



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: August 10, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager
Real Estate Management Division

MTC

FROM: Mary Tiffault, Senior Title Examiner
Real Estate Management Division

MT/MTC

CONTACT PERSON: **Mindy T. Cummings, Manager**

DIVISION: **Real Estate Management Division**
Phone: (407) 836-7090

ACTION REQUESTED: Approval and execution of Resolution of the Orange County Board of County Commissioners Authorizing the Exchange of Certain County Property Interests for Receipt of Other Real Property Interests, Land Exchange Agreement by and between Iafrate Rockwood, LLC and Orange County, Partial Release of Easement by Orange County, and authorization for the Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided for by the Land Exchange Agreement, and to record instruments.

PROJECT: Angelos Recycled Materials (DP-18-04-120)

District 4

PURPOSE: To exchange land to provide for access, construction, operation, and maintenance of a drainage easement.

ITEMS: Resolution

Land Exchange Agreement
Revenue: None/Donation
Total Size: 43,618 square feet

Partial Release of Easement
Revenue: None
Total Size: .644 square feet

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department

REMARKS: Iafate Rockwood, LLC, (Owner) is the fee simple owner of real property located in Orange County, Florida, Parcel ID No. 02-24-29-8220-00-070 (Property). The Owner, in connection with its development plan (DP-18-12-025), requested to reconfigure the existing County drainage easements located on the Property in exchange for a new location for those easements within the Property.

The County is willing to terminate a portion of its easements in the Partial Release of Easement, pursuant to Florida Statute 125.37 for property exchange.

Owner to pay all recording fees.

AUG 22 2023

Prepared by and return to:

Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida.
P. O. Box 1393
Orlando, FL 32802-1393

Parcel I.D. No.: 02-24-29-8220-00-070
Project: Angelos Recycled Materials (DP-18-04-120)

LAND EXCHANGE AGREEMENT

[Drainage Easement and portion of County Parcels 8012 and 8012A]

This Land Exchange Agreement (the “**Agreement**”) is made and entered into as of the latest date of execution (the “**Effective Date**”), by and between **Iafate Rockwood, LLC**, a Michigan limited liability company, with its principal place of business at 512 East Mile Road, Royal Oak, Michigan 48067 (“**Owner**”), and **Orange County**, a charter county and political subdivision of the State of Florida (“**County**”), whose mailing address is c/o Orange County Administrator, Post Office Box 1393, Orlando, Florida 32802-1393.

WITNESSETH:

WHEREAS, Owner is the fee owner of certain land located on the south side of 500 West Landstreet Road, Orlando, Florida Orange County, lying west of Parkers Landing and east of Bachman Road, as more particularly more particularly described in the attached **Exhibit “A” (the “Property”)**; and

WHEREAS, in accordance with that certain Order of Taking recorded on November 27, 2001, in Official Records Book 6398, Page 2183, Stipulated Final Judgment as to as to Parcels 1012, 8012, and 9012, recorded on September 12, 2005 in Official Records Book 8185, Page 356, and Stipulated Order of Taking as to Parcels 8012A and 9012A, recorded April 6, 2005, in Official

Records Book 7906, Page 2685, and Stipulated Final Judgment as to Parcels 8012A 9012A, recorded January 3, 2008, in Official Records Book 9551, Page 3855, all of Public Records of Orange County, Florida, the County acquired certain permanent drainage easements over the Property, as more particularly described in the attached **Exhibit “B”** and

WHEREAS, the permanent drainage easements more particularly described in the attached and incorporated Exhibit “B” are hereinafter sometimes referred to as “**the County Parcels 8012 and 8012A**”; and

WHEREAS, County and Owner, in accordance with this Agreement, intend to effectuate a land exchange (the “Exchange”) whereby County will release the County Parcels 8012 and 8012A and Owner will convey to County a non-exclusive permanent drainage easement in, upon, over, through, and across the real property more particularly described in the attached and incorporated **Exhibit “C”**, (“**the Drainage Easement**”); and

WHEREAS, the County Parcels 8012 and 8012A and Drainage Easement are graphically depicted on the Construction Drawings for Angelo’s Recycled Materials, attached hereto as **Exhibit “D”**; and

WHEREAS, County has determined that its actions set forth herein shall further the health, safety, and welfare of the public; and

WHEREAS, the parties desire to exchange properties in accordance with Section 125.37, Florida Statutes and those conditions more particularly set forth in this Agreement, and County has complied with all requirements to effectuate such exchange; and

WHEREAS, the parties desire to set forth the terms, conditions and agreements governing the exchange of properties as set forth herein.

NOW, THEREFORE, in consideration of the mutual benefits derived herefrom, the public interest, and other good and valuable consideration, the receipt and delivery of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The recitals set forth above are true and correct and are hereby incorporated into the terms of this Agreement.

2. Conveyance of Land by Owner to County. Owner shall convey to County the Drainage Easement pursuant to the form of Drainage Easement attached hereto as **Exhibit “E”** within one hundred twenty (120) days after the Effective Date. In the event conveyance does not take place within such 120 days, the Manager of the Orange County Real Estate Division may grant one extension of no more than 120 days to convey.

3. Release of Permanent Drainage Easement by County. Upon acceptance of the Drainage Easement by County, County agrees to execute a release of County Parcels 8012 and 8012A in substantially the form attached hereto as **Exhibit “F”** and incorporated herein by reference (“**Release**”). Owner shall, at its sole cost and expense, promptly record the Release in the Public Records of Orange County, Florida.

4. Application of Section 125.37, Florida Statutes.

(a) It is the intent of County and Owner that the conveyance and release as set forth in Sections 2 and 3 above shall be deemed to be an exchange of property pursuant to Section

125.37, Florida Statutes, it being understood that the County release of County Parcels 8012 and 8012A shall be subject to Owner's obligation to convey Drainage Easement to County.

(b) Other than the exchange of properties as set forth in above, there shall be no additional consideration either charged to or received by either County or Owner for the exchange of the properties.

(c) Owner shall be responsible for the cost to publish the notices required by Section 125.37, Florida Statutes, to accomplish the property exchange. County shall be responsible for the preparation and submission of such notices, and Owner shall reimburse County for the publication costs within thirty (30) days of County's delivery of an invoice to Owner.

(d) County shall take those actions necessary to prepare and consider for adoption a resolution as required by Section 125.37, Florida Statutes, to authorize the exchange of properties as contemplated herein. Such resolution shall be considered contemporaneously with the Agreement.

5. Notice. Any notice delivered with respect to this Agreement shall be in writing and shall be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or to such other person as the party shall have specified by written notice to the other party delivered in accordance herewith.

As to Owner:

Dominic Iafrate
855 28th ST S
St. Petersburg, FL 33712

With a copy to: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801
Attention: Jonathan P. Huels, Esq.

As to County: Orange County Administrator
P.O. Box 1393
201 S. Rosalind Ave
Orlando, FL 32802-1393

With a copy to Real Estate Management Division of Orange County,
P.O. Box 1393
Orlando, Florida 32801-1393
Attention: Mindy T. Cummings, Manager

Orange County Public Works Department
Public Works Engineering Division
4200 South John Young Parkway
Orlando, Florida 32839
Attention: Matthew E. Kalus, Chief Engineer

6. Termination. Upon recordation in the Public Records of Orange County, Florida of the Drainage Easement, this Agreement shall automatically terminate and be of no further force or effect.

7. Applicable Law. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida.

8. Time is of the Essence. Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement.

9. Delegation of Authority. The Orange County, Florida Board of County Commissioners hereby delegates to the Manager of its Real Estate Management Division the power to take all actions necessary to effectuate the Exchange.

10. Further Documentation. The parties hereto agree that at any time following a request therefor by the other party, each shall execute and deliver to the other party such further documents and instruments reasonably necessary to confirm and/or effectuate the obligations of either party hereunder and the consummation of the transactions contemplated hereby.

11. Amendment. This Agreement may be amended only in writing, formally executed in the same manner as this Agreement.

12. Counterparts. This Agreement and any amendment(s) may be executed in up to two (2) counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

[Signatures on following pages]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed by their respective duly authorized representatives on the dates set forth below.



“COUNTY”
ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
Jerry L. Demings,
Orange County Mayor

Date: *22 August 2023*

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Craig Stopysa*
for Deputy Clerk

Printed Name: *Craig Stopysa*

WITNESSES:

“OWNER”

IAFRATE ROCKWOOD, LLC, a Michigan Limited liability company

[Signature]
Print Name: STAN EDKINS

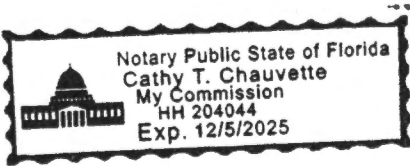
By: [Signature]
Name: DOMINIC IAFRATE
Title: MGR
Date: 12 JULY 2023

[Signature]
Print Name: Lyla Kobus

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of July, 2023, by Dominic Iafrate as Manager, of Iafrate Rockwood, LLC, a Michigan limited liability company, on behalf of the company. He/She is personally known to me or • has produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public

Cathy Chauvette
Printed Name

My Commission Expires 12/5/2025

Exhibit "A"

PROPERTY

DESCRIPTION:

LOTS 7 AND 8, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:

1: THE NORTH 10 FEET OF SAID LOTS 7 AND 8

2: THE EAST 5 FEET OF SAID LOT 8

3: THAT PART OF SAID LOTS 7 AND 8 TAKEN BY ORDER OF TAKING RECORDED NOVEMBER 27, 2001 IN BOOK 6398, PAGE 2183, DESCRIBED AS FOLLOWS:

THE SOUTH 10.514 METERS (34.49 FEET) OF THE NORTH 13.561 METERS (44.49 FEET) OF LOTS 7 AND 8, SPHALER'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "F", PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION LYING IN THE EAST 1.524 METERS (5.00 FEET) OF SAID LOT 8, PER THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 6013, PAGE 738, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 25, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE EAST 5 FEET OF SAID LOT 25.

LOT 26, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 27, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:

1: THAT PART OF LOT 27 TAKEN BY ORDER OF TAKING RECORDED NOVEMBER 27, 2001 IN BOOK 6398, PAGE 2183 DESCRIBED AS FOLLOWS:

THE NORTH 45.000 METERS (147.64 FEET) OF LOT 27, SPHALER'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

2: THAT PART OF LOT 27 TAKEN BY ORDER OF TAKING RECORDED APRIL 6, 2005 IN BOOK 7906, PAGE 2685, DESCRIBED AS FOLLOWS:

THE SOUTH 36.000 METERS (118.11 FEET) OF THE NORTH 81.000 METERS (265.75 FEET) OF LOT 27, SPHALER'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 28, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:

THAT PART OF LOT 28 TAKEN BY ORDER OF TAKING RECORDED APRIL 6, 2005 IN BOOK 7906, PAGE 2685, DESCRIBED AS FOLLOWS:

THE NORTH 81.000 METERS (265.75 FEET) OF LOT 28, LESS AND EXCEPT THE WEST 27.960 METERS (91.73 FEET) OF THE SOUTH 68.808 METERS (225.75 FEET) OF SAID LOT 28, SPHALER'S

ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOTS 29, 30, 38 AND 39, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE WEST 60 FEET OF LOT 7, PLAN OF BLOCK H PROSPER COLONY, AS RECORDED IN PLAT BOOK D, PAGE 102, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF SAID LOT 7.

Exhibit "B"

County Parcels 8012 and 8012A

8012

A parcel of land lying in Section 2, Township 24 South, Range 29 East, being a portion of lands Described in Official Records Book 2627, Page 1208, Official Records Book 2627, Page 1217; Official Records Book 2697, Page 1209; Official Records Book 4938, Page 3717; Official Records Book 4853, Page 1105, as corrected in Official Records Book 4943, Page 3, all recorded in the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of said Section 2 for a point of reference; thence run South 89° 50' 25" West, along the North line of said Northwest Quarter, 3.061 meters (10.04 feet) to the Northerly extension of the East line of Lot 8, SPAHLER'S ADDITION TO PROSPER COLONY, as recorded in Plat Book "F", Page 94, of said Public Records; thence run South 00° 03' 02" East, along said Northerly extension and said East lot line, 19.658 meters (64.49 feet); thence run South 89° 50' 25" West, 124.275 meters (407.72 feet), to the point of beginning; thence run South 00° 09' 35" East, 3.600 meters (11.81 feet) thence run South 89° 50' 25" West, 15.700 meters (51.51 feet); thence run North 00° 09' 35" West, 3.600 meters (11.81 feet); thence run North 89° 50' 25" East, 15.700 meters (51.51 feet) to the point of beginning.

And

Commence at the Northeast corner of the Northwest Quarter of said Section 2 for a point of reference; thence run South 89° 50' 25" West, along the North line of said Northwest Quarter, 3.061 meters (10.04 feet) to the Northerly Extension of the East line of Lot 8, SPHALER'S ADDITION TO PROSPER COLONY, as recorded in Plat Book "F", Page 94 of said public records; thence run South 00° 03' 02" East, along said Northerly extension and said East lot line, 19.658 meters (64.49 feet); thence run South 89° 50' 25" West, 196.034 meters (643.15) feet to the West line of Lot 7 of said plat; thence run South 00° 03' 38" East, along said West line of Lot 7 and the West line of Lot 26 of said plat, 201.115 meters (659.82 feet) to the point of beginning; thence run North 89° 56' 22" East, 106.735 meters (350.18 feet); thence run South 00° 03' 38" East, 9.000 meters (29.53 feet); thence run South 89° 56' 22" West, 106.735 meters (350.18 feet) to said West line of Lot 26; thence run North 00° 03' 38" West, along said West line, 9.000 meters (29.53 feet) to the point of beginning.

8012A

A parcel of land lying in Section 2, Township 24 South, Range 29 East, Being a portion of lands described in Official Records Book 2627, Page 1208; Official Records Book 2627, Page 1217; Official Records Book 2627, Page 1209; Official Records Book 4938, Page 3717; Official Records Book 4853, Page 1105, as corrected by Official Records Book 4943, Page 3; Official Records Book 2627, Page 1207; Official Records Book 5748, Page 414; Official Records Book 5748, Page 416, and Official Records Book 2619, Page 1479, all recorded in the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of said Section 2 for a point of reference; thence run South 89° 50' 25" West along the North line of said Northwest Quarter, 3.061 meters (10.04 feet) to the Northerly extension of the East line of Lot 8, SPHALER'S ADDITION TO PROSPER COLONY, as recorded in Plat Book F, Page 94 of said public records; thence run South 00° 03' 02" East, along the Northerly Extension of said East line of Lot 8, a distance of 19.658 Meters (64.49 feet) to a point lying on the Southerly Right of way line of Landstreet Road, as described in Official Records Book 6398, Page 2183, Public Records of Orange County, Florida; thence run South 89° 50' 25" West, along said Southerly right of way line, 196.034 Meters (643.15 feet) to the West line of Lot 7 of the aforesaid SPHALER'S ADDITION TO PROSPER COLONY; thence run South 00° 03' 38" East, along said West line of Lot 7 and the West Line of Lot 26 of said Plat, 201.115 meters (659.82 feet) to a point lying on the Northerly line of "Parcel 8012", as described in Official Records Book 6398, Page 2183, Public Records of Orange County, Florida; thence run North 89° 56' 22" East, along the North line of said "Parcel 8012", a distance of 106.735 meters (350.18 feet) to the Northeast corner of said "Parcel 8012" and the point of beginning; thence run North 89° 56' 22" East, 16.087 meters (52.78 feet); thence run South 00° 03' 38" East, 9.00 meters (29.53 feet); thence run South 89° 56' 22" West, 16.087 meters (52.78 feet) to the Southeast corner of said "Parcel 8012"; thence run North 00° 03' 38" West, along the East line of said "Parcel 8012", a distance of 9.00 meters (29.53 feet) to the point of beginning.

[The rest of the page is intentionally left blank]

Exhibit "C"

Drainage Easement

A portion of Lots 7, 25 and 26, SPHALER'S ADDITION TO PROSPER COLONY, as recorded in Plat Book F, Page 94, of the public records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 25, SPHALER'S ADDITION TO PROSPER COLONY, as recorded in Plat Book F, Page 94, of the public records of Orange County, Florida; thence South 89° 50' 10" West, along the South line of Lot 25 for a distance of 290.47 feet to the point of beginning; thence North 00° 09' 37" West, 25.10 feet; thence South 89° 50' 23" West, 309.05 feet; thence North 00° 01' 16" East, 324.04 feet; thence N 00° 03' 38" West, 868.28 feet; thence North 89° 51' 35" East, 174.14 feet; thence North 00° 09' 35" West, 25.06 feet to the South Right of Way of Landstreet Road; thence South 89° 50' 25" West, along said South right of way, 199.10 feet; thence South 00° 03' 38" East, 659.82 feet; thence South 89° 56' 22" West, 13.75 feet to the West line of said Lot 26; Thence South 00° 03' 38" East, along said West line, 29.53 feet; thence North 89° 56' 22" East, 13.75 feet; thence South 00° 03' 38" East, 203.74 feet; thence South 00° 02' 51" West, 349.35 feet to said South line of Lot 26; thence North 89° 50' 10" East along said South line 334.29 feet to the point of beginning.

[The rest of the page is intentionally left blank]

Exhibit "D"

CONSTRUCTION DRAWINGS FOR ANGELO'S RECYCLED MATERIALS

[See attached 17 pages]

CONSTRUCTION DRAWINGS FOR ANGELO'S RECYCLED MATERIALS C&D RECYCLING AND TRANSFER FACILITY SPECIAL EXCEPTION APPLICATION FOR C&D RECYCLING FACILITY

RECEIVED
By DRC OFFICE at 12:29 pm, Apr 23, 2018

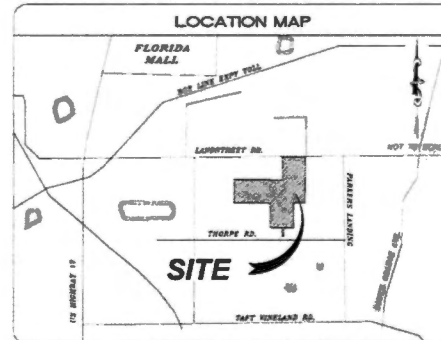
UTILITY CONTACTS	
POWER DUKE ENERGY 3400 SOUTH CONWAY GARDEN ROAD ORLANDO, FLORIDA 32806 TEL (407) 646-8387 FAX (407) 846-8400	TELEPHONE BELL SOUTH TELEPHONE 5100 STEVIE STREET ORLANDO, FLORIDA 32819 TEL (407) 351-8182
WATER ORLANDO UTILITY COMMISSION P O BOX 3165, 32802 ORLANDO, FLORIDA 32802 TEL (407) 836-5515	SEWER ORANGE COUNTY PUBLIC UTILITIES 9150 CURRY FORD ROAD ORLANDO, FLORIDA 32825 TEL (407) 836-5515
CABLE TIME WARNER CABLE 3787 ALL AMERICAN BOULEVARD ORLANDO, FLORIDA 32810 TEL (407) 425-9118	OAS PEOPLES GAS 600 W. ROBINSON STREET ORLANDO, FLORIDA 32802 TEL (407) 425-4861 EXT 607

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PLAN MODIFICATIONS	
PLAN MODIFICATIONS WERE MADE TO THE ORIGINAL PLANS PERMITTED BY THE ORANGE COUNTY BUILDING DEPARTMENT (PERMIT NO 04-089147) ON APRIL 20, 2017	
1	NATURE OF WORK - SITE WORK ONLY
PRIMARY CHANGES CONSIST OF	
1	PROVIDING A PIPED ALTERNATE VERSUS A PERMITTED DITCH ALONG THE NORTH AND NORTHWEST PERIMETER OF THE PROPERTY TO CONVEY OFF-SITE FLOWS AROUND THE SITE TO ITS NATURAL OUTFALL. THE DEVELOPER WOULD ALSO LIKE TO MAINTAIN THE OPTION OF BUILDING A DITCH AS CURRENTLY PERMITTED ALONG THE NORTH AND NORTH WEST PERIMETER OF THE SITE.
2	RELOCATING THE TREATMENT SWALES FROM THE NORTH SIDE TO THE SOUTH SIDE ADJACENT TO THE STORMWATER POND.
3	THE STORMWATER POND WAS ALSO REDUCED SLIGHTLY AND THE BOTTOM DEPTH WAS RAISED UP FROM 72.00 TO 80.00
4	THE LANDSCAPE PLANS WERE OMITTED FROM THIS PLAN SET AS THERE SHOULD BE NO SIGNIFICANT CHANGE FROM WHAT WAS PREVIOUSLY REQUESTED.

NOTE: ALL ELEVATIONS ARE ON NAD 88 DATUM
CONTRACTOR TO CALL SUNSHINE ONE AT 1-800-433-4770 TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES

LANDSTREET ROAD (CR 527-A)
ORANGE COUNTY, FLORIDA
PARCEL ID 02-24-29-8220-00-070 AND
PARCEL ID 02-24-29-8220-00-290 AND
PARCEL ID 02-24-29-7268-00-071



SECTION 02, TOWNSHIP 24 SOUTH, RANGE 29 EAST

PREPARED FOR:
ANGELO'S MATERIAL STORAGE
4111 ENTERPRISE ROAD
DADE CITY, FLORIDA 33525

**Advantage
Engineering, Inc.**

3914 PLATYRHO LOOP, #102
WESLEY CHAPEL, FL 33564
(813) 973-9638 / FAX (813) 974-5265
Certificate of Authorization No.: 0806

LEGAL DESCRIPTION	
RESERVED	
LOTS 7 AND 8, SPWALEY'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:	
1. THE NORTH 10 FEET OF SAID LOTS 7 AND 8	
2. THAT PART OF SAID LOTS 7 AND 8 BOUND BY ORDER OF TOWNING RECORDED NOVEMBER 27, 2007 IN BOOK 4308, PAGE 3763, RECORDED AS FOLLOWS:	
THE SOUTH 10.84 METERS (35.43 FEET) OF THE NORTH 13.061 METERS (42.85 FEET) OF LOTS 7 AND 8, SPWALEY'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "F", PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION BOUND BY THE EAST 1.94 METERS (6.36 FEET) OF SAID LOT 8, FOR THAT PORTION BEING RECORDED IN OFFICIAL RECORDS BOOK 4013, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.	
LOT 20, SPWALEY'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE EAST 3 FEET OF SAID LOT 20.	
LOT 26, SPWALEY'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.	
LOT 27, SPWALEY'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:	
1. THAT PART OF LOT 27 BOUND BY ORDER OF TOWNING RECORDED NOVEMBER 27, 2007 IN BOOK 4308, PAGE 3763 RECORDED AS FOLLOWS:	
THE NORTH 45.00 METERS (147.64 FEET) OF LOT 27, SPWALEY'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.	
2. THAT PART OF LOT 27 BOUND BY ORDER OF TOWNING RECORDED APRIL 6, 2008 IN BOOK 7008, PAGE 2498, RECORDED AS FOLLOWS:	
THE SOUTH 30.00 METERS (98.43 FEET) OF THE NORTH 60.00 METERS (196.85 FEET) OF LOT 27, SPWALEY'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.	
LOT 28, SPWALEY'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:	
THAT PART OF LOT 28 BOUND BY ORDER OF TOWNING RECORDED APRIL 6, 2008 IN BOOK 7008, PAGE 2498, RECORDED AS FOLLOWS:	
THE NORTH 0.00 METERS (0.00 FEET) OF LOT 28, LESS AND EXCEPT THE WEST 27.00 METERS (88.58 FEET) OF THE SOUTH 60.00 METERS (196.85 FEET) OF SAID LOT 28, SPWALEY'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.	
LOTS 29, 30, 31 AND 32, SPWALEY'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF SAID LOTS 29	

CONTACTS	
CIVIL ENGINEER ADVANTAGE ENGINEERING, INC. 3914 PLATYRHO LOOP, #102 WESLEY CHAPEL, FL 33564 PH: 813-973-9638 FAX: 813-974-5265	SURVEYOR ALD II, INC. PO BOX 1747 ORLANDO, FLORIDA 32802 TEL: (407) 646-2401
GEOTECHNICAL ANDREYEV ENGINEERING, INC. 1170 W. WINDYBELL AVENUE CLEWMOFF, FLORIDA 32711 TEL: 352-261-0508 FAX: 352-261-0977	ENVIRONMENTAL CONSULTANT BIO-TECH CONSULTING, INC. 2002 E. ROBINSON STREET ORLANDO, FLORIDA 32803 TEL: (407) 894-5969 FAX: (407) 894-5970
LANDSCAPE ARCHITECT THE STERN DESIGN GROUP, P.A. 1085 PROMENADE CIRCLE PORT ORLANDO, FLORIDA 32129 TEL: 386-768-3788 FAX: 386-310-0819	ENVIRONMENTAL ENGINEERING CONSULTANT CONCRETE ENVIRONMENTAL GROUP, LLC A TETRA TECH COMPANY 201 PINE STREET, SUITE 1000 ORLANDO, FLORIDA 32801 TEL: 407-636-3956

SITE DATA

PROPERTY LOCATION

SOUTH SIDE OF LANDSTREET RD (CP 527-A) BETWEEN BACHMAN RD AND PARKERS LANDING (ASSIGNED ADDRESS IS 500 W LANDSTREET RD.)

PROPERTY INTENT

RECYCLING AND MATERIAL STORAGE

FLOOD ZONE

THE SUBJECT PROPERTY FLOOD HAZARD ZONE "AE" & "X", BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD RESURANCE RATE MAP (F.I.R.#), PANEL NO 12095C0420F, DATED SEPTEMBER 25, 2009

PROPERTY ID. NOS.

PARCEL # 02-24-29-8220-00-070 AND
PARCEL # 02-24-29-8225-00-290 AND
PARCEL # 02-24-29-7268-00-071

EXISTING PROPERTY LAND USE

INDUSTRIAL

PROPOSED PROPERTY LAND USE

INDUSTRIAL

TOTAL LAND AREA:

TOTAL = 44.21 ACRES (WITHOUT ROW VACATION)
TOTAL = 44.71 ACRES (WITH ROW VACATION)

PUBLIC STREET ACCESS REQUIREMENTS

PARKERS LANDING

LOT COVERAGE CALCULATIONS:

IMPERVIOUS CALCULATION

FUTURE IMPERVIOUS POND	927,592 S.F.	20.94 AC	60.0%
TOTAL IMPERVIOUS AREA	1,277,179 S.F.	33.57 AC	78.9%

PERVIOUS CALCULATION

GREEN SPACE	377,606 S.F.	8.61 AC	21.2%
TOTAL PERVIOUS AREA	377,606 S.F.	8.61 AC	21.2%
PERVIOUS	577,606 S.F.	13.12 AC	30.0%
IMPERVIOUS	1,277,179 S.F.	33.57 AC	78.9%
TOTAL	1,854,785 S.F.	48.29 AC	100.0% (NOT INCLUDING FLORIDA POWER ES&T)

SITE DATA CONTINUED

EXISTING ZONING

IND-2

PROPOSED ZONING

IND-2

SOIL TYPES

- 1 BASKINER FINE SAND, DEPRESSIONAL
- 2 ST. JOHNS FINE SAND
- 3 MIAMI/ALICE FINE SAND
- 4 SUYDRA FINE SAND

SETBACKS

FRONT TWENTY FIVE (25) FEET (LANDSTREET)
REAR TEN (10) FEET
SIDE FIFTEEN (15) FEET

THESE SETBACKS ARE FOR GENERAL INDUSTRIAL USES AND THE CONCRETE CRUSHING OPERATION ALL OPERATIONS INCLUDING INTERNAL TRUCK ROUTES, CONCRETE CRUSHING, AND STOCKPILING AREAS SHALL NOT ENROACH INTO THE SETBACK OR DESIGNATED BUFFER AREAS, WHICHEVER IS GREATER (SEE SHEET 3 FOR ADDITIONAL INFORMATION)

ROADS

ON SITE ROADWAYS SHALL REMAIN PRIVATE AFTER CONSTRUCTION

EXISTING STREETS

LANDSTREET ROAD (SR 527-A), PARKERS LANDING AND THORNE ROAD

ADJACENT ZONING

NORTH IND-2/IND-3
SOUTH IND-2/IND-3
EAST IND-2/IND-3
WEST IND-2/IND-3

PHASING

THIS PROJECT MAY BE PHASED

SUPPORT SERVICES

SEWERAGE: ORANGE COUNTY
SEWER SERVICE: ORLANDO UTILITY COMMISSION
STORMWATER MGMT: SOUTH FLORIDA WATER MANAGEMENT DISTRICT

SITE DATA CONTINUED

MAXIMUM IMPERVIOUS SURFACE OF SITE

BASED ON CURRENT STORMWATER MANAGEMENT DESIGN SITE SHALL BE NO MORE THAN 50% IMPERVIOUS (SEE LOT COVERAGE CALCULATIONS THIS SHEET)

MAXIMUM BUILDING COVERAGE

ALLOWED 40 PERCENT OF THE PROJECT SITE

ACCESS

ON PARKERS LANDING

STORMWATER

ORANGE COUNTY AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT

SIGNAGE

SHALL COMPLY WITH ORANGE COUNTY SIGNAGE CODE

GROUND COVER

INITIALLY GROUND COVER TO INCLUDE GRASS SEED, TO BE REPLACED BY CRUSHED CONCRETE FOR TEMPORARY STORAGE AND CRUSHING OPERATIONS

INDUSTRIAL DISTRICT FRONT YARD BUFFER

10' VEHICLE PARKING, STOCK PILES, ETC. SHALL BE PLACED WITHIN THE 1ST 12.5' FT. LOCATED ALONG / ADJACENT TO LAND STREET

ACCESS DRIVE

ACCESS DRIVES TO THE VARIOUS MATERIAL PILES SHALL BE IMPROVED AS COMPACTED EARTH AND WILL VARY AS THE MATERIAL PILES ARE LOCATED

STOCKPILE HEIGHTS

STOCKPILE HEIGHTS SHALL NOT EXCEED 50' ABOVE FINISHED GRADE ELEVATION

ADDITIONAL STORMWATER INFORMATION

Lake Top of Bank Area = 8.47 Acres
Building Area = Not Applicable (Future)
Stage-Storage Grading Assumptions - The current use will be for crushing / temporary storage of concrete with a grass cover (see note on this sheet for specifics). Future development is included in the pond, however, an ERP modification will be needed for any future development design for the site. Current grading will drain the site north to south and west and east to the two pre-treatment swales located on-site. Proposed elevations range from approximately 98.0 to 94.0 at the pre-treatment swales. The pre-treatment swales will discharge to the main pond to the south. Also, the existing ditch crossing the site has been re-aligned around the site via piping and open ditch conveyance. The outfall to the main pond connects to this ditch at the southern end of the site.

Stormwater Pond and Pre-Treatment Swale Data

Pre-Treatment Swales

Swale #1 Area at Control Elevation of 94.0 ft. = 0.83 acres
Swale #2 Area at Control Elevation of 94.0 ft. = 0.41 acres

Main Pond / Lake

Pond Area at Control Elevation of 90.5 ft. = 7.48 acres

Project / Operations Description:

The property will be utilized as a concrete crushing facility and will be considered a semi-permanent facility as described by Orange County. Therefore, a permanent building / trailer with permanent utilities will not be required during this initial phase. Crushing jobs are anticipated every 2 months (~8 times per year) requiring a crusher for approximately 1 week and then the site would be closed. Also the site will be contained with a fence and multiple gates. As semi permanent facility bottled water / portollets will be brought to the site to meet any health department requirements during crushing operations.

DRAINAGE STRUCTURE TABLE

D-1 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-2 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-3 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-4 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-5 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-6 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-7 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-8 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-9 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-10 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-11 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-12 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-13 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-14 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-15 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%	D-16 CONCRETE STRUCTURE (12'x12') ELEV. = 98.00 RCP = 0.04%
--	--	--	--	--	--	--	--	--	---	---	---	---	---	---	---

STORM DRAINAGE PIPE SCHEDULE

FROM STRUCTURE ID	TO STRUCTURE ID	LENGTH OF PIPE	DIAMETER OF PIPE	MATERIAL OF PIPE	SLOPE
E-1	D-1	15'	24"	RCP	0.04%
D-1	D-2	175'	24"	RCP	0.04%
D-2	D-3	336'	24"	RCP	0.04%
D-3	D-4	329'	24"	RCP	0.04%
D-4	D-5	550'	24"	RCP	0.04%
D-5	D-6	317'	24"	RCP	0.04%
E-2	D-4			RCP	0.04%
D-6	D-7	68'	24"	RCP	0.04%
D-7	D-8	252'	15"	RCP	0.04%
D-8	D-9	75'	15"	RCP	0.04%
D-9	D-10	24'	15"	RCP	0.04%
D-10	D-11	24'	15"	RCP	0.04%
D-11	D-12	24'	15"	RCP	0.04%
D-12	D-13	24'	15"	RCP	0.04%
D-13	D-14	24'	15"	RCP	0.04%
D-14	D-15	24'	15"	RCP	0.04%
D-15	D-16	24'	15"	RCP	0.04%

CARL H. REYNOLDS
P.E. REG. 4034
AS PROJ. NO. 121212
DRAWN / DESIGNED BY: CH
CHECKED BY: SAA
DATE: 12/28/15
REVISIONS: DATE

KEY PLAN

GET THIS WITHOUT THE STRUCTURE AND INVERT DATA OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE
SITE DATA

SHEET NUMBER

SHT NO 2

CLIENT:
 ANGELO'S RECYCLED
 MATERIALS
 4111 ENTERPRISE ROAD
 DADE CITY, FLORIDA 33525
 PHONE 813-222-2344

**CONSTRUCTION &
 DEMOLITION DEBRIS
 FACILITY**
 500 WEST LANDSTREET
 ORANGE COUNTY,
 FLORIDA

**PRJL
 DESIGN**

**CARL H. IRWIN
 FL. PE REG. 42804**
 AE PROJ. NO. *21212
 DRAWN / DESIGNED BY: CH
 CHECKED BY: BAA
 DATE: *2/28/15
 REVISIONS: DATE

REV PLAN

**CONSTRUCTION &
 DEMOLITION DEBRIS
 FACILITY NOTES**

SHEET NUMBER

SHT NO 4

PROJECT DESCRIPTION

ANGELO'S RECYCLED MATERIALS (ANGELO'S) IS PROPOSING TO CONSTRUCT AND OPERATE A CONSTRUCTION AND DEMOLITION DEBRIS (C&D) RECYCLING AND TRANSFER FACILITY IN ORANGE COUNTY, FLORIDA. IN ACCORDANCE WITH THE ORANGE COUNTY CODE CHAPTER 22 ARTICLE 1, SOLID WASTE MANAGEMENT, THE FACILITY IS LOCATED AT 500 WEST LANDSTREET ROAD IN ORANGE COUNTY, FLORIDA. THE ZONING OF THE SITE IS INDUSTRIAL-1 (I-1). ANGELO'S MUST OBTAIN A SOLID WASTE MANAGEMENT FACILITY PERMIT FROM THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION. ANGELO'S CURRENT HOLDING IS ORANGE COUNTY PERMIT FOR A CONCRETE CRUSHING OPERATION AS SHOWN ON A PERMIT TO RECYCLE C&D ON A PORTION OF THE PROPERTY. FACILITY LOCATION:

THE MARSHALL RECOVERY FACILITY (MRF) IS LOCATED IN SECTION 2 OF TOWNSHIP 29 NORTH, RANGE 20 EAST, 34 WEST ORANGE COUNTY, FLORIDA AND IS SHOWN ON THE LOCATION MAP ABOVE. THE FACILITY IS LOCATED AT 500 WEST LANDSTREET ROAD IN ORANGE COUNTY, FLORIDA. THE ZONING OF THE SITE IS INDUSTRIAL-1 (I-1). ANGELO'S MUST OBTAIN A SOLID WASTE MANAGEMENT FACILITY PERMIT FROM THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION. ANGELO'S CURRENT HOLDING IS ORANGE COUNTY PERMIT FOR A CONCRETE CRUSHING OPERATION AS SHOWN ON A PERMIT TO RECYCLE C&D ON A PORTION OF THE PROPERTY. FACILITY LOCATION:

CONCRETE CRUSHING IS CURRENTLY PERMITTED ON THE PROPERTY BY ORANGE COUNTY PERMIT. ANGELO'S PROPOSES TO RECYCLE CONCRETE AS PART OF THE FACILITY. ASSOCIATED WITH THE FACILITY IS A SOLID WASTE MANAGEMENT FACILITY PERMIT FROM THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION. ANGELO'S CURRENT HOLDING IS ORANGE COUNTY PERMIT FOR A CONCRETE CRUSHING OPERATION AS SHOWN ON A PERMIT TO RECYCLE C&D ON A PORTION OF THE PROPERTY. FACILITY LOCATION:

RECYCLABLE MATERIALS WILL BE STORED IN OUTSIDE STORAGE AREAS THAT ARE NOT RECYCLABLE WILL BE TRANSFERRED OFF-SITE FOR DISPOSAL. ALL WASTE WILL BE BURIED OR RECYCLED ON THE PROPERTY.

HOURS OF OPERATION
 THE PROPOSED HOURS OF OPERATION ARE 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY.

HAZ. MATERIALS
 WASTE VEHICLES SHALL UTILIZE THE FOLLOWING HAUL ROUTES: 1. ORANGE COUNTY ROAD TO WEST LANDSTREET TO PARKING LOTS. 2. SOUTH ORANGE AVENUE TO WEST LANDSTREET ROAD TO PARKING LOTS. AND 3. WEST LANDSTREET ROAD TO PARKING LOTS. RESIDENTIAL ROADS SHALL NOT BE UTILIZED TO ACCESS THE SITE.

HAZ. MATERIALS
 A LEAK BY A 2-FOOT DIAMETER PIPE FROM THE FACILITY, HAZARDOUS MATERIALS, AND WASTEWATER CONTACTS WILL BE LOCATED AT THE FACILITY. HAZARDOUS MATERIALS STORAGE SHALL BE LOCATED WITHIN THE SITE AS NECESSARY.

HAZ. MATERIALS
 WASTE VEHICLES SHALL UTILIZE THE FOLLOWING HAUL ROUTES: 1. ORANGE COUNTY ROAD TO WEST LANDSTREET TO PARKING LOTS. 2. SOUTH ORANGE AVENUE TO WEST LANDSTREET ROAD TO PARKING LOTS. AND 3. WEST LANDSTREET ROAD TO PARKING LOTS. RESIDENTIAL ROADS SHALL NOT BE UTILIZED TO ACCESS THE SITE.

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HAZ. MATERIALS
 A LEAK BY A 2-FOOT DIAMETER PIPE FROM THE FACILITY, HAZARDOUS MATERIALS, AND WASTEWATER CONTACTS WILL BE LOCATED AT THE FACILITY. HAZARDOUS MATERIALS STORAGE SHALL BE LOCATED WITHIN THE SITE AS NECESSARY.

1. Permit to be completed in a single phase.
2. During construction, when excavations are brought onto the site in such quantities as deemed necessary by the Fire Chief, adequate access roads and a suitable temporary roadway of water absorption by the Fire Department shall be provided and maintained.
3. Access gate shall be provided with military locking for access by emergency vehicles in the event of an emergency. Upon gate opening, access roads shall be a minimum of 20 feet in width to provide adequate access for C&D emergency vehicles.
4. Fire Department access roads shall be provided such that any portion of the facility or any portion of the access road of less than four feet of roadway is located not more than 150 feet (100 feet if equipped with an automatic fire suppression system) from the C&D emergency vehicles.
5. Underdrain vertical clearance of not less than 13 feet 6 inches shall be provided in an area of the site to accommodate C&D emergency vehicles.
6. Stormwater management system shall be designed to meet Orange County Code and requirements of the local water management district.
7. Access gate shall be provided to the County-owned land in lieu of constructing a driveway.
8. No preexisting activities shall take place within 75 feet of proposed access road proposed lot containing preexisting or residential zoning.
9. Outdoor storage and recycling materials or equipment-replaceable materials shall be stored in an all-weather enclosure or under an enclosed structure.
10. No operations currently exist on-site but site is zoned for Orange County for commercial zoning.
11. The proposed facility is consistent with other surrounding industrial land uses.
12. The site is not located within the Watershed Study Area, as established by the Watershed Protection Act, Section 200.216 F.S. The site is not located within the County's Watershed Protection Area or the Watershed Protection Act.
13. Prior to any excavating activities on site, the applicant shall obtain approval of the surrounding area from the local water management district and the FDEP, and the developer shall provide access to the adjacent parcels to the Orange County DSD.
14. The applicant shall submit a document with the deed that requires the property owner to either re-plant the site within 60 days of the date of site closure or maintain the property owner.

- DEVELOPER**
1. The use shall be consistent with the Comprehensive Policy Plan. The proposed facility is consistent with the site-wide element of the County Comprehensive Policy Plan (Chapter 12, Article 1.2.2).
 2. The use shall be similar and compatible with the surrounding area and shall be consistent with the general character of the surrounding area. The site is zoned I-1 and is surrounded by industrial zoned properties.
 3. The use shall not be a detrimental fabrication site or a manufacturing site. The use will not be an industrial fabrication site or a manufacturing site. The site is zoned I-1 and is surrounded by industrial zoned properties.
 4. The use shall meet the performance standards of the district in which the use is permitted. The use will not be a detrimental fabrication site or a manufacturing site. The site is zoned I-1 and is surrounded by industrial zoned properties.
 5. The use shall be similar to other uses, including, but not limited to, manufacturing, and other commercial uses that are consistent with the general character of the surrounding area. The use will not be a detrimental fabrication site or a manufacturing site. The site is zoned I-1 and is surrounded by industrial zoned properties.
 6. Landscape buffer yards shall be consistent with Section 244 of the Orange County Code. Buffer yard types shall meet the district in which the use is permitted. Landscaping proposal is consistent with or greater than that required by Orange County Code. A plan for the landscaping has been prepared due to existing heavy vegetation on the property. Angelo's proposes to keep the existing vegetation within the buffer.

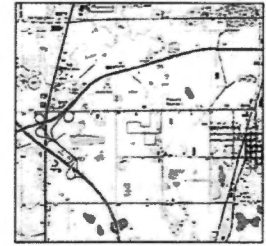
Category	Value
Proposed Land Use	INDUSTRIAL
Adjacent Land Use	INDUSTRIAL
Future Land Use Designation	INDUSTRIAL
Open Space (Type A)	31.50%

Category	Value
Permitted Land Use	INDUSTRIAL
Adjacent Land Use	INDUSTRIAL
Future Land Use Designation	INDUSTRIAL
Open Space (Type A)	31.50%

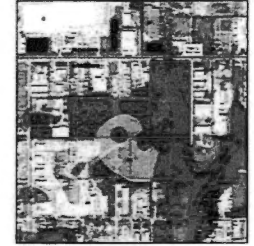
Category	Value
Permitted Land Use	INDUSTRIAL
Adjacent Land Use	INDUSTRIAL
Future Land Use Designation	INDUSTRIAL
Open Space (Type A)	31.50%

Category	Value
Permitted Land Use	INDUSTRIAL
Adjacent Land Use	INDUSTRIAL
Future Land Use Designation	INDUSTRIAL
Open Space (Type A)	31.50%

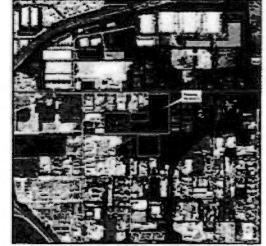
TOPO MAP



SOIL MAP



FEMA FLOOD MAP



TAX MAP



PROPERTY LINE SETBACKS:	C&D OPERATION	INDUSTRIAL ZONE
- FRONT (NORTH PROPERTY)	50'	25'
- SIDE (WEST PROPERTY)	50'	50'
- REAR (SOUTH PROPERTY)	500'	50'
- ADJACENT RESIDENTIAL	100'	100'

Category	Value
Permitted Land Use	INDUSTRIAL
Adjacent Land Use	INDUSTRIAL
Future Land Use Designation	INDUSTRIAL
Open Space (Type A)	31.50%

Advantage
Engineering, Inc.
 ADVANTAGE ENGINEERING, INC.
 3514 PLATON LOOP, #102
 WESLEY CHAPEL, FLORIDA 33647
 CERT. OF AUTH. #000
 #13 875.9638

Consultants International Group LLC
 A Telsco Tech Company
 300 S. Pine Street, Suite 1000
 Orange, Florida 32801
 Engineering Business #00003
 License # 00000000000000000000

CLIENT
ANGELO'S RECYCLED MATERIALS
 41111 ENTERPRISE ROAD
 DADE CITY, FLORIDA 33525
 PHONE #13 222 2244

ANGELO'S RECYCLING MATERIAL STORAGE
 500 WEST LANDSTREET
 ORANGE COUNTY, FLORIDA

PROJ. NUMBER
 000000

CARL H. BROWN
 FL. PE REG. 42604

AE PROJ. NO. 121212
 DRAWN / DESIGNED BY: CH
 CHECKED BY: BAA
 DATE: 12/08/15
 REVISIONS: 0000

KEY PLAN

NOT TO BE DRAWN TO THE BOUNDARY AND POWER LINE AND POWER POLE OF A PUBLIC UTILITY UNLESS INDICATED OTHERWISE

SHEET TITLE
 MASTER PLAN

SHEET NUMBER

SHT NO 5

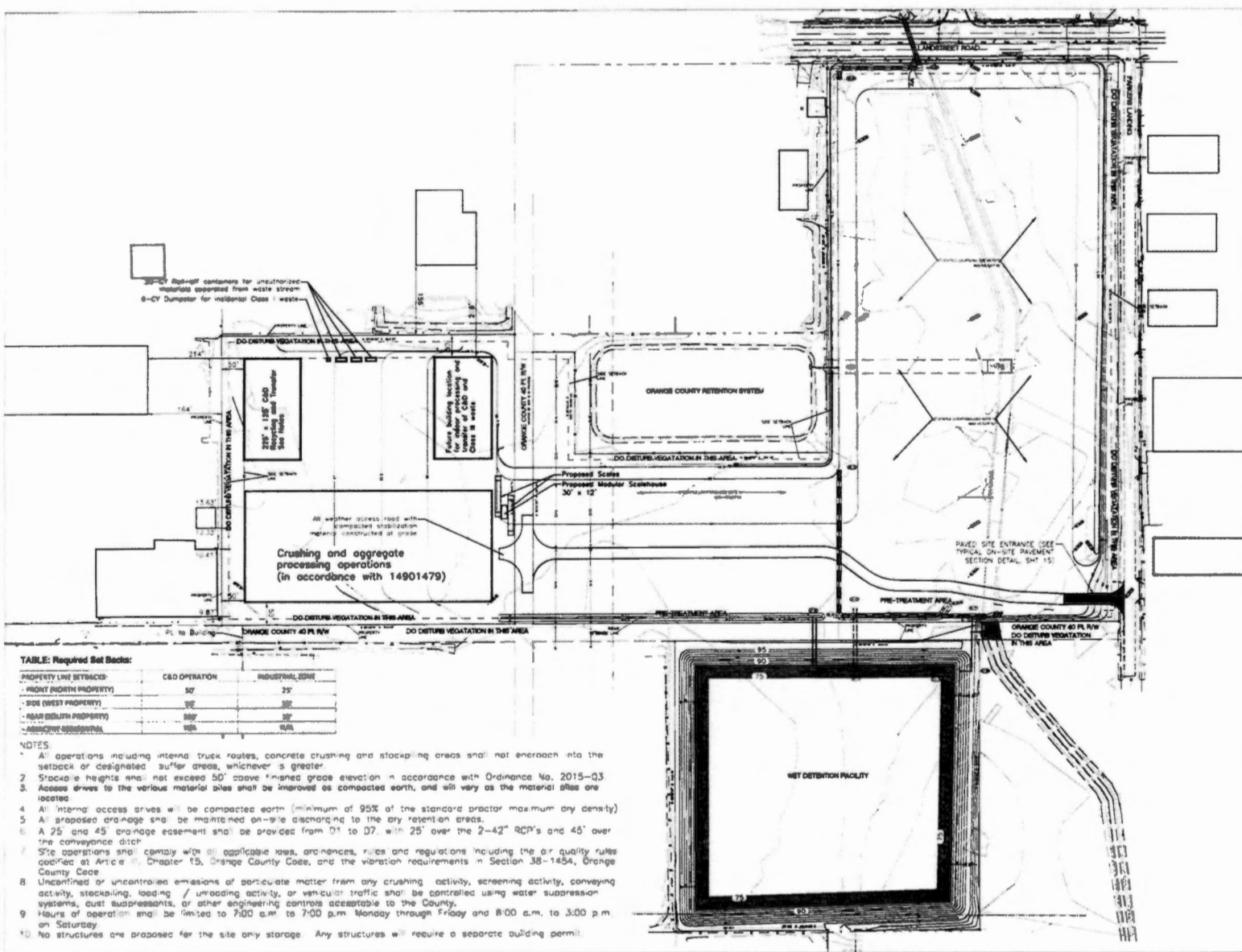
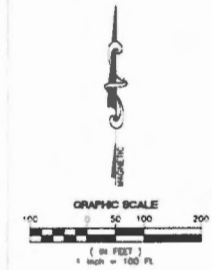


TABLE: Required Set Backs:

PROPERTY LINE SETBACKS:	CSD OPERATION	INDUSTRIAL ZONE
FRONT (NORTH PROPERTY)	30'	25'
SIDE (WEST PROPERTY)	30'	30'
REAR (SOUTH PROPERTY)	30'	30'
ADJACENT APPLICABLE	30'	30'

NOTES:

- All operations including internal truck routes, concrete crushing and stockpiling areas shall not encroach into the setback or designated buffer area, whichever is greater.
- Stockpile heights shall not exceed 50' above finished grade elevation in accordance with Ordinance No. 2015-03.
- Access drives to the various material piles shall be improved as compacted earth, and will vary as the material piles are located.
- All internal access drives will be compacted earth (minimum of 95% of the standard tractor maximum dry density).
- All proposed storage shall be maintained on-site discharging to the dry retention areas.
- A 25' and 45' drainage easement shall be provided from D1 to D7 with 25' over the 2'-42" RCP's and 45' over the conveyance ditch.
- Site operations shall comply with all applicable laws, ordinances, rules and regulations including the air quality rules codified at Article III, Chapter 15, Orange County Code, and the vibration requirements in Section 38-1454, Orange County Code.
- Uncontrolled or uncontrolled emissions of particulate matter from any crushing activity, screening activity, conveying activity, stockpiling, loading / unloading activity, or vehicular traffic shall be controlled using water suppression systems, dust suppressants, or other engineering controls acceptable to the County.
- Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 3:00 p.m. on Saturday.
- No structures are proposed for the site only storage. Any structures will require a separate building permit.

CLIENT
ANGELO'S RECYCLED MATERIALS
 41111 ENTERPRISE ROAD
 DADE CITY, FLORIDA 33525
 PHONE 813-222-2244

ANGELO'S RECYCLING MATERIAL STORAGE
 500 WEST LANDSTREET
 ORANGE COUNTY, FLORIDA

FINAL DESIGN

CARL H. IRWIN
 FL. PE REG. 43824

AE PROJ. NO. 121212
 DRAWN/DESIGNED BY CH
 CHECKED BY BAA
 DATE 07/25/15
 REVISIONS DATE

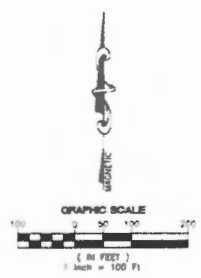
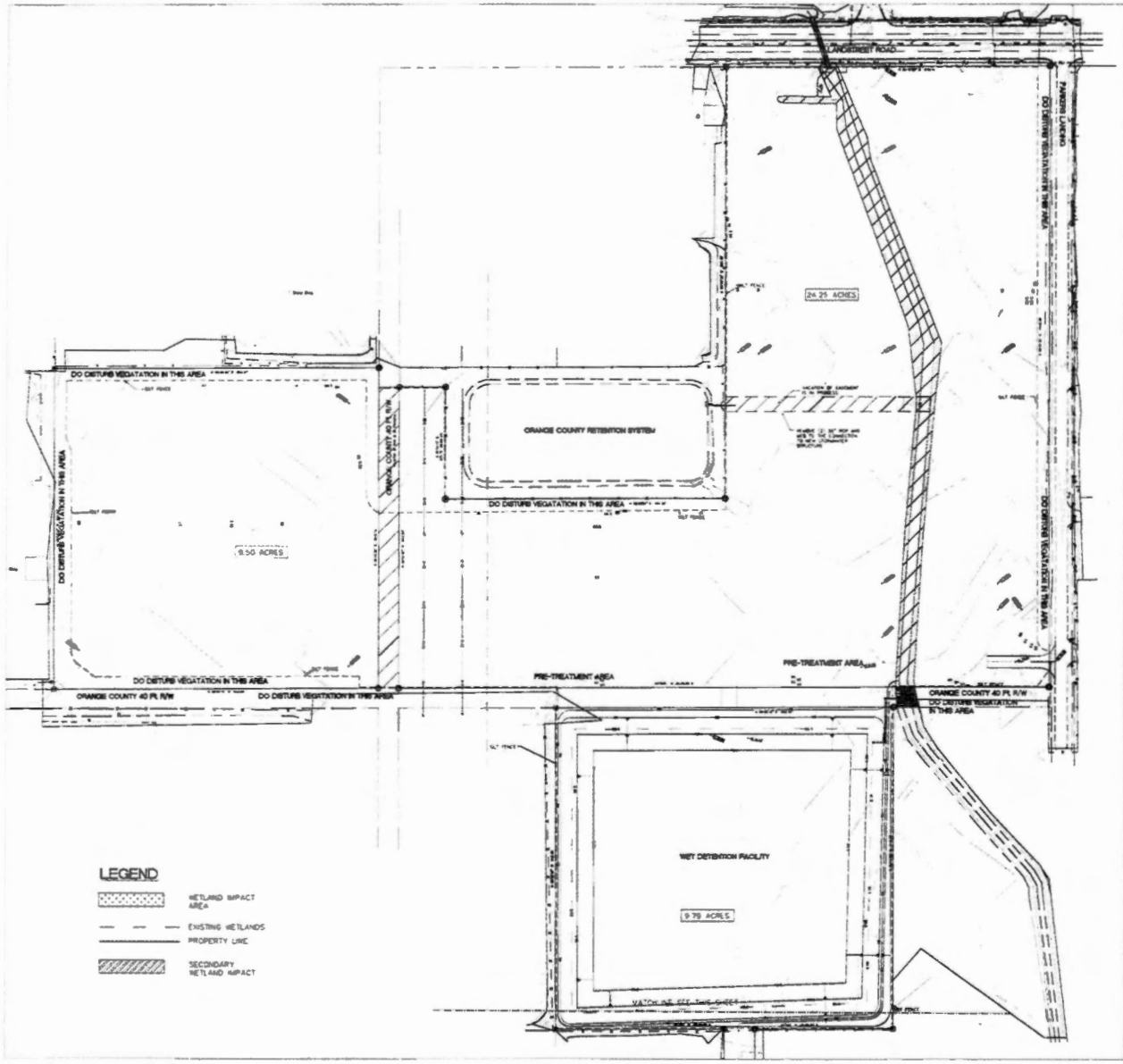
REV PLAN

NOT VALID WITHOUT THE SIGNATURE AND SEALED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER

SHT NO 6

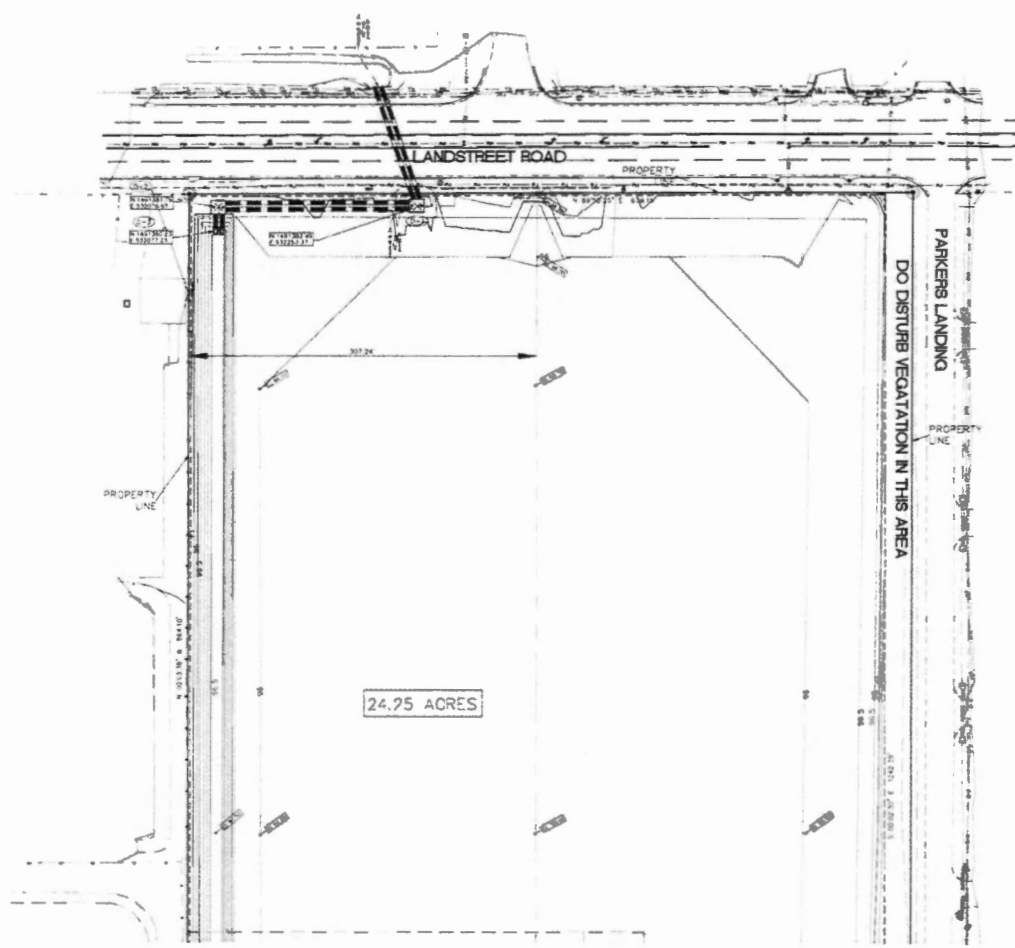


- LEGEND**
- EXISTING EDGE OF PAVEMENT
 - PROPERTY BOUNDARY
 - SILT FENCE
 - DITCH LINE
 - REMOVAL AND VACATED
 - VEGETATION BUFFER

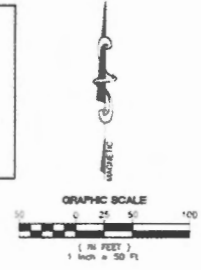
DEMOLITION NOTES

- 1 CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS DURING DEMO PHASE OF PROJECT
- 2 CONTRACTOR IS TO VERIFY ALL UTILITY LOCATES PRIOR TO EXCAVATING
- 3 CONTRACTOR TO DEMO ALL TREES AND REMOVE FROM SITE EXCEPT WERE DESIGNATED DO NOT DISTURB
- 4 CONTRACTOR TO REMOVE UNSUITABLE MATERIAL FROM SITE AND DISPOSE OF IN APPROVED FACILITIES
- 5 EXISTING ON-SITE WETLANDS AND DITCH TO BE FILLED WITH CLEAN FINE SAND FOLLOWING COMPLETION OF PROPOSED CLOSED DITCH CONVEYANCE SYSTEM

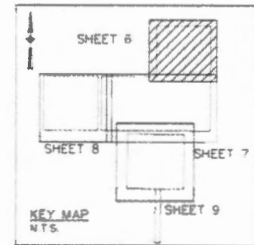
- LEGEND**
- WETLAND IMPACT AREA
 - EXISTING WETLANDS
 - PROPERTY LINE
 - SECONDARY WETLAND IMPACT



- NOTES:**
1. DIMENSIONS ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.
 2. ALL SIGNS MUST COMPLY WITH THE ORANGE COUNTY CODE.
 3. ALL CONSTRUCTION WITHIN ORANGE COUNTY RIGHT OF WAY SHALL BE IN ACCORDANCE TO THE LATEST DESIGN STANDARDS.
 4. SEE LANDSCAPE PLANS FOR SOD DETAILS (THESE NOTES ARE APPLICABLE TO SHEETS 5 THROUGH 13.)
 5. ALL COORDINATE POINTS SHALL BE FIELD VERIFIED TO STATE PLANE COORDINATES AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.



- LEGEND:**
- EXISTING EDGE OF PAVEMENT
 - EXISTING FENCE
 - EXISTING OVERHEAD POWER LINES
 - PROPERTY BOUNDARY
 - SETBACK
 - SHALE
 - SILT FENCE
 - VEGETATION BUFFER
 - HIGH POINT
 - MITERED END SECTION
 - DRAINAGE STRUCTURE
 - R1-1 "STOP" SIGN
 - HC "HANDICAP" SIGN
 - TRAFFIC FLOW DIRECTION
 - CONC CONCRETE
 - TOP TOP OF WALL
 - TOP TOP OF PAVEMENT
 - L' LINEAR FEET
 - M.E.G. MATCH EXISTING GRADE
 - MES MITERED END SECTION
 - RY RIVET
 - RCP REINFORCED CONCRETE PIPE
 - DR DRAINAGE FLOW DIRECTION
 - Ⓝ BUILDING NUMBER
 - Ⓟ PARKING COUNT
 - R10 CURB RADIUS
 - TYP TYPICAL



Advantage
 Engineering, Inc.
 ADVANTAGE ENGINEERING, INC.
 3814 PLATON LOOP, #102
 WESLEY CHAPEL, FLORIDA 32647
 CERT. OF AUTH. #005
 #131753638

CLIENT:
 ANGELO'S RECYCLED MATERIALS
 41111 ENTERPRISE ROAD
 DADE CITY, FLORIDA 32825
 PHONE #13-222-2244

ANGELO'S RECYCLING MATERIAL STORAGE
 500 WEST LANDSTREET
 ORANGE COUNTY, FLORIDA

FINAL DESIGN

CARL H. IRWIN
 FL. REG. #2504

AE PROJ. NO.	121213
DRAWN / DESIGNED BY	CH
CHECKED BY	SA
DATE	08/29/15
REVISIONS	DATE

KEY PLAN

NOT VALID WITHOUT THE BOUNDARY AND SHOWN AREA OF A PLANNED RESUBDIVISION WORKSHEET

SHEET TITLE
 SITE GEOMETRY PLAN

SHEET NUMBER
 SHT NO 7

CLIENT
 ANGELO'S RECYCLED MATERIALS
 4111 ENTERPRISE ROAD
 DADE CITY, FLORIDA 33595
 PHONE 813.222.2244

PROJECT
 ANGELO'S RECYCLING MATERIAL STORAGE
 500 WEST LANDSTREET
 ORANGE COUNTY, FLORIDA

SCALE
 1" = 50'

DESIGNER
 CARL H. IRWIN
 P.L. REG. 42804
 AEI PROJ. NO. 121212
 DRAWN / DESIGNED BY: CH
 CHECKED BY: BAA
 DATE: 06/05/15
 REVISIONS: DATE

KEY PLAN

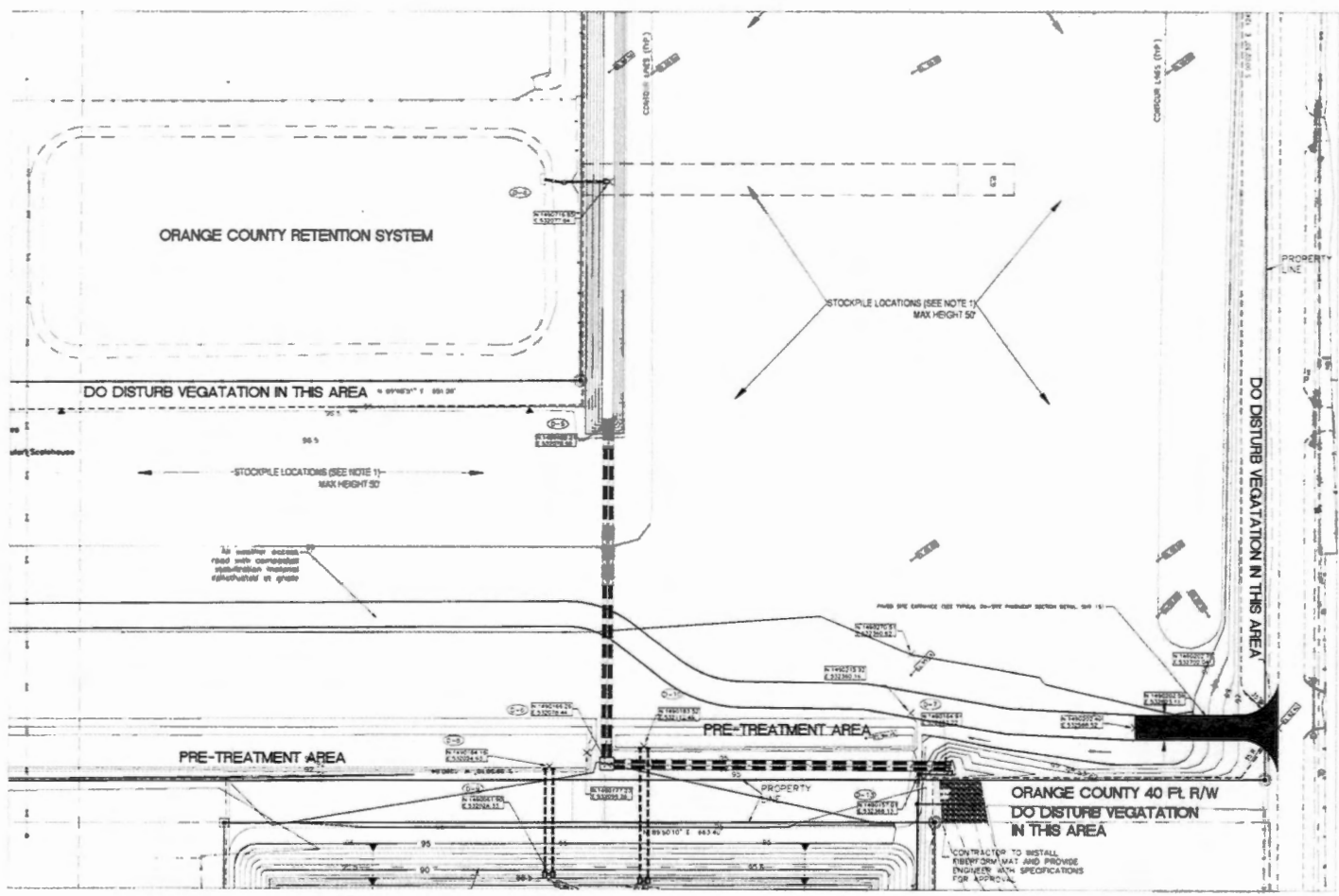
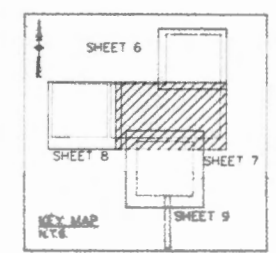
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 SITE GEOMETRY PLAN

SHEET NUMBER

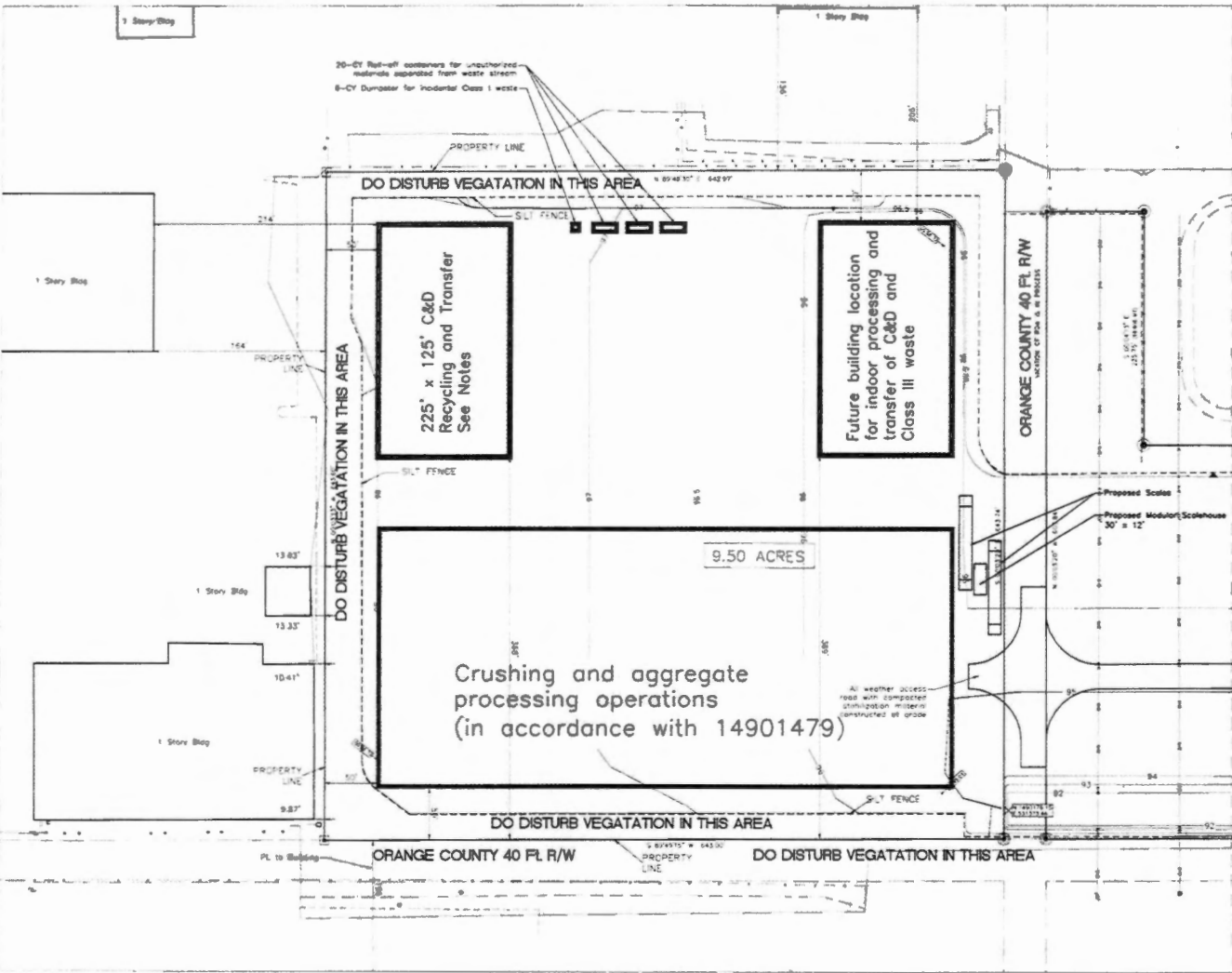
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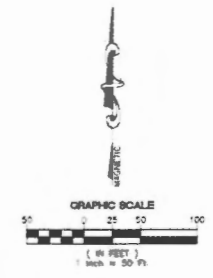
- LEGEND**
- EXISTING EDGE OF PAVEMENT
 - EXISTING FENCE
 - EXISTING OVERHEAD POWER LINES
 - PROPERTY BOUNDARY
 - SETBACK
 - SHALE
 - SILT FENCE
 - VEGETATION BUFFER
 - HP HIGH POINT
 - MITERED END SECTION DRAINAGE STRUCTURE
 - P1-1 "STOP" SIGN
 - HE "HAWKDOG" SIGN
 - TRAFFIC FLOW DIRECTION
 - CONIC CONCRETE
 - TOP TOP OF WALL
 - TOP TOP OF PAVEMENT
 - LF LINEAR FEET
 - ME-G SWITCH EXISTING GRADE
 - ME-E MITERED END SECTION
 - INVERT INVERT
 - RCP REINFORCED CONCRETE PIPE
 - DRAINAGE FLOW DIRECTION
 - BUILDING NUMBER
 - PARKING COUNT
 - R10' CURB RADIUS
 - TYPICAL



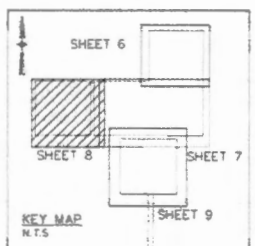
ALL COORDINATE POINTS SHALL BE FIELD VERIFIED TO STATE PLANE COORDINATES AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION



ALL COORDINATE POINTS SHALL BE FIELD VERIFIED TO STATE PLANE COORDINATES AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.



- LEGEND**
- EXISTING EDGE OF PAVEMENT
 - EXISTING FENCE
 - EXISTING OVERHEAD POWER LINES
 - PROPERTY BOUNDARY
 - SETBACK
 - SIMILE
 - SILT FENCE
 - VEGETATION BUFFER
 - HIGH POINT
 - MITERED END SECTION DRAINAGE STRUCTURE
 - R1-1a "STOP" SIGN
 - HC "HANDICAP" SIGN
 - TRAFFIC FLOW DIRECTION
 - CONC CONCRETE
 - TOP TOP OF WALL
 - TOP TOP OF PAVEMENT
 - LF LINEAR FEET
 - M.E.G MATCH EXISTING GRADE
 - MES MITERED END SECTION
 - RV INVERT
 - RCP REINFORCED CONCRETE PIPE
 - DRAINAGE FLOW DIRECTION
 - Ⓜ BUILDING NUMBER
 - Ⓟ PARKING COUNT
 - Ⓡ CURB RADUS
 - TYP TYPICAL



Advantage
Engineering, Inc.
ADVANTAGE ENGINEERING, INC.
3914 PLATON LOOP, #102
WESLEY CHAPEL, FLORIDA 32647
CERT. OF AUTH. 8805
813.875.1002

Consulting Environmental Group, LLC
& Sales Team Company
391 E. Polo Blvd., Suite 1007
Orlando, Florida 32817
Engineering Dept. 408933
James L. Cook, P.E.
Florida Registration 408927

CLIENT
ANGELO'S RECYCLED MATERIALS
8111 ENTERPRISE ROAD
DADE CITY, FLORIDA 33595
PHONE 813-222-2244

ANGELO'S RECYCLING MATERIAL STORAGE
500 WEST LANDSTREET
ORANGE COUNTY, FLORIDA

FINAL DESIGN

CARL H. BRANN
P.L. PE REG. 42804
AE PROJ. NO. 121212
DRAWN/DESIGNED BY: CH
CHECKED BY: BVA
DATE: 08/08/15
REVISIONS: DATE

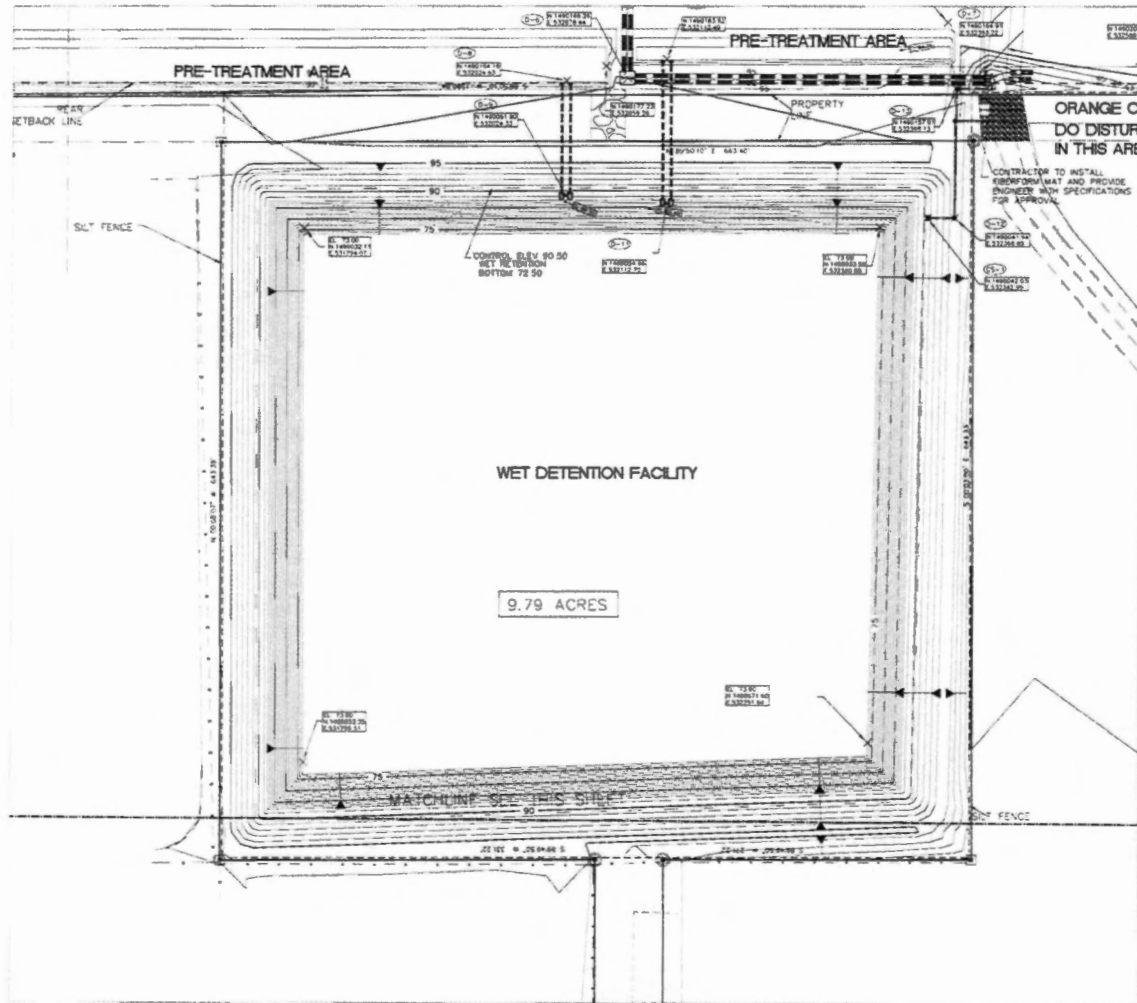
KEY PLAN

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE
SITE GEOMETRY PLAN

SHEET NUMBER

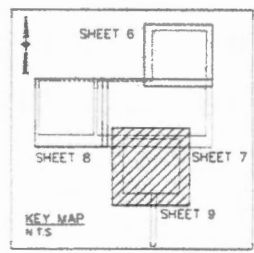
SHT NO 9



ALL COORDINATE POINTS SHALL BE FIELD VERIFIED TO STATE PLANE COORDINATES AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.



- LEGEND:**
- EXISTING EDGE OF PAVEMENT
 - EXISTING FENCE
 - EXISTING OVERHEAD POWER LINES
 - PROPERTY BOUNDARY
 - SETBACK
 - SHIMBLE
 - SILT FENCE
 - VEGETATION BUFFER
 - HP HIGH POINT
 - ME MITERED END SECTION
 - DS DRAINAGE STRUCTURE
 - RT-1A "STOP" SIGN
 - HC "HANDICAP" SIGN
 - TF TRAFFIC FLOW DIRECTION
 - CONC CONCRETE
 - TOP TOP OF WALL
 - TOP TOP OF PAVEMENT
 - LF LINEAR FEET
 - M.E.G. MATCH EXISTING GRADE
 - M.E.S. MITERED END SECTION
 - HW HWY
 - RCP REINFORCED CONCRETE PIPE
 - DF DRAINAGE FLOW DIRECTION
 - BN BUILDING NUMBER
 - PC PARKING COUNT
 - R10 CURB RADIUS
 - TRP TYPICAL



Advantage
 ADVANTAGE ENGINEERING, INC.
 3814 FLATIRON LOOP #122
 WESLEY CHAPEL, FLORIDA 33647
 CERT. OF AUTH. #606
 813.875.9638

CLIENT:
 ANGELO'S RECYCLED MATERIALS
 4111 ENTERPRISE ROAD
 OADE CITY, FLORIDA 33555
 PHONE 813-227-2244

ANGELO'S RECYCLING MATERIAL STORAGE
 500 WEST LANDSTREET
 ORANGE COUNTY, FLORIDA

PRIN. DESIGN

CARL H. BRINN
 FL. REG. #20434
 AEI PROJ. NO. 171212
 DRAWN / DESIGNED BY: CJA
 CHECKED BY: SBA
 DATE: 08/07/15
 REVISIONS: _____ DATE: _____

KEY PLAN

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED REGISTERED PROFESSIONAL ENGINEER.
 SHEET TITLE
 GEOMETRY PLAN

SHEET NUMBER

SHT NO 10

CLIENT
 ANGELO'S RECYCLED MATERIALS
 4111 ENTERPRISE ROAD
 DADE CITY FLORIDA 33526
 PHONE 813-222-2244

ANGELO'S RECYCLING MATERIAL STORAGE
 500 WEST LANDSTREET
 ORANGE COUNTY,
 FLORIDA

FINAL DESIGN

CARL H. IRWIN
 FL. REG. 43854
 AE1 PROJ. NO. 121912
 DRAWN / DESIGNED BY: CH
 CHECKED BY: BAA
 DATE: 12/28/15
 REVISIONS: DATE

REV PLAN

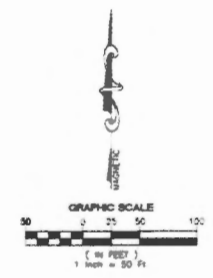
NOT HELD WITHOUT THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
 PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER

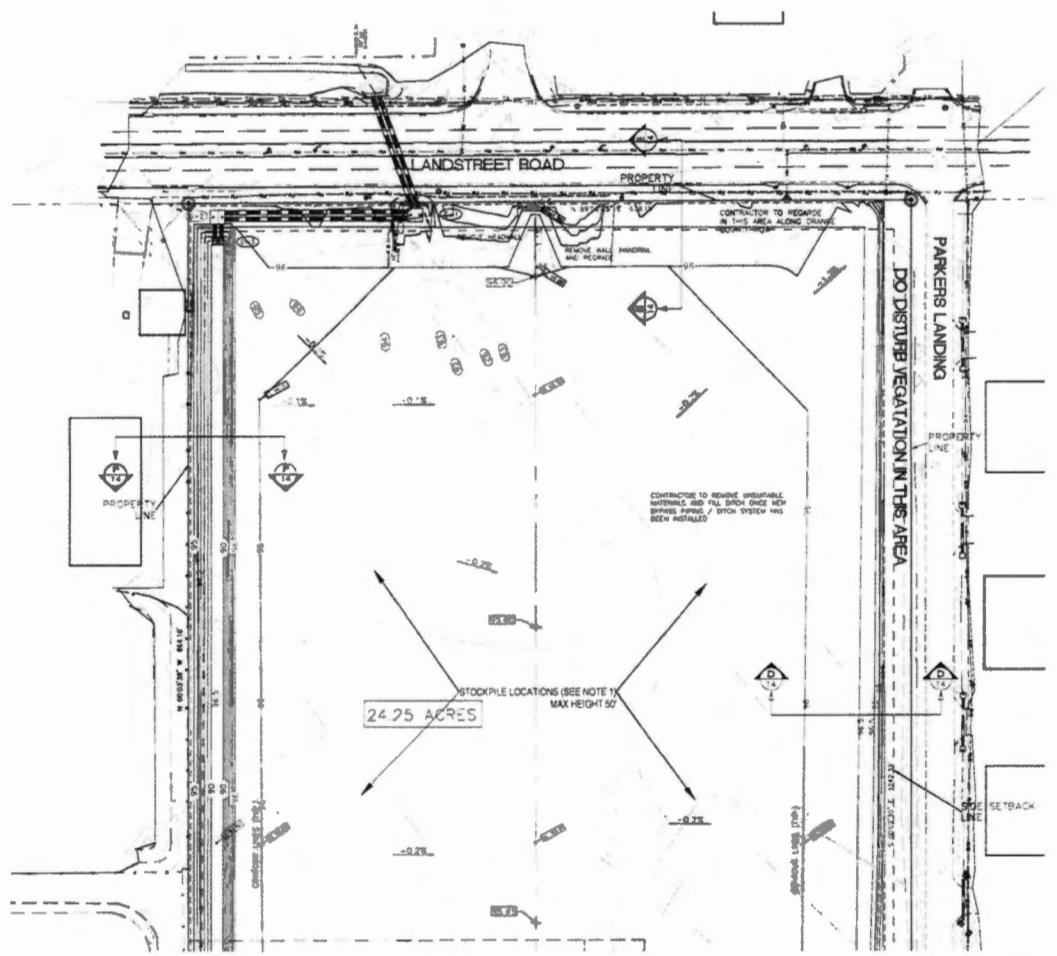
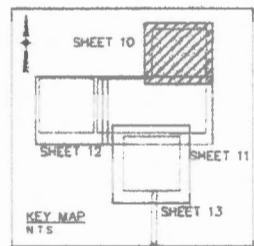
SHT NO 11

- NOTES:**
- 1 ALL AREAS DISTURBED DURING CONSTRUCTION ACTIVITY WITHIN THE CITY, COUNTY OR FOOT RIGHT-OF-WAY SHALL BE REGRADED AND SOODED
 - 2 REFER TO SHEET NO 10 FOR CROSS SECTION DETAILS
 - 3 PAVEMENT GRADES ARE TO BE NO LESS THAN 0.8 PERCENT
 - 4 ALL LANDSCAPE BEDS TO BE MULCHED SHALL BE ROUGH GRADE TO AN ELEVATION 8 TO 9 INCHES BELOW THE TOP OF THE ADJACENT HARDSCAPE OR FINAL FINISH GRADE TO PROVIDE ROUGHLY 4 INCHES OF TOPSOIL, 2 INCHES OF MULCH WITH A 2" HIGH RIBBON ON THE CURB, ADDING SIDEWALK OR OTHER HARDSCAPE FEATURE SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BED AND SOO AREAS ALL SOODED AREAS SHALL BE ROUGH GRADE TO AN ELEVATION 5 TO 8 INCHES BELOW THE TOP OF THE ADJACENT HARDSCAPE OR FINAL FINISH GRADE TO ALLOW FOR 4 INCHES OF TOP SOIL AND 1 TO 1.5 INCHES OF SOO. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BED AND SOO AREAS
 - 5 CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PRIOR TO ANY EARTHWORK AND REMOVE UNSUITABLE MATERIAL
 - 6 CONTRACTOR TO INSTALL 2" - 42" RCP OR HDPE PIPE PRIOR TO REMOVING DITCH
 - 7 ALL DRAINAGING TO BE HELD ONSITE AND COMPLETED WITHIN 90 DAYS
 - 8 SEE SHEET 2 OF 18 FOR DRAINAGE STRUCTURE SCHEDULE AND PIPE SCHEDULE
 - 9 CONCRETE CURB BOXES CAN BE FORMED ON SITE OR PRECAST BUT MUST MEET LATEST VERSION OF FOOT PRESCRIPTIONS. PIPES CONNECTIVE TO BOXES MUST HAVE CURBS SLOTTED RADIUS FOR SMOOTHNESS TO REDUCE R₉₀=0.2
 - 10 A 25' WIDE 45' DRAINAGE EXHURSTION SHALL BE PROVIDED FROM 01 TO 02, WITH 25' OVER THE 2"-42" RCP'S AND 45' OVER THE CONVEYANCE DITCH
- (THESE NOTES ARE APPLICABLE TO SHEETS 10 THROUGH 13)



LEGEND

---	EXISTING EDGE OF PAVEMENT
---	EXISTING FENCE
---	EXISTING OVERHEAD POWER LINES
---	PROPERTY BOUNDARY
---	SETBACK
---	SHALE
---	SILT FENCE
---	VEGETATION BUFFER
HP	HIGH POINT
ES	ENTERED END SECTION
DS	DRAINAGE STRUCTURE
R1=1-A	"T" SIGN
HC	"HANDICAP" SIGN
TF	TRAFFIC FLOW DIRECTION
CONC	CONCRETE
TOP	TOP OF WALL
TOP	TOP OF PAVEMENT
LF	LINEAR FEET
M.E.G.	MATCH EXISTING GRADE
MES	ENTERED END SECTION
RAVERT	RAVERT
RCP	REINFORCED CONCRETE PIPE
DF	DRAINAGE FLOW DIRECTION
BN	BUILDING NUMBER
PC	PARKING COUNT
R10	CURB RADIUS
TYP	TYPICAL



CLIENT
 ANGELO'S RECYCLED
 MATERIALS
 #1111 ENTERPRISE ROAD
 DADE CITY, FLORIDA 33525
 PHONE 919-222-2244

**ANGELO'S RECYCLING
 MATERIAL STORAGE**
 500 WEST LANDSTREET
 ORANGE COUNTY,
 FLORIDA

**PRJL
 020818**

**CARL H. JERNY
 P.L. #1788-0204**
 REV. PROJ. NO. 102270
 DRAWN / DESIGNED BY: CH
 CHECKED BY: SAA
 DATE: 12/08/15
 REVISIONS: DATE:

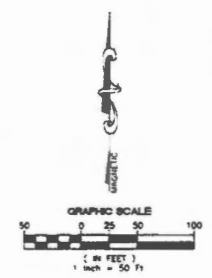
REV PLAN

NOT VALID WITHOUT THE SIGNATURE AND REGISTERED SEAL OF A LICENSED PROFESSIONAL ENGINEER.

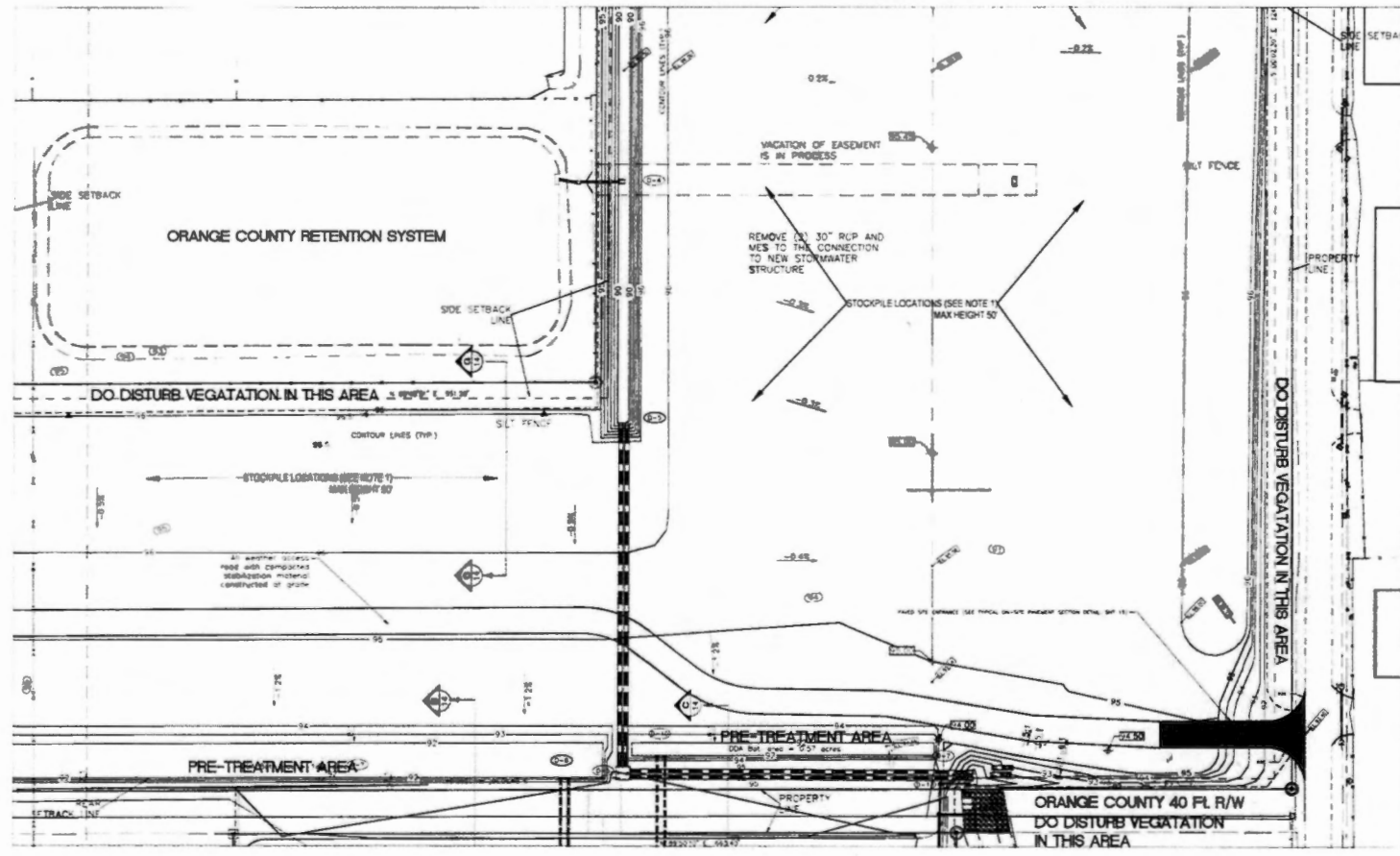
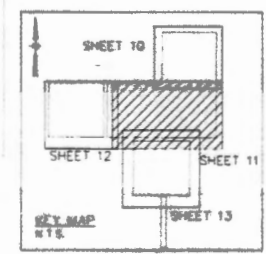
**PAVING, GRADING
 & DRAINAGE PLAN**

SHEET NUMBER

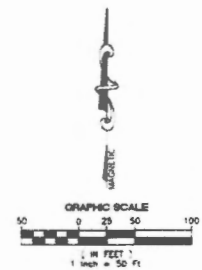
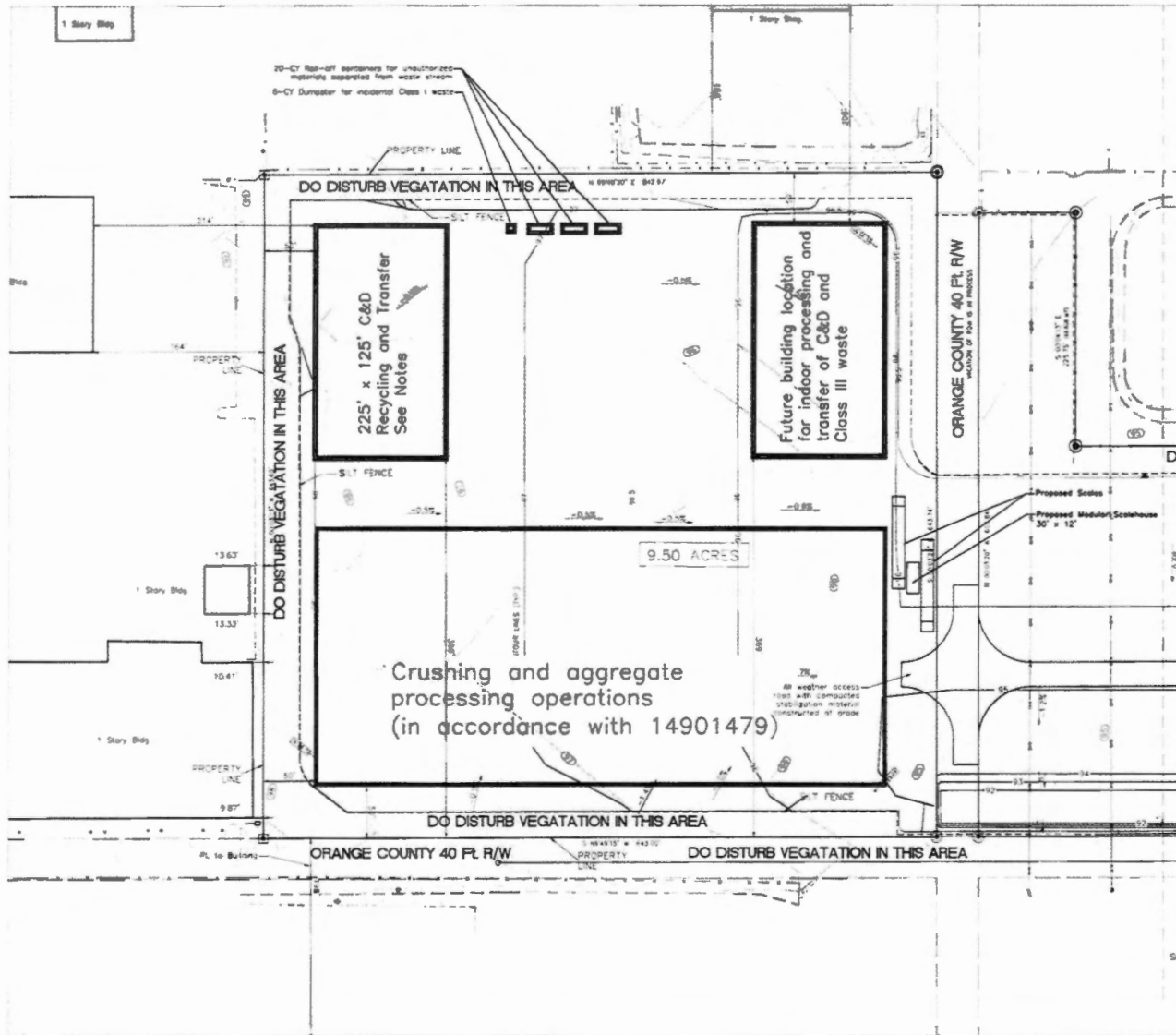
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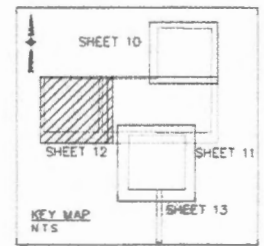
- LEGEND:**
- EXISTING EDGE OF PAVEMENT
 - EXISTING FENCE
 - EXISTING OVERHEAD POWER LINES
 - PROPERTY BOUNDARY
 - SETBACK
 - SHALE
 - SILT FENCE
 - VEGETATION BUFFER
 - HP HIGH POINT
 - ME WITHEED END SECTION DRAINAGE STRUCTURE
 - R1-1-a "STOP" SIGN
 - HC-A "HANDICAP" SIGN
 - TR TRAFFIC FLOW DIRECTION
 - CONC CONCRETE
 - TOP TOP OF WALL
 - TOP TOP OF PAVEMENT
 - LF LINEAR FEET
 - M.E.G. MATCH EXISTING GRADE
 - ME5 WITHEED END SECTION
 - HW HWY
 - RCP REINFORCED CONCRETE PIPE DRAINAGE FLOW DIRECTION
 - B# BUILDING NUMBER
 - P# PARKING COUNT
 - R10 CURB RADIUS
 - TYP TYPICAL



NOTE:
 1. Access drives to the various material piles shall be improved as compacted earth, and will vary as the material piles are located.
 2. A 25' and 45' drainage easement shall be provided from D1 to D7, with 25' over the 2-42" RCP's and 45' over the conveyance ditch.



- LEGEND**
- EXISTING EDGE OF PAVEMENT
 - EXISTING FENCE
 - EXISTING OVERHEAD POWER LINES
 - PROPERTY BOUNDARY
 - SETBACK
 - SWALE
 - SILT FENCE
 - VEGETATION BUFFER
 - HIGH POINT
 - MITERED END SECTION
 - DRAINAGE STRUCTURE
 - STOP SIGN
 - HANDICAP SIGN
 - TRAFFIC FLOW DIRECTION
 - CONC. CONCRETE
 - TOP OF WALL
 - TOP OF PAVEMENT
 - LF LINEAR FEET
 - M.E.G. MATCH EXISTING GRADE
 - M.E.S. MITERED END SECTION
 - RW RIVERET
 - RCP REINFORCED CONCRETE PIPE
 - DRAINAGE FLOW DIRECTION
 - BUILDING NUMBER
 - PARKING COUNT
 - CURB RADIUS
 - TYP. TYPICAL



Advantage
 ADVANTAGE ENGINEERING, INC.
 2014 FLATIRON LOOP, #102
 WESLEY CHAPEL, FLORIDA 33647
 CERT. OF AUTH. 0605
 813.975.9638
 Computer Aided Design/Plotting, LLC
 A Tech Tech Company
 201 E New Street, Suite 100
 Orlando, Florida 32801
 Engineering Business #7251
 number 1, Total #1
 Florida Registration #68932

CLIENT
 ANGELO'S RECYCLED MATERIALS
 41111 ENTERPRISE ROAD
 DADE CITY, FLORIDA 33529
 PHONE 813-222-2344

ANGELO'S RECYCLING MATERIAL STORAGE
 500 WEST LANDSTREET
 ORANGE COUNTY, FLORIDA

FINAL DESIGN

CARL H. BROWN
 P.E. REGISTERED ARCHITECT
 AE PROJ NO. 1217
 DRAWN / DESIGNED BY: CHB
 CHECKED BY: BHA
 DATE: 07/28/15
 REVISIONS: DATE

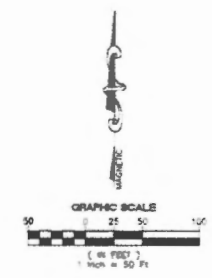
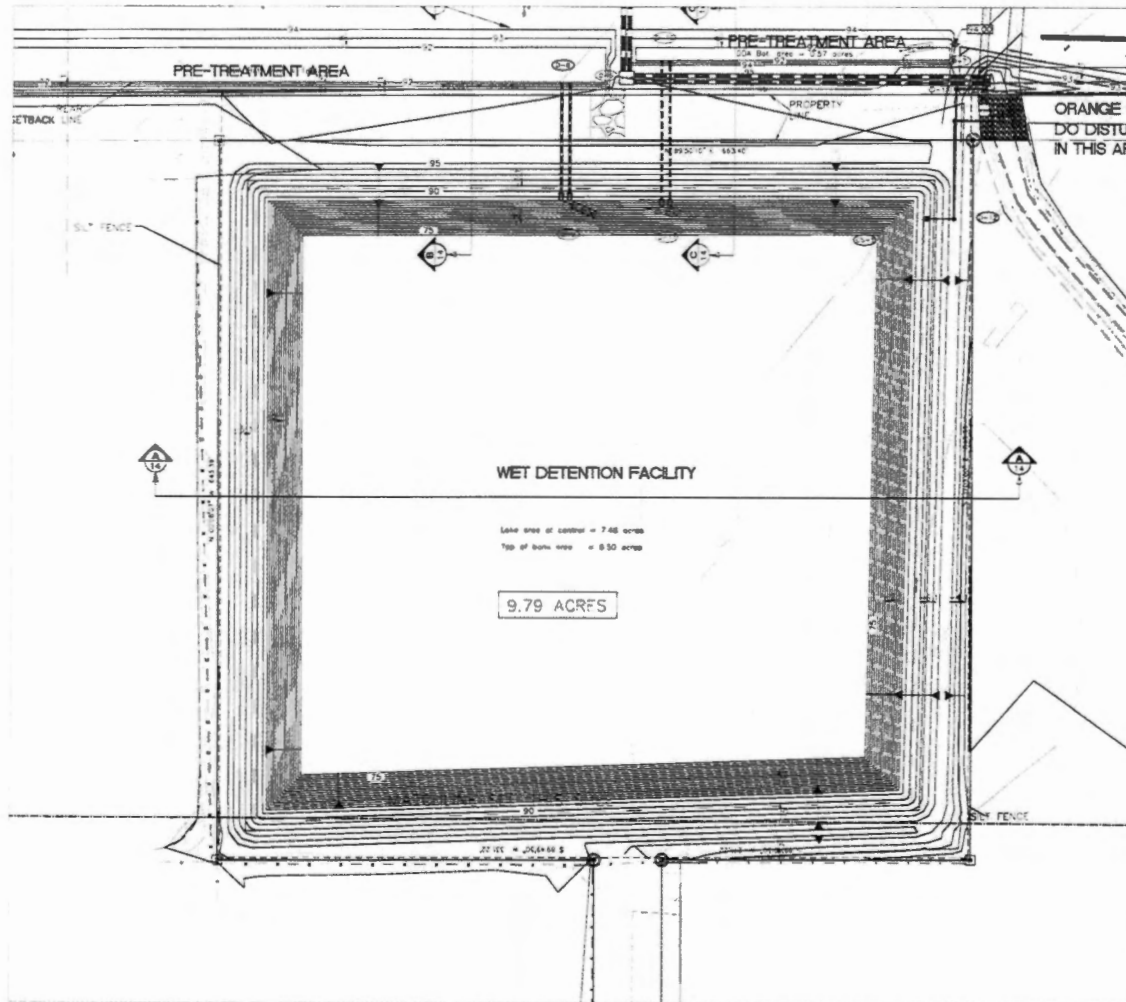
KEY PLAN

NOT VALID WITHOUT THE SIGNATURE AND REGISTERED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER

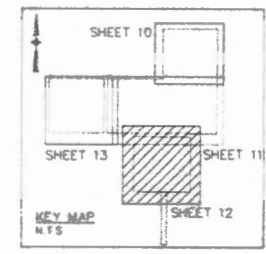
SHEET TITLE
 PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER

SHT NO 13



- LEGEND**
- EXISTING EDGE OF PAVEMENT
 - EXISTING FENCE
 - EXISTING OVERHEAD POWER LINES
 - PROPERTY BOUNDARY
 - SETBACK
 - SWALE
 - SILT FENCE
 - VEGETATION BUFFER
 - HP HIGH POINT
 - ▣ MITERED END SECTION
 - ▣ DRAINAGE STRUCTURE
 - R1-1A "STOP" SIGN
 - HC "HANDICAP" SIGN
 - ↔ TRAFFIC FLOW DIRECTION
 - CONC CONCRETE
 - TOW TOP OF WALL
 - TOP TOP OF PAVEMENT
 - LF LINEAR FEET
 - M.E.G MATCH EXISTING GRADE
 - M.E.S MITERED END SECTION
 - INV INVERT
 - RCPP REINFORCED CONCRETE PIPE
 - ↔ DRAINAGE FLOW DIRECTION
 - Ⓜ BUILDING NUMBER
 - Ⓟ PARKING COUNT
 - R10 CURB RADIUS
 - TYP TYPICAL



Advantage
Engineering, Inc.
ADVANTAGE ENGINEERING, INC.
3814 PLATON LOOP, #102
WESLEY CHAPEL, FLORIDA 33647
CERT. OF AUTH. 8805
813 975-8659

CLIENT:
ANGELO'S RECYCLED
MATERIALS
11111 ENTERPRISE ROAD
DADE CITY, FLORIDA 33625
PHONE 813-222-9244

**ANGELO'S RECYCLING
MATERIAL STORAGE**

500 WEST LANDSTREET
ORANGE COUNTY,
FLORIDA

**FINAL
DESIGN**

CARL AL BRENN
P.L. No. 12834-0004
A/E PROJ. NO. 121212
DRAWN / DESIGNED BY CH
CHECKED BY BAA
DATE 08/08/15
REVISIONS DATE

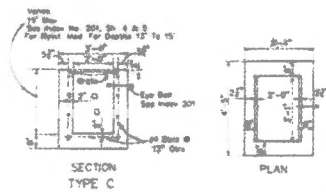
KEY PLAN

NOT VALID WITHOUT THE SIGNATURE
AND SEAL OF A LICENSED PROFESSIONAL ENGINEER

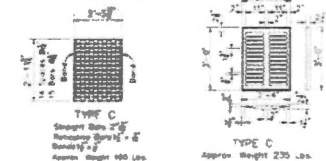
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PAVING, GRADING
& P. PLAN

SHEET NUMBER

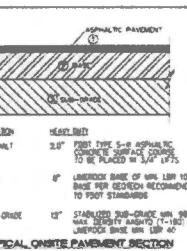
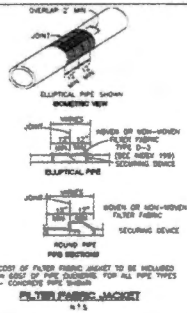
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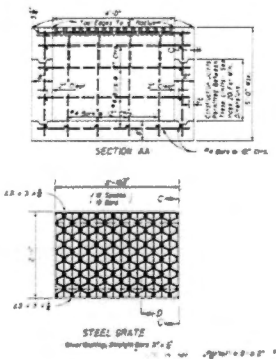
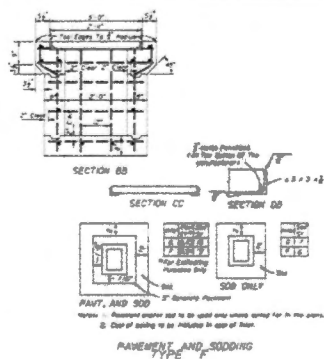
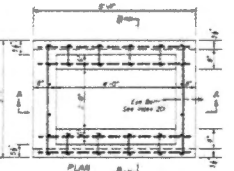
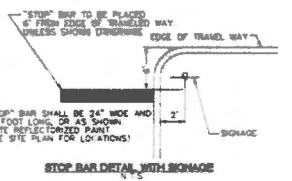
Recommended Maximum Pipe Size
24" max-24" Pipe



TYPE 'C' INLET
E.D.O.T. INDEX No. 232
N.T.S.

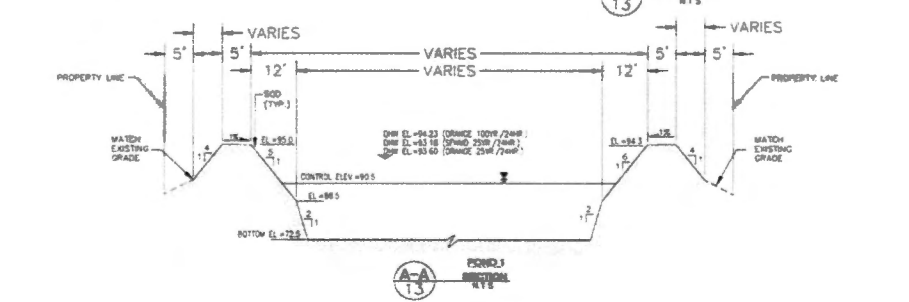
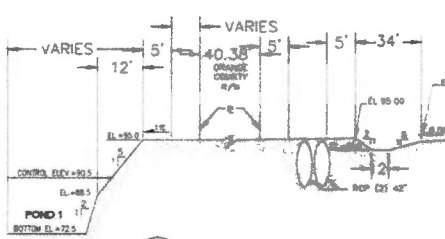
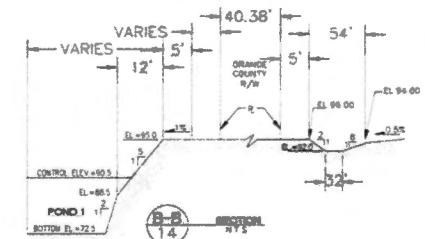
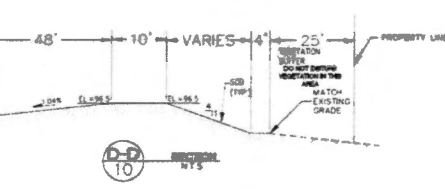
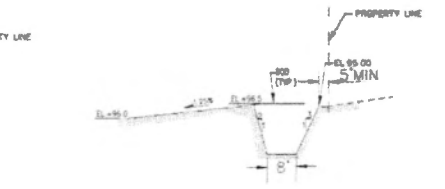
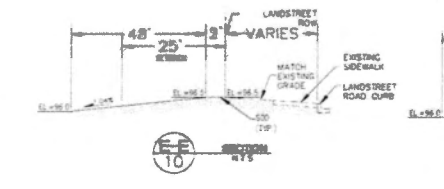
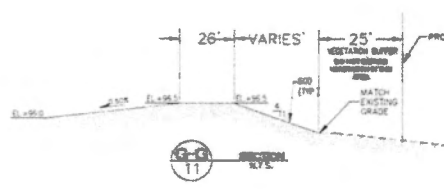


- DESCRIPTION**
- ① ASPHALT 2" FIRST TYPE 5-B ASPHALT TO BE PLACED IN 2" LIFTS
 - ② BASE 4" UNBLENDED BASE OF MRS. 100 OR CRUSHED BASE PER GEOTECH RECOMMENDATION COMPACTED TO FOOT STAIRWAYS
 - ③ SUB-GRADE 12" STABILIZED SUB-GRADE OR 6% MAX. MOISTURE RATIO (7-10) UNBLENDED BASE OR 12" 4"
- TYPICAL ON-SITE PAVEMENT SECTION**



STEEL GRATE
Standard Grating, 24" x 24" x 1/2"

PAVEMENT AND SODDING
TYPE F



NOTE: TOP OF BARR ON EACH SIDE OF POND SHALL BE 24" AT EL. 84.3 TO PROVIDE FLOODING RISE FROM 8500' OVER.

Advantage
ENGINEERING, INC.
ADVANTAGE ENGINEERING, INC.
3014 FLATION LOOP, #102
WESLEY CHAPEL, FLORIDA 33647
CERT. OF AUTH. 8808
813.875.8028

CLIENT:
ANGELO'S RECYCLED MATERIALS
41111 ENTERPRISE ROAD
ORANGE CITY, FLORIDA 32825
PHONE 813-222-2264

ANGELO'S RECYCLING MATERIAL STORAGE
500 WEST LANDSTREET
ORANGE COUNTY, FLORIDA

FINAL DESIGN

CARL H. IRWIN
P.L. PE REG 42604
AE PROJ NO 12/212
DRAWN / DESIGNED BY CH
CHECKED BY BAA
DATE 05/18/15
REVISIONS DATE

GRID PLAN

NOT VALID WITHOUT THE SIGNATURE AND INDEPENDENT SEAL OF A LICENSED PROFESSIONAL ENGINEER.

SHEET TITLE

GRADING & DRAINAGE DETAILS

SHEET NUMBER

SHT NO 15

CLIENT:
ANGELO'S RECYCLED MATERIALS
81111 ENTERPRISE ROAD
DADE CITY, FLORIDA 33525
PHONE 813-222-2264

ANGELO'S RECYCLING MATERIAL STORAGE
500 WEST LANDSTREET
ORANGE COUNTY, FLORIDA

FINAL DESIGN

CARL H. IRWIN
FL. PE REG. #2804
AE: PROJ. NO. 121212
DRAWN / DESIGNED BY: CH
CHECKED BY: BAA
DATE: 05/18/15
REVISIONS: DATE

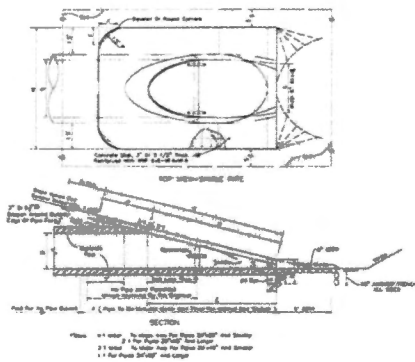
REV. PLAN

NOT VALID WITHOUT THE SIGNATURE AND INSEAL SEAL OF A LICENSED REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE
GRADING & DRAINAGE DETAILS

SHEET NUMBER

SHT NO 16



DIMENSIONS & QUANTITIES												
Step	Step	A	B	C	D	E	F	G	W			
	S								Single	Double	Triple	Quadruple
									Pipe	Pipe	Pipe	Pipe
12'	15'	12'-0"	2.97	1.82	3.79	1.26	4	1.50	14.92	2.72	10.94	12.42
12'	15'	12'-0"	1.00	1.00	1.00	1.00	5	1.50	15.36	3.75	12.94	13.76
12'	15'	12'-0"	2.11	2.24	2.03	1.27	5	2.27	6.04	10.04	14.04	18.04
12'	15'	12'-0"	2.80	2.80	2.80	1.50	5	2.80	18.75	11.25	16.25	21.25
12'	15'	12'-0"	2.24	1.79	1.13	1.27	5	2.11	7.50	15.42	19.20	25.20
12'	15'	12'-0"	2.24	1.94	1.13	1.27	5	2.11	18.82	18.72	24.58	32.42
12'	15'	12'-0"	2.82	1.79	1.00	1.27	10	4.58	13.57	18.24	23.26	30.45
12'	15'	12'-0"	2.71	1.23	1.04	1.27	11	4.29	10.42	20.31	30.23	40.17
12'	15'	12'-0"	2.80	1.80	1.00	1.27	12	4.77	11.88	21.75	31.62	41.50
12'	15'	12'-0"	2.80	10.18	13.09	1.27	13	5.00	11.82	23.50	35.17	46.82
12'	15'	12'-0"	2.88	3.00	3.00	1.27	5	1.50	14.92	2.72	10.94	12.42
12'	15'	12'-0"	1.44	1.47	1.47	1.27	5	1.50	15.36	3.75	12.94	13.76
12'	15'	12'-0"	2.82	1.94	1.13	1.27	5	2.27	6.04	10.04	14.04	18.04
12'	15'	12'-0"	2.79	2.79	2.79	1.27	5	2.79	18.75	11.25	16.25	21.25
12'	15'	12'-0"	2.00	1.80	1.13	1.27	12	3.18	15.42	19.20	25.20	32.42
12'	15'	12'-0"	2.00	1.80	1.13	1.27	12	3.18	18.82	18.72	24.58	32.42
12'	15'	12'-0"	2.80	1.79	1.00	1.27	15	5.58	13.57	18.24	23.26	30.45
12'	15'	12'-0"	2.71	1.23	1.04	1.27	16	4.59	10.42	20.31	30.23	40.17
12'	15'	12'-0"	2.80	1.80	1.00	1.27	17	4.77	11.88	21.75	31.62	41.50
12'	15'	12'-0"	2.80	10.18	13.09	1.27	17	5.00	11.82	23.50	35.17	46.82

MITERED END SECTION DETAIL
N.T.S.

Exhibit "E"

FORM OF DRAINAGE EASEMENT

[See attached 3 pages]

FORM OF DRAINAGE EASEMENT

This instrument prepared by and return to:
Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
P.O. Box 1393
Orlando, Florida 32801

THIS IS A DONATION
Project: Angelos Recycled Materials (DP-18-04-120)

DRAINAGE EASEMENT

THIS INDENTURE, made as of the date signed below, between Iafrate Rockwood, LLC, a Michigan limited liability company, whose address is 512 East 11 Mile Road, Royal Oak, Michigan 48067, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a non-exclusive easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number: a portion of 02-24-29-8220-00-070

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit

others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

GRANTEE may at any time increase its use of the easement, change the location of ditches, pipes, or other facilities within the boundaries of the easement, or modify the size of existing ditches, pipes, or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

[Signatures on following page]

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

WITNESSES:

“OWNER”

IAFRATE ROCKWOOD, LLC, a Michigan Limited liability company

NOT FOR SIGNATURE

By: _____

Print Name: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 20____, by _____ as _____, of Iaftrate Rockwood, LLC, a Michigan limited liability company, on behalf of the company. He/She is personally known to me or • has produced _____ as identification.

(NOTARY SEAL)

NOT FOR SIGNATURE

Notary Public

Printed Name

My Commission Expires _____

Exhibit "F"

FORM OF PARTIAL RELEASE OF EASEMENT

[See attached 3 pages]

FORM OF PARTIAL RELEASE OF EASEMENT

Prepared by and return to:

Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida.
P. O. Box 1393
Orlando, FL 32802-1393

Parcel I.D. No.: 02-24-29-8220-00-070
Project: Angelos Recycled Materials (DP-18-04-120)

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT (“Release”) is executed as the _____ day of _____, 2023 by Orange County, a charter county and political subdivision of the State of Florida, whose address is c/o Orange County Administrator, Post Office Box 1393, Orlando, Florida 32802-1393 (“County”).

RECITALS

WHEREAS, Owner is the fee owner of certain land located on the south side of 500 West Landstreet Road, Orlando, Florida Orange County, lying west of Parkers Landing and east of Bachman Road as more particularly more particularly described in the attached **Exhibit “A” (the “Property”)**; and; and

WHEREAS, in accordance with that certain Order of Taking, as to Parcel 8012, recorded on November 27, 2001, in Official Records Book 6398, Page 2183, Stipulated Final Judgment as to Parcel 8012, recorded on September 12, 2005 in Official Records Book 8185, Page 356, and Stipulated Order of Taking as to Parcel 8012A, recorded April 6, 2005, in Official Records Book 7906, Page 2685, and Stipulated Final Judgment as to Parcel 8012A, recorded January 3, 2008, in Official Records Book 9551, Page 3855, all of Public Records of Orange County, Florida (collectively, the “Orders of Taking”) the County acquired certain permanent drainage easements, including those more particularly described in the attached **Exhibit “B”** (“County Parcels 8012 and 8012A”); and

WHEREAS, County and Owner entered into that certain Land Exchange Agreement dated effective _____ and recorded on _____ in Official Records Book _____ at Pages _____ of the Public Records of Orange County, Florida, (the "Land Exchange Agreement") setting forth the terms and conditions for a land exchange whereby County will release the County Parcels 8012 and 8012A and Owner will convey to County a non-exclusive permanent drainage easement in, upon, over, through, and across certain real property more specifically defined in the Land Exchange Agreement ("Drainage Easement"); and

WHEREAS, County has accepted the Drainage Easement and now agrees to release County Parcels 8012 and 8012A in accordance with the terms hereof and the Land Exchange Agreement.

NOW, THEREFORE, WITNESSETH, that County, for and in consideration of One and No/100 Dollar (\$1.00) and of other good and valuable considerations, receipt of which is hereby acknowledged, has released and discharged and by these presents does release and discharge all of the right, title, interest, claim and demand which said County has under and by virtue of the above-described in and to County Parcels 8012 and 8012A as depicted and described within the attached Exhibit "A," incorporated herein by reference.

Provided, always, nevertheless, that nothing herein contained shall in anyway or manner impair, alter or diminish the rights, purpose, effect, encumbrance or provisions of the Orders of Taking on that portion of the remaining lands described in the Orders of Taking and not hereby being released therefrom.

[SIGNATURE PAGE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, County has caused this Release to be signed in its name by its proper representative on the date set forth below.

“COUNTY”
ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

NOT FOR SIGNATURE

By: _____
Jerry L. Demings,
Orange County Mayor

Date: _____

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

NOT FOR SIGNATURE

By: _____
Deputy Clerk

Printed Name: _____

AUG 22 2023

Parcel I.D. No.: 02-24-29-8220-00-070
Project: Angelos Recycled Materials (DP-18-04-120)

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT (“Release”) is executed as the _____ day of _____, 2023 by Orange County, a charter county and political subdivision of the State of Florida, whose address is Post Office Box 1393, Orlando, Florida 32802-1393 (“County”).

RECITALS

WHEREAS, Owner is the fee owner of certain land located on the south side of 500 West Landstreet Road, Orlando, Florida Orange County, lying west of Parkers Landing and east of Bachman Road as more particularly more particularly described in the attached **Exhibit “A”** (the **“Property”**); and;

WHEREAS, in accordance with that certain Order of Taking, as to Parcel 8012, recorded on November 27, 2001, in Official Records Book 6398, Page 2183, Stipulated Final Judgment as to Parcel 8012, recorded on September 12, 2005 in Official Records Book 8185, Page 356, and Stipulated Order of Taking as to Parcel 8012A, recorded April 6, 2005, in Official Records Book 7906, Page 2685, and Stipulated Final Judgment as to Parcel 8012A, recorded January 3, 2008, in Official Records Book 9551, Page 3855, all of Public Records of Orange County, Florida (collectively, the **“Orders of Taking”**) the County acquired certain permanent drainage easements, including those more particularly described in the attached **Exhibit “B”** (**“County Parcels 8012 and 8012A”**); and

WHEREAS, County and Owner entered into that certain Land Exchange Agreement dated effective _____ and recorded on _____ in Official Records as Document No. _____ of the Public Records of Orange County, Florida, (the **“Land Exchange Agreement”**) setting forth the terms and conditions for a land exchange whereby County will release the County Parcels 8012 and 8012A and Owner will convey to County a non-exclusive permanent drainage easement in, upon, over, through, and across certain real property more specifically defined in the Land Exchange Agreement (**“Drainage Easement”**); and

WHEREAS, County has accepted the Drainage Easement and now agrees to release County Parcels 8012 and 8012A in accordance with the terms hereof and the Land Exchange Agreement.

NOW, THEREFORE, WITNESSETH, that County, for and in consideration of One and No/100 Dollar (\$1.00) and of other good and valuable considerations, receipt of which is hereby acknowledged, has released and discharged and by these presents does release and discharge all of the right, title, interest, claim and demand which said County has under and by virtue of the above-described in and to County Parcels 8012 and 8012A as depicted and described within the attached Exhibit "A," incorporated herein by reference.

Provided, always, nevertheless, that nothing herein contained shall in anyway or manner impair, alter or diminish the rights, purpose, effect, encumbrance or provisions of the Orders of Taking on that portion of the remaining lands described in the Orders of Taking and not hereby being released therefrom.

[SIGNATURE PAGE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, County has caused this Release to be signed in its name by its proper representative on the date set forth below.



"COUNTY"
ORANGE COUNTY, FLORIDA
By: Board of County Commissioners
By: *Jerry L. Demings*
Jerry L. Demings,
Orange County Mayor

Date: *22 August 2023*

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Craig Stopysa*
for Deputy Clerk

Printed Name: *Craig Stopysa*

Prepared by and return to:

Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida.
P. O. Box 1393
Orlando, Florida 32802-1393

EXHIBIT "A"

PROPERTY

DESCRIPTION:

LOTS 7 AND 8, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:

1: THE NORTH 10 FEET OF SAID LOTS 7 AND 8

2: THE EAST 5 FEET OF SAID LOT 8

3: THAT PART OF SAID LOTS 7 AND 8 TAKEN BY ORDER OF TAKING RECORDED NOVEMBER 27, 2001, IN BOOK 6398, PAGE 2183, DESCRIBED AS FOLLOWS:

THE SOUTH 10.514 METERS (34.49 FEET) OF THE NORTH 13.561 METERS (44.49 FEET) OF LOTS 7 AND 8, SPHALER'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "F", PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION LYING IN THE EAST 1.524 METERS (5.00 FEET) OF SAID LOT 8, PER THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 6013, PAGE 738, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 25, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE EAST 5 FEET OF SAID LOT 25.

LOT 26, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 27, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:

1: THAT PART OF LOT 27 TAKEN BY ORDER OF TAKING RECORDED NOVEMBER 27, 2001, IN BOOK 6398, PAGE 2183 DESCRIBED AS FOLLOWS:

THE NORTH 45.000 METERS (147.64 FEET) OF LOT 27, SPHALER'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

2: THAT PART OF LOT 27 TAKEN BY ORDER OF TAKING RECORDED APRIL 6, 2005, IN BOOK 7906, PAGE 2685, DESCRIBED AS FOLLOWS:

THE SOUTH 36.000 METERS (118.11 FEET) OF THE NORTH 81.000 METERS (265.75 FEET) OF LOT 27, SPHALER'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 28, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:

THAT PART OF LOT 28 TAKEN BY ORDER OF TAKING RECORDED APRIL 6, 2005, IN BOOK 7906, PAGE 2685, DESCRIBED AS FOLLOWS:

THE NORTH 81.000 METERS (265.75 FEET) OF LOT 28, LESS AND EXCEPT THE WEST 27.960 METERS (91.73 FEET) OF THE SOUTH 68.808 METERS (225.75 FEET) OF SAID LOT 28, SPHALER'S ADDITION TO PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOTS 29, 30, 38 AND 39, SPHALER'S ADDITION TO PROSPER COLONY AS RECORDED IN PLAT BOOK F, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE WEST 60 FEET OF LOT 7, PLAN OF BLOCK H PROSPER COLONY, AS RECORDED IN PLAT BOOK D, PAGE 102, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF SAID LOT 7.

[THE REST OF THE PAGE IS INTENTIONALLY LEFT BLANK]

EXHIBIT "B"

COUNTY PARCELS 8012 AND 8012A

8012

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2627, PAGE 1208, OFFICIAL RECORDS BOOK 2627, PAGE 1217; OFFICIAL RECORDS BOOK 2697, PAGE 1209; OFFICIAL RECORDS BOOK 4938, PAGE 3717; OFFICIAL RECORDS BOOK 4853, PAGE 1105, AS CORRECTED IN OFFICIAL RECORDS BOOK 4943, PAGE 3, ALL RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89° 50' 25" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 3.061 METERS (10.04 FEET) TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 8, SPAHLER'S ADDITION TO PROSPER COLONY, AS RECORDED IN PLAT BOOK "F", PAGE 94, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00° 03' 02" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID EAST LOT LINE, 19.658 METERS (64.49 FEET); THENCE RUN SOUTH 89° 50' 25" WEST, 124.275 METERS (407.72 FEET), TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00° 09' 35" EAST, 3.600 METERS (11.81 FEET) THENCE RUN SOUTH 89° 50' 25" WEST, 15.700 METERS (51.51 FEET); THENCE RUN NORTH 00° 09' 35" WEST, 3.600 METERS (11.81 FEET); THENCE RUN NORTH 89° 50' 25" EAST, 15.700 METERS (51.51 FEET) TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89° 50' 25" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 3.061 METERS (10.04 FEET) TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 8, SPAHLER'S ADDITION TO PROSPER COLONY, AS RECORDED IN PLAT BOOK "F", PAGE 94 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00° 03' 02" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID EAST LOT LINE, 19.658 METERS (64.49 FEET); THENCE RUN SOUTH 89° 50' 25" WEST, 196.034 METERS (643.15) FEET TO THE WEST LINE OF LOT 7 OF SAID PLAT; THENCE RUN SOUTH 00° 03' 38" EAST, ALONG SAID WEST LINE OF LOT 7 AND THE WEST LINE OF LOT 26 OF SAID PLAT, 201.115 METERS (659.82 FEET) TO THE POINT OF BEGINNING; THENCE RUN NORTH 89° 56' 22" EAST, 106.735 METERS (350.18 FEET); THENCE RUN SOUTH 00° 03' 38" EAST, 9.000 METERS (29.53 FEET); THENCE RUN SOUTH 89° 56' 22" WEST, 106.735 METERS (350.18 FEET) TO SAID WEST LINE OF LOT 26; THENCE RUN NORTH 00° 03' 38" WEST, ALONG SAID WEST LINE, 9.000 METERS (29.53 FEET) TO THE POINT OF BEGINNING.

8012A

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2627, PAGE 1208; OFFICIAL RECORDS BOOK 2627, PAGE 1217; OFFICIAL RECORDS BOOK 2627, PAGE 1209; OFFICIAL RECORDS BOOK 4938, PAGE 3717; OFFICIAL RECORDS BOOK 4853, PAGE 1105, AS CORRECTED BY OFFICIAL RECORDS BOOK 4943, PAGE 3; OFFICIAL RECORDS BOOK 2627, PAGE 1207; OFFICIAL RECORDS BOOK 5748, PAGE 414; OFFICIAL RECORDS BOOK 5748, PAGE 416, AND OFFICIAL RECORDS BOOK 2619, PAGE 1479, ALL RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89° 50' 25" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 3.061 METERS (10.04 FEET) TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 8, SPHALER'S ADDITION TO PROSPER COLONY, AS RECORDED IN PLAT BOOK F, PAGE 94 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00° 03' 02" EAST, ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT 8, A DISTANCE OF 19.658 METERS (64.49 FEET) TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF LANDSTREET ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6398, PAGE 2183, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89° 50' 25" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 196.034 METERS (643.15 FEET) TO THE WEST LINE OF LOT 7 OF THE AFORESAID SPHALER'S ADDITION TO PROSPER COLONY; THENCE RUN SOUTH 00° 03' 38" EAST, ALONG SAID WEST LINE OF LOT 7 AND THE WEST LINE OF LOT 26 OF SAID PLAT, 201.115 METERS (659.82 FEET) TO A POINT LYING ON THE NORTHERLY LINE OF "PARCEL 8012", AS DESCRIBED IN OFFICIAL RECORDS BOOK 6398, PAGE 2183, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89° 56' 22" EAST, ALONG THE NORTH LINE OF SAID "PARCEL 8012", A DISTANCE OF 106.735 METERS (350.18 FEET) TO THE NORTHEAST CORNER OF SAID "PARCEL 8012" AND THE POINT OF BEGINNING; THENCE RUN NORTH 89° 56' 22" EAST, 16.087 METERS (52.78 FEET); THENCE RUN SOUTH 00° 03' 38" EAST, 9.00 METERS (29.53 FEET); THENCE RUN SOUTH 89° 56' 22" WEST, 16.087 METERS (52.78 FEET) TO THE SOUTHEAST CORNER OF SAID "PARCEL 8012"; THENCE RUN NORTH 00° 03' 38" WEST, ALONG THE EAST LINE OF SAID "PARCEL 8012", A DISTANCE OF 9.00 METERS (29.53 FEET) TO THE POINT OF BEGINNING.

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