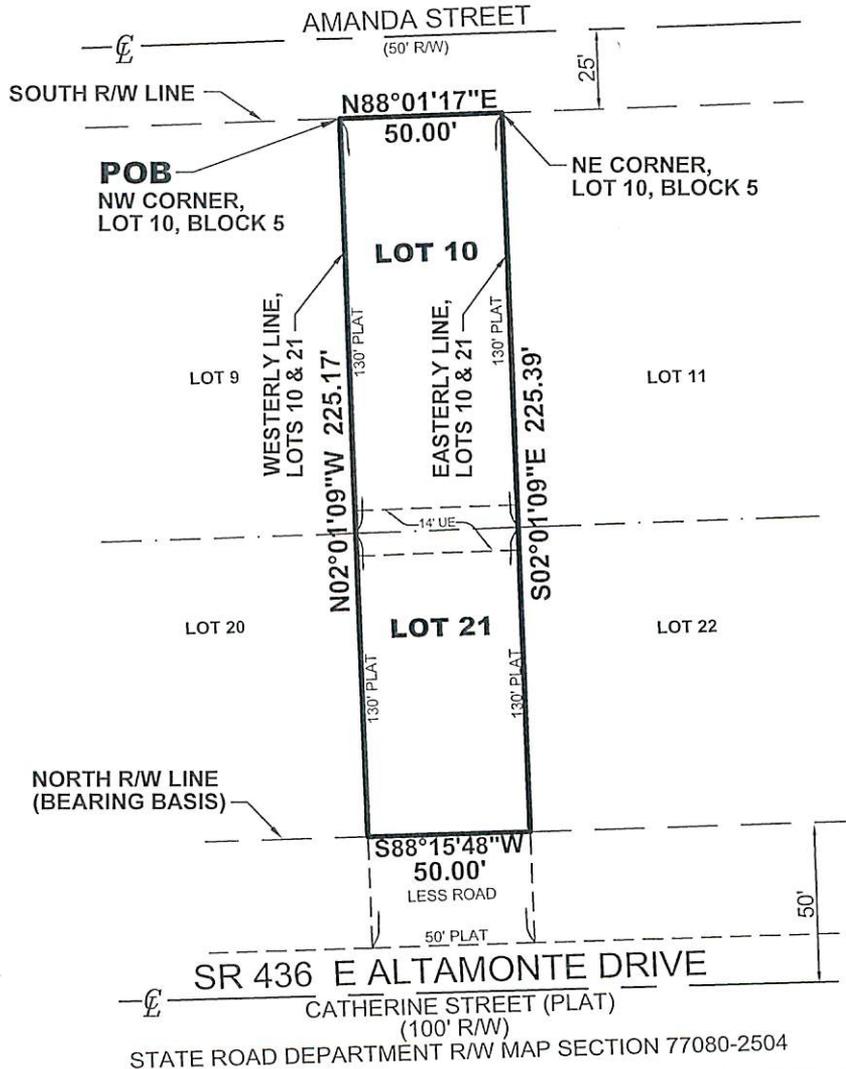
## DESCRIPTION

Exhibit "A" to Ord 1703-16  
Page 1 of 1

LOTS 10 AND 21, BLOCK 5, LAKEVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 10, BLOCK 5, LAKEVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N88°01'17"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AMANDA STREET, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S02°01'09"E, ALONG THE EAST LINE OF SAID LOT 10 AND LOT 21, SAID BLOCK 5, A DISTANCE OF 225.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E ALTAMONTE DRIVE (ALSO KNOWN AS STATE ROAD 436), AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 77080-2504; THENCE; THENCE S88°15'48"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID LOT 21; THENCE N02°01'09"W, ALONG SAID WEST LINE OF LOT 21 AND THE WEST LINE OF SAID LOT 10, A DISTANCE OF 225.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,264 SQUARE FEET OR 0.259 ACRES, MORE OR LESS.



JOB #44845	THIS SKETCH IS NOT A BOUNDARY SURVEY.	REVISIONS:
CF#SC5-14 LOT10&21 BLK5 LESS (SOD)	PREPARED FOR: Q BROADCASTING	
DATE: 5/02/2016	BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED	
SCALE: 1" = 60'	NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 436 (E ALTAMONTE DRIVE),	
DRAWN BY: YEB	BEING: N88°15'48"E (ASSUMED).	

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



ACCURIGHT SURVEYS  
OF ORLANDO INC., LB 4475  
2012 E. Robinson Street Orlando, Florida 32803  
www.AccurightSurveys.net  
Admin@AccurightSurveys.net  
PHONE: (407) 894-6314

LEGEND			
CL	- CENTERLINE	IR	- IRON ROD
CALC	- CALCULATED	L	- ARC LENGTH
CBW	- CONCRETE BLOCK WALL	MEAS	- MEASURED
CLF	- CHAIN LINK FENCE	MS	- METAL SHED
CM	- CONCRETE MONUMENT	N&D	- NAIL & DISK
CP	- CONCRETE PAD	ORB	- OFFICIAL RECORDS BOOK
CONC	- CONCRETE	P&M	- PLAT & MEASURED
COVD	- COVERED	PB	- PLAT BOOK
CW	- CONCRETE WALKWAY	PC	- POINT OF CURVATURE
D	- CENTRAL ANGLE	PG	- PAGE
DB	- DEED BOOK	POB	- POINT OF BEGINNING
DE	- DRAINAGE EASEMENT	POC	- POINT OF COMMENCEMENT
DW	- DRIVEWAY	R/W	- RIGHT OF WAY
E/P	- EDGE OF PAVEMENT	R	- RADIUS
ESMT	- EASEMENT	TYP	- TYPICAL
FFE	- FINISHED FLOOR ELEVATION	UB	- UTILITY BOX
FND	- FOUND	UE	- UTILITY EASEMENT
IP	- IRON PIPE	WF	- WOOD FENCE

*[Signature]*  
**JAMES D. BRAY PSM 6507**  
\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.\*

## ORDINANCE NO.: 1704-16

AN ORDINANCE OF THE CITY OF ALTAMONTE SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ALTAMONTE SPRINGS, FLORIDA, BY CHANGING THE ZONING CLASSIFICATION FROM C2 RETAIL COMMERCIAL DISTRICT TO MOC-2 MIXED OFFICE COMMERCIAL ON THAT PROPERTY LOCATED AT 1355 EAST ALTAMONTE DRIVE AND MORE PARTICULARLY DESCRIBED HEREIN; FINDING CONFORMITY WITH STATE STATUTES AND THE COMPREHENSIVE PLAN OF THE CITY OF ALTAMONTE SPRINGS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, on July 13, 2016, the Planning Board of the City of Altamonte Springs, Florida, held a public hearing on the question of zoning of the property hereinafter described; and

**WHEREAS**, public hearings on the question of zoning of the property hereinafter described were duly advertised and held by the City Commission of the City of Altamonte Springs, Florida, and at such hearings interested parties and citizens for and against the proposed zoning were heard; and

**WHEREAS**, the City of Altamonte Springs, Florida, and its Land Planning Agency have complied with the requirements of the Municipal Home Rule Powers Act, Sections 166.011 through 166.0497, Florida Statutes (2016), in considering the proposed zoning; and

**WHEREAS**, after said public hearing, the City Commission of the City of Altamonte Springs, Florida, has determined that the said property shall be zoned from the classification of C2 Retail Commercial District to MOC-2 Mixed Office Commercial as this classification is defined in the Land Development Code of the

City of Altamonte Springs, Florida, and has further determined that said zoning is consistent with "City Plan 2030," the Comprehensive Plan of the City of Altamonte Springs, Florida.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY OF ALTAMONTE SPRINGS, FLORIDA** as follows:

**SECTION ONE:** That the Official Zoning Map of the City of Altamonte Springs, Florida, be and the same is hereby amended as follows:

The Property depicted and described on the Sketch of Description attached hereto as **Exhibit "A"**

be and the same is hereby designated and assigned the zoning classification of MOC-2 Mixed Office Commercial as this classification is defined in the Land Development Code of the City of Altamonte Springs, Florida.

**SECTION TWO:** This ordinance is adopted in conformity with and pursuant to "City Plan 2030," the Comprehensive Plan of the City of Altamonte Springs, the Community Planning Act, Sections 163.3161 through 163.3248, Florida Statutes (2016), and the Municipal Home Rule Powers Act, Sections 166.011 through 166.0497, Florida Statutes (2016).

**SECTION THREE:** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION FOUR:** Any and all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of the conflict.

**SECTION FIVE:** After its final passage, this ordinance shall become effective concurrently with the effective date of City of Altamonte Springs Ordinance 1703-16.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

FIRST READING: \_\_\_\_\_

ADVERTISED: \_\_\_\_\_

\_\_\_\_\_  
PAT BATES, MAYOR  
CITY OF ALTAMONTE SPRINGS, FLORIDA

ATTEST:

\_\_\_\_\_  
ANGELA M. APPERSON, CITY CLERK

Approved as to form and legality  
for use and reliance of the City  
of Altamonte Springs, Florida

\_\_\_\_\_  
JAMES A. FOWLER, CITY ATTORNEY

# SKETCH OF DESCRIPTION

## DESCRIPTION

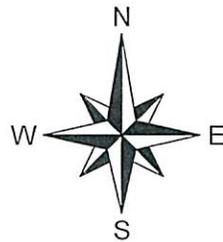
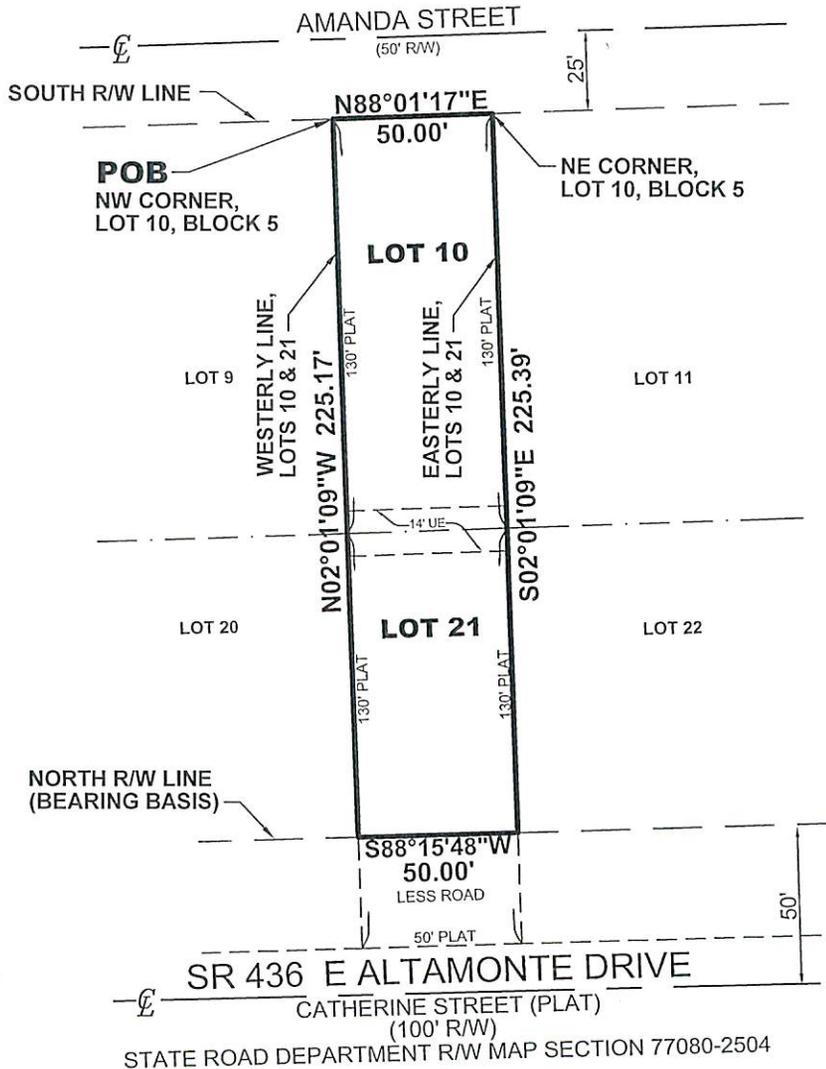
Exhibit "A" to Ord 1704-16

Page 1 of 1

LOTS 10 AND 21, BLOCK 5, LAKEVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 10, BLOCK 5, LAKEVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N88°01'17"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AMANDA STREET, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S02°01'09"E, ALONG THE EAST LINE OF SAID LOT 10 AND LOT 21, SAID BLOCK 5, A DISTANCE OF 225.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E ALTAMONTE DRIVE (ALSO KNOWN AS STATE ROAD 436), AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 77080-2504; THENCE; THENCE S88°15'48"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID LOT 21; THENCE N02°01'09"W, ALONG SAID WEST LINE OF LOT 21 AND THE WEST LINE OF SAID LOT 10, A DISTANCE OF 225.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,264 SQUARE FEET OR 0.259 ACRES, MORE OR LESS.



JOB #44845	THIS SKETCH IS NOT A BOUNDARY SURVEY.	REVISIONS:
CF#SC5-14 LOT10&21 BLK5 LESS (SOD)	PREPARED FOR: Q BROADCASTING	
DATE: 5/02/2016	BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED	
SCALE: 1" = 60'	NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 436 (E ALTAMONTE DRIVE),	
DRAWN BY: YEB	BEING: N88°15'48"E (ASSUMED).	

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

### ACCURIGHT

ACCURIGHT SURVEYS  
OF ORLANDO INC., LB 4475  
2012 E. Robinson Street Orlando, Florida 32803  
www.AccurightSurveys.net  
Admin@AccurightSurveys.net  
PHONE: (407) 894-6314

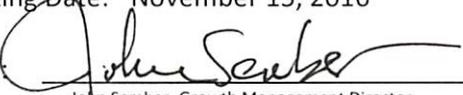
LEGEND	
CL - CENTERLINE	IR - IRON ROD
CALC - CALCULATED	L - ARC LENGTH
CBW - CONCRETE BLOCK WALL	MEAS - MEASURED
CLF - CHAIN LINK FENCE	MS - METAL SHED
CM - CONCRETE MONUMENT	N&D - NAIL & DISK
CP - CONCRETE PAD	ORB - OFFICIAL RECORDS BOOK
CONC - CONCRETE	P&M - PLAT & MEASURED
COVD - COVERED	PB - PLAT BOOK
CW - CONCRETE WALKWAY	PC - POINT OF CURVATURE
D - CENTRAL ANGLE	PG - PAGE
DB - DEED BOOK	POB - POINT OF BEGINNING
DE - DRAINAGE EASEMENT	POC - POINT OF COMMENCEMENT
DW - DRIVEWAY	R/W - RIGHT OF WAY
E/P - EDGE OF PAVEMENT	R - RADIUS
ESMT - EASEMENT	TYP - TYPICAL
FFE - FINISHED FLOOR ELEVATION	UB - UTILITY BOX
FND - FOUND	UE - UTILITY EASEMENT
IP - IRON PIPE	WF - WOOD FENCE

*(Signature)*  
**JAMES D. BRAY PSM 6507**  
\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.\*



Meeting Date: November 15, 2016

From:

  
John Sember, Growth Management Director

Approved:

  
Franklin W. Martz, II, City Manager

**Official Use Only**

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** Ordinance No. 1706-16 and 1707-16 (2<sup>nd</sup> reading) - Request to change the Future Land Use Designation and Rezone 1390 East Altamonte Drive

**SUMMARY EXPLANATION & BACKGROUND:**

A Comprehensive Plan amendment to change the subject property's future land use map designation from Seminole County Planned Development to City East Town Center, and a rezoning from Seminole County Planned Development to City MOC-2 Mixed Office Commercial.

At its August 10, 2016 meeting, the Planning Board recommended approval of the requested future land use map amendment and rezoning.

**FISCAL INFORMATION:** Not Applicable

**RECOMMENDED ACTION:**

- A. PASS AND ADOPT Ordinance 1706-16 on second and final reading.
- B. PASS AND ADOPT Ordinance 1707-16 on second and final reading.

## ORDINANCE NO.: 1706-16

**AN ORDINANCE OF THE CITY OF ALTAMONTE SPRINGS, FLORIDA, AMENDING "CITY PLAN 2030," THE COMPREHENSIVE PLAN OF THE CITY OF ALTAMONTE SPRINGS, BY CHANGING THE FUTURE LAND USE DESIGNATION OF THAT PROPERTY LOCATED AT 1390 EAST ALTAMONTE DRIVE (MORE PARTICULARLY DESCRIBED HEREIN), FROM COUNTY PD PLANNED DEVELOPMENT TO CITY EAST TOWN CENTER; FINDING CONFORMITY WITH STATE STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Altamonte Springs, Florida, on October 5, 2010, adopted Ordinance No. 1628-10, the Comprehensive Plan of the City of Altamonte Springs, referred to as "City Plan 2030"; and

**WHEREAS**, on August 10, 2016, the Planning Board of the City of Altamonte Springs, Florida, held a public hearing on the proposed amendments to the Comprehensive Plan to change the future land use designation of this property; and

**WHEREAS**, public hearings on the proposed Comprehensive Plan amendment hereinafter described were duly advertised and held by the City Commission of the City of Altamonte Springs, and at such hearings interested parties and citizens for and against the proposed plan amendment were heard; and

**WHEREAS**, the City of Altamonte Springs, Florida, and its Land Planning Agency have complied with the requirements of the Community Planning Act in preparing the proposed amendment to the Comprehensive Plan; and

**WHEREAS**, the proposed amendment to be adopted by this Ordinance complies with the statutory and regulatory requirements of the aforesaid Act.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY OF ALTAMONTE SPRINGS, FLORIDA, AS FOLLOWS:**

**SECTION ONE:** This Ordinance is adopted in conformity with and pursuant to the Community Planning Act, Sections 163.3161 through 163.3248, Florida Statutes (2016), and the Municipal Home Rule Powers Act, Sections 166.011 through 166.0497, Florida Statutes (2016).

**SECTION TWO:** The Comprehensive Plan amendment approved by the City of Altamonte Springs Planning Board on August 10, 2016, is hereby adopted and approved.

**SECTION THREE:** The following described property, comprising approximately 1.705 acres, is hereby designated a future land use of East Town Center:

Owner(s): Swope Properties, LLC

Address: 1390 East Altamonte Drive  
Altamonte Springs, FL 32701

more particularly described as follows:

The Property depicted and described on the Sketch of Description attached hereto as **Exhibit "A"**.

**SECTION FOUR:** Any and all Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

**SECTION FIVE:** If any provisions of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect

other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**SECTION SIX:** This ordinance shall become effective 31 days after adoption, unless challenged prior to that date pursuant to Section 163.3187(5), Florida Statutes, and if challenged shall become effective when a final order determining compliance is issued by the state land planning agency.

**PASSED THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_ **2016.**

**FIRST READING:** \_\_\_\_\_

**ADVERTISED:** \_\_\_\_\_

\_\_\_\_\_  
**PAT BATES, MAYOR  
CITY OF ALTAMONTE SPRINGS, FLORIDA**

**ATTEST:**

\_\_\_\_\_  
**ANGELA M. APPERSON, CITY CLERK**

Approved as to form and legality  
for use and reliance of the City  
of Altamonte Springs, Florida

\_\_\_\_\_  
**JAMES A. FOWLER, CITY ATTORNEY**

# SKETCH OF DESCRIPTION

PROJECT: WAWA ANCHOR ROAD

PURPOSE: LOT 1

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 2

Exhibit "A" to Ord 1706-16

Page 1 of 2

## DESCRIPTION:

LOT 1, ANCHOR ROAD PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 53 THROUGH 55, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, ANCHOR ROAD PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 53 THROUGH 55, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S88°03'28"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 240.54 FEET; THENCE RUN N01°56'12"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 339.30 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1096.28 FEET, SAID CURVE BEING THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 436 AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NUMBER 77080-2504; THENCE FROM A RADIAL BEARING OF S03°01'43"W RUN EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 07°20'59", AN ARC DISTANCE OF 140.63 FEET, HAVING A CHORD BEARING OF S83°17'47"E AND A CHORD DISTANCE OF 140.53 FEET, TO A POINT OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 523.69 FEET; THENCE FROM A RADIAL BEARING OF S15°44'47"W CONTINUE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 436 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'27", AN ARC DISTANCE OF 81.11 FEET, HAVING A CHORD BEARING OF S69°49'00"E AND A CHORD DISTANCE OF 81.03 FEET; THENCE RUN S01°56'32"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 61.64 FEET; THENCE RUN N87°05'25"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 22.69 FEET; THENCE RUN S02°54'35"E ALONG SAID EAST LINE OF LOT 1, A DISTANCE OF 226.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,277 SQUARE FEET, OR 1.705 ACRES, MORE OR LESS.

## SURVEYORS NOTES

1. Bearings based on the South line of Lot 1 as being S88°03'28"W.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.



JAMES R. SHANNON JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 05/20/2016

DRAWN BY: BP SCALE: 1" = 100'

WAWA ANCHOR RD-LOT1 SKETCH

SHEET 1 OF 2

# SKETCH OF DESCRIPTION

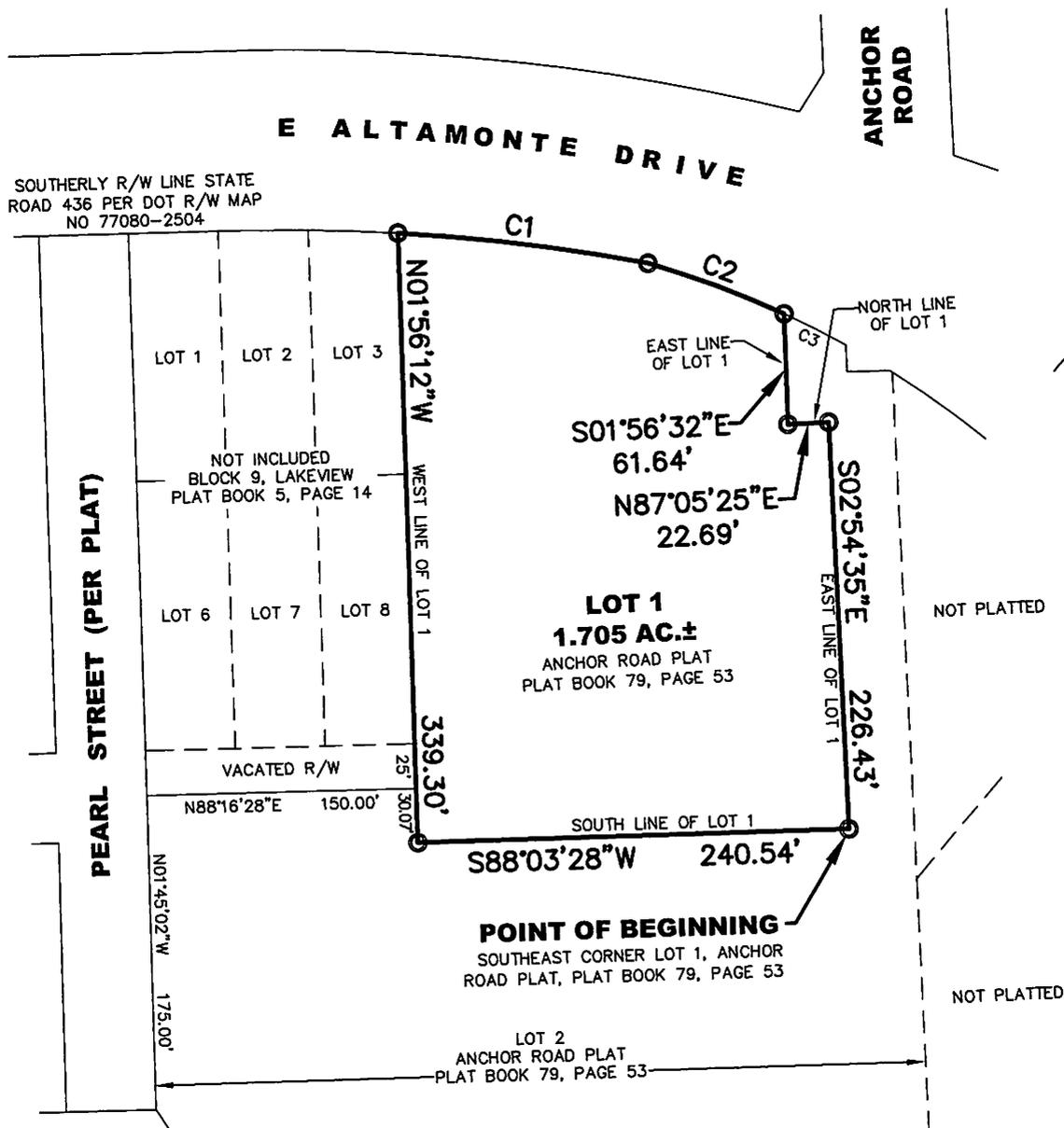
PROJECT: WAWA ANCHOR ROAD

PURPOSE: LOT 1

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 1

Exhibit "A" to Ord 1706-16

Page 2 of 2



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD	RAD. BEARING
C1	1096.28'	07°20'59"	140.63'	S83°17'47"E	140.53'	S03°01'43"W
C2	523.69'	08°52'27"	81.11'	S69°49'00"E	81.03'	S15°44'47"W
C3	523.69'	04°12'00"	38.39'	S63°16'47"E	38.38'	S24°37'13"W

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 05/20/2016

DRAWN BY: BP SCALE: 1" = 100'

WAWA ANCHOR RD-LOT1 SKETCH

SHEET 2 OF 2

## ORDINANCE NO.: 1707-16

AN ORDINANCE OF THE CITY OF ALTAMONTE SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ALTAMONTE SPRINGS, FLORIDA, BY CHANGING THE ZONING CLASSIFICATION FROM PD PLANNED DEVELOPMENT TO MOC-2 MIXED OFFICE COMMERCIAL ON THAT PROPERTY LOCATED AT 1390 EAST ALTAMONTE DRIVE AND MORE PARTICULARLY DESCRIBED HEREIN; FINDING CONFORMITY WITH STATE STATUTES AND THE COMPREHENSIVE PLAN OF THE CITY OF ALTAMONTE SPRINGS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, on August 10, 2016, the Planning Board of the City of Altamonte Springs, Florida, held a public hearing on the question of zoning of the property hereinafter described; and

**WHEREAS**, public hearings on the question of zoning of the property hereinafter described were duly advertised and held by the City Commission of the City of Altamonte Springs, Florida, and at such hearings interested parties and citizens for and against the proposed zoning were heard; and

**WHEREAS**, the City of Altamonte Springs, Florida, and its Land Planning Agency have complied with the requirements of the Municipal Home Rule Powers Act, Sections 166.011 through 166.0497, Florida Statutes (2016), in considering the proposed zoning; and

**WHEREAS**, after said public hearing, the City Commission of the City of Altamonte Springs, Florida, has determined that the said property shall be zoned from the classification of PD Planned Development to MOC-2 Mixed Office Commercial as this classification is defined in the Land Development Code of the

City of Altamonte Springs, Florida, and has further determined that said zoning is consistent with "City Plan 2030," the Comprehensive Plan of the City of Altamonte Springs, Florida.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY OF ALTAMONTE SPRINGS, FLORIDA** as follows:

**SECTION ONE:** That the Official Zoning Map of the City of Altamonte Springs, Florida, be and the same is hereby amended as follows:

The Property depicted and described on the Sketch of Description attached hereto as **Exhibit "A"**

be and the same is hereby designated and assigned the zoning classification of MOC-2 Mixed Office Commercial as this classification is defined in the Land Development Code of the City of Altamonte Springs, Florida.

**SECTION TWO:** This ordinance is adopted in conformity with and pursuant to "City Plan 2030," the Comprehensive Plan of the City of Altamonte Springs, the Community Planning Act, Sections 163.3161 through 163.3248, Florida Statutes (2016), and the Municipal Home Rule Powers Act, Sections 166.011 through 166.0497, Florida Statutes (2016).

**SECTION THREE:** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION FOUR:** Any and all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of the conflict.

**SECTION FIVE:** After its final passage, this ordinance shall become effective concurrently with the effective date of City of Altamonte Springs Ordinance 1706-16.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

FIRST READING: \_\_\_\_\_

ADVERTISED: \_\_\_\_\_

\_\_\_\_\_  
PAT BATES, MAYOR  
CITY OF ALTAMONTE SPRINGS, FLORIDA

ATTEST:

\_\_\_\_\_  
ANGELA M. APPERSON, CITY CLERK

Approved as to form and legality  
for use and reliance of the City  
of Altamonte Springs, Florida

\_\_\_\_\_  
JAMES A. FOWLER, CITY ATTORNEY

# SKETCH OF DESCRIPTION

PROJECT: WAWA ANCHOR ROAD

PURPOSE: LOT 1

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 2

Exhibit "A" to Ord 1707-16

Page 1 of 2

## DESCRIPTION:

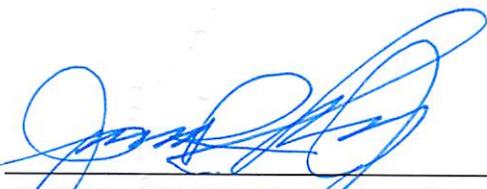
LOT 1, ANCHOR ROAD PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 53 THROUGH 55, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, ANCHOR ROAD PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 53 THROUGH 55, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S88°03'28"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 240.54 FEET; THENCE RUN N01°56'12"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 339.30 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1096.28 FEET, SAID CURVE BEING THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 436 AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NUMBER 77080-2504; THENCE FROM A RADIAL BEARING OF S03°01'43"W RUN EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 07°20'59", AN ARC DISTANCE OF 140.63 FEET, HAVING A CHORD BEARING OF S83°17'47"E AND A CHORD DISTANCE OF 140.53 FEET, TO A POINT OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 523.69 FEET; THENCE FROM A RADIAL BEARING OF S15°44'47"W CONTINUE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 436 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'27", AN ARC DISTANCE OF 81.11 FEET, HAVING A CHORD BEARING OF S69°49'00"E AND A CHORD DISTANCE OF 81.03 FEET; THENCE RUN S01°56'32"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 61.64 FEET; THENCE RUN N87°05'25"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 22.69 FEET; THENCE RUN S02°54'35"E ALONG SAID EAST LINE OF LOT 1, A DISTANCE OF 226.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,277 SQUARE FEET, OR 1.705 ACRES, MORE OR LESS.

## SURVEYORS NOTES

1. Bearings based on the South line of Lot 1 as being S88°03'28"W.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.



JAMES R. SHANNON JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 05/20/2016

DRAWN BY: BP SCALE: 1" = 100'

WAWA ANCHOR RD-LOT1 SKETCH

SHEET 1 OF 2

# SKETCH OF DESCRIPTION

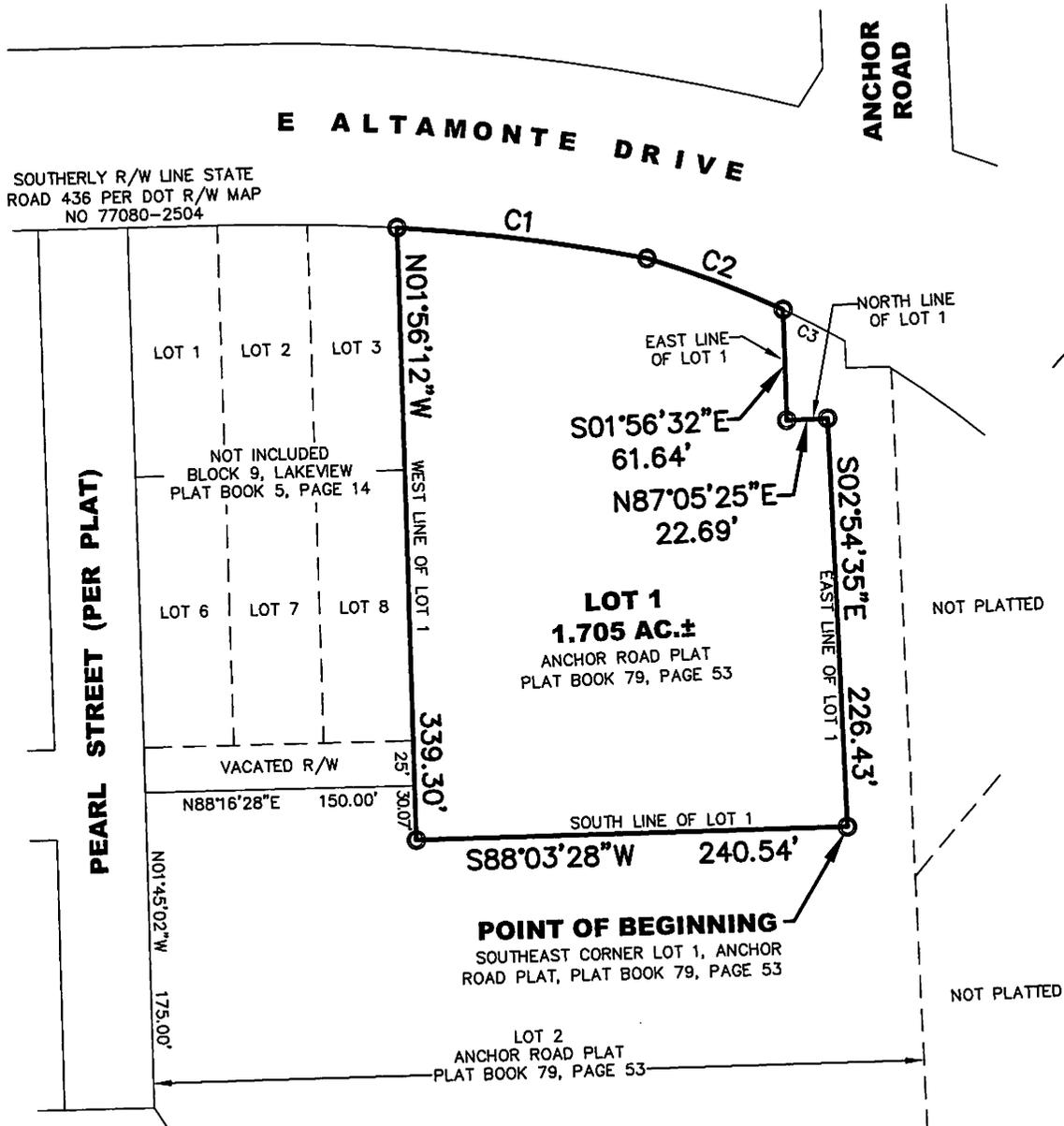
PROJECT: WAWA ANCHOR ROAD

PURPOSE: LOT 1

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 1

Exhibit "A" to Ord 1707-16

Page 2 of 2



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD	RAD. BEARING
C1	1096.28'	07°20'59"	140.63'	S83°17'47"E	140.53'	S03°01'43"W
C2	523.69'	08°52'27"	81.11'	S69°49'00"E	81.03'	S15°44'47"W
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499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 05/20/2016

DRAWN BY: BP SCALE: 1" = 100'

WAWA ANCHOR RD--LOT1 SKETCH

SHEET 2 OF 2



Meeting Date: November 15, 2016

From: John Sember  
John Sember, Growth Management Director

Approved: [Signature]  
Franklin W. Martz, II, City Manager

**Official Use Only**

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** Ordinance No. 1709-16 (1<sup>st</sup> reading) - Land Development Code Amendment for open air sales regulations.

**SUMMARY EXPLANATION & BACKGROUND:**

The proposed amendment revises and consolidates the open air sales regulations in the Land Development Code, section 3.44.22.

At its October 12, 2016 meeting, the Planning Board recommended approval of the proposed amendment to the Land Development Code.

**FISCAL INFORMATION:** Not Applicable

**RECOMMENDED ACTION:** APPROVE Ordinance No. 1709-16 on first reading and SET second reading for December 6, 2016.

Initiated by: John Sember, Growth Management Director

**ORDINANCE NO.: 1709-16**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ALTAMONTE SPRINGS, FLORIDA, RELATING TO OPEN AIR SALES; AMENDING THE CODE OF ORDINANCES, CHAPTER 28, "LAND DEVELOPMENT CODE," BY AMENDING THE DEFINITION OF "OPEN AIR SALE" IN SECTION 1.2.1, "DEFINITIONS;" OF ARTICLE I, "GENERAL PROVISIONS;" BY REPEALING IN ITS ENTIRETY SECTION 3.44.22, "OPEN AIR SALES," OF DIVISION 44, "SUPPLEMENTAL DISTRICT REGULATIONS," OF ARTICLE III, "ZONING REGULATIONS," OF CHAPTER 28, "LAND DEVELOPMENT CODE," OF THE ALTAMONTE SPRINGS CODE OF ORDINANCES, AND ENACTING NEW SECTION 3.44.22, "OPEN AIR SALES," TO REVISE THE REGULATIONS GOVERNING OPEN AIR SALES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Land Development Code sets forth regulations for open air sales; and

**WHEREAS**, the City Commission of the City of Altamonte Springs finds that open air sales should have reasonable regulations to protect public safety by placing certain regulations regarding lighting, lot grading, parking, signage, vehicle access and mobility, pedestrian travel areas and safe mobility, as well as other similar requirements; and

**WHEREAS**, the City Commission of the City of Altamonte Springs finds that unregulated open air sales areas have a potential to decrease the aesthetic appeal of the property upon which the sale is held if certain regulations to prevent same are not in place; and

**WHEREAS**, the City Commission of the City of Altamonte Springs finds that unregulated open air sales can create hazards and adversely impact adjacent properties through increased noise and traffic; and

**WHEREAS**, the City Commission of the City of Altamonte Springs finds that reasonable limitations on the number and location of open air sales upon any particular property during a year period is advisable to prevent adverse impact to adjacent properties; and

**WHEREAS**, the City Commission of the City of Altamonte Springs finds that certain areas of the City would be appropriate for more numerous open air sales events given the location of the property, the intensive use of the property and similar uses and intensities in the surrounding neighborhood; and

**WHEREAS**, the City Commission finds that the regulations regarding garage sales need updating; and

**WHEREAS**, the City Planning Board reviewed and recommended approval of this ordinance 1709-16 on October 12, 2016; and

**WHEREAS**, the City Commission of the City of Altamonte Springs finds that it is advisable to update and revise the regulations for open air sales; and

**WHEREAS**, the City Commission of the City of Altamonte Springs finds that this ordinance promotes the general welfare and is in the best interests of the citizenry of Altamonte Springs and general public.

**NOW, THEREFORE**, be it ordained by the City Commission of the City of Altamonte Springs, Florida, as follows:

**SECTION ONE:** Section 1.2.1, "Definitions," of Article I, "General Provisions," of Chapter 28, "Land Development Code," of the Altamonte Springs Code of Ordinances is hereby amended to revise the following definition, which definition shall be codified alphabetically into the existing definitions set forth in said Section:

1.2.2 – Definitions.

\* \* \*

*Open air sale.* The outside sale of goods and services that would include, but not be limited to, the following: Farmers Flea markets, on-site sidewalk sales, fruit and vegetable sales and sales of agricultural products typically associated with a holiday, such as Christmas tree sales or pumpkin sales.

**SECTION TWO:** Section 3.44.22, "Open air sales," of Division 44., "Supplemental District Regulations," of Article III, "Zoning Regulations," of Chapter 28, "Land Development Code," of the Altamonte Springs Code of Ordinances is hereby repealed in its entirety and new section 3.44.22, "Open air sales," is hereby enacted to read as follows:

3.44.22 - Open air sales.

Open air retail sales are the outside sale of goods and services that would include, but not be limited to the following: Farmers markets, on-site sidewalk sales, fruit and

vegetable sales, and sales of agricultural products typically associated with a holiday such as Christmas tree sales or pumpkin sales.

3.44.22.1 Prohibited uses. Open air sales are prohibited on premises being used as an automobile service station and in multifamily developments.

3.44.22.2 Permitted uses:

3.44.22.2.1 Open air sales. Open air sales are permitted subject to the following:

a. The location of the open air sale shall be in approved commercially zoned areas of C-G, MOC-1, MOC-2, MOC-3, PUD-MO, PUD-COM, and in other areas as approved by the director of growth management or designee. Open air sales may be permitted in other zoned areas when approved by the director of growth management or designee, if the following conditions exist:

1. The open air sale will consist only of sales of Christmas trees, pumpkins or other agricultural products customarily associated with a specific holiday; and

2. The proposed location is such that it is determined by the city to be appropriate for temporary retail sale of agricultural products customarily associated with a specific holiday despite the lack of C-G, MOC-1, MOC-2, MOC-3, PUD-MO, or PUD-COM zoning; and

3. The proposed location and activity is set forth in a manner that the impact to neighboring properties is negligible, including noise levels, lighting, traffic volume and hours of operations; and

4. Sales are only permitted up to 30 days prior to any holiday and subject to the other limitations contained in 3.44.22.2 including a limitation on the total number of days within a calendar year.

b. Submission of written notarized permission from the property owner.

c. If the proposed open air sale is on a developed parcel, use of any parking spaces required for the existing development for the proposed open air sale shall not be permitted. Parking requirements for the proposed open air sale, whether on a developed or vacant parcel, shall be based on current land development code parking regulations. Exception: Where the applicant for an open air sale permit can clearly demonstrate that the provided required parking spaces can accommodate the open air sale activity and the existing development demand, the growth management director or designee is authorized to approve up to 25% of the required spaces being temporarily allocated for the open air sale activity. This granting of this exception is solely at the discretion of the growth management director or designee based on the adequacy of the justification provided by the applicant.

d. The maximum number of open air sales per development site or undeveloped parcel during the calendar year is four. The maximum

- cumulative time limit for open air sales per development site or undeveloped parcel shall be 30 days for each calendar year. The one year calendar year period shall start on January 1<sup>st</sup>.
- e. Minimum setbacks shall be 50 feet from property lines adjacent to State Road 436 and State Road 434 and 25 feet from all other property lines.
- f. A permit from the building/fire safety division shall be required along with payment of the required fee. The permit application shall demonstrate compliance with and shall contain:
1. All items required in Section 3.44.22; and
  2. A plan indicating setbacks, proper ingress and egress, proper vehicular circulation, parking, lighting, curb cuts, stop signs, turning movements, stop bars, traffic control signage, source of electric service, restroom accommodations, storage, site topography, existing or proposed structures and/or tents, accessible access, stabilization material of the driving surfaces, signage or other attention getting devices and hours of operations; and
  3. An itemized list of items intended for sale, along with a list of proposed inventory. (The sale of illegal or unlawful items, or items defined as a high-hazard group H occupancy as defined in the Florida Building Code are prohibited and the wholesale of any product is prohibited.)
  4. Other documentation as requested by the city in order to assure safe and legal operation of the open air sale activity.
- g. A business tax receipt from the city clerk's office shall be required.
- h. An open air sale permit and compliance with section 3.44.22.2 is not required for open air sale events authorized by the city and occurring at a city park property or on certain city right-of-way within the regional business center - core east activity center.
- i. An activity receiving an approved special event permit which contains open air sales as a clearly ancillary activity (such as food sales, arcade activities and the like) within the special event activity shall be exempt from the permit provisions of 3.44.22, however, the criteria and standards of 3.44.22 shall be met. Further, open air sales shall not be classified as a special event in order to avoid compliance with the provisions of 3.44.22.
- j. Open air sales on vacant parcels shall be on a minimum parcel size of at least 1 acre and be limited to the sale of Christmas trees, pumpkins, or other agricultural products typically associated with a holiday.
- k. Open air sales on developed sites shall be on a minimum parcel size of at least 10 acres. Exceptions:

1. Open air sales of Christmas trees, pumpkins or agricultural products typically associated with a holiday, shall be on developed sites at least 2 acres in size.
  2. Open air sales directly related to the on-site commercial activities associated with the existing development shall be on developed sites at least 2 acres in size.
- l. Open air sales shall be permitted one double-faced sign not to exceed 32 square feet per face. No V-shaped signs shall be permitted.
- m. In addition to the provisions required for open air sales, cart and wagon food sales shall be permitted on developed sites subject to all of the following additional conditions:
1. Wagons or carts shall not be permitted to be stored on or sell from within the public right-of-way; and
  2. Locations shall not impede vehicular or pedestrian traffic; and
  3. Shall only have one sign on each side of the cart or wagon not exceeding eight square feet; and
  4. Cart or wagon food sales are not subject to the maximum operation limitation of 30 days in a calendar year. Approved cart or wagon food sales may operate year round; and
  5. Cart or wagon food sales shall be for on- or near-premises consumption or the food product shall be delivered in a condition of readiness which would permit immediate consumption; and
  6. Locations shall be approved by the growth management director or his/her designee. In approving a proposed location, the growth management director or designee shall consider:
    - (a.) Relationship to public improvements; and
    - (b.) Relationship to streetscape; and
    - (c.) Operating hours; and
    - (d.) Pedestrian access; and
    - (e.) Vehicular traffic flow; and
    - (f.) Other safety, location or operating features.
  7. The provisions of this section shall not prohibit, regulate or require an open air sale permit for mobile food vehicles serving construction sites with active building permits; and
  8. Food trucks shall be not be regulated under this section but shall be regulated under section 24-15 of the Code of Ordinances.

3.44.22.2.3 Garage sales/yard sales:

- a. Shall be limited to residential areas, a maximum of four consecutive days, no more than two times a year (12 consecutive months beginning January 1<sup>st</sup> of each year);
- b. Shall be permitted to have no more than one double-faced sign not to exceed six square feet per face located on subject property;
- c. No off-site garage sale signs shall be permitted or allowed (including directional or advertisement).

~~3.44.22 — Open air sales.~~

~~The outside sale of food, goods and services that would include, but not be limited to the following: Flea markets, sidewalk vending and sales, fruit and vegetable sales, temporary amusement or recreational activity and Christmas tree sales.~~

~~3.44.22.1 Prohibited uses. Open air sales are prohibited on premises being used as an automobile service station and in multifamily developments.~~

~~3.44.22.2 Permitted uses:~~

~~3.44.22.2.1 Holiday sales. Holiday sales are permitted subject to the following:~~

- ~~a. Location shall be in approved commercially zoned areas of C-G and in other areas as approved by the director of growth management.~~
- ~~b. Submission of written notarized permission from the property owner to the inspection services division.~~
- ~~c. Use of any required parking spaces for such sales shall not be permitted (parking requirements shall be based on current regulations).~~
- ~~d. Maximum number of sales per site during the period of one year starting on January 1 of each year is six including both holiday sales and other open air sales, et. al. Exception: Sales and events shall be allowed on an unlimited basis in the Cranes Roost Lake Park.~~
- ~~e. The maximum time limit per site for both holiday sales and other open air sales, et al, shall be 30 days during the period of one year starting January 1 of each year.~~
- ~~f. The following is the list of holidays approved for purposes of this section: New Years, Easter (Friday Sunday), Memorial Day, Fourth of July, Labor Day, Halloween, Thanksgiving and Christmas.~~
- ~~g. Minimum setbacks shall be 50 feet from arterial roadways (i.e., S.R. 436, S.R. 434) and 25 feet from all property lines.~~

- ~~h. Proper ingress and egress shall be required.~~
- ~~i. A permit from the inspection services division shall be required.~~
- ~~j. An occupational license from the city clerk's office shall be required.~~
- ~~k. Any sale that is held within one week of the holidays listed above will be considered to be consistent with the intent of this section. Any other holidays will have to be submitted as a request to the growth management director at least 30 days in advance of the sale with a final decision to be made by the city commission or the city manager.~~

~~3.44.22.2.2 Open air food sales, including cart and wagon sales shall be permitted subject to the following:~~

- ~~a. Location shall be in approved commercially zoned areas of MOC-3 and MOC-2; also MOC-1 when located inside an activity center.~~
- ~~b. Cart or wagon may not be moved more than four times per year.~~
- ~~c. Sales shall be for on or near premises consumption or the food product shall be delivered in a condition of readiness which would permit immediate consumption. The sale of food products requiring further preparation is prohibited, the sale of fruits and vegetables commonly eaten raw is permitted. Farmers markets or similar type sales of food products in amounts in excess of single servings are prohibited.~~
- ~~d. Submission of written notarized permission from the property owner and a map of property indicating placement of cart or wagon.~~
- ~~e. Use of any required parking spaces for such sale may not be permitted (parking requirements shall be based on current requirements).~~
- ~~f. Minimum setbacks shall be 50 feet from arterial roadways (i.e. S.R. 436, S.R. 434) and 25 feet from all property lines.~~
- ~~g. Location shall be approved by the growth management director or his/her designee. In approving a proposed location, the growth management director shall consider the following items:
  - ~~1. Vehicular traffic flow;~~
  - ~~2. Pedestrian access and flow;~~
  - ~~3. Relationship to public improvements;~~
  - ~~4. Relationship to activity center street scape;~~
  - ~~5. Operating hours;~~~~

~~6. Consistency of the result of a location with established city plans and goals.~~

~~h. Shall be located in such a manner as not to impede vehicular or pedestrian traffic.~~

~~i. One sign, not to exceed eight square feet per side, on cart or vehicle used in said sale shall be permitted.~~

~~j. Owner of cars and/or wagons shall be members of a licensed commissary for food preparation and maintenance of carts.~~

~~k. An occupational license shall be required from the city clerk's office.~~

~~l. Payment of a review fee.~~

~~3.44.22.2.3 Other open air sales and temporary amusement or recreational activity. Other open air sales shall be permitted subject to the following:~~

~~a. Shall be allowed on properties zoned MOC 1, MOC 2, MOC 3, Institutional or C-G and Commercial PUD.~~

~~b. Minimum setbacks shall be 50 feet from arterial roadways (i.e., S.R. 436, S.R. 434) and 25 feet from all other property lines.~~

~~c. Shall be located on vacant lots of minimum one acre in size or on developed lots a minimum of ten acres in size and must meet both size requirements and current parking requirements of the zoning district to be eligible for a permit.~~

~~d. Maximum number of sales per site during the period of one year starting on January 1 of each year is six including both open air sales, et al and holiday sales.~~

~~e. The maximum time period per site for both open air sales and holiday sales shall be 30 days during the period of one year starting January 1 of each year.~~

~~f. Shall submit written notarized permission from the property owner to the inspection services division.~~

~~g. Shall not use any required parking spaces for such sale (parking requirements shall be based on current regulations then in effect at the time application is made).~~

~~h. Shall be permitted to have not more than one double-faced sign not to exceed 16 square feet per face.~~

~~i. Shall require a permit from the building inspection services division; the fee shall be as otherwise established by the city.~~

~~j. Shall require a business tax receipt from the city clerk's office.~~

~~3.44.22.2.4 Garage sales/yard sales:~~

- ~~a. Shall be limited to a maximum of seven consecutive days, no more than two times a year (12 consecutive months);~~
- ~~b. Shall be permitted to have no more than one double-faced sign not to exceed eight square feet per face located on subject property;~~
- ~~c. No off-site garage sale signs shall be permitted or allowed (including directional or advertisement).~~

**SECTION THREE: Codification in Code.** It is the intent of the City Commission that the provisions of this Ordinance shall become and be codified as a part of the City Code of Ordinances/Land Development Code and that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions.

**SECTION FOUR: Conflicts.** Any and all Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

**SECTION FIVE: Severability.** If any provisions of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**SECTION SIX: Effective Date.** This ordinance shall become effective immediately after passage.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

FIRST READING: \_\_\_\_\_

ADVERTISED: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
PAT BATES, MAYOR  
City of Altamonte Springs, Florida

ATTEST:

\_\_\_\_\_  
ANGELA M. APPERSON, CITY CLERK

Approved as to form and legality  
for use and reliance by the City  
of Altamonte Springs, Florida

\_\_\_\_\_  
JAMES A. FOWLER, ESQ.  
CITY ATTORNEY



# Municipal Planning Board Staff Report

City of Altamonte Springs  
Growth Management Department

## APPLICATION INFORMATION

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<b>DATE OF HEARING:</b>	October 12, 2016 (Report Revised October 13, 2016 <sup>1</sup> )
<b>REQUEST FOR APPROVAL OF:</b>	Ordinance amending the open air sales regulations in the Land Development Code
<b>ORDINANCE NO.:</b>	1709-16
<b>PUBLIC HEARING:</b>	Yes
<b>DESCRIPTION:</b>	Land Development Code amendment to consolidate and update the open air sales regulations in Land Development Code section 3.44.22
<b>GROWTH MANAGEMENT DEPT. PROJECT NUMBER:</b>	16-200000005
<b>APPLICANT:</b>	Applicant: City of Altamonte Springs

## STAFF EVALUATION AND FINDINGS

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### 1. PROPOSAL.

This proposed amendment revises the open air sales regulations in the City's Land Development Code (LDC).

### 2. MATERIALS PROVIDED FOR REFERENCE.

Proposed ordinance amending section 3.44.22.

### 3. CODE AMENDMENT SUMMARY.

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<sup>1</sup> Staff report revised on October 13, 2016, to clarify the duration of cart and wagon food sales in the table on page 3 as indicated.

The following are highlights of the proposed code amendment. Refer directly to the ordinance for specific changes.

- The description of open air sales is updated. Sidewalk vending and sales is changed to on-site sidewalk sales; Christmas tree sales is broadened to be the sales of agricultural products typically associated with a holiday; temporary amusement or recreational activity is deleted because it is addressed through the special event permit process.
- The current regulations have three separate sections for holiday sales, open air food sales, and other open air sales and temporary amusement or recreational activity. The text of the three sections was almost identical, and the differences in the requirements were difficult to identify. The proposed ordinance consolidates those sections together and identifies situations where there are exceptions or specific differences.
- The zoning districts where open air sales are allowed were made consistent for the various types of sales, as was the ability for discretionary approval by the Growth Management Director in other zoning districts. However, such discretionary approval is limited to the sales of agricultural products typically associated with a holiday, such as Christmas tree sales, pumpkin sales, etc. This discretionary allowance is largely intended to address activities by churches or private schools, which oftentimes are not located in commercial zoning districts.
- Continued with the use of required parking spaces for an open air sale is not permitted, but added an allowance to use up to 25% of the required spaces if the applicant can demonstrate that the provided parking spaces can accommodate both the open air sale activity and the existing development demand. This change better addresses some of the real-world conditions.
- Added a list of specific information to provide on the plan or with the permit application submittal to better guide applicants and review staff.
- Specifically exempts the permit requirement for open air sales that are ancillary to a special event permit.
- For open air sales on vacant parcels, the minimum parcel size is established as one acre for the sale of agricultural products typically associated with a holiday. Other types of sales on vacant parcels are not authorized.
- For open air sales on developed parcels, the minimum parcel size is established as 10 acres, with two exceptions: It is two acres for the sale of agricultural products typically associated with a holiday or for sales directly related to the on-site commercial activity.

- The maximum duration of an individual garage sale is changed from seven consecutive days to four consecutive days.

The following table compares the existing regulations to the proposed ordinance:

Standard	Existing Regulations			Proposed Ordinance
	Holiday	Food	Other	
Location:				
C-G Commercial-General	X		X	X
MOC-1 Mixed-Office/ Commercial		In Activity Centers	X	X
MOC-2, MOC-3		X	X	X
IN Institutional		X	X	
PUD-COM (Commercial)			X	X
PUD-MO (Mixed/Other)				X
Other Areas as Approved by Growth Mgt Director	X			Holiday Agricultural Products Only
Maximum Number per Year	6*	N/A	6*	4 Except Cart and Wagon Sales Permitted for Continuous Operation**
Maximum Days per Year	30*	N/A	30*	30 Except Cart and Wagon Sales Permitted for Continuous Operation**
Minimum Setbacks:				
SR 436 and SR 434	50 Feet	50 Feet	50 Feet	50 Feet
Other Property Lines	25 Feet	25 Feet	25 Feet	25 Feet
Minimum Parcel Size:				
Undeveloped	N/A	N/A	1 Acre	1 Acre (Permitted for Holiday Agricultural Products Only)
Developed	N/A	N/A	10 Acres	10 Acres, Except: 2 Acres for Holiday Agricultural Products or Related to On-site Activities
Signs	Not Indicated	8 SF on Cart x2	16 SF x 1	32 SF x 1 Carts: 8 SF on Cart x2
*Cumulative amount of time for both holiday sales and other sales.				
**Item clarified in October 13, 2016, staff report revision.				

#### 4. NEXT STEP.

The recommendation of the Planning Board on this ordinance will be presented to the City Commission at two public hearings prior to the requested adoption.

## **RECOMMENDATION**

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The Growth Management Department requests the Planning Board take the following action regarding this request: Recommend **APPROVAL** of proposed Ordinance No. 1709-16.

## **ADVISEMENTS**

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### **General Advisements**

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceedings and for such purposes, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Altamonte Springs does not provide this verbatim record. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk Department ADA Coordinator at least 48 hours in advance of the meeting at (407) 571-8121(Voice) or (407) 571-8126 (TDD).

This report was prepared by the Altamonte Springs Growth Management Department (407) 571-8150.

LDC Amend Open Air Sales Ord 1709-16 PB Report



## Municipal Planning Board

City of Altamonte Springs  
Growth Management Department

### Meeting Minutes

October 12, 2016

**6:30 P.M.**

#### **REGULAR MEETING**

Board members present: Paul Marczak, Chairman; Lucius Cushman; Charles Wallace; Robert Licato; and David Konstan.

Board member(s) absent: Bob O'Malley, Vice Chairman.

Staff present: John Sember, Director of Growth Management; Cathleen Craft, Chief Planner; Tina Demostene, Development Services Manager; Alisha Maraviglia, Senior Planner; Mary Sneed, Assistant City Attorney; Tony Apfelbeck, Fire Marshal/Building Official; and Shay Torres, Recording Secretary.

#### **REGULAR MEETING**

The Chairman called the meeting of the Planning Board to order at 6:30 p.m.

#### **1. ANNOUNCEMENTS**

- a) **Introductions** – The Chairman introduced the Board Members and Staff.
- b) **Votes Required** – The affirmative vote of four members of the Planning Board is necessary for any item.
- c) **Document Submittal** – The Chairman read the following statement into the record:

Any documents being submitted or displayed for Board review will become the property of the City and made a part of the application's official case file. Pursuant to State of Florida public records law, said documents become public record and are subject to public review. Submitted documents are not returnable. Should you need copies for your records, direct your requests to the Board Secretary.

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City of Altamonte Springs, Planning Board  
October 12, 2016

2. **PRELIMINARY BUSINESS**

a) **Approval of Minutes – September 14, 2016**

**Motion made to approve minutes, for September 14, 2016, Planning Board Meeting. Motion made by Lucius Cushman, seconded by Charles Wallace. Motion carried unanimously (5-0).**

b) **Disclosure of Conflicts of Interest – None**

3. **PUBLIC HEARINGS**

- a) **Project Name: OAK FOREST CENTER**  
**Project Number: 16-21000004**  
**Project Type: Annexation, FLUM, and Rezone**

**Subject Property Address (es):**

**Location: 704 West State Road 436**

**Applicant: Lauren Miller J. Wayne Miller Company**

**Owner: Oak Forest Center Associates**

**Annexation, future land use map amendment, and rezone.**

**Mrs. Tina Demostene stated this is a public hearing and showed proof of publication.**

**Mrs. Alisha Maraviglia provided an explanation of the project, summarized the findings of the staff report, and recommended the Planning Board make a recommendation to the City Commission to approve the annexation, future land use map amendment, and rezoning.**

**Chairman Marczak asked for clarification on the annexation request and how it affects the adjacent properties. Mrs. Maraviglia answered that this property is requesting annexation to obtain City utilities. This property and its adjacent properties are within an enclave. Currently, the adjacent properties are not receiving their utilities from the City.**

**Mr. David Konstan asked questions regarding the parking issues on the site. Mrs. Maraviglia stated there are some temporary parking conditions allowing tenant trailers to park on the property. Mr. John Sember clarified that due to what the County has approved along with tenant expansions that have taken place, discussions with the property owners are necessary to understand the details**

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City of Altamonte Springs, Planning Board  
October 12, 2016

regarding this property and what was authorized by permits.

Mr. Konstan asked about the traffic light island at the corner of the property. Mr. Sember explained that the island was platted but does not exist and provided the background and history.

Mr. Lucius Cushman asked if the Fire Department can circulate around the building due to the fenced off area on the north side of the building. Mr. Sember answered that the Fire Department would not be able to circulate around the building and this is an issue requiring further coordination with the applicant.

Mr. Konstan asked if the jurisdiction of the fenced off parking lot fall under the County or City. Mr. Sember stated that the City Fire Marshal and County Fire Department will look at the ability to serve this property for Fire and Rescue.

Mr. Konstan asked if our recommendation is to accept this current condition on the property. Mr. Sember stated no, we are not addressing improvements in this hearing, only annexation, future land use map and rezoning. The staff report explains property conditions found at the time of annexation and documents questions we want to further discuss with the applicant.

Chairman Marczak asked what will be the process for the adjacent properties to obtain City utilities if they wish to do so. Mr. Sember stated they will have to be annexed into the City through a similar process and used Brown's Gym as an example.

Mr. Cushman asked if there is a crossing plan for the Seminole Wekiva Trail on this property. Mr. Sember answered yes, it is at the Laurel Street intersection with SR 436 and gave more details regarding the crossing plan.

Ms. Lauren Miller, Registered Agent for the Property Owner, stated she agreed with the staff recommendations and added that they are currently on septic and well water.

Chairman Marczak asked how does abandoning an old septic drain system work. Ms. Miller stated the tanks have to be crushed and filled with sand and soil. The process is detailed in the plans according to code. However, the well will be used for irrigation and will be disconnected from the building.

Chairman Marczak opened the public hearing.

City of Altamonte Springs, Planning Board  
October 12, 2016

Mr. Joseph Lupus, adjacent property owner of 710 Orange Avenue, asked if the other adjacent properties are required to be annexed also. Chairman Marczak responded no, it is voluntary and not mandatory.

Mr. Sember clarified this annexation is voluntary. However, the City has an agreement with the County that upon a change of ownership of properties in that area, the City can involuntarily annex properties purchased after 1998. The property owners would be notified by the City if the City were to pursue the involuntary annexation process.

Mrs. Mary Sneed commented that this property is situated in an enclave and the State has a policy to eliminate enclaves as much as possible.

Mr. Lupus explained the history of his property's ownership being subdivided and the complexity of shared septic and well water.

Chairman Marczak closed the public hearing and asked for three motions.

**Motion was made to recommend approval of Ordinance 1711-16 for the annexation of 704 West State Road 436, together with the property extending to the centerline of the adjacent rights-of-way for West State Road 436 to the north and Orange Avenue to the south. Motion made by Lucius Cushman, seconded by David Konstan. Motioned carried unanimously (5-0).**

**Motion was made to recommend approval of Ordinance 1712-16 to change the future land use map designation from Seminole County HIPTR Higher Intensity Planned Development - Transitional to City West Town Center. Motion made by Lucius Cushman, seconded by David Konstan. Motioned carried unanimously (5-0).**

**Motion was made to recommend approval of Ordinance 1713-16 to change the zoning from Seminole County M-1 Industrial to City C-G General Commercial. Motion made by Lucius Cushman, seconded by Robert Licato. Motioned carried unanimously (5-0).**

- b) **Project Name: CODE AMENDMENT – OPEN AIR SALES  
(ORDINANCE 1709-16)**  
Project Number: 16-200000005  
Project Type: Land Development Code Amendment

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City of Altamonte Springs, Planning Board  
October 12, 2016

Subject Property Address (es):

Location: CITY WIDE

Applicant: City of Altamonte Springs

Revision to open air sales regulatory provision of the LDC.

Mrs. Demostene stated this is a public hearing and showed proof of publication.

Mr. Sember provided a summary of the existing and proposed open air sales regulations and recommended the Planning Board make a recommendation to the City Commission to approve proposed Ordinance No. 1709-16.

Mr. Konstan asked for further clarification of the Table on page 3 of the staff report regarding the Not Applicable under Food Regulations. Mr. Sember stated it is not applicable to food carts and wagons; they are treated as a continuous event with no maximum limit per year.

Mr. Konstan asked if Saturday morning farmers markets are prohibited in the City. Mr. Sember stated farmers markets are not allowed as a permanent event under this ordinance. Farmers markets will be addressed differently and will have a separate process that will allow them permanent approval. This ordinance is addressing temporary sales.

Mrs. Demostene clarified that farmers markets could be done the same as any other temporary sales and are not prohibited. However, just like any other sale, they can only take place four times a year until an ordinance is made to specifically address them.

Mr. Lucius Cushman asked how many acres are required in order to sell Christmas trees. Mr. Sember stated two acres.

Mr. Cushman asked if a tenant of a strip center wants to have a sale, do they count the acreage of the entire strip center. Mr. Sember answered the entire shopping center has to be counted because it's on the owner's property. The owner gives authorization whether it is to one tenant or to an outside vendor.

Mr. Cushman asked, does an undeveloped property need to be one acre if they are selling fireworks. Mr. Sember stated the one acre allowance is for agricultural products related to holidays. Fireworks are not included under agricultural products.

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City of Altamonte Springs, Planning Board  
October 12, 2016

Chairman Marczak asked if a permit is always required anytime outdoor sales occur for trees, pumpkins, etc. Mr. Sember stated, yes.

Chairman Marczak asked if the vendors at Lowes and Home Depot have year-long permits. Mr. Sember answered no, it lasts up to thirty days. They have a package they turn in every year to receive a permit.

Chairman Marczak stated that he is not aware of any sidewalk vendors that are only carts. Mr. Sember stated this was added for clarification purposes.

Mr. Cushman asked do stores need a permit when they have a garden sale and put plants in an outside area. Mr. Sember stated the plants by nursery doors that are out on the sidewalk have been approved as part of their site plan or later through a conditional use process.

Chairman Marczak opened the public hearing. No one asked to speak on the item.

Chairman Marczak closed the public hearing and asked for a motion.

**Motion was made to recommend approval of proposed Ordinance No. 1709-16. Motion made by David Konstan, seconded by Robert Licato. Motion carried unanimously (5-0).**

4. **FINAL SITE PLANS** – None
5. **OTHER BUSINESS** – Recognition of Lucius Cushman. The chairman presented a plaque to Mr. Cushman in recognition of his 18 years on the Planning Board. In November, Mr. Cushman will become a City Commissioner.
6. **TENTATIVE AGENDA** – Mrs. Demostene stated that there are two items on the tentative agenda for the November 9, 2016 Planning Board Agenda.
7. **ADJOURNMENT** – Meeting was adjourned at 7:14 p.m.



Meeting Date: November 15, 2016

From: Ed Torres  
Ed Torres, Director of Public Works

Approved: Franklin W. Martz, II  
Franklin W. Martz, II, City Manager

Official Use Only

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** Resolution No. 1317 – Determining the Necessity of Acquiring Certain Real Property and Easements along the Proposed Amanda Street Extension from Jackson Street to Station Street, Altamonte Springs, Seminole County, Florida, for the Purpose of Constructing and Installing a new Roadway and Directing Condemnation of the Necessary Property.

**SUMMARY EXPLANATION & BACKGROUND:**

The City will be constructing an extension of Amanda Street from Jackson Street to Station Street which includes on-street parking, wider sidewalks, improved stormwater management systems and other related improvements. It is necessary to acquire right-of-way and easements in the area of the proposed roadway before construction can commence.

This resolution establishes the necessity of acquiring right-of-way and easements for public purpose and authorizes the City Attorney to file any/all action in Circuit Court in the name of the City of Altamonte Springs, exercising the City's right of eminent domain for the purpose of acquiring the parcels described in Exhibit "A" of the attached resolution.

**FISCAL INFORMATION:** Funds for this project are budgeted in the Transportation Impact Fee (303) Fund.

**RECOMMENDED ACTION:** Pass and Adopt Resolution No. 1317 – Determining the Necessity of Acquiring Certain Real Property and Easements along the Proposed Amanda Street Extension from Jackson Street to Station Street, Altamonte Springs, Seminole County, Florida, for the Purpose of Constructing and Installing a new Roadway and Directing Condemnation of the Necessary Property.

Initiated by: Brett Blackadar, Chief Transportation Engineer

**THIS DOCUMENT PREPARED BY  
AND RETURN TO:**

James A. Fowler, Esq.  
City Attorney  
City of Altamonte Springs  
28 West Central Blvd., Suite 400  
Orlando, Florida 32801

**RESOLUTION NO. 1317**

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF  
ALTAMONTE SPRINGS, FLORIDA, DETERMINING THE NECESSITY  
OF ACQUIRING CERTAIN REAL PROPERTY AND EASEMENTS  
LOCATED ALONG THE PROPOSED AMANDA STREET EXTENSION  
FROM JACKSON STREET TO STATION STREET, ALTAMONTE  
SPRINGS, SEMINOLE COUNTY, FLORIDA, FOR THE PURPOSE OF  
CONSTRUCTING AND INSTALLING A NEW ROADWAY AND  
DIRECTING CONDEMNATION OF THE NECESSARY PROPERTY.**

**WHEREAS**, the City Commission of Altamonte Springs, Florida desires to accomplish and implement sound transportation planning and provide a sound transportation system in Altamonte Springs for the benefit of the citizens of Altamonte Springs, Florida; and

**WHEREAS**, the safe and efficient transportation of people and property to and from the City is a matter of great concern to the people of Altamonte Springs, and is necessary to insure the smooth operation of commerce and other activities within the City of Altamonte Springs, its neighboring communities, and the travelling public; and

**WHEREAS**, an important component of safe and efficient transportation of people and property to and from the City of Altamonte Springs, Florida is the proper planning and design of new multi-modal roadway facilities; and

**WHEREAS**, the City Commission for the City of Altamonte Springs, Florida, is advised that it is necessary and in the public interest to construct an extension of the Amanda Street roadway from Jackson Street to Station Street which is hereinafter referred to as the "Project"; and

**WHEREAS**, the proximity of this Project to the SunRail Station makes extending and improving Amanda Street an important element of the overall transportation network; and

**WHEREAS**, the Project will consist of a new roadway including on-street parking, wider sidewalks and improved stormwater management systems, and other such related improvements, including pedestrian improvements, typical of new roadway construction; and

**WHEREAS**, the elimination of safety hazards in existing and future transportation facilities within the City of Altamonte Springs, Florida is of utmost concern and permits the full utilization of such facilities by the traveling public by increasing traffic efficiency through the reduction of vehicular accidents; and

**WHEREAS**, there is a public need for the construction of the Project in order to provide an alternate parallel route to State Road 436, which is currently operating at Level of Service (LOS) F for certain segments in the vicinity of this project as set forth in the 2015 Seminole County Travel Time and Delay study; and

**WHEREAS**, construction of the project will improve access by the community to the Altamonte Springs SunRail Station by motorists, pedestrians and bicyclists and will assist in reducing roadway congestion by encouraging ridership on the overall SunRail system; and

**WHEREAS**, City Engineering staff have studied the options for the alignment of this roadway and have determined that the proposed extension of Amanda Street is the most feasible; and

**WHEREAS**, the City of Altamonte Springs has determined the real property necessary for construction of the Project, which is the only viable location for the roadway extension of Amanda Street from Jackson Street to Station Street, and does intend, in good faith, to construct the Project on and over the hereinafter described real property; and

**WHEREAS**, construction of the Project is hereby declared to be a public purpose; and

**WHEREAS**, it is necessary and in the public interest to acquire right-of-way and easement interests in certain hereinafter described real property for the new roadway including on-street parking, wider sidewalks and other pedestrian friendly improvements, improved stormwater management systems, and other such related improvements typical of new roadway construction, necessary for construction of the Project; and

**WHEREAS**, the City's constitutional home rule powers, the Florida Transportation Code as set forth in Chapter 334, Florida Statutes, and other applicable law, including, but not limited to, Chapter 166, Florida Statutes, invest authority over the local road system of Altamonte Springs, Florida in the City of Altamonte Springs, Florida; and

**WHEREAS**, a description of the property needed for the Project has been prepared; and

**WHEREAS**, the City Commission of Altamonte Springs desires to utilize the provisions of Florida law to the fullest extent possible in order to accomplish the public purpose of acquiring the necessary easements over the parcels of real property at a price that is both fair to the property owners and prudent in terms of spending public monies; and

**WHEREAS**, the City has determined a good faith estimate of value based on a valid appraisals for the parcels described herein; and

**WHEREAS**, the City Commission of Altamonte Springs, Florida hereby determines that the actions taken herein are consistent with the goals, policies and objectives of the City of Altamonte's Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF ALTAMONTE SPRINGS, FLORIDA.**

**Section 1.** The above recitals are adopted as findings and incorporated into the text of this Resolution.

**Section 2.** It is necessary, serves a City and public purpose, and is in the best interests of the citizens of Altamonte Springs, Florida, the neighboring community, and the traveling public, to construct a roadway extension of Amanda Street from Jackson Street to Station Street in order to provide an alternate parallel route to State Road 436 and to improve access to the Altamonte Springs SunRail station by motorists, pedestrians and bicyclists.

**Section 3.** The acquisition of right-of-way and easements on the property described as Parcels 101, 102, 103, 104, 105, 106, 107, 108, 109, 111, 112, 702, 704, 705, 706, 708, 709, 710, 711, 714, 715, 716, 717 and 718, and fully sketched and described in **Composite Exhibit "A"**, attached hereto, is hereby ratified and confirmed and found to be necessary for said Project. The City Commission hereby finds and determines that the acquisition of these parcels serve a City and public purpose.

**Section 4.** The City Attorney's Office is hereby authorized to acquire right-of-way and easements for construction, maintenance, and operation of a new roadway including on-street parking, wider sidewalks and improved stormwater management systems, and other such related improvements typical of new roadway construction, necessary for construction of the Project, over, under and through the real property described as the Parcels set forth on **Composite Exhibit "A"** together with all the appurtenances, easements, and restrictions of record and to file an action in the

Circuit Court in the name of the City of Altamonte Springs, exercising said City's right of eminent domain, and to file any and all pleadings and papers in pursuance thereof, including a Declaration of Taking so that the City may avail itself of the provisions of Chapter 74, Florida Statutes, and is further authorized to accomplish the acquisition of the Parcels described in **Composite Exhibit "A"** by settlement and compromise at such terms that it may deem advisable under the circumstances of the litigation in those instances where same can be effected in accordance with the terms, conditions and limitations as established from time to time by the City Commission of Altamonte Springs. The City Attorney's Office is authorized and directed to utilize and assert any and all constitutional and statutory authority of the City of Altamonte Springs and its City Commission relative to the acquisition of the Parcels described in **Composite Exhibit "A"**, including, but not limited to the provisions of Chapters 73 and 74, Florida Statutes.

**Section 5.** Prior to the institution of any suits filed by the City Attorney's Office, the City Attorney or his designee is authorized to negotiate for the purchase and sale of the Parcels, described in **Composite Exhibit "A"** at a value consistent with the authority granted by the City Commission of Altamonte Springs and to bring back for execution by the Mayor, or in her absence, the Vice-Mayor, without further Commission action, the Agreement to consummate the sale to the City.

**DONE AND RESOLVED** this 15th day of November, 2016.

---

PAT BATES, Mayor  
City of Altamonte Springs, Florida

ATTEST:

---

Angela M. Apperson, City Clerk

APPROVED AS TO FORM AND  
LEGALITY

for the use and reliance of the City  
of Altamonte Springs, Florida,  
only.

---

James A. Fowler, City Attorney  
Altamonte Springs, Florida

**COMPOSITE EXHIBIT "A" – SKETCH AND DESCRIPTIONS**

Parcel 101 – Parcel ID - 18-21-30-507-0000-0180  
Parcel 102 – Parcel ID - 18-21-30-525-0000-0010  
Parcel 103 – Parcel ID - 18-21-30-507-0000-0370  
Parcel 104 – Parcel ID - 18-21-30-507-0000-0350  
Parcel 105 – Parcel ID - 18-21-30-507-0000-0390  
Parcel 106 – Parcel ID - 18-21-30-507-0000-0650  
Parcel 107 – Parcel ID - 18-21-30-507-0000-0600  
Parcel 108 – Parcel ID - 18-21-30-507-0000-1340  
Parcel 109 – Parcel ID - 18-21-30-507-0000-1420  
Parcel 111 – Parcel ID - 18-21-30-532-0000-0010  
Parcel 112 – Parcel ID - 18-21-30-501-0400-0070  
Parcel 702 – Parcel ID - 18-21-30-525-0000-0010  
Parcel 704 – Parcel ID - 18-21-30-507-0000-0350  
Parcel 705 – Parcel ID - 18-21-30-507-0000-0390  
Parcel 706 – Parcel ID - 18-21-30-507-0000-0650  
Parcel 708 – Parcel ID - 18-21-30-507-0000-1340  
Parcel 709 – Parcel ID - 18-21-30-507-0000-1420  
Parcel 710 – Parcel ID - 18-21-30-532-0000-0020  
Parcel 711 – Parcel ID - 18-21-30-532-0000-0010  
Parcel 714 – Parcel ID - 18-21-30-507-0000-0440  
Parcel 715 – Parcel ID - 18-21-30-507-0000-0430  
Parcel 716 – Parcel ID - 18-21-30-507-0000-0420  
Parcel 717 – Parcel ID - 18-21-30-507-0000-0410  
Parcel 718 – Parcel ID - 18-21-30-507-0000-0400

SCHEDULE "A"

DESCRIPTION PARCEL 101 :

A portion of Lot 19, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows :

Begin at the Southwest corner of Lot 19, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence North 26°37'13" East, a distance of 15.00 feet along the West line of said Lot 19; thence South 31°39'17" East, a distance of 15.78 feet to a point on the South line of said Lot 19; thence North 89°55'47" West, a distance of 15.00 feet along said South line to the POINT OF BEGINNING.

Containing 101 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of Lot 19, A Replat of Winwood Park per Plat Book 3, Page 30, Public Records of Seminole County, Florida being N 89°55'47" W assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453240, dated October 13, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>	Date: 10/15/2015 KR	Certification Number LB2108 57733009
VANASSE, HANGEN, BRUSTLIN, INC.	Job Number: 57733	Scale: 1"=30'
	<p><b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b></p> <p><b>THIS IS NOT A SURVEY.</b></p>	
	<p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>	
		 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 282-8580 Certification Number LB2108 e-mail info@southeasternsurveying.com</p> <p><i>James L. Petersen</i> JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</p>

SKETCH OF DESCRIPTION  
PARCEL 101



STATION STREET  
40.00' RIGHT OF WAY PER PLAT  
BOOK 3, PAGE 30

LOT 18  
PARCEL IDENTIFICATION NUMBER  
18-21-30-507-0000-0180  
CLIFFORD JACKSON & REGINA D DUNGEE

A REPLAT OF WINWOOD PARK  
(PLAT BOOK 3, PAGE 30)

PRAIRIE LAKE  
PER PLAT BOOK 3, PAGE 30

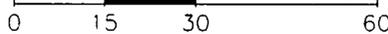
N 26°37'13" E  
15.00'  
WEST LINE OF LOT 19  
S 31°39'17" E  
15.78'

LOT 19

SOUTH LINE OF LOT 19

N 89°55'47" W  
15.00'  
LOT 20  
POINT OF BEGINNING  
SW CORNER OF LOT 19, A REPLAT OF WINWOOD  
PARK, PLAT BOOK 3, PAGE 30, PUBLIC RECORDS  
OF SEMINOLE COUNTY, FLORIDA

1" = 30'  
GRAPHIC SCALE



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350

(407) 292-8580 Certification Number LB210B  
e-mail info@southeasternsurveying.com

Drawing Number 57733009  
Job No. 57733  
Date: 10/15/2015  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 OF 2

SCHEDULE "A"

DESCRIPTION PARCEL 102 :

A portion of Pep Boys Center according to the plat thereof recorded in Plat Book 44, Pages 10 and 11, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Pep Boys Center according to the plat thereof recorded in Plat Book 44, Pages 10 and 11, Public Records of Seminole County, Florida; thence South 02°23'55" West, a distance of 78.87 feet along the East line of said Pep Boys Center; thence departing said East line North 89°55'47" West, a distance of 9.67 feet; thence North 08°47'09" East, a distance of 3.63 feet to a point on a non-tangent curve concave Northerly, having a radius of 537.00 feet, a central angle of 09°41'48" and a chord bearing of North 78°27'18" West; thence from a tangent bearing North 83°18'12" West, Northwesterly, a distance of 90.88 feet along the arc of said curve to the point of tangency of said curve; thence North 73°36'24" West, a distance of 97.92 feet to a point of curvature of a curve concave Southerly, having a radius of 463.00 feet and a central angle of 18°12'39"; thence Westerly along the arc of said curve a distance of 147.16 feet to the point of tangency of said curve, said point being on the North line of said Pep Boys Center; thence North 88°10'57" East, a distance of 340.82 feet, along said North line, to the POINT OF BEGINNING.

Containing 11,416 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Pep Boys Center per Plat Book 44, Pages 10 and 11, Public Records of Seminole County, Florida being N 88°10'57" E, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453253, dated October 13, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLINE, INC.	Date: 10/15/2015 KR		Certification Number LB2108 57733010	
	Job Number: 57733	Scale: 1"=100'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail: info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
PARCEL 102

CURVE TABLE

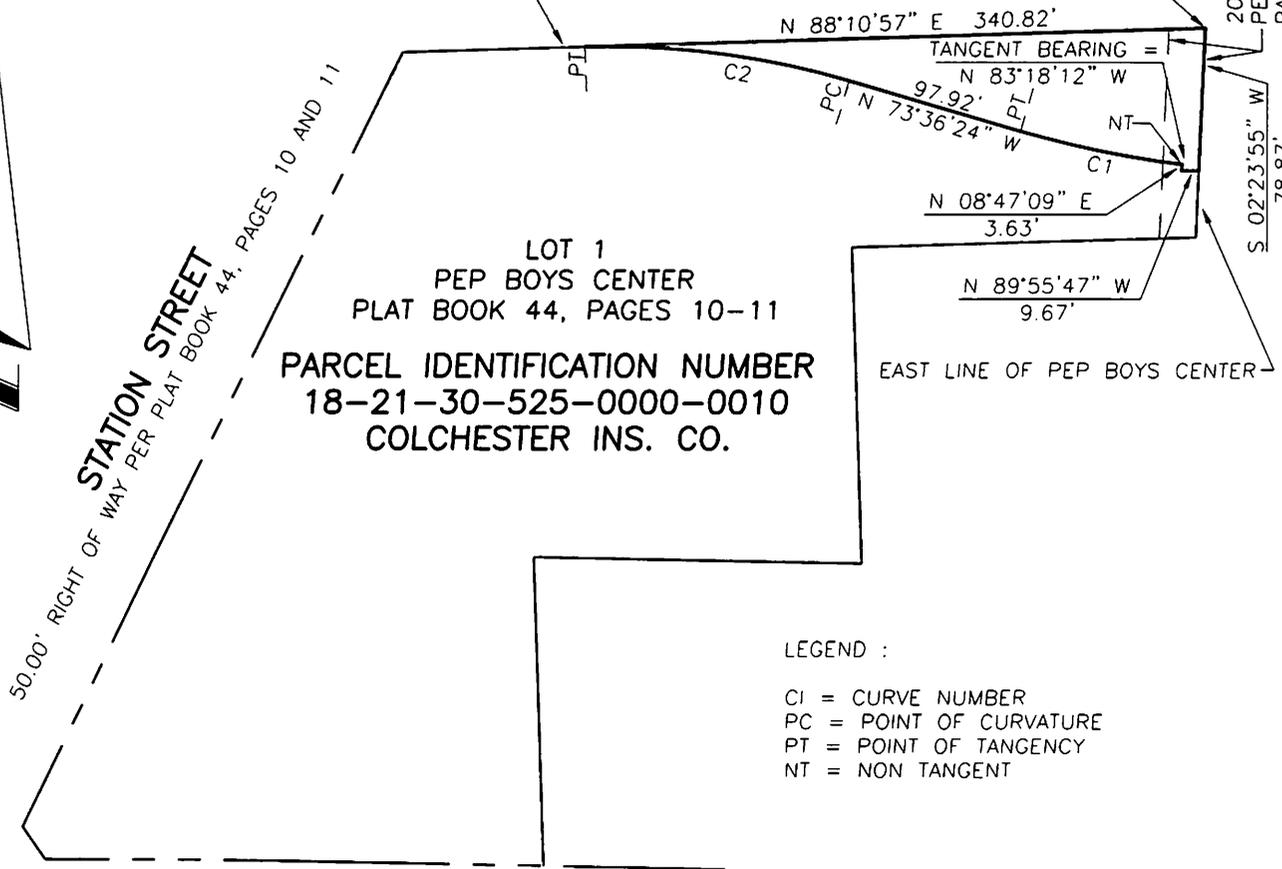
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	90.88'	537.00'	09°41'48"	N 78°27'18" W	90.77'
C2	147.16'	463.00'	18°12'39"	N 82°42'43" W	146.54'

POINT OF BEGINNING

NE CORNER OF PEP BOYS CENTER,  
PLAT BOOK 44, PAGES 10 AND 11,  
PUBLIC RECORDS OF SEMINOLE  
COUNTY, FLORIDA

NORTH LINE OF PEP BOYS CENTER,  
PLAT BOOK 44, PAGES 10-11

20.00' SANITARY SEWER EASEMENT  
PER OFFICIAL RECORDS BOOK 1007,  
PAGE 1497



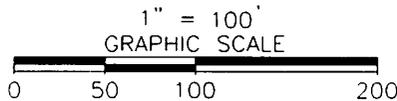
LOT 1  
PEP BOYS CENTER  
PLAT BOOK 44, PAGES 10-11  
PARCEL IDENTIFICATION NUMBER  
18-21-30-525-0000-0010  
COLCHESTER INS. CO.

LEGEND :

- CI = CURVE NUMBER
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON TANGENT

STATE ROAD NO. 436

50.00' HALF RIGHT OF WAY PER PLAT BOOK 44, PAGES 10 AND 11



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350

(407) 292-8580 Certification Number LB2108  
e-mail info@southeasternsurveying.com

Drawing Number 57733010  
Job No. 57733  
Date: 10/15/2015  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 OF 2



SKETCH OF DESCRIPTION  
PARCEL 103



POINT OF BEGINNING  
 NE CORNER OF LOT 37, A REPLAT  
 OF WINWOOD PARK, PLAT BOOK 3,  
 PAGE 30, PUBLIC RECORDS OF  
 SEMINOLE COUNTY, FLORIDA  
 LOT 36

A REPLAT OF WINWOOD PARK,  
 PLAT BOOK 3, PAGE 30

NORTH LINE OF LOT 37  
 S 89°55'47" E 248.70'

LOT 37  
 PARCEL IDENTIFICATION NUMBER  
 18-21-30-507-0000-0370  
 BERNICE L CUYLER

PRAIRIE LAKE  
 PER PLAT BOOK 3, PAGE 30

N 55°27'37" E 70.42'  
 N 54°02'27" E 68.00'

EASTERLY LINE OF LANDS DESCRIBED  
 IN OFFICIAL RECORDS BOOK 5482,  
 PAGES 1143-1145

LOT 38

80.00'  
 S 00°19'26" E

LEON STREET  
 40.00' RIGHT OF WAY PER PLAT BOOK 3, PAGE 30

LOT 128  
 FROST'S ADDITION TO ALTAMONTE  
 (PLAT BOOK 1, PAGE 14)

LOT 127

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

LOT 39

N 89°55'47" W 362.21'  
 SOUTH LINE OF LOT 38

A REPLAT OF WINWOOD PARK,  
 PLAT BOOK 3, PAGE 30

WEST RIGHT OF WAY LINE

1" = 60'  
 GRAPHIC SCALE



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350

(407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733012  
 Job No 57733  
 Date: 10/16/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SKETCH OF DESCRIPTION  
PARCEL 104



PER PRAIRIE LAKE  
 PER PLAT BOOK 3, PAGE 30

LOT 35

PARCEL IDENTIFICATION NUMBER  
 18-21-30-507-0000-0350  
 BERNICE L CUYLER

LOT 36

A REPLAT OF WINWOOD PARK  
 PLAT BOOK 3, PAGE 30

N 44°52'23" E  
 12.68'

N 89°55'47" W  
 9.00'

S 00°19'26" E  
 9.00'

SOUTH LINE OF LOT 36

LOT 37

POINT OF BEGINNING

SE CORNER OF LOT 36, A REPLAT OF  
 WINWOOD PARK PER PLAT BOOK 3,  
 PAGE 30, PUBLIC RECORDS OF  
 SEMINOLE COUNTY, FLORIDA

WEST RIGHT OF WAY LINE

LEON STREET

40.00' RIGHT OF WAY PER PLAT BOOK 3, PAGE 30

1" = 40'  
 GRAPHIC SCALE



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733013  
 Job No. 57733  
 Date: 10/16/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2

SCHEDULE "A"

DESCRIPTION PARCEL 105 :

A portion of Lot 39, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 39, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence South 00°19'26" East, a distance of 10.00 feet, along the East line of said lot 39; thence departing said East line North 45°07'34" West, a distance of 14.19 feet to a point on the North line of said Lot 39; thence South 89°55'47" East, a distance of 10.00 feet, along said North line to the POINT OF BEGINNING.

Containing 50 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the East line of Lot 39, A Replat of Winwood Park per Plat Book 3, Page 30, Public Records of Seminole County, Florida being S 00°19'26" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453274, dated October 13, 2015.

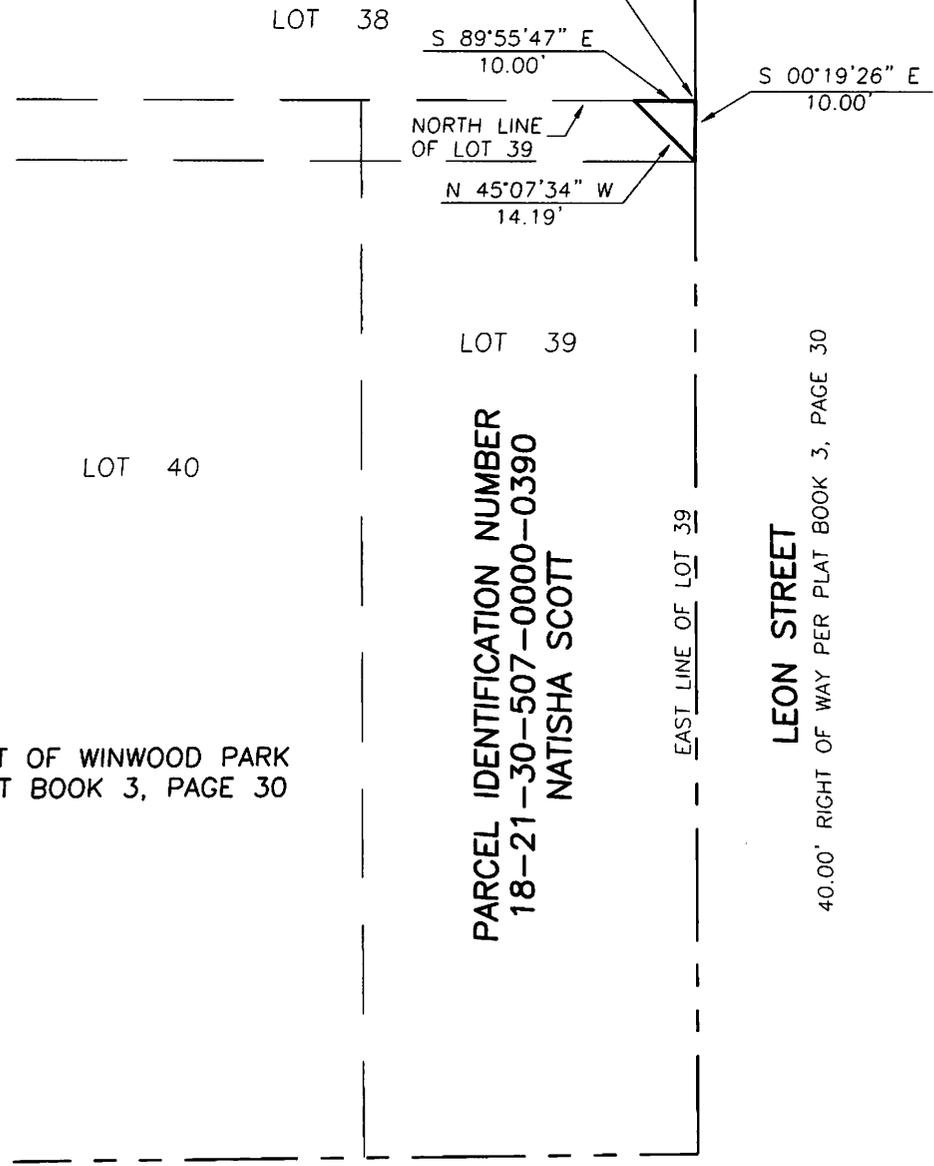
NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/16/2015 KR		Certification Number LB2108 57733015	
	Job Number: 57733	Scale: 1"=30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
PARCEL 105

**POINT OF BEGINNING**

NE CORNER OF LOT 39, A REPLAT OF WINWOOD  
 PARK PER PLAT BOOK 3, PAGE 30, PUBLIC  
 RECORDS OF SEMINOLE COUNTY, FLORIDA



A REPLAT OF WINWOOD PARK  
 PER PLAT BOOK 3, PAGE 30

PARCEL IDENTIFICATION NUMBER  
 18-21-30-507-0000-0390  
 NATISHA SCOTT

EAST LINE OF LOT 39

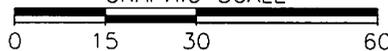
LEON STREET

40.00' RIGHT OF WAY PER PLAT BOOK 3, PAGE 30

GEORGE STREET

40.00' RIGHT OF WAY PER PLAT BOOK 3, PAGE 30

1" = 30'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733015  
 Job No. 57733  
 Date: 10/16/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"

**DESCRIPTION PARCEL 106 :**

A portion of Lot 65, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

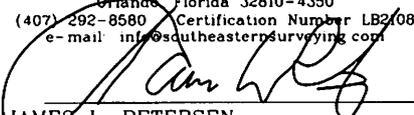
Begin at the Southwest corner of Lot 65, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence North 00°19'26" West, a distance of 37.64 feet, along the West line of said Lot 65; thence departing said West line South 45°07'37" East, a distance of 14.19 feet; thence South 89°55'47" East, a distance of 64.74 feet to the point of curvature of a curve concave Southerly, having a radius of 1037.00 feet, a central angle of 07°29'57" and a chord bearing of South 86°10'50" East; thence , Easterly, a distance of 135.73 feet, along the arc of said curve to a point on the East line of said Lot 65; thence South 22°40'37" East, a distance of 17.02 feet, along said East line to a point on the South line of said Lot 65; thence South 89°15'23" West, a distance of 216.50 feet, along said South line to the POINT OF BEGINNING.

Containing 5,195 square feet, more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the West line of Lot 65, A Replat of Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being N 00°19'26" W assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3454036, dated October 19, 2015.

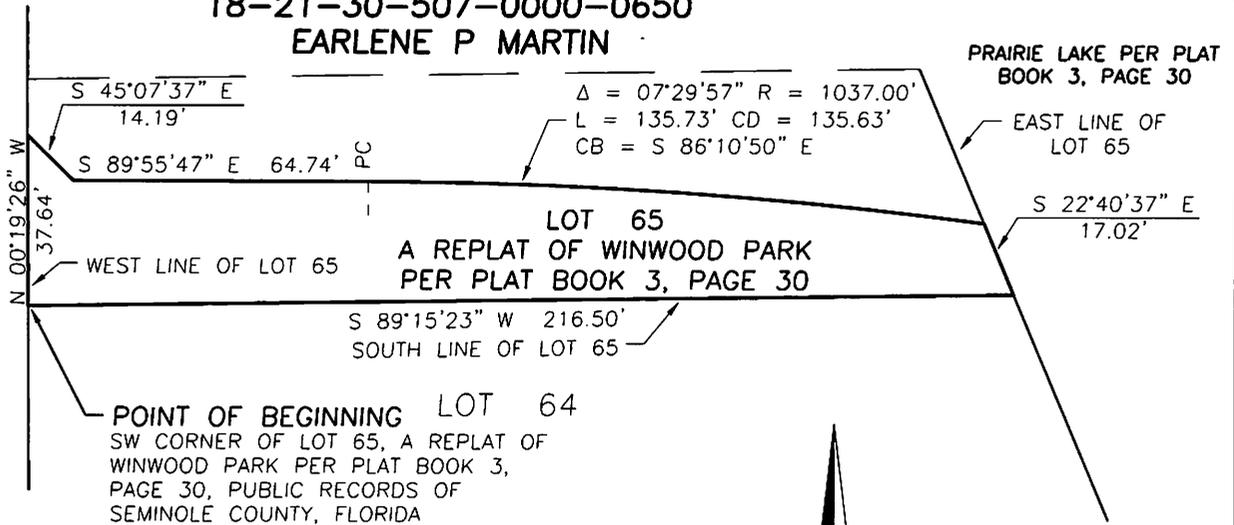
NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>	Date: 10/18/2015 KR		Certification Number LB2108 57733022	
	Job Number: 57733	Scale: 1"=40'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2/08 e-mail: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>				
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH				

SKETCH OF DESCRIPTION  
PARCEL 106

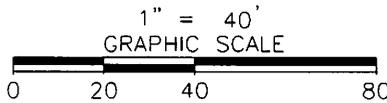
LEON STREET  
 40.00' RIGHT OF WAY PER PLAT BOOK 3, PAGE 30

LOT 66  
 PARCEL IDENTIFICATION NUMBER  
 18-21-30-507-0000-0650  
 EARLENE P MARTIN



LEGEND :

- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- PC = POINT OF CURVATURE



Drawing Number 57733022  
 Job No. 57733  
 Date: 10/18/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

SCHEDULE "A"

**DESCRIPTION PARCEL 107 :**

Lots 60 through 64, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 60, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, said point being on the East right of way line of Leon Street as shown on said plat; thence North 00°19'26" West, a distance of 220.01 feet, along said East right of way line to the Northwest corner of Lot 64 as shown on said plat; thence North 89°15'23" East, a distance of 216.50 feet, along said North line to a point on the Westerly line of Prairie Lake as shown on said plat; thence along said Westerly line the following three (3) courses and distances : South 22°40'37" East, a distance of 53.90 feet; thence South 14°23'03" East, a distance of 92.61 feet; thence South 32°42'17" East, a distance of 94.29 feet to a point on the North right of way line of George Street as shown on said plat; thence South 89°15'23" West, a distance of 310.00 feet, along said North right of way line to the POINT OF BEGINNING.

Containing 1.30 acres, more or less.

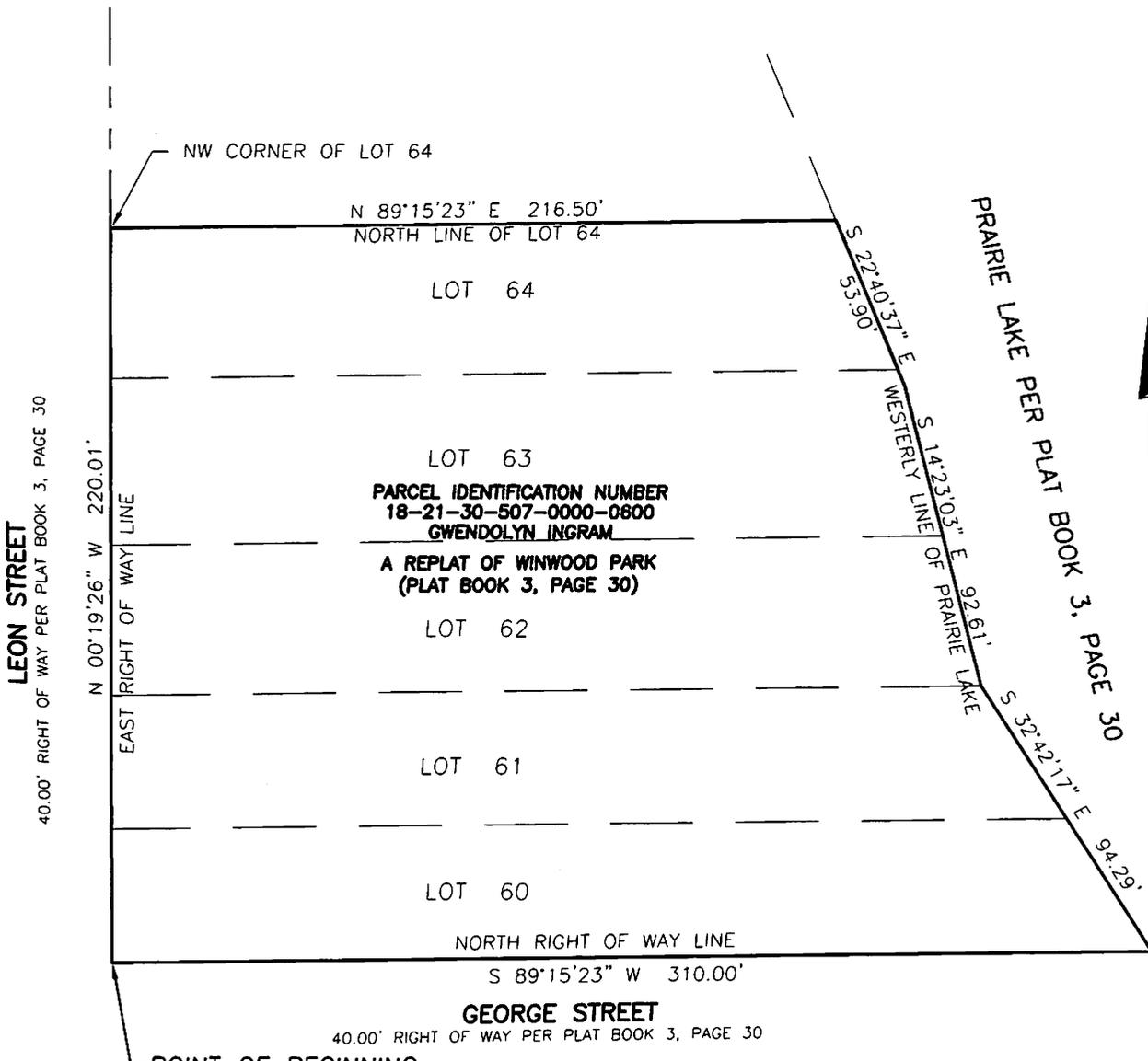
**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the East right of way line of Leon Street per the plat of Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being N 00°19'26" W assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3454030, dated October 14, 2015.

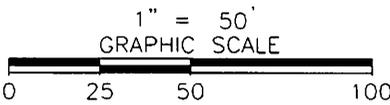
NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>	Date: 10/18/2015 KR	Certification Number LB2108 57733024
VANASSE, HANGEN, BRUSTLIN, INC.	Job Number: 57733	Scale: 1"=50'
	<p><b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b></p> <p><b>THIS IS NOT A SURVEY.</b></p>	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
		 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail info@southeasternsurveying.com</p> <p><i>James L. Petersen</i></p> <p>JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</p>

SKETCH OF DESCRIPTION  
PARCEL 107



**POINT OF BEGINNING**  
 SW CORNER OF LOT 60, A REPLAT OF WINWOOD  
 PARK PER PLAT BOOK 3, PAGE 30, PUBLIC  
 RECORDS OF SEMINOLE COUNTY, FLORIDA



THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



**SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733024  
 Job No. 57733  
 Date: 10/18/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"

DESCRIPTION PARCEL 108 :

A portion of Lot 139, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 139, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence South 89°36'03" West, a distance of 102.00 feet, along the South line of said Lot 139 to a point on the West line of said Lot 139; thence North 04°45'29" West, a distance of 13.14 feet, along said West line to a point on a non-tangent curve concave Northerly, having a radius of 979.00 feet, a central angle of 02°43'13" and a chord bearing of South 89°02'20" East; thence from a tangent bearing South 87°40'43" East, Easterly 46.48 feet along the arc of said curve to the point of tangency of said curve, said point being on a line that is 12.00 feet North of and parallel with said South line; thence North 89°36'03" East, a distance of 56.39 feet, along said parallel line to a point on the East line of said Lot 139; thence South 01°02'55" East, a distance of 12.00 feet, along said East line to the POINT OF BEGINNING.

Containing 1,246 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the East line of Lot 139, Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being S 01°02'55" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3454141, dated October 19, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/18/2015 KR		Certification Number LB2108	57733025
	Job Number: 57733	Scale: 1" = 20'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail: info@southeasternsurveying.com	
	<b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b>  <b>THIS IS NOT A SURVEY.</b>			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
PARCEL 108

LOT 138  
**PARCEL IDENTIFICATION NUMBER**  
**18-21-30-507-0000-1340**  
**JAMES BLUNT, OTIS BLUNT, BOBBY GLENN BLUNT,**  
**EDWARD BLUNT, LUEVINA JONES, MARY CRAWFORD,**  
**CLARA ANN MADDOX, GLORIA GRIFFIN AND**  
**CHARLOTTE RENEE BLUNT**

LOT 139  
**REPLAT OF WINWOOD PARK**  
**PLAT BOOK 3, PAGE 30**

**30.00' WIDE UNNAMED ROAD**  
 PER PLAT BOOK 3 PAGE 30

WEST LINE OF LOT 139

EAST LINE OF LOT 139



TANGENT BEARING =  
 S 87°40'43" E

LINE 12.00' NORTH OF AND PARALLEL  
 WITH THE SOUTH LINE OF LOT 139

$\Delta = 02^{\circ}43'13''$  R = 979.00'  
 L = 46.48' CD = 46.48'  
 CB = S 89°02'20" E

NT

N 89°36'03" E 56.39'

N 04°45'29" W  
 13.14'

S 01°02'55" E  
 12.00'

SOUTH LINE OF LOT 139  
 S 89°36'03" W 102.00'

**20.00' WIDE UNNAMED ROAD**  
 PER PLAT BOOK 3, PAGE 30

**POINT OF BEGINNING**  
 SE CORNER OF LOT 139, A REPLAT  
 OF WINWOOD PARK PER PLAT BOOK 3,  
 PAGE 30, PUBLIC RECORDS OF SEMINOLE  
 COUNTY, FLORIDA

LEGEND :

- $\Delta$  = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- PT = POINT OF TANGENCY
- NT = NON TANGENT

1" = 20'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



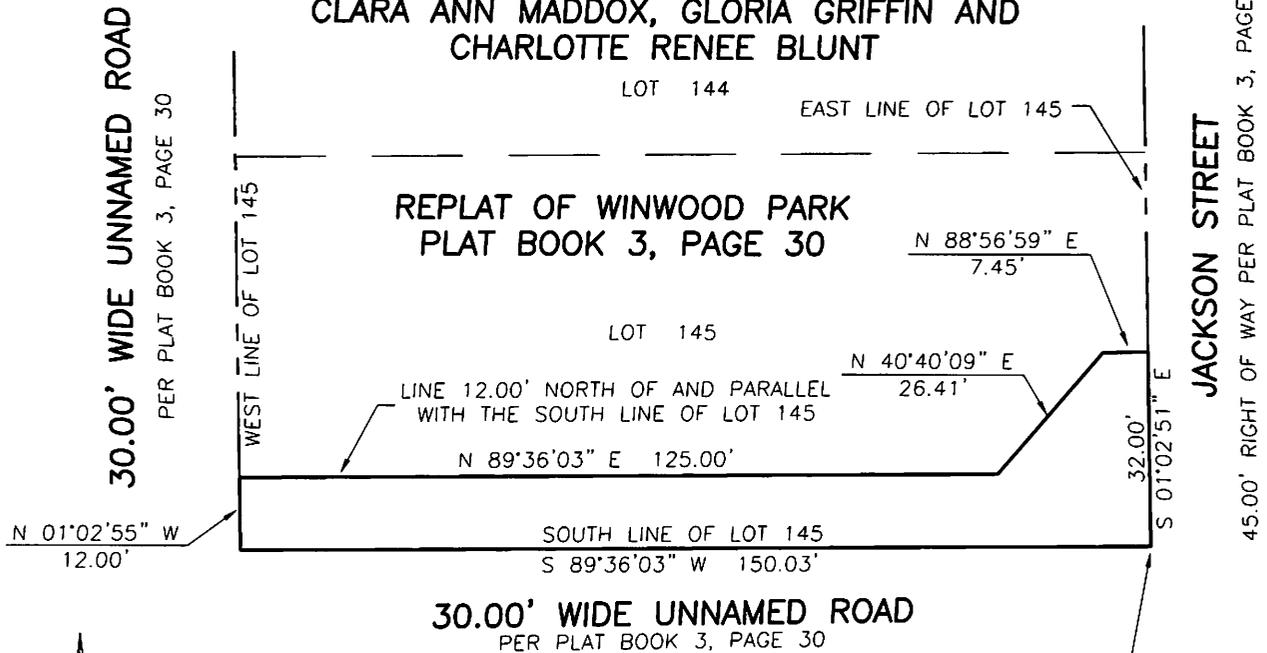
**SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail info@southeasternsurveying.com

Drawing Number 57733025  
 Job No. 57733  
 Date: 10.18.2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

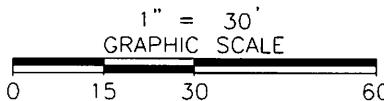


SKETCH OF DESCRIPTION  
PARCEL 109

PARCEL IDENTIFICATION NUMBER  
 18-21-30-507-0000-1420  
 JAMES BLUNT, OTIS BLUNT, BOBBY GLENN BLUNT,  
 EDWARD BLUNT, LUEVINA JONES, MARY CRAWFORD,  
 CLARA ANN MADDOX, GLORIA GRIFFIN AND  
 CHARLOTTE RENEE BLUNT



POINT OF BEGINNING  
 SE CORNER OF LOT 145, A REPLAT OF  
 WINWOOD PARK, PLAT BOOK 3, PAGE 30,  
 PUBLIC RECORDS OF SEMINOLE COUNTY,  
 FLORIDA



Drawing Number 57733027  
 Job No. 57733  
 Date: 10/19/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com



SKETCH OF DESCRIPTION  
PARCEL 111

30.00' WIDE UNNAMED ROAD  
PER PLAT BOOK 3, PAGE 30

N 89°36'03" E  
20.00'

POINT OF BEGINNING  
NE CORNER OF LOT 1,  
SKIP'S BOOTS ALTAMONTE  
PER PLAT BOOK 60, PAGE  
19, PUBLIC RECORDS OF  
SEMINOLE COUNTY,  
FLORIDA

NORTH LINE OF LOT 1

N 45°43'24" W  
28.44'

S 01°02'51" E  
20.00'

LOT 1

PARCEL IDENTIFICATION NUMBER  
18-21-30-532-0000-0010  
SAMUEL J & DARLENE M PATSOS

SKIP'S BOOTS ALTAMONTE  
PLAT BOOK 60, PAGE 19

JACKSON STREET

45.00' RIGHT OF WAY PER PLAT BOOK 60, PAGE 19

EAST LINE OF LOT 1



1" = 20'  
GRAPHIC SCALE

0 20 40 80

STATE ROAD NO. 436  
100.00' RIGHT OF WAY PER FLORIDA DEPARTMENT OF  
TRANSPORTATION RIGHT OF WAY MAP SECTION 77080-2504



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350

(407) 292-8580 Certification Number LB2108  
e-mail: info@southeasternsurveying.com

Drawing Number 57733029  
Job No. 57733  
Date: 10/19/2015  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 OF 2

SCHEDULE "A"

DESCRIPTION PARCEL 112 :

A portion of Lot 7, Block 4, Lakeview according to the plat thereof recorded in Plat Book 5, Page 14, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 7, Block 4, Lakeview according to the plat thereof recorded in Plat Book 5, Page 14, Public Records of Seminole County, Florida; thence South 01°02'55" East, a distance of 20.00 feet, along the East line of said Lot 7; thence departing said East line North 46°01'09" West, a distance of 28.30 feet to a point on the North line of said Lot 7; thence North 89°00'37" East, a distance of 20.00 feet, along said North line to the POINT OF BEGINNING.

Containing 200 square feet, more or less.

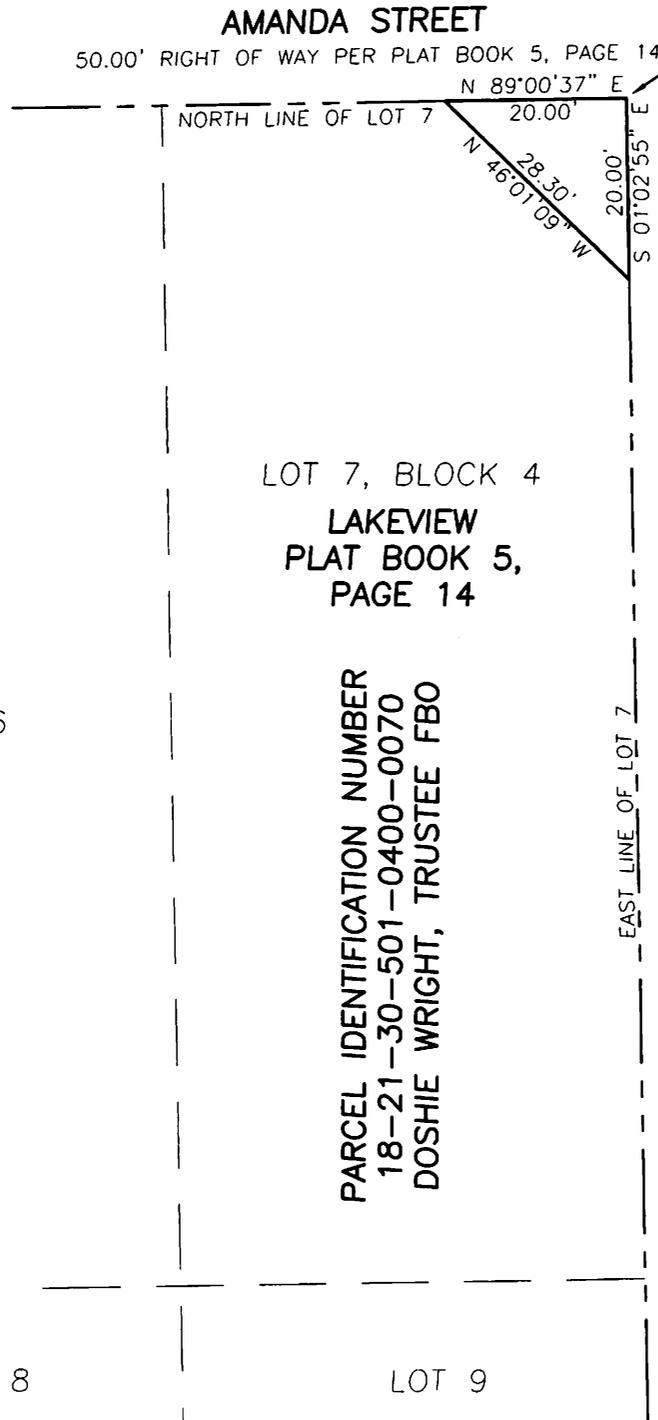
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Lot 1, Lakeview per Plat Book 5, Page 14, Public records of Seminole County, Florida being N 89°00'37" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3454226, dated October 20, 2015.

NOT VALID WITHOUT SHEET 2

<p><b>DESCRIPTION</b></p>    <p>VANASSE, HANGEN, BRUSTLIN, INC.</p>	Date: 10/19/2015 KR		Certification Number LB2108 57733031	
	Job Number: 57733	Scale: 1" = 20'	 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando Florida 32810-4350 (407) 292-6580 Certification Number LB2108 e-mail: info@southeasternsurveying.com</p>	
	<p><b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b></p> <p><b>THIS IS NOT A SURVEY.</b></p>			
	<p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>		 <p><b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791</p>	

SKETCH OF DESCRIPTION  
PARCEL 112



**POINT OF BEGINNING**  
 NE CORNER OF LOT 7, BLOCK 4,  
 LAKEVIEW PER PLAT BOOK 5,  
 PAGE 14, PUBLIC RECORDS OF  
 SEMINOLE COUNTY, FLORIDA

LOT 7, BLOCK 4  
 LAKEVIEW  
 PLAT BOOK 5,  
 PAGE 14

LOT 6

PARCEL IDENTIFICATION NUMBER  
 18-21-30-501-0400-0070  
 DOSHIE WRIGHT, TRUSTEE FBO

**BREWER STREET**

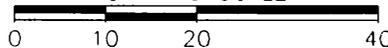
50.00' RIGHT OF WAY PER PLAT BOOK 5, PAGE 14



LOT 8

LOT 9

1" = 20'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail info@southeasternsurveying.com

Drawing Number 57733031  
 Job No. 57733  
 Date: 10/19/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"

**DESCRIPTION PARCEL 702 :**

A portion of Pep Boys Center according to the plat thereof recorded in Plat Book 44, Pages 10 and 11, Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Pep Boys Center according to the plat thereof recorded in Plat Book 44, Pages 10 and 11, Public Records of Seminole County, Florida; thence South 02°23'55" West, a distance of 78.87 feet, along the East line of said Pep Boys Center, to the POINT OF BEGINNING; thence continue South 02°23'55" W, a distance of 7.42 feet, along said East line, to a point on a non-tangent curve concave Northerly, having a radius of 547.00 feet, a central angle of 10°44'52" and a chord bearing of North 78°58'50" West; thence departing said East line from a tangent bearing North 84°21'15" West, Northwesterly, a distance of 102.61 feet along the arc of said curve to the point of tangency of said curve; thence North 73°36'24" West, a distance of 97.92 feet to a point of curvature of a curve concave Southerly, having a radius of 453.00 feet and a central angle of 18°12'39"; thence Westerly along the arc of said curve a distance of 143.98 feet to the point of tangency of said curve, said point being on a line that is 10.00 feet South of and parallel with the North line of said Pep Boys Center; thence South 88°10'57" West, a distance of 105.82 feet, along said parallel line to a point on the East right of way line of Station Street as shown on said plat; thence North 26°03'44" East, a distance of 11.31 feet, along said East right of way line to a point on said North line; thence North 88°10'57" East, a distance of 100.53 feet, along said North line, to a point of curvature of a curve concave Southerly, having a radius of 463.00 feet and a central angle of 18°12'39"; thence Easterly along the arc of said curve a distance of 147.16 feet to the point of tangency of said curve; thence South 73°36'24" East, a distance of 97.92 feet to a point of curvature of a curve concave Northerly, having a radius of 537.00 feet and a central angle of 09°41'48"; thence Easterly along the arc of said curve a distance of 90.88 feet; thence South 08°47'09" West, a distance of 3.63 feet; thence South 89°55'47" East, a distance of 9.67 feet to the POINT OF BEGINNING.

Containing 4451 square feet, more or less.

**SURVEYOR'S REPORT :**

1. Bearings shown hereon are based on the North line of Pep Boys Center per Plat Book 44, Pages 10 and 11, Public Records of Seminole County, Florida being N 88°10'57" E, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453253, dated October 13, 2015.

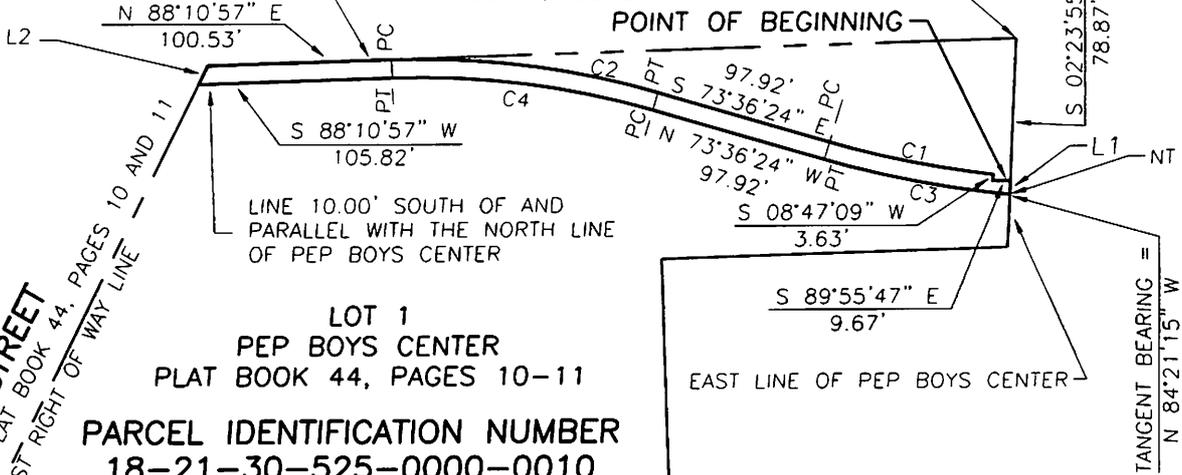
NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLINE, INC.	Date: 10/16/2015 KR		Certification Number LB2108 57733011
	Job Number: 57733	Scale: 1"=100'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail: info@southeasternsurveying.com
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
PARCEL 702

POINT OF COMMENCEMENT  
 NE CORNER OF PEP BOYS CENTER,  
 PLAT BOOK 44, PAGES 10 AND 11,  
 PUBLIC RECORDS OF SEMINOLE  
 COUNTY, FLORIDA

NORTH LINE OF PEP BOYS CENTER,  
 PLAT BOOK 44, PAGES 10-11



LOT 1  
 PEP BOYS CENTER  
 PLAT BOOK 44, PAGES 10-11  
 PARCEL IDENTIFICATION NUMBER  
 18-21-30-525-0000-0010  
 COLCHESTER INS. CO.

EAST LINE OF PEP BOYS CENTER

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 02°23'55" W	7.42'
L2	N 26°03'44" E	11.31'

STATE ROAD NO. 436

50.00' HALF RIGHT OF WAY PER PLAT BOOK 44, PAGES 10 AND 11

LEGEND :

- CI = CURVE NUMBER
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON TANGENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	90.88'	537.00'	09°41'48"	S 78°27'18" E	90.77'
C2	147.16'	463.00'	18°12'39"	S 82°42'43" E	146.54'
C3	102.61'	547.00'	10°44'52"	N 78°58'50" W	102.46'
C4	143.98'	453.00'	18°12'39"	N 82°42'43" W	143.38'

1" = 100'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733011  
 Job No 57733  
 Date: 10/16/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"

DESCRIPTION PARCEL 704 :

A portion of Lot 36, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

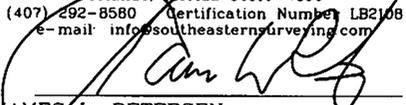
Commence at the Southeast corner of Lot 36, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence North 89°55'47" West, a distance of 9.00 feet, along the South line of said Lot 36, to the POINT OF BEGINNING; thence continue North 56°55'47" West, a distance of 239.70 feet, along said South line to a point on the Easterly line of lands described in Official Records Book 5482, Pages 1143 through 1145, Public Records of Seminole County, Florida; thence North 33°59'02" East, a distance of 13.25 feet, along said Easterly line to a point on a line that is 11.00 feet North of and parallel with said South line; thence South 89°55'47" East, a distance of 241.23 feet, along said parallel line to a point on the West right of way line of Leon Street as shown on said plat; thence South 00°19'26" East, a distance of 2.00 feet, along said right of way line; thence departing said West right of way line South 44°52'23" West, a distance of 12.68 feet to the POINT OF BEGINNING.

Containing 2654 square feet, more or less.

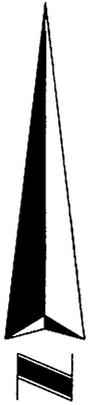
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of Lot 36, A Replat of Winwood Park per Plat Book 3, Page 30, Public Records of Seminole County, Florida being N 89°55'47" W assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3454012, dated October 14, 2015.

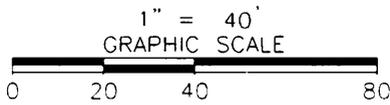
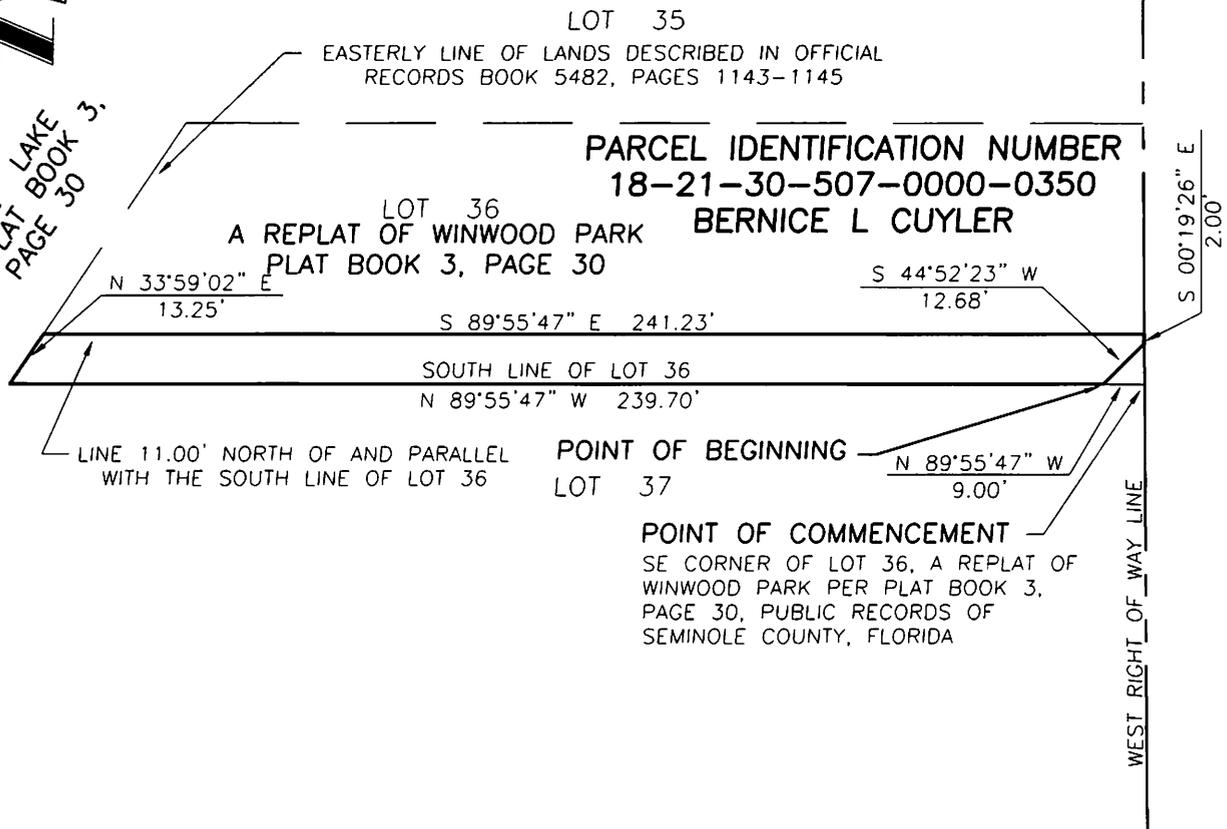
NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>	Date: 10/16/2015 KR	Certification Number LB2108 57733014
VANASSE, HANGEN, BRUSTLIN, INC.	Job Number: 57733	Scale: 1"=40'
	<p><b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b></p> <p><b>THIS IS NOT A SURVEY.</b></p>	
	<p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>	
		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
PARCEL 704



PRAIRIE LAKE  
 PER PLAT BOOK 3,  
 PAGE 30



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733014  
 Job No 57733  
 Date: 10/16/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2

SCHEDULE "A"

DESCRIPTION PARCEL 705 :

A portion of Lot 39, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Lot 39, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence South 00°19'26" East, a distance of 10.00 feet, along the East line of said lot 39, to the POINT OF BEGINNING; thence continue South 00°19'26" East, a distance of 4.00', along said East line to a point on a line that is 14.00 feet South of and parallel to the North line of said Lot 39; thence N 89°55'47" W, a distance of 55.00 feet, along said parallel line to a point on the West line of said Lot 39; thence North 00°19'26" West, a distance of 14.00 feet, along said West line to the Northwest corner of said Lot 39; thence South 89°55'47" East, a distance of 45.00 feet, along said North line; thence departing said North line South 45°07'34" East, a distance of 14.19 feet to the POINT OF BEGINNING.

Containing 720 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the East line of Lot 39, A Replat of Winwood Park per Plat Book 3, Page 30, Public Records of Seminole County, Florida being S 00°19'26" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453274, dated October 13, 2015.

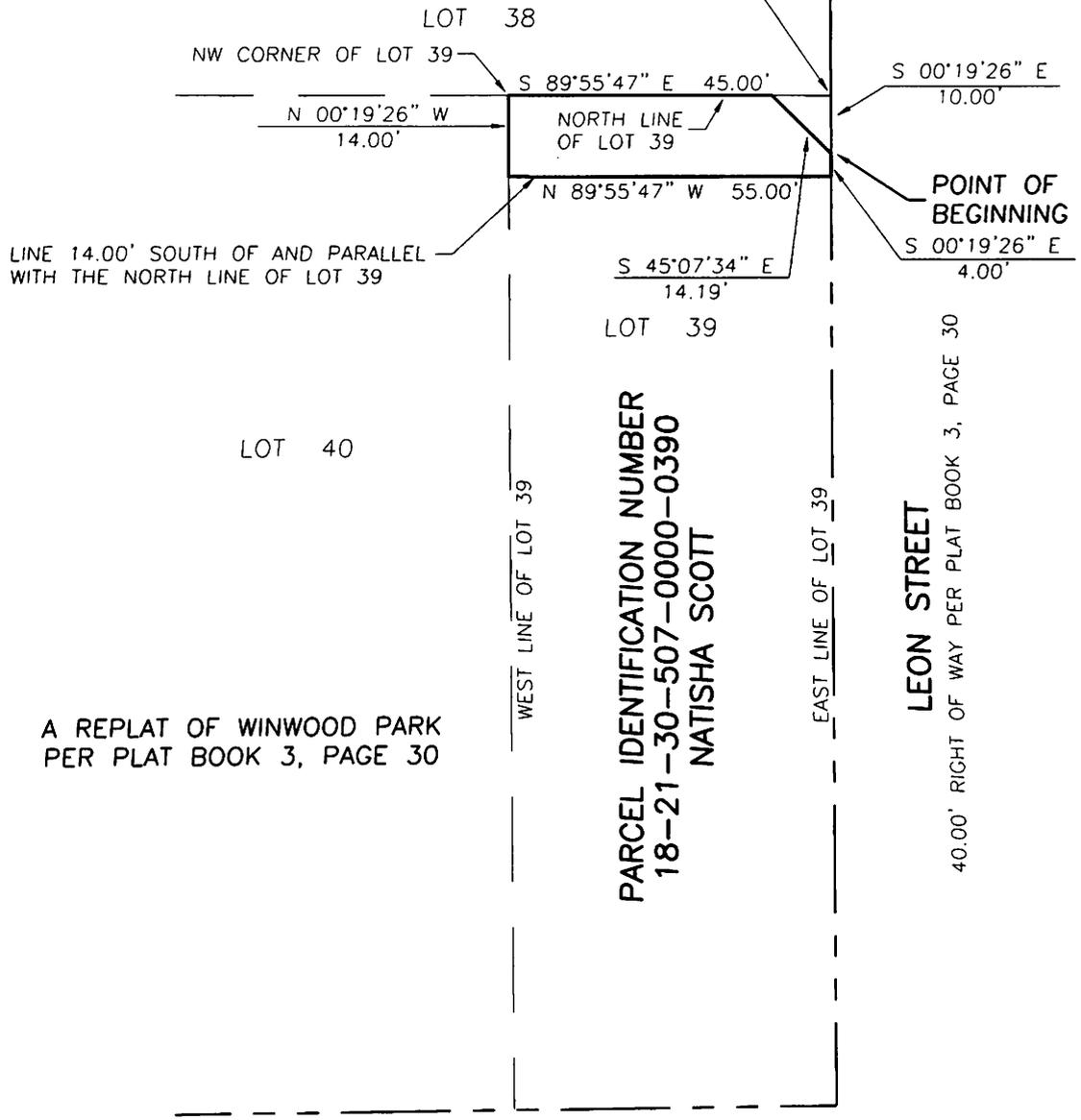
NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/16/2015 KR		Certification Number LB2108 57733016	
	Job Number: 57733	Scale: 1"=30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail: info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
PARCEL 705

**POINT OF COMMENCEMENT**

NE CORNER OF LOT 39, A REPLAT OF WINWOOD PARK PER PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



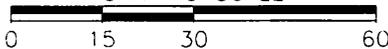
A REPLAT OF WINWOOD PARK  
 PER PLAT BOOK 3, PAGE 30



**GEORGE STREET**

40.00' RIGHT OF WAY PER PLAT BOOK 3, PAGE 30

1" = 30'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733016  
 Job No. 57733  
 Date: 10/16/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"

DESCRIPTION PARCEL 706 :

A portion of Lot 65, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

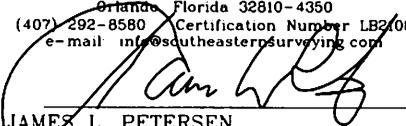
Commence at the Southwest corner of Lot 65, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence North 00°19'26" West, a distance of 37.64 feet, along the West line of said Lot 65 to the POINT OF BEGINNING; thence continue North 00°19'26" West, a distance of 7.00 feet, along said West line; thence departing said West line South 89°55'47" East, a distance of 74.86 feet to the point of curvature of a curve concave Southerly, having a radius of 1054.00 feet, a central angle of 06°57'42" and a chord bearing of South 86°26'57" East; thence Easterly, a distance of 128.07 feet, along the arc of said curve to a point on the East line of said Lot 65; thence South 22°40'37" East, a distance of 19.63 feet, along said East line to a point on a non-tangent curve concave Southerly, having a radius of 1037.00 feet, a central angle of 07°29'57" and a chord bearing of North 86°10'50" West; thence from a tangent bearing North 82°25'51" West, Westerly, a distance of 135.73 feet along the arc of said curve to the point of tangency of said curve; thence North 89°55'47" West, a distance of 64.74 feet; thence North 45°07'37" West, a distance of 14.19 feet to the POINT OF BEGINNING.

Containing 3,464 square feet, more or less.

SURVEYOR'S REPORT:

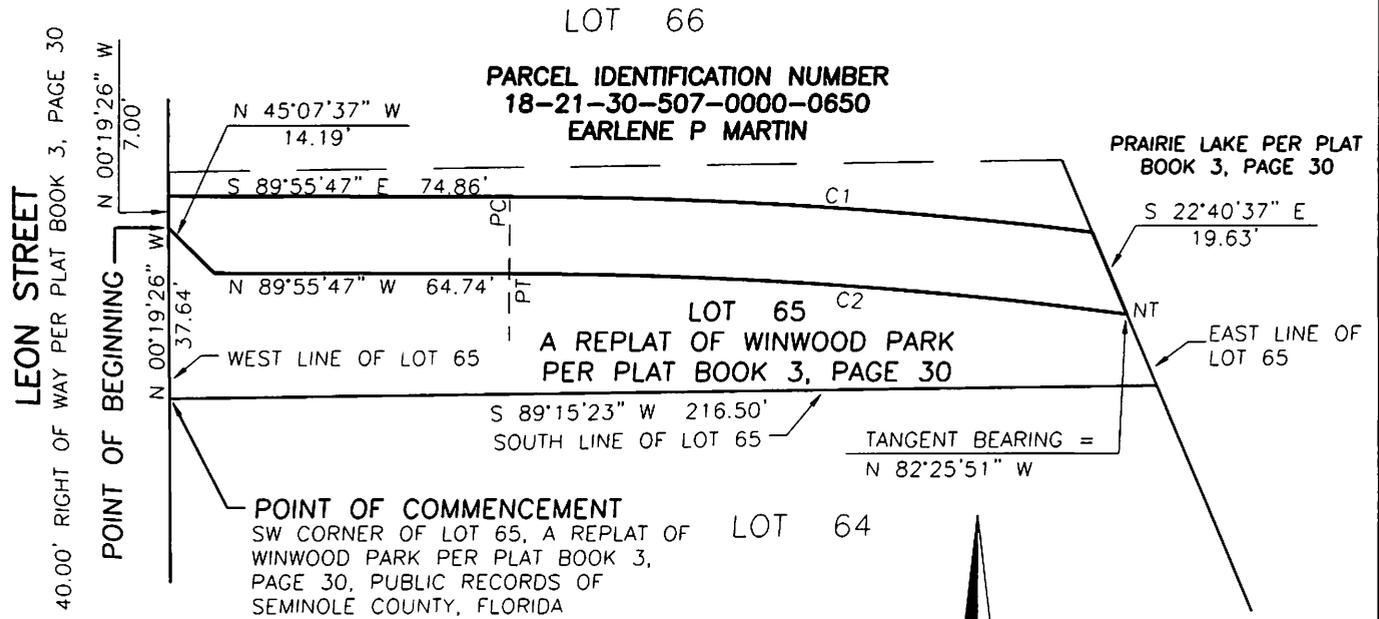
1. Bearings shown hereon are based on the West line of Lot 65, A Replat of Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being N 00°19'26" W assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3454036, dated October 19, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/18/2015 KR		Certification Number LB2108 57733023
	Job Number: 57733	Scale: 1"=40'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail info@southeasternsurveying.com
	<b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b>  <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

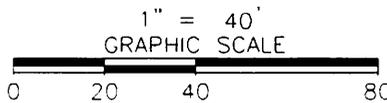
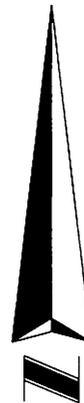
SKETCH OF DESCRIPTION  
PARCEL 706

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	128.07'	1054.00'	06°57'42"	S 86°26'57" E	127.99'
C2	135.73'	1037.00'	07°29'57"	N 86°10'50" W	135.63'



LEGEND :

- C1 = CURVE NUMBER
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON TANGENT



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733023  
 Job No. 57733  
 Date: 10/18/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2

SCHEDULE "A"

DESCRIPTION PARCEL 708 :

A portion of Lot 139, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 139, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence North 01°02'55" West, a distance of 12.00 feet, along the East line of said Lot 139 to the POINT OF BEGINNING, said point being on a line that is 12.00 feet North of and parallel with the South line of said Lot 139; thence South 89°36'03" West, a distance of 56.39 feet, along said parallel line to the point of curvature of a curve concave Northerly, having a radius of 979.00 feet and a central angle of 02°43'13"; thence Westerly along the arc of said curve a distance of 46.48 feet to a point on the West line of said Lot 139; thence North 04°45'29" West, a distance of 15.12 feet, along said West line to a point on a non-tangent curve concave Northerly, having a radius of 964.00 feet, a central angle of 02°49'52" and a chord bearing of South 88°59'01" East; thence from a tangent bearing South 87°34'04" East, Easterly, a distance of 47.63 feet along the arc of said curve to the point of tangency of said curve, said point being on a line that is 27.00 feet North of and parallel with said South line; thence North 89°36'03" East, a distance of 56.22 feet, along said parallel line to a point on said East line; thence South 01°02'55" East, a distance of 15.00 feet, along said East line to the POINT OF BEGINNING.

Containing 1550 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the East line of Lot 139, Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being S 01°02'55" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3454141, dated October 19, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>	Date: 10/18/2015 KR	Certification Number LB2108 57733026
VANASSE, HANGEN, BRUSTLIN, INC.	Job Number: 57733	Scale: 1"=20'
	<b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b>  <b>THIS IS NOT A SURVEY.</b>	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
PARCEL 708

LOT 138  
**PARCEL IDENTIFICATION NUMBER**  
**18-21-30-507-0000-1340**  
**JAMES BLUNT, OTIS BLUNT, BOBBY GLENN BLUNT,**  
**EDWARD BLUNT, LUEVINA JONES, MARY CRAWFORD,**  
**CLARA ANN MADDOX, GLORIA GRIFFIN AND**  
**CHARLOTTE RENEE BLUNT**

LOT 139  
**REPLAT OF WINWOOD PARK**  
**PLAT BOOK 3, PAGE 30**

**30.00' WIDE UNNAMED ROAD**  
 PER PLAT BOOK 3 PAGE 30

WEST LINE OF LOT 139  
 NT  
 N 04°45'29" W  
 15.12'

EAST LINE OF LOT 139

TANGENT BEARING =  
 S 87°34'04" E

$\Delta = 02^{\circ}49'52''$  R = 964.00'  
 L = 47.63' CD = 47.63'  
 CB = S 88°59'01" E

LINE 27.00' NORTH OF AND PARALLEL  
 WITH THE SOUTH LINE OF LOT 139

N 89°36'03" E 56.22'

LINE 12.00' NORTH OF AND PARALLEL  
 WITH THE SOUTH LINE OF LOT 139

S 01°02'55" E  
 15.00'

S 89°36'03" W 56.39'

POINT OF BEGINNING

N 01°02'55" W  
 12.00'

SOUTH LINE OF LOT 139

$\Delta = 02^{\circ}43'13''$  R = 979.00'  
 L = 46.48' CD = 46.48'  
 CB = N 89°02'20" W

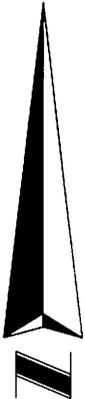
**30.00' WIDE UNNAMED ROAD**

PER PLAT BOOK 3, PAGE 30

POINT OF COMMENCEMENT  
 SE CORNER OF LOT 139, A REPLAT  
 OF WINWOOD PARK PER PLAT BOOK 3,  
 PAGE 30, PUBLIC RECORDS OF SEMINOLE  
 COUNTY, FLORIDA

LEGEND :

- $\Delta$  = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON TANGENT



1" = 20'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350

(407) 292-8580 Certification Number LB2108  
 e-mail info@southeasternsurveying.com

Drawing Number 57733026  
 Job No. 57733  
 Date: 10/18/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"

DESCRIPTION PARCEL 709 :

A portion of Lot 145, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 145, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence South 89°36'03" West, a distance of 150.03 feet, along the South line of said Lot 145 to a point on the West line of said Lot 145; thence North 01°02'55" West, a distance of 12.00 feet, along said West line to the Point of Beginning; thence continue North 01°02'55" West, a distance of 5.00 feet, along said West line to a point on a line that is 17.00 feet North of and parallel with said South line; thence North 89°36'03" East, a distance of 129.41 feet, along said parallel line; thence departing said parallel line South 40°40'09" West, a distance of 6.63 feet a point on a line that is 12.00 feet North of and parallel with said South line; thence South 89°36'03" East, a distance of 125.00 feet, along said parallel line, to the POINT OF BEGINNING.

Containing 636 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of Lot 145, Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being S 89°36'03" W assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3454165, dated October 19, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 11/02/2015 KR		Certification Number LB2108 57733032
	Job Number: 57733	Scale: 1"=30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail: info@southeasternsurveying.com
	<b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b>  <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
PARCEL 709

PARCEL IDENTIFICATION NUMBER  
 18-21-30-507-0000-1420

JAMES BLUNT, OTIS BLUNT, BOBBY GLENN BLUNT,  
 EDWARD BLUNT, LUEVINA JONES, MARY CRAWFORD,  
 CLARA ANN MADDOX, GLORIA GRIFFIN AND  
 CHARLOTTE RENEE BLUNT

LOT 144

EAST LINE OF LOT 145

REPLAT OF WINWOOD PARK  
 PLAT BOOK 3, PAGE 30

LOT 145

LINE 17.00' NORTH OF AND PARALLEL  
 WITH THE SOUTH LINE OF LOT 145

LINE 12.00' NORTH OF AND PARALLEL  
 WITH THE SOUTH LINE OF LOT 145

S 40°40'09" W  
 6.63'

N 89°36'03" E 129.41'

S 89°36'03" W 125.00'

SOUTH LINE OF LOT 145  
 S 89°36'03" W 150.03'

30.00' WIDE UNNAMED ROAD  
 PER PLAT BOOK 3, PAGE 30

POINT OF COMMENCEMENT

SE CORNER OF LOT 145, A REPLAT OF  
 WINWOOD PARK, PLAT BOOK 3, PAGE 30,  
 PUBLIC RECORDS OF SEMINOLE COUNTY,  
 FLORIDA

30.00' WIDE UNNAMED ROAD

PER PLAT BOOK 3, PAGE 30

N 01°02'55" W  
 5.00'

WEST LINE OF LOT 145

POINT OF BEGINNING

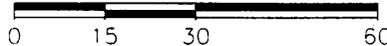
N 01°02'55" W  
 12.00'

JACKSON STREET

45.00' RIGHT OF WAY PER PLAT BOOK 3, PAGE 30



1" = 30'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350

(407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733032  
 Job No 57733  
 Date: 11/02/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"

DESCRIPTION PARCEL 710 :

A portion of Lot 2, Skip's Boots Altamonte according to the plat thereof recorded in Plat Book 60, Page 19, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 2, Skip's Boots Altamonte according to the plat thereof recorded in Plat Book 60, Page 19, Public Records of Seminole County, Florida; thence South 01°44'07" East, a distance of 7.00 feet, along the East line of said Lot 2 to a point on a line that is 7.00 feet South of and parallel with the North line of said lot 2; thence South 89°36'03" West, a distance of 23.36 feet, along said parallel line to a point of curvature of a curve concave Northerly, having a radius of 1028.00 feet and a central angle of 02°48'27"; thence Westerly along the arc of said curve a distance of 50.37 feet to a point on the West line of said Lot 2; thence North 12°27'49" West, a distance of 5.90 feet, along said West line to a point on said North line; thence North 89°36'03" East, a distance of 74.78 feet, along said North line to the POINT OF BEGINNING.

Containing 498 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Lot 2, Skip's Boots Altamonte per Plat Book 60, Page 19, Public records of Seminole County, Florida being N 89°36'03" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3454210, dated October 19, 2015.

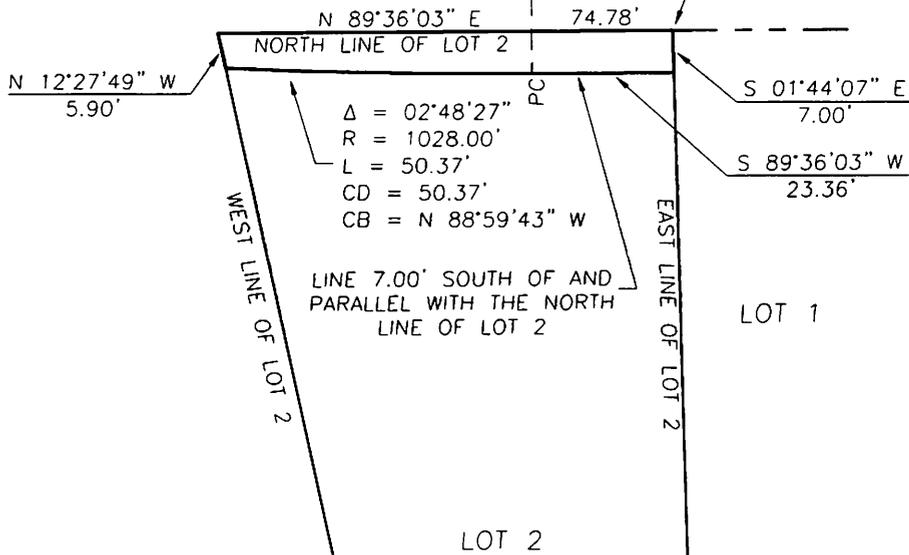
NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/19/2015 KR		Certification Number LB2108 57733028	
	Job Number: 57733	Scale: 1"=30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 282-8580 Certification Number LB2108 e-mail: info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
PARCEL 710

**30.00' WIDE UNNAMED ROAD**  
 PER PLAT BOOK 3, PAGE 30

**POINT OF BEGINNING**  
 NE CORNER OF LOT 2, SKIP'S BOOTS  
 ALTAMONTE PER PLAT BOOK 60, PAGE  
 19, PUBLIC RECORDS OF SEMINOLE  
 COUNTY, FLORIDA



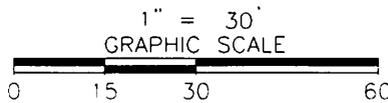
**SKIP'S BOOTS ALTAMONTE**  
**PLAT BOOK 60, PAGE 19**

**PARCEL IDENTIFICATION NUMBER**  
**18-21-30-532-0000-0020**  
**WAYNE & CHRISTOPHER A MARQUES**

LEGEND :

- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- PC = POINT OF CURVATURE

**STATE ROAD NO. 436**  
 100.00' RIGHT OF WAY PER FLORIDA DEPARTMENT OF  
 TRANSPORTATION RIGHT OF WAY MAP SECTION 77080-2504



**SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing Number 57733028  
 Job No. 57733  
 Date: 10/19/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SKETCH OF DESCRIPTION  
PARCEL 711

POINT OF BEGINNING

NW CORNER OF LOT 1, SKIP'S  
BOOTS ALTAMONTE PER PLAT BOOK  
60, PAGE 19, PUBLIC RECORDS  
OF SEMINOLE COUNTY, FLORIDA

30.00' WIDE UNNAMED ROAD  
PER PLAT BOOK 3, PAGE 30

NORTH LINE OF LOT 1

N 89°36'03" E 193.70'

S 89°36'03" W 198.64'

N 01°44'07" W  
5.00'

LINE 5.00' SOUTH OF AND PARALLEL  
WITH THE NORTH LINE OF LOT 1

S 45°43'24" E  
7.11'

LOT 1

PARCEL IDENTIFICATION NUMBER  
18-21-30-532-0000-0010  
SAMUEL J & DARLENE M PATSOS

SKIP'S BOOTS ALTAMONTE  
PLAT BOOK 60, PAGE 19

WEST LINE OF LOT 1

EAST LINE OF LOT 1

JACKSON STREET

45.00' RIGHT OF WAY PER PLAT BOOK 60, PAGE 19



1" = 20'  
GRAPHIC SCALE

0 20 40 80

STATE ROAD NO. 436  
100.00' RIGHT OF WAY PER FLORIDA DEPARTMENT OF  
TRANSPORTATION RIGHT OF WAY MAP SECTION 77080-2504



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350

(407) 292-8580 Certification Number LB2108  
e-mail: info@southeasternsurveying.com

Drawing Number 57733030  
Job No 57733  
Date: 10/19/2015  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 OF 2

SCHEDULE "A"

DESCRIPTION PARCEL 714 :

A portion of Lot 44, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

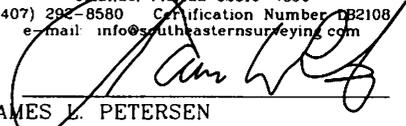
Begin at the Northeast corner of Lot 44, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence South 00°19'26" East, a distance of 14.00 feet, along the East line of said Lot 44 to a point on a line that is 14.00 feet South of and parallel to the North line of said Lot 44; thence North 89°55'47" West, a distance of 52.10 feet, along said parallel line to a point on the West line of said Lot 44; thence North 01°21'35" West, a distance of 14.00 feet, along said West line to the Northwest corner of said Lot 44; thence South 89°55'47" East, a distance of 52.35 feet, along said North line to the POINT OF BEGINNING.

Containing 731 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Lot 44, A Replat of Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being S 89°55'47" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453976, dated October 14, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/18/2015 KR		Certification Number LB2108 57733021	
	Job Number: 57733	Scale: 1"=30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail: info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791		

SKETCH OF DESCRIPTION  
PARCEL 714

LOT 38

**POINT OF BEGINNING**  
 NE CORNER OF LOT 44, A REPLAT  
 OF WINWOOD PARK PER PLAT  
 BOOK 3, PAGE 30, PUBLIC RECORDS  
 OF SEMINOLE COUNTY, FLORIDA

NW CORNER OF LOT 44

S 89°55'47" E 52.35'

N 01°21'35" W  
 14.00'

NORTH LINE OF LOT 44

S 00°19'26" E  
 14.00'

LOT 127

N89°55'47"W 52.10'

LOT 43

LINE 14.00' SOUTH OF AND PARALLEL  
 TO THE NORTH LINE OF LOT 44

**WATER STREET**

VACATED AND ABANDONED PER OFFICIAL  
 RECORDS BOOK 313, PAGE 437

LOT 44  
 A REPLAT OF  
 WINWOOD PARK PER  
 PLAT BOOK 3,  
 PAGE 30

FROST'S ADDITION TO ALTAMONTE  
 (PLAT BOOK 1, PAGE 14)

LOT 153

WEST LINE OF LOT 44

PARCEL IDENTIFICATION NUMBER  
 18-21-30-507-0000-0440  
 HIGH HEMLOCK, INC.

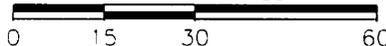
EAST LINE OF LOT 44



LOT 158

**GEORGE STREET**  
 40.00' RIGHT OF WAY  
 PER PLAT BOOK 3, PAGE 30

1" = 30'  
 GRAPHIC SCALE



Drawing Number 57733021  
 Job No. 57733  
 Date: 10/18/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail info@southeasternsurveying.com

SCHEDULE "A"

DESCRIPTION PARCEL 715 :

A portion of Lot 43, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

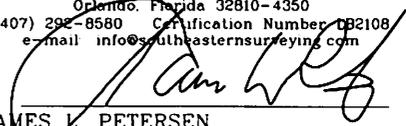
Begin at the Northeast corner of Lot 43, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence South 00°19'26" East, a distance of 14.00 feet, along the East line of said Lot 43 to a point on a line that is 14.00 feet South of and parallel to the North line of said Lot 43; thence North 89°55'47" West, a distance of 55.00 feet, along said parallel line to a point on the West line of said Lot 43; thence North 00°19'26" West, a distance of 14.00 feet, along said West line to the Northwest corner of said Lot 43; thence South 89°55'47" East, a distance of 55.00 feet, along said North line to the POINT OF BEGINNING.

Containing 770 square feet, more or less.

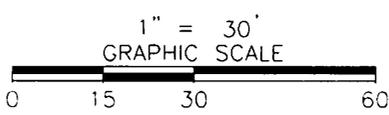
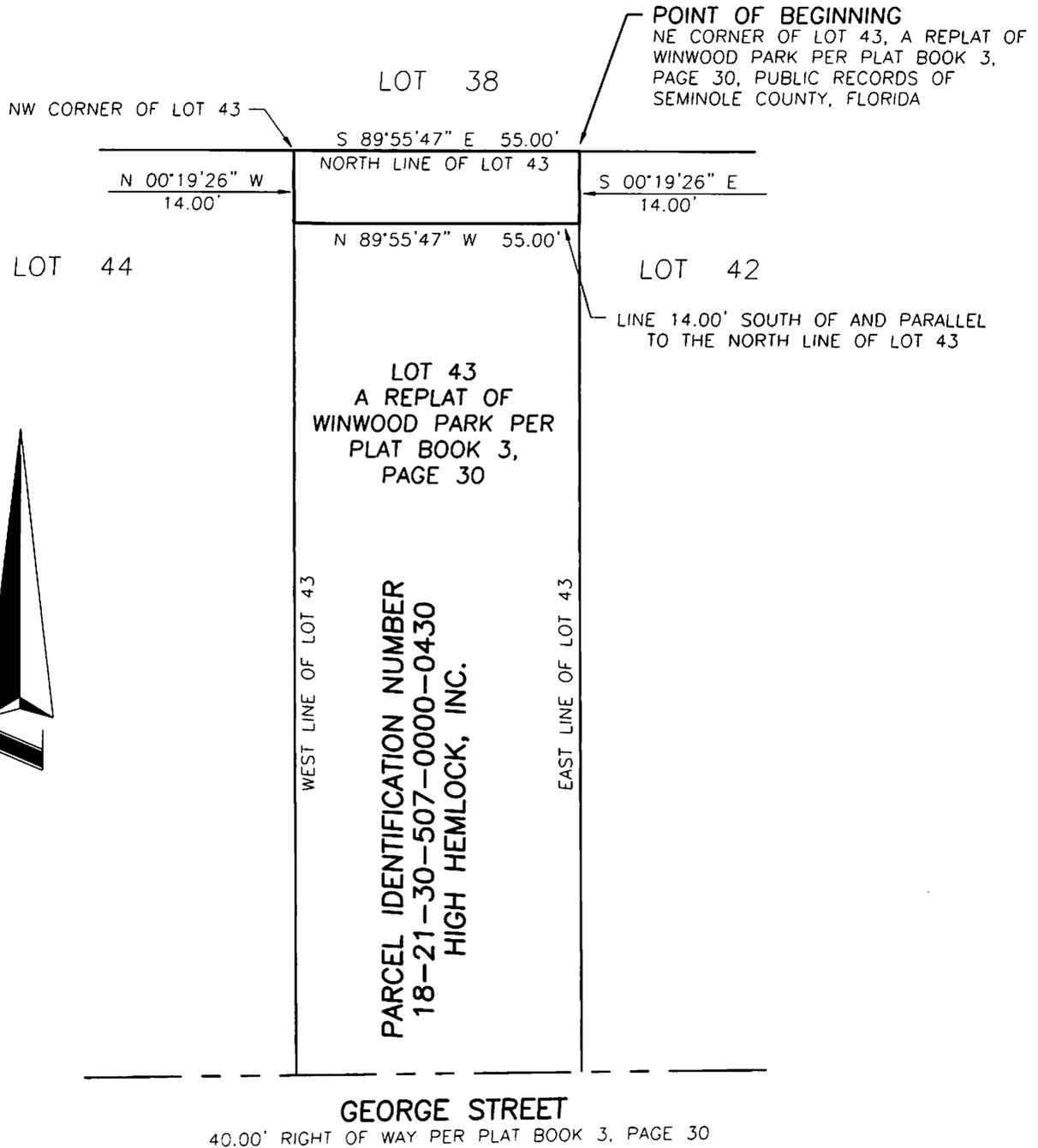
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Lot 43, A Replat of Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being S 89°55'47" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453845, dated October 14, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/18/2015 KR		Certification Number LB2108 57733020	
	Job Number: 57733	Scale: 1"=30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791		

SKETCH OF DESCRIPTION  
PARCEL 715



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580 Certification Number LB2108  
e-mail: info@southeasternsurveying.com

Drawing Number 57733020  
Job No. 57733  
Date: 10/18/2015  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY  
NOT VALID WITHOUT SHEET 1 OF 2

SCHEDULE "A"

DESCRIPTION PARCEL 716 :

A portion of Lot 42, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

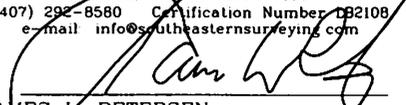
Begin at the Northeast corner of Lot 42, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence South 00°19'26" East, a distance of 14.00 feet, along the East line of said Lot 42 to a point on a line that is 14.00 feet South of and parallel to the North line of said Lot 42; thence North 89°55'47" West, a distance of 55.00 feet, along said parallel line to a point on the West line of said Lot 42; thence North 00°19'26" West, a distance of 14.00 feet, along said West line to the Northwest corner of said Lot 42; thence South 89°55'47" East, a distance of 55.00 feet, along said North line to the POINT OF BEGINNING.

Containing 770 square feet, more or less.

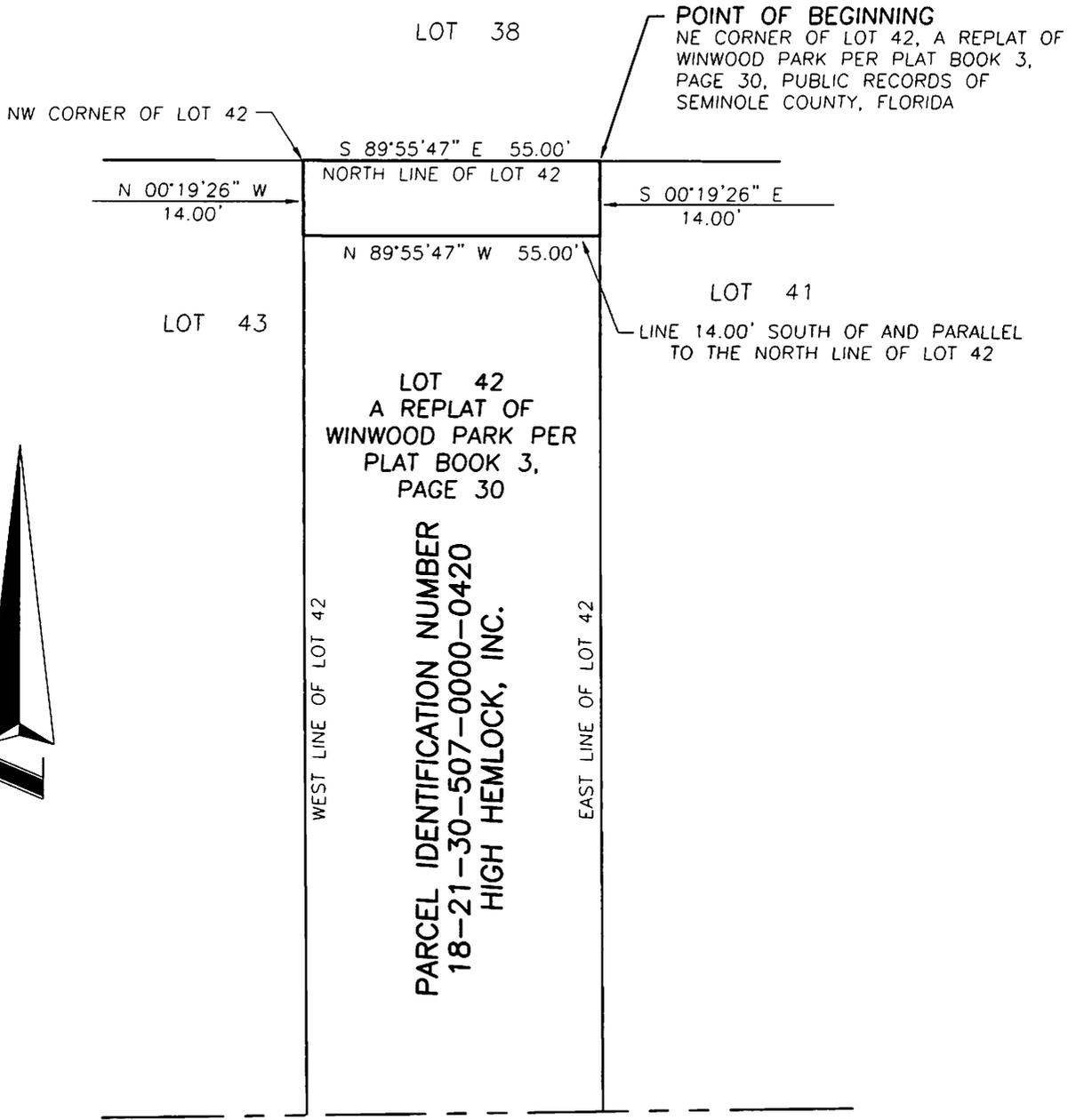
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Lot 42, A Replat of Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being S 89°55'47" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453838, dated October 13, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/18/2015 KR		Certification Number LB2108 57733019	
	Job Number: 57733	Scale: 1"=30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
PARCEL 716



GEORGE STREET

40.00' RIGHT OF WAY PER PLAT BOOK 3, PAGE 30

1" = 30'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail info@southeasternsurveying.com

Drawing Number 57733019  
 Job No. 57733  
 Date: 10/18/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"

DESCRIPTION PARCEL 717 :

A portion of Lot 41, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

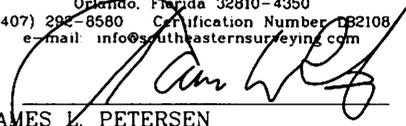
Begin at the Northeast corner of Lot 41, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence South 00°19'26" East, a distance of 14.00 feet, along the East line of said Lot 41 to a point on a line that is 14.00 feet South of and parallel to the North line of said Lot 41; thence North 89°55'47" West, a distance of 55.00 feet, along said parallel line to a point on the West line of said Lot 41; thence North 00°19'26" West, a distance of 14.00 feet, along said West line to the Northwest corner of said Lot 41; thence South 89°55'47" East, a distance of 55.00 feet, along said North line to the POINT OF BEGINNING.

Containing 770 square feet, more or less.

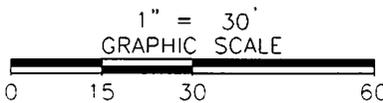
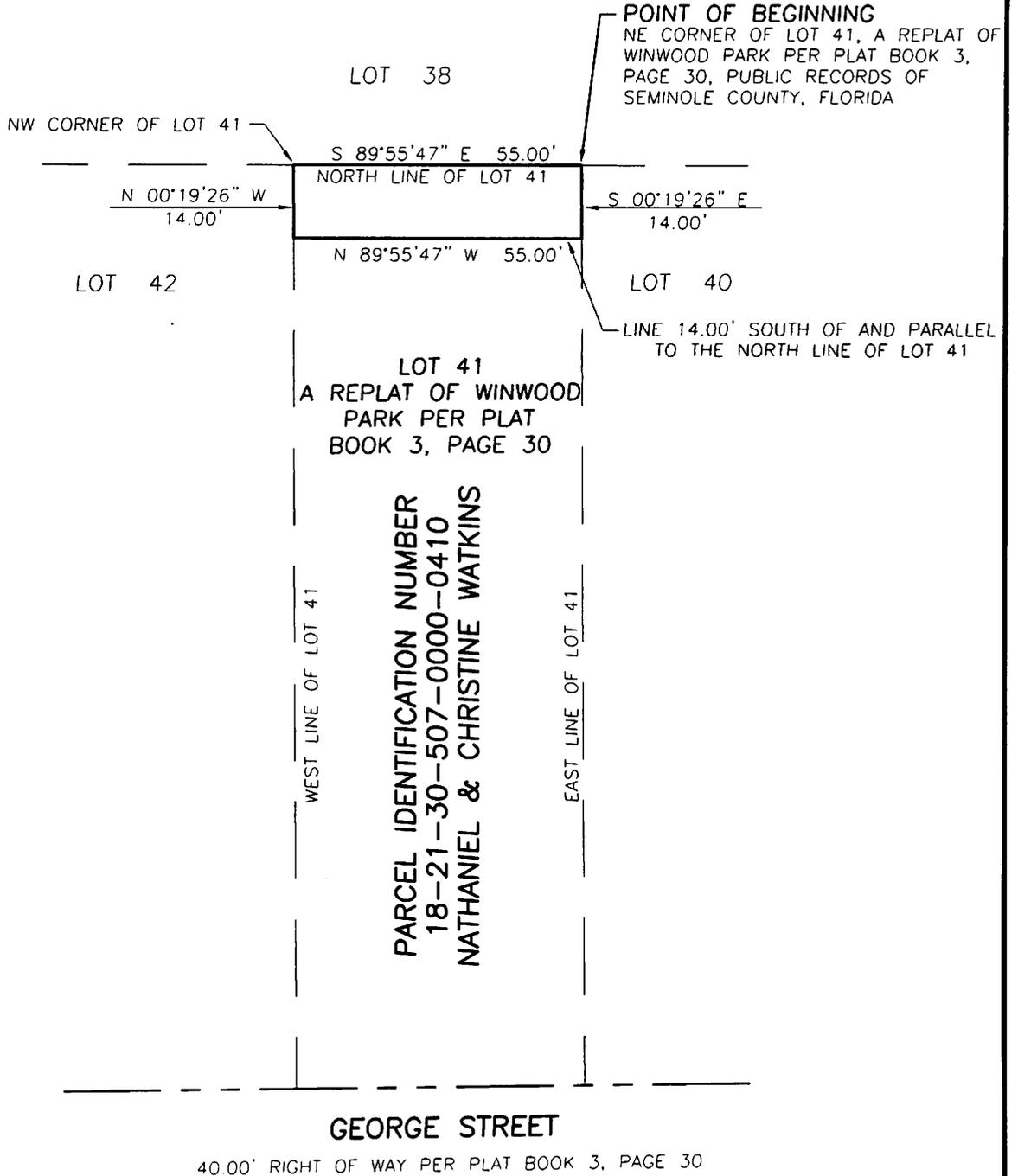
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Lot 41, A Replat of Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being S 89°55'47" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453312, dated October 13, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/18/2015 KR		Certification Number LB2108 57733018	
	Job Number: 57733	Scale: 1"=30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
PARCEL 717



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail info@southeasternsurveying.com

Drawing Number 57733018  
 Job No. 57733  
 Date: 10/18/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2

SCHEDULE "A"

DESCRIPTION PARCEL 718 :

A portion of Lot 40, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida, being more particularly described as follows:

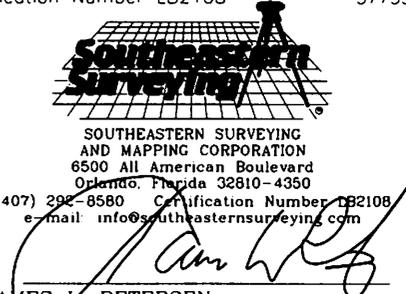
Begin at the Northeast corner of Lot 40, A Replat of Winwood Park according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Seminole County, Florida; thence South 00°19'26" East, a distance of 14.00 feet, along the East line of said Lot 40 to a point on a line that is 14.00 feet South of and parallel to the North line of said Lot 40; thence North 89°55'47" West, a distance of 55.00 feet, along said parallel line to a point on the West line of said Lot 40; thence North 00°19'26" West, a distance of 14.00 feet, along said West line to the Northwest corner of said Lot 40; thence South 89°55'47" East, a distance of 55.00 feet, along said North line to the POINT OF BEGINNING.

Containing 770 square feet, more or less.

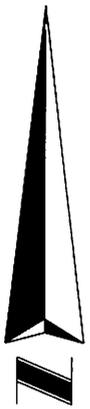
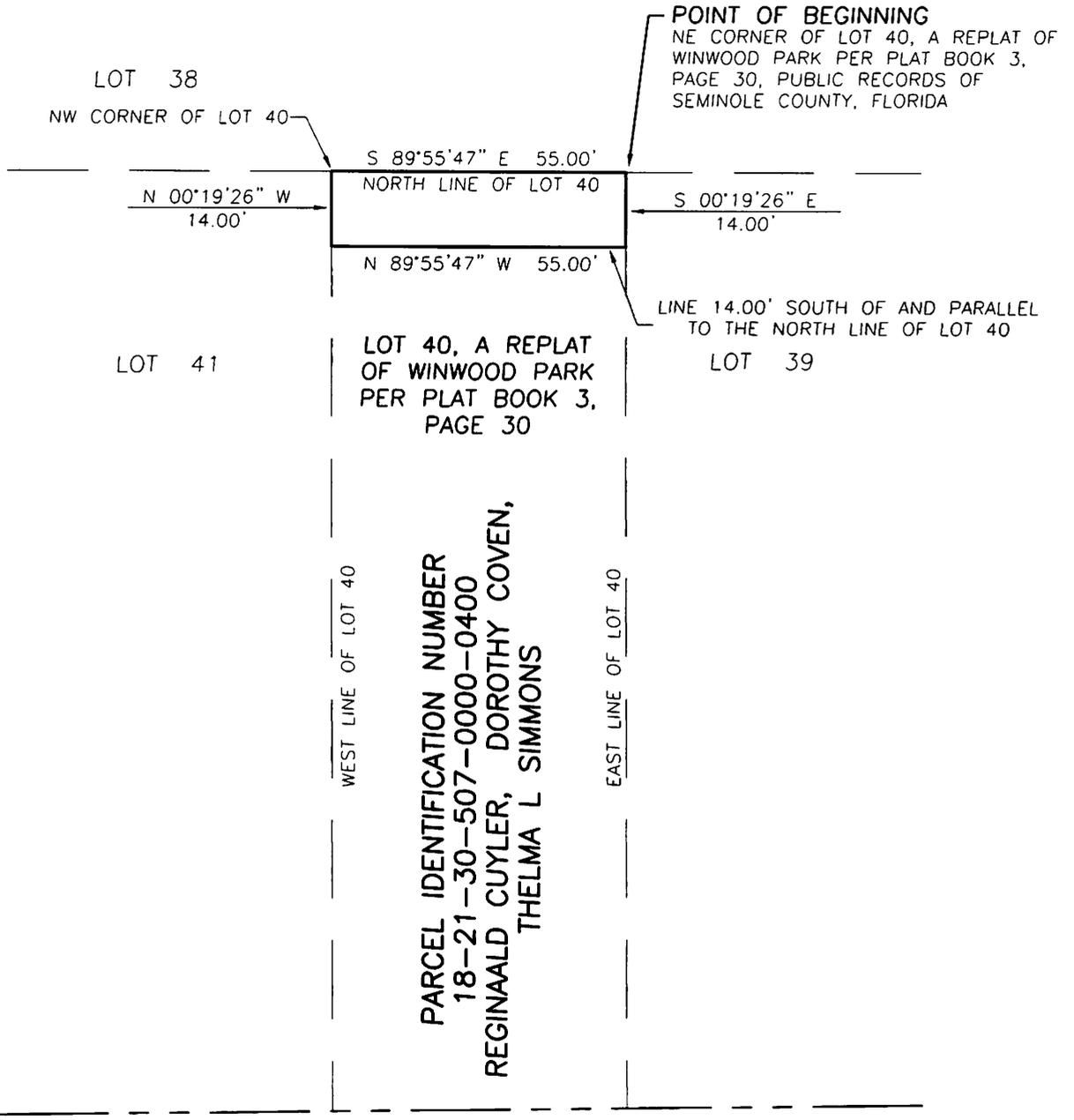
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Lot 40, A Replat of Winwood Park per Plat Book 3, Page 30, Public records of Seminole County, Florida being S 89°55'47" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. I have reviewed the Title Search Report furnished by First American Title Insurance Company with File Fund Number 2037-3453281, dated October 13, 2015.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  VANASSE, HANGEN, BRUSTLIN, INC.	Date: 10/16/2015 KR		Certification Number LB2108 57733017	
	Job Number: 57733	Scale: 1"=30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Certification Number LB2108 e-mail info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

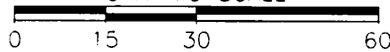
SKETCH OF DESCRIPTION  
PARCEL 718



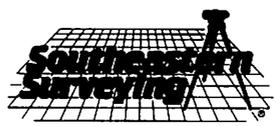
GEORGE STREET

40.00' RIGHT OF WAY PER PLAT BOOK 3, PAGE 30

1" = 30'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail info@southeasternsurveying.com

Drawing Number 57733017  
 Job No 57733  
 Date: 10/16/2015  
 SHEET 2 OF 2  
 See Sheet 1 for Description



Meeting Date: November 15, 2016

From: Angie Apperson  
Angie Apperson, City Clerk

Approved: Franklin W. Martz, II  
Franklin W. Martz, II, City Manager

Official Use Only

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** Request for Reduction of Code Enforcement Board fines for 504 Lavon Drive

**SUMMARY EXPLANATION & BACKGROUND:**

Luis A. Pandora, owner, has requested Code Enforcement Board fines (see attached) be dismissed for his property located at 504 Lavon Drive.

This case stems from the Respondent's (owner's) failure to obtain the required permits to convert the garage to a living area.

The City's Code Enforcement Board considered the case on November 13, 2014 and ordered the Respondent to bring the property into compliance by January 5, 2015. The Code Enforcement Board issued an Order Imposing Fine and Lien of \$100 per day commencing on January 5, 2015 and a lien was filed on September 10, 2015. The property was in compliance on February 7, 2016, 399 days after the date ordered by the Board, resulting in a fine amount of \$39,900.00. In addition, the City has incurred \$373.94 in prosecuting the case, plus \$37.00 in recording fees for a total amount due of \$40,310.94.

**FISCAL INFORMATION:** N/A

**RECOMMENDED ACTION:**

Initiated by: Chris Ulmer, Deputy City Clerk

Code Enforcement Board Case  
504 Lavon Drive, #14-1659

Fine Reduction  
Request

Total Fine Amount, \$40,310.94

- \$100 per day from January 5, 2015 to February 7, 2016 (399 days) is \$39,900.00, plus \$373.94 in prosecution cost and \$37.00 in recording fees, which includes Lien Release.
- Compliance achieved by securing permit and passing final inspection

Respondent: Luis A. Pandora

Violations: Work without a permit (Enclosed carport to living area)

**September 9, 2013** Initial 30-day Notice of Code Violation issued to Elite Trust & Escrow.

**February 26, 2014** Because the property changed ownership (from Elite Trust & Escrow Co to Luis A. Pandora), the case was restarted with the new owner, Luis A. Pandora. 30-day Notice of Code Violation sent to Respondent (Luis A. Pandora) via certified mail. Proper service obtained.

**October 15, 2014** Notice of Hearing sent to Respondent. Proper Service not obtained.

**November 3, 2014** Because proper service was not obtained, Notice of Hearing posted at Respondent's property and City Hall as allowed by F.S. 162.12

**November 13, 2014** Code Board Hearing found the Respondent in violation and ordered a January 5, 2015 compliance date. If still in violation after the compliance date, a \$100 per day fine would begin to accrue. The Board also awarded \$373.94 in prosecution costs. Respondent was not present at the Hearing.

**January 7, 2015** Code Enforcement issued Affidavit of Non Compliance.

**January 14, 2015** Because proper service was not obtained, the Board Order (Findings of Fact and Conclusion of Law) posted at Respondent's property and City Hall as allowed by F.S. 162.12.

**June 3, 2015** Notice of Hearing issued by the Clerk's Office. Proper service not obtained.

**August 3, 2015** Because proper service was not obtained, Notice of Hearing posted at Respondent's property and City Hall as allowed by F.S. 162.12.

**August 13, 2015** Code Enforcement Board Hearing. Board approved request to issue Order Imposing Fine and Lien (Fine amount \$12,268.00 at that time). Respondent was not present at Hearing.

**August 16, 2015** Board Order sent to Respondent. Proper service obtained.

**September 10, 2015** Board Order imposing Fine and Lien recorded with County.

**February 8, 2016** Inspection of property by Code Enforcement finds the property in compliance and Affidavit of Compliance issued.

**February 10, 2016** Letter of Compliance with Costs issued to Respondent.

**May 4, 2016** Written request for fine reduction was received. Code Enforcement inspected property and confirms that it is still in compliance.

**Legend**

- Parcels
- Subject Parcel



May 4, 2016

Deputy City Clerk  
City Clerk Department  
225 Newburyport Avenue  
Altamonte Springs, Fl 32701

Re: Luis A. Pandora  
Property address: 504 Lavon Drive, Altamonte Springs, fl 32701  
Case No. 14-1659

Attention: Chris Ulmer

When I personally enclosed the carport I did not know that a permit was needed.

I received a Notice of Code Violation on February 26, 2014 and on March 26, 2014 obtained Permit No.BP13-0464, also, at that same time requested an inspection. The clerk informed me that the Inspection Department was extremely busy and that I should call in a few days for the inspection of my work.

Days later, I did phone the inspection department and even made physical visits, once again, told to call/come back another day. Regretfully, I did not continue with follow-ups.....

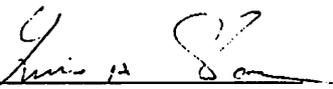
A short time later, my wife and I moved to another house and a "friend" stayed living there...It took almost a year to legally have this person evicted...After he left the premises, I found correspondence that the City Of Altamonte Springs had sent regarding the carport. Also, found extensive property damage (\$8000 +) that required contracting R.J. Design & Construction Inc.

Mr. Ulmer, I have asked Mrs. Denise Torres for assistance in communicating the events leading to the present situation and request that all further communication be directed to her by phone at 407 965-7664, or via e-mail address, dtm102@yahoo.com

Honestly, Sir, I am stressed and losing sleep over this matter...My family and I are Praying that the Board will be so merciful that the imposed fines will be dismissed...

Thank you.

God Bless America  
Sincerely,

  
Luis Pandora



## 8. DISCUSSION

City Manager Review

The Agenda Memo for this item is forthcoming.

Thank you,



The City Clerk Department





Meeting Date: November 15, 2016

From: \_\_\_\_\_

*Mark B. DeBord*  
Mark B. DeBord, Finance Director

Approved: \_\_\_\_\_

*Franklin W. Martz, II*  
Franklin W. Martz, II, City Manager

**Official Use Only**

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** Central Parkway Corridor Improvements – PFL Properties, LLC Right of Way Purchase

**SUMMARY EXPLANATION & BACKGROUND:** As part of the Central Parkway Corridor Improvements Project additional right of way is needed from several property locations within the project limits. We have been meeting with the affected property owners to obtain the necessary right of way and have reached an agreement with PFL Properties, LLC, for needed right-of-way on Franklin Ave.

The property in question measures 741 square feet. The property owner has agreed to donate the land. The City has agreed to pay the estimated costs to relocate the property owners' gate which will be impacted by this project.

The purchase agreement signed by the seller is attached.

**FISCAL INFORMATION:** Funds for this project are budgeted in the Community Redevelopment Agency (CRA) Fund.

**RECOMMENDED ACTION:** Approve the purchase agreement.

Initiated by: Brett Blackadar, Chief Transportation Engineer

## PURCHASE AGREEMENT

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

**THIS PURCHASE AGREEMENT** (the "**Agreement**") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between **PFL PROPERTIES, LLC**, a Florida limited liability company, hereinafter referred to as the "**Seller**" and **THE CITY OF ALTAMONTE SPRINGS, FLORIDA**, a Florida municipal corporation, hereinafter referred to as "**Purchaser**". Seller and Purchaser may sometimes be referred to in this Agreement individually as a "**Party**" or collectively "**Parties**."

### WITNESSETH:

**WHEREAS**, the Purchaser requires the hereinafter described Property for right of way improvements, including, without limitation, new roadway pavement, curb and gutter, sidewalk and fence installation ("**the Improvements**"); and

**WHEREAS**, the Seller is willing to sell the Property necessary for completion of the Improvements to the Purchaser subject to the terms and conditions set forth herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and conditions herein contained, the Seller hereby agrees to sell and the Purchaser hereby agrees to buy the following Property upon the following terms and conditions:

#### I. PROPERTY.

The Property to be conveyed from Seller to Purchaser is set forth on the Sketch of Description, with Legal Description, attached hereto as **Exhibit "A"**, and incorporated herein by this reference (the "**Property**"). All of the Property shall be conveyed, assigned and transferred to Purchaser at Closing (hereinafter defined) free and clear of all liens, claims, and encumbrances.

**Comprising a portion of Parcel I. D. Number: 01-21-29-5CK-560D-0000**

#### II. PURCHASE PRICE.

(a) The Seller agrees to sell and convey the above described Property by Warranty Deed, free of liens and encumbrances, unto the Purchaser for the sum of **\$6,452.00** (the "**Purchase Price**") which includes the replacement cost of the entrance gate to the Seller's property. The Purchaser will pay all permit fees for the installation of this gate. Purchaser shall escrow the Purchase Price with Empire Title Company of Florida, Inc. upon execution of this Agreement.

(b) The Purchaser shall be responsible for the recording fees for the Warranty Deed. The Purchaser shall be responsible for acquiring its own title insurance at the

Purchaser's expense. The Purchaser shall also be responsible for the fees of a new property boundary survey, if required.

(c) Closing costs and pro-rata real estate taxes shall be withheld by Empire Title Company of Florida, Inc. from the proceeds of this sale and paid to the proper authority on behalf of Seller and Purchaser, as appropriate. Purchaser shall be responsible for payment of any and all closing costs arising from this transaction.

(d) The Seller covenants that there are no real estate commissions due any licensed real estate broker and further agrees to defend against and pay any valid claims made in regard to this purchase relating to covenants made herein by the Purchaser.

(e) Purchaser shall pay to Seller the balance of the Purchase Price, net of any liens or encumbrances, in cash, on the date of closing of the Property.

### **III. CONDITIONS.**

(a) The Purchaser shall pay to the Seller the sum as described in Item II., above, upon the proper execution and delivery of all the instruments required to complete the above purchase and sale to the designated closing agent. The Seller agrees to close within thirty (30) days of notice by the Purchaser or the Purchaser's closing agent that a closing is ready to occur.

(b) This Agreement is contingent upon the approval of the sale of the Property by the Altamonte Springs City Commission.

(c) Prior to closing, Seller shall provide to Purchaser any offsite easements necessary for construction of the Improvements described above.

(d) The Seller agrees to surrender possession of the Property upon the date of delivery of the instruments and closing of this Agreement.

(e) Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable by the Purchaser or which have not been disclosed to the Purchaser.

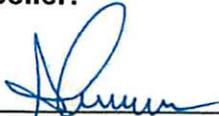
(f) The instrument(s) of conveyance to be utilized at closing shall, in addition to containing all other common law covenants through the use of a Warranty Deed, also include the covenant of further assurances.

(g) The Parties shall fully comply with Section 286.23, Florida Statutes, to the extent that said statute is applicable.

(h) To the extent permitted by Florida law, the Purchaser shall be solely responsible for all of due diligence activities conducted on the Property. The Seller shall not be considered an agent or employee of the Purchaser for any reason whatsoever on account of the Agreement.

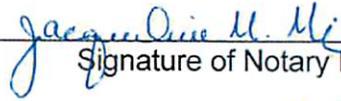
IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed in their respective names on the day and year first above written.

Seller:

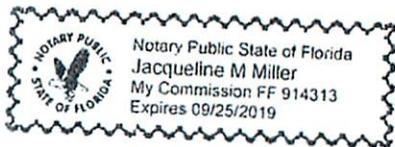
  
\_\_\_\_\_  
PFL PROPERTIES, LLC

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October, 2016, by Gregory S. Cockman, as an Authorized Signatory of PFL Properties LLC, and they acknowledged before me that they had the authority to and did execute same.

  
\_\_\_\_\_  
Signature of Notary Public  
Jacqueline M Miller  
\_\_\_\_\_  
(Print Notary Name)

AFFIX NOTARY STAMP



Personally known, or  
 Produced Identification  
Type of Identification Produced:

n/a

[ Additional Signature Page Follows ]

**Purchaser:**

**THE CITY OF ALTAMONTE SPRINGS**

By: \_\_\_\_\_  
Pat Bates, Mayor

Date:

ATTEST: \_\_\_\_\_  
Angela M. Apperson, City Clerk

Approved as to form and legality  
for use and reliance by the City  
of Altamonte Springs

\_\_\_\_\_  
James A. ("Skip") Fowler, City Attorney

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Pat Bates and Angela M. Apperson, Mayor and City Clerk respectively, of the CITY OF ALTAMONTE SPRINGS, FLORIDA, who are personally known to me and they acknowledged executing the same freely and voluntarily under authority vested in them and that the seal affixed thereto is the true and corporate seal of the City of Altamonte Springs, Florida.

\_\_\_\_\_  
Signature

(Notary Seal)

\_\_\_\_\_  
Print or type name

Notary Public-State of Florida

Commission No: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Attachments:

Exhibit "A"– the Sketch of Description of Property

SCHEDULE "A"

**DESCRIPTION:**

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 21 South, Range 29 East; thence South 00°24'35" West, a distance of 332.98 feet along the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 10 to the POINT OF BEGINNING; thence continue along said East line, South 00°24'35" West, a distance of 29.56 feet to a point on a westerly projection of the South line of lands described in Official Records Book 6820, Pages 74 through 76, Public Records of Seminole County, Florida; thence South 89°52'42" West, a distance of 25.00 feet to the West right of way line of Franklin Avenue, being a 60 foot right of way per Plat Book 2, Page 24, Official Records Book 2672, Page 706 and Official Records Book 2346, Page 1926, all recorded in the Public Records of Seminole County, Florida; thence North 00°24'35" East, a distance of 29.78 feet along said West right of way line; thence departing said West right of way line, South 89°36'14" East, a distance of 25.00 feet to the POINT OF BEGINNING.

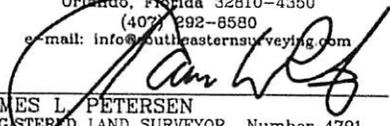
Containing 741 square, more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the East line of the Southeast 1/4 of the Southeast 1/4 of Section 10, being South 00°24'35" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

REVISED : 10/06/2016

NOT VALID WITHOUT SHEET 2

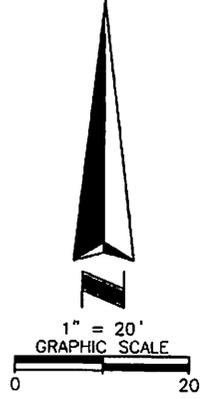
<b>Description</b>  FOR <b>Atkins North America, Inc.</b>	Date: July 29, 2016 REJ		Certification Number LB2108 60069004		
	Job Number: 60069	Scale: 1" = 20'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-6580 e-mail: info@southeasternsurveying.com		
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>				
	Revised : 10/10/2016 KR		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH					

SKETCH OF DESCRIPTION

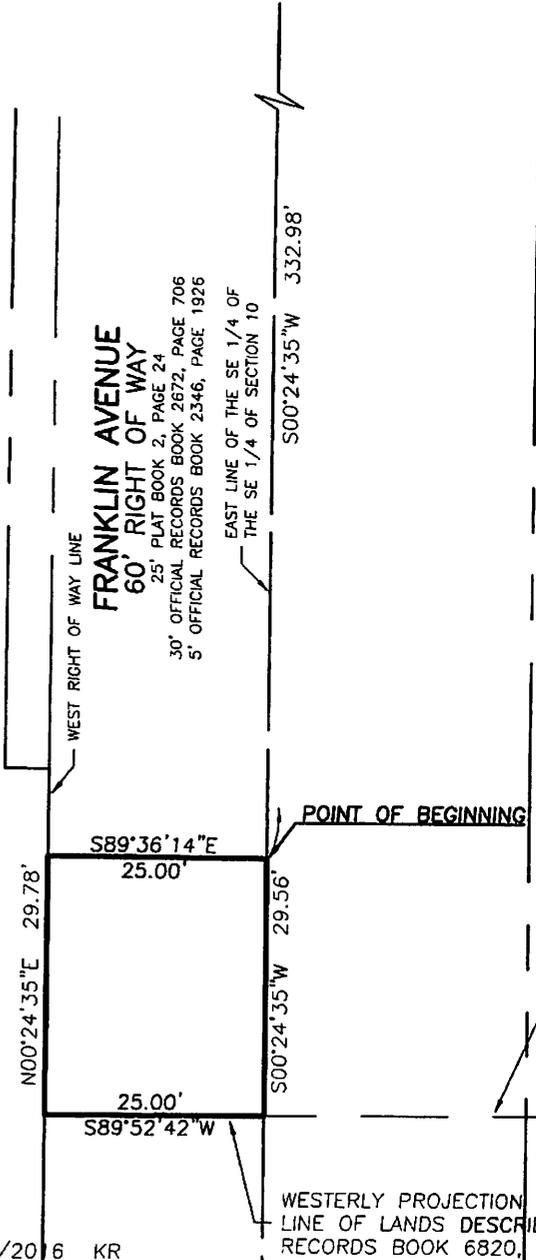
Exhibit A - page 2 of 2

**CENTRAL PARKWAY**  
**RIGHT OF WAY VARIES**  
 CITY OF ALTAMONTE SPRINGS  
 PLANS OF PROPOSED CENTER  
 STREET IMPROVEMENTS, DATED 1986

**POINT OF COMMENCEMENT**  
 NE CORNER OF THE SE 1/4  
 OF THE SE 1/4 OF SECTION 10,  
 TOWNSHIP 21 SOUTH, RANGE 29  
 EAST, SEMINOLE COUNTY, FLORIDA



SUBDIVISION OF THE ESTATE OF W.A. & D. L. DANIEL  
 PLAT BOOK 2, PAGE 24



**POINT OF BEGINNING**

SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL  
 RECORDS BOOK 6820, PAGES 74-76



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108

Revised : 10/10/2016 KR  
 Drawing No. 60069004  
 Job No. 60069  
 Date: JULY 29, 2016  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2

e-mail: info@southeasternsurveying.com



Meeting Date: November 15, 2016

From: Mark B. DeBord  
Mark B. DeBord, Finance

Approved: Franklin W. Martz, II  
Franklin W. Martz, II, City Manager

**Official Use Only**

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** Request for Approval  
Alternate Source Contract Authorization – Montgomery Road Rehabilitation Project

**SUMMARY EXPLANATION & BACKGROUND:** Public Works is requesting authorization to utilize (piggyback) several Seminole County contracts to complete the Montgomery Road Rehabilitation Project. The alternate source contracts are identified below:

Task/Work	Seminole County Contract Information	Task Est.
Paving	IFB-602096-14 for Pavement Management Program Note: City will reach out to all five contractors to request contract quotes and award to the lowest responsible contractor.	\$1,035,000
Pavement Striping	ITB-601738-13 for Roadway Markings, Striping & Brick Texture Surfacing Note: City to reach out to the two contractors to request contract quotes and award to the lowest responsible contractor.	\$56,300
Traffic Signalization	IFB-602346-15 for Traffic Signal Construction and System Communication Equipment Note: City to reach out to the two contractors to request contract quotes and award to the lowest responsible contractor.	\$67,300
Total		\$1,158,600

Our procurement procedures allow the City to utilize other agency contracts as long as the contracts were the result of a competitive formal sealed solicitation and we abide by the contracting agencies terms, conditions, pricing and ordering requirements. The solicitations for these contracts mirrors the City's solicitation process and procedures.

Because of the project amount, staff is requesting authorization to procure the work thru these alternate source contracts in lieu of issuing our own solicitation.

**FISCAL INFORMATION:** Fund: 3rd Gen ST                      **Acct / Project No.:** 32404010-563616-16026

**RECOMMENDED ACTION:** Authorize the utilization of several Seminole County contracts to complete various construction tasks related to the Montgomery Road Rehabilitation Project for an estimated combined amount of \$1,158,600.



Meeting Date: November 15, 2016

From: Maibell  
Mark B. DeBord, Finance

Approved: [Signature]  
Franklin W. Martz, II, City Manager

**Official Use Only**

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** SOLICITATION AWARD  
RFP-17-001-CE CMAR - City Wide Audiovisual & Lighting Replacement & Enhancements

**SUMMARY EXPLANATION & BACKGROUND:** The solicitation called for offers to secure an experienced, qualified Florida licensed General Contractor/Construction Management Company to be the Construction Manager At Risk (CMAR) to work with the selected Design Consultant through the design, pricing/award and construction phases of the City Wide Audiovisual and Lighting Replacement & Enhancements.

The City received sealed proposals from two firms. Procurement evaluated the proposals and found both submittals complete and responsive.

An Evaluation Committee evaluated the submittals and ranked the firms as follows:

- 1st – Wharton-Smith, Inc.
- 2nd – McCree Design Builders, Inc.

Upon approval of the ranking, staff will negotiate a final scope and professional services fee with Wharton-Smith, Inc. for the Mayor’s execution. If we are unable to negotiate an acceptable contract with Wharton-Smith, Inc. we will move to negotiations with the next ranked firm.

**FISCAL INFORMATION:** Lighting & Audiovisual Upgrades/Chambers  
Acct/Project No: 30104500-562210-14601

**RECOMMENDED ACTION:** Approve RFP-17-001-CE Evaluation Committee’s ranking, authorize staff to negotiate a contract with the top ranked firm, Wharton-Smith, Inc., and authorize the Mayor to execute the final negotiated contract.



Meeting Date: November 15, 2016

From: Mark DeBord  
Mark DeBord, Finance Director

Approved: Franklin W. Martz, II  
Franklin W. Martz, II, City Manager

Official Use Only

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** Traffic Signal Upgrades - State Road 436 at Boston Avenue and at Northlake Boulevard, Central Parkway at Center Pointe Circle and at Raymond Avenue, Contract 602346-15B

**SUMMARY EXPLANATION & BACKGROUND:**

Public Works upgraded traffic signals at State Road 436 and Boston Avenue and at Northlake Boulevard, as well as Central Parkway at Center Pointe Circle and at Raymond Avenue, utilizing Seminole County contract 602346-15B with Traffic Control Devices. The cost of the project is \$117,928.90, including a change order for \$10,125.89.

The project is now complete. Attached is the final invoice in the amount of \$29,838.19.

**FISCAL INFORMATION:**

**Fund:** Community Redevelopment Agency  
**Dept/Div:** Capital Projects  
**Activity/Element:** Transportation  
**Account:** 10304010-563625-16007  
**Amount:** \$29,838.19

**RECOMMENDED ACTION:** Approve final payment to Traffic Control Devices in the amount of \$29,838.19.



CITY OF ALTAMONTE SPRINGS  
DEPARTMENT OF PUBLIC WORKS  
AND UTILITIES

MEMORANDUM

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**DATE:** November 8, 2016

**TO:** Liana Griffiths, Senior Accountant – Finance Department

**VIA:** Daniel Buckland, Engineering Tech II – Public Works and Utilities *DS*

**FROM:** Ed Torres, PE, Director of Public Works and Utilities *EDR FOR ET*

**SUBJECT:** Traffic Signal Upgrades (SR-436 @ Boston and Northlake, Central Parkway @ Centerpointe and Raymond) – PW 2016-007

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Traffic Control Devices has completed the traffic signal upgrades at SR-436 @ Boston and Northlake, Central Parkway @ Centerpointe and Raymond per the scope of the contract. The work has been completed in accordance with the contract documents and Public Works is requesting closeout. This work was completed as a piggyback to the Seminole County contract IFB-602356-15/GCM and does not require a maintenance bond.



**Application and Certificate For Payment**

<b>To Owner:</b> ALTAMONTE SPRINGS, CITY OF 225 NEWBURYPORT AVE ALTAMONTE SPRINGS, FL 32701	<b>Project:</b> TRAFFIC SIGNALIZATION SR436@BOSTON - VARIOUS SEMINOLE COUNTY ALTAMONTE SPRINGS, FL	<b>Application No:</b> 4 <b>Date:</b> 10/11/2016
<b>From (Contractor):</b> TRAFFIC CONTROL DEVICES, INC. P.O. BOX 150418 242 N WESTMONTE DRIVE ALTAMONTE SPRINGS, FL 32715-0418	<b>Contractor Job Number:</b> 16006038 <b>Customer Order Number/ Project #:</b> 20160264-00	<b>Period To:</b> 10/11/16 <b>Architect's Project No:</b> <b>Contract Date:</b> 02/19/16
<b>Phone:</b> 407 869-5300	<b>Contract For:</b>	

**Contractor's Application For Payment**

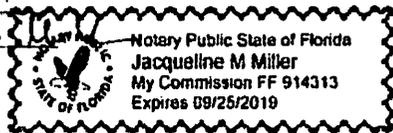
Change Order Summary	Additions	Deductions				
Change orders approved in previous months by owner	13,618.59	-3,492.70				
<table border="1"> <thead> <tr> <th>Number</th> <th>Date Approved</th> </tr> </thead> <tbody> <tr> <td>Change orders approved this month</td> <td></td> </tr> </tbody> </table>	Number	Date Approved	Change orders approved this month			
Number	Date Approved					
Change orders approved this month						
<b>Totals</b>						
<b>Net change by change orders</b>	<b>10,125.89</b>					

Original contract sum	107,803.01
Net change by change orders	10,125.89
Contract sum to date	117,928.90
Total completed and stored to date	117,928.90
Retainage	
0.0% of completed work	0.00
0.0% of stored material	0.00
Total retainage	0.00
Total earned less retainage	117,928.90
Less previous certificates of payment	88,090.71
Current sales tax	
7.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	<b>29,838.19</b>
Balance to finish, including retainage	0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:  
 By: [Signature] Date: 10-11-16  
 State of: FL County of: Seminole

Subscribed and sworn to before me this 11<sup>th</sup> day of Oct,  
2016 (year). Notary public: Jacqueline Miller  
 My commission expires 9/25/2019



**Architect's Certificate for Payment**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect 5,085.05 certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Architect:  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Amount Certified: \$ \_\_\_\_\_

GEORGE HAMIL, PROJECT MANAGER

**Application and Certificate For Payment -- page 2**

To Owner: ALTAMONTE SPRINGS, CITY OF  
 From (Contractor): TRAFFIC CONTROL DEVICES, INC.  
 Project: TRAFFIC SIGNALIZATION

Application No: 4 Date: 10/11/16 Period To: 10/11/16  
 Contractor's Job Number: 16006038  
 Architect's Project No:

Item Number	Description	Unit Price	Contract Quantity	UM	Scheduled Value	Work Completed Previous Application			Work Completed This Period			Completed and Stored To Date			Retention	Memo
						Qty	Mat	Amount	Qty	Mat	Amount	Quantity	Amount	%		
<b>01</b>																
1011	Mobilization (5%)	5,085.0500	1.00	LS	5,085.05	81.71%	0.00	4,155.22	18.29%	0.00	929.83	100.00%	5,085.05	100.0		0.00
1021	Maintenance Of Traffic (1%)	1,017.0100	1.00	LS	1,017.01	81.71%	0.00	831.04	18.29%	0.00	185.97	100.00%	1,017.01	100.0		0.00
64899D	M/A Decorative Base Single Arm Under 60' F&I	3,295.0000	7.00	EAC	23,065.00	7.00%	0.00	23,065.00	.00%	0.00	0.00	7.00%	23,065.00	100.0		0.00
64899F	M/A Decorative Base Single Arm 60' And Over F&I	3,295.0000	4.00	EAC	13,180.00	4.00%	0.00	13,180.00	.00%	0.00	0.00	4.00%	13,180.00	100.0		0.00
64899H	M/A Decorative Base Double Arm All Sizes F&I	3,295.0000	2.00	EAC	6,590.00	2.00%	0.00	6,590.00	.00%	0.00	0.00	2.00%	6,590.00	100.0		0.00
64940A	Steel Mast Arm Re-Coating (single Arm & Upright)	2,160.0000	11.00	EAC	23,760.00	11.00%	0.00	23,760.00	.00%	0.00	0.00	11.00%	23,760.00	100.0		0.00
64940B	Steel Mast Arm Re-Coating (double Arm & Upright)	2,400.0000	2.00	EAC	4,800.00	2.00%	0.00	4,800.00	.00%	0.00	0.00	2.00%	4,800.00	100.0		0.00
715111	Lighting Conductors Insulated No 10 Or < F&I	1,150.00	6300.00	LF	7,245.00	6300.00%	0.00	7,245.00	.00%	0.00	0.00	6300.00%	7,245.00	100.0		0.00
7151113	Luminaire Acorn Pole Top F&I	1,430.5000	13.00	EAC	18,596.50	.00%	0.00	0.00	13.00%	0.00	18,596.50	13.00%	18,596.50	100.0		0.00
8991	Pedestrian Poles To Be Painted	140.0000	8.00	EAC	1,120.00	8.00%	0.00	1,120.00	.00%	0.00	0.00	8.00%	1,120.00	100.0		0.00
9992	Controller Cabinet To Be Painted	230.0000	4.00	EAC	920.00	4.00%	0.00	920.00	.00%	0.00	0.00	4.00%	920.00	100.0		0.00
9993	Cutting Existing Uprights For Acorn Luminaire's	348.3500	7.00	EAC	2,424.45	7.00%	0.00	2,424.45	.00%	0.00	0.00	7.00%	2,424.45	100.0		0.00
<b>Total</b>					107,803.01			88,990.71			18,712.30		107,803.01			0.00
							0.00			0.00						
<b>C1 Change Order #1</b>																
9994	ADAPTERS	10,125.8900	.00	LS	10,125.89	0.00%	0.00	0.00	100.00%	0.00	10,125.89	100.00%	10,125.89	100.0		0.00
<b>Total Change Order #1</b>					10,125.89			0.00			10,125.89		10,125.89			0.00
							0.00			0.00						
<b>C2 PD#20160531-00 PROP#1</b>																
1011	MOBILIZATION (5%) SINGLE ARM UNDER 60' F&I	164.7500	.00	LS	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.0		0.00
1021	MAINTENANCE OF TRAFFIC (1%)	32.9500	.00	LS	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.0		0.00
64899D	M/A DECORATIVE BASE SINGLE ARM UNDER 60' F&I	3,295.0000	.00	EA	0.00	.00%	0.00	0.00	.00%	0.00	0.00	.00%	0.00	0.0		0.00
<b>Total PD#20160531-00 PROP#1</b>					0.00			0.00			0.00		0.00			0.00
							0.00			0.00						
<b>MA MATERIAL ADJUSTMENT</b>																
MATADJM	MATERIAL ADJUSTMENT	1.0000		EA	0.00		0.00	0.00		0.00	0.00		0.00	0.0		0.00

GEORGE HAMIL, PROJECT MANAGER

**Application and Certificate For Payment -- page 3**

To Owner: ALTAMONTE SPRINGS, CITY OF  
 From (Contractor): TRAFFIC CONTROL DEVICES, INC.  
 Project: TRAFFIC SIGNALIZATION

Application No: 4 Date: 10/11/16 Period To: 10/11/16  
 Contractor's Job Number: 16006038  
 Architect's Project No:

Item Number	Description	Unit Price	Contract Quantity	U/M	Scheduled Value	Work Completed Previous Application			Work Completed This Period			Completed and Stored To Date			Retention	Memo	
						Qty	Mat	Amount	Qty	Mat	Amount	Quantity	Amount	%			
<b>Total MATERIAL ADJUSTMENT</b>					0.00		0.00			0.00			0.00				
							0.00				0.00						
<b>Application Total</b>					117,928.90		68,090.71			29,838.19			117,928.90				0.00
							0.00				0.00						

GEORGE HAMIL, PROJECT MANAGER

TRAFFIC CONTROL DEVICES, INC.

Project No.: TRAFFIC SIGNALIZATION  
 Location: SR436@BOSTON - VARIOUS SEMINOLE COUNTY ALTAMONTE SPRINGS, FL  
 Customer: ALTAMONTE SPRINGS, CITY OF

Billing Date: October 11, 2016  
 Estimate No.: 4  
 Job No.: 16006038

Contract Value: 117,928.90

BILLING SCHEDULE

Bid Item #	Description of Work	Est Qty	Unit	Unit Price	Qty Install To Date	\$ Value Installed	Balance Stored	Cost of Stored Material	Material \$/Unit	Per	Material Adjustment	\$ Value of Strd Mat'l	\$ Total Install and Stored
01 1011	Mobilization (5%)	1.00	LS	5,085.0500	100.00%	5,085.05	0.00	0.00	0.0000	LS	0.00	0.00	5,085.05
01 1021	Maintenance Of Traffic (1%)	1.00	LS	1,017.0100	100.00%	1,017.01	0.00	0.00	0.0000	LS	0.00	0.00	1,017.01
01 64899D	M/A Decorative BaseSingle Arm Under 60' F&I	7.00	EAC	3,295.0000	7.00	23,065.00	0.00	0.00	0.0000	EAC	0.00	0.00	23,065.00
01 64899F	M/A Decorative BaseSingle Arm 80" And Over F&I	4.00	EAC	3,295.0000	4.00	13,180.00	0.00	0.00	0.0000	EAC	0.00	0.00	13,180.00
01 64899H	M/A Decorative BaseDouble Arm All Sizes F&I	2.00	EAC	3,295.0000	2.00	6,590.00	0.00	0.00	0.0000	EAC	0.00	0.00	6,590.00
01 64940A	Steel Mast Arm Re-Coating (single Arm & Upright)	11.00	EAC	2,160.0000	11.00	23,760.00	0.00	0.00	0.0000	EAC	0.00	0.00	23,760.00
01 64940B	Steel Mast Arm Re-Coating (double Arm & Upright)	2.00	EAC	2,400.0000	2.00	4,800.00	0.00	0.00	0.0000	EAC	0.00	0.00	4,800.00
01 715111	Lighting ConductorsInsulated No 10 Or < F&I	6,300.00	LF	1.1500	6,300.00	7,245.00	0.00	0.00	0.0000	LF	0.00	0.00	7,245.00
01 7151113	Luminaire Acorn PoleTop F&I	13.00	EAC	1,430.5000	13.00	18,596.50	0.00	0.00	0.0000	EAC	0.00	0.00	18,596.50
01 9991	Pedestrian Poles ToBe Painted	8.00	EAC	140.0000	8.00	1,120.00	0.00	0.00	0.0000	EAC	0.00	0.00	1,120.00
01 9992	Controller Cabinet To Be Painted	4.00	EAC	230.0000	4.00	920.00	0.00	0.00	0.0000	EAC	0.00	0.00	920.00
01 9993	Cutting Existing Uprights For Acorn Luminaires	7.00	EAC	346.3500	7.00	2,424.45	0.00	0.00	0.0000	EAC	0.00	0.00	2,424.45
C1 9994	ADAPTERS	0.00	LS	10,125.8900	100.00%	10,125.89	0.00	0.00	0.0000	LS	0.00	0.00	10,125.89
C2 1011	MOBILIZATION (5%)SINGLE ARM UNDER 60',F&I	0.00	LS	164.7500	0.00%	0.00	0.00	0.00	0.0000	LS	0.00	0.00	0.00
C2 1021	MAINTENANCE OF TRAFFIC(1%)	0.00	LS	32.9500	0.00%	0.00	0.00	0.00	0.0000	LS	0.00	0.00	0.00
C2 64899D	M/A DECORATIVE BASESINGLE ARM UNDER 60',F&I	0.00	EA	3,295.0000	0.00	0.00	0.00	0.00	0.0000	EA	0.00	0.00	0.00
<b>Totals</b>						<b>117,928.90</b>	<b>0.00</b>	<b>0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>117,928.90</b>



Meeting Date: November 15, 2016

From: \_\_\_\_\_

*Mark DeBord*

Mark B. DeBord, Finance

Approved: \_\_\_\_\_

*Franklin W. Martz, II*

Franklin W. Martz, II, City Manager

**Official Use Only**

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBJECT:** Waive Formal Solicitation and Approve Single Source – I-4 Ultimate Lighting Upgrades

**SUMMARY EXPLANATION & BACKGROUND:**

The Procurement Division received a request from Public Works seeking to waive the formal solicitation process and approve SGL Contractors as the single source provider to upgrade the lighting related to the I-4 Ultimate project on both Central Parkway and Westmonte Drive.

Skanska-Granite-Lane (SGL) is the Florida Department of Transportation's prime contractor for the I-4 Ultimate project. Public Works obtained permission from FDOT to work directly with SGL to upgrade the currently specified decorative street lighting to include LED luminaires. The total additional cost of these upgrades is \$132,744.59.

The cost of these upgrades exceeds the City's formal solicitation threshold. Therefore, Commission approval is required to waive the formal solicitation process and approve a single source purchase.

**FISCAL INFORMATION:** Fund: 2<sup>nd</sup> Generation Infrastructure Sales Tax Fund (323)

**RECOMMENDED ACTION:** Waive the formal solicitation process and approve SGL Contractors as the single source provider to upgrade the lighting related to the I-4 Ultimate project at a cost of \$132,744.59