



**Planning and Zoning Commission
September 2, 2021
Council Chambers
6:30 PM**



- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Minutes of Previous Meeting
 1. Minutes of the July 29, 2021 Meeting of the Planning and Zoning Commission
- IV. Public Period
- V. Public Hearing
 1. Community Meetings
 2. Recommendations
 - A. Final Subdivision Plat 2021-02 1700 Fennell Street
 3. Decisions
- VI. Old Business
- VII. New Business
- VIII. Any Other Business the Board Deems Advisable
- IX. Adjournment

More than one member of the City Council may be present and speak at this meeting.

Notice: Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the meeting.

Appeals: Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such a person must provide a method for recording the proceedings

MEETING DATE		AGENDA
September 2, 2021		Section: Approval of Minutes of Previous Meeting
Department/Office : Community Development	AGENDA REPORT	Item #: 1.
Subject: Minutes of the July 29, 2021 Meeting of the Planning and Zoning Commission		
Requested Action or Motion: Approve the minutes of the July 29, 2021 Planning and Zoning Commission meeting.		
Summary Explanation & Background:		
Fiscal Impact: NA		
Exhibits: 1. P&Z July 29, 2021 Minutes draft		
Commission/Board: Planning and Zoning Commission		
Contact Person: Barrett Chaix 407-539-6213		
Reviewed by City Attorney NO		



**Planning and Zoning
Commission Minutes
July 29, 2021
Council Chambers
6:00 PM**



I. CALL TO ORDER

Chairman Holloway called the meeting to order at 6:01 P.M.

Present: 4- Chairman Keith Holloway, Vice-Chair Matthew Lamb, Commissioner Kathleen McIver, Commissioner Glen S. Jaffee.

Remote: 0-

Absent: 1- Commissioner Jamie Kay Bennett

Also present were Dan Matthys, Community Development Director; Barrett Chaix, Senior Planner and Drew Smith, City Attorney.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

A motion was made to approve the July 1, 2021, P&Z meeting minutes with a change to correct the spelling of the project engineer to Tuan Huynh (page 2 of 4).

RESULT: **Approved**

MOVER: **Vice-Chair Matthew Lamb**

SECONDER: **Commissioner Kathleen McIver**

AYES: **Jaffee, McIver, Lamb, Holloway**

NAYS: **None**

IV. PUBLIC PERIOD

Chairman Holloway opened the public hearing for anyone wishing to speak on non-agenda items. There being no one who wished to speak. Chairman Holloway closed the public comment period.

V. PUBLIC HEARING

1. PUBLIC HEARING

Community Meetings - None

2. PUBLIC HEARING

Recommendations - None

3. PUBLIC HEARING**A. DECISIONS**

Petition 2021-03 (SPR) 425 Sybelia Parkway North (Maitland Fitness)

Chairman Holloway asked if there was any ex-parte communication that needed to be disclosed from any Commissioners.

- Vice-Chair Lamb - received a call from Howard Schieferdecker supporting the project.
- Commissioner McIver - received calls from Howard Schieferdecker and Ed Hampton supporting the project.

Senior Planner Chaix introduced the item and gave a brief overview of the project history and changes made since the community meeting. Following Mr. Chaix's presentation, the applicant, Gary Jensen spoke on behalf of his request. Chairman Holloway asked if there were any questions from P&Z for Staff or the applicant.

Vice-Chair Lamb asked staff about the waivers and the approval authority of the waivers. Mr. Chaix explained the 4 requested waivers.

Chairman Holloway opened the public hearing. The following members of the public spoke:

- Ms. Michelle Rencoret (541 Minnehaha Road) was originally in opposition but is now in favor of the project. She would like the dumpster enclosures for rodent control and a stop sign at the exit to George Ave. Also, she questioned the hours of operation. Still does not want rooftop access.
- Mr. Ed Hampton (604 S. Lake Sybelia Drive) spoke in support of the project.
- Mr. Butch Charlan (201 W. Horatio) - spoke in favor of design and feels its superior.
- Mr. Ivan Valdes (Trust Lane) spoke in favor of the project and the idea of waivers.
- Mrs. Jo Ann Benti (1771 Chinook Trail) spoke in favor of the project.
- Mrs. Joeline Schieferdecker (606 Minnehaha Lane) spoke in favor of the project.
- Mr. Howard Schieferdecker (606 Minnehaha Lane) spoke in favor of the project and submitted petition signed by several in support.

Seeing no further public comment, Chairman Holloway closed the public hearing

and brought the case back to the Commission for questions, discussion, and a recommendation. After discussion, a recommendation was made to approve the site plan with waivers, subject to a condition that the applicant work with DRC to address the remaining technical details required for final DRC approval of the site plan. If any significant changes occur as a result of the remaining technical details, then Staff will bring the proposed site plan back to P&Z for further consideration.

RESULT:	Approved
MOVER:	Commissioner Glen S. Jaffee
SECONDER:	Vice-Chair Matthew Lamb
AYES:	Jaffee, Lamb, McIver, Holloway
NAYS:	None

VI. OLD BUSINESS

Mr. Chaix provided an update on the Land Development Code.

VII. NEW BUSINESS

Mr. Matthys informed the P&Z that ULI will be conducting a TAP study and will present their findings and recommendation to Council on Friday, September 17, 2021 at 12:30 in the Council chambers. The workshop is open to the public and P&Z is welcome to attend.

VIII. ANY OTHER BUSINESS THE BOARD DEEMS ADVISABLE

Mr. Matthys informed P&Z of the birth of Mr. and Mrs. Bennett's son Baker Lee Bennett.

IX. ADJOURNMENT

There being no further business to come before the Commission Chairman Holloway adjourned the meeting adjourned at 7:15 PM.

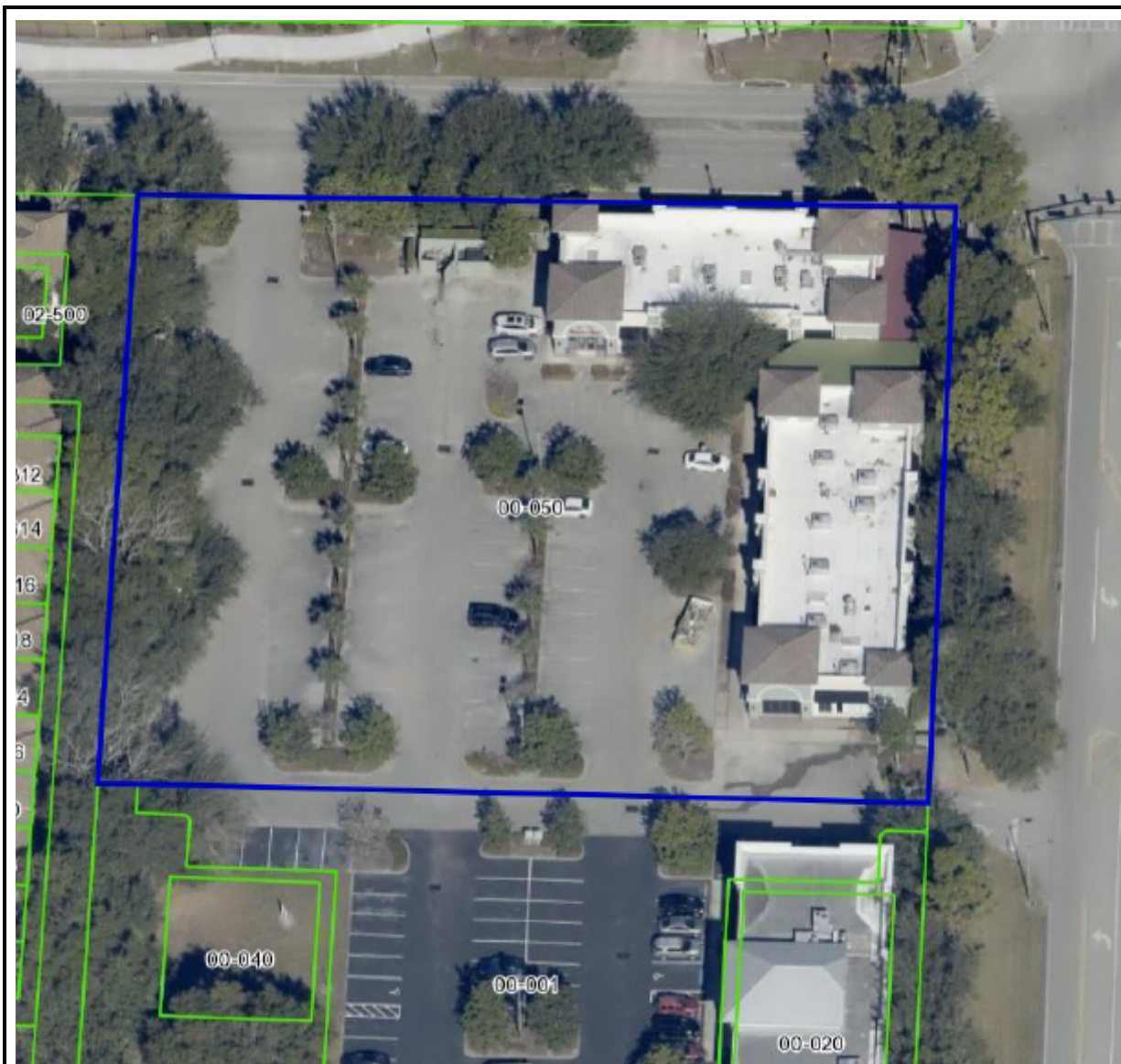
Chairperson

Date

Attest

Date

MEETING DATE		AGENDA
September 2, 2021		Section: Recommendations
Department/Office : Community Development	AGENDA REPORT	Item #: A.
Subject: Final Subdivision Plat 2021-02 1700 Fennell Street		
Requested Action or Motion: Following the public hearing, forward detailed instructions to the Development Review Committee regarding items to include in their findings and advance the item to City Council for final action.		
Summary Explanation & Background: The current property owner, Alec String, Bryce Foster Corp., 215 Rollingwood Trail, requests approval of a Final Subdivision Plat to subdivide Lot 5, of the Maitland Square Plat, to create one additional lot to be known as Lots 5-A and 5-B. The property is located within the OC, Office, Commercial district with a Future Land Use Designation of Employment Center, and is within the Keller Road Mixed Use Focus Area Special District overlay. The property is generally located at the southwest corner of Fennell Street and South Keller Road and consists of approximately 1.66 acres.		



Forward the item to DRC with any detailed conditions included, and direct the item to City Council with no additional P & Z review.

Fiscal Impact:

N/A

Exhibits:

1. Maitland Square Lot 5 Re-Plat
2. Maitland Square Plat

Commission/Board: Planning and Zoning Commission

Contact Person: Jacqueline Holt 407-539-6215

Reviewed by City Attorney

N/A

MAITLAND SQUARE LOT 5, A REPLAT

SHEET 1 OF 2

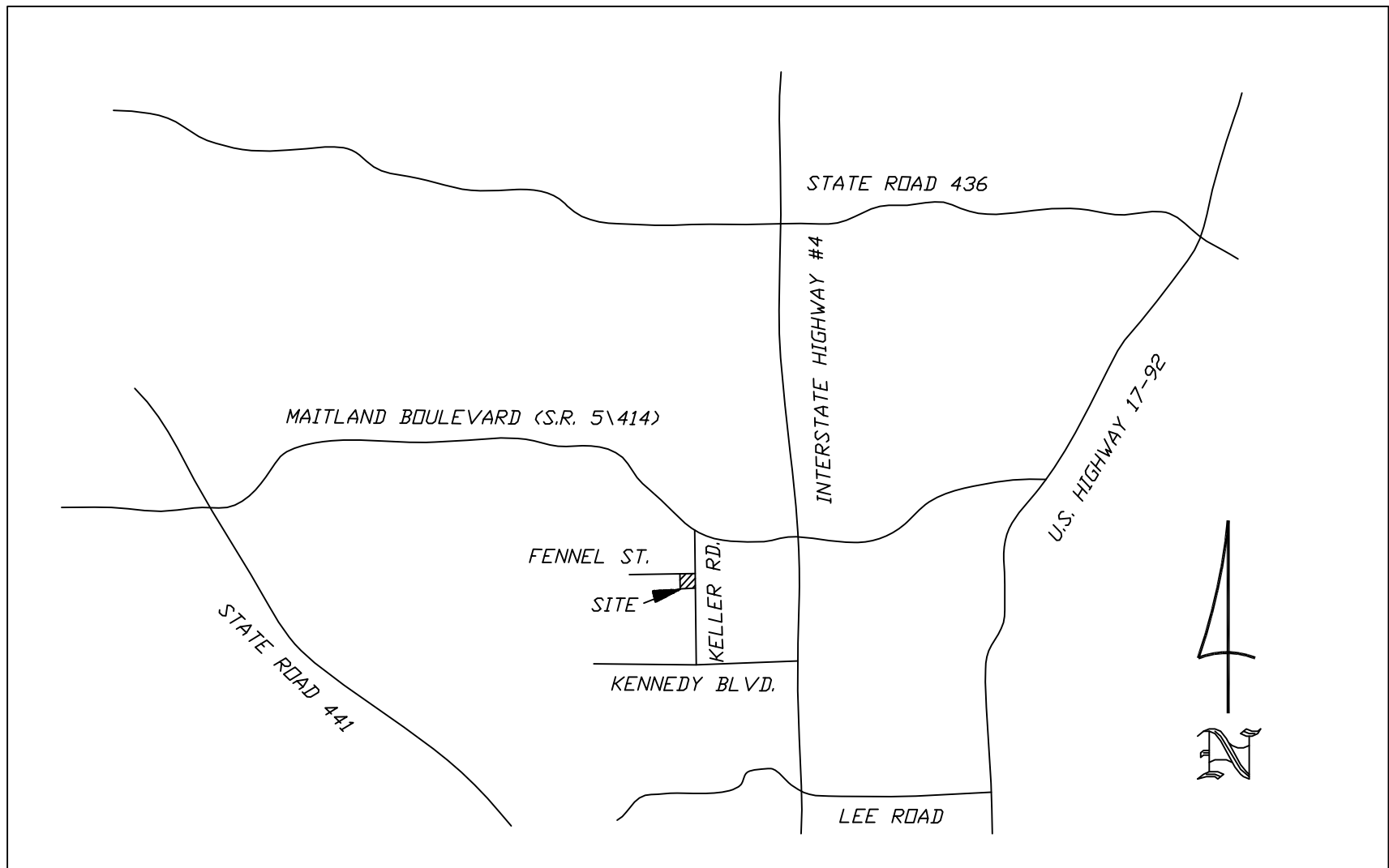
SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST ORANGE COUNTY, FLORIDA

BEING A MAITLAND SQUARE LOT 5, MAITLAND SQUARE, AS
RECORDED IN PLAT BOOK 65, PAGES 144 AND 145,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
DESCRIBED AS FOLLOWS:

ALL OF LOT 5, MAITLAND SQUARE, AS RECORDED IN PLAT BOOK 65, PAGES 144 AND 145, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE S.02°10'54"W., ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 261.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S.87°42'20"E., ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 276.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N.02°17'40"E., ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 263.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N.88°06'45"W., ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 276.57 FEET TO THE POINT OF BEGINNING. CONTAINING 1.665 ACRES, MORE OR LESS.

LEGEND

R/W = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
■ = SET 4"x4" CONCRETE MONUMENT PRM#4887
UNLESS NOTED OTHERWISE
C.C.R. = CERTIFIED CORNER RECORD
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
O.R.B. = OFFICIAL RECORDS BOOK



LOCATION MAP
SCALE 1" = 2000'

SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF LOT 5, MAITLAND CENTER CONCOURSE SOUTH, AS BEING N.88°06'45"W., AN ASSUMED MERIDIAN.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- The lands shown hereon are subject to the terms, conditions, restrictions, and easements set forth in that certain Declaration of Reciprocal Easements and Covenants dated _____, 2021, and recorded _____, 2021, as Instrument No. _____, in the Public Records of Orange County, Florida (the "Declaration of Reciprocal Easements.") The Canopy Easement depicted hereon is created by virtue of the Declaration of Reciprocal Easements, as it may be amended or modified from time to time, or terminated, according to the terms of the Declaration of Reciprocal Easements, and is shown for informational purposes only. The depiction of the Canopy Easement hereon shall not serve to create, impose, modify, or reimpose the same.
- NO PORTION OF THIS PLAT IS BEING DEDICATED TO THE PUBLIC.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MCMAHON SURVEYING AND
GEOMATICS, INC.
119 WEST PLYMOUTH AVENUE
DELAND, FLORIDA 32720
LB#8285
PHONE 407-328-7201

CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, That undersigned, being a licensed and registered surveyor and mapper does hereby certify that on 6/15/2021 he completed the survey of the lands shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted or subdivided, that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, and that said land is located in the City of Maitland, Orange County, Florida.

By: _____ Date: _____
THOMAS J. MCMAHON LS 4887
McMahon Surveying and Geomatics, Inc.
Certificate of Authorization LB 8285
119 West Plymouth Avenue
DeLand, FL 32720
Phone 407-328-7201

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I have reviewed this Plat and found it comply in form with the requirements in Chapter 177, Florida Statutes.

Date: _____ Signed: _____
Registration Number _____ Print Name: _____

PLAT BOOK:

PAGE:

MAITLAND SQUARE LOT 5, A REPLAT

DEDICATION

KNOW ALL BY THESE PRESENTS, That Bryce Foster Corporation, a Florida corporation, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

NOTWITHSTANDING the foregoing, an emergency access easement to the private storm drainage system over all drainage easements shown on this plat is hereby dedicated to the City of Maitland, Florida, a Florida municipal corporation (sometimes referred to herein as the "City"), for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted hereby does not impose any obligation, burden, responsibility, or liability upon the City to enter upon the subject property or to take any actions to repair or maintain the private portion of the drainage system. A non-exclusive easement through, over, under, and across all utility easements shown on this plat is hereby dedicated for use by all public utilities for the purpose of constructing, maintaining and replacing its or their respective facilities servicing the lands encompassed by this plat, provided that, upon the completion of any such activities, the public utility provider shall restore any improvements or landscaping disturbed by such activities to the condition existing prior to such activities.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____

By: _____
Alexander E. String, President
Printed Name

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this the ____ day of _____, 20____, by _____ Alexander E. String, President of _____ Bryce Foster Corporation, a _____ Florida _____ corporation, on behalf of the corporation. He / She is personally known to me or has produced _____ as identification.

Signature _____
Printed Name _____
Title _____
Serial Number _____

CERTIFICATE OF COUNTY COMPTROLLER

THIS IS TO CERTIFY that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ as File No. _____

County Comptroller in and for Orange County, Florida

By _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____, the City Council of the City of Maitland approved the foregoing plat.

Mayor: _____ Print Name: _____

Attest: _____ Print Name: _____
City Clerk

CERTIFICATE OF APPROVAL BY THE CITY OF MAITLAND PLANNING AND ZONING COMMISSION CHAIRMAN

THIS IS TO CERTIFY, That on _____, the Director of Planning and Zoning of the above Municipality approved the foregoing plat.

CHAIRMAN

AS RECORDED IN PLAT BOOK E, PAGE 7
SECTION 27. TOWNSHIP 21 SOUTH. RANGE 29



1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 29 EAST, AS BEING N0271740"E (ASSUMED).

2. TRACTS A, B AND ARE HEREBY DESIGNATED AS "COMMON AREA," AND SHALL BE FOR THE BENEFIT OF THE LOT OWNERS. THE PROPERTY OWNERS' ASSOCIATION, INC. (THE "ASSOCIATION"), SHALL HAVE THE RIGHT TO ESTABLISH RULES AND REGULATIONS FOR THE USE AND MAINTENANCE OF SUCH TRACTS, INCLUDING, BUT NOT LIMITED TO MEMBERSHIP AND USAGE FEES AND MAINTENANCE ASSESSMENTS.

3. TRACT A IS RESERVED FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS, PARKING IN DESIGNATED SPACES AND DAMAGE PURPOSES (AND UTILITIES AND ACCESS TO UTILITIES FACILITIES ONLY TO THE EXTENT APPROVED BY THE DEDICATOR AND ITS DESIGNATED SUCCESSORS AND ASSIGNS) AND SHALL BE OWNED, REGULATED AND MAINTAINED BY THE ASSOCIATION, AND ITS APPOINTED DESIGNATED SUCCESSORS AND ASSIGNS.

TRACTS B AND C ARE RESERVED FOR OPEN SPACE, LANDSCAPING AND DRAINAGE PURPOSES (AND UTILITIES AND UTILITIES FACILITIES ONLY, TO THE EXTENT APPROVED BY THE DEDICATOR, AND ITS DESIGNATED SUCCESSORS AND ASSIGNS), AND SHALL BE OWNED, REGULATED AND MAINTAINED BY THE ASSOCIATION, AND ITS EXPRESSLY DESIGNATED SUCCESSORS AND ASSIGNS. TRACT B MAY ALSO BE UTILIZED FOR STORAGE PURPOSES ONLY, TO THE EXTENT APPROVED BY THE DEDICATOR, AND ITS DESIGNATED SUCCESSORS AND ASSIGNS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE DECLARATION.

6. AS REFERENCED IN THE DEDICATION OF THIS PLAT, A TEN-FOOT (10.00') WIDE, NON-EXCLUSIVE UTILITIES AND SIDEWALK EASEMENT ADJACENT TO THE RIGHT OF WAY OF FENNEL ROAD AND DESIGNATED AS EASEMENT NO. 1 IS HEREBY GRANTED AND DEDICATED TO THE CITY OF MAITLAND, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC. THE FEE SIMPLE OWNER OF THE PROPERTY ENCOMBERED BY EASEMENT NO. 1 MAY UTILIZE SUCH PROPERTY FOR ANY PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SUCH PROPERTY FOR THE UTILITIES AND SIDEWALK PURPOSES INTENDED. THE CITY SHALL MAINTAIN THE UTILITY FACILITIES AND ANY SIDEWALK CONSTRUCTED WITHIN EASEMENT NO. 1 AND SHALL HAVE AN EASEMENT FOR ACCESS TO AND MAINTENANCE OF SUCH FACILITIES AND SIDEWALK.

7. THE NON-EXCLUSIVE ACCESS, INGRESS, EGRESS, DRAINAGE AND UTILITIES EASEMENT ENCUMBERING A PORTION OF LOT 5 AND LOT 6, HEREIN DESIGNATED AS EASEMENT NO. 2, IS CREATED BY SEPARATE INSTRUMENT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE DEED OF SAID EASEMENT HEREIN SHALL NOT SEVE TO CREATE, IMPOSE, MODIFY OR REMOVE THE SAME. SAID EASEMENT PORTION OF SAID EASEMENT HEREIN SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 5, AND ITS DESIGNATED SUCCESSORS AND ASSIGNS. THE DEDICATO ALSO HEREBY DEDICATES A DRAINAGE EASEMENT 7.5 FEET ON EACH SIDE OF ANY DRAINAGE FACILITIES INSTALLED WITHIN LOT 5 BUT LOCATED OUTSIDE OF EASEMENT NUMBER 2.

8. ALL DRAINAGE EASEMENTS PROVIDED FOR HEREIN AND LOCATED WITHIN THE COMMON AREA ARE IN FAVOR OF AND FOR THE BENEFIT OF THE ASSOCIATION AND THE LOT OWNERS AND ARE TO BE MAINTAINED IN ACCORDANCE WITH ARTICLE IX OF THE DECLARATION.

9. ALL UTILITY EASEMENTS PROVIDED FOR HEREIN SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.

THE OFF SITE RETENTION AREA SHALL BE AS PROVIDED FOR IN SAID SEPARATE INSTRUMENT.

11. THE LANDS SHOWN HEREON ARE ALSO SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND EASEMENTS SET FORTH IN THAT
 12. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WATLAND SQUARE, DATED
 13. 1990 FEBRUARY 5, 2006, AND RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 860, PAGE 3767.
 14. THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (THE "DECLARATION"), PROVIDED, HOWEVER, THAT LOT 5 SHALL BE
 15. PRESERVED, OWNED AND MAINTAINED BY THE DEDICATOR, ITS SUCCESSORS AND ASSIGNS, AND SHALL NOT BE ENDEMPERED BY THE
 16. DECLARATION, AND THE OWNER THEREOF SHALL NOT BE REQUIRED TO BE A MEMBER OF THE ASSOCIATION, AS PROVIDED IN THE
 17. DECLARATION. THE OWNER OF LOT 5 SHALL HAVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, PARKING (IN DESIGNATED SPACES),
 18. AND UTILITIES OVER TRACTS A, B AND C, AS APPLICABLE, AND AS MORE PARTICULARLY SET FORTH IN THE DECLARATION.

12. THIS PLAN DOES HEREBY GRANT TO THE CITY OF MAULANA THE RIGHT OF ENTRY INTO PREPARED TO RECONSTRUCT, REPAIRED FOR INSPECT AND MAINTAIN ALL FACILITIES ON OR IN DEDICATED RIGHT-OF-WAY WHICH MAY HAVE BEEN CONSTRUCTED OR INSTALLED FOR THE PUBLIC GOOD AND WELFARE, AND WHICH MAY BE INCLUDED ANY OR ALL OF THE FOLLOWING: STREETS, ALLEYS, QUIETERS, SIDEWALKS, SIDEWALKS, STREET SIGNS AND POSTS, PARKS AND PARKWAYS, WATERLINES, SANITARY SEWERS, STORM SEWERS AND THEIR ACCOUTERMENTS, UTILITY LINES TO INCLUDE A MINIMUM POWER, TELEPHONE, TELEGRAPH AND TELEVISION CABLE SERVICE, STREET LIGHTS AND POLES, POWER AND TRANSFORMER STATIONS, SEWAGE LIFT STATIONS, ALL OTHER FACILITIES THAT SHALL BE CONSTRUCTED TO BE FOR THE PUBLIC GOOD AND WELFARE.

3. THIS PLAT DOES HEREBY GRANT TO THE CITY OF MATLAND THE RIGHT TO CLEAR TREES, BRUSH OR ANY OTHER IMPEDIMENT TO PREEXISTING FOUNDATION, MAINTENANCE INSPECTION OR REPAIR OF THE ABOVE LISTED FACILITIES, AND PROVIDING PROHIBITION AGAINST ALL OTHER FORM OF PLANNING, CONSTRUCTING OR PLACING ANY OBJECT ON THE DEDICATED RIGHT-OF-WAY WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE DIRECTOR.

14. THE LOTS SHOWN ON THIS PLAT HAVE ZERO LOT LINE SETBACKS

www.millerlegg.com
LICENSED BUSINESS #6680

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL NOTICE OF THE DEED AND THE BEST EVIDENCE OF THE CONVEYANCE DESCRIBED HEREIN AND SHALL, IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY A COPY OF EITHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLANNING AND ZONING COMMISSION
FY, that on January 5, 20

Dated: 5/31/06 Signed: ~~B. K.~~
Registration # 4245 Printed Name GARY B. KICK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on

By: D. Madala D.C.

NEW ALL BIRCHES PRESENTS, the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said

is located in the city of Manland, Orange County, Florida.

5-17-2006

Signed 

STATE OF FLORIDA
COUNTY OF ORANGE

Ralph Thomas Snow
Professional Surveyor and Mapper
Florida Registration Number 5561

Miller Legg
6531 South Orlando Ave., Suite 200
Winter Park, Florida 32789-7122
Licensed Business Number 6650

DEDICATION

KNOW ALL BY THESE PRESENTS, that the undersigned, BRUCE FOSTER CORPORATION, a Florida corporation (referred to herein as the "Dedicator"), being the owner in fee simple of the lands described in the foregoing caption to this plat, has caused the same to be surveyed, and in this plat, made in accordance with said survey, is hereby adopting as the true and correct plat of said lands, except as specifically set forth below, the plat hereto attached and designated by the City of Maitland or Orange County, Florida, or to the public, The property designated as "Common Area" on a portion of the "Common Area" described in the Declaration of Covenants, Conditions, Easements and Restrictions for MAITLAND SQUARE, as recorded in Official Records Book 9650, Page 3744 of the Public Records of Orange County, Florida, as the same may be amended and altered, shall be subject to the Declaration.

Said "Common Area" is hereby dedicated and conveyed to the Multistate Square Property Owners Association, Inc., a Florida corporation ("Association"), not-for-profit (referred to herein as the "Association") and, except as noted on the face of this plat, shall remain private and the exclusive use thereof for the Association, its successors or assigns, and its use as set forth in the Declaration, a substantially true copy of which is attached to the Multistate Square Subplot subject to: (a) a non-exclusive and perpetual right of vehicular and pedestrian access, ingress, egress and parking in designated spaces over and across the drives, parking areas and sidewalks, as they may from time to time be constructed on Tract A of the "Common Area"; which easement is hereby granted and conveyed unto (i) the present and future owners of all Lots 1 through 5, inclusive, within Multistate Square, (ii) the respective customers, clients, guests, invitees, permittees, vendors and service providers of all of the foregoing, and (iii) authorized delivery pick-up and the protection services, police and other authorities of the United States; nor carries, representatives of utilities, telecommunications companies, cable television companies, or others, (b) any other easement rights granted pursuant to this Plat or the Declaration, and any amendment, modification or supplement thereto. The nature and extent of the reservations and restrictions on such common use and enjoyment are more fully set forth in the Declaration.

FOR THE CITY OF MIDLAND, FLORIDA, the foregoing, an emergency access easement to the private storm drainage system shown on this plot (including the drainage easements within Lot 5) is hereby dedicated to the City of Midland, Florida, a ("City"), Florida municipal corporation (sometimes referred to herein as the "City"). The emergency access easement is hereby dedicated to the City of Midland, Florida, for the purpose of providing access to the storm drainage system, to protect a hazard to the public health, safety and general welfare. The emergency access easement granted hereby does not impose any obligation, burden, responsibility or liability upon the City, to enter upon the subject property or to take any actions to repair or maintain the private portion of the drainage system. A non-exclusive easement through, over, under and across all utility easements shown on this plot is hereby dedicated for use by all public utilities, including but not limited to electric, gas, water, sewer or telecommunications utilities, for the purpose of providing access to the storm drainage system, to protect a hazard to the public health, safety and general welfare. The emergency access easement granted hereby does not impose any obligation, burden, responsibility or liability upon the City, to enter upon the subject property or to take any actions to repair or maintain the private portion of the drainage system. A utility provider shall restore any improvements or landscaping disturbed by such activities to the condition existing prior to such activities.

Tract "L" is a twenty-five foot (25.00') wide tract for Additional Right of Way of Keller Road that is hereby dedicated, granted and conveyed in fee simple to the City of Maitland, Florida, without any reservation whatsoever. City ownership of Tract D, and any improvements thereon was upon approval of this deed by the City Council of Maitland, Florida and no further instrument shall be required to perfect title thereto. No easement or other interest in the subject property has been created, conveyed or otherwise acquired by any person. No party other than the City shall install any landscaping or construct any improvements or place any object within Tract D without the express written permission of the Director of Public Works of the City of Maitland.

IN WITNESS WHEREOF, Dedicator has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on this 17th day of May, 2006.

Signed in the presence of
BRYCE FOSTER
CORPORATION, a Florida corporation

By: Alec E. String
Alec E. String, President

Name: Stephanie Ellis

Name: Nicole J. Nica
Michele Nica
Altamonte Springs, Florida 32714

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY that on 07/17/19, 2008, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Alec E. Strim, President of BRYCE FOSTER CORPORATION, a Florida corporation, who executed the foregoing declaration and acknowledged the execution thereof to be his free act and deed as a duly authorized officer of said corporation; that the official record of said declaration is offered in evidence; and that said Declaration is the act and deed of said corporation. He is personally known to me or has produced documents attesting to such facts.

Alicia L. Cunniff
Notary Public
My Comm. Expires 06/30/2011

(NOTARY SEAL)

(NOTARY SEAL)

Jay Martin Korb
Commission #00000033
Expires August 8, 2009

Signature of Notary Public
Jay Martin Korb

Typed or Printed Name of Notary
Commission No.: **DD 316309**
My Commission Expires: **8/13/08**

THIS IS TO CERTIFY, that on January 4, 2006 the
City Council of the City of Maitland approved the foregoing pla

ATTEST:
Dorcas M. Williams
 Dorcas M. Williams
 Clerk, City of Maryland
 January 16, 2014
 Printed Name: _____
 Printed Address: _____

