

ADVENTHEALTH KELLY PARK OSED MASTER PLAN

CITY OF APOPKA, FLORIDA

JULY 2, 2024

PARCEL #'s 18-20-28-0000-00-120
18-20-28-0000-00-107
18-20-28-0000-00-101



SITE

LEGAL DESCRIPTION:

PARCEL NO. 1:

BEGIN 30 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN EAST 452.5 FEET; RUN SOUTH 487.15 FEET; RUN WEST TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 488.77 FEET TO THE POINT OF BEGINNING, LESS ALL THAT PART LYING WITHIN THE RIGHT OF WAY OF PLYMOUTH (SORRENTO ROAD) ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL NO. 2:

BEGIN 30 FEET SOUTH AND 452.5 FEET EAST OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST; THENCE RUN EAST 100.00 FEET; THENCE RUN SOUTH 217.00 FEET; THENCE RUN WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 100 FEET; THENCE RUN NORTH 217.00 FEET TO THE POINT OF BEGINNING, LAND LYING AND BEING SITUATE IN ORANGE COUNTY, FLORIDA.

PARCEL NO. 3:

FROM A POINT THAT IS 30.0 FEET SOUTH AND 452.5 FEET EAST OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 217 FEET FOR A POINT OF BEGINNING; THENCE RUN EAST 100.0 FEET; THENCE RUN SOUTH 250.15 FEET; THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 250.08 FEET TO THE POINT OF BEGINNING, LAND LYING AND BEING SITUATE IN ORANGE COUNTY, FLORIDA.

CONTAINING 6.563 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

NOTES:

1. THIS PLAN IS SUBJECT TO FINAL SURVEY, ENVIRONMENTAL, GEOTECHNICAL, STORMWATER ENGINEERING EVALUATION AND AGENCY REVIEW.
2. ALL STRUCTURES AND SIGNAGE SHALL COMPLY WITH THE KELLY PARK INTERCHANGE FORM-BASED CODE, SECTION K.
3. WHERE FEASIBLE, EXISTING TREES SHALL BE PRESERVED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
4. LOCATION OF BUILDINGS AND UTILITIES WILL BE PROVIDED WITH FINAL MASTER PLAN.
5. THIS PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, WITH EACH RESPECTIVE PHASE DETERMINED AT FINAL DEVELOPMENT PLAN.

VICINITY MAP

PROJECT TEAM:

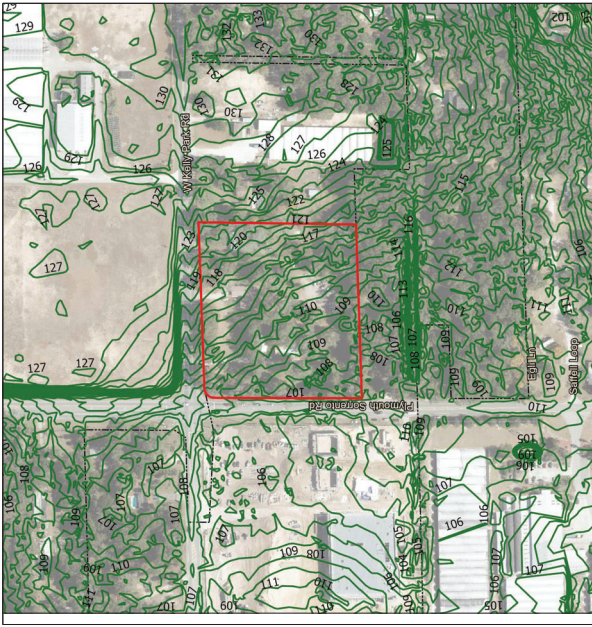
APPLICANT/PRIMARY CONTACT
ADVENTHEALTH
1919 NORTH ORANGE AVE, SUITE D
ORANGE, FL 32827
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PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 800
ORANGE, FL 32827
CONTACT: NATHAN MELCH ACP
PHONE: (888) 244-6599
EMAIL: NATHAN.MELCH@KIMLEY-HORN.COM

SHEET INDEX

LUP-01	COVER SHEET
LUP-02	EXISTING CONDITIONS
LUP-03	LAND USE PLAN
LUP-04	SURVEY

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 800, ORANGE, FL 32827
PHONE: 407-898-1311
WWW.KIMLEY-HORN.COM REGISTRY No. 696

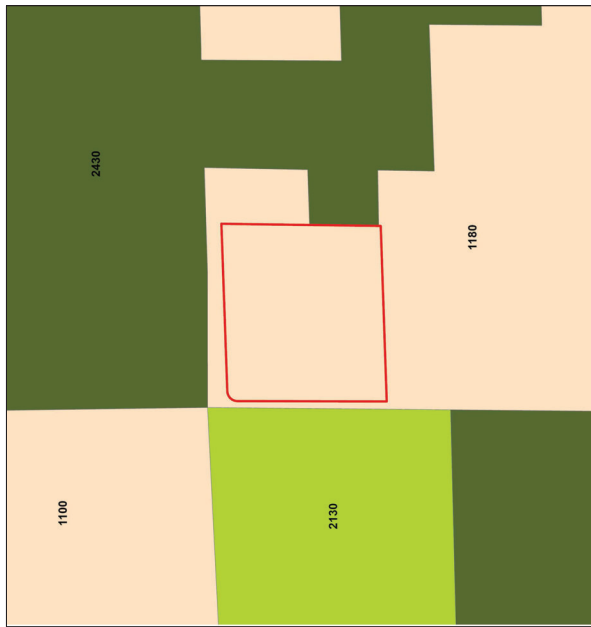


TOPOGRAPHY
 FROM US DNR COUNTY DEAR DATA
 1/1/2019

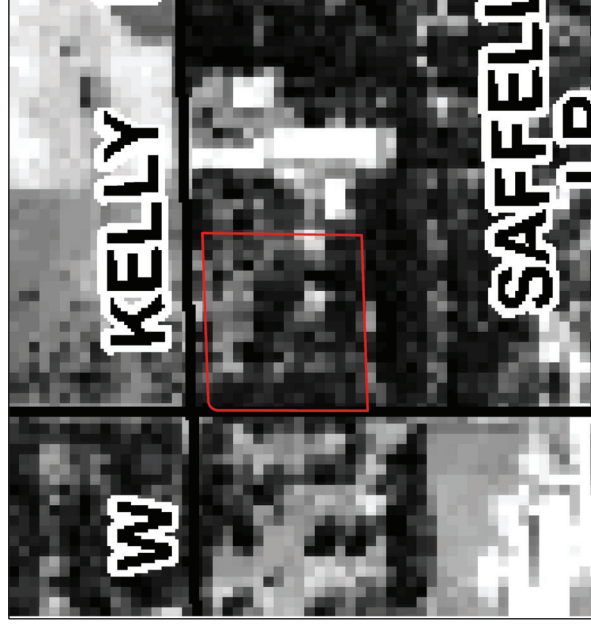


SOILS

4. SANDER FINE SAND, 0 TO 5 PERCENT SLOPES
 SOURCE:
 MDC



FLUCSS
 1180 - Residential Low Density
 2130 - Cropland and Pastureland
 2430 - Pastures and Vineyards
 8030 - Urban
 SOURCE: MDP PERFORMAL DATA



FLOOD ZONE

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
 NO FLOODPLAIN IS LOCATED ON THE SUBJECT PROPERTY.
 SINCE A NO BASE FLOOD ELEVATIONS DETERMINED
 ZONE A: BASE FLOOD ELEVATIONS DETERMINED
 SOURCE:
 MDC

